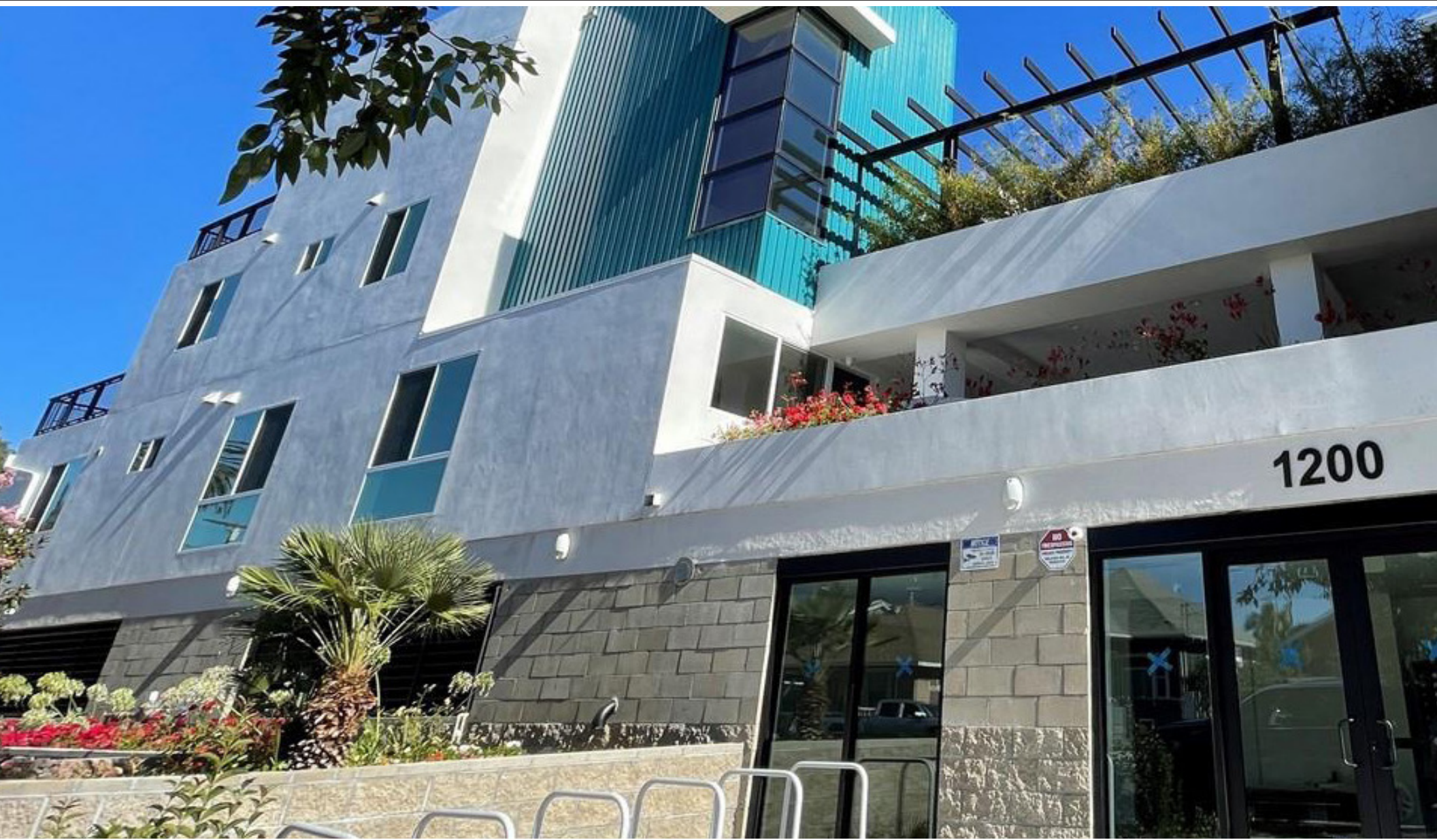


THE APOGEE

MSM
LUXURY ESTATES



New Construction | 15 Unit Apartment Building | One block away from USC

Presented by **Moe Abourched & Evelyn Rubio**



PROPERTY OVERVIEW

THE APOGEE

1200 W. 35TH STREET, LOS ANGELES, CA 90007

The Apogee is a brand new construction 38,848 sq ft. 15-unit, 4-story apartment building with 37 parking spaces on grade, completed in August 2022. Designed and built for student housing for its ideal location within walking distance to the highly sought-after University of Southern California (USC) with its impressive \$6 Billion dollar Village. The Apogee is located within the USC Patrol area.

Convenient and centrally located with easy access to major freeways, transportation, restaurants and just a short drive to Downtown LA, Hollywood, Beverly Hills and other major shopping and entertainment destinations.

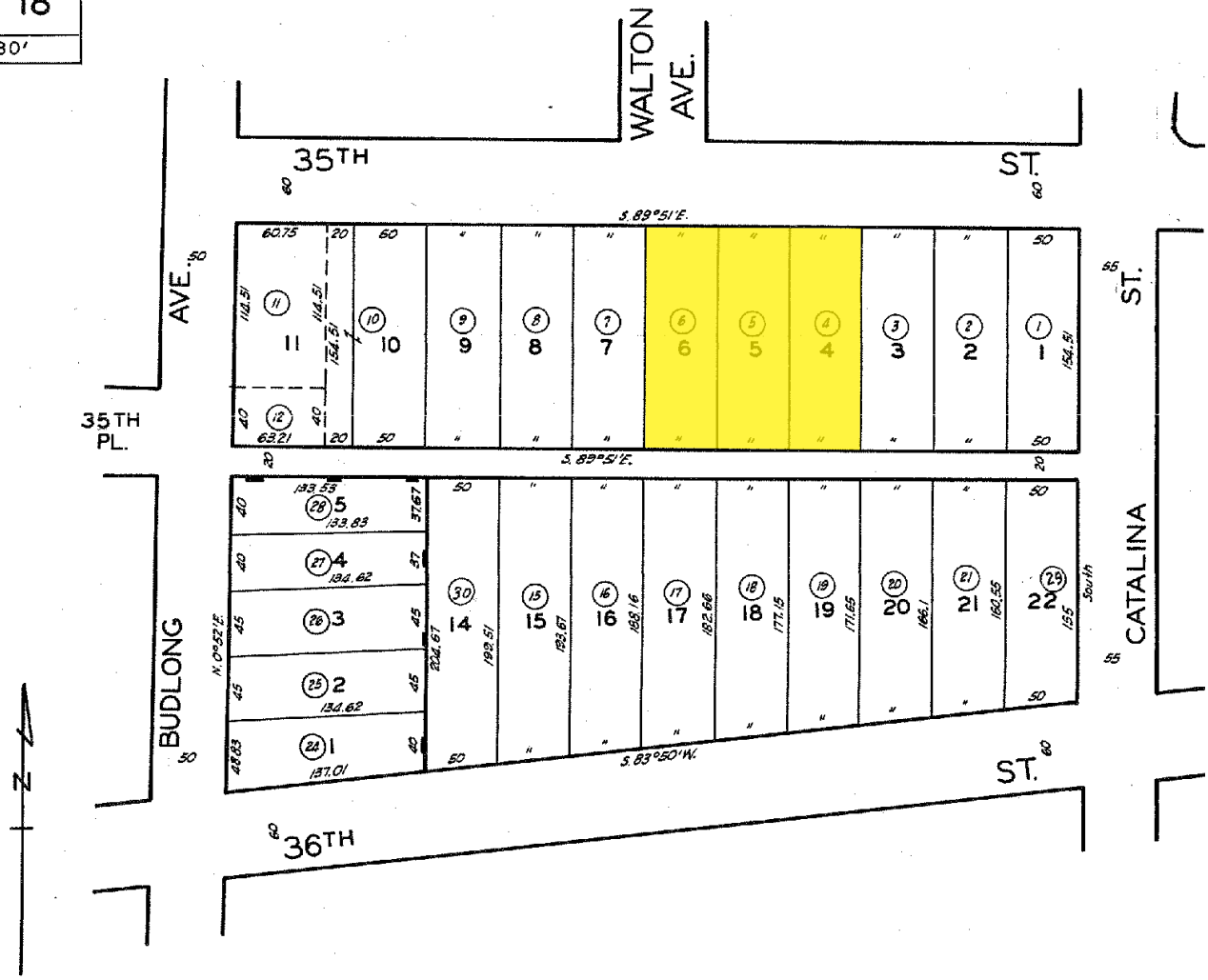
A unit-mix of single level and townhome style apartments, each unit is 4 bedrooms, 3 bathrooms, offering a potential up to 100 beds, digital entry locks, Generously spacious units of 1400-1600 Sq. Ft. of living space, in-unit Laundry, secure access building, open Courtyards, Gym, Elevator, and bike racks. Each unit is furnished for style and comfort, providing student housing at its best.

The average projected income per unit is \$6,200 monthly, for a total projected Annual income of \$1,116,000. Currently fully occupied, rent roll available. All investors are welcome, Ideal for 1031 exchange for the entire project, or Partial Investment. Seller will consider TIC (Tenants-In-Common) investors up to \$10 Million.



PLAT MAP

5040 | 18
SCALE 1" = 80'



CODE
4

HARRIS BUNGALOW CORNER
M. B. 7 - 51

AHERN BLOCK
M. R. 70 - 62

FOR PREV. ASSM'T. SEE: 258 - 4 & 12
47 - 20

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



A modern building with a teal-colored facade and a white balcony. The balcony has a black metal pergola structure. There are green plants on the balcony and red flowers in a planter box. The sky is blue.

FINANCIAL ANALYSIS

UNIT MIX & RENT ROLL

TOTAL UNITS:	15
UNIT SIZE:	1,500 S.F.
LOT SIZE:	23,175
TOTAL USABLE S.F.	Approx. 25,000

No.	Unit #	Bdrs	Bths	In-Unit Laundry	Balcony	No. of Storeys	Monthly Rent Amount
1	203	3	3	Yes	-	One	\$6,140
2	204	3	3	Yes	-	One	\$6,140
3	205	3	3	Yes	-	One	\$6,310
4	206	3	3	Yes	-	One	\$6,310
5	207	3	3	Yes	-	One	\$6,140
6	208	3	3	Yes	-	One	\$6,240
7	209	3	3	Yes	-	One	\$6,140
8	301	3	3	Yes	Balcony	Two	\$6,150
9	302	3	3	Yes	Balcony	Two	\$6,330
10	303	3	3	Yes	Balcony	Two	\$6,150
11	304	3	3	Yes	Balcony	Two	\$6,210
12	305	3	3	Yes	Balcony	Two	\$6,210
13	306	3	3	Yes	Balcony	Two	\$6,340
14	307	3	3	Yes	Balcony	Two	\$6,240
15	308	3	3	Yes	Balcony	Two	\$6,486
TOTALS:		45 Bdrs	45 Bths				\$93,536 Rent per Month

Projected Annual Rental Income (Based on current Leases):	\$1,122,432
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PROJECTED ANNUAL INCOME & EXPENSE

INCOME

Gross Scheduled Income	\$	1,122,432.00
Vacancy (5%)	\$	(56,121.60)
Effective Gross Income	\$	1,066,310.40
Other Income Parking	\$	91,000.00
Gross Operating Income	\$	1,157,310.40

OPERATING EXPENSE

Accounting	\$	3,000.00	0.26%
Advertising	\$	-	0.00%
Insurance (Fire and Liability)	\$	13,000.00	1.12%
Janitorial Service	\$	7,200.00	0.62%
Gardening	\$	5,400.00	0.47%
Legal	\$	4,800.00	0.41%
Licenses	\$	1,400.00	0.12%
Miscellaneous	\$	1,000.00	0.09%
Property Management	\$	84,182.40	7.27%
Repairs and Maintenance	\$	-	0.00%
Resident Manager	\$	-	0.00%
Supplies	\$	2,500.00	0.22%
Property Taxes	\$	101,250.00	8.75%
Payroll	\$	-	0.00%
Other	\$	-	0.00%
Trash Removal	\$	3,500.00	0.30%
Electricity - Tenant Paid	\$	-	0.00%
Gas - Tenant Paid	\$	-	0.00%
Sewer and Water - Teant paid	\$	-	0.00%
Internet	\$	9,720.00	0.84%
Total Operating Expenses	\$	236,952.40	20.47%

Net Operating Income \$ 920,358.00 79.53%

NOI \$ 920,358.00

Value at 5.25% Cap Rate \$ 17,530,628.57



ABOUT USC



The University of Southern California is one of the world's leading private research universities. An anchor institution in Los Angeles, a global center for arts, technology and international business, USC's diverse curricular offerings provide extensive opportunities for interdisciplinary study and collaboration with leading researchers in highly advanced learning environments.

In its comprehensive 2022 ranking, The Wall Street Journal and Times Higher Education ranked USC 19th among more than 1,000 public and private universities. Among all California institutions — public and private — only USC, Caltech and Stanford University ranked within the top 20. Of the 150 universities surveyed in the western U.S., USC ranks No. 3 overall. Among the top 25 schools, USC ranked No. 4 in engagement, which measures student sentiment on how their education prepares them for the real world.

This year, USC received more than 71,000 applicants for its fall freshman class, an acceptance rate of 12.5 percent. The number of students who are the first in their families to attend USC has been growing steadily for five years — 23 percent of the incoming class are first-generation college students, and 32 percent of the Class of 2025 are students of color. With one of the most abundant financial aid pools in the country, USC provides more than \$640 million in scholarships and aid. Students from families earning \$80,000 or less each year attend tuition-free under a new USC initiative to make college more affordable for lower and middle-income families.





A LEADING PRIVATE RESEARCH UNIVERSITY

Located in the heart of Los Angeles, USC's University Park campus is part of the city's Downtown Arts and Education Corridor and is home to the USC Dana and David Dornsife College of Letters, Arts and Sciences and many professional schools. The Health Sciences campus, northeast of downtown Los Angeles, is home to the Keck School of Medicine of USC, the School of Pharmacy, three major teaching hospitals, and programs in Occupational Science and Occupational Therapy and in Biokinesiology and Physical Therapy. USC also has programs and centers in Marina Del Rey, Orange County, Sacramento, Washington, D.C., Catalina Island, Alhambra and around Southern California. Children's Hospital Los Angeles, staffed by USC faculty from the Keck School of Medicine, is often referred to as USC's third campus.



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Rodeo Realty & MSM Luxury Estates

MSM
LUXURY ESTATES



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