



2649 N BEACHWOOD DR
Los Angeles, CA 90068

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2649 N BEACHWOOD DR
Los Angeles, CA
ACT ID ZAC0120184

Marcus & Millichap

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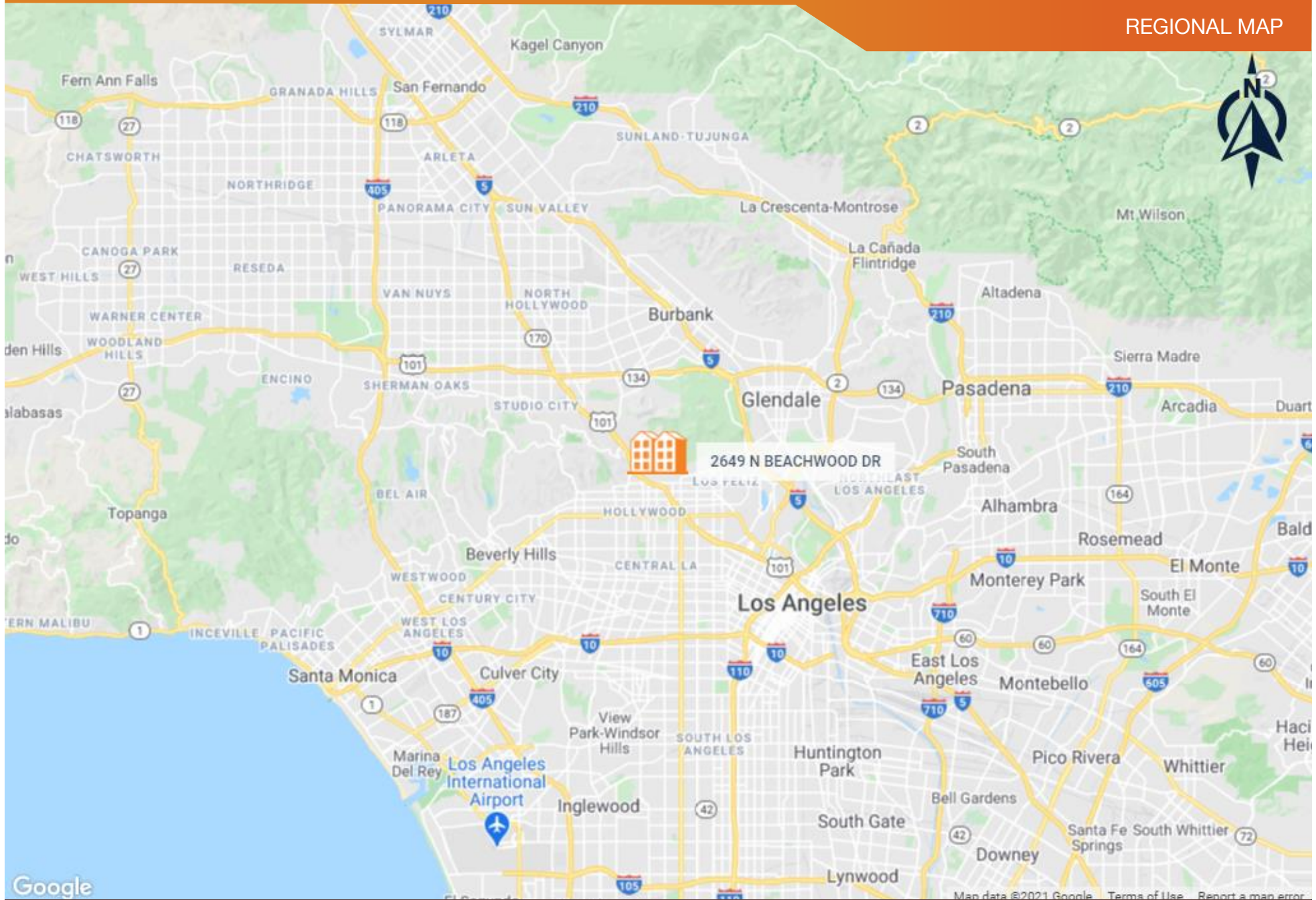
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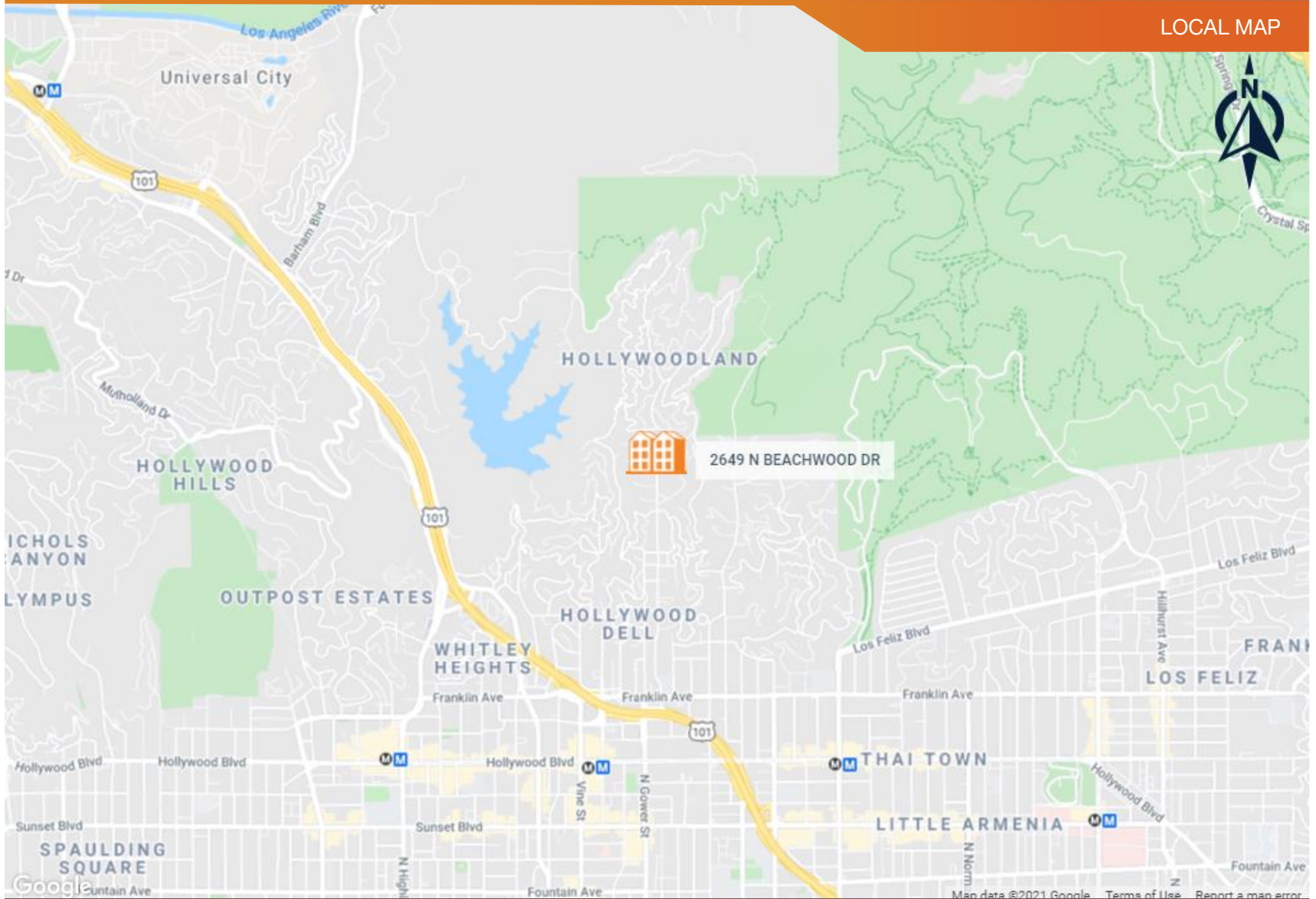
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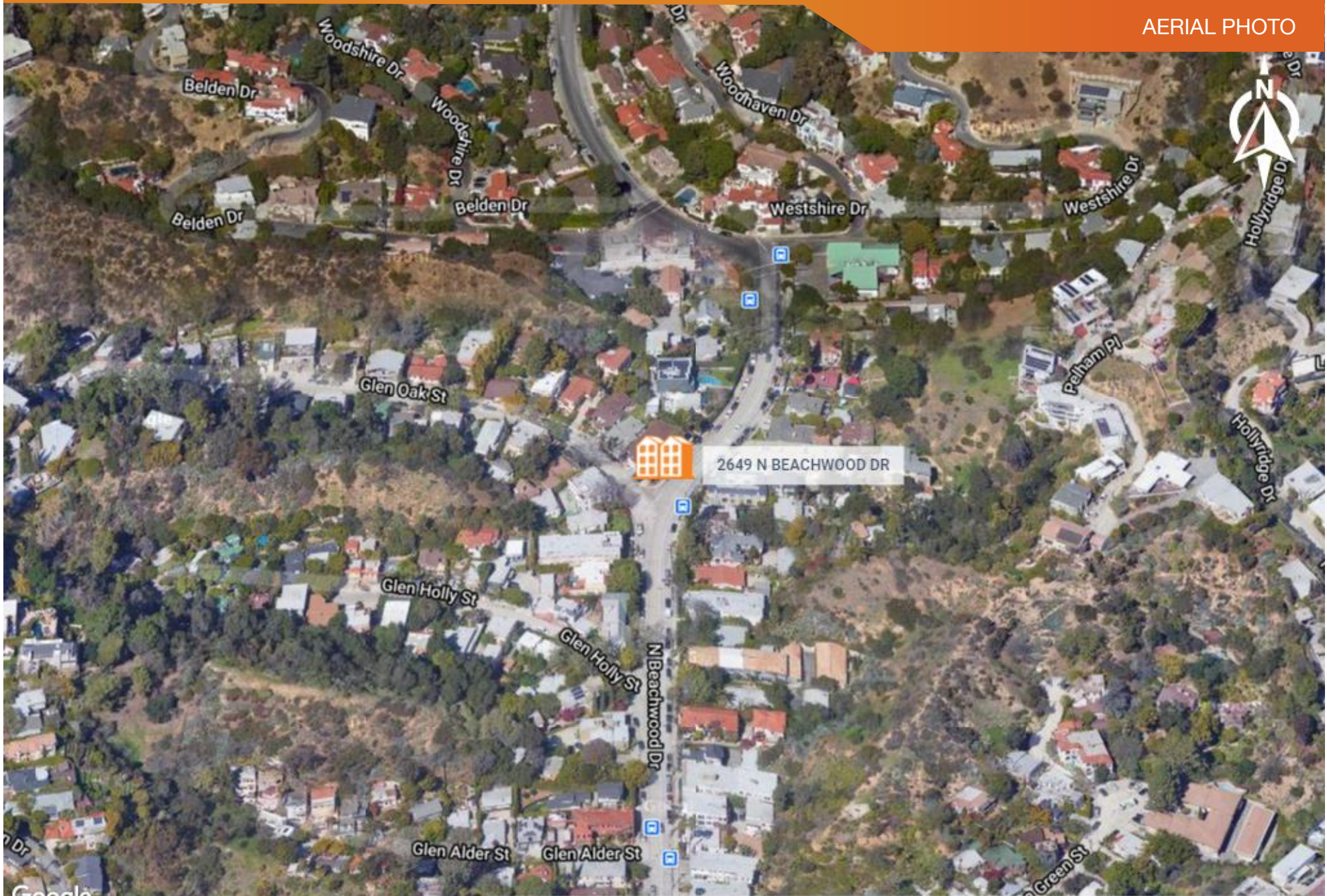
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INVESTMENT OVERVIEW









Google

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FINANCIAL ANALYSIS



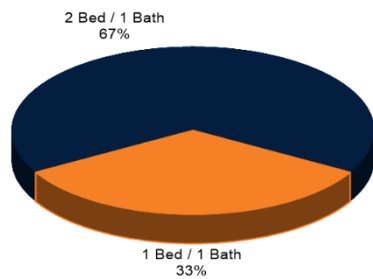
RENT ROLL SUMMARY

As of February, 2021

Unit Type	# of Units	Avg Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
1 Bed / 1 Bath	2	N/A	\$900 - \$1,300	\$1,100	N/A	\$2,200	\$1,800	N/A	\$3,600
2 Bed / 1 Bath	4	N/A	\$1,430 - \$2,540	\$2,025	N/A	\$8,100	\$2,600	N/A	\$10,400
Totals/Weighted Averages	6	938		\$1,717	\$1.83	\$10,300	\$2,333	\$2.49	\$14,000
Gross Annualized Rents				\$123,600			\$168,000		

Notes:

Unit Distribution



Unit Rent



RENT ROLL DETAIL

As of February, 2021

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	2 Bed / 1 Bath	\$2,500	\$0.00	\$2,600	\$0.00
2	1 Bed / 1 Bath	\$1,300	\$0.00	\$1,800	\$0.00
3	2 Bed / 1 Bath	\$2,540	\$0.00	\$2,600	\$0.00
4	2 Bed / 1 Bath	\$1,630	\$0.00	\$2,600	\$0.00
5	1 Bed / 1 Bath	\$900	\$0.00	\$1,800	\$0.00
6	2 Bed / 1 Bath	\$1,430	\$0.00	\$2,600	\$0.00
Total	Square Feet: 5,628	\$10,300	\$1.83	\$14,000	\$2.49

OPERATING STATEMENT

Income	Current		Pro Forma		Notes	Per Unit	Per SF
Gross Current Rent	123,600		168,000			28,000	29.85
Physical Vacancy	(3,708)	3.0%	(5,040)	3.0%		(840)	(0.90)
Total Vacancy	(\$3,708)	3.0%	(\$5,040)	3.0%		(\$840)	(\$1)
Effective Gross Income	\$119,892		\$162,960			\$27,160	\$28.96

Expenses	Current		Pro Forma		Notes	Per Unit	Per SF
Real Estate Taxes	24,188		24,188		[1]	4,031	4.30
Insurance	2,814		2,814		[2]	469	0.50
Utilities	13,047		13,047		[3]	2,175	2.32
Trash Removal	3,600		3,600		[4]	600	0.64
Repairs & Maintenance	3,000		3,000		[5]	500	0.53
Landscaping	1,440		1,440		[6]	240	0.26
Pest Control	480		480		[7]	80	0.09
Operating Reserves	1,500		1,500		[8]	250	0.27
Management Fee	4,796	4.0%	6,518	4.0%		1,086	1.16
Total Expenses	\$54,865		\$56,587			\$9,431	\$10.05
Expenses as % of EGI	45.8%		34.7%				
Net Operating Income	\$65,027		\$106,373			\$17,729	\$18.90

Notes and assumptions to the above analysis are on the following page.

NOTES**Notes to Operating Statement**

- [1] 1.25% of the purchase price
- [2] \$0.50 per rentable sf
- [3] Owner provided
- [4] \$300 per month
- [5] \$500 per unit per year
- [6] \$120 per month
- [7] \$40 per month
- [8] \$250 per unit per year

PRICING DETAIL

Summary		
Price	\$1,935,000	
Down Payment	\$650,000	34%
Number of Units	6	
Price Per Unit	\$322,500	
Price Per SqFt	\$343.82	
Gross SqFt	5,628	
Lot Size	0.14 Acres	
Approx. Year Built	1957	

Returns	Current	Pro Forma
CAP Rate	3.36%	5.50%
GRM	15.66	11.52
Cash-on-Cash	1.11%	7.47%
Debt Coverage Ratio	1.12	1.84

Financing	1st Loan
Loan Amount	\$1,285,000
Loan Type	New
Interest Rate	4.50%
Amortization	30 Years
Year Due	2028

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
2	1 Bed / 1 Bath	0	\$1,100	\$1,800
4	2 Bed / 1 Bath	0	\$2,025	\$2,600

Operating Data

Income		Current		Pro Forma
Gross Scheduled Rent		\$123,600		\$168,000
Less: Vacancy/Deductions	3.0%	\$3,708	3.0%	\$5,040
Total Effective Rental Income		\$119,892		\$162,960
Other Income		\$0		\$0
Effective Gross Income		\$119,892		\$162,960
Less: Expenses	45.8%	\$54,865	34.7%	\$56,587
Net Operating Income		\$65,027		\$106,373
Cash Flow		\$65,027		\$106,373
Debt Service		\$57,825		\$57,825
Net Cash Flow After Debt Service	1.11%	\$7,202	7.47%	\$48,548
Principal Reduction		\$0		\$0
Total Return	1.11%	\$7,202	7.47%	\$48,548

Expenses	Current	Pro Forma
Real Estate Taxes	\$24,188	\$24,188
Insurance	\$2,814	\$2,814
Utilities	\$13,047	\$13,047
Trash Removal	\$3,600	\$3,600
Repairs & Maintenance	\$3,000	\$3,000
Landscaping	\$1,440	\$1,440
Pest Control	\$480	\$480
Operating Reserves	\$1,500	\$1,500
Management Fee	\$4,796	\$6,518
Total Expenses	\$54,865	\$56,587
Expenses/Unit	\$9,144	\$9,431
Expenses/SF	\$9.75	\$10.05

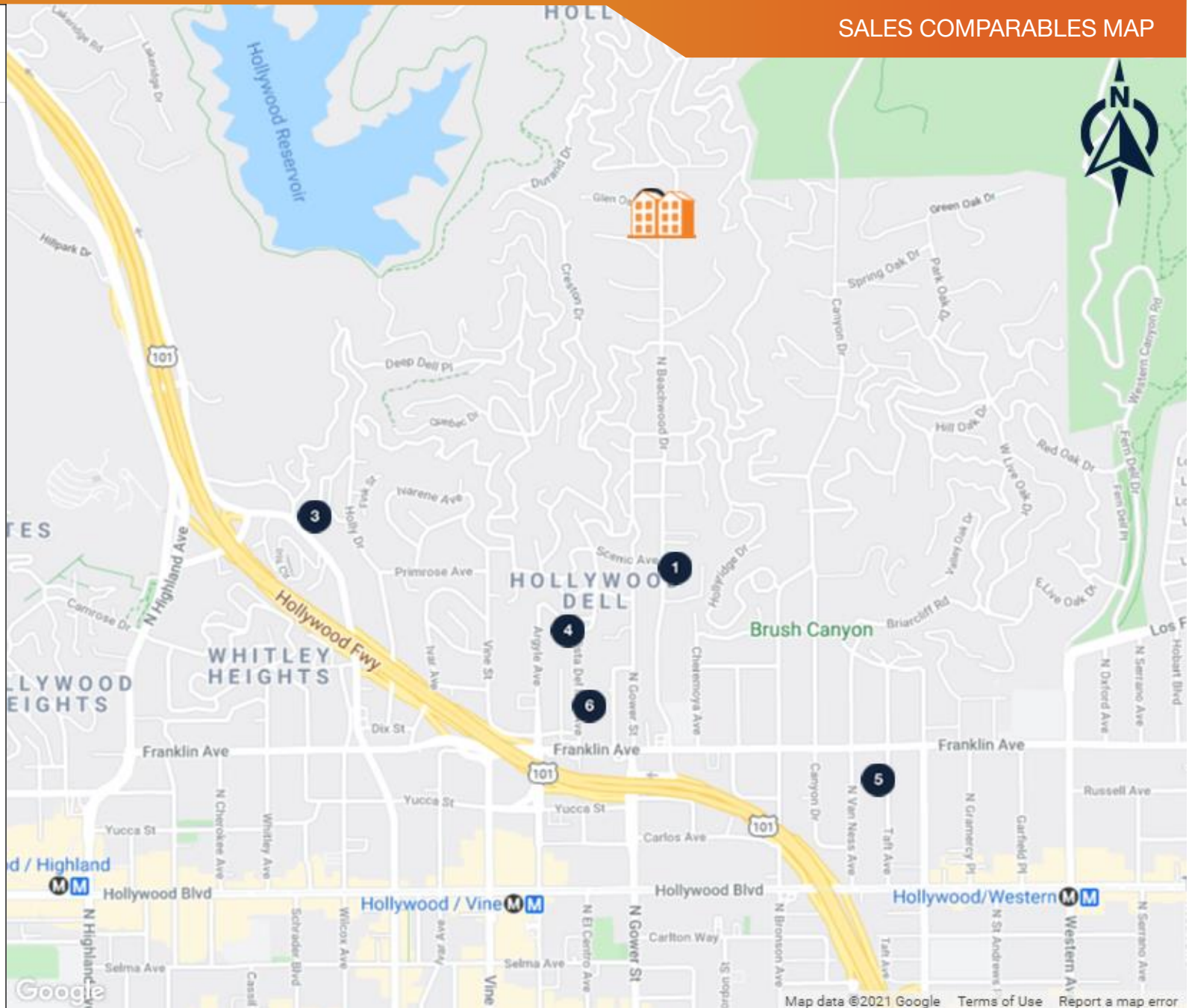
MARKET COMPARABLES





2649 N BEACHWOOD DR
Los Angeles, CA 90068

- 1 2130 Beachwood Dr
- 2 6100 Glen Oak St
- 3 2230 N Cahuenga Blvd
- 4 2027 Vista del Mar St
- 5 1817 Taft Ave
- 6 1922 Vista Del Mar St



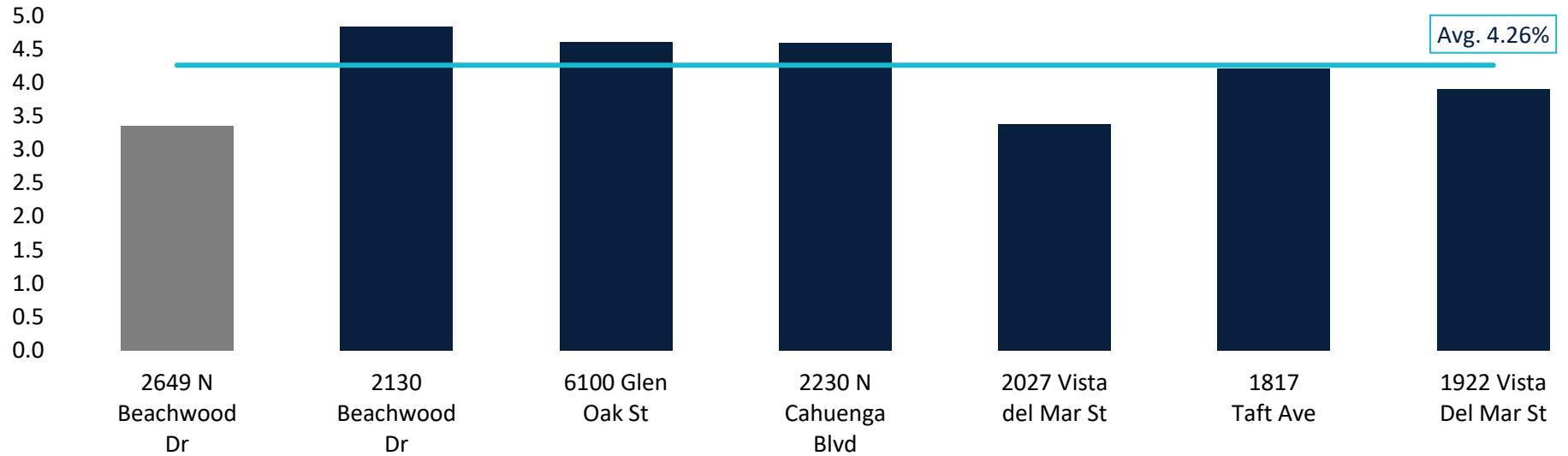
● SALES COMPARABLES

SALES COMPARABLES

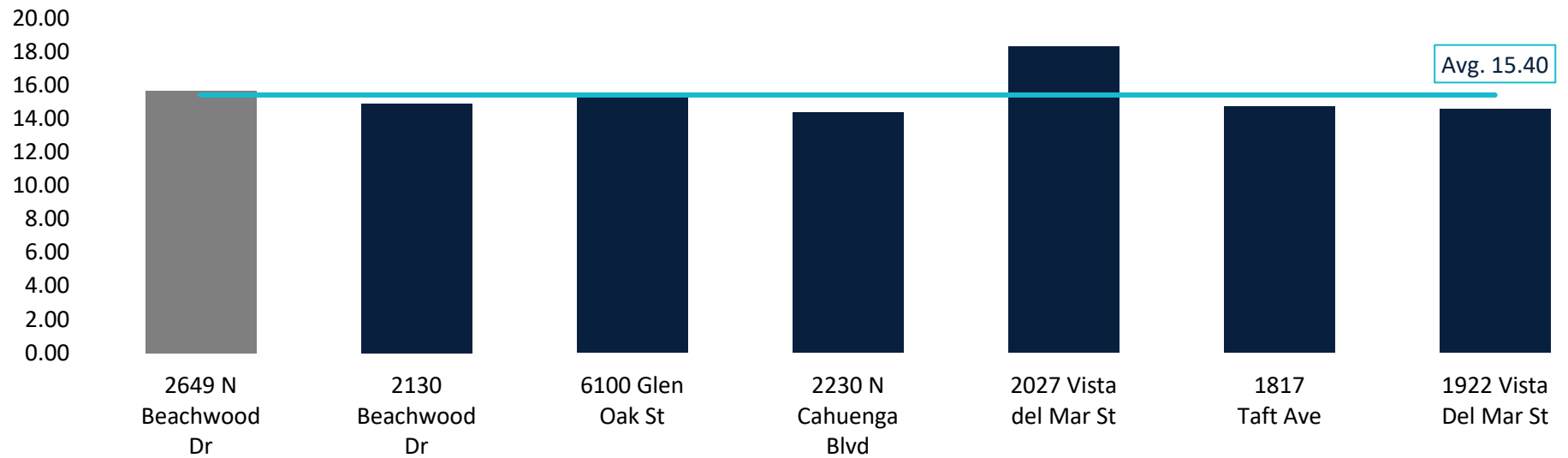
SALES COMPS AVG

SALES COMPARABLES

Average Cap Rate



Average GRM

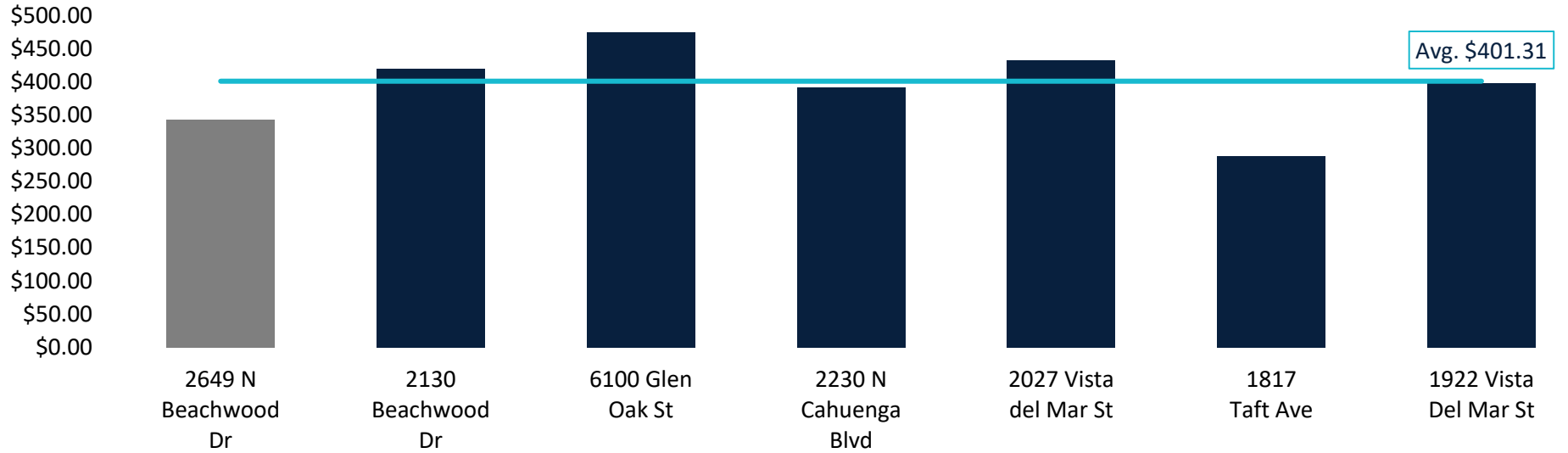


SALES COMPARABLES

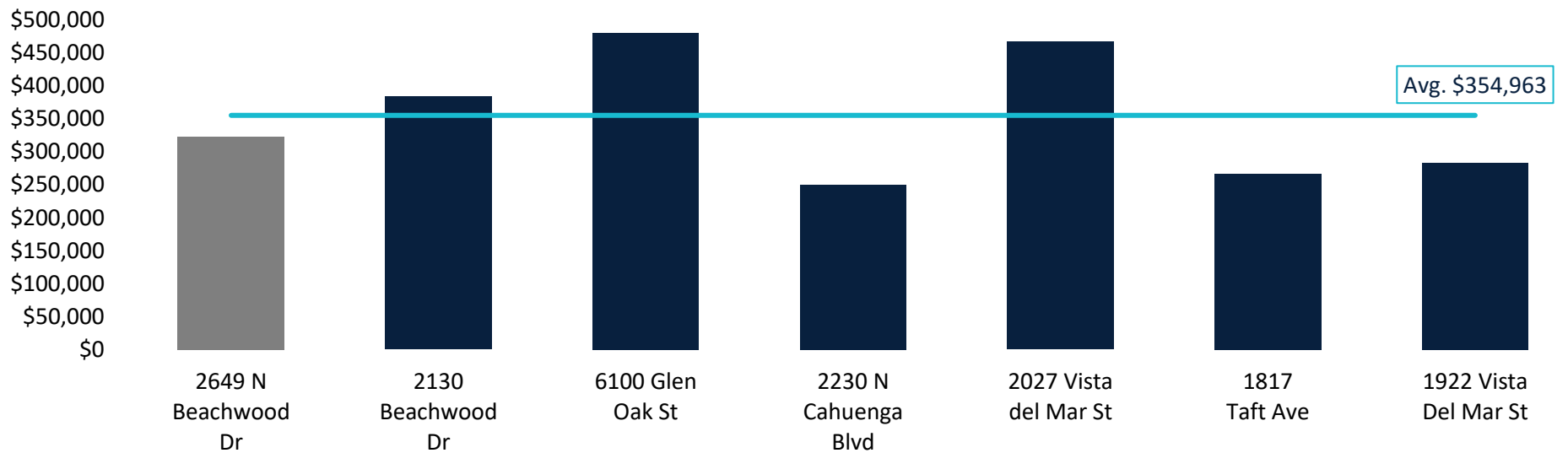
SALES COMPS AVG

SALES COMPARABLES

Average Price Per Square Foot



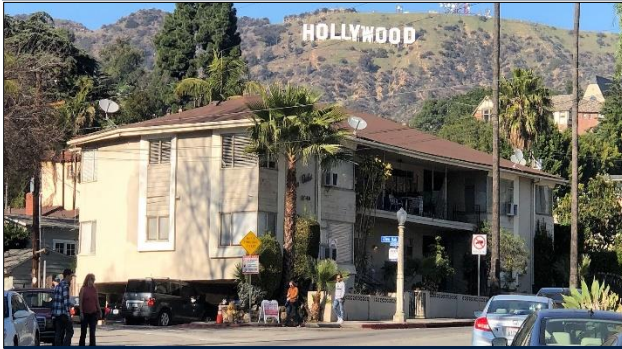
Average Price Per Unit



SALES COMPARABLES

2649 N BEACHWOOD DR

2649 N Beachwood Dr, Los Angeles, CA, 90068



		Units	Unit Type
Offering Price:	\$1,935,000	2	1 Bed 1 Bath
Price/Unit:	\$322,500	4	2 Bed 1 Bath
Price/SF:	\$343.82		
CAP Rate:	3.36%		
GRM:	15.66		
Total No. of Units:	6		
Year Built:	1957		

Underwriting Criteria

Income	\$119,892	Expenses	\$54,865
NOI	\$65,027	Vacancy	(\$3,708)

2130 BEACHWOOD DR

2130 Beachwood Dr, Los Angeles, CA, 90068



		Units	Unit Type
Close Of Escrow:	10/5/2020	8	1 Bdr 1 Bath
Sales Price:	\$4,600,000	2	2 Bdr 2 Bath
Price/Unit:	\$383,333	2	3 Bdr 3 Bath
Price/SF:	\$420.17		
CAP Rate:	4.84%		
GRM:	14.89		
Total No. of Units:	12		
Year Built:	1967		

Underwriting Criteria

Income	\$309,030
NOI	\$222,652

6100 GLEN OAK ST

6100 Glen Oak St, Los Angeles, CA, 90068



		Units	Unit Type
Close Of Escrow:	10/2/2020	2	1 Bdr 1 Bath
Sales Price:	\$2,400,000	2	2 Bdr 1 Bath
Price/Unit:	\$480,000	1	2 Bdr 2 Bath
Price/SF:	\$475.53		
CAP Rate:	4.61%		
GRM:	15.54		
Total No. of Units:	5		
Year Built:	1931		

Underwriting Criteria

Income	\$154,392
NOI	\$110,652

SALES COMPARABLES

2230 N CAHUENGA BLVD

2230 N Cahuenga Blvd, Los Angeles, CA, 90068



		Units	Unit Type
Close Of Escrow:	3/31/2020	2	Studio 1 Bath
Sales Price:	\$2,000,000	6	1 Bdr 1 Bath
Price/Unit:	\$250,000		
Price/SF:	\$392.16		
CAP Rate:	4.60%		
GRM:	14.37		
Total No. of Units:	8		
Year Built:	1940		

Underwriting Criteria	
Income	\$139,135
NOI	\$92,055

2027 VISTA DEL MAR ST

2027 Vista Del Mar St, Los Angeles, CA, 90068



		Units	Unit Type
Close Of Escrow:	1/8/2020	2	1 Bdr 1 Bath
Sales Price:	\$2,799,900	2	2 Bdr 1 Bath
Price/Unit:	\$466,650	2	2 Bdr 2 Bath
Price/SF:	\$433.42		
CAP Rate:	3.39%		
GRM:	18.30		
Total No. of Units:	6		
Year Built:	1955		

Underwriting Criteria	
Income	\$153,000
NOI	\$94,860

1817 TAFT AVE

1817 Taft Ave, Los Angeles, CA, 90028



		Units	Unit Type
Close Of Escrow:	12/31/2020	3	1 Bdr 1 Bath
Sales Price:	\$1,600,000	3	2 Bdr 1 Bath
Price/Unit:	\$266,667		
Price/SF:	\$288.97		
CAP Rate:	4.21%		
GRM:	14.73		
Total No. of Units:	6		
Year Built:	1956		

Underwriting Criteria	
Income	\$108,600
NOI	\$67,332

SALES COMPARABLES

1922 VISTA DEL MAR ST

1922 Vista Del Mar St, Los Angeles, CA, 90068



		Units	Unit Type
Close Of Escrow:	12/18/2020	7	1 Bdr 1 Bath
Sales Price:	\$2,265,000	1	2 Bdr 1 Bath
Price/Unit:	\$283,125		
Price/SF:	\$397.58		
CAP Rate:	3.91%		
GRM:	14.56		
Total No. of Units:	8		
Year Built:	1957		

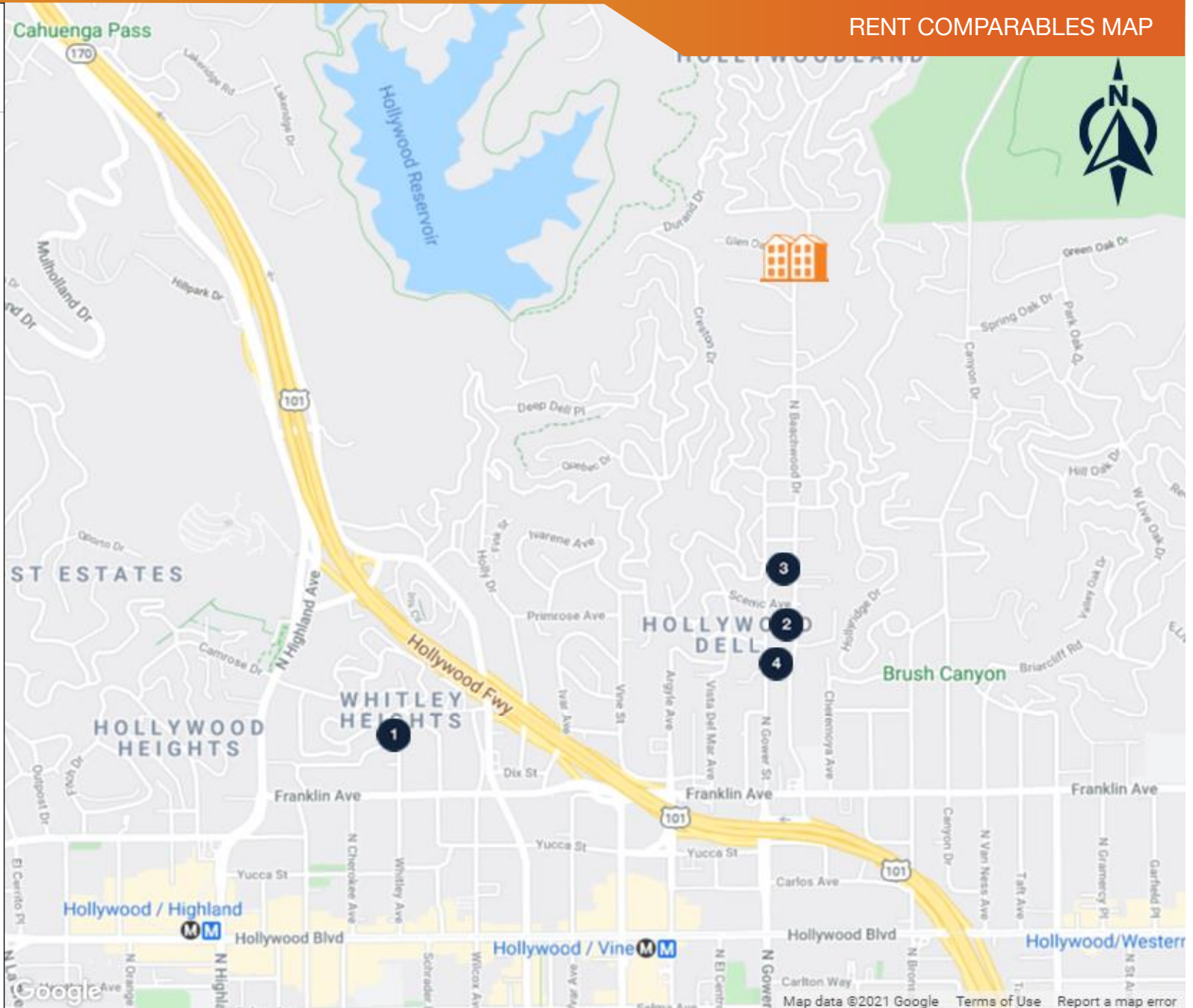
Underwriting Criteria

Income	\$155,604
NOI	\$88,627



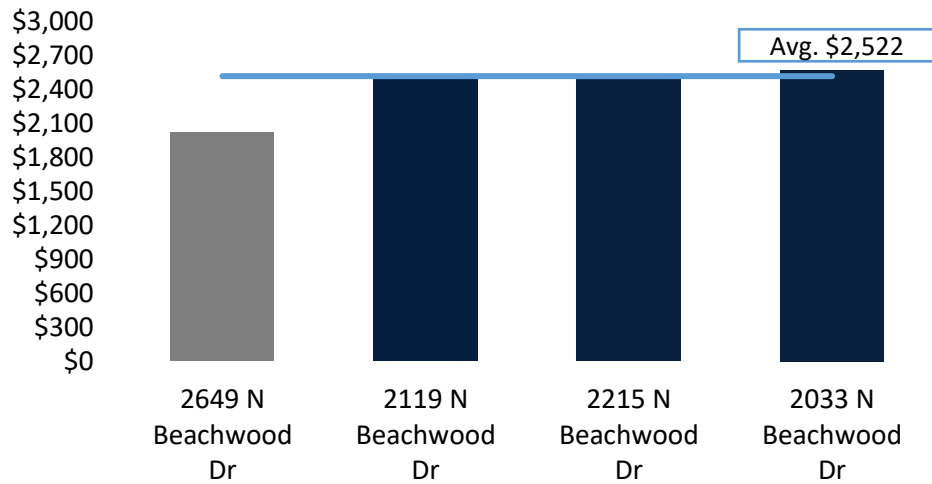
2649 N BEACHWOOD DR
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- 1 1929 Whitley Ave
- 2 2119 N Beachwood Dr
- 3 2215 N Beachwood Dr
- 4 2033 N Beachwood Dr

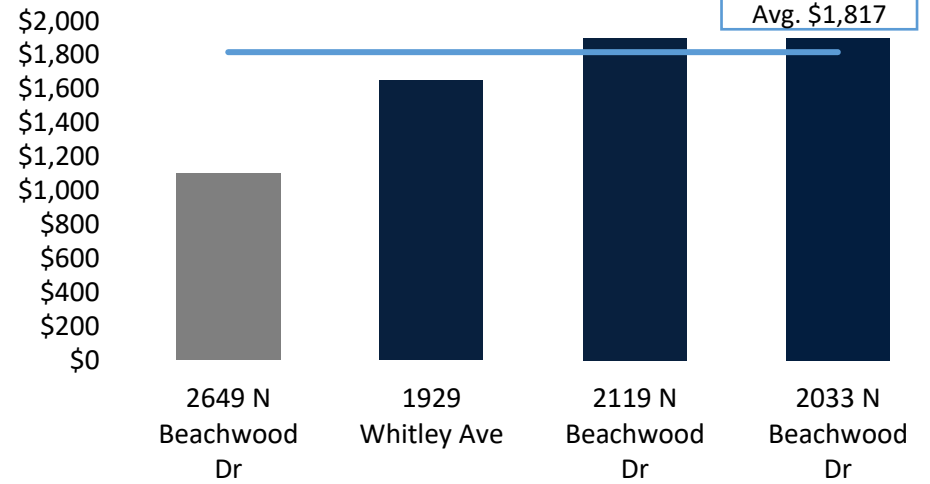


AVERAGE RENT - MULTIFAMILY

2 Bedroom

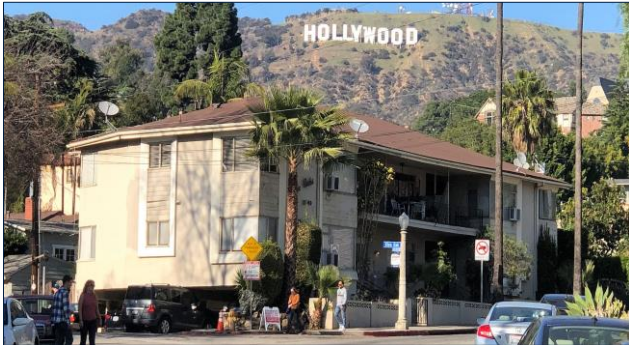


1 Bedroom



2649 N BEACHWOOD DR

2649 N Beachwood Dr, Los Angeles, CA, 90068



Unit Type	Units	SF	Rent	Rent/SF
1 Bed 1 Bath	2		\$1,100	\$0.00
2 Bed 1 Bath	4		\$2,025	\$0.00
Total/Avg.	6		\$1,717	

YEAR BUILT: 1957

1929 WHITLEY AVE

1929 Whitley Ave, Los Angeles, CA, 90068



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	600	\$1,650	\$2.75
Total/Avg.	1	600	\$1,650	\$2.75

YEAR BUILT: 1928

2119 N BEACHWOOD DR

2119 N Beachwood Dr, Hollywood, CA, 90068



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1.5 Bath	1	1,050	\$2,490	\$2.37
1 Bdr 1 Bath	1	700	\$1,900	\$2.71
Total/Avg.	2	875	\$2,195	\$2.51

YEAR BUILT: 1956

2215 N BEACHWOOD DR

2215 N Beachwood Dr, Los Angeles, CA, 90068



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,000	\$2,500	\$2.50
Total/Avg.	1	1,000	\$2,500	\$2.50

YEAR BUILT: 1963

2033 N BEACHWOOD DR

2033 N Beachwood Dr, Hollywood, CA, 90068



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	700	\$1,900	\$2.71
2 Bdr 1 Bath	1	850	\$2,575	\$3.03
Total/Avg.	2	775	\$2,238	\$2.89

YEAR BUILT: 1953

MARKET OVERVIEW



Created on February 2021

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	14,117	247,370	957,287
■ 2020 Estimate			
Total Population	13,985	242,822	935,091
■ 2010 Census			
Total Population	13,591	229,219	884,280
■ 2000 Census			
Total Population	13,261	243,378	914,752
■ Daytime Population			
2020 Estimate	8,571	301,446	1,027,648
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	7,967	121,427	425,527
■ 2020 Estimate			
Total Households	7,880	117,548	411,854
Average (Mean) Household Size	1.76	2.02	2.24
■ 2010 Census			
Total Households	7,577	109,285	383,969
■ 2000 Census			
Total Households	7,708	109,864	380,625
Growth 2015-2020	1.10%	3.30%	3.32%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2025 Projection	7,967	121,427	425,527
2020 Estimate	8,374	125,893	438,315
Owner Occupied	3,039	22,585	92,556
Renter Occupied	4,840	94,963	319,297
Vacant	494	8,345	26,461
■ Persons In Units			
2020 Estimate Total Occupied Units	7,880	117,548	411,854
1 Person Units	49.49%	45.44%	38.62%
2 Person Units	34.38%	30.46%	30.10%
3 Person Units	9.30%	11.03%	13.51%
4 Person Units	4.86%	7.39%	10.12%
5 Person Units	1.36%	3.24%	4.34%
6+ Person Units	0.62%	2.44%	3.31%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	22.46%	10.34%	9.54%
\$150,000 - \$199,000	7.15%	4.99%	5.88%
\$100,000 - \$149,000	17.61%	13.48%	14.08%
\$75,000 - \$99,999	11.42%	12.01%	12.08%
\$50,000 - \$74,999	16.72%	16.23%	16.32%
\$35,000 - \$49,999	7.51%	10.42%	11.00%
\$25,000 - \$34,999	5.37%	8.78%	8.59%
\$15,000 - \$24,999	4.93%	9.67%	9.88%
Under \$15,000	6.82%	14.07%	12.62%
Average Household Income	\$158,101	\$100,607	\$99,173
Median Household Income	\$93,312	\$60,949	\$62,162
Per Capita Income	\$89,459	\$49,143	\$43,913
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	13,985	242,822	935,091
Under 20	10.65%	14.32%	17.24%
20 to 34 Years	26.13%	29.37%	26.68%
35 to 39 Years	11.53%	9.80%	9.15%
40 to 49 Years	18.86%	15.45%	15.09%
50 to 64 Years	18.92%	17.54%	18.02%
Age 65+	13.90%	13.51%	13.85%
Median Age	40.80	38.12	38.24
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	11,965	193,448	720,352
Elementary (0-8)	0.49%	5.61%	6.95%
Some High School (9-11)	2.31%	5.71%	6.28%
High School Graduate (12)	7.67%	15.39%	16.88%
Some College (13-15)	18.51%	17.62%	17.21%
Associate Degree Only	3.89%	6.09%	6.79%
Bachelors Degree Only	43.44%	32.88%	30.29%
Graduate Degree	22.62%	14.39%	13.09%
■ Population by Gender			
2020 Estimate Total Population	13,985	242,822	935,091
Male Population	53.31%	51.84%	50.35%
Female Population	46.69%	48.16%	49.65%

Source: © 2020 Experian



Population

In 2020, the population in your selected geography is 13,985. The population has changed by 5.46% since 2000. It is estimated that the population in your area will be 14,117.00 five years from now, which represents a change of 0.94% from the current year. The current population is 53.31% male and 46.69% female. The median age of the population in your area is 40.80, compare this to the US average which is 38.21. The population density in your area is 4,450.71 people per square mile.



Households

There are currently 7,880 households in your selected geography. The number of households has changed by 2.23% since 2000. It is estimated that the number of households in your area will be 7,967 five years from now, which represents a change of 1.10% from the current year. The average household size in your area is 1.76 persons.



Income

In 2020, the median household income for your selected geography is \$93,312, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 98.00% since 2000. It is estimated that the median household income in your area will be \$106,758 five years from now, which represents a change of 14.41% from the current year.

The current year per capita income in your area is \$89,459, compare this to the US average, which is \$34,935. The current year average household income in your area is \$158,101, compare this to the US average which is \$90,941.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 79.77% White, 4.12% Black, 0.06% Native American and 7.16% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 11.29% of the current year population in your selected area. Compare this to the US average of 18.38%.



Housing

The median housing value in your area was \$1,000,000 in 2020, compare this to the US average of \$221,068. In 2000, there were 2,947 owner occupied housing units in your area and there were 4,762 renter occupied housing units in your area. The median rent at the time was \$703.



Employment

In 2020, there are 2,576 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 82.90% of employees are employed in white-collar occupations in this geography, and 16.56% are employed in blue-collar occupations. In 2020, unemployment in this area is 4.85%. In 2000, the average time traveled to work was 31.00 minutes.

