

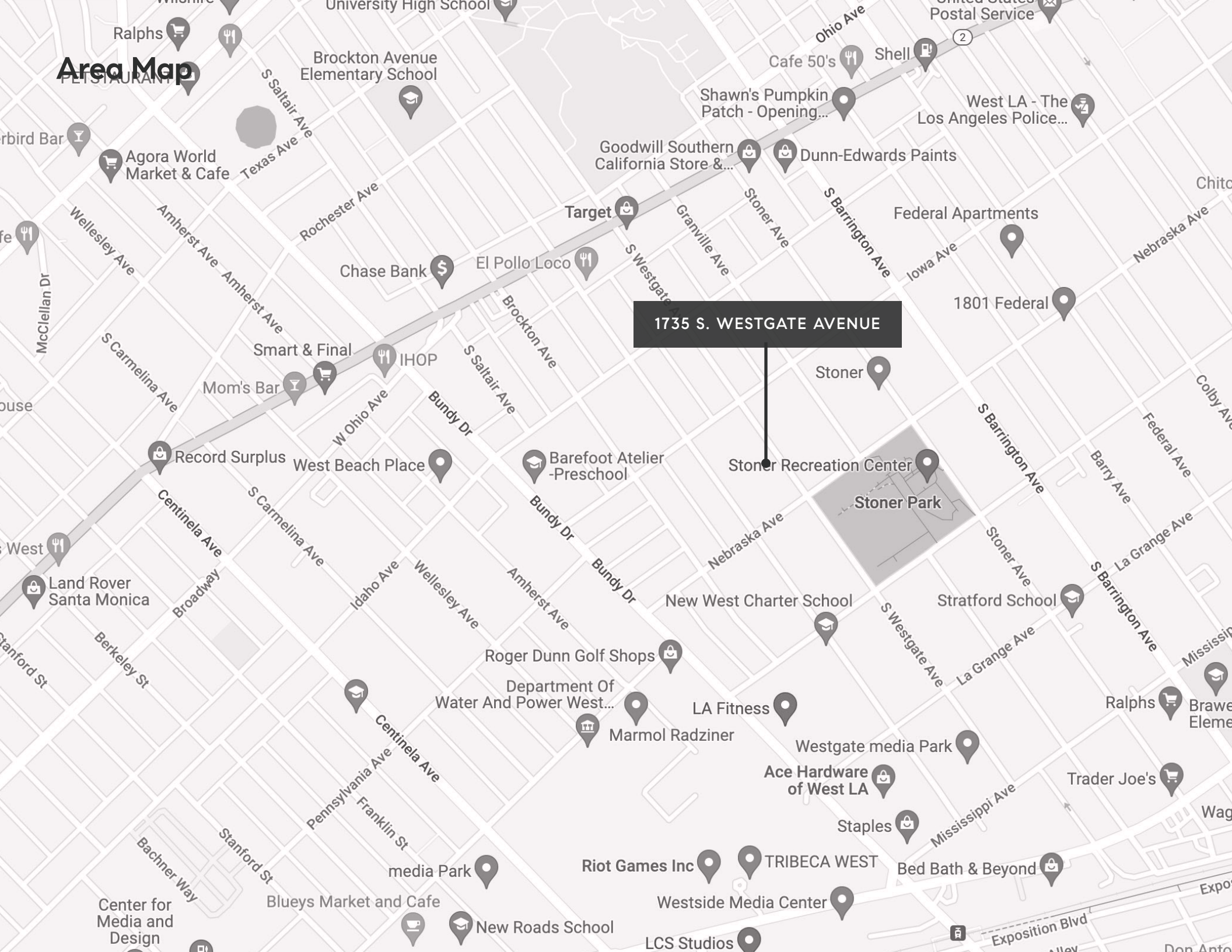


**FOR  
SALE**

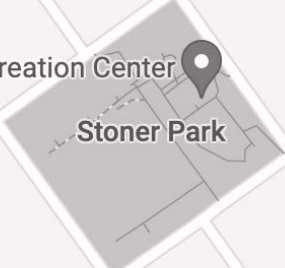
**Bella Court | Los Angeles, CA 90025**

**PREMIER MULTIFAMILY PROPERTY - SMALL LOT SUBDIVISION W/ INDIVIDUAL APN'S  
NEW CONSTRUCTION - NO RENT CONTROL**

# Area Map



1735 S. WESTGATE AVENUE





















# Executive Summary

## Property Overview:

1735 S. Westgate Ave was built as 6 individual free standing townhouses in a small lot subdivision with a unique, state-of-the-art contemporary design. Each home features 3 bedrooms, 4.5 bathrooms, and a loft. With shining light beams through each structure. Wood floors along the spacious, open-style, living room, dining room, and kitchen which are all perfect for entertaining. The kitchen boasts ample cabinetry and storage with Bertazzoni and Bosch appliances. The beautifully appointed primary suite has an exquisite bathroom with abundant closet space. The two additional bedroom suites are well-appointed. Each resident at Bella Court features an elevator, a two car garage, and a rooftop deck with amazing views. Feel free to hook up a BBQ and get grilling. This West L.A. location is conveniently near lots of international cuisines such as Sawtelle Japantown and a variety of shopping venues with easy accessibility to the 405 & 10 freeways, Westwood, Century City, Brentwood, and Santa Monica.

This is a unique opportunity to own six luxury residences, no rent control, as an income property. The individual addresses are: 11850, 11851, 11854, 11855, 11858 and 11859 Bella Court.

### Amenities:

- LED Lights
- Individual Security Systems, Fire Sprinklers & Electric Car Charger Outlets
- Bertazzoni Appliances
- Elevator Access to all 4 floors

Designed By: Architecture West



## At a Glance:

**\$15,900,000**

Price

**5.1%**

Cap Rate

**14.7**

GRM

**6**

Number of Units

**TOWNHOUSE**

Type of Units

**18,534 SF**

Total Building SF

**LEASE UP**

Occupancy

**NO RENT CONTROL**

Los Angeles

**2022**

Certificate of Occupancy

**12 (6 2 CAR GARAGES)**

Parking

**Bella Court**

Los Angeles, California 90025

# Financial Analysis

## Rent Roll

Unit	Address	Type	SF	Current Rents	\$/SF
1	1850 Bella Court	3 +4.5 (TH)	3,081	\$18,000	\$5.84
2	1851 Bella Court	3 +4.5 (TH)	3,081	\$13,000	\$4.22
3	1854 Bella Court	3 +4.5 (TH)	3,060	\$15,000	\$4.90
4	1855 Bella Court	3 +4.5 (TH)	3,060	\$18,000	\$5.88
5	1858 Bella Court	3 +4.5 (TH)	3,126	\$13,000	\$4.16
6	1859 Bella Court	3 +4.5 (TH)	3,126	\$15,000	\$4.80
			18,534		
<b>Month Rent</b>				<b>\$92,000</b>	
<b>Gross Income</b>				<b>\$1,104,000</b>	

# Financial Analysis

## Income & Expenses

Total Number of Unit	6	
Total Area (Gross)	18,534	
		<b>Pro-Forma</b>
<b>Gross Potential Rent</b>		<b>\$1,104,000</b>
Vacancy/Collection Loss @	2.0%	-\$22,080
<b>Effective Gross Income</b>		<b>\$1,126,080</b>
<b>Expenses</b>		
Real Estate Taxes	1.25%	\$206,474
Insurance		\$12,000
Utilities: Power, Gas, Water/Sewer & Internet		Tenant
Trash		Tenant
Repair & Maintenance		\$5,000
Groundskeeper		\$3,600
Pest Control		\$3,600
Elevator Maintenance		\$10,800
Management Fee	2.5%	\$28,152
<b>Total Expenses</b>		<b>\$269,626</b>
Expenses per SF		\$1.21
% of EGI		23.94%
<b>Net Operating Income</b>		<b>\$856,454</b>

# Financial Analysis

## Financial Overview

### Financial Overview

Price		\$15,900,000
Equity - Down Payment	50%	\$7,950,000
Number of Units - \$/Unit	6	\$2,650,000
Gross Square Feet - \$/SF	18,534	\$858
CAP Rate		5.11%
GRM		14.7
Year Built		2022
Lot Size		11,796
Type of Ownership		Fee Simple

### Financing\*

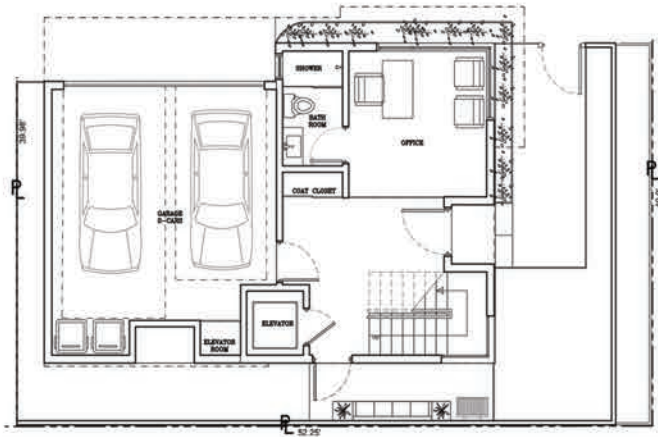
First Trust Deed		
Loan Amount	50%	\$7,950,000
Loan Type		New
Interest Rate	5.500%	
Amortization	30	
Annual 30 yr. Amtz PMT*		\$547,003

### Annualized Operating Data (30 yr Amtz)

Income	New Rent
Gross Potential Rent	\$1,104,000
Other Income	\$0
Gross Potential Income	\$1,104,000
Less: Vacancy/Deductions	-\$22,080
Effective Gross Income	\$1,081,920
Less: Expenses	\$269,626
Net Operating Income	\$812,294
Net Cash Flow Before Debt Service	\$812,294
Debt Service (30 yr.)	\$547,003
Debt Coverage Ratio	1.48
Net Cash Flow After Debt Service	\$265,291
Principal Reduction	\$120,364
Total Return	\$385,655
Total Return on Equity	4.85%

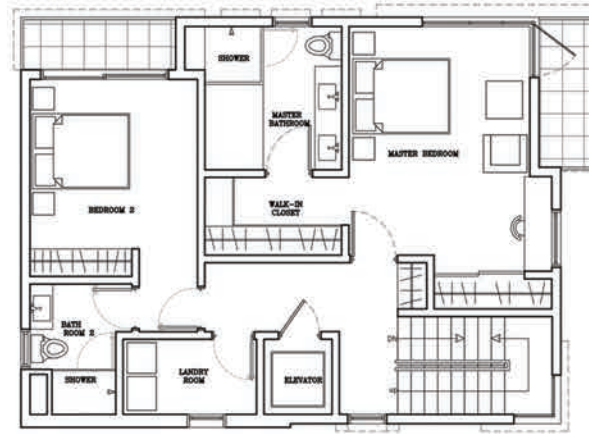
# Floor Plans - 11850 W. Bella Court

## LEVEL ONE



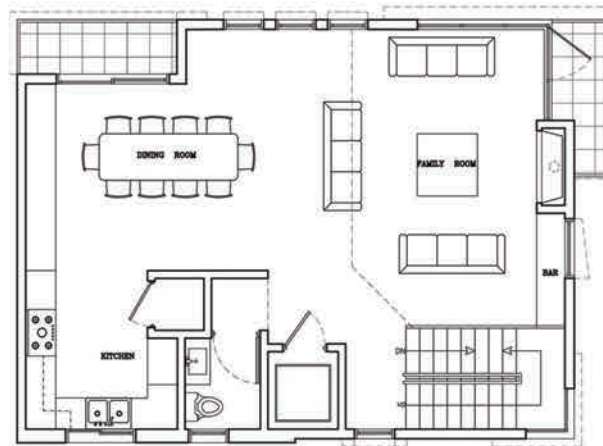
Lot Area 1,090 sqft  
 Living Area 469 sqft  
 Garage Area 403 sqft

## LEVEL TWO



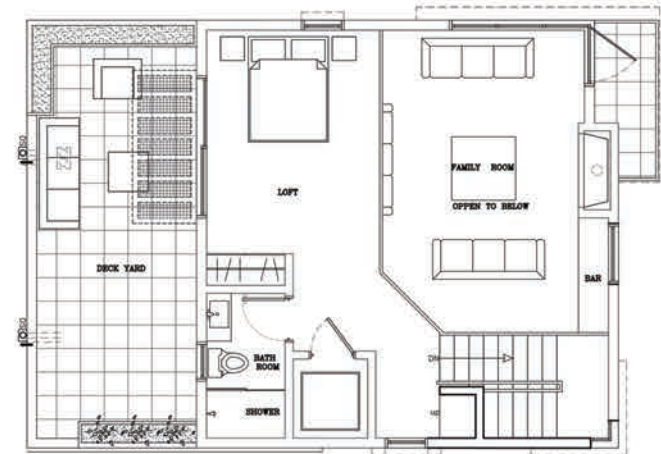
Living Area 952 sqft  
 Balcony Area 72 sqft

## LEVEL THREE



Living Area 957 sqft  
 Balcony Area 72 sqft

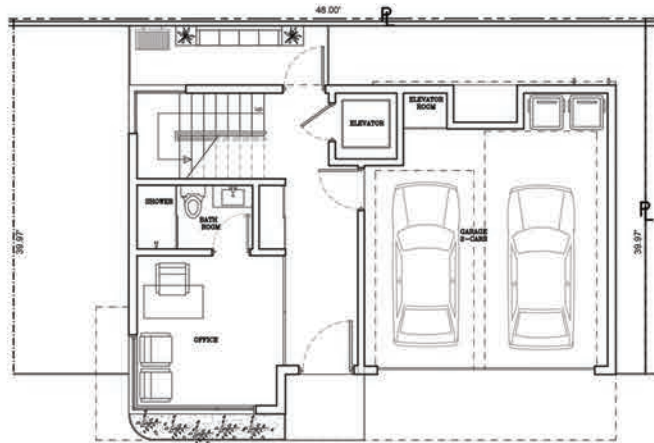
## LEVEL FOUR



Living Area (loft) 703 sqft  
 Balcony Area 35 sqft  
 Deck Area 286 sqft

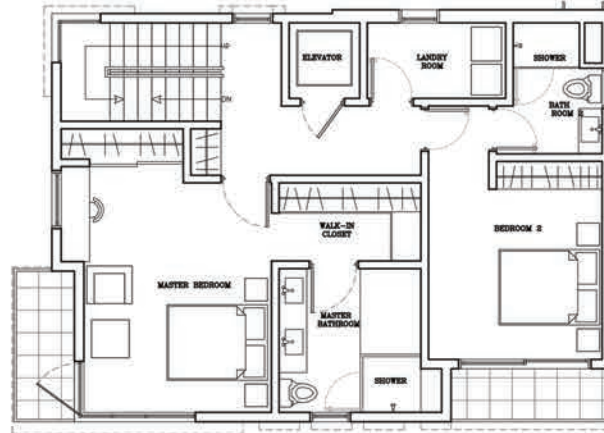
# Floor Plans - 11855 W. Bella Court

## LEVEL ONE



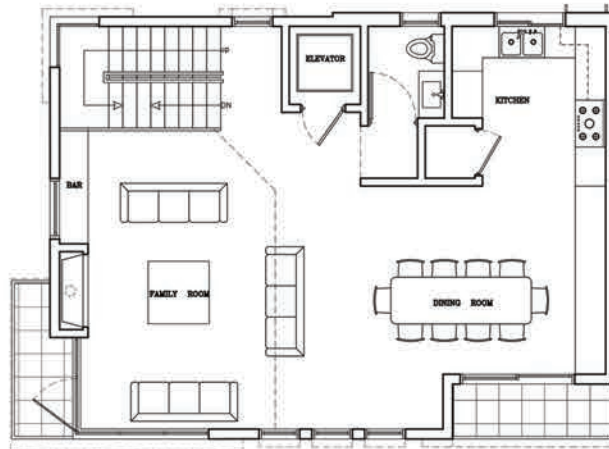
Lot Area 1,919 sqft  
 Living Area 448 sqft  
 Garage Area 403 sqft

## LEVEL TWO



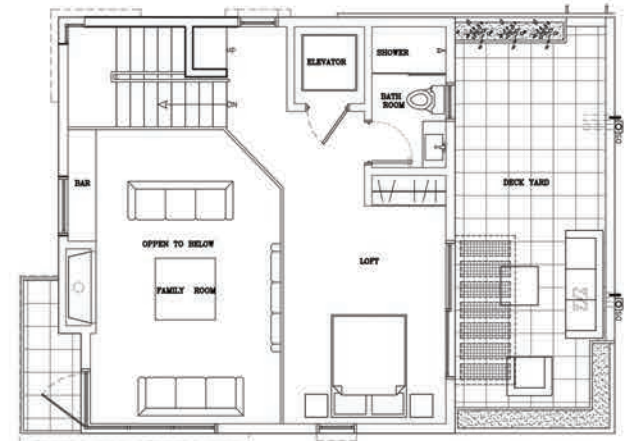
Living Area 952 sqft  
 Balcony Area 70 sqft

## LEVEL THREE



Living Area 957 sqft  
 Balcony Area 72 sqft

## LEVEL FOUR



Living Area (loft) 703 sqft  
 Balcony Area 35 sqft  
 Deck Area 286 sqft





## Tim Byrne

**EVP | REGIONAL DIRECTOR**

A native of Los Angeles with over 20 years experience in Southern California real estate, Tim Byrne is dedicated to helping clients build wealth through real estate.

Tim's diverse background in residential and commercial real estate focuses on the high-end Westside market. He analyzes market trends and projections to help clients make the best financial decisions possible. When should a property owner update, refinance, or sell their rental property? What are the best long-term strategies? And what renovation projects will provide the best ROI for homeowners?

Clients benefit from Tim's award-winning sales ability and expertise, spanning residential and commercial real estate brokerage, asset management, property management, finance, appraisal and leasing. He began his career as a real estate appraiser, working in finance before becoming a commercial broker.

As the Los Angeles real estate market evolved, Tim's investment knowledge and expertise kept pace. He branched out into property and asset management, but did more than the average manager, assisting clients with renovation, marketing and strategy development. Once his investment formula was created, it was applied cross property types to single family homes, apartments, industrial, office buildings, retail centers, hospitality and business opportunities. Tim concurrently managed a property investment fund, running the day-to-day management of 1,800 apartment units, 1.2 million square feet of multi-tenant industrial space with over 400 tenants, and a mix of hospitality properties.

Tim has closed transactions in Southern California totaling over \$500 million in residential and commercial sales and financing. Ranked as a national top seller, Tim has repeatedly been recognized for outstanding sales achievement.

Tim attended Loyola High School and holds a Bachelor of Science degree with an emphasis in Real Estate Finance from Loyola Marymount University in Los Angeles. Outside the office, Tim is a family man and an avid hiker. When he's not coaching a sporting activity or enjoying a great meal at one of his wife's restaurants, Tim spends his free time trying to convince his wife and two daughters to watch the Dodgers game.

**email:** [tim.byrne@compass.com](mailto:tim.byrne@compass.com) | **phone:** 310.801.3442 | **CalBRE:** 01186465



## Fiora Aston

When it comes to exceptional real estate, Fiora Aston is among the Westside's most respected and experienced professionals. A top producer in the luxury space since 1989, Fiora has earned countless awards for her innovation, exceptional client service, and market savvy.

She has market knowledge that few can match. Fiora's unique approach, skilled marketing, networking ability, and negotiation experience are assets to all clients seeking stellar service and flawless execution with every transaction. Well-liked among her peers for her warm, friendly nature, Fiora is known for her helpful, responsive manner that shows she truly cares about her clients' needs.

Her skill and professionalism always exceed expectations. "A great deal of my business comes from referrals," Fiora says. "Many clients are involved in the arts and entertainment industry. I recognize their stress levels, their time constraints, and their special needs. Above all, I know how to maintain strict confidentiality in every transaction."

Fiora holds a Master's degree in City Planning from British Columbia University. Her experience as a city planner for the City of Vancouver provides immense decisive value for her clients. Whether buying, selling or analyzing an investment portfolio. Fiora's vast knowledge of Los Angeles real estate is invaluable.

Giving help has always been a goal for Fiora. She has been involved with Westside Children's Center, a nonprofit agency supporting under-privileged, vulnerable children and their families in West Los Angeles. She has also participated in many charity triathlons to raise money to

help research a cure for the deadly disease of leukemia lymphoma.

Fiora lives in Pacific Palisades where she immerses herself in outdoor activities. She enjoys life and shares her love of the Southern California lifestyle with her husband and daughter.

**email:** [fioraaston@gmail.com](mailto:fioraaston@gmail.com) | **phone:** 310.480.3585 | **DRE:** 00991714

## Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

### **ACQUISITIONS-COMMERCIAL PROPERTIES**

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

### **DISPOSITIONS-COMMERCIAL PROPERTIES**

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

### **COMMERCIAL LEASING SERVICES**

We specialize in office, retail, and creative space.

### **ADVISORY SERVICES**

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

### **MARKET RESEARCH**

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.

### **COMMERCIAL INVESTMENT SERVICES**

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

## Disclaimer

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.



# Bella Court

Los Angeles, California 90025



**TIM BYRNE**, EVP | Regional Director  
**email:** [tim.byrne@compass.com](mailto:tim.byrne@compass.com)  
**phone:** 310.801.3442  
**CalBRE:** 01186465



**FIORA ASTON**  
**email:** [fioraaston@gmail.com](mailto:fioraaston@gmail.com)  
**phone:** 310.480.3585  
**DRE:** 00991714

