



4 Units on Baldwin St In Lincoln Heights!!!

Price: \$615,000



**3019 Baldwin St
Los Angeles, CA**

INVESTMENT HIGHLIGHTS

- Excellent Unit Mix: 2-1+1 | 1-2+1 | 1-3+2
- On-Site Parking & Garaged Storage
- Great Rental Location
- Upside Rental Potential
- Potential Owner-User Opportunity
- Individually Metered for Gas & Electric
- Residential Financing Available
- Lack of Inventory in Market

Michael Pesci & James Antonucci
RE/MAX Commercial & Investment Realty
550 South Hope St. Suite 500
Los Angeles, CA 90071
BRE License #01274379 & #01822661

Direct: (213) 233-4364 & (213) 233-4374
Cell: (213) 820-1335 & (818) 381-6601
Fax: (213) 769-5002
Email: mpesci@remaxcir.com
jamesa@remaxcir.com

Four-Plex on Baldwin

Property Profile

Property Address: 3019 Baldwin St
Los Angeles, CA

Assessor Parcel #: 5210-020-024

Units: 4

Year Built: 1907/1940

Building Size: 3,084

Lot Size: 9,017

Zoning: LARD₃

Construction: W/F Stucco

Roof Type: Pitched

Parking: 4



Amenities

Unit Amenities

- | | | | |
|---|--|--------------------------------------|---|
| ☐ Refrigerator | ☐ Disposal | ☐ Central A/C | ☒ Cable Ready/DSL |
| ☐ Dishwasher | ☐ Washer/Dryer | ☐ Wall A/C | ☐ Furnished |
| ☒ Stove | ☐ Balcony/Patio | ☐ Fireplace | ☐ Utilities Paid |

Common Area Amenities

- | | | | |
|---|--|-------------------------------------|-----------------------------------|
| ☐ Pool | ☐ Secured Parking | ☐ BBQ Area | ☐ Elevator |
| ☐ Spa | ☐ Secured Entry | ☐ Playground | ☐ Sundeck |
| ☐ Fitness Center | ☐ Laundry Room | ☐ Clubhouse | ☐ Sauna |

Investment Highlights

- Great Rental Location
- Lack of Inventory in Market
- Excellent Unit Mix: 2-1+1 | 1-2+1 | 1-3+2
- On-Site Parking / Garaged Storage
- Individually Metered for Gas & Electric
- Potential Owner-User Opportunity
- Residential Financing Available
- Located in LA HPOZ
- Freeway / Transit Access



MICHAEL PESCI, VP OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002

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Photos



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Photos (continued)



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Aerial Map

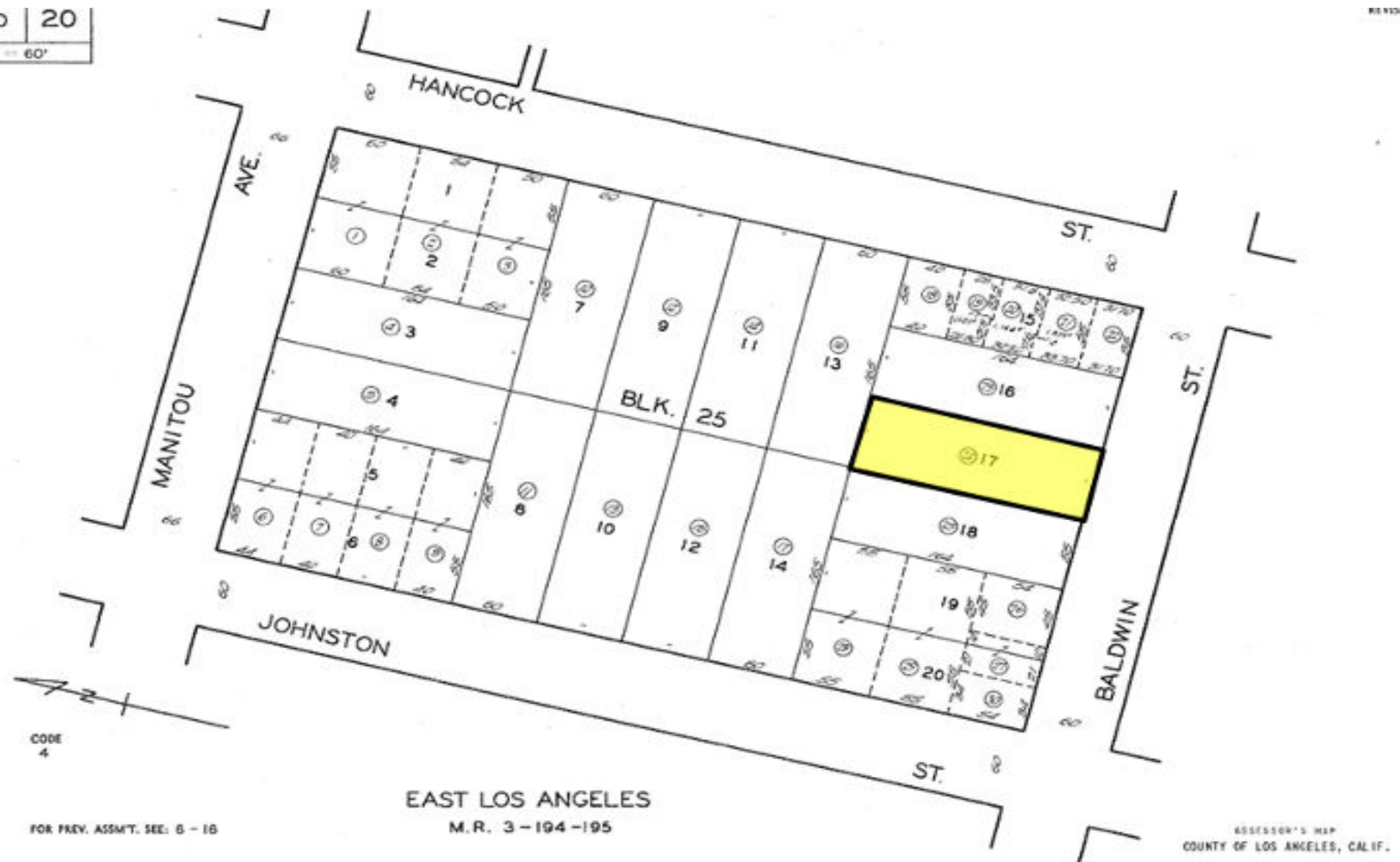


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Parcel Map



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Current Income & Expense Analysis

3019 Baldwin St
Los Angeles, CA

4	W/F Stucco	3,084	9,017	1907/1940	LARD ₃
No. Units	Construction	Net Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT ANNUALIZED INCOME

Units	Type	Current	Total
<u>1</u>	<u>2+1 House</u>	\$ <u>1,250</u> - <u>1,250</u>	\$ <u>1,250</u>
<u>2</u>	<u>1+1</u>	\$ <u>373</u> - <u>824</u>	\$ <u>1,197</u>
<u>1</u>	<u>3+2</u>	\$ <u>1,420</u> - <u>1,420</u>	\$ <u>1,420</u>
Laundry & Miscellaneous Income			\$ <u>0</u>
Total			<u>3,867</u>

CURRENT ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME		\$ <u>46,403</u>
Vacancy Rate	3.0%	\$ <u>1,392</u>
GROSS OPERATING INCOME		\$ <u>45,011</u>
Expenses		
Property Taxes		\$ <u>7,688</u>
New Insurance Quote		\$ <u>1,079</u>
Utilities		\$ <u>4,320</u>
Repairs & Maintenance		\$ <u>2,701</u>
Rubbish		\$ <u>0</u>
Landscaping		\$ <u>600</u>
Reserves for Replacement		\$ <u>800</u>
Pest Control		\$ <u>540</u>
Total Expenses	38.2%	\$ <u>17,728</u>
Per Unit		\$ <u>4,432</u>
Per Foot		\$ <u>5.75</u>
NET OPERATING INCOME		\$ <u>27,283</u>



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Current Pricing Analysis and Opinion of Value

3019 Baldwin St
Los Angeles, CA

4	W/F Stucco	3,084	9,017	1907/1940	LARD ₃
No. Units	Construction	Net Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT PRICING AND FINANCING

PRICE	\$ 615,000
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COMMENTS

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 46,403
Less Vacancy	3.0%	\$ 1,392
Gross Operating Income		\$ 45,011
Less Expenses	38.2%	\$ 17,728
NET OPERATING INCOME		\$ 27,283
Return %		4.44%
Gross Rent Multiplier		13.25
Capitalization Rate		4.44%
Price per Square Foot		\$ 199.42
Price per Unit		\$ 153,750.00



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Rent Roll

Unit #	Unit Type	Unit SF	Current Rent	Market Rent
3019 1/2	2+1	725	\$1,250.00	\$1,400
A	1+1	650	\$824.00	\$1,000
B	1+1	600	\$372.90	\$1,000
C	3+2	1,100	\$1,420.00	\$1,800

GRAND TOTALS:	\$3,867	\$5,200
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550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104FAX (213) 623-4433