

817 N Kingsley Dr

817 N Kingsley Dr, Los Angeles CA 90029
100% Vacant



817 N Kingsley Dr



Exclusively Marketed by:

Liza Parrilla

Realtor
(818) 836 - 6669
propertiesbyliza@gmail.com
Lic: 02041822



William White
Operations Manager
(209) 401-7668
willwhite@peakcommercial.com
Lic: 01985275

PEAK
COMMERCIAL

5900 Canoga Ave suite 110
Woodland hills, CA 91367

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

817 N KINGSLEY DR

OFFERING SUMMARY

ADDRESS	817 N Kingsley Dr Los Angeles CA 90029
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	East Hollywood
BUILDING SF	2,790 SF
LAND SF	7,298 SF
LAND ACRES	0.17
NUMBER OF UNITS	3
YEAR BUILT	1974
APN	5535-034-015
OWNERSHIP TYPE	Fee Simple
# OF PARCELS	1
ZONING TYPE	LARD1.5
BUILDING CLASS	C
NUMBER OF STORIES	2

FINANCIAL SUMMARY

OFFERING PRICE	\$1,450,000
PRICE PSF	\$555.56
PRICE PER UNIT	\$516,667
NOI (CURRENT)	\$87,360
CAP RATE (CURRENT)	6.02 %
GRM (CURRENT)	11.53



NEWLY UPDATED TRIPLEX GREAT LOCATION! This great investment property is located close to Silver Lake, Hollywood, Paramount Pictures, Melrose and Downtown LA. The lot features all new exterior lighting, landscaping, newly installed sprinkler system, storage room that can be converted to a laundry room for units 2 & 3 and a storage shed. Fully remodeled unit #1 - 3 bedrooms | 2 bathroom features a new kitchen with white shaker cabinets, quartz countertops and all new stainless steel appliances including Refrigerator, Gas Stove, Microwave, Dishwasher and a new Washer and Dryer in the unit. All new floors throughout and remodeled bathrooms. Unit 2 & 3 - 2 bedrooms | 1 bathroom have been updated as well and all have new flooring throughout, new appliances, updated bathrooms. The entire exterior building has also been painted and all units offer new windows and stunning new front doors. All units are vacant and you are able to get market value on these great units. There are 10 parking spaces in this large lot so plenty of parking and a gated driveway. Brand new AC/Heat Wall Units for each unit are included in the sale



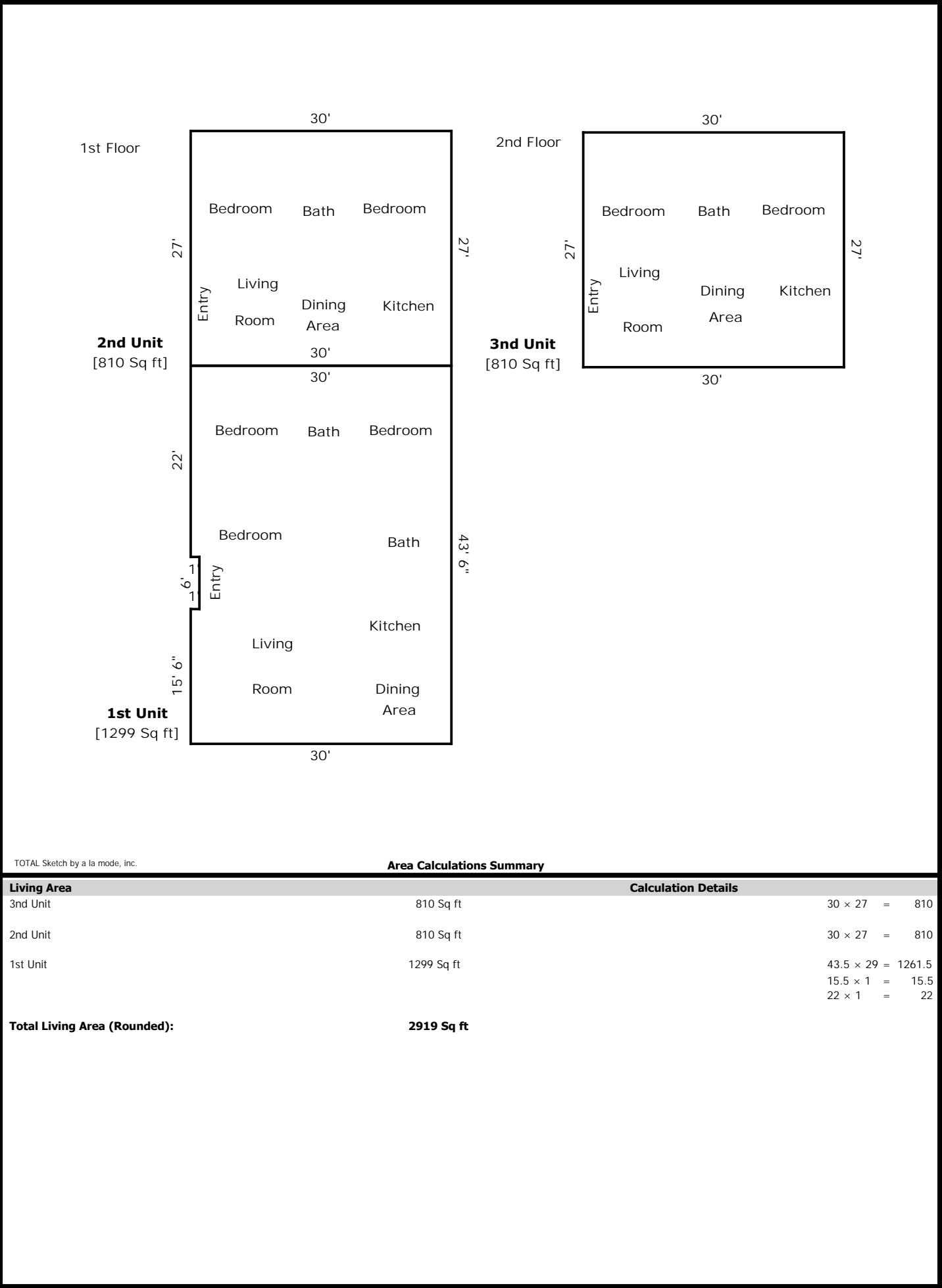
02

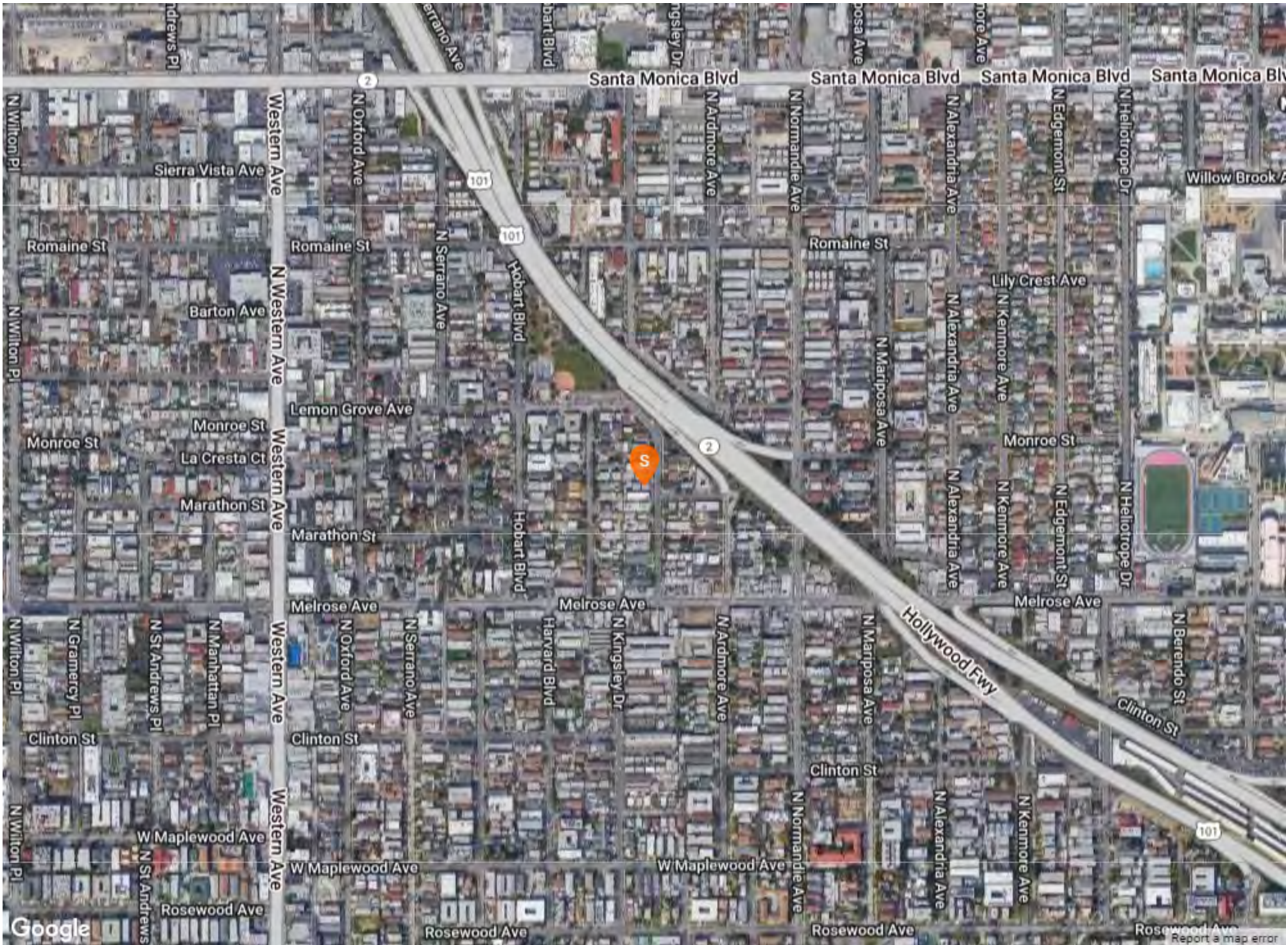
Property Description

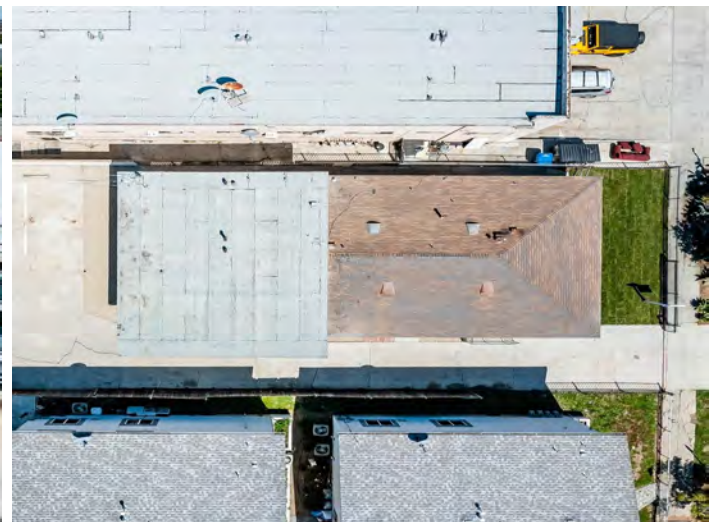
817 N KINGSLEY DR

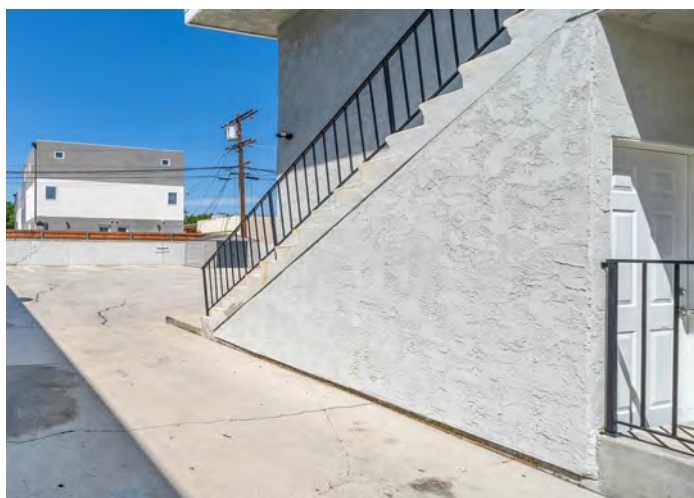
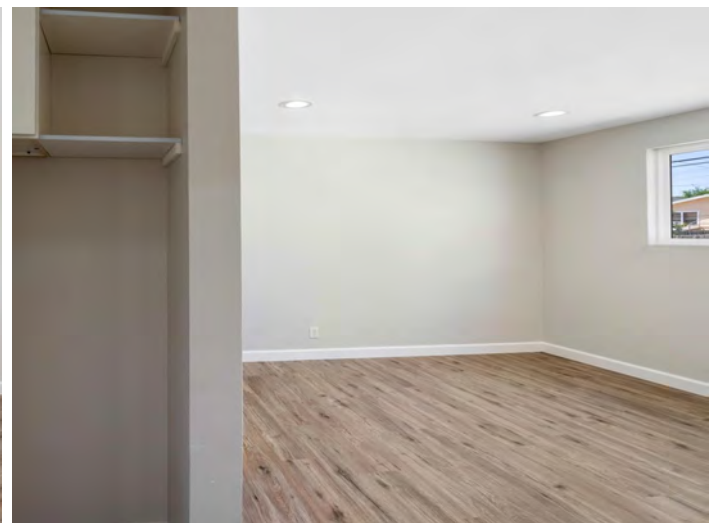
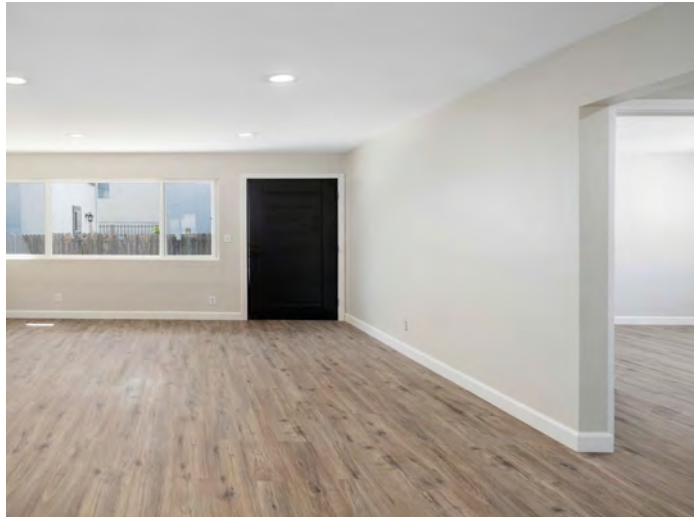
Building Sketch

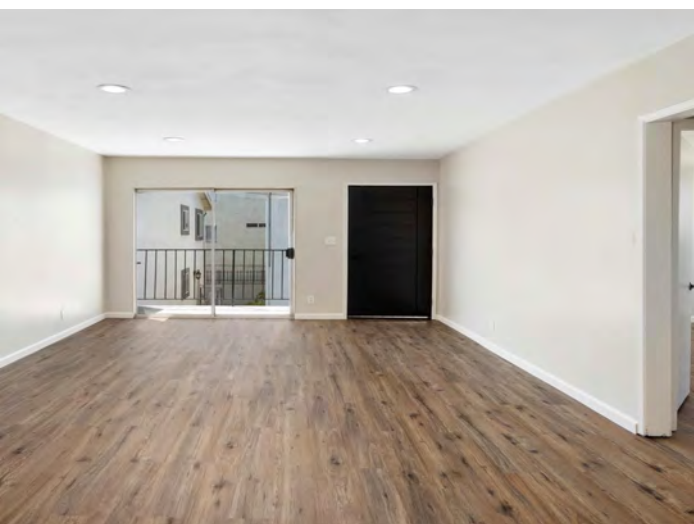
Borrower	Isperov, Vladimir					
Property Address	817 N Kingsley Dr					
City	Los Angeles	County	Los Angeles	State	CA	Zip Code 90029
Lender/Client	OPTIONWIDE FINANCIAL CORPORATION					













03

Financial Analysis

817 N KINGSLEY DR

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent
1	3 bd + 2 ba	1,299	\$3.23	\$4,200
2	2 bd + 1 ba	810	\$4.32	\$3,500
3	2 bd + 1 ba	810	\$4.32	\$3,500
Totals/Averages			\$3.96	\$11,200

CASH FLOW

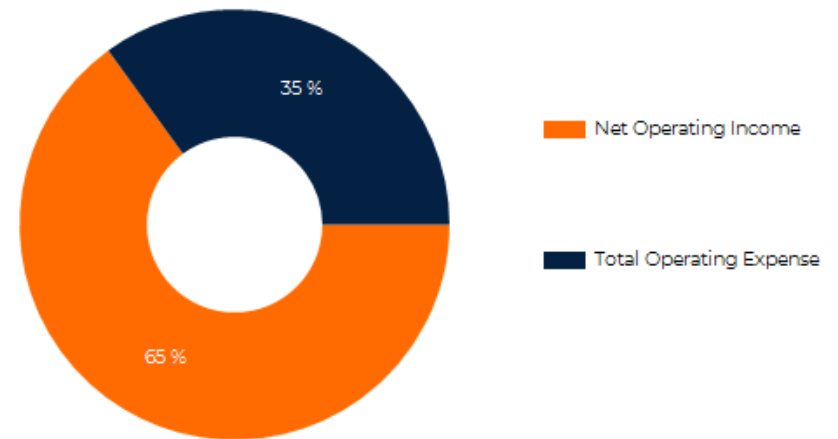
Calendar Year	Proforma	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue											
Gross Rental Income	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000
Effective Gross Income	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000	\$138,000
Operating Expenses											
Real Estate Taxes	\$21,525	\$21,525	\$21,525	\$21,525	\$21,525	\$21,525	\$21,525	\$21,525	\$21,525	\$21,525	\$21,525
Other Expenses	\$11,200	\$11,200	\$11,200	\$11,200	\$11,200	\$11,200	\$11,200	\$11,200	\$11,200	\$11,200	\$11,200
Total Operating Expense	\$32,725	\$32,725	\$32,725	\$32,725	\$32,725	\$32,725	\$32,725	\$32,725	\$32,725	\$32,725	\$32,725
Net Operating Income	\$105,275	\$105,275	\$105,275	\$105,275	\$105,275	\$105,275	\$105,275	\$105,275	\$105,275	\$105,275	\$105,275

INCOME

	Proforma
Gross Potential Rent	\$134,400
Effective Gross Income	\$134,400
Less Expenses	\$47,040
Net Operating Income	\$87,360

EXPENSES

	Proforma	Per Unit
Real Estate Taxes	\$21,525	\$7,175
Insurance	\$2,800	\$933
Other Expenses	\$22,715	\$7,572
Total Operating Expense	\$47,040	\$15,680
Expense / SF	\$16.86	
% of EGI	35.00 %	





05

Demographics

817 N KINGSLEY DR

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	94,814	574,242	1,063,428
2010 Population	87,102	540,236	1,040,824
2021 Population	87,158	565,759	1,106,866
2026 Population	87,385	590,725	1,153,894
2021 African American	2,458	24,189	93,418
2021 American Indian	718	4,609	8,337
2021 Asian	17,873	127,347	210,631
2021 Hispanic	52,941	270,071	500,011
2021 Other Race	27,858	138,342	252,640
2021 White	33,683	242,833	485,236
2021 Multiracial	4,482	27,795	55,397
2021-2026: Population: Growth Rate	0.25 %	4.35 %	4.20 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,350	31,551	65,404
\$15,000-\$24,999	3,810	24,396	42,767
\$25,000-\$34,999	3,659	23,240	39,008
\$35,000-\$49,999	4,339	28,519	48,763
\$50,000-\$74,999	5,602	39,707	71,151
\$75,000-\$99,999	3,241	25,752	49,826
\$100,000-\$149,999	2,982	28,669	61,069
\$150,000-\$199,999	918	11,864	27,455
\$200,000 or greater	1,087	17,617	40,996
Median HH Income	\$44,988	\$53,603	\$57,508
Average HH Income	\$62,778	\$82,409	\$89,134

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	31,510	228,241	422,295
2010 Total Households	29,969	219,596	414,860
2021 Total Households	29,988	231,318	446,447
2026 Total Households	30,000	241,434	467,135
2021 Average Household Size	2.81	2.40	2.39
2000 Owner Occupied Housing	3,115	32,541	80,277
2000 Renter Occupied Housing	27,254	185,656	320,727
2021 Owner Occupied Housing	2,883	32,847	83,096
2021 Renter Occupied Housing	27,105	198,472	363,351
2021 Vacant Housing	2,558	23,103	45,526
2021 Total Housing	32,546	254,421	491,973
2026 Owner Occupied Housing	2,941	33,227	84,058
2026 Renter Occupied Housing	27,059	208,207	383,077
2026 Vacant Housing	2,762	23,894	46,408
2026 Total Housing	32,762	265,328	513,543
2021-2026: Households: Growth Rate	0.05 %	4.30 %	4.55 %



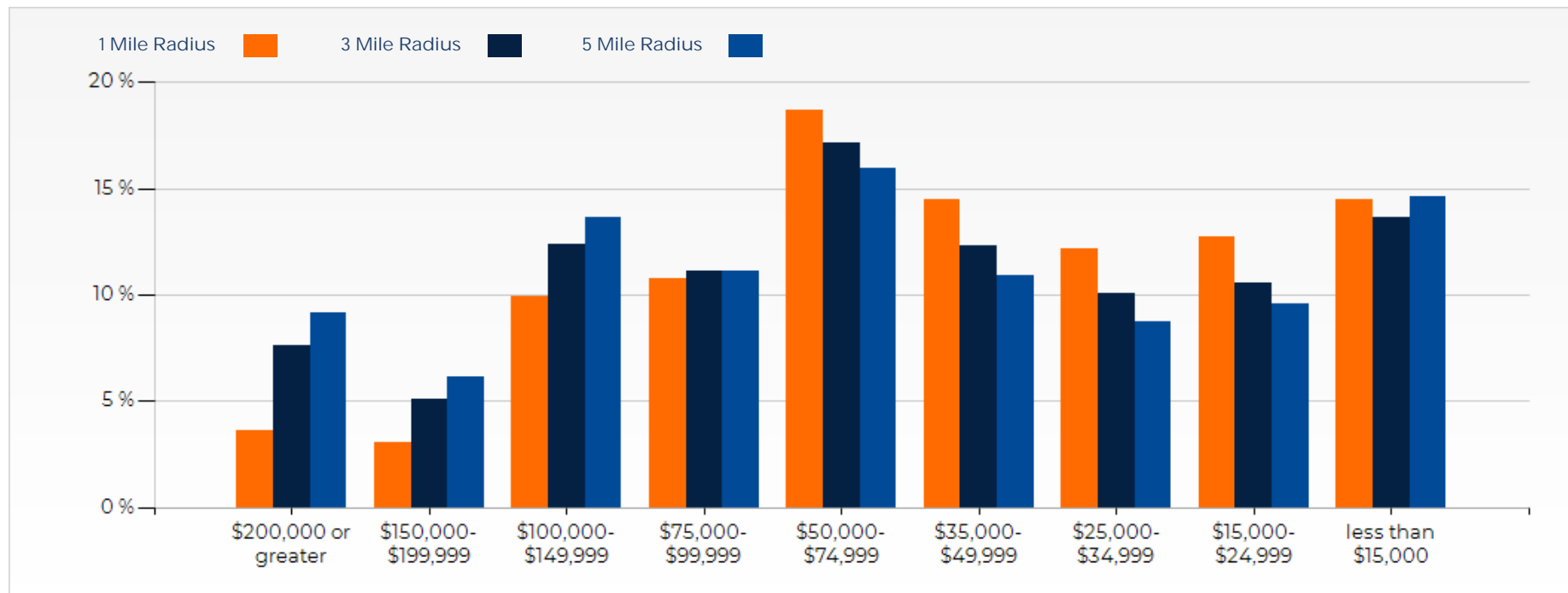
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	7,896	55,861	106,358
2021 Population Age 35-39	7,091	51,838	97,446
2021 Population Age 40-44	6,229	43,493	82,185
2021 Population Age 45-49	5,774	38,689	74,003
2021 Population Age 50-54	5,654	35,012	68,393
2021 Population Age 55-59	5,148	31,575	62,370
2021 Population Age 60-64	4,598	28,380	56,117
2021 Population Age 65-69	3,695	23,293	46,316
2021 Population Age 70-74	2,770	18,591	37,574
2021 Population Age 75-79	1,907	12,530	25,649
2021 Population Age 80-84	1,170	8,380	17,383
2021 Population Age 85+	1,136	8,538	18,698
2021 Population Age 18+	69,782	464,754	914,013
2021 Median Age	36	37	37

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,640	\$58,091	\$63,178
Average Household Income 25-34	\$66,203	\$78,343	\$85,879
Median Household Income 35-44	\$50,126	\$59,852	\$67,946
Average Household Income 35-44	\$69,366	\$91,330	\$101,741
Median Household Income 45-54	\$55,220	\$64,552	\$73,620
Average Household Income 45-54	\$75,001	\$101,820	\$112,126
Median Household Income 55-64	\$44,279	\$54,566	\$59,033
Average Household Income 55-64	\$61,715	\$90,585	\$96,608
Median Household Income 65-74	\$34,666	\$39,893	\$43,034
Average Household Income 65-74	\$49,935	\$68,791	\$71,897
Average Household Income 75+	\$38,619	\$50,364	\$53,420

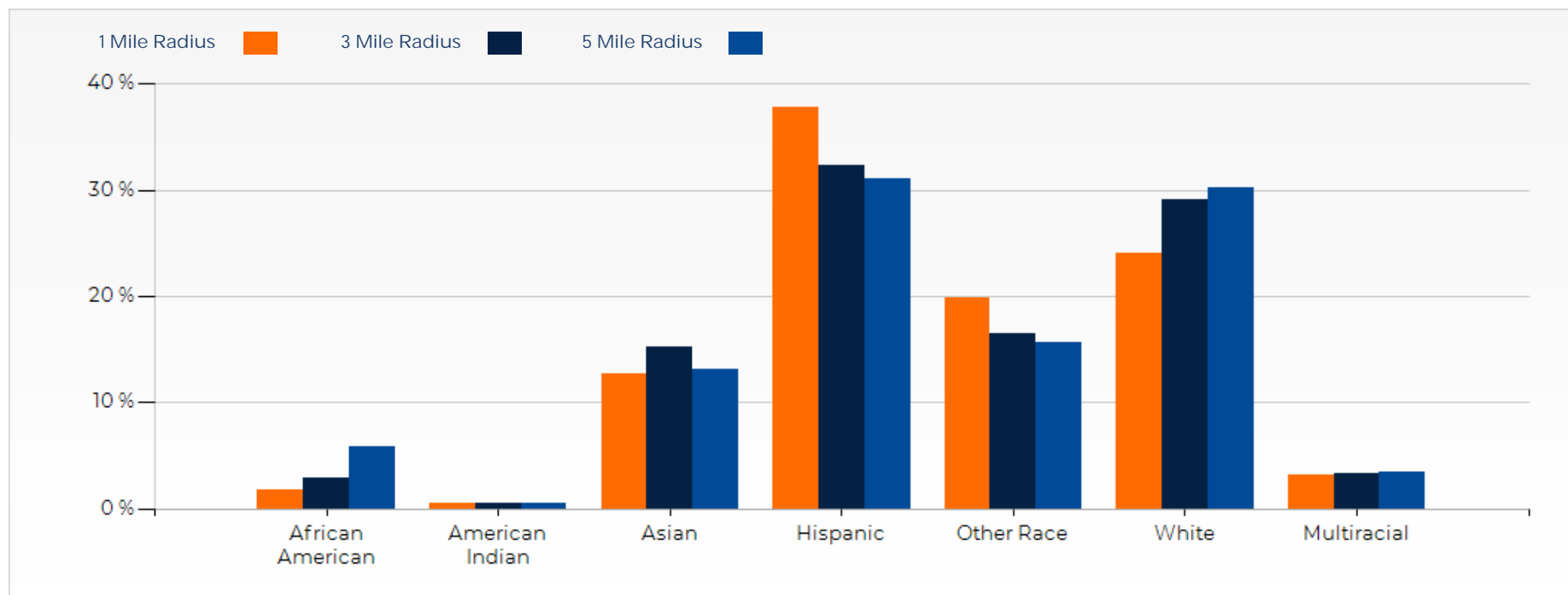
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	7,705	56,315	107,547
2026 Population Age 35-39	7,330	51,397	98,177
2026 Population Age 40-44	6,691	47,383	89,695
2026 Population Age 45-49	5,848	40,836	78,435
2026 Population Age 50-54	5,499	36,514	70,344
2026 Population Age 55-59	5,412	33,508	65,725
2026 Population Age 60-64	4,650	29,508	58,077
2026 Population Age 65-69	3,952	25,448	50,856
2026 Population Age 70-74	3,105	21,044	42,431
2026 Population Age 75-79	2,284	16,093	32,888
2026 Population Age 80-84	1,459	10,150	21,082
2026 Population Age 85+	1,237	9,609	20,677
2026 Population Age 18+	70,851	488,630	960,802
2026 Median Age	38	38	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,753	\$68,728	\$76,319
Average Household Income 25-34	\$77,826	\$91,784	\$101,086
Median Household Income 35-44	\$57,482	\$70,638	\$79,921
Average Household Income 35-44	\$80,443	\$105,400	\$117,405
Median Household Income 45-54	\$64,284	\$76,917	\$87,957
Average Household Income 45-54	\$88,845	\$117,483	\$129,551
Median Household Income 55-64	\$53,788	\$64,591	\$72,019
Average Household Income 55-64	\$73,732	\$105,384	\$113,668
Median Household Income 65-74	\$39,118	\$48,422	\$52,686
Average Household Income 65-74	\$59,699	\$81,812	\$86,169
Average Household Income 75+	\$46,708	\$61,826	\$65,446

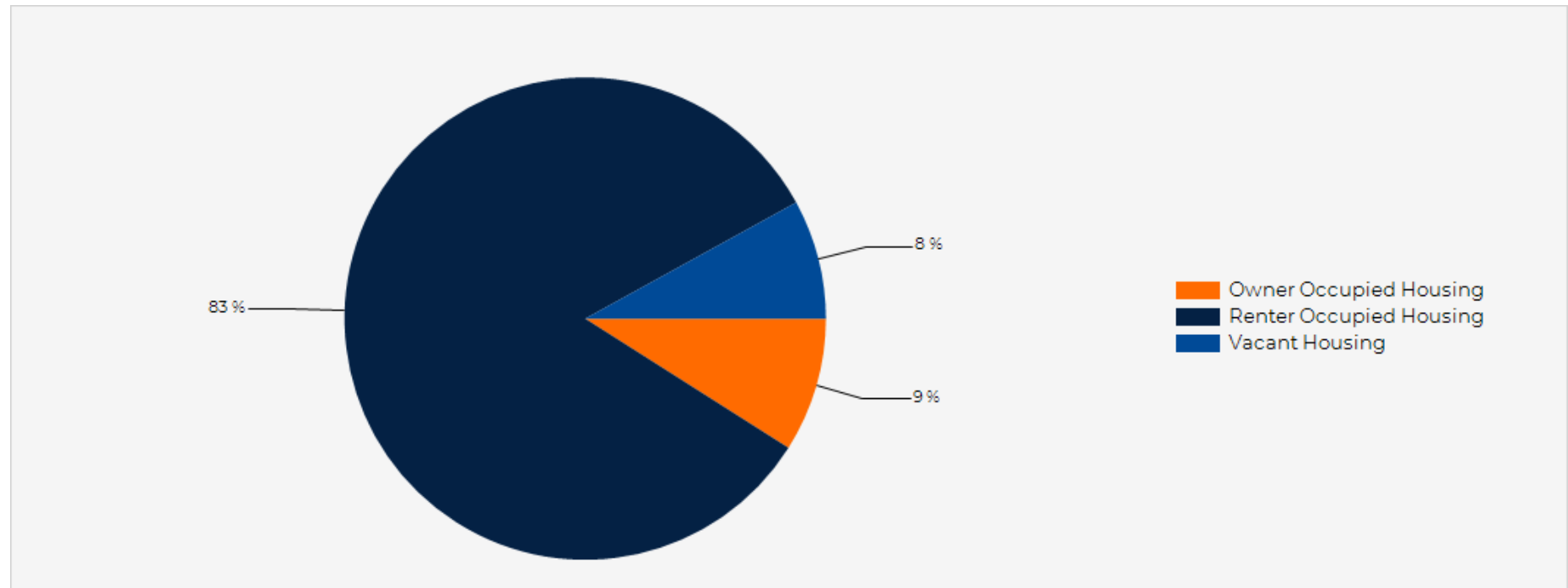
2021 Household Income



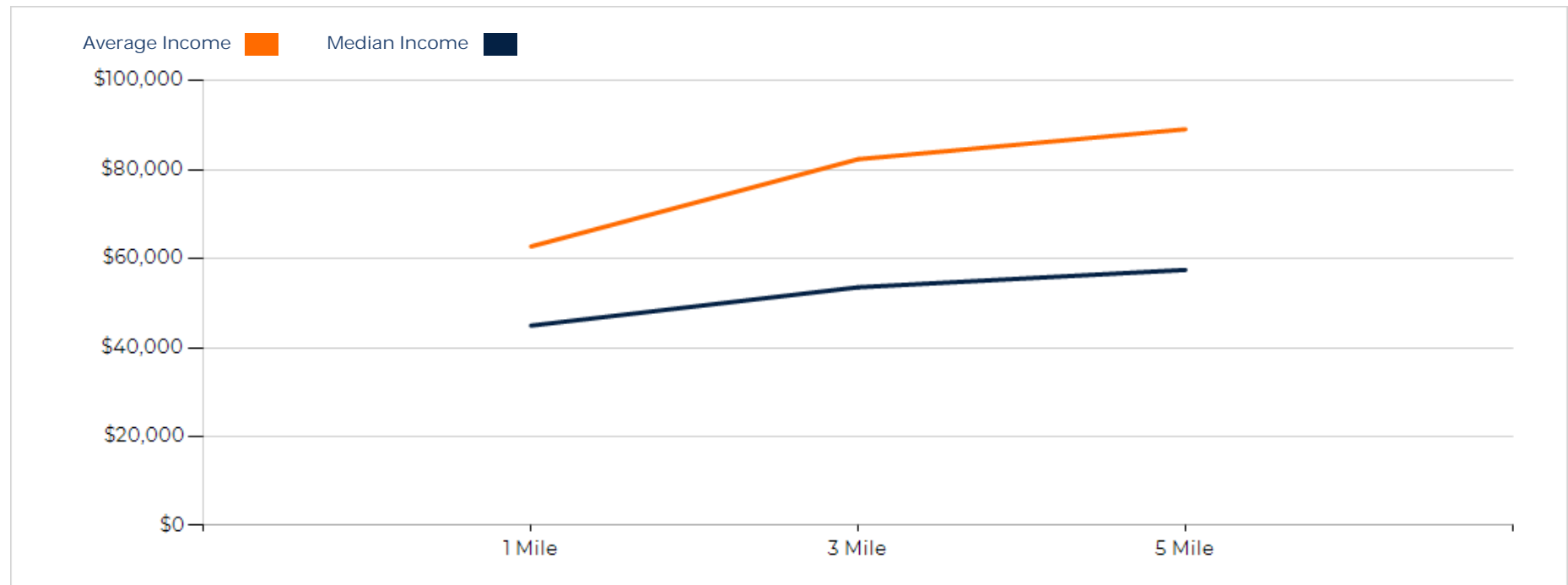
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



817 N Kingsley Dr

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and it should not be made available to any other person or entity without the written consent of Peak Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Peak Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Liza Parrilla
Realtor
(818) 836 - 6669
propertiesbyliza@gmail.com
Lic: 02041822



William White
Operations Manager
(209) 401-7668
willwhite@peakcommercial.com
Lic: 01985275

