



FOR SALE
APARTMENT PORTFOLIO

1642 ECHO PARK AVE
ECHO PARK, CA 90026

Prime Echo Park Apartments

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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**PROPERTY
INFORMATION**

Executive Summary

Property Description

Property Details

Property Photos

Financial Summary

Site Plan

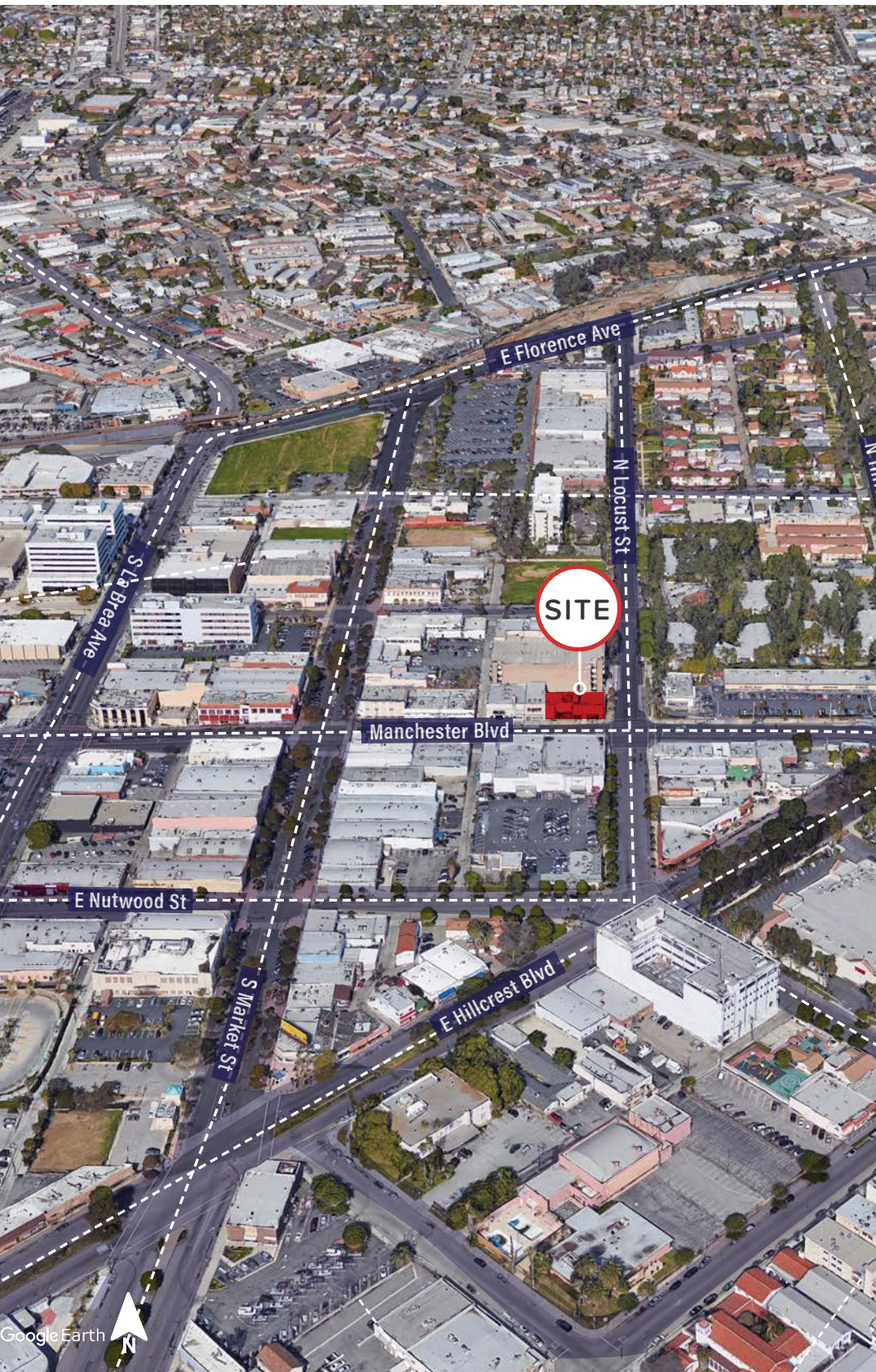
EXECUTIVE SUMMARY

355 E Manchester Blvd, Inglewood is a 5,363 SF two story building on a 8,556 SF lot at a signalized intersection in the heart of Downtown Inglewood. This site offers a wide range of possible uses as it provides great visibility and is located directly adjacent to the newly renovated municipal parking structure.

This location has many surrounding amenities to offer such as LAX, many national chain and local restaurants, and easy access to the 105 and 405 freeways.

HIGHLIGHTS

- High visibility building on a major thoroughfare with a large monument sign
- Less than 1 mile from the Forum and the new NFL stadium
- Adjacent to newly renovated municipal parking structure



PROPERTY DETAILS

Address 355 E Manchester Blvd, Inglewood

Bldg Size 5,363 SF

Lot Size 8,556 SF

APN 4021-010-021

Zoning HC, Historic Core

Year Built 1966

No. of Stories 2

Sale Price \$2,500,000



PROPERTY
DETAILS







FINANCIAL
ANALYSIS

Financial Summary

FINANCIAL SUMMARY

Summary

Price:		\$800,000
Down Payment:	30%	\$240,000
Number of units:		3
Cost per Unit:		\$266,667
Current GRM:		15.33
Market GRM:		13.33
Current CAP:		3.85%
Market CAP:		4.80%
Year Built / Age:		1946
Approx. Lot Size:		5,462
Approx. Gross RSF:		2,208
Cost per Net RSF:		\$362.32

Proposed Financing

First Loan Amount:		\$560,000
Terms:	4.50%	Term/Yrs 30
Payment		\$2,837.44

Estimated Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$52,200		\$60,000	
Vacancy Rate Reserve:	1,566	3.00% ¹	1,800	3.00% ¹
Gross Operating Income:	50,634		58,200	
Expenses:	19,820	37.97% ¹	19,820	33.03% ¹
Net Operating Income:	30,814		38,380	
Loan Payments:	34,049		34,049	
Pre Tax Cash Flows:	-3,235	-1.35%	4,331	1.80%²
Principal Reduction:	9,179		9,179	
Total Return Before Taxes:	5,944	2.48%	13,510	5.63%²

¹ As a percent of Scheduled Gross Income

² As a percent of Down Payment

Rent Roll Summary

			Current Rents		Market Rents	
No. of Units	Bdrms/Baths	Approx. SF	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
1	2+1	800	\$1,650	\$1,650	\$2,000	\$2,000
1	1+1	650	\$1,400	\$1,400	\$1,500	\$1,500
1	1+1*	650	\$1,300	\$1,300	\$1,500	\$1,500
Total Scheduled Rent				\$4,350		\$5,000
Laundry						
Monthly Scheduled Gross Income				\$4,350		\$5,000
Annualized Scheduled Gross Income				\$52,200		\$60,000
Utilities Paid by Tenant				Gas and Electric		

Estimated Annualized Expenses

Estimated		
Taxes	1.25%	\$10,000
Pest Control		\$150
Electricity		\$300
Insurance		\$1,104
Repairs and Maintenance		\$1,200
Management		\$2,088
Trash		\$3,600
Licenses		\$178
Water & Sewer		\$1,200
Total Expenses:		\$19,820
Per Net Sq. Ft:		\$8.98
Per Unit:		\$6,607

FINANCIAL SUMMARY

Price \$810,000

Price per Unit \$270,000

GRM 15.5

CAP Rate 4.3%

Cash-on-Cash Return (yr 1) 4.27 %

Total Return (yr 1) \$34,621

Debt Coverage Ratio -

OPERATING DATA

Gross Scheduled Income \$52,200

Other Income -

Total Scheduled Income \$52,200

Vacancy Cost \$1,566

Gross Income \$50,634

Operating Expenses \$16,013

Net Operating Income \$34,621

Pre-Tax Cash Flow \$34,621

FINANCING DATA

Down Payment \$810,000

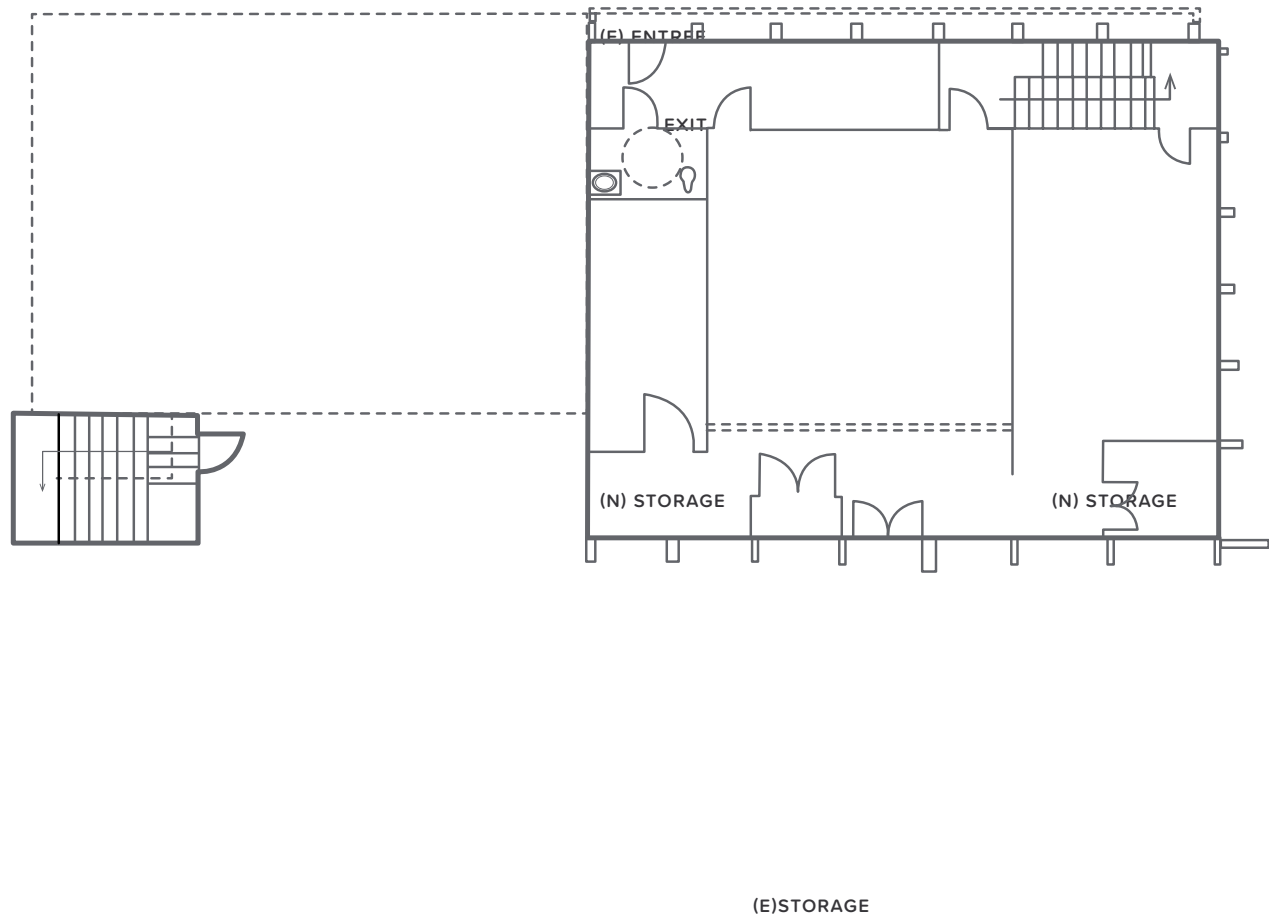
Loan Amount -

Debt Service -

Debt Service Monthly -

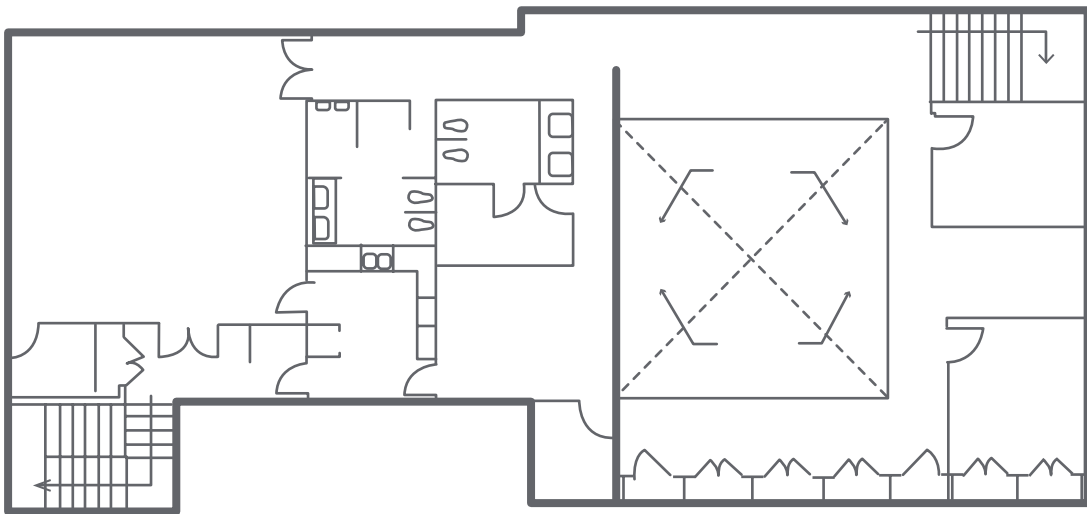
Principal Reduction (yr1) -

SITE PLAN



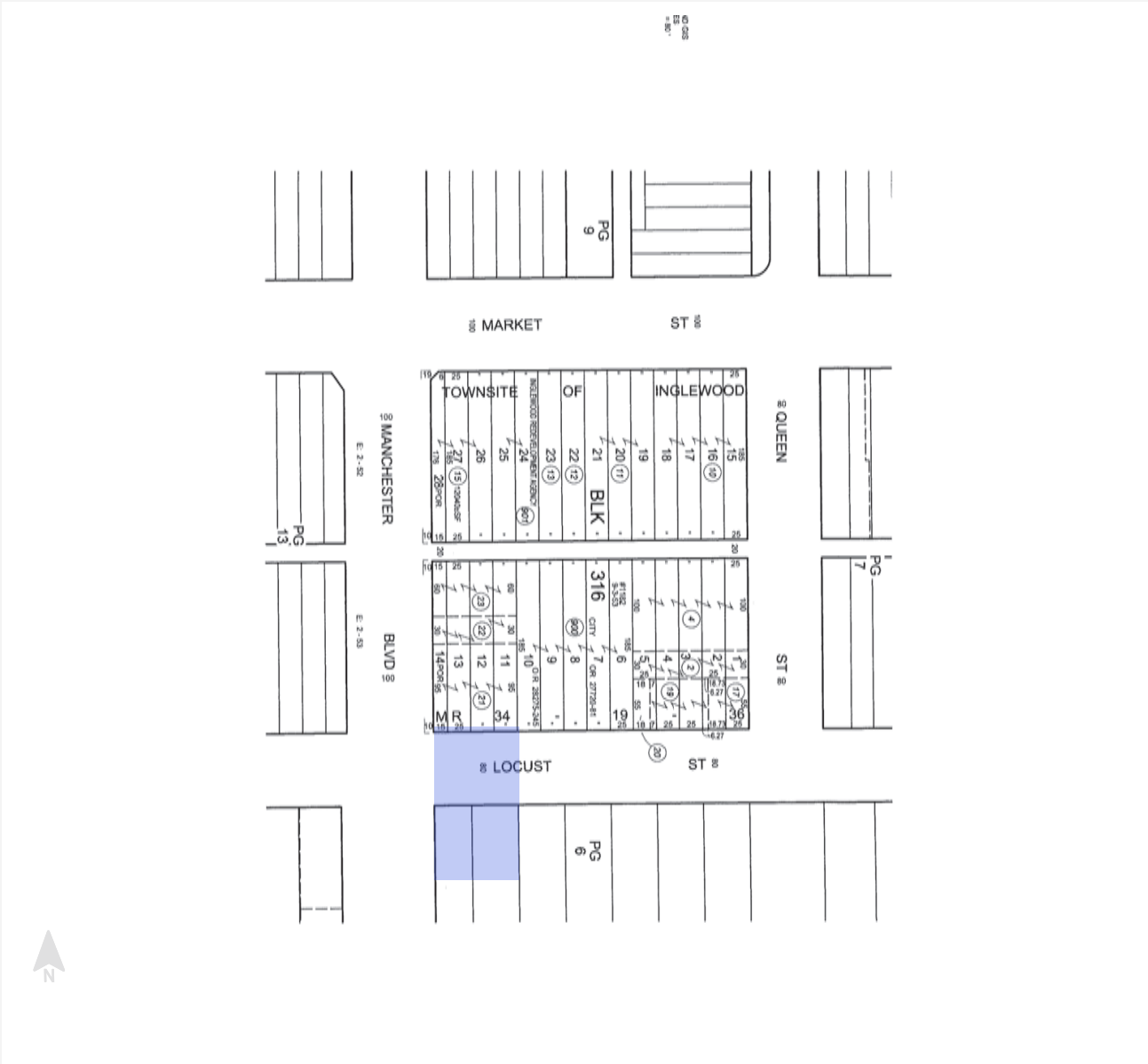
FIRST FLOOR

SITE PLAN



SECOND FLOOR

PARCEL MAP



LOCATION INFORMATION

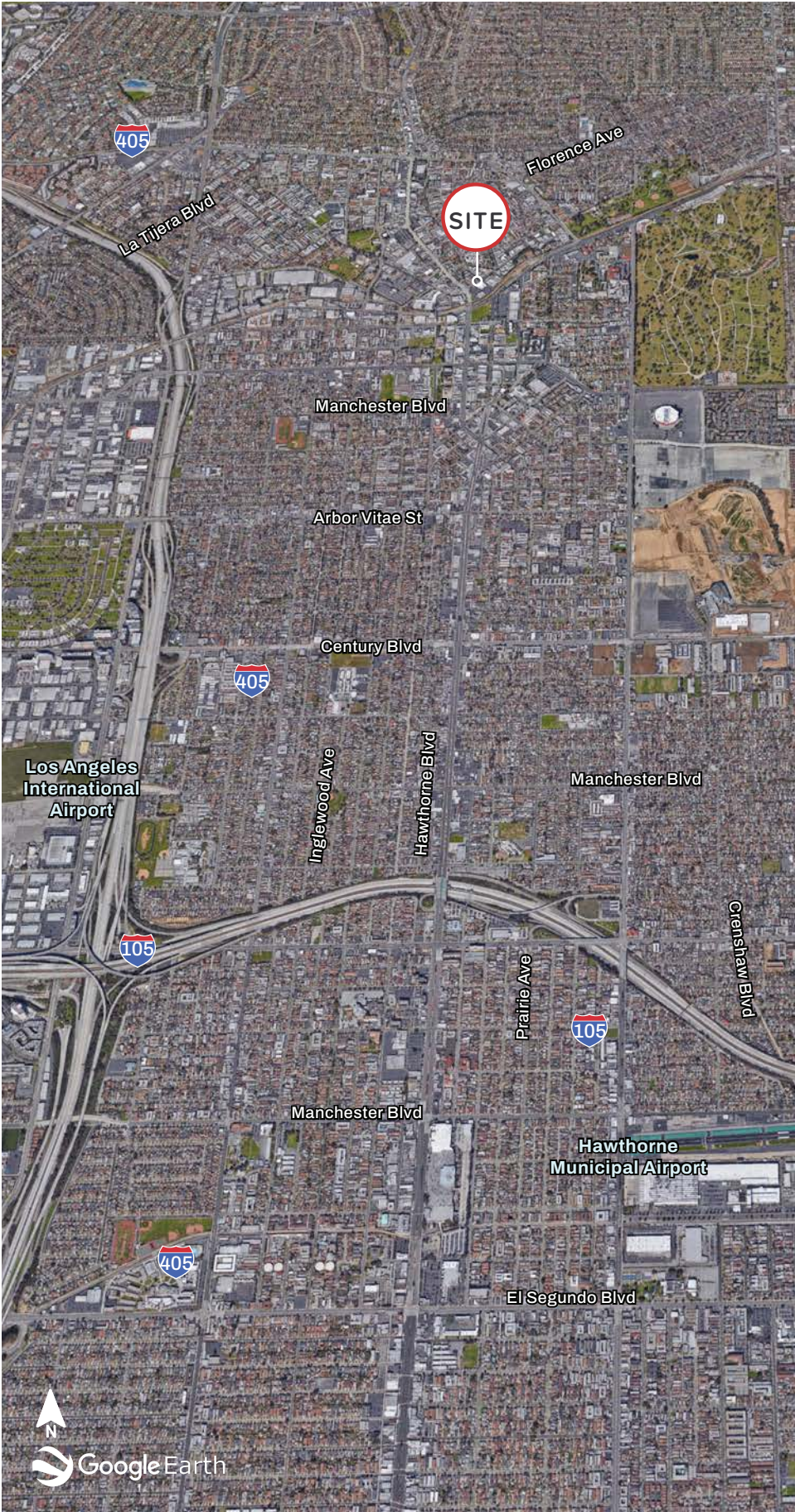
Location Overview

Location Maps

Area Overview

Property Location

Neighboring Development Projects



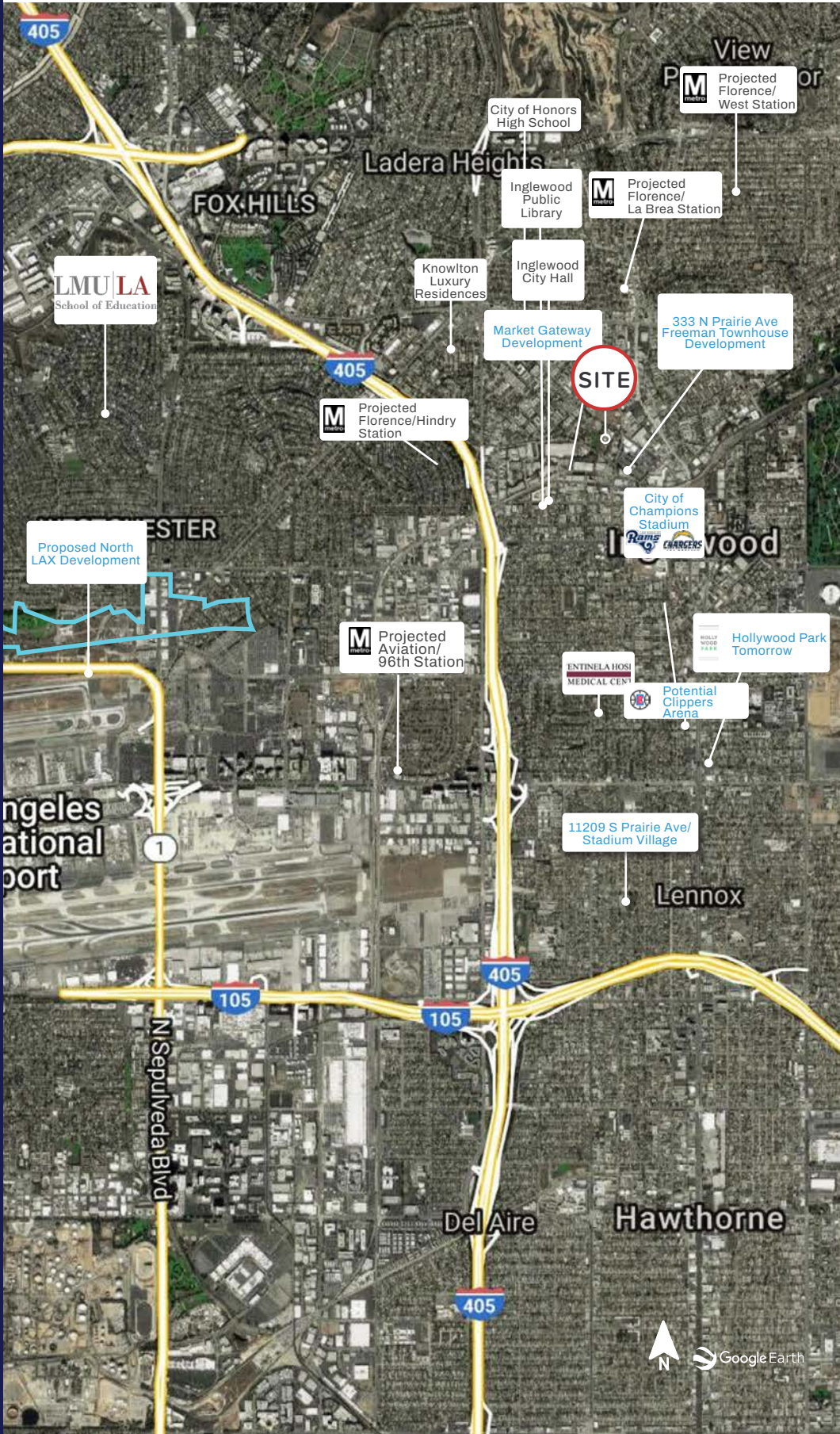
LOCATION OVERVIEW

This property is located in the City of Inglewood on the corner of Manchester and Locust St, east of La Brea Ave and west of Prairie Ave. Inglewood is centrally located within Los Angeles County and serves as the link between the northern and southern halves of Los Angeles. It is also an entry point for over 60 million travelers who come through LAX, the sixth busiest airport in the world. Inglewood is currently experiencing a transformation that will reshape the landscape of this critical Westside city.

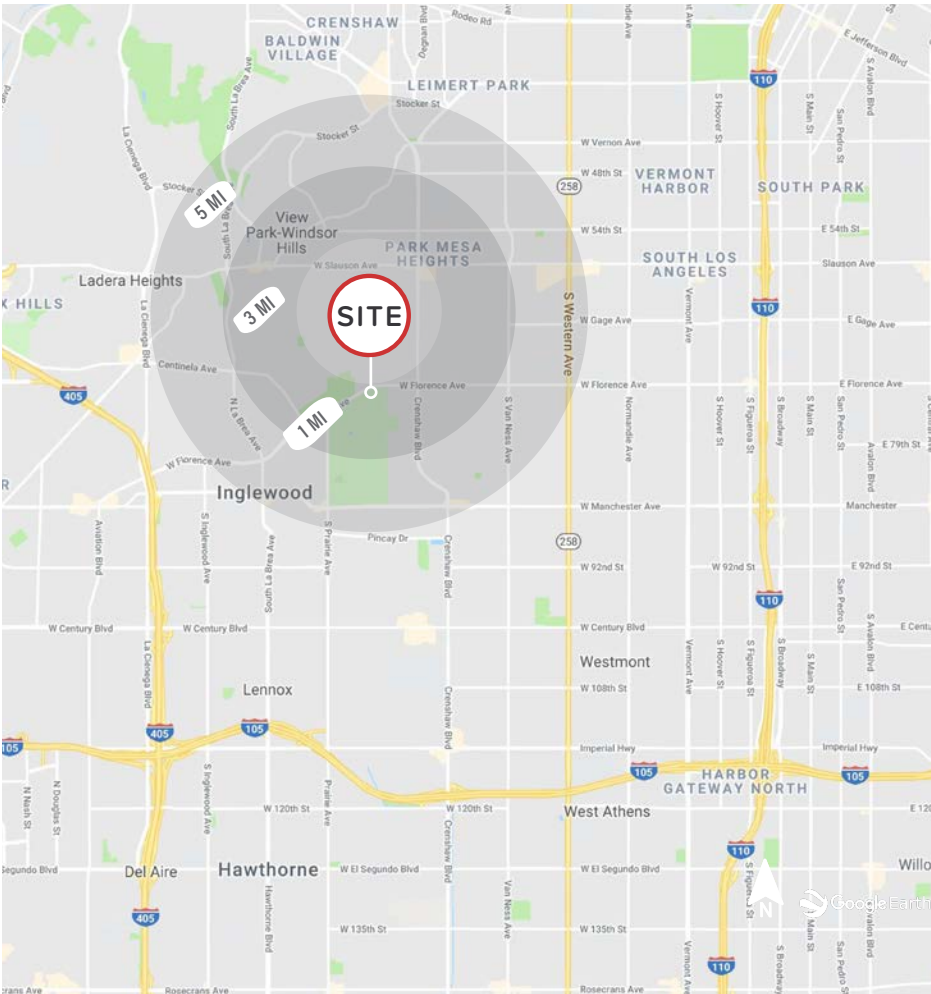
AREA OVERVIEW

The City of Inglewood is currently experiencing a transformation that will reshape the landscape of this critical Westside city.

2014 was a landmark year for the city as it saw several significant events, including the Forum's rebirth as a world-class entertainment venue and the launch of such pivotal projects as the Hollywood Park 238-acre mixed-use community and the city-wide Crenshaw/LAX Metro rail line. Construction of the 80,000 SF arena is expected to be completed for the 2020 NFL season and will house both the LA Rams and LA Chargers.








PROPERTY LOCATION



DEMOGRAPHICS

1 Mile 3 Miles 5 Miles

	Population	42,524	289,150	882,290
	Households	15,389	101,566	296,523
	Average HH Income	\$60,431	\$81,690	\$79,176
	Total Businesses	1,589	9,841	26,760
	Total Employees	13,717	104,453	337,775



NEIGHBORING DEVELOPMENT PROJECTS

City of Champions Stadium

The LA Rams are back in Los Angeles after receiving approval from the NFL in January of 2016. They will return to a brand new 80,000-seat stadium in the city of Inglewood. Named the City of Champions Stadium, it forms part of a larger plan that includes a 300 acre multi-use redevelopment project. This redevelopment project had been on the books for nearly a decade. The new stadium will replace the Hollywood Park Racetrack and Casino, which was demolished earlier, and will be large enough to accommodate two NFL teams. It is currently on track for completion in 2019, which would be just in time to host the 2020 National Football League Super Bowl.



Construction on the stadium broke ground on August 13, 2016. The project is scheduled to be completed in August of 2019. The Stadium is being developed by Stan Kroenke, owner of the Rams, and Stockbridge Capital, the primary developer of Hollywood Park Tomorrow. City of Champions Stadium out-bid two competing proposals for the Los Angeles NFL Stadium, one in Carson and the other in the City of Industry. The City of Champions Stadium is allowed to house two NFL teams.

The development project is partnered with Stockbridge Capital's redevelopment of Hollywood Park, which will be home to a dynamic mixed-used, master-planned neighborhood that will include thousands of quality-crafted single family homes, townhouses, and apartments, in addition to a luxury hotel, casino, and retail and office district.

D-3 Market Gateway



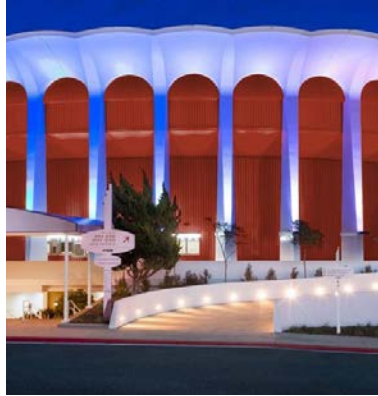
At around 317,000 SF total, the building lies on a lot of 2.7 acres with 240 apartments units starting on average at \$2,500 per month for a one bedroom. The site also boasts close proximity to thriving emerging neighborhoods such as Ladera Heights, Fox Hills, and Cheviot Hills which saw housing

prices jump over 35% between first quarter of 2016 and first quarter of 2017. The site benefits from being directly across the street from the Florence / La Brea Station which is slated to open in Spring 2019. The nearby construction of the Los Angeles Stadium and Entertainment District is transforming the site of the former Hollywood Park Racetrack to the home of both the LA Rams and the LA Chargers, with a stadium capable of holding over 100,000 people, as well as a 6,000-seat performing arts venue – bringing both concerts and major sporting events to the area. Together with the renovation & reopening of The Forum as a destination concert and sports venue, these new developments, only a 5-min walk from the site, are just a small part of the economic revitalization transforming Inglewood quickly.



NEIGHBORING DEVELOPMENT PROJECTS

The Forum



Adjacent to the north side of the future City of Champions Stadium lies the famous Forum. The Forum was built in 1967. It quickly became a landmark for the Greater Los Angeles Area as the former home of the Los Angeles Lakers, LA Kings, as well as several other soccer, tennis, and women's basketball teams. The Forum fell on hard times in the 2000s, when most of its teams moved to the Staples Center in Downtown Los Angeles. During these years, it was temporarily owned

by the Faithful Central Bible Church, which leased the property out for concerts, sporting events, and other activities requiring a large venue. However, in 2012, the property was acquired by the Madison Square Garden Company for \$23.5 million, which then invested \$76.5 million in renovations that were completed in 2013. While the Forum's role in the City of Champions redevelopment project is uncertain, it will undoubtedly benefit from the enormous investment and redevelopment of the region.

Hollywood Park Tomorrow

Development for Hollywood Park Tomorrow has been over a decade in the making. The Inglewood Race Track was purchased by the Hollywood Park Land in 2005, for \$260 million, but was delayed because of the recession. Now that the market is picking up, and with the news of the new NFL Stadium and the existing Forum, the development has accelerated.

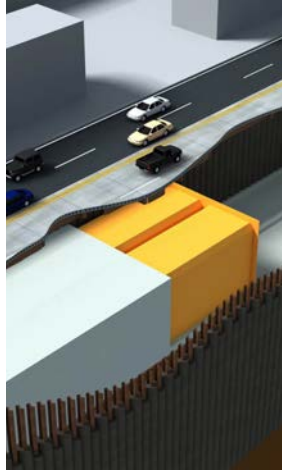
The 238 acre site is slated for total completion in 2023, with the nearby NFL Stadium being completed in 2019, just in time for the 2020 Superbowl. This project is aimed at being the first of many new developments in Inglewood and the South Bay, as the area is ripe for redevelopment and project has achieved the support of both investors, the local city government, and the surrounding residents.

This proposal has injected new life into Inglewood, which had long suffered from a lack of activity and development. This multi-billion dollar multi-use redevelopment project is going to include nearly 3,000 new residences, a 300 room luxury hotel and casino, 890,000 square feet of retail, 780,000 square feet of office space, and 25 acres of public parks, playgrounds, and open space with pedestrian and bike access.



LA Metro Crenshaw & LAX Transit Project

The Los Angeles Metro has announced that it will be working on extending the Metro Light Rail line from its existing Exposition Line at Crenshaw and Exposition Boulevards to include an 8.5-mile line to the Metro Green Line near LAX on Aviation Boulevard. This line will serve the cities of Los Angeles, Inglewood, and El Segundo, as well as several unincorporated portions of Los Angeles County. The project aims to revitalize several areas of the South Bay and to relieve traffic congestion. Decking operations began at multiple stations on August 19, 2016 as construction contractors began excavation in preparation for putting down the light rails.



NEIGHBORING DEVELOPMENT PROJECTS

Currently, there is a proposal introduced by the Board Members of the LA Metro to facilitate a feasibility study on a light rail extension from the proposed Crenshaw and LAX Transit Project south towards the future site of City of Champions Stadium, possibly along Prairie Avenue towards the western edge of Hollywood Park. This proposal could replace or augment an existing proposal that would create a separate line parallel to the Green Line that would travel through Hawthorne and end at Torrance and the Harbor District. Currently, these extension projects will be bolstered by the passage of the extension of Measure R, which would extend the half-cent sales tax that provides additional funding for the LA Metro beyond 2039.

North LAX Development



About five miles from Downtown Inglewood, Los Angeles International Airport is moving forward with its long-time plan to redevelop the land just north of the airport. The now-approved Northside plan has been in the making since at least the 1980s, but has continually stalled due to interference from the various commissions that oversee LAX and the surrounding area. This plan moved forward due to a dramatic scaling back of the previous 1980s plan, which would have called for several office high rises, big retailers, and, ultimately, 4.5 million square feet of commercial development. The new plan includes only about half that, at 2.32 million square feet, and includes large green spaces, parks, recreation, and eco-friendly developments that seek to integrate sustainable landscaping practices. Currently, the developers have not released a budget or timeline for this project.

NEIGHBORING DEVELOPMENT PROJECTS

11029 S. Prairie Ave - Stadium Village

In the south of Inglewood there is a new multi-use development project that is being developed by Prairie Imperial LLC, known as the Stadium Village. The proposed development is one mile south of the Hollywood Park Tomorrow development, but is completely unaffiliated with the actual City of Champions Stadium, or its affiliated residential and multi-use development. However, this four-star low-rise development will bring 198 multifamily units along with 19,000 square feet of retail space to the marketplace, and will likely be one of the first new developments to be delivered to the Inglewood market after the Stadium was announced.



333 N. Prairie Ave

Harridge Development Group is planning to create a master planned community in Inglewood near the site of the future Los Angeles Rams and Los Angeles Chargers stadium. Harridge Development Group purchased the 18-acre plot located at 333 N Prairie Avenue and intends to build 228 detached condos in a residential community called Grace Park. The project is underway but is not scheduled for completion until LA Stadium is finished in 2019.

The surrounding uses include St. Mary's Academy and civic uses to the north, Inglewood Park Cemetery to the east, and an established older single-family neighborhood to the west and south.



Knowlton Luxury Residences



With Silicon Beach heating up, developers are planning on expanding east into Inglewood. One property, known as Knowlton Luxury Residences, represents one of the first such developments in Inglewood. It is being developed by Strategic Legacy Investment Group, with designs by Arcaforma and Studio H2O, with interior design by The Interior Studio. The three-story luxury development broke ground in July of 2016 at 6944 Knowlton Place, just off La Cienega Boulevard and south of Centinela Ave.

The structure is expected to deliver 36 one, two, and three-bedroom units, ranging in size from 700 to 1,500 square feet, with a total rentable building area of 45,000 square feet. Developers have hinted that this is the first of many new developments to come in the area, as investor confidence has returned and investors feel comfortable expanding into nearby Inglewood, particularly as a result of the new stadium and NFL deal.

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