



2106 ROCKFORD RD.

A Trophy Duplex w/ Bonus Unit in Silver Lake

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OFFERING MEMORANDUM

2106 ROCKFORD RD. LOS ANGELES, CA 90039

EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS*

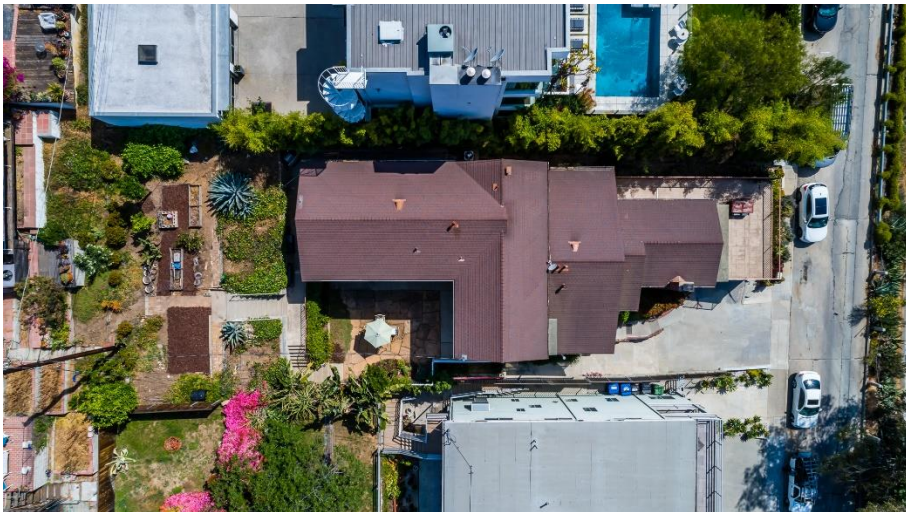
- One-of-a-kind duplex with bonus studio in one of Los Angeles' most desirable neighborhoods
- Incredible views of Silver Lake reservoir
- (2) two-bedroom/ 1 bath units and (1) non-confirming studio unit
- Does not require soft-story retrofit
- Studio unit to be delivered vacant
- Walking Distance to Reservoir jogging path, meadow and dog park, Trendy Restaurants and Retail Stores - Walk Score of 70 from www.walkscore.com

* Buyer to verify this information with City of Los Angeles

INVESTMENT OVERVIEW

- LA Homes & Architecture, the exclusive listing agent, is pleased to present for sale an incredibly unique asset, 2106 Rockford Rd., a duplex with a non-conforming bonus unit located right on the Silver Lake Reservoir.
- Perfect for the investor or owner occupier who wants to live in one unit and get income from the other units.
- The 2,702 square foot property consists of one two (2) two-bedroom/one-bathroom units that are tenant occupied. The non-confirming studio unit adds approximately 550 square feet that would be delivered vacant.
- Large basement with workshop and $\frac{3}{4}$ bathroom.
- The units are filled with light and have spectacular views from both 2 bedroom units. The front unit has a large balcony with incredible views of the reservoir and hills.
- Considered one of LA's hippest areas to live, Silverlake attracts those looking for an urban environment with hillside homes. Whether you want to relax in Silver Lake Meadow, take your dog to the park or run the path around the reservoir, nature is right at your doorstep. This vibrant neighborhood also offers trendy restaurants, eclectic boutiques and numerous coffee drinking options. Although you can take a hike in minutes from your home, Silver Lake is still one of LA's most walkable neighborhoods.

2106 ROCKFORD RD. – PROPERTY PHOTOS - EXTERIOR



2106 ROCKFORD RD. – PROPERTY PHOTOS - EXTERIOR



2106 ROCKFORD RD. – PROPERTY PHOTOS – UNIT 1 TWO BEDROOM/ ONE BATH



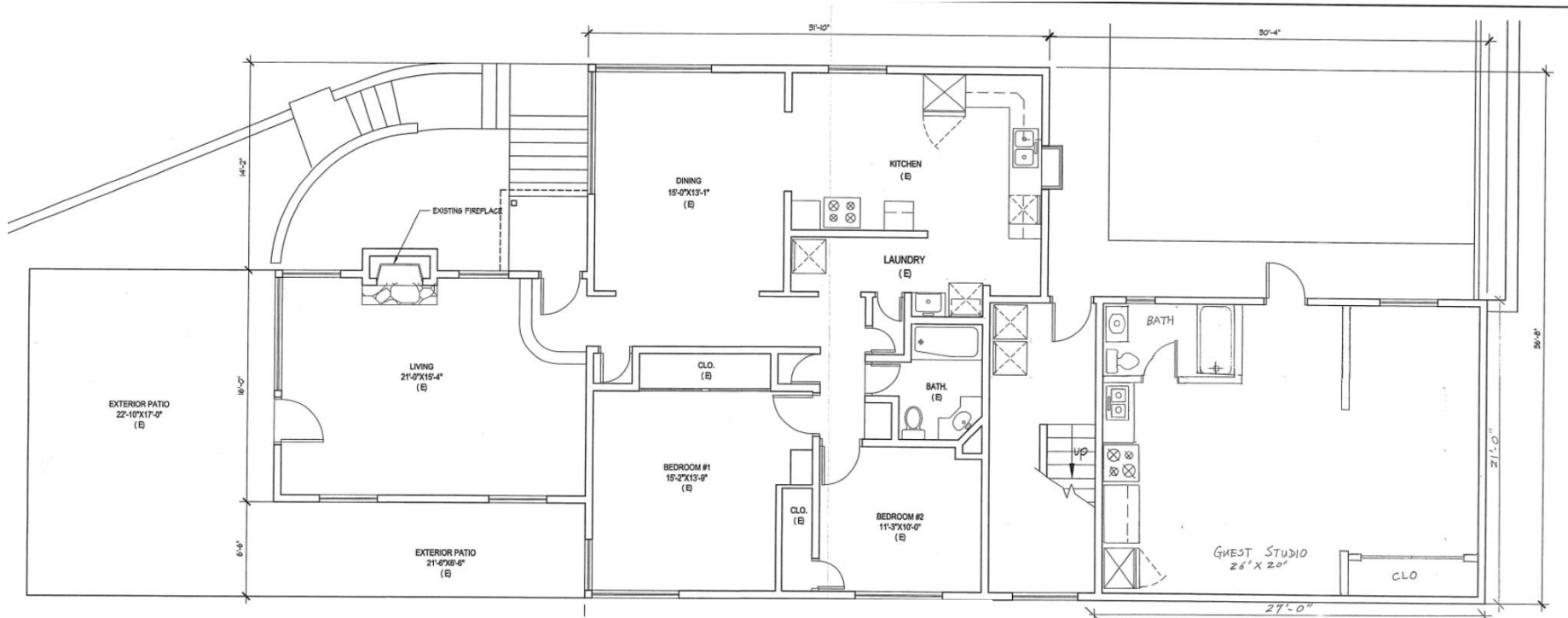
2106 ROCKFORD RD. – PROPERTY PHOTOS – UNIT 2 TWO BEDROOM/ ONE BATH



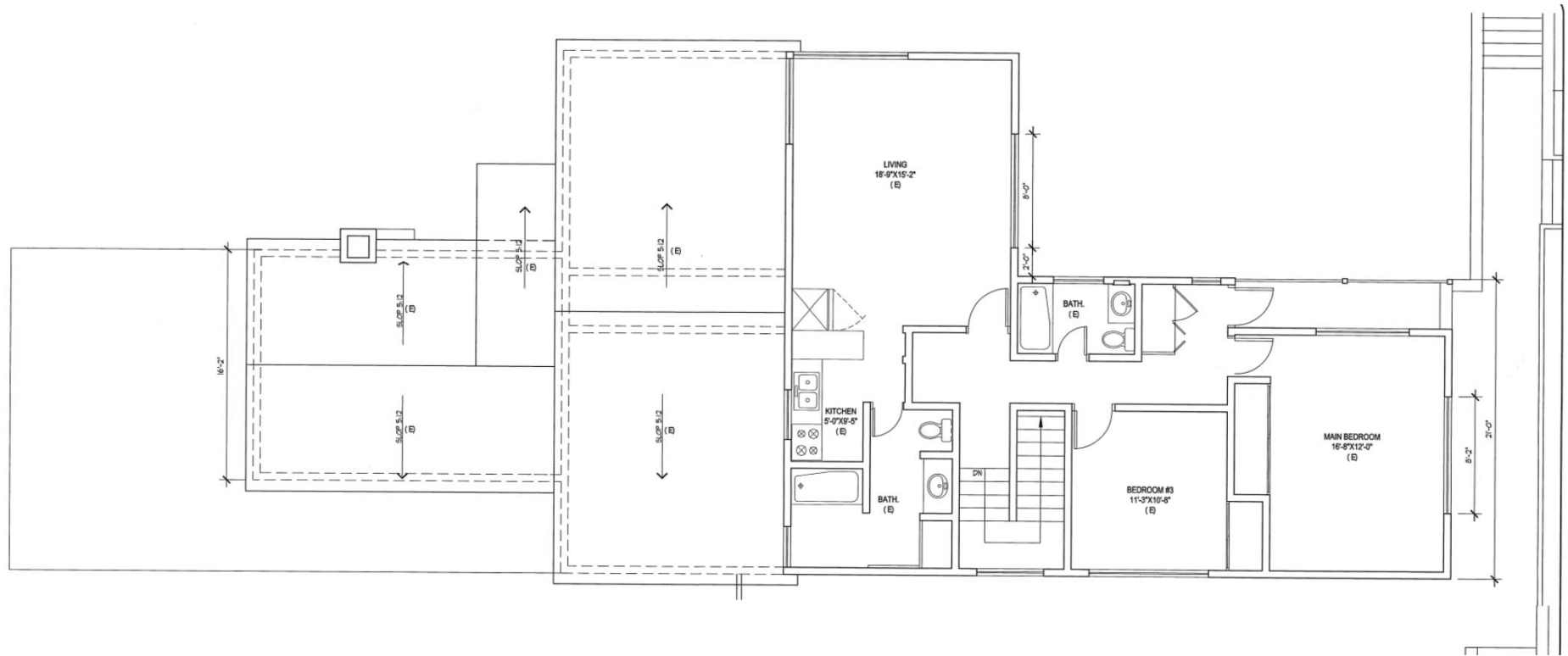
2106 ROCKFORD RD. – PROPERTY PHOTOS – UNIT 3 BONUS STUDIO



FLOORPLAN – 1st Floor

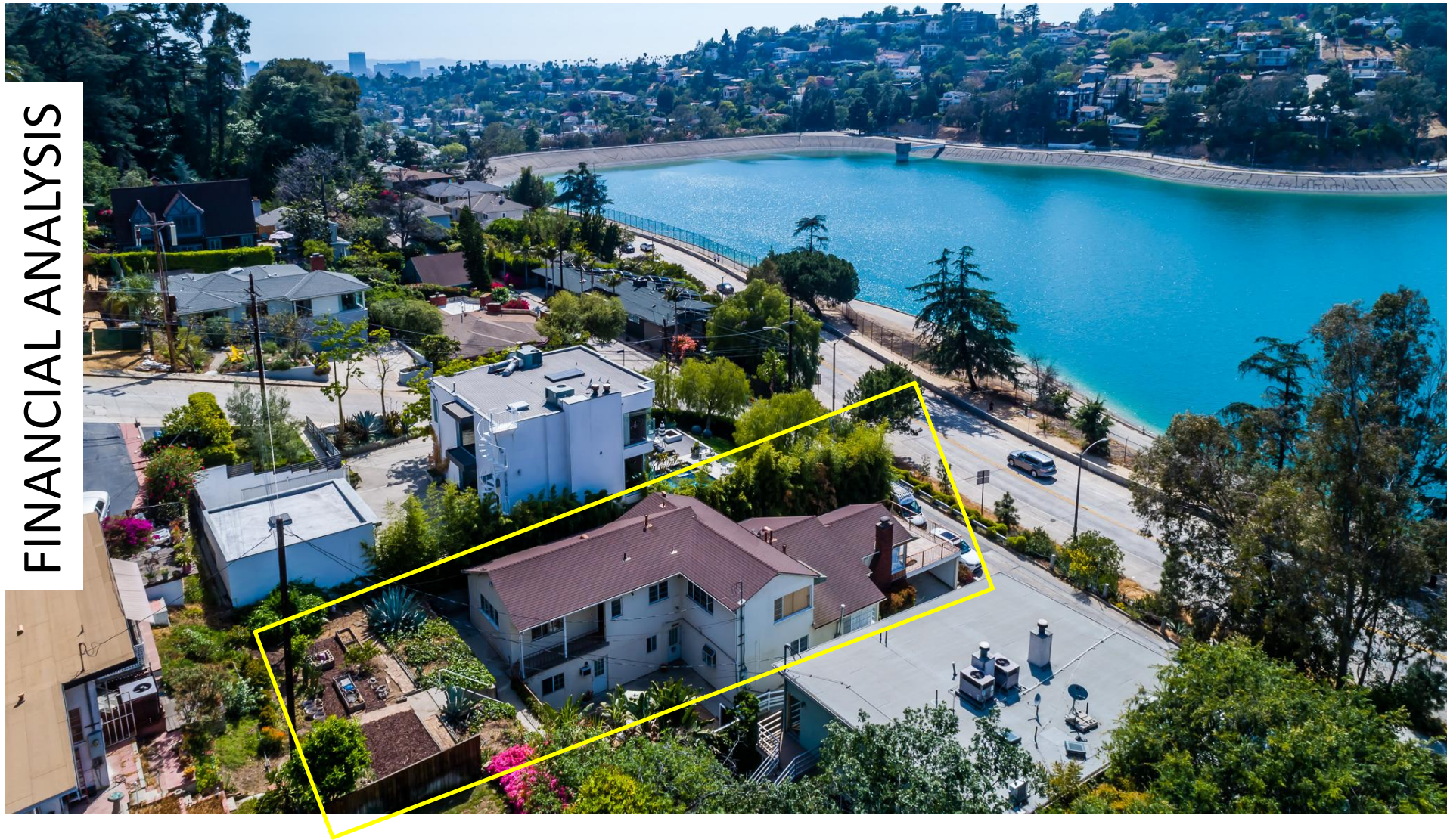


FLOORPLAN – 2nd Floor



2106 ROCKFORD RD. – FINANCIAL ANALYSIS

FINANCIAL ANALYSIS



FINANCIALS

2106 Rockford Rd. Silver Lake Los Angeles 90039

TOTAL UNIT COUNT:	3
ON TITLE UNIT COUNT:	2
APN:	5422-005-031
STORIES:	2
ON TITLE SQUARE FOOTAGE:	2,706
TOTAL SQUARE FOOTAGE (WITH BONUS UNIT):	3,256
ON TITLE PRICE PER SQ FT	\$647
TOTAL PRICE PER SQ FT	\$537
LOT AREA:	7,470
YEAR BUILT:	1950
ZONED:	LAR1

2106 Rockford Rd. Silver Lake Los Angeles 90039

PRICE:	\$1,750,000
CAP Rate:	3.92%
GRM:	18.88
GROSS INCOME:	\$92,700
NET OPERATING INCOME:	\$68,684
EST. ANNUAL OPERATING EXPENSES	
Est. Property Taxes	\$20,878
Est. Trash / Sewer/ Water (Tenants pay utilities)	\$0
City Fees	\$284
Est. Insurance	\$1,000
ESTIMATED OPERATING EXPENSES:	\$22,162

UNIT	UNIT TYPE	TENANT MONTHLY UTILITY PAYMENT	CURRENT MONTHLY RENT	PROJECTED MONTHLY RENT	CURRENT ANNUAL GROSS RENT	PROJECTED ANNUAL GROSS RENT
Unit 1	2 Bedroom / 1 Bathroom	\$100*	\$3,450	\$3,950	\$41,400	\$47,400
Unit 2	2 Bedroom / 1 Bathroom	\$165	\$2,675	\$3,250	\$32,100	\$39,000
Unit 3	Non-conforming Studio/ 1 bath	\$100	\$1600**	\$1,600	\$19,200	\$19,200
Total			\$7,725	\$8,800	\$92,700	\$105,600

*Increase in utility payment to \$180 September 1, 2018

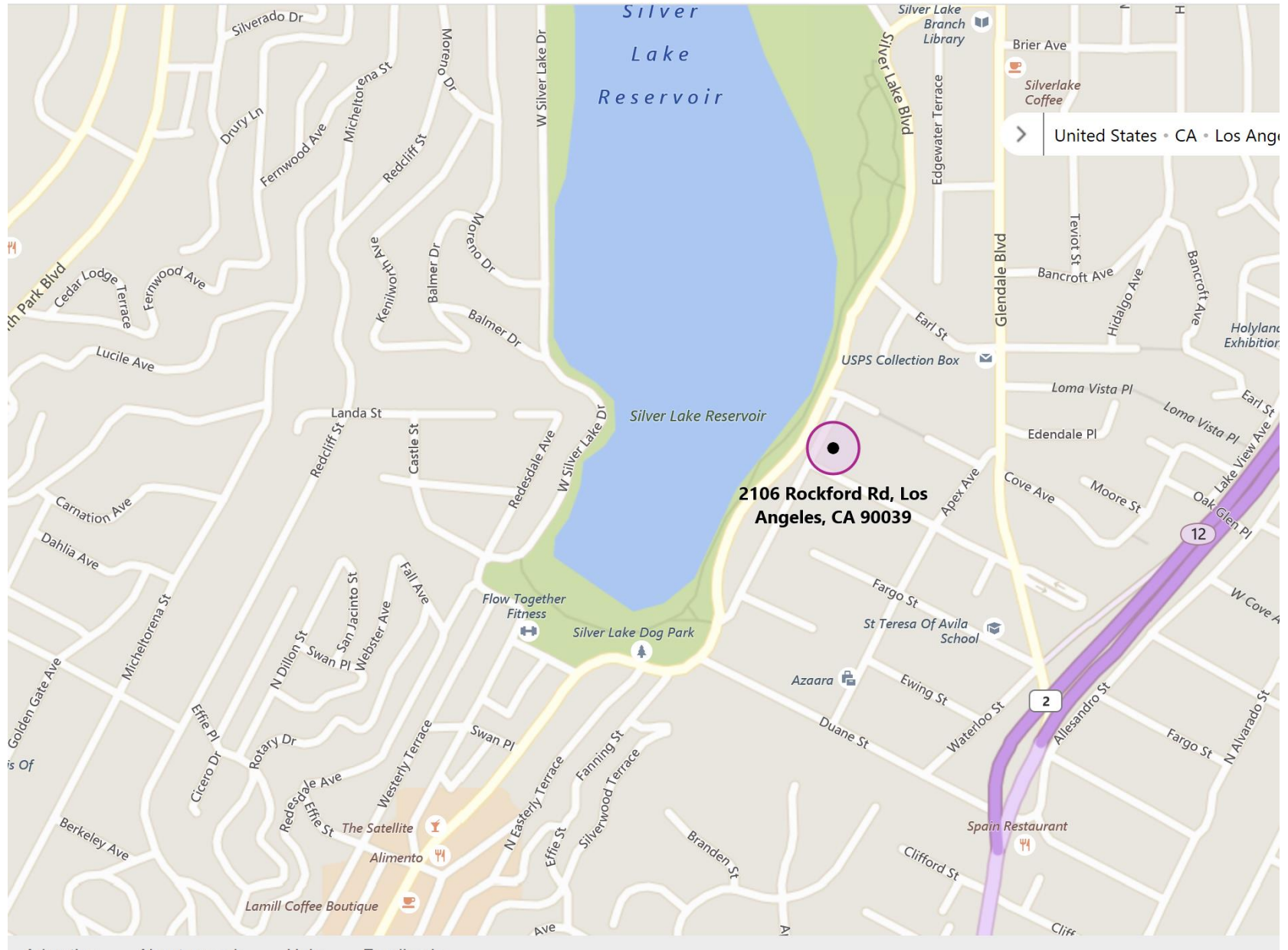
**Currently owner occupied so rent projected

2106 ROCKFORD RD. – MARKET OVERVIEW

MARKET OVERVIEW



LOCATION



LOCATION – SILVER LAKE

- Considered one of LA's hippest areas to live, Silverlake attracts those looking for a creative community with hillside homes. Whether you want to relax in Silver Lake Meadow, take your dog to the park or run the path around the reservoir, nature is right at your doorstep. This vibrant neighborhood also offers trendy restaurants, eclectic boutiques and gourmet coffee spots. Nearby you can enjoy L & E Oyster Bar, Silver Lake Wines or Lamill Coffee.
- Although you can take a hike in minutes from your home, Silver Lake is still one of LA's most walkable neighborhoods.



THANK YOU



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