

Marketing Package



132 S Rampart Blvd.
Los Angeles, CA 90057



For Sale
\$1,900,000
Six-Unit Apartment Complex

DAVID KAUFMAN Lic # 01217537

[E] david@tamarackres.com

[P] (818) 464-3212

[C] (310) 877-8600

[A] 15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403

Financial Summary

132 S Rampart Blvd.
Los Angeles, CA 90057



Multi-Family Operating Information

132 South Rampart and 2561-2569 2nd Street, Los Angeles, CA 90057

SUMMARY



Copper Plumbing, LAR4 Zoning Corner Lot, 6 Enclosed Garages + 2 Open Spaces, Separately Metered for Gas & Electric; Add additional 3 ADU's

Price:	\$1,900,000
Down Payment: 46%	\$874,000
Number of Units:	6
Cost per Legal Unit:	\$316,667
Current GRM:	12.63
Market GRM:	11.73
Current CAP:	5.00%
Market CAP:	5.58%
Year Built	1946
Approx. Lot Size (SF):	6,578
Approx. Gross (SF):	4,032
Cost per Net GSF:	\$471.23

PROPOSED FINANCING

New First Loan:	\$1,026,000
Interest Rate:	6.25%
Amortization	30
Monthly Payment:	\$6,317
DCR	(1.25)

ANNUALIZED OPERATING DATA

	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	150,468		162,000	
Less Vacancy Rate Reserve:	(7,523)	5.0%	(8,100)	5.0%
Gross Operating Income:	142,945		153,900	
Less Expenses:	(47,876)	31.8%	(47,876)	29.6%
Net Operating Income:	95,069		106,024	
Less Loan Payments:	(75,807)		(75,807)	
Pre-Tax Cash Flow:	19,262	2.2% *	30,217	3.5% *
Plus Principal Reduction:	12,418		12,418	
Total Return Before Taxes:	31,679	3.6% *	42,635	4.9% *

* As a percent of the down payment

SCHEDULED INCOME

No. of Units	Bdrms/ Baths	Approx. SF	CURRENT RENTS		MARKET RENTS	
			Monthly Rent/ Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
6	2+1		\$1,850-\$2,350		\$ 2,250	\$ 13,500

ESTIMATED ANNUALIZED EXPENSES

Taxes:	Rate	1.25%	\$	23,750
Insurance			\$	6,064
Utilities			\$	5,392
Maintenance	4.0%		\$	6,019
Trash			\$	3,379
Landscape			\$	1,772
General & Admin			\$	1,500

Total Scheduled Rent:	\$ 12,539	\$ 13,500
Laundry & Other:	\$ -	\$ -
Misc:	\$ -	\$ -
Monthly Scheduled Gross Income:	\$ 12,539	\$ 13,500
Annual Scheduled Rent:	\$ 150,468	\$ 162,000
Annual Scheduled Gross Income:	\$ 150,468	\$ 162,000

Total Expenses:	\$ 47,876
Per Net Sq. Ft.:	\$ 11.87
Per Unit:	\$ 7,979

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Property Description

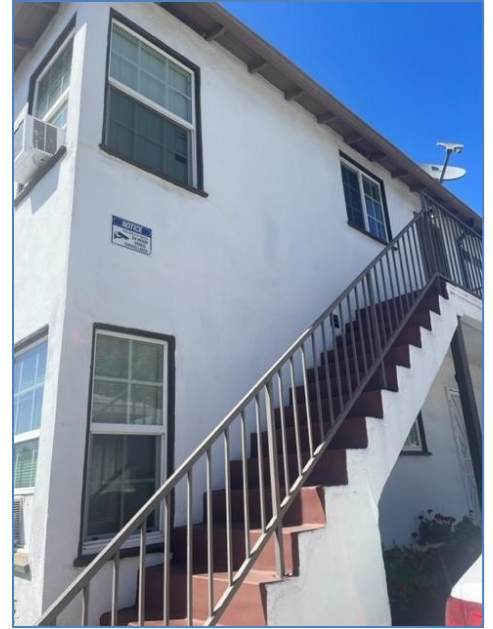
132 S Rampart Blvd.

Los Angeles, CA 90057

The property at 132 S. Rampart is located on the northeast corner of 2nd Street and Rampart, just one block south of Beverly Boulevard, home to the world-famous Tommy's hamburger. This convenient and pedestrian oriented location is situated just south of the 101 freeway, between Historic Filipino town and Rampart Village.

This six-unit complex consists of all junior two bedroom, one bath units with front and back doors. Each unit is separately metered for both gas and electric and has their own individual hot water heater. The building has been maintained very well with copper plumbing, vinyl windows and an upgraded electrical system. The building has a raised foundation, and each unit has a wall air conditioner.

There are six enclosed garages plus an additional four open spaces for parking. There is an opportunity to convert three of the enclosed garages into studio ADUs.



Investment Highlights:

- Very good corner location – LAR4 Zoning
- Great Unit Mix of all Two Bedrooms
- Priced at 5% Cap / 12.6 X Gross on Current Rents
- Low Operating Costs with Separate Utilities and Individual Hot water tanks
- Opportunity to Add Value with 3 Additional Units (ADUs)

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

Transit Score
71

Excellent Transit

Transit is convenient for most trips.

Bike Score
59

Bikeable

Some bike infrastructure.



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Property Features



Features	<ul style="list-style-type: none">• Separate Metered Gas and Electric• Raised Foundation Two-Tandem Parking, Plus 3 Small Enclosed Garages (storage), and 3 Additional Parking Enclosed Garages• Wall A/C Units• Unit 132 Has Private Patio• Pitched Composite Roof• Some Vinyl Windows• Newer Electrical
APN	5155-024-014
Zoning	LAR4

Rent Roll

Unit	Unit Type	Current Rent	Anniversary Month
132	2 + 1	\$2,050	April
2561	2 + 1	\$1,850	September
2563	2 + 1	\$2,100	June
2565	2 + 1	\$1,950	April
2567	2 + 1	\$2,239	July
2569	2 + 1	\$2,350	September
Totals		\$12,539	

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Photos

132 S Rampart Blvd.
Los Angeles, CA 90057



Disclaimer: All information contained herein is from sources deemed reliable;
however, no representation or warranty is made to the accuracy thereof.

Photos

132 S Rampart Blvd.
Los Angeles, CA 90057



Disclaimer: All information contained herein is from sources deemed reliable;
however, no representation or warranty is made to the accuracy thereof.

Photos

132 S Rampart Blvd.
Los Angeles, CA 90057



Disclaimer: All information contained herein is from sources deemed reliable;
however, no representation or warranty is made to the accuracy thereof.

Photos

132 S Rampart Blvd.
Los Angeles, CA 90057



Disclaimer: All information contained herein is from sources deemed reliable;
however, no representation or warranty is made to the accuracy thereof.

Photos

132 S Rampart Blvd.
Los Angeles, CA 90057



Disclaimer: All information contained herein is from sources deemed reliable;
however, no representation or warranty is made to the accuracy thereof.

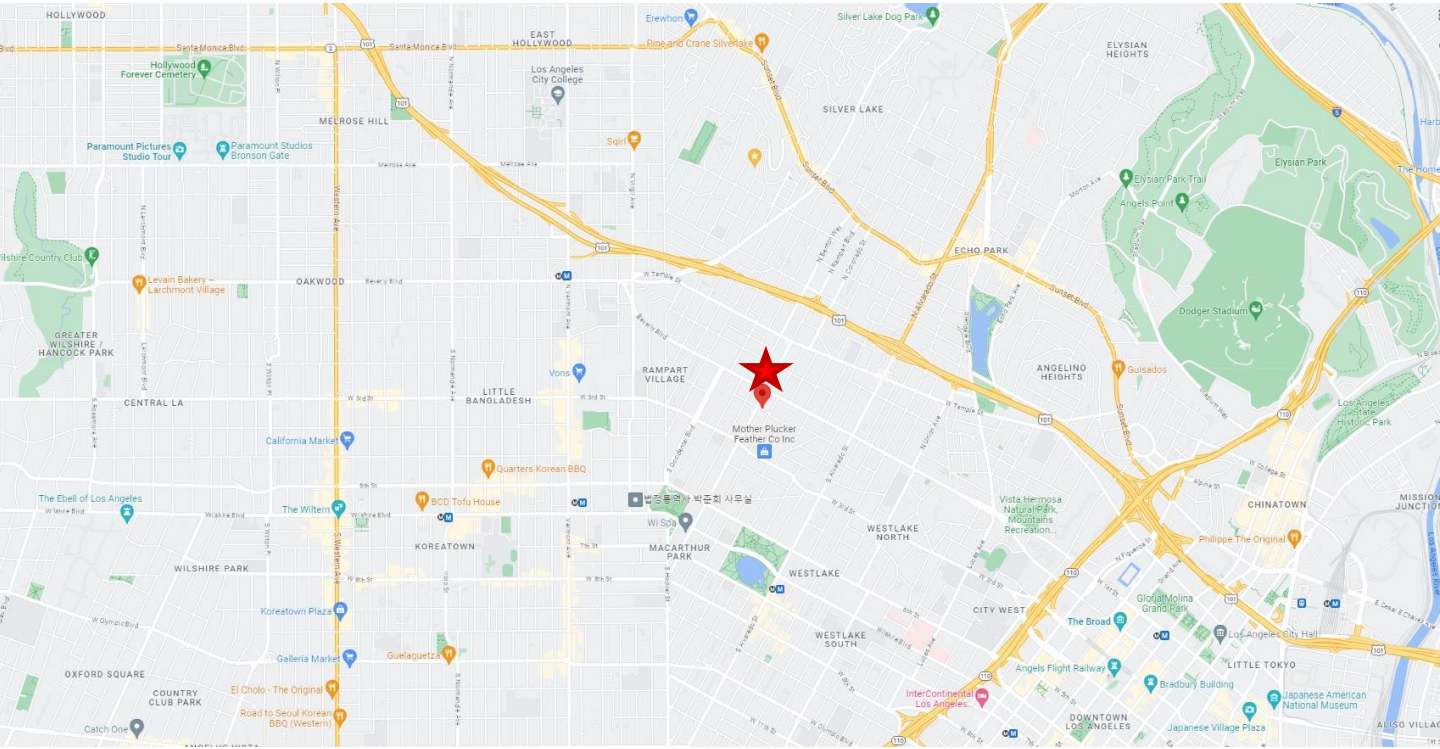
Maps

132 S Rampart Blvd.
Los Angeles, CA 90057

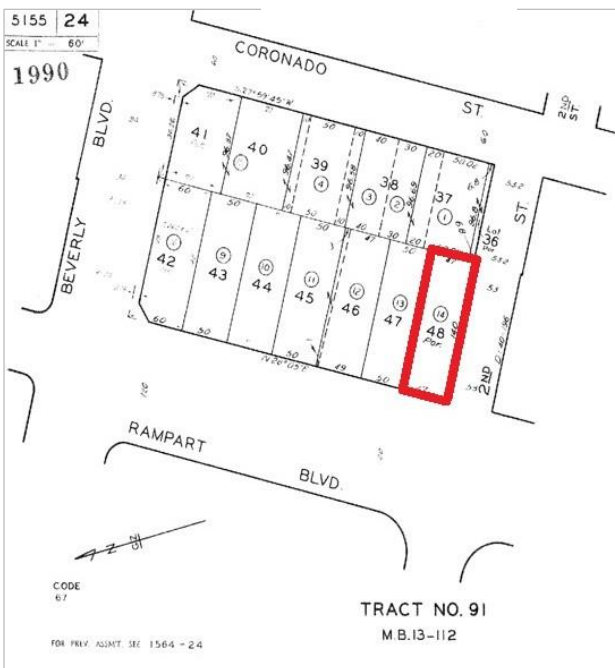


TAMARACK
REAL ESTATE SERVICES

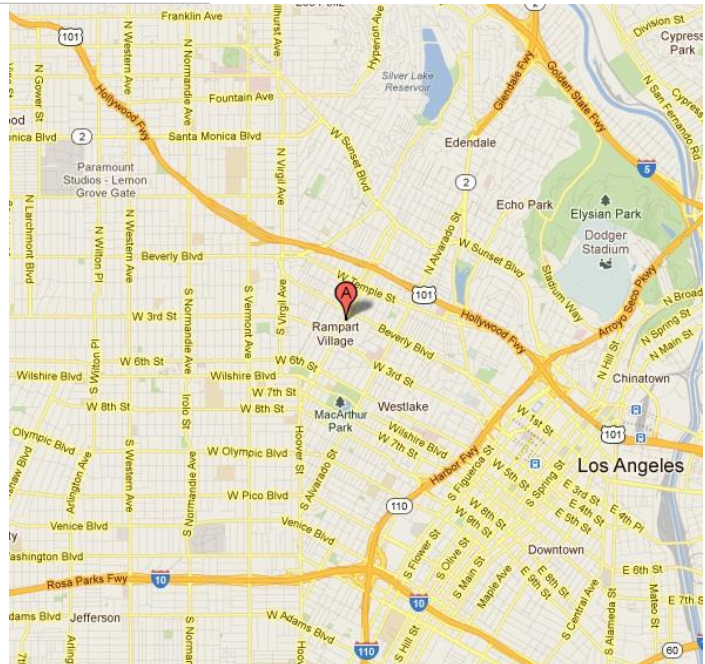
SUBJECT MAP



PLAT MAP



STREET MAP



Disclaimer: All information contained herein is from sources deemed reliable;
however, no representation or warranty is made to the accuracy thereof.

Sales Comparables

1

**1513 W. 11th Pl.
Los Angeles, CA 90015**



Price	\$1,688,000
Sale Date	6/30/2023
SF / \$/SF	7,972 / \$211.74
Units / \$/Unit	8 / \$211,000
Cap Rate / GRM	5.28% / 12.0
Year Built	1910
Unit Mix	(8) 2 + 1
Notes	8 parking spaces

2

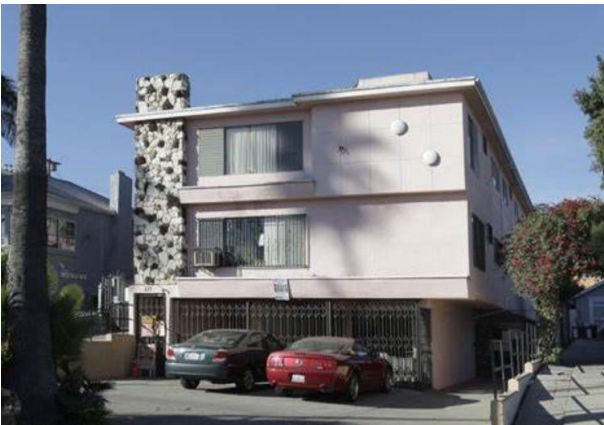
**329 S. Bonnie Brae St.
Los Angeles, CA 90057**



Price	\$2,143,500
Sale Date	3/21/2023
SF / \$/SF	4,400 / \$487.16
Units / \$/Unit	4 / \$535,875
Cap Rate / GRM	N/A / N/A
Year Built	1911
Unit Mix	4
Notes	9 Parking Spaces

3

**237 N. Catalina St.
Los Angeles, CA 90004**



Price	\$2,200,000
Sale Date	12-30-2022
SF / \$/SF	7,107 / \$309.55
Units / \$/Unit	10 / \$220,000
Cap Rate / GRM	4.81% / N/A
Year Built	1959
Unit Mix	(4) 1+ 1 (6) 2 + 1
Notes	10 Parking Spaces

Sales Comparables

4

**820 Coronado Ter.
Los Angeles, CA 90026**



Price	\$2,125,000
Sale Date	10/4/2022
SF / \$/SF	2,519 / \$843.59
Units / \$/Unit	6 / \$354,167
Cap Rate / GRM	4.7% / 13.9
Year Built	1957
Unit Mix	(6) 1 + 1

5

**213 S. New Hampshire Ave.
Los Angeles, CA 90004**



Price	\$1,470,000
Sale Date	5/8/2023
SF / \$/SF	5,254 / \$279.79
Units / \$/Unit	4 / \$367,500
Cap Rate / GRM	2.76% / N/A
Year Built	1922
Unit Mix	(4) 2 + 1
Notes	14 parking spaces

6

**1330 Portia St.
Los Angeles, CA 90026**



Price	\$3,800,000
Sale Date	11/3/2022
SF / \$/SF	5,923 / \$641.57
Units / \$/Unit	10 / \$380,000
Cap Rate / GRM	5.20% / 14.02
Year Built	1966
Unit Mix	(7) 1 + 1 (1) 1 + 1 w/ basement (1) Studio + 1 - New ADU (1) 1 + 1 - New ADU

132 S Rampart Blvd.
Los Angeles, CA 90057

DAVID KAUFMAN Lic # 01217537
[E] david@tamarackres.com
[P] (818) 464-3212
[C] (310) 877-8600