

OFFERING MEMORANDUM

2211 S BRONSON AVE

LOS ANGELES, CA 90018

 **Kidder
Mathews**

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

FINANCIALS

04

COMPARABLES

*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



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

This Marketing Brochure has been prepared to provide summary, unverified 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. Kidder Mathews 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews 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.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

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.

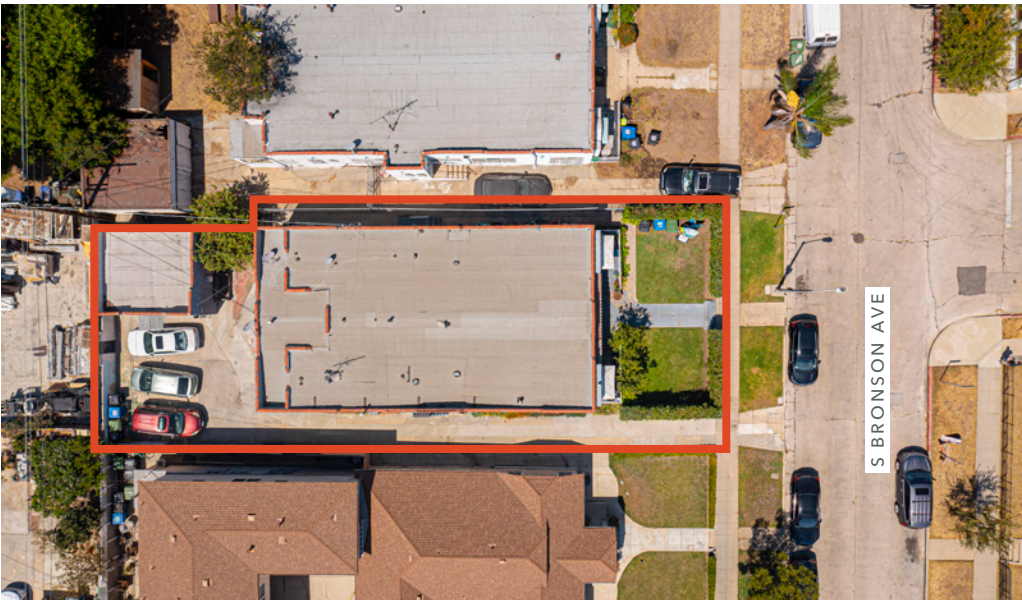
Located directly north of the 10 freeway and just minutes away from numerous iconic West Adams restaurants, including Tartine, Alta, Mizlala, Farmhouse Kitchen, Chulita, and Cento, any investor or owner-user will fall in love with the neighborhood that has a demanding presence along a booming corridor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

PROPERTY OVERVIEW



PROPERTY OVERVIEW



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

Unit No.	Beds/Baths	Notes	Current Rents Monthly Rent/Unit	Market Rents 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

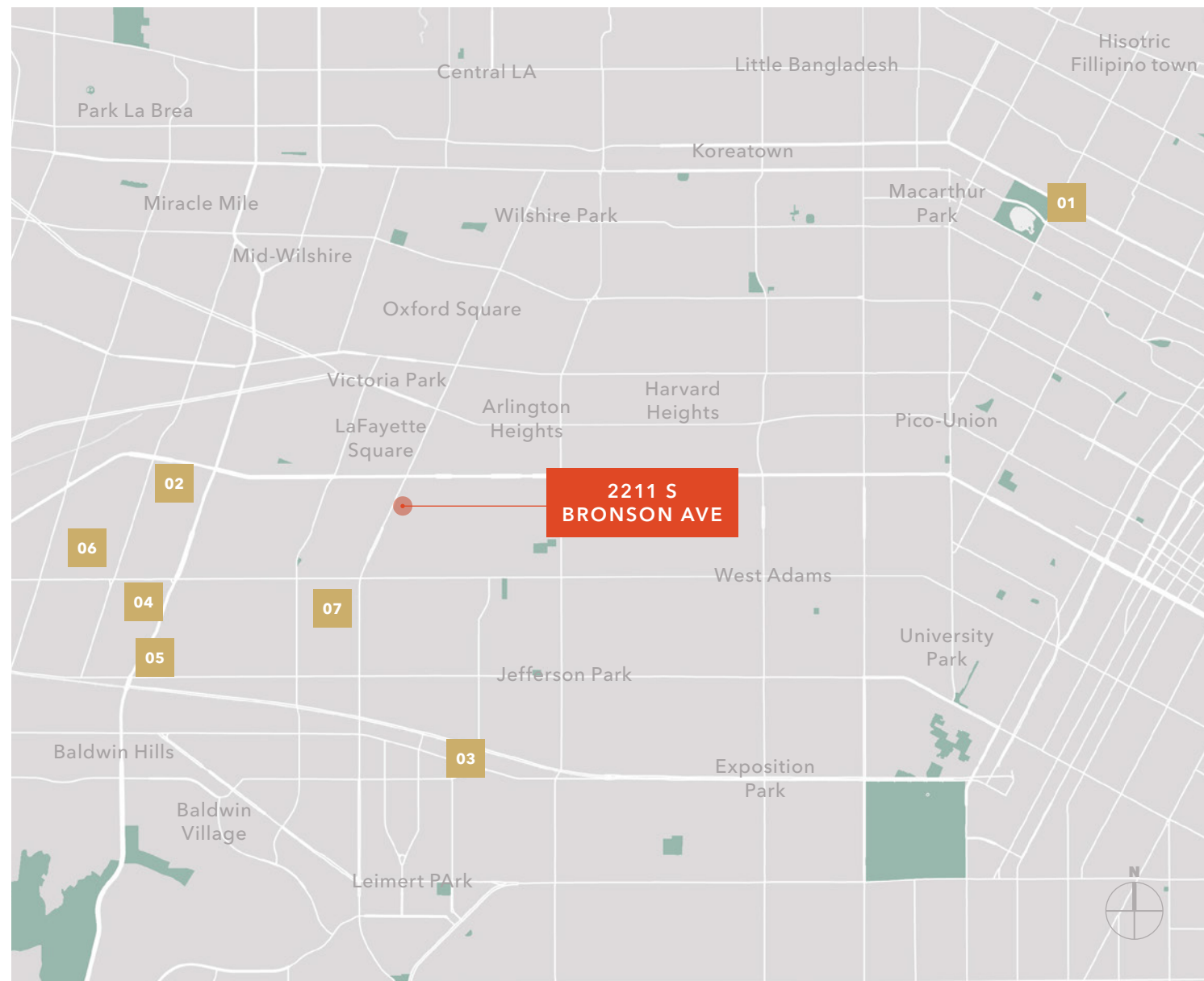
COMPARABLES

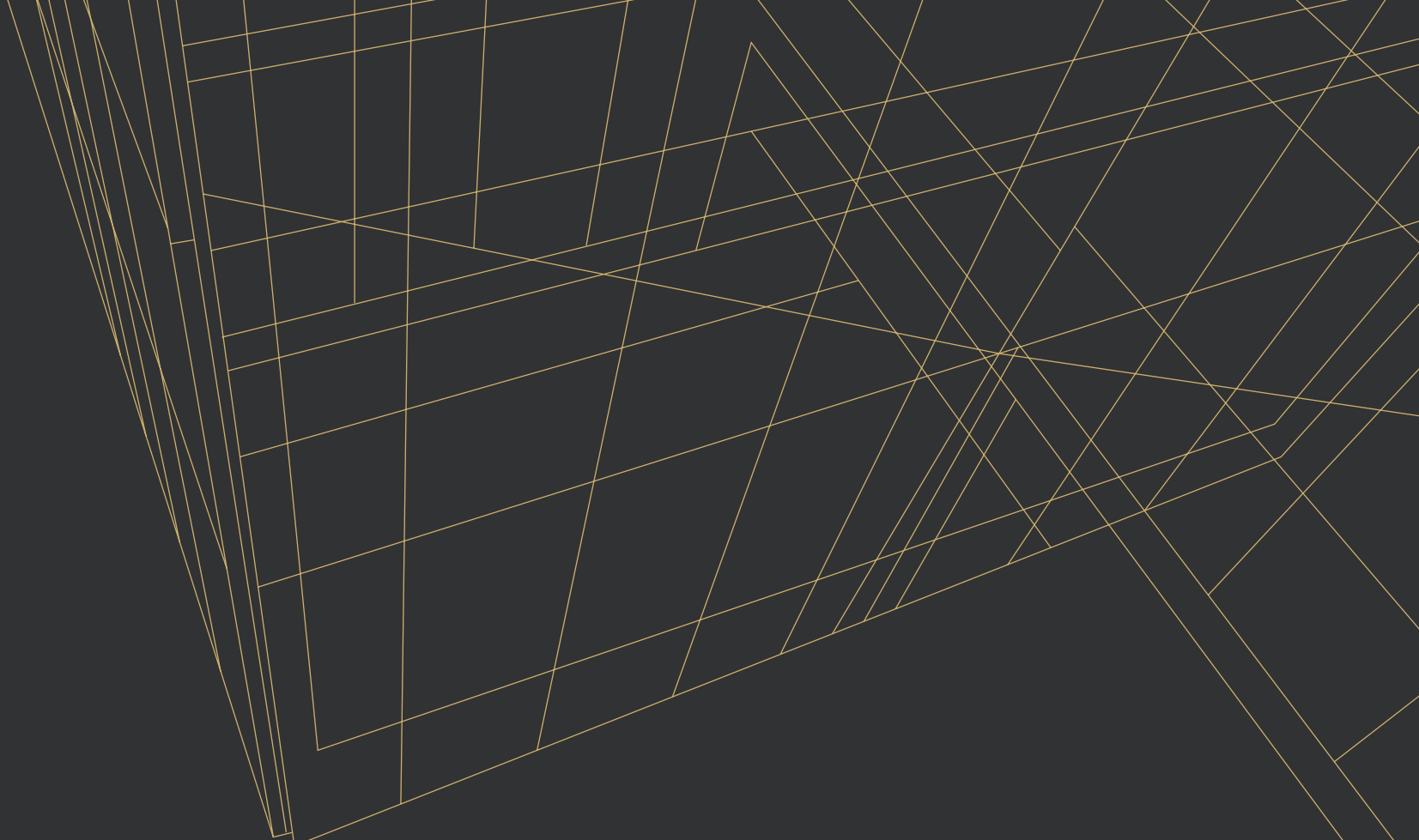
5+ UNIT SALE COMPARABLES

	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





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

