

COMPASS
COMMERCIAL

6908

KNOWLTON PLACE, WESTCHESTER
LOS ANGELES, CA 90045
\$11,000,000

Brand New Construction | 18 Spacious Homes | Currently Being Rented Out

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PROPERTY OVERVIEW

AT A GLANCE

\$11,000,000 Price	13,800 SF Lot Size
1,267 Average Unit SF	22,785 Apartments Total SF
18 Number of Units	4103-013-104 APN

Units Breakdown

12	3 Bedrooms + 2.5 Bathrooms
6	2 Bedrooms + 2.5 Bathrooms

Brand New Construction

All Homes Come With:

- Balcony
- Washer & Dryer in Unit
- Large Windows
- High Ceilings
- Spacious kitchens with Stainless Steel Appliances
- Stove/Oven, Microwave Hood, Refrigerator, Dishwasher
- 2 Parking Spaces

Building Comes With:

- Secured Parking
- Community Room
- Center Courtyard
- Rooftop Deck with sitting areas and BBQs
- Bicycle Parking - short and long term
- Gym

Central to Everything

PROPERTY DESCRIPTION

Compass Commercial is proud to present a **Brand New 18 Unit Apartment Building** for sale. With construction just wrapped up, this delicately designed building is beginning to fill up with tenants.

Very well located and appointed, this building comes with **NO RENT CONTROL**, an average apartment square footage of 1,267 SF, **two parking spaces per home**, long and short term bicycle parking, community rooms, **roof-top common areas** with seating and grills, and much more.

Just over a mile from the under-construction **Crenshaw Metro Light Rail** stop and near LAX, this location is perfect for local and world commuters.

Surrounded by shopping, dining and entertainment, and a short ride to the under-construction **City of Champions** (the new home of the LA Rams), this location is highly sought-after and commands commensurate rents.



Unit	Mix	Sq Ft	Rent	Rent/ Sq Ft	Status
101	3+2.5	1,264	\$3,425	\$2.71	Vacant
102*	2+2.5	1,139	\$2,000	\$1.76	Rented
103	3+2.5	1,315	\$3,450	\$2.62	Vacant
104	3+2.5	1,315	\$3,450	\$2.62	Vacant
105	2+2.5	1,139	\$2,975	\$2.61	Vacant
106	3+2.5	1,437	\$3,550	\$2.47	Rented
201	3+2.5	1,264	\$3,475	\$2.75	Vacant
202	2+2.5	1,139	\$3,000	\$2.63	Vacant
203	3+2.5	1,315	\$3,500	\$2.66	Vacant
204	3+2.5	1,315	\$3,500	\$2.66	Vacant
205	2+2.5	1,139	\$3,000	\$2.63	Vacant
206	3+2.5	1,416	\$3,600	\$2.54	Rented
301	3+2.5	1,264	\$3,625	\$2.87	Vacant
302	2+2.5	1,139	\$3,100	\$2.72	Rented
303	3+2.5	1,315	\$3,600	\$2.74	Rented
304	3+2.5	1,315	\$3,500	\$2.66	Rented
305	2+2.5	1,139	\$3,100	\$2.72	Rented
306	3+2.5	1,416	\$3,750	\$2.65	Vacant
			\$59,600		39% Occupied
			\$715,200		
Average 2+2.5		1,139	\$2,863		
Average 3+2.5		1,329	\$3,535		
Average Rent PSF			\$2.61		

*On-Site Manager apartment.

Potential Expenses

Taxes	\$131,560	
Insurance	\$10,253	
Utilities	\$7,560	\$35/unit/month
Repairs and Maintenance	\$5,400	\$25/unit/month
Trash/Pest/Gardner	\$4,320	\$20/unit/month
On Site Mgr	\$24,000	\$15/hour (20 hour max / week)
Off Site Mgr	\$28,608	4%
Elevator	\$3,500	
Total	\$215,201	
Mortgage		
Value	\$11,000,000	\$483
Down Payment	\$5,500,000	50%
Loan Amount	\$5,500,000	1.44 DCR
Rate	4.25%	
Amortization	30	
Yearly Payment	\$327,790	

Units

	Unit Mix	Average SF
6	2+2.5	1,139
12	3+2.5	1,329
18	Total Livable SF	22,785

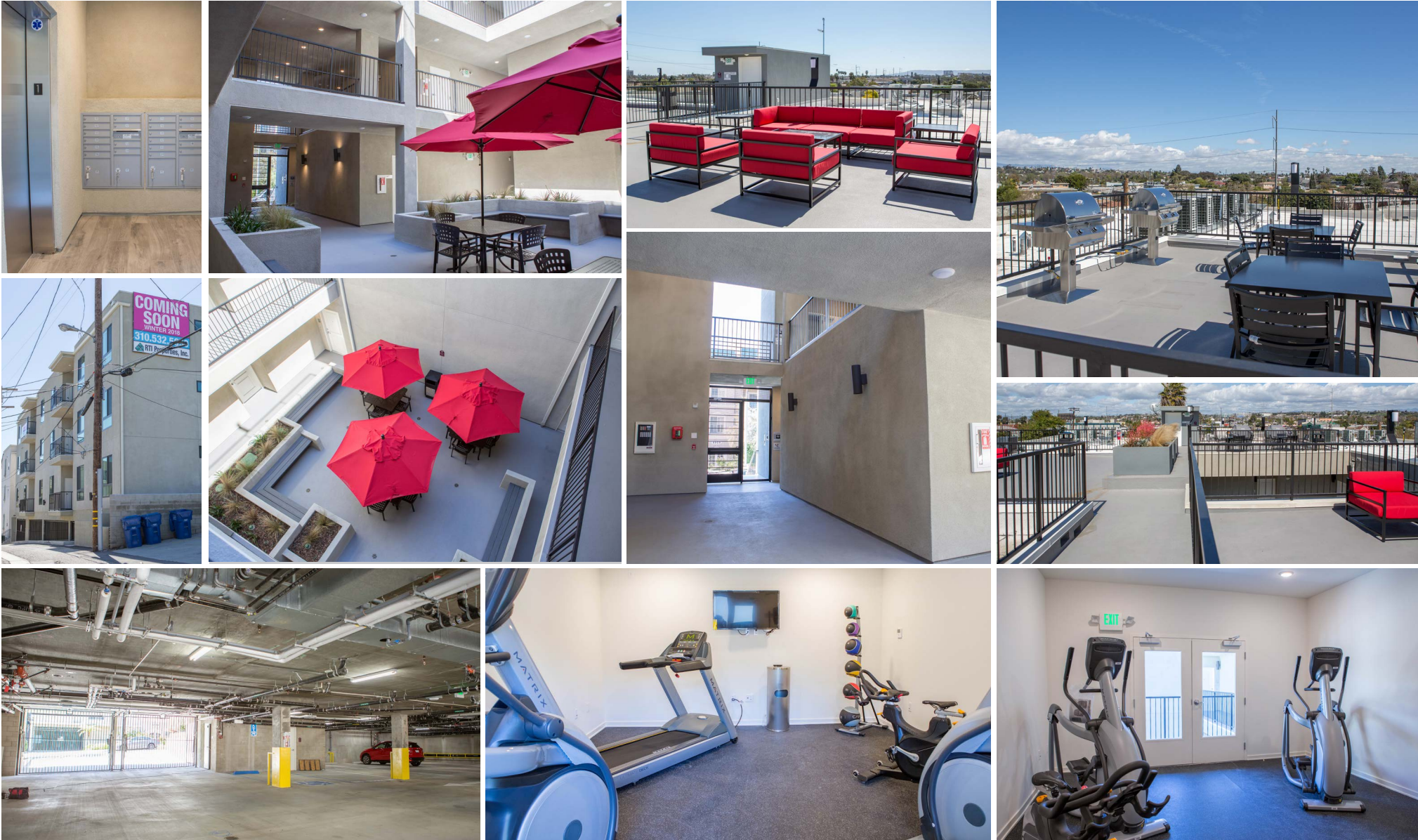
Average Rents

	Average Rents PSF	Monthly Totals
\$2,863	\$2.51	\$17,175
\$3,535	\$2.66	\$42,425
Avg Rent PSF	\$2.59	

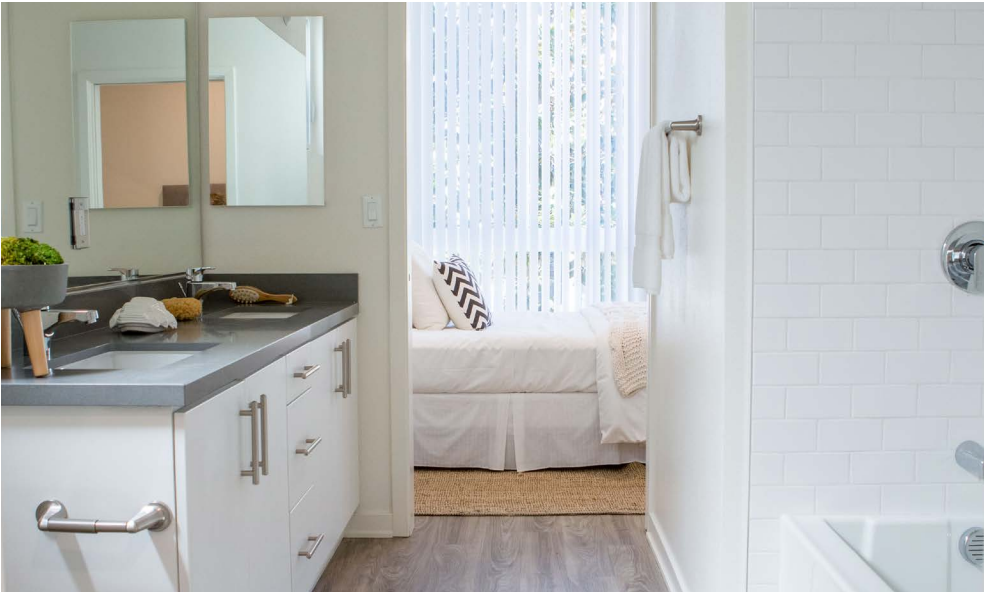
Monthly Totals	\$59,600
Yearly Gross	\$715,200
Vacancy	3%
Effective Gross	\$693,744
OpEx	31%
NOI	\$478,543
Mortgage Payment	-\$327,790
Cash Flow	\$150,752
GRM	15.38
CAP	4.35%
Cash on Cash	2.74%



PROPERTY PHOTOS





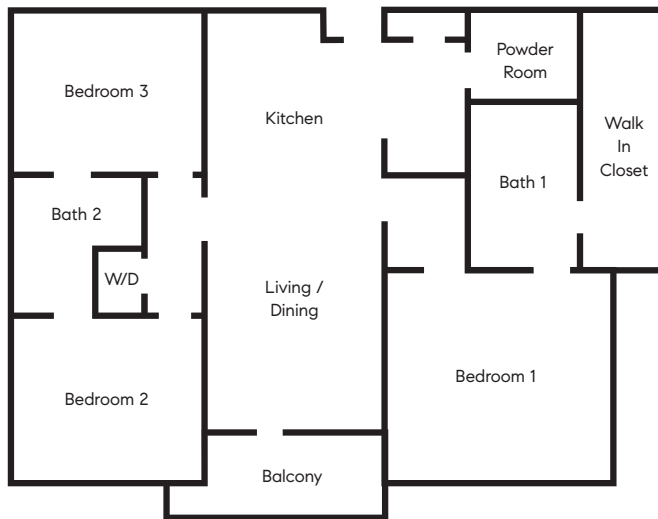




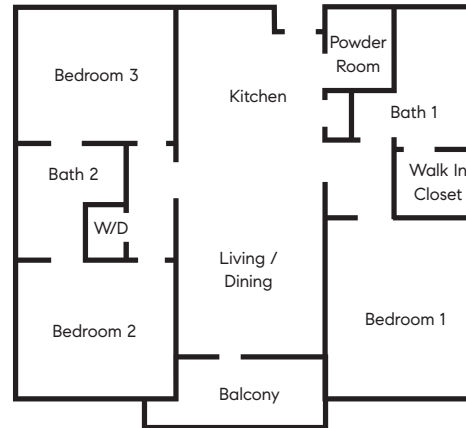








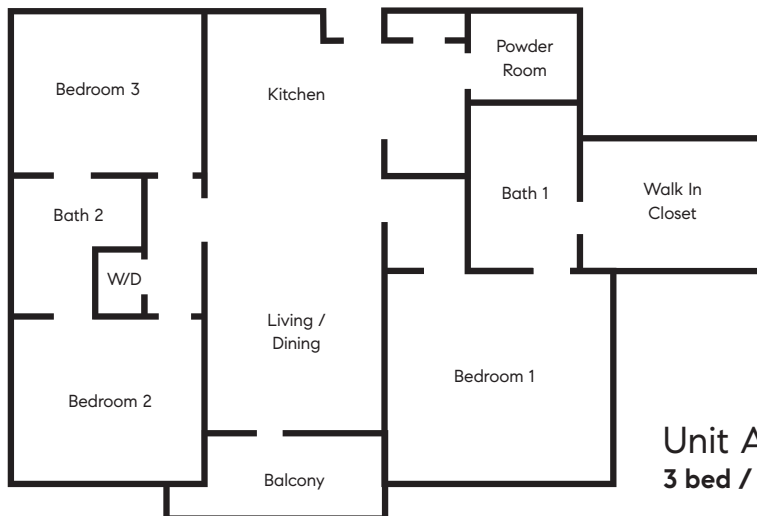
Unit A-1 • 1,416 sq. ft.
3 bed / 2 bath / Powder Room



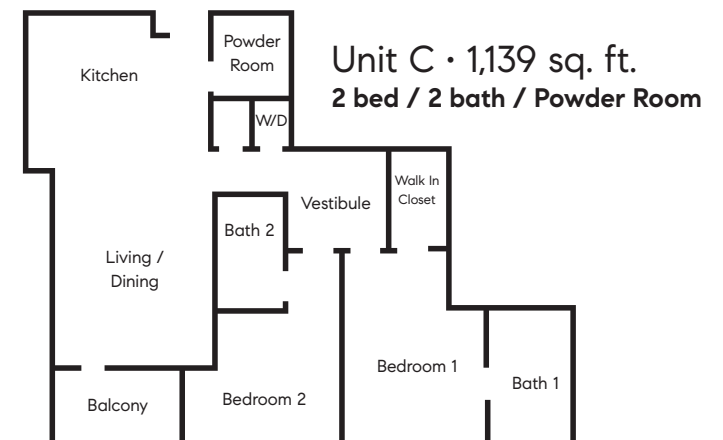
Unit A • 1,264 sq. ft.
3 bed / 2 bath / Powder



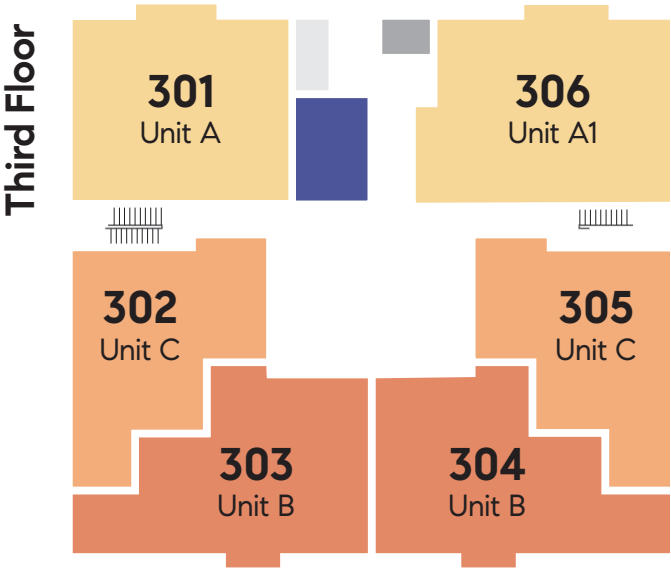
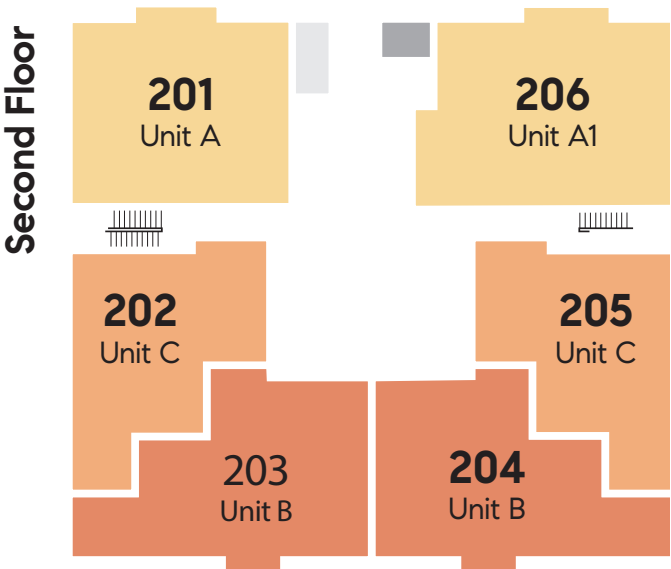
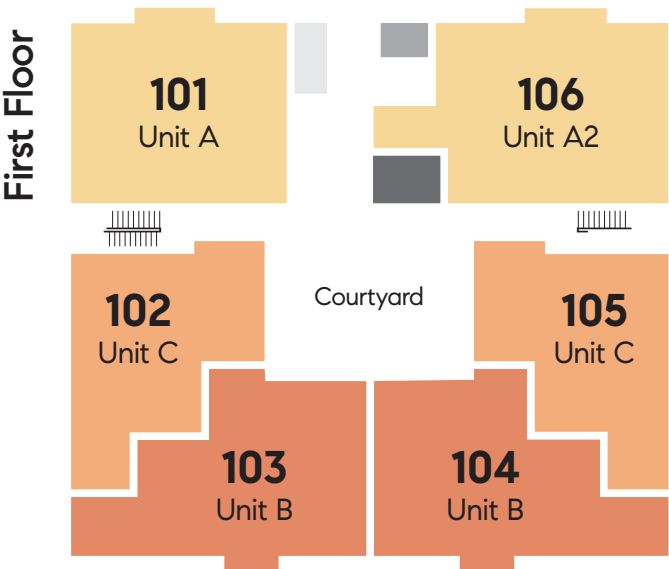
Unit B • 1,315 sq. ft.
3 bed / 2 bath / Powder Room



Unit A-2 • 1,437 sq. ft.
3 bed / 2 bath / Powder Room

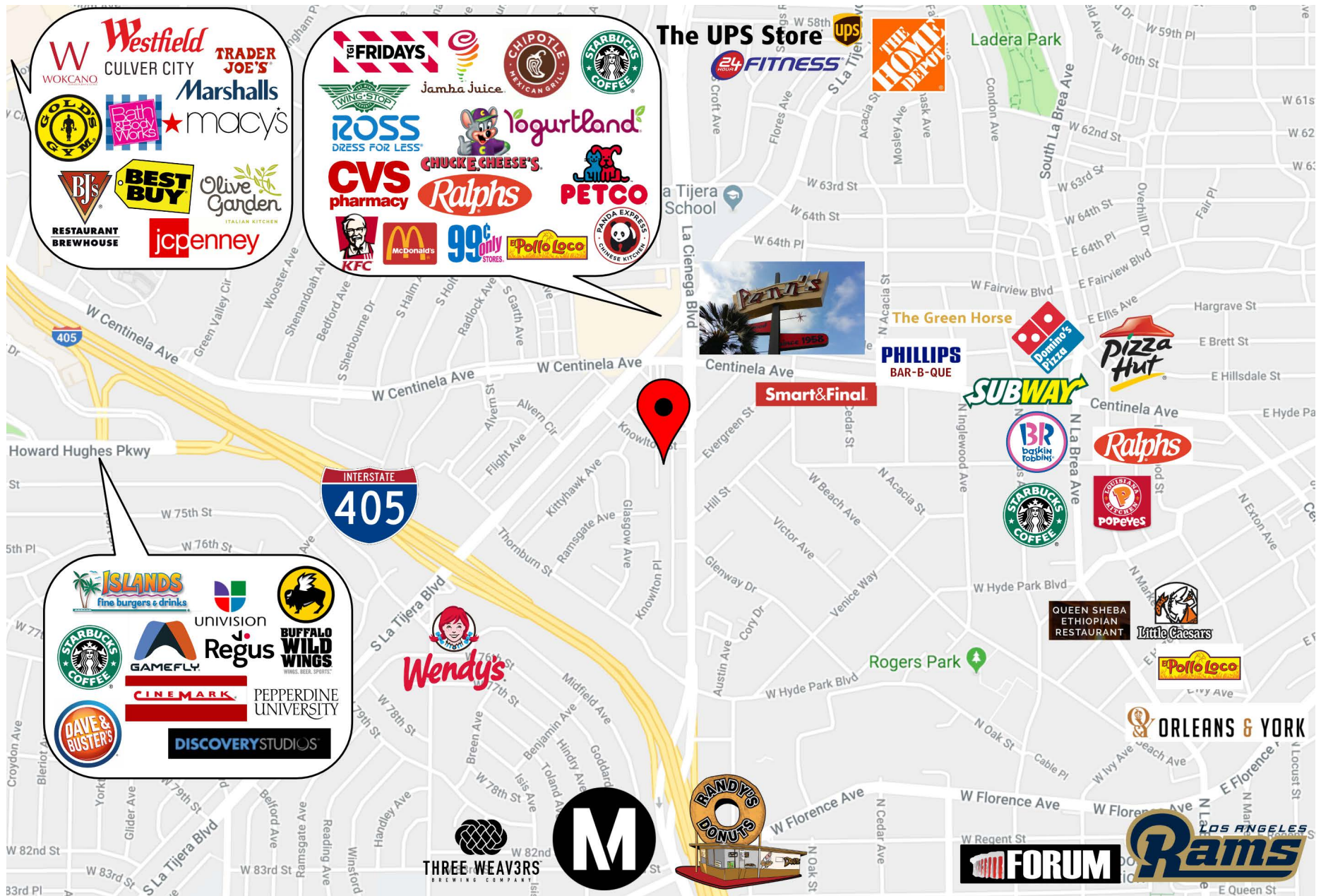


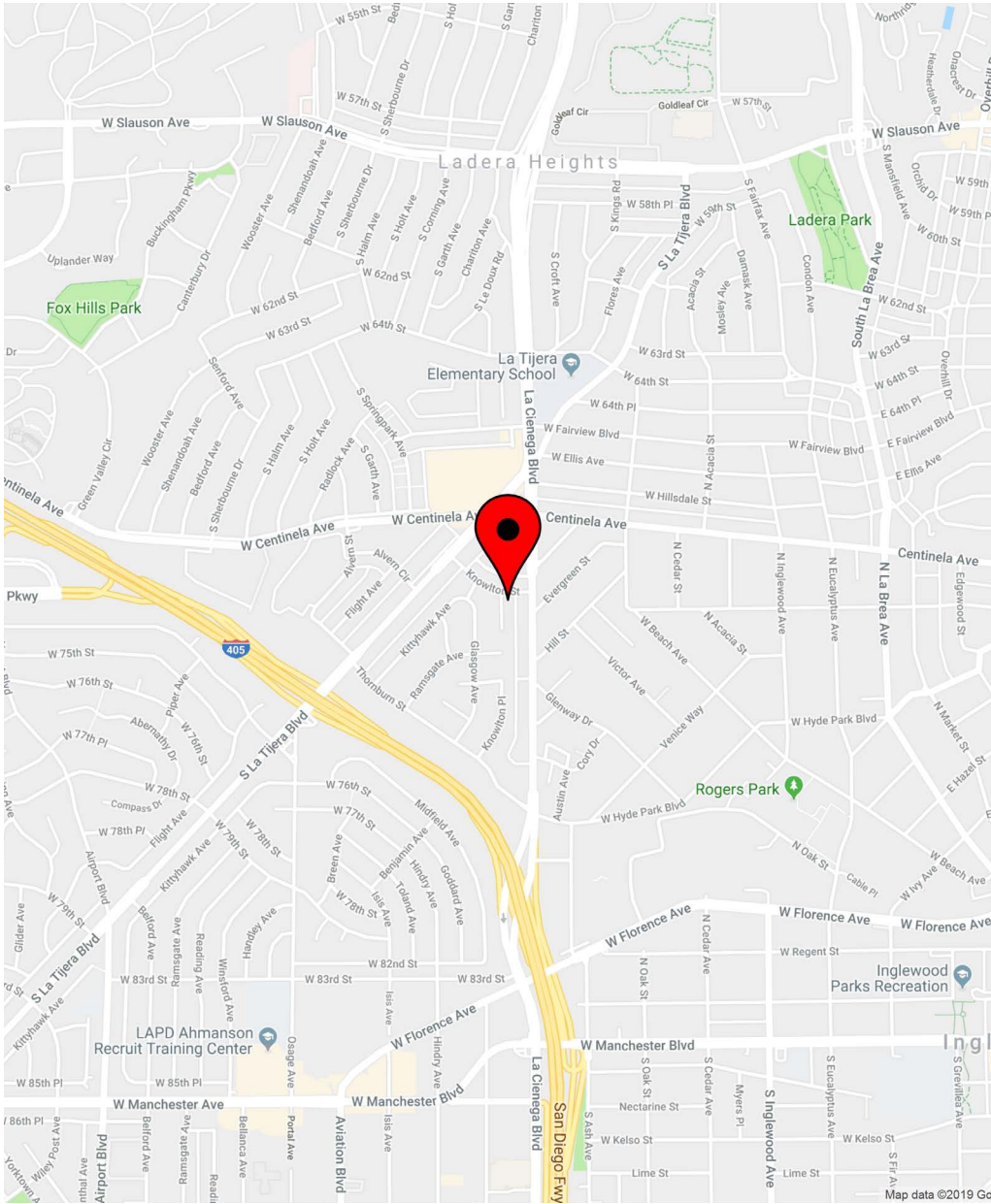
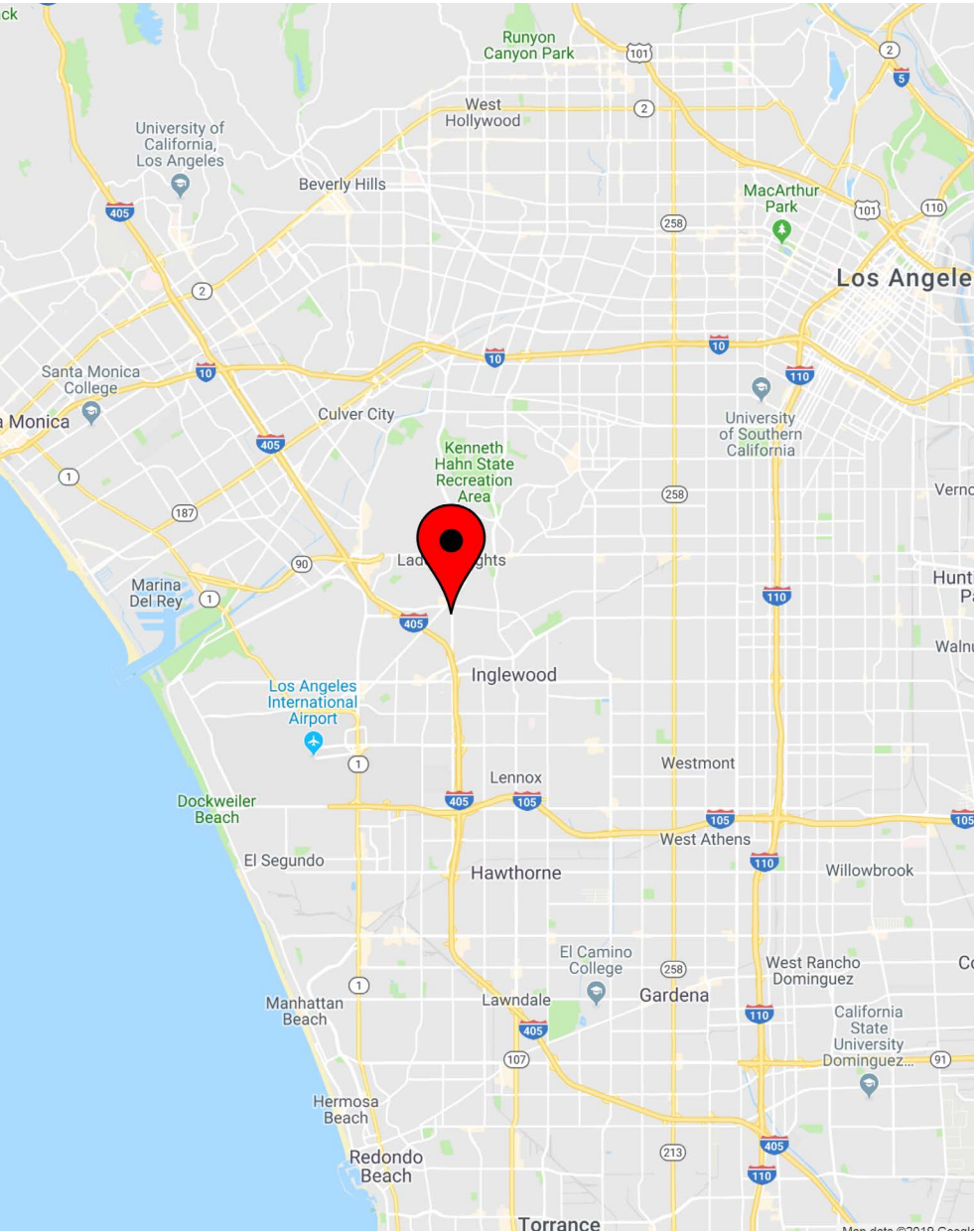
Unit C • 1,139 sq. ft.
2 bed / 2 bath / Powder Room



Other New Construction Projects at the Cul-de-Sac







Westchester

Surrounded by bluffs, the ocean, the 405 Freeway and LAX, Westchester started out as a windswept plain in a remote corner of the Los Angeles basin. It is now the home of the Los Angeles International Airport, Loyola Marymount University, Otis College of Art and Design, and along with industry and a part of the extended neighborhood of Silicon Beach. A suburban oasis: The gently curving streets, tidy homes and well-manicured lawns of Westchester create a small-town feel just a mile or so from busy LAX. Techie utopia: Proximity to tech hubs in Venice, Playa Vista, Culver City and El Segundo make Westchester an appealing housing destination for technology workers.



Central to all of Los Angeles and the World by way of LAX!



6908 Knowlton Place

Westchester, Los Angeles, 90045



Very Walkable

Most errands can be accomplished on foot.



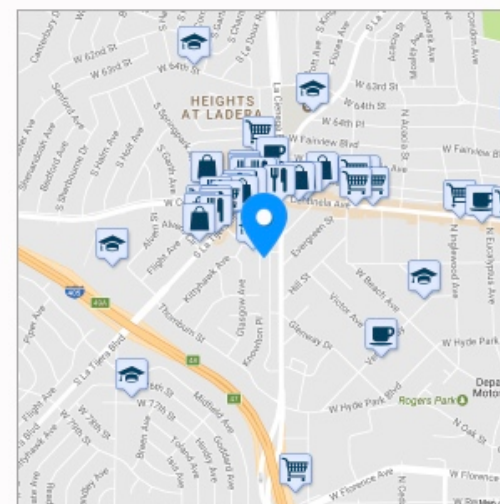
Some Transit

A few nearby public transportation options.



Bikeable

Flat as a pancake, minimal bike lanes.



About this Location

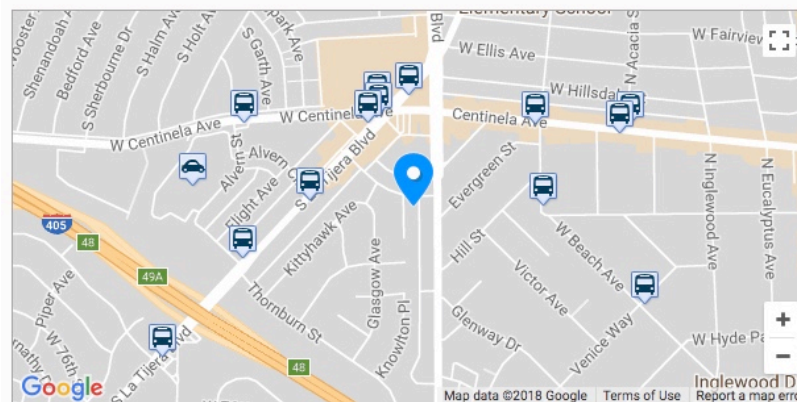
6908 Knowlton Place has a Walk Score of 82 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Westchester-Playa Del Rey neighborhood in Los Angeles. Nearby parks include Rogers Park, Ladera Park and Fox Hills Park.



Some Transit *

6908 Knowlton Place has some transit which means a few nearby public transportation options. Car sharing is available from RelayRides.

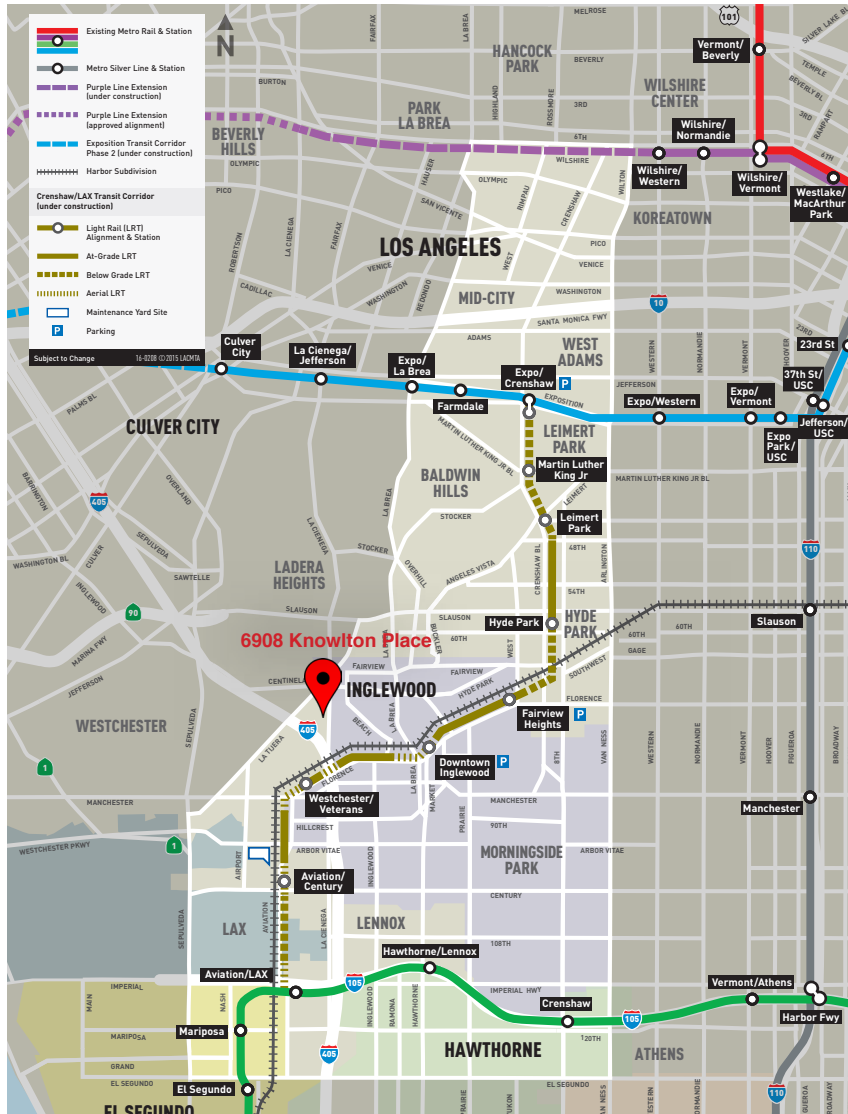


Bus lines:

102 Metro Local Line	0.2 mi	110 Metro Local Line	0.2 mi
217 Metro Local Line	0.2 mi	607 Metro Local Line	0.2 mi

* To change with the coming Metro Crenshaw Line!

<https://www.walkscore.com/score/6908-knowlton-pl-los-angeles-ca-90045>



LAX Automated People Mover linking the Crenshaw Metro Line to LAX pictured at right.



METRO CRENSHAW LIGHT RAIL

The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County. The new Metro Rail extension will offer an alternative transportation option to congested roadways and provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County. Riders will be able to make easy connections within the entire Metro Rail system, municipal bus lines and other regional transportation services.

The Crenshaw/LAX Transit Project will serve the Crenshaw District, Inglewood, Westchester and surrounding area with eight stations, at:

1. Expo/Crenshaw
2. Martin Luther King Jr.
3. Leimert Park
4. Hyde Park
5. Fairview Heights
6. Downtown Inglewood
7. Westchester/Veterans

Florence Ave. & Hindry Ave.

Intersection around 1.1 Miles from 6908 Knowlton Place

8. Aviation/Century

In addition to the alternative transportation option to congested roadways, the project will also provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County.

The Crenshaw/LAX Project is one of 12 transit projects funded by Measure R, the half-cent sales tax approved by Los Angeles County voters in 2008.



SILICON BEACH

Silicon Beach is the Westside region of the Los Angeles metropolitan area that is home to over 500 tech startup companies. Major technology companies have opened offices in the region including Google, Yahoo!, YouTube, BuzzFeed, Facebook, Salesforce, AOL, Electronic Arts, EdgeCast Networks, and MySpace. The region is considered the second- or third-largest tech hub in the world, according to various reports.

Silicon Beach is also home to a number of start-up incubators and accelerators, such as Amplify.LA, Science, Disney Accelerator, and TechStars Cedars Sinai. Higher education institutions headquartered in Silicon Beach include Loyola Marymount University and Otis College of Art and Design. Other higher education institutions in the nearby Southern California region or with satellite campuses in/nearby Silicon Beach include: California Institute of Technology, University of California Los Angeles, University of Southern California. The RAND Corporation is headquartered in Santa Monica. In the first six months of 2013, start-ups in Silicon Beach raised over \$500 million in funding, and there were 94 new start-ups and nine acquisitions.

This has had major impacts on the type and availability of office space and on home prices in Playa Vista, Playa Del Rey, Westchester, Santa Monica, and Venice, as these areas have become more desirable due to this influx. The effects are also spilling over into Marina del Rey, and Hermosa Beach and continues to attract tech firms, venture capital, and startups.



BuzzFeed

YAHOO!



ABOUT AGENTS

About Agent



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Dario Svidler grew up with Real Estate all around him. Dario’s father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$300 million in Real Estate and is well on his way to doubling that number.

Dario’s talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

About Agent



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As a lifelong Los Angeles resident I have a deep connection to this city and a profound understanding of the real estate opportunities here, which I share with my extensive client base. I have over 18 years of real estate experience and I specialize in the buying, selling, and syndicating of multi-family units as well as the buying and selling of luxury homes.

I began my real estate career at Horizon Realty where I was a top-producing agent and rookie of the year. Because of my background in sports and entertainment, I have been honored to represent both celebrities and professional athletes in their real estate dealings. I have helped many members of our local NBA teams find housing and I also assist them with the purchase and ownership of multi-family properties for their long-term investments. My knowledge of both luxury real estate and the ins and outs of real estate investments make me a highly valuable resource for my clients.

COMPASS COMMERCIAL

About Compass Commercial

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.

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

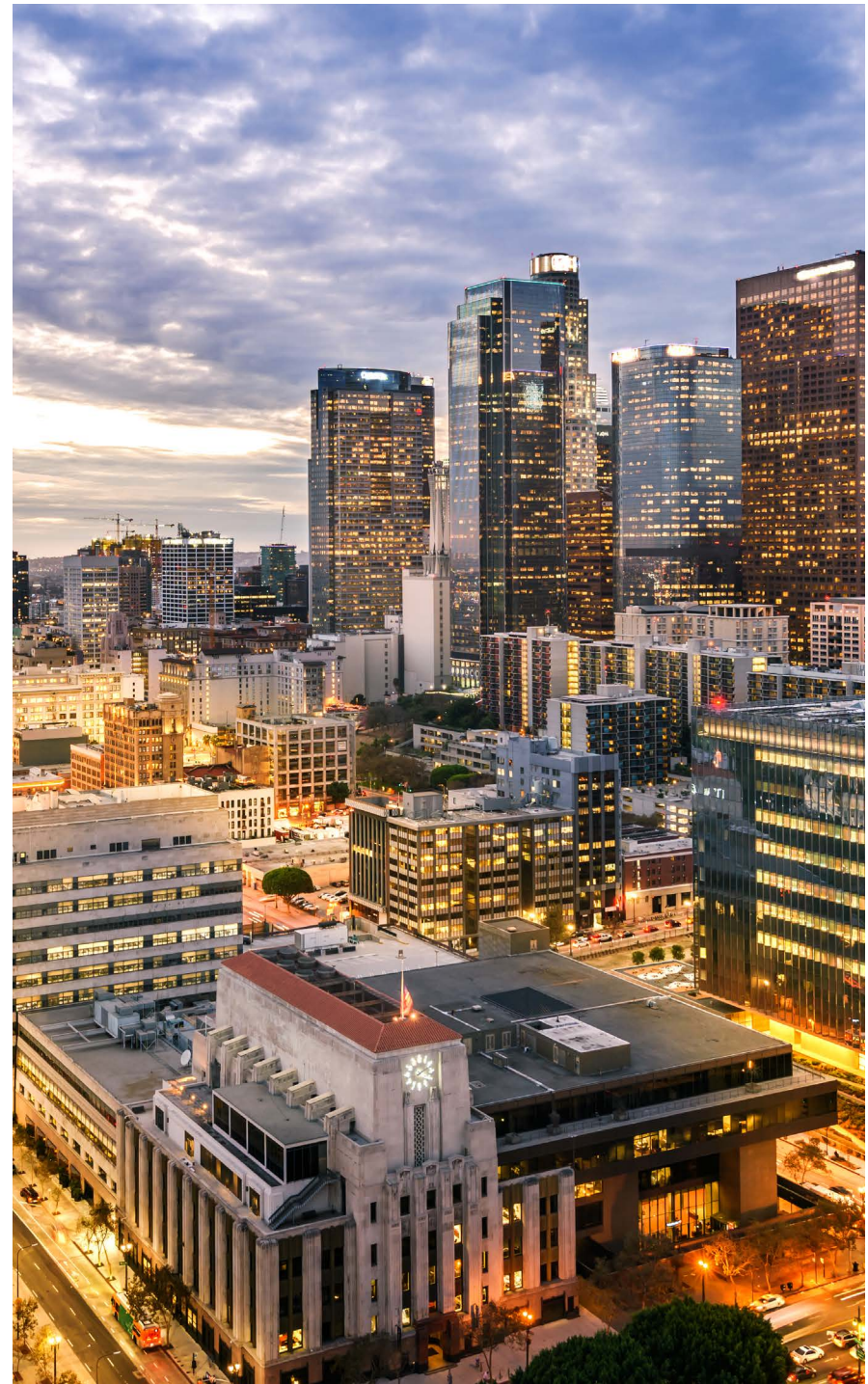
We specialize in office, retail, and creative space.

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.



CONFIDENTIALITY AND 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.

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