



3813
BALDWIN STREET
LOS ANGELES, CA 90031

KYLER WALTERSON

Associate

949-395-2717

kwalterson@naicapital.com

Cal DRE Lic #02210856

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

TABLE OF CONTENTS

01	PROPERTY DESCRIPTION
03	EXECUTIVE SUMMARY
04	PROPERTY HIGHLIGHTS
07	AERIAL MAP
05	RENT ROLL/OPERATION
09	SOLD COMPARABLES

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.



PROPERTY DESCRIPTION

3813 Baldwin presents a unique opportunity to invest in the historic neighborhood of Lincoln Heights in Los Angeles, with considerable potential for rental growth. Nestled in a serene valley region of Lincoln Heights, this 9-unit apartment building enjoys a prime location near the burgeoning district of Broadway, offering a diverse selection of dining and entertainment venues.

Tenants will value the property's proximity to the 110 and 5 freeways, simplifying commutes to employment hubs such as Pasadena and Downtown Los Angeles, as well as to neighboring Los Angeles districts like East Hollywood, Montecito Heights, Los Feliz, and Highland Park.

1

3813 BALDWIN STREET, LOS ANGELES, CA 90031



LOCATION DESCRIPTION

The developing area of Lincoln Heights presents a prime investment opportunity in a rapidly developing district. Enjoy the emerging culinary scene, nightlife, and cultural vibrancy defining this newly re-developing area. With convenient access to transportation and essential amenities, Lincoln Heights promises a dynamic and convenient urban lifestyle for residents and businesses alike.

HUGE UPSIDE

3813 Baldwin offers a variety of spacious units, from one-bedroom to multi-bedroom layouts, tailored to suit diverse tenant needs. Including one fully renovated unit at market rent. This Lincoln Heights multi-family property, situated in a prime location, presents a remarkable opportunity with approximately 47% rental upside!

AMPLE PARKING

3813 Baldwin Street offers extensive parking options beneath the units, guaranteeing convenient access for residents' vehicles. Additionally, plentiful street parking further simplifies parking for tenants, enhancing accessibility and convenience.

ADU POTENTIAL

3813 Baldwin Street offers an opportunity for expanded utility with the potential integration of two (2) Accessory Dwelling Units (ADUs) beneath the building. This option enables residents to optimize living arrangements or generate supplementary rental income. Such versatility not only enhances the property's value but also provides flexibility for future occupants. (Owner to confirm)

CONCLUSION

3813 Baldwin Street emerges as an exceptional investment opportunity within the historic neighborhood of Lincoln Heights. With its diverse unit mix, spacious accommodations, ample parking options, and potential for ADU integration, this property embodies versatility and promise. Additionally, its prime location near Broadway's expanding district underscores its appeal, offering residents access to a vibrant array of dining and entertainment options. 3813 Baldwin Street stands as a testament to astute investment, poised to deliver long-term value and prosperity in Los Angeles.

BUYOUTS

Tenants have indicated that they would consider an option such as cash-for-keys.

EXECUTIVE SUMMARY

PROPERTY ANALYSIS

STREET ADDRESS:	3813 Baldwin Street
CITY, STATE, ZIP:	Los Angeles CA 90031
COUNTY:	Los Angeles
SUB-MARKET:	Lincoln Heights

BUILDING INFORMATION

YEAR BUILT:	1975
UNITS:	8(1 Bed + 1 Bath) 1(4 bed + 2 Bath) 2(1bed +1 Bath ADU Potential)
APX. BLDG NRSF:	6,986 SF
COST PER NRSF:	\$257
COST PER UNIT:	\$200,000
CAP RATE:	4.2%
GRM:	13.4

BUILDING INFORMATION

PROPERTY TYPE:	Multi-Family
ZONING:	LAR3
LOT SIZE:	7,502 SF
APN #:	5211-012-014



PROPERTY HIGHLIGHTS

FINANCIAL SUMMARY

PPU:	\$188,000
PPSF:	\$243/sqft
GRM:	13.4 (Pro Forma 5.9)
CAP:	4.2% (Pro Forma 13.7%)
GROSS INCOME:	\$123,020 (Pro Forma \$285,600)
NET INCOME:	\$71,352 (Pro Forma \$233,068)

\$ PRICE
\$1,699,000

01 YEAR BUILT
1975

📍 ZONING
LAR3

🏠 BUILDING SIZE
6,986 SF

📏 LOT SIZE
7,502 SF

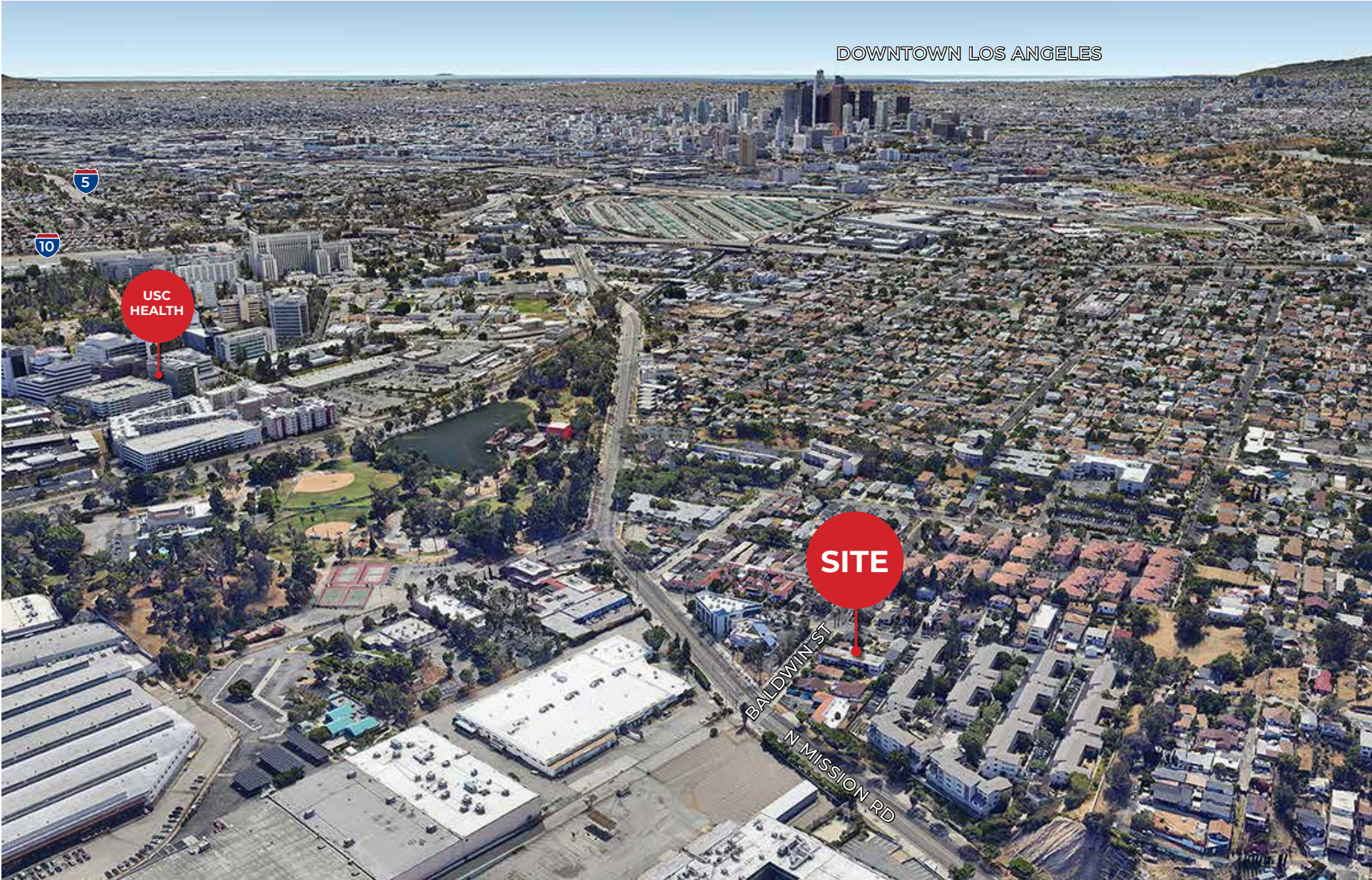
🏢 UNITS/ UNIT MIX
8 (1 Bed + 1 Bath)
1 (4 bed + 2 Bath)
2 (1bed +1 Bath ADU potential)

Separate ADU



Separate ADU

AERIAL MAP



RENT ROLL

UNIT TYPE	BED/BATH COUNT	SQFT	CURRENT RENTS	PROFORMA
Unit 1	4/2	1,402	\$1,624.98	\$4,000
Unit 2	1/1	698	\$1,079.40	\$2,000
Unit 3	1/1	698	\$815.85	\$2,000
Unit 4	1/1	698	\$1,023.33	\$2,000
Unit 5	1/1	698	\$1,134.00	\$2,000
Unit 6	1/1	698	\$777.63	\$2,000
Unit 7	1/1	698	\$983.85	\$2,000
Unit 8	1/1	698	\$922.53	\$2,000
Unit 9	1/1	698	\$1,890.00	\$2,000
ADU #1	1+1	700		\$2,000 PROFORMA
ADU #2	1+1	700		\$2,000 PROFORMA
			TOTAL \$10,252	TOTAL \$20,000

OPERATING INDICATORS

	ACTUAL		PROFORMA
Annual Rental Income:	\$10,251	Annual Rental Income:	\$20,000
Laundry Income:	\$300	Laundry Income:	\$300
Schedule Gross Income:	\$126,612	Schedule Gross Income:	\$288,000
Less Expenses (estimated): 42.0%	\$51,668	Less Expenses (estimated): 42.0%	\$52,531
Net Operating Income:	\$74,951	Net Operating Income:	\$235,469
±42% RENTAL INCOME UPSIDE			



**SOLD
COMPARABLES**

7 3813 BALDWIN STREET, LOS ANGELES, CA 90031

1 1440 Tremont St - Santa Teresita Apartments **SOLD**

Los Angeles, CA 90033

Recorded Buyer **Marzouk Family Trust**
 True Buyer **Michael Ezzat Marzouk**
 1440 Tremont St
 Los Angeles, CA 90033
 (772) 713-9303 (p)

Los Angeles

Recorded Seller **PI Properties No 79 LLC**
 True Seller **Positive Investments, Inc.**
 610 N Santa Anita Ave
 Arcadia, CA 91006
 (626) 321-4800 (p)



Thomas Bros. Guide

Sale Date **Oct 2, 2023**
 Sale Price **\$1,300,000**
 Price/SF **\$268.82**
 Price/Unit **\$185,714**
 Actual Cap Rate **5.00%**

Parcels **5202-012-018**
 Comp ID **6531781**
 Comp Status **Research Complete**

Type **2 Star Low-Rise Apartments**
 Year Built **1965**
 GBA **4,836 SF**
 Land Acres **0.17 AC**
 Land SF **7,501 SF**
 Units **7**
 Zoning **LARD2**

4 5333 Hyde St **SOLD**

Los Angeles, CA 90032

Recorded Buyer **5333 Hyde St LLC**
 True Buyer **Zih H Huang**
 1343 E Thelborn St
 West Covina, CA 91790
 (626) 792-9989 (p)

Los Angeles

Recorded Seller **GW Management LLC**
 18351 Colima Rd
 Rowland Heights, CA 91748
 True Seller **Tianpu Wang**
 2262 Joel Dr
 Rowland Heights, CA 91748
 (602) 503-5415 (p)



Thomas Bros. Guide 595-F6

Sale Date **Nov 1, 2023**
 Sale Price **\$1,800,000**
 Price/SF **\$358.07**
 Price/Unit **\$300,000**
 Actual Cap Rate **5.36%**

GRM **11.04**

Type **2 Star Low-Rise Apartments**
 Year Built **1964**
 GBA **5,027 SF**
 Land Acres **0.15 AC**
 Land SF **6,316 SF**
 Units **6**
 Zoning **R1**

3 617 Echandia St **SOLD**

Los Angeles, CA 90033

Recorded Buyer **Erica Loke Trust**
 Recorded Buyer **Loke**
 True Buyer **Erica W. Loke**
 450 Pembroke Dr
 Pasadena, CA 91107
 (626) 484-3805 (p)

Los Angeles

Recorded Seller **Toletino Linda A**
 True Seller **Linda A Toletino-Fregoso**
 5308 Carmento Dr
 Oak Park, CA 91377
 (661) 877-0938 (p)



Sale Date **Jul 25, 2023**
 Sale Price **\$1,275,000**
 Price/SF **\$329.29**
 Price/Unit **\$212,500**
 Actual Cap Rate **5.63%**

Parcels **5174-003-014**
 Comp ID **6469068**
 Comp Status **Research Complete**

Type **2 Star Low-Rise Apartments**
 Year Built **1964**
 GBA **3,872 SF**
 Land Acres **0.28 AC**
 Land SF **12,140 SF**
 Units **6**
 Zoning **LARD1.5**

LISTING BROKER

KYLER WALTERSON

Associate

949-395-2717

kwalterson@naicapital.com

Cal DRE Lic #02210856

MICHAEL DIXON

Senior Vice President

818-905-2400

mdixon@naicapital.com

Cal DRE Lic #01004121

JAKOB FRIEDMAN

Senior Associate

818-912-9865

jfriedman@naicapital.com

Cal DRE Lic #01263017