

PROPERTY INFORMATION:

Property Address: 1885 W Jefferson Blvd., Los Angeles, CA 90018
APN: 5053-007-039
Number of Units: 20 (Correct number of legal units unknown)
Year Built: 1912
Approx. Bldg. Sq. Ft.: 13,331 (2 bldgs.)
Approximate Lot Size: 16,901

OFFERING SUMMARY:

Asking Price \$2,495,000
Value Per Unit \$124,750
Value per Square Foot \$187.16

**PROBATE SALE SUBJECT TO
COURT CONFIRMATION
& OVERBIDDING**



INCOME/EXPENSE ANALYSIS:

Number of Units	Current Use / Layout	Ave. Unit Size	SCHEDULED		PROJECTED		Estimated Annual Expenses	
			Ave. Rent/Unit	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
4	Singles		\$707	\$2,828	\$875	\$3,500	New R. E. Taxes	\$28,069
5	1 bed / 1 bath		\$893	\$4,465	\$1,090	\$5,450	New Insurance	\$6,000
2	1 bed / 2 bath		\$1,275	\$2,550	\$1,275	\$2,550	Water & Sewer	\$7,200
1	2 bed/1.5 bath		\$1,500	\$1,500	\$1,500	\$1,500	House Electric	\$3,000
1	3 bed / 1 bath		\$2,500	\$2,500	\$2,500	\$2,500	Gas	\$4,800
5	Retail/Comm.		\$1,074	\$5,370	\$1,280	\$6,400	Trash	\$3,900
2	Office/Warehouse		\$1,350	\$2,700	\$1,350	\$2,700	Common Area Clean-up	\$1,200
20	Monthly Scheduled Rents			\$21,913		\$24,600	Repairs & Maint. (5% of GSI)	\$13,148
	Total Monthly Income			\$21,913		\$24,600	Annual City RSO & SCEP	\$882
	Annual Scheduled Gross Income (GSI)			\$262,956		\$295,200	On-Site Manager	\$12,000
	Less Vacancy & Concessions (5%)			(\$13,148)		(\$14,760)	Prof. Mgmt. (5% of GSI)	\$13,148
	Effective Gross Income			\$249,808		\$280,440	Misc. Expenses (2% of GSI)	\$5,259
	Less Estimated Annual Expenses	39.47%		(\$98,605)	38.68%	(\$108,466)	Total Expenses	\$98,605
	Net Operating Income			\$151,203		\$171,974	Per Net Sq. Ft.	\$7.40
	Gross Rent Multiplier			9.49		8.45	Per Unit	\$4,930
	CAP Rate			6.06%		6.89%		

Probate Sale, subject to Court confirmation and overbidding in Court. Great mixed-use property in Jefferson Park HPOZ, only about 1.4 miles from USC. FOR SALE after 44 years. Easy access to Santa Monica and Downtown LA via I-10 FWY or Expo line. Just 0.7 miles from the Western Ave. Metro Station. Property has had un-permitted conversions done over the years. Total no. of gas meters = 5; total electric meters = 10. Total number of legal/permitted units is unknown. Court appointed fiduciary and their agents cannot make any representations as to which units are permitted, and which units are not-permitted. Buyer to investigate. 16 of 20 current units will be delivered vacant at close of escrow (COE). Only 2 of the residential units, and 2 of the commercial units will remain occupied at COE. All tenancy are month to month. As of Nov. 15, 2018, there were no known open code violations on the subject property. However, buyer to conduct their own due diligence. Sold AS IS and Where Is. Only offers with no loan and/or appraisal contingencies will be considered.

1885-1899 W Jefferson Blvd. & 3114-3126 S St. Andrews Pl., Los Angeles, CA 90018

Ingenious Asset Group, Inc.

Rent Roll - As of 11-15-18

Unit	Current Use/Layout	Tenant	Approx. SF (Estimated)	Current Rent	Rents projected at COE	Market Rent for all units
1885	Comm.	Mary Burks Legal Services	400	710.70	732	1,000
1887	Comm.	Vacant	750	0.00	1,500	1,500
1889 #A	1 bed 1 bath + loft	Vacant	750	0.00	1,250	1,250
1889 #B	Large Single	Vacant	400	0.00	750	750
1889 #C	1 bed 2 bath + Laundry	Vacant	650	0.00	1,300	1,300
1889 #D	1 bed 2 bath	Vacant	750	0.00	1,250	1,250
1889 #E	1 bed 1 bath	Vacant	400	0.00	500	1,000
1891	Comm.	Eddie Craig Thrift Store	750	618.00	637	1,400
1893	Comm.	Vacant	750	0.00	1,500	1,500
1897 #A	Office 1st Fl	Vacant	650	0.00	1,200	1,200
1897 #B	3 bed 1 bath	Vacant	2500	0.00	2,500	2,500
1897 #C	2 bed 1 1/2 bath	Vacant	750	0.00	1,500	1,500
1897 #D	Office 1st Fl	Vacant	750	0.00	1,500	1,500
1899	Comm.	Vacant	500	0.00	1,000	1,000
3114	Large Single	Elda Martinez	400	0.00	430	1,000
3116	Large Single	Delivered vacant at COE.	400	0.00	1,000	1,000
3120	1 bed 1 bath	Delivered vacant at COE.	400	0.00	1,000	1,000
3122	1 bed 1 bath	Menzo Jackson	400	515.00	515	1,000
3124	1 bed 1 bath	Delivered vacant at COE.	600	0.00	1,200	1,200
3126	Large Single	Vacant	300	0.00	650	750
			13250			
Total Units: 20				1,843.70	21,914	24,600

DISCLAIMER: This information has been secured from sources we believe to be reliable, but the Court appointed fiduciary and their agents, Ingenious Asset Group, Inc. (CaIBRE # 01905917), Vineendra "Vinny" Jain (CaIBRE # 01413466), and/or any of their associates, make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Property has had un-permitted conversions done over the years. Total number of legal / permitted units is unknown. Reviewer's must verify information and bears all risk for any inaccuracies. The above analysis is provided to its intended audience as a matter for reference ONLY. Any reliance on its accuracy, will be at the sole discretion and responsibility of the person(s) reviewing and/or using any of the above information for whatever purpose. Buyer(s) to conduct their own investigations.

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