

RESERVOIR PARTNERS



Marcus McInerney
marcus@reservoirla.com
323.316.6226

The Investment Opportunity

Reservoir Partners is pleased to present the opportunity to acquire 2518 Bellevue Ave, a four-unit turn-key investment opportunity located in the thriving Silver Lake neighborhood of Los Angeles. Originally built in 1917 and extensively renovated in 2017 (approximately \$300,000 of CapEx monies invested), the subject property consists of a Duplex + two California Bungalows totaling 2,919 square feet and situated on a 7,455SF lot. The desirable unit mix includes one 3+2 unit, one 2+1 units and two 2+2 units that all have private outdoor living space and off-street parking. Every unit has been fully upgraded with brand new appliances, new modern cabinetry, solid oak flooring, in-unit washer & dryers and other high end finishes.

Located at Bellevue and Rampart, the property is located three blocks south of Sunset Boulevard in Silver Lake, a market with compelling fundamentals, trendy restaurants, boutique retailers, a picturesque reservoir, and a variety of music and entertainment venues that draw crowds from across the LA region. The area has demonstrated meaningful appreciation in both the single family home market and the rental market as affluent Angelenos continue to move into the region. This deal represents a rare investment opportunity to acquire a property that requires minimal capital improvements, yet offers rental upside in a robust market that is forecasted to continue to appreciate.







Investment Highlights

- * Located in the heart of thriving Silver Lake, One of the most sought after pockets in Los Angeles.
- * Currently 100% occupied at aggressive market rents
- * Over \$300k of CapEx monies was put towards new systems (re-piping, electrical, framing, windows, AC) and interior finishes (new oak flooring, modern kitchen cabinets, designer bathrooms, stainless appliances)
- * Desirable unit mix consisting of one 3+2, one 2+1 and two 2+2 with private outdoor space and off-street parking
- * Central Los Angeles location that provides close proximity to various employment centers.
- * Trendy cafes, boutiques, and restaurants are within walking distance on Sunset Blvd.

Silver Lake

Voted Forbes' Hippest Neighborhood and built around a city reservoir, Silverlake is well known for its trendy restaurants, nightlife, and avante garde Modernist architecture. Since the end of 1990's the area has also been the center of Los Angeles' indie and alternative music scene. Silverlake has long been a desirable community, and for the approximately 15 years since gentrification began in earnest, home values and rents have dramatically increased.









Rent Roll

				CURRENT	
UNIT	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT / SF
2516 Bellevue Ave	Occupied	3+2	841	\$3,345	\$3.98
2518 Bellevue Ave	Occupied	2+1	546	\$2,495	\$4.59
530 Rampart Blvd	Occupied	2+2	766	\$2,895	\$3.77
532 Rampart Blvd	Occupied	2+2	766	\$2800	\$3.65
TOTALS/AVERAGES					
UNITS	LEASED	OCCUPANCY	RENTABLE SF	RENT	RENT / SF
4	4	100%	2919	\$11,535	\$4.00



Property Details

Property Address: 2516 Bellevue Ave, Los Angeles, CA 90026
2518 Bellevue Ave, Los Angeles, CA 90026
530 N Rampart Blvd, Los Angeles, CA 90026
532 N Rampart Blvd, Los Angeles, CA 90026

Assessor's Parcel Number: 5402-023-011
Buildings: Three
Year Built/Renovated: 1917/2017
Land Use: Multi-Family 4-unit
Zoning: R3-1VL

SITE DESCRIPTION

Units: Four
Gross Square Footage: 2919
Parcel Size: 7455
Outdoor Space: Yes
Parking: Three Spaces





Financial Summary

Property

Address 2518 Bellevue Ave
Los Angeles, CA 90026

Year built 1925

Lot size 7,445 SQFT

Purchase Information

Property type Multi-family

Purchase Price \$1,695,000

Units 4

Building 2,919 SQFT

Zoning R3-1VL

Financial Information

Down payment \$508,500 30%

Debt \$1,186,500

Interest rate 4.75%

Term 30 years

Monthly payment \$6,189

Cash on cash return 5.19%

Rental income \$138,420

Operating expenses -

Property tax \$21,188

Insurance \$2,151

Gardener \$1,200

Building Maintenance / Repair \$6,000

Water / sewer \$7,200

Total operating expenses \$37,739

Net operating income \$100,681

Cap rate - ACTUAL 5.94%

Gross rent multiplier - ACTUAL 12.25