

**2763-2765 Marengo St
Los Angeles, CA 90033
The Marengo Street Apartments**



Exclusively Listed By:

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The Marengo Street Apartments

Property Profile

Property Address:	2763-2765 Marengo St Los Angeles, CA 90033
Assessor Parcel #:	5177-003-064
Units:	3
Year Built:	2015/1918
Building Size:	4,121
Lot Size:	8,406
Zoning:	LARD1.5
Construction:	Wood Frame
Roof Type:	Pitched
Parking:	Open/Uncovered



Investment Highlights

- *Desirable City Terrace Location | Strong rental demand in a growing, family-friendly neighborhood*
- *Newer Construction | Two units built in 2015, offering modern layouts and lower maintenance costs*
- *Four-Bedroom Unit Mix | Spacious designs ideal for families and long-term tenants*
- *All Utilities Separately Metered | Streamlined operations and added tenant convenience*
- *Stable Ownership | Maintained by the same owner for 12 years, reflecting consistent care*
- *Excellent Freeway Access | Conveniently located near the 710, 60, 10, and 101 Freeways*
- *Walkable Neighborhood | 75 Walk Score with nearby shops, restaurants, and recreation centers*
- *RSO-Regulated Property with Stable Ownership | Subject to City of Los Angeles Rent Ordinance*

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Photos



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The Marengo Street Apartments

Aerial Map



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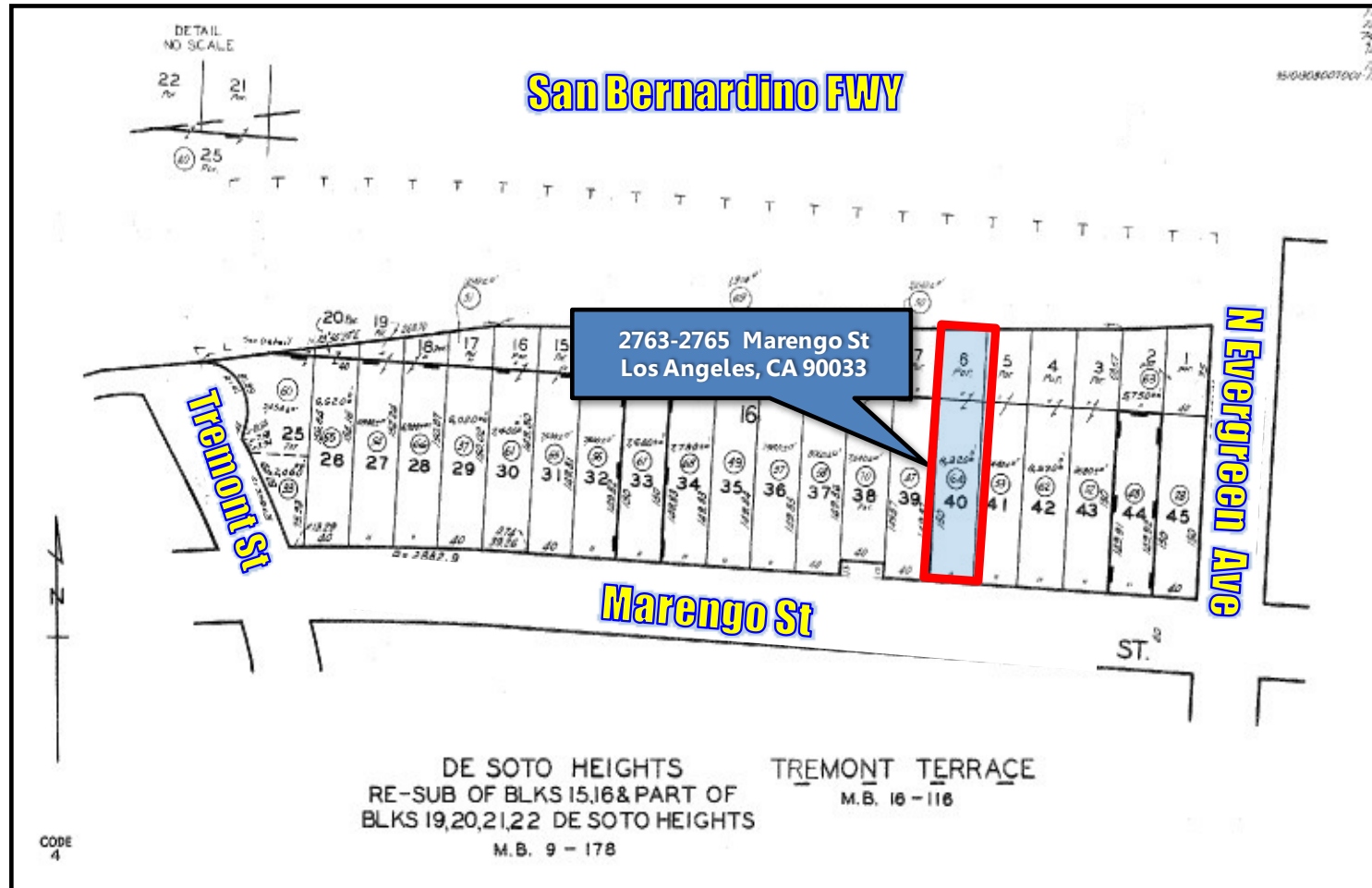
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Parcel Map



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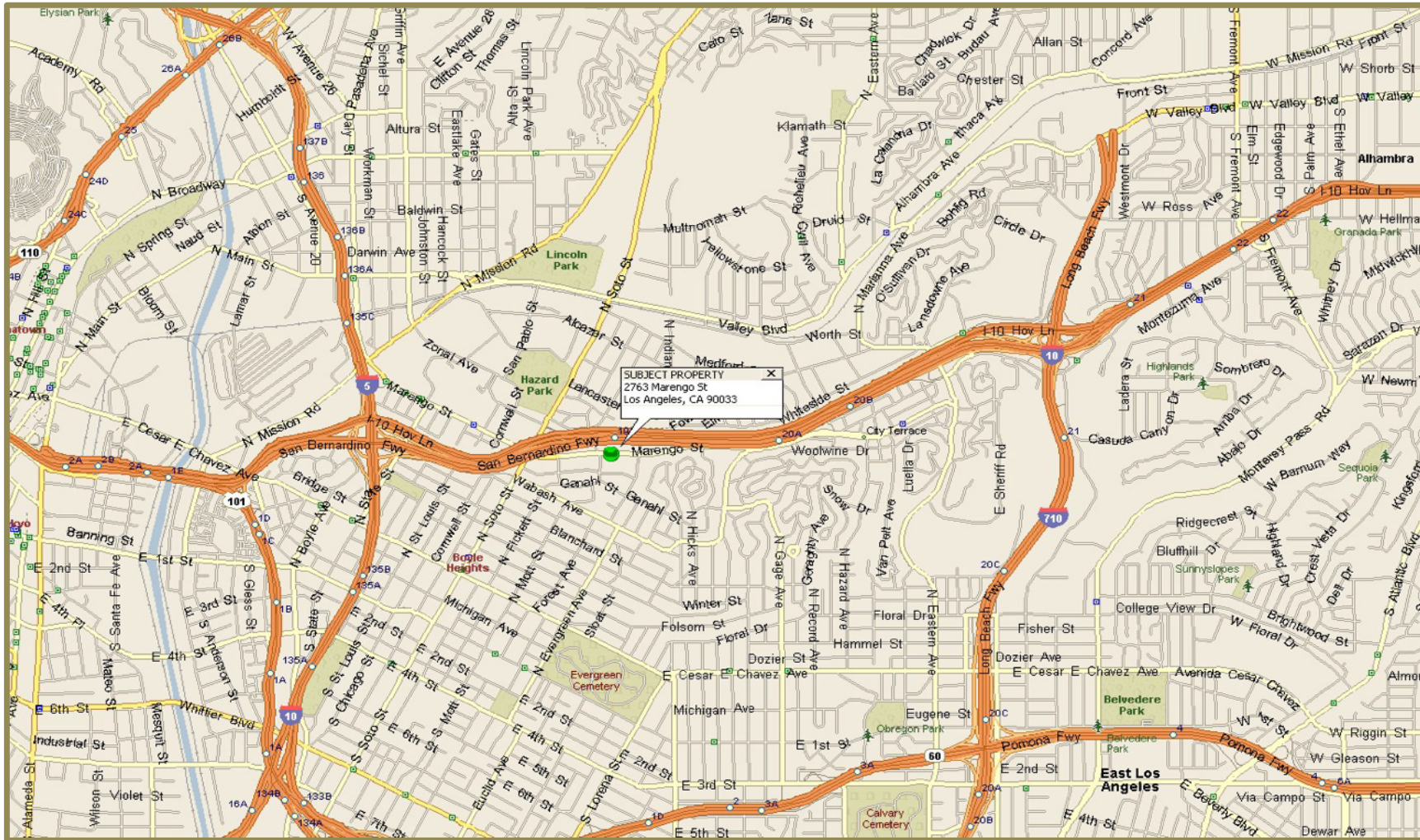
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Map Overview



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The Marengo Street Apartments

Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
2763	4 Bedroom + 2 Bathroom	\$2,254	\$3,300
2765	4 Bedroom + 3 Bathroom	\$2,505	\$3,300
2765 1/2	4 Bedroom + 3 Bathroom	\$2,682	\$3,300
TOTALS:		\$7,442	\$9,900

***Market Rent may take into account fully renovated units.*

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The Marengo Street Apartments

Current Income & Expense Analysis

2763-2765 Marengo St
Los Angeles, CA 90033

3	Wood Frame	4,121	8,406	2015/1918	LARD1.5
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT ANNUALIZED INCOME

Units	Type	Current	Total
<u>2</u>	<u>4 Bed + 3 Bath</u>	\$ <u>2,505</u> - <u>2,682</u>	\$ <u>5,188</u>
<u>1</u>	<u>4 Bed + 2 Bath</u>	\$ <u>2,254</u> - <u>2,254</u>	\$ <u>2,254</u>
<u>3</u>			\$ <u>7,442</u>
Laundry & Miscellaneous Income			\$ <u>-</u>

CURRENT ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME		\$ <u>89,299</u>
Vacancy Rate	1%	\$ <u>893</u>
GROSS OPERATING INCOME		\$ <u>88,406</u>
Expenses		
Property Tax	1.19%	\$ <u>13,358</u>
Direct Assessments		\$ <u>700</u>
New Insurance (estimate)		\$ <u>3,000</u>
Landscaping/Gardening (estimate)		\$ <u>900</u>
Repairs & Maintenance	5%	\$ <u>4,420</u>
Reserves for Replacement		\$ <u>750</u>
Total Expenses	26%	\$ <u>23,128</u>
	Per Unit	\$ <u>7,709</u>
	Per Foot	\$ <u>5.61</u>
NET OPERATING INCOME		\$ <u>65,278</u>

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The Marengo Street Apartments

Current Pricing Analysis and Opinion of Value

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Los Angeles, CA 90033

3	Wood Frame	4,121	8,406	2015/1918	LARD1.5
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT PRICING AND FINANCING

PRICE			\$ 1,125,000
Down Payment	100%		\$ 1,125,000
First Trust Deed	0%		\$ -
Interest Rate	FIXED	5.85% APR	FRM 30/30
Term		30 /30	

COMMENTS

Buyer to obtain a new loan at prevailing market rates and terms.

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 89,299
Less Vacancy	1.0%	\$ 893
Gross Operating Income		\$ 88,406
Less Expenses	25.9%	\$ 23,128
NET OPERATING INCOME		\$ 65,278
Less Debt Service		\$ -
PRE-TAX CASH FLOW		\$ 65,278
Return %		5.80%
Gross Rent Multiplier		12.60
Capitalization Rate		5.80%
Price per Square Foot		\$ 272.99
Price per Unit		\$ 375,000

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The Marengo Street Apartments

Proforma Income & Expense Analysis

2763-2765 Marengo St
Los Angeles, CA 90033

3	Wood Frame	4,121	8,406	2015/1918	LARD1.5
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

PROFORMA ANNUALIZED INCOME

Units	Type	Proforma	Total
<u>2</u>	<u>4 Bed + 3 Bath</u>	\$ <u>3,300</u>	\$ <u>6,600</u>
<u>1</u>	<u>4 Bed + 2 Bath</u>	\$ <u>3,300</u>	\$ <u>3,300</u>
<u>3</u>			\$ <u>9,900</u>
Laundry & Miscellaneous Income			\$ <u>-</u>

PROFORMA ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME		\$ <u>118,800</u>
Vacancy Rate	1%	\$ <u>1,188</u>
GROSS OPERATING INCOME		\$ <u>117,612</u>
Expenses		
Property Tax	1.19%	\$ <u>13,358</u>
Direct Assessments		\$ <u>700</u>
New Insurance (estimate)		\$ <u>3,000</u>
Landscaping/Gardening (estimate)		\$ <u>900</u>
Repairs & Maintenance	5%	\$ <u>5,881</u>
Reserves for Replacement		\$ <u>750</u>
Total Expenses	21%	\$ <u>24,588</u>
	Per Unit	\$ <u>8,196</u>
	Per Foot	\$ <u>5.97</u>
NET OPERATING INCOME		\$ <u>93,024</u>

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Proforma Pricing Analysis and Opinion of Value

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3	Wood Frame	4,121	8,406	2015/1918	LARD1.5
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

PROFORMA PRICING AND FINANCING

PRICE			\$ 1,125,000
Down Payment	100%		\$ 1,125,000
First Trust Deed	0%		\$ -
Interest Rate	FIXED	5.85% APR	<u>FRM 30/30</u>
Term		30 /30	

COMMENTS

Buyer to obtain a new loan at existing market rates and terms.

PROFORMA SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 118,800
Less Vacancy	1.0%	\$ 1,188
Gross Operating Income		<u>\$ 117,612</u>
Less Expenses	20.7%	\$ 24,588
NET OPERATING INCOME		\$ 93,024
Less Debt Service		\$ -
PRE-TAX CASH FLOW		\$ 93,024
Return %		<u>8.27%</u>
Gross Rent Multiplier		<u>9.47</u>
Capitalization Rate		<u>8.27%</u>
Price per Square Foot		<u>\$ 272.99</u>
Price per Unit		<u>\$ 375,000</u>

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THE MARENGO STREET APARTMENTS

2763-2765 MARENGO ST - LOS ANGELES, CA

SUBJECT PHOTO



PRICING SUMMARY

Price:	\$ 1,125,000
Down:	\$ 1,125,000
Loan Amount:	\$ 0
Price / Unit:	\$ 375,000
Price / Square Foot:	\$ 272.99
Cash on Cash:	5.80%
GRM:	12.60
Cap Rate:	5.80%
Cap Rate (Proforma):	8.27%
GRM (Proforma):	9.47
Cash On Cash (Proforma):	8.27%

PROPERTY PROFILE

No. of Units:	3
Year Built:	2015/1918
Square Footage:	4,121
Lot Size:	8,406
Construction Type:	Wood Frame
Roof Type:	Pitched
Parking:	Open/Uncovered
Type:	A 3 Unit Multi-Family Investment
Parcel No.:	5177-003-064

- DESIRABLE CITY TERRACE LOCATION
- NEWER CONSTRUCTION | 2 OF THE UNITS BUILT IN 2015
- ALL UTILITIES ARE SEPARATELY METERED
- DESIRABLE UNIT MIX OF 4 BEDROOM UNITS
- PROPERTY HAS BEEN UNDER THE SAME OWNERSHIP FOR 12 YEARS!
- LOCATED NEAR THE 710, 60, 10 & 101 FREEWAYS
- SUBJECT TO CITY OF LOS ANGELES RSO ORDINANCE

BROKER CONTACT

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INVESTMENT CHARACTERISTICS

UNIT MIX & RENT SCHEDULE

# of Units	Unit Type	Current Rent Range	Monthly Income	Market Rent	Monthly Income
2	4 Bed + 3 Bath	\$ 2,505 - 2,682	\$ 5,188	\$ 3,300	\$ 6,600
1	4 Bed + 2 Bath	\$ 2,254 - 2,254	\$ 2,254	\$ 3,300	\$ 3,300
			\$ 7,442		\$ 9,900

INCOME & EXPENSES

	Current Annualized	Proforma Annualized
Scheduled Gross Income	\$ 89,299	\$ 118,800
Laundry & Miscellaneous Income	\$ -	\$ -
Total Scheduled Gross Income	\$ 89,299	\$ 118,800
Vacancy Rate	1% \$ 893	1% \$ 1,188
Effective Operating Income	\$ 88,406	\$ 117,612
Expenses		
Property Tax	1.19% \$ 13,358	\$ 13,358
Direct Assessments	\$ 700	\$ 700
New Insurance (estimate)	\$ 3,000	\$ 3,000
Landscaping/Gardening (estimate)	\$ 900	\$ 900
Repairs & Maintenance	5% \$ 4,420	5% \$ 5,881
Reserves for Replacement	\$ 750	\$ 750
Total Expenses	26% \$ 23,128	21% \$ 24,588
	Per Unit \$ 7,709	\$ 8,196
	Per Foot \$ 5.61	\$ 5.97
Net Operating Income	\$ 65,278	\$ 93,024
Less: Debt Service	\$ -	\$ -
Pre-Tax Cash Flow	\$ 65,278	\$ 93,024

NOTES: California and various municipalities have passed rent control ordinances that may affect the actual and proforma rents. Buyer is encouraged to investigate. Figures are estimates only and based on industry standards. These numbers should be adequate considering the renovations and upgrades to the property. Property taxes are based on a reassessment at the current tax rate. Market Rent may take into account assuming fully renovated units.

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