OFFERING MEMORANDUM

2211 S BRONSON AVE

LOS ANGELES, CA 90018

Kidder Mathews

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Exclusively listed by

CASEY LINS
Senior Vice President
213.225.7223
casey.lins@kidder.com
LIC N° 01902650

VINCENT COOK
Senior Associate
310.405.3654
vincent.cook@kidder.com
LIC N° 02012324

KIDDER.COM

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EXECUTIVE SUMMARY

Section 01

3-UNIT *MULTI-FAMILY* PROPERTY

We are pleased to present 2211 S Bronson Ave located in the highly coveted West Adams neighborhood.Offered at a 14.65 GRM and a 4.43% CAP on actual rents, with upside potential to achieve an 12.05 GRM and an 5.25% CAP with market rents.

The property consists of two separate structures with a front duplex built in 1922 and a rear, standalone ADU offering a total of 2,752 livable or rentable SF which sits on a 6,502 SF LARD2 zoned midblock lot which offers surface and driveway parking for 3+ vehicles. The unit mix features (2)2BD+1BA units in the front duplex and a 1BD+1BA in the rear, standalone ADU.

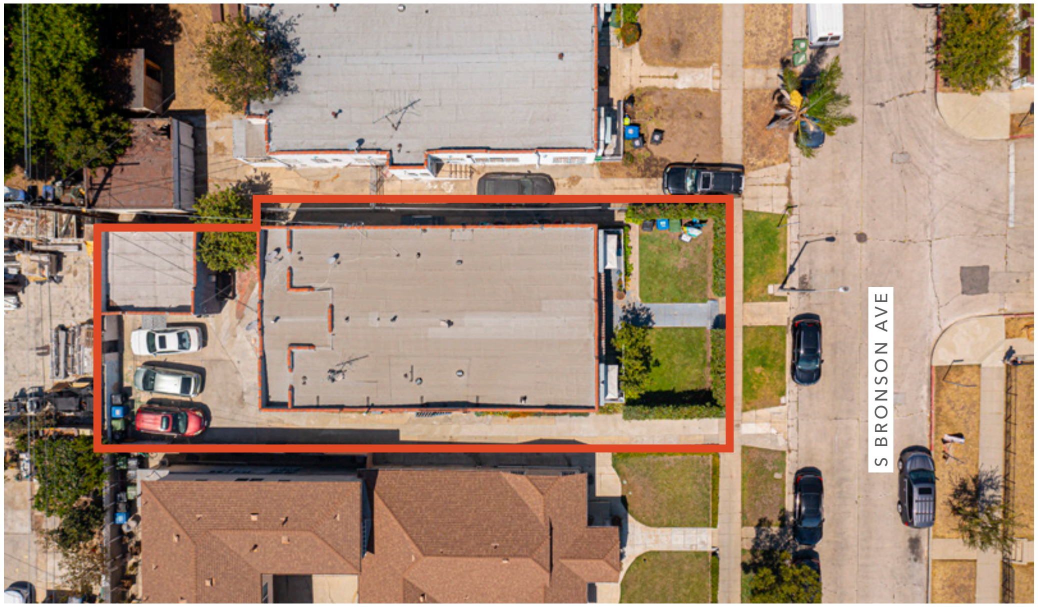
Located directly north of the 10 freeway and just minutes away from numerous iconic West Adams restaurants, including Tartine, Alta, Mizlala, Farmhouse Kitchen, Chulita, and Cento, any investor or owner-user will fall in love with the neighborhood that has a demanding presence along a booming corridor that consists restaurants, new hotels, art galleries, and production studios throughout.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional details.

PROPERTY OVERVIEW

Section 02


S BRONSON AVE


S BRONSON AVE


Baldwin Village
SUSAN MILLER HIGH SCHOOL
Miracle Mile
Mid-Wilshire
Crenshaw
BALDWIN HILLS CRENSHAW MALL
2211 S BRONSON AVE
Leimert Park
ST. PAUL'S SCHOOL
110
TOM BRADLEY ELEMENTARY SCHOOL
JOHNNIE L. COCHRAN MIDDLE SCHOOL
Arlington Heights
Jefferson Park
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2211 S BRONSON AVE

FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS	2211 S Bronson Ave Los Angeles, CA 90018
LIST PRICE	$1,099,000
NUMBER OF UNITS	3
COST PER UNIT	$366,333
CURRENT GRM	14.65
MARKET GRM	12.05
CURRENT CAP	4.43%
MARKET CAP	5.25%
YEAR BUILT	1922
LOT SIZE	6,502
BUILDING SIZE	2,752
PRICE/SF	$399

$1.099M
LIST PRICE

$399
PRICE/SF

FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	$75,013		$91,200	
Less: Vacancy	-	0%	$(2,736)	3%
Gross Operating Income	$75,013		$88,464	
Less: Expenses	$(26,311)	35.1%	$(30,734)	34.7%
Net Operating Income	**$48,702**		**$57,730**	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1873% + S.A.)	$13,561	$13,561
Property Management - (5% Current Rents GOI)	-	$4,423
Insurance - Estimate ($1,400/Unit)	$4,200	$4,200
Maintenance/Repairs - Estimate ($1,000/Unit)	$3,000	$3,000
Utilities - Estimate ($1,200/Unit)	$3,600	$3,600
Grounds & Gardening Estimate ($100/Month)	$1,200	$1,200
Reserves/Miscellaneous ($250/Unit)	$750	$750
Estimated Total Expenses	**$26,311**	**$30,734**
Per Net SF	**$9.56**	**$11.17**
Expenses Per Unit	**$8,770**	**$10,245**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for inaccuracies.

SCHEDULED INCOME

			Current Rents	Market Rents
Unit No.	Beds/Baths	Notes	Monthly Rent/Unit	Monthly Rent/Unit
2211	2BD + 1BA		$2,729	$2,700
2213	2BD + 1BA		$1,522	$2,700
2213.5U	1BD + 1BA		$2,000	$2,200
Monthly Scheduled Gross Income			**$6,251**	**$7,600**
Utility Reimbursements			-	-
Laundry Income			-	-
Total Monthly Scheduled Gross Income			**$6,251**	**$7,600**
Annual Scheduled Gross Income			**$75,013**	**$91,200**

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COMPARABLES

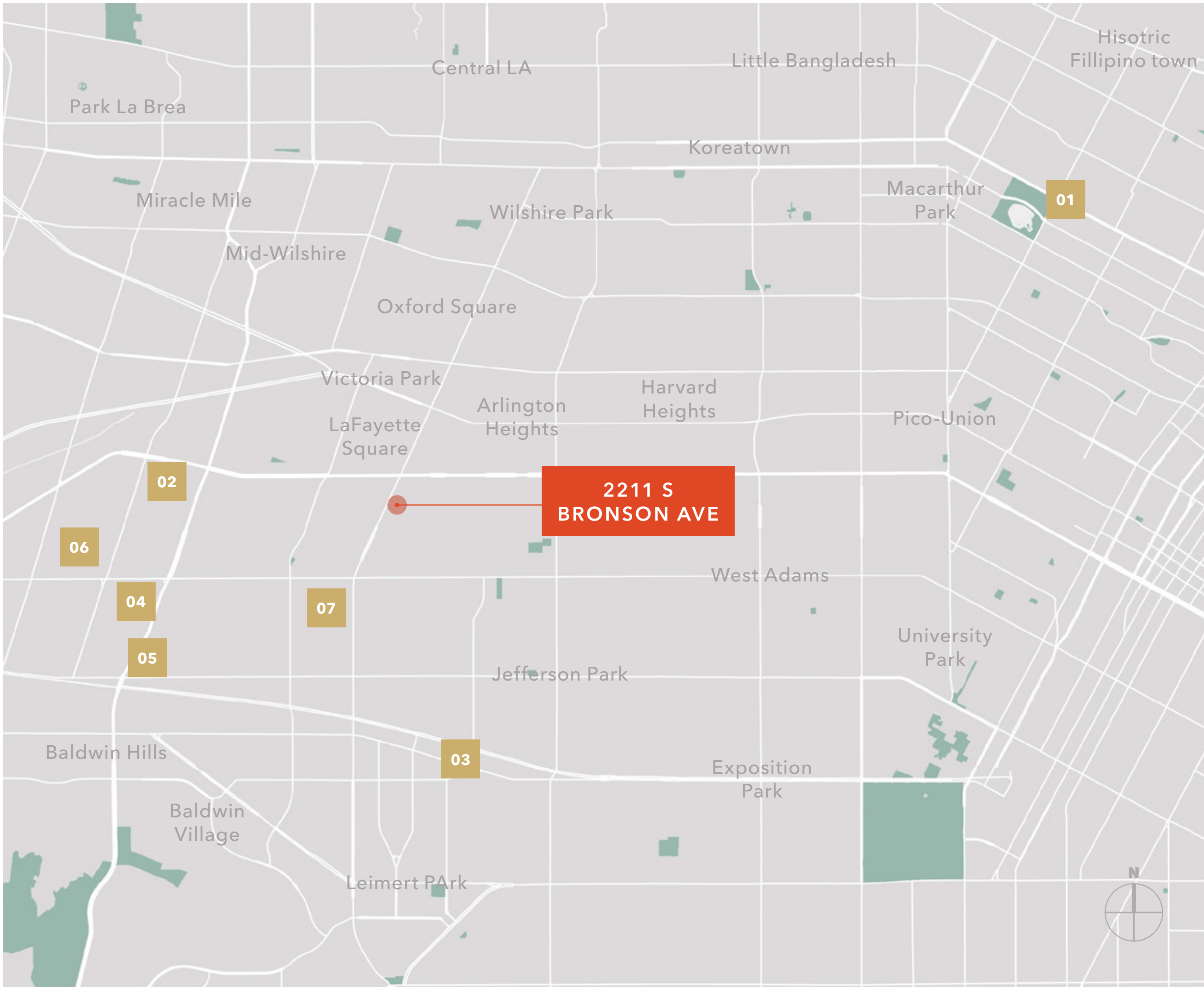
Section 04

5+ UNIT SALE COMPARABLES

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	2211 S Bronson Ave Los Angeles, CA 90018	1922	3	2,752	6,502	$75,013	$399	$366,333	14.65	4.43%	$1,099,000	-	Duplex + ADU. (2)2BD+1BA & (1)1BD+1BA. (2)Uncovered spaces + tandem driveway parking.
01	2011 6th Ave Los Angeles, CA 90018	1910	3	2,763	7,498	$99,540	$425	$391,667	11.80	5.51%	$1,175,000	7/21/2026	(1)3BD+2BA & (2)2BD+1BA. Total Parking: 6.
02	5073 W 21st St Los Angeles, CA 90016	1942	3	2,064	8,402	$71,532	$562	$386,667	16.22	4.01%	$1,160,000	4/30/2026	(1)2BD+1BA & (2)1BD+1BA. Total Parking: 3.2BD vacant - $2,600 used for market rent.
03	2725 Obama Los Angeles, CA 90018	1958	3	2,354	4,481	$78,228	$489	$383,333	14.70	4.42%	$1,150,000	5/15/2026	(1)1BD+1BA & (2)2BD+2BA. Total Parking: 3. (1)1BD vacant - $2,000 used for market rent.
04	2708 S Orange Dr Los Angeles, CA 90016	1923	2	2,228	4,810	$60,528	$505	$562,500	18.59	3.50%	$1,125,000	4/6/2026	(2)2BD+1BA. Total Parking: 4. (1)2BD occupied at $2,444. (1)2BD vacant - $2,600 used for market rent.
05	2962 S West View Los Angeles, CA 90016	1924	3	1,512	5,200	$54,764	$728	$366,667	20.09	3.24%	$1,100,000	4/15/2026	(3)1BD+1BA. Tandem driveway parking.
06	2428 S Dunsmuir Los Angeles, CA 90016	1924	2	1,600	6,494	$60,300	$672	$537,500	17.83	3.65%	$1,075,000	4/16/2026	(2)2BD+1BA. Total Parking: 2.
07	2826 Somerset Dr Los Angeles, CA 90016	1924	2	2,083	6,291	$78,588	$506	$527,500	13.42	4.84%	$1,055,000	6/25/2026	(1)1BD+1BA & (1)2BD+2BA. Total Parking: 2.
	Averages						**$555**	**$450,833**	**16.09**	**4.17%**			

Sale Comparables

01	**2011 6th Ave** Los Angeles, CA 90018
02	**5073 W 21st St** Los Angeles, CA 90016
03	**2725 Obama** Los Angeles, CA 90018
04	**2708 S Orange Dr** Los Angeles, CA 90016
05	**2962 S West View** Los Angeles, CA 90016
06	**2428 S Dunsmuir** Los Angeles, CA 90016
07	**2826 Somerset Dr** Los Angeles, CA 90016



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