



Exclusively Listed by:

Jonathan Taksa
(424) 672-8220
CaIDRE# 01366169

TAKSA
INVESTMENT GROUP

REMAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

OFFERING MEMORANDUM

311 S NEW HAMPSHIRE AVE

Los Angeles, CA 90020

Table of Contents

Property Overview.....	4
Property Images.....	8
Financial Analysis.....	20
Area Overview.....	26

Disclaimer

RE/MAX Commercial & Investment Realty, Taksa Investment Group, and broker/agent (hereinafter "RE/MAX") are independent contractors and not employees of Owner. RE/MAX has prepared this Offering Memorandum. Neither RE/MAX nor Owner makes any warranties or representations about its contents. The information contained herein has been secured from sources RE/MAX believes to be reliable; however, buyer must verify all of the information contained herein and all facts regarding the property. The purchaser bears all risk for any inaccuracies. By receiving this Offering Memorandum, you agree as follows:

All of the information contained in this Offering Memorandum is proprietary and strictly confidential. It is provided solely for the purpose of review by a perspective purchaser and is not to be used for any other purpose or made available to any person without the express written consent of RE/MAX and Owner. You will hold it in the strictest of confidence.

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of RE/MAX or Owner.

This Offering Memorandum is not to be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the property since the date of this Offering Memorandum. All references to square footage, age, rents, projected rents, zoning, number of units and similar property-specific details are approximations. The purchaser must independently verify all information regarding the property.

The information in this Offering Memorandum has been compiled by RE/MAX from sources deemed reliable. However, neither the information nor the reliability of RE/MAX's sources are guaranteed by RE/MAX or Owner.

RE/MAX and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum. No legal liability is assumed or shall be implied with respect to the information contained herein. RE/MAX and Owner have not verified any of the information contained herein.

Prospective purchasers are recommended to seek professional advice. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Offering Memorandum or any other information, written or verbal, from RE/MAX or Owner. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a purchaser's active conduct of its own due diligence to determine these and other matters of significance to such purchaser. Neither RE/MAX nor Owner serves as a financial advisor to any purchaser.

All data and assumptions regarding financial performance, including but not limited to that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to, that level. A buyer must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Any warranties or representations shall be limited to those expressly provided in an executed purchase and sale agreement. In no event shall a prospective purchaser have any claims against RE/MAX or Owner for any damages, liability, or causes of action relating to this Offering Memorandum. Each prospective purchaser proceeds at his own risk.

Offering Summary

Jonathan Taksa of the Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to present 311 S New Hampshire Avenue, a rare opportunity to acquire a well-maintained 16-unit apartment building located in the heart of Los Angeles' dynamic Koreatown submarket. Built in 1989, the property benefits from exemption to the City of Los Angeles Rent Stabilization Ordinance, providing investors with operational flexibility and the ability to capture substantial rental upside. The property is subject only to AB 1482, allowing for continued rent growth aligned with market performance.

Situated on a desirable residential street just moments from Koreatown's premier dining, retail, and employment centers, 311 S New Hampshire Avenue offers an exceptional unit mix consisting of eight one-bedroom, one-bath units and eight two-bedroom, two-bath units. This balanced configuration appeals to a broad tenant base, including young professionals, couples, and families seeking quality housing in one of Los Angeles' most vibrant urban neighborhoods.

The property has been professionally managed and features desirable amenities including secured subterranean parking and an on-site laundry facility, enhancing tenant convenience while providing additional income potential. With strong in-place income and meaningful rental upside potential, investors are presented with the opportunity to increase cash flow and long-term asset value through strategic management and interior upgrades.

311 S New Hampshire Avenue represents a rare opportunity to acquire a newer-vintage multifamily asset in Koreatown, one of Los Angeles' strongest and most supply-constrained rental markets. The combination of its favorable vintage, ideal unit mix, prime location, and upside potential positions the property as an exceptional long-term investment.

Price \$4,150,000

of Units 16

Year Built 1989

Building Size 11,792 SQFT

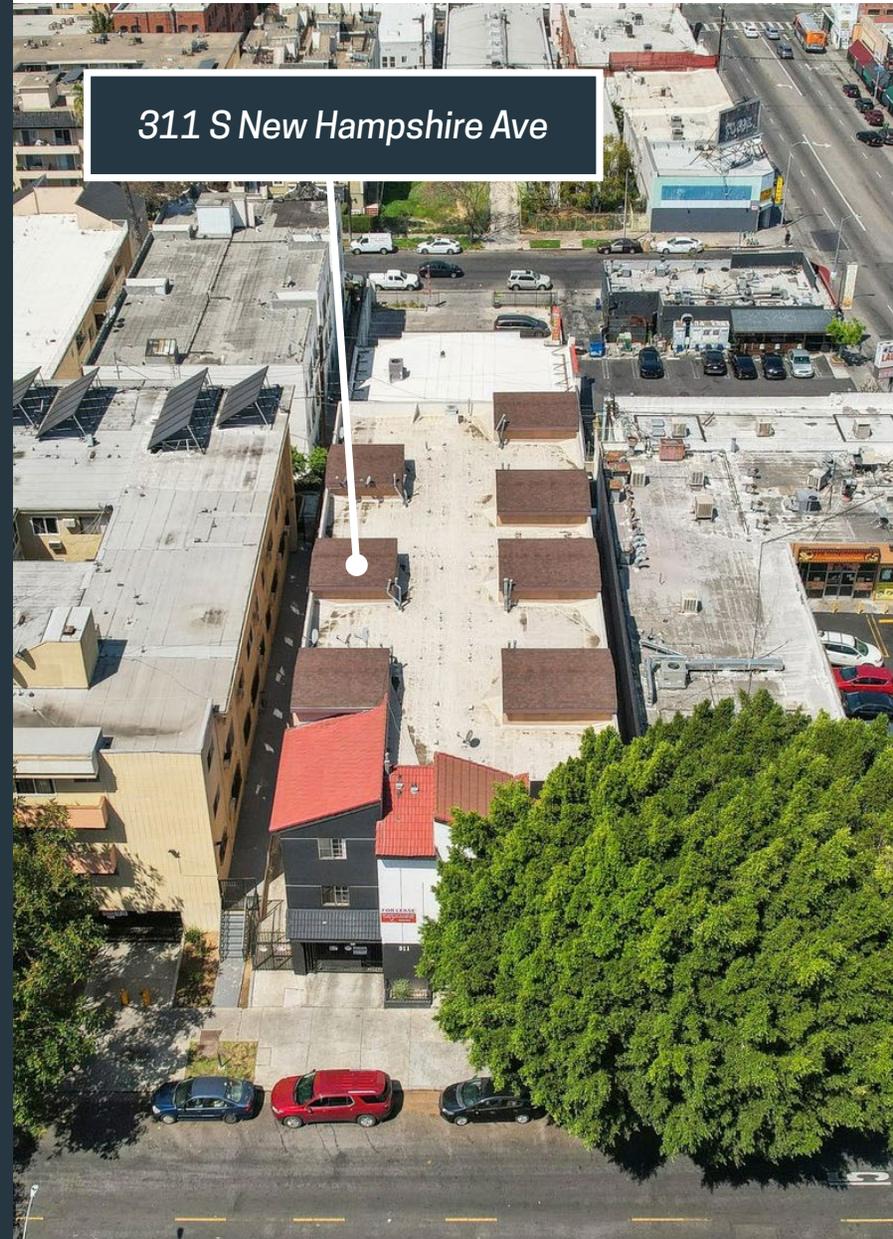
Lot Size 9,015 SQFT

CAP Rate 6.08%

GRM 10.01

Price/Unit \$259,375

Price/SQFT \$351.93



Property & Investment Highlights

Rare 1989 Construction - Exempt from LA City Rent Control

- Built in 1989, the property is exempt from the Los Angeles Rent Stabilization Ordinance, providing significant operational flexibility and allowing ownership to increase rents in accordance with market conditions (subject to AB 1482).

Strong Rental Upside Potential

- Current rents present a compelling opportunity for investors to increase income through strategic unit renovations and repositioning to capture full market rental potential.

Ideal Unit Mix

- The property features a highly desirable and balanced unit mix of:
 - 8 One-Bedroom / One-Bathroom units
 - 8 Two-Bedroom / Two-Bathroom units
- This configuration appeals to a wide tenant demographic and maximizes long-term occupancy stability.

Prime Koreatown Location

- Located in the heart of Koreatown, one of Los Angeles' most dynamic rental markets, the property benefits from proximity to major employment centers, transit, dining, retail, and entertainment.

Subterranean Parking

- Secured subterranean parking provides tenants with convenience and security, a highly valued amenity in dense urban environments.

On-Site Laundry Facility

- The building includes an on-site laundry facility, offering additional income potential and tenant convenience.

Professionally Managed Asset

- The property has been professionally managed, ensuring operational efficiency and ease of ownership transition.

Strong Long-Term Investment Fundamentals

- Koreatown continues to experience strong rental demand driven by its central location, vibrant lifestyle amenities, and proximity to major employment hubs.

Transportation in 90020

Walker's Paradise 95/100

Excellent Transit 77/100

Bikeable 68/100

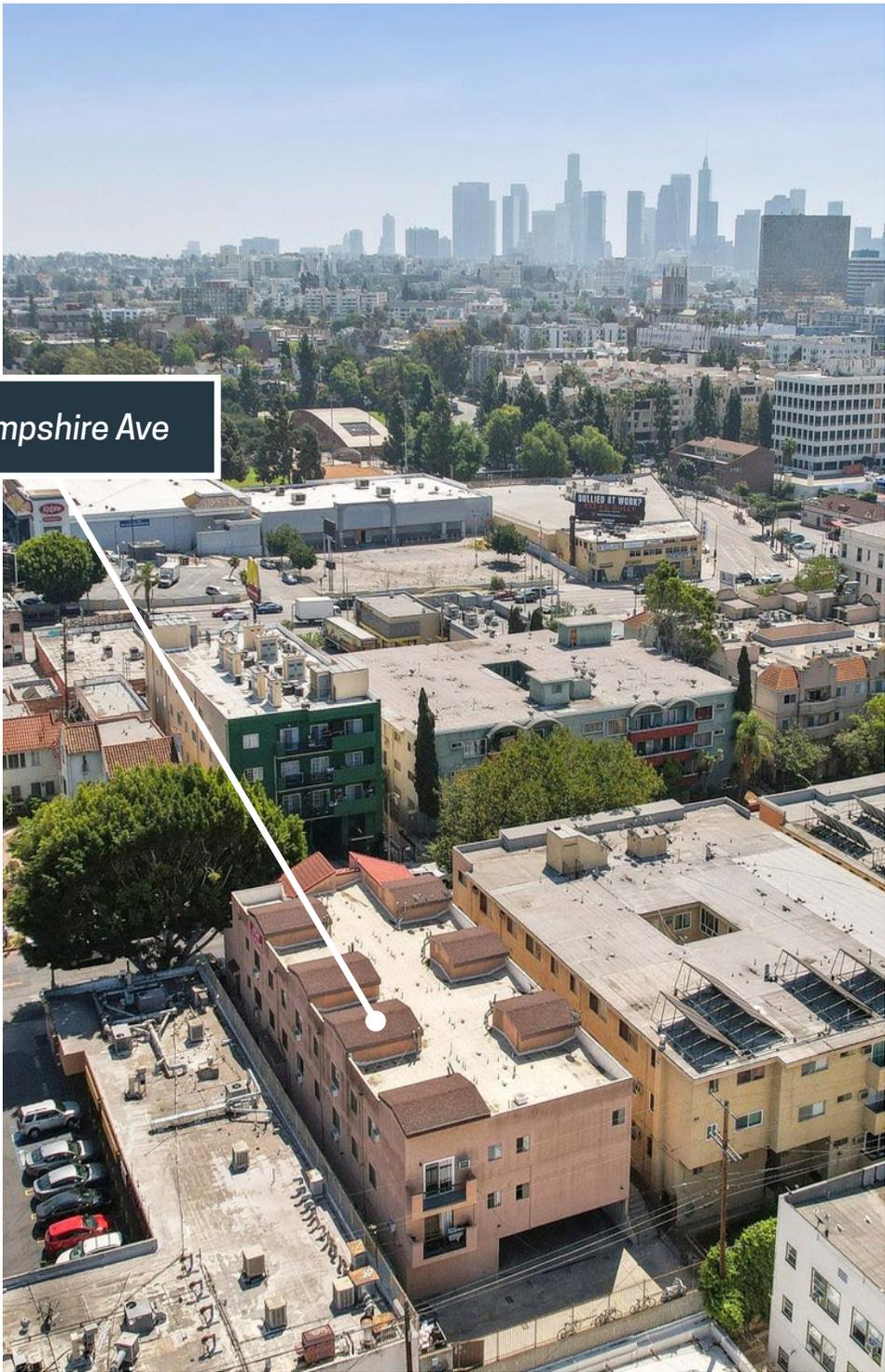


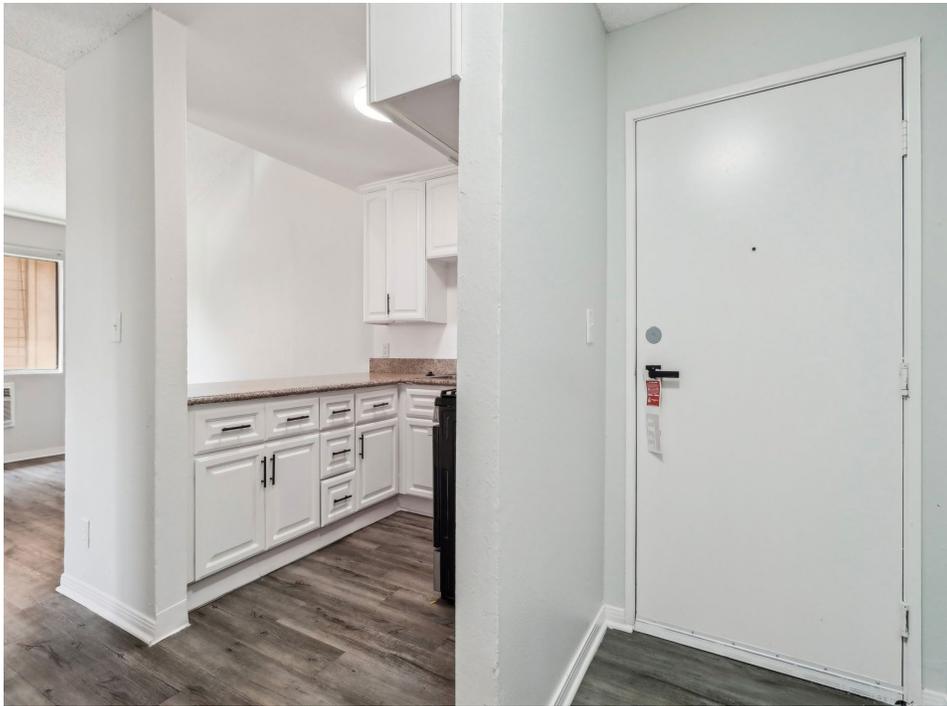


311 S New Hampshire Ave



311 S New Hampshire Ave























Property Summary

311 S New Hampshire Ave

Price	\$4,150,000
# of Units	16
Unit Mix	(8) 2+2, (8) 1+1
Year Built	1989
Lot Size	9,015 SQFT
Building Size	11,792 SQFT
Zoning	LA-C2
Construction	Wood Frame

Roof Type	Flat
Parking	Subterranean Garage
Ownership	Fee Simple
Price/Unit	\$259,375
Price/SQFT	\$351.93
Assessor's Parcel #	5502-007-014
Cross Streets	Near 3rd St & S New Hampshire Ave

Rent Roll

311 S New Hampshire Ave

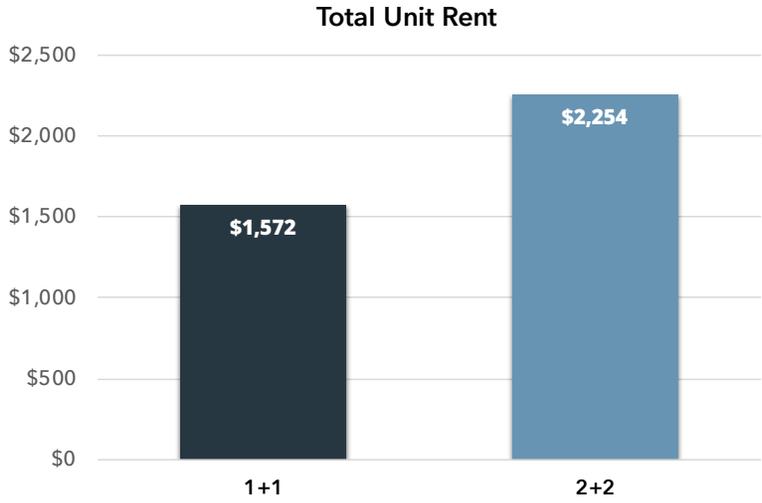
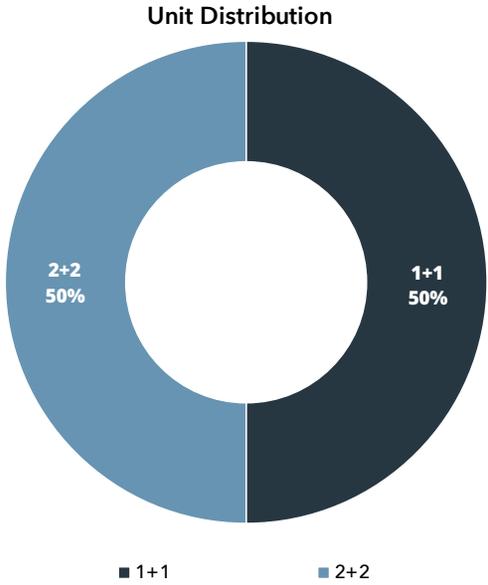
Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
101	Occupied	2+2	850	\$2,169	\$2.55	\$2,575	\$3.03	\$406	11/1/2014
102	Occupied	1+1	600	\$1,346	\$2.24	\$1,995	\$3.33	\$649	7/5/2012
103	Occupied	1+1	600	\$1,459	\$2.43	\$1,995	\$3.33	\$536	10/1/2010
104	Occupied	2+2	850	\$2,169	\$2.55	\$2,575	\$3.03	\$406	8/1/2016
105	Occupied	2+2	850	\$2,162	\$2.54	\$2,575	\$3.03	\$413	9/1/2014
106	Occupied	2+2	850	\$2,019	\$2.38	\$2,575	\$3.03	\$556	9/1/2008
107	Occupied	1+1	600	\$1,346	\$2.24	\$1,995	\$3.33	\$649	9/1/2009
108	Occupied	1+1	600	\$1,458	\$2.43	\$1,995	\$3.33	\$537	1/1/2010
201	Occupied	2+2	850	\$2,395	\$2.82	\$2,575	\$3.03	\$180	5/5/2025
202 *	Occupied	1+1	600	\$1,975	\$3.29	\$1,995	\$3.33	\$20	5/20/2025
203	Occupied	1+1	600	\$1,496	\$2.49	\$1,995	\$3.33	\$499	9/1/2017
204	Occupied	2+2	850	\$2,575	\$3.03	\$2,575	\$3.03	\$0	12/1/2023
205	Occupied	2+2	850	\$2,500	\$2.94	\$2,575	\$3.03	\$75	1/1/2024
206	Occupied	2+2	850	\$2,042	\$2.40	\$2,575	\$3.03	\$533	3/1/2010
207	Occupied	1+1	600	\$1,496	\$2.49	\$1,995	\$3.33	\$499	7/1/2016
208	Occupied	1+1	600	\$1,998	\$3.33	\$1,995	\$3.33	(\$3)	3/29/2025
Units	Occupied	OCC%	Approx. SQFT	Current Rent	Avg. Total Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease	
16	16	100%	11,600	\$30,605	\$2.64	\$36,560	\$3.15	\$5,955	

* Property key holder

Rent Roll Summary

311 S New Hampshire Ave

Unit Type	# of Units	Avg. SQFT	Scheduled			Potential	
			Rental Range	Avg. Rent	Monthly Income	Avg. Rent	Monthly Income
1+1	8	600	\$1,346 - \$1,998	\$1,572	\$12,574	\$1,995	\$15,960
2+2	8	850	\$2,019 - \$2,575	\$2,254	\$18,031	\$2,575	\$20,600
Totals/Weighted Averages	16	725		\$1,913	\$30,605	\$2,285	\$36,560
Gross Annualized Rents					\$367,263	\$438,720	



Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

Operating Data

311 S New Hampshire Ave

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	\$367,263	\$22,954	\$438,720	\$27,420
Laundry Income	\$3,000	\$188	\$3,000	\$188
Parking Income	\$21,720	\$1,358	\$21,720	\$1,358
RUBS Income	\$22,800	\$1,425	\$22,800	\$1,425
Gross Potential Income	\$414,783	\$25,924	\$486,240	\$30,390
Less Vacancy (3%)	(\$11,018)	(\$689)	(\$13,162)	(\$823)
Effective Gross Income	\$403,765	\$25,235	\$473,078	\$29,567
Estimated Expenses	Current	Per Unit	Pro Forma	Per Unit
Taxes (1.18738%)	\$49,276	\$3,080	\$49,276	\$3,080
Off-Site Management (4%)	\$14,691	\$918	\$17,549	\$1,097
On-Site Manager *	\$4,800	\$300	\$4,800	\$300
Insurance	\$17,688	\$1,106	\$17,688	\$1,106
Repairs & Maintenance	\$25,737	\$1,609	\$25,737	\$1,609
Utilities **	\$16,000	\$1,000	\$16,000	\$1,000
Contract Services (Landscaping, Pest Control)	\$7,033	\$440	\$7,033	\$440
Trash	\$13,718	\$857	\$13,718	\$857
Miscellaneous	\$2,500	\$156	\$2,500	\$156
Total Estimated Expenses	\$151,443	\$9,465	\$154,301	\$9,644
Expenses per SQFT	\$12.84		\$13.09	
Expenses per Unit	\$9,465		\$9,644	
% of Gross Income	41.24%		35.17%	
Net Operating Income	\$252,322	\$15,770	\$318,777	\$19,924

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

* Assumes key holder at \$400/month

** Assumes industry standard of \$1,000/unit/year

Financial Summary

311 S New Hampshire Ave

Building Data

# of Units	16
Year Built	1989
Year Renovated	N/A
Lot Size (SQFT)	9,015
Building Size (SQFT)	11,792
APN	5502-007-014
Parking	Subterranean Garage

Financial Indicators

Price	\$4,150,000
Down, 100%	\$4,150,000
Current CAP	6.08%
Market CAP	7.68%
Price/Unit	\$259,375
Price/Gross SQFT	\$351.93
Current GRM	10.01
Market GRM	8.53
Ownership	Fee Simple

Income Analysis

	Current	Market
Gross Potential Income	\$367,263	\$438,720
Less: Vacancy	(\$11,018)	(\$13,162)
Less: Non-Revenue Units	\$0	\$0
Less: Bad Debt	\$0	\$0
Less: Concession Loss	\$0	\$0
Total Rental Income	\$356,245	\$425,558
Laundry Income	\$3,000	\$3,000
Parking Income	\$21,720	\$21,720
RUBS Income	\$22,800	\$22,800
Effective Gross Income	\$403,765	\$473,078
Less: Expenses	\$151,443	\$154,301
Net Operating Income	\$252,322	\$318,777
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$252,322	\$318,777

Expense Summary

	Current	Market
Taxes	\$49,276	\$49,276
Off-Site Management	\$14,691	\$17,549
On-Site Manager	\$4,800	\$4,800
Insurance	\$17,688	\$17,688
Repairs & Maintenance	\$25,737	\$25,737
Utilities	\$16,000	\$16,000
Contract Services	\$7,033	\$7,033
Trash	\$13,718	\$13,718
Miscellaneous	\$2,500	\$2,500
Total Expenses	\$151,443	\$154,301

Financial Summary

311 S New Hampshire Ave

Unit Mix			Current				Market (Renovated)				Loss-to-Lease
Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	
1+1	8	600	\$1,346 - \$1,998	\$1,572	\$2.62	\$12,574	\$1,995	\$1,995	\$3.33	\$15,960	\$3,386
2+2	8	850	\$2,019 - \$2,575	\$2,254	\$2.65	\$18,031	\$2,575	\$2,575	\$3.03	\$20,600	\$2,569
Totals/ Weighted Avg.	16	725		\$1,913	\$2.64	\$30,605		\$2,285	\$3.15	\$36,560	\$5,955
Annual Current:						\$367,263	Annual Market:				\$438,720



Koreatown

Koreatown stands as one of Los Angeles' most densely populated and economically vibrant neighborhoods, centrally located just minutes from Downtown Los Angeles, Hollywood, Silver Lake, and West Los Angeles. Renowned for its world-class dining, nightlife, and cultural amenities, Koreatown continues to attract a diverse and growing population of young professionals and urban renters.

The neighborhood benefits from exceptional connectivity, with convenient access to major transportation corridors including Wilshire Boulevard, Olympic Boulevard, and the 10 and 110 Freeways. Additionally, multiple Metro rail lines and bus routes provide seamless access to Downtown Los Angeles and surrounding employment hubs.

Koreatown's ongoing revitalization and strong rental demand have solidified its reputation as one of Los Angeles' premier multifamily investment markets. Continued population growth, limited new supply relative to demand, and its central location contribute to sustained rent growth and long-term investment stability.



Demographics (90020)



Population
38,400



Square Miles
1



Population Density
32,477 people/sq. mile



Total Households
16,808



Average Adjusted Gross Income
\$1,232,410



Unemployment Rate
6.1%

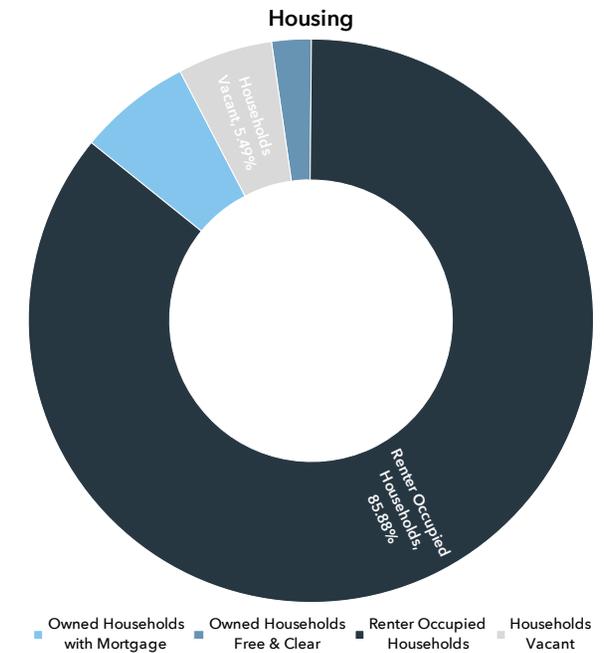
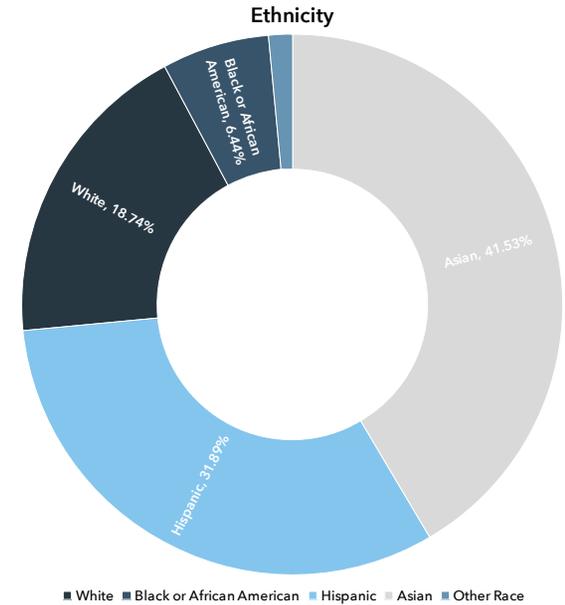


Median Household Income
\$51,013



% High Income Households
2.6%

**All information gathered from the most recent United States Census data*



Los Angeles County Overview



Population
10,014,009



**Median Household
Income**
\$83,411



Housing Units
3,591,981



**Renter-Occupied
Housing Units**
50.3%



Square Miles
4,084



Median Rent
\$1,666



Cities
88



**Unemployment
Rate**
6.1%

Source: data.lacounty.gov

Top Employers in the County

Employer	Number of Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California (Non-Education)	33,900
University of Southern California	21,000
Northrop Grumman Corp.	16,600
Amazon	16,200
Providence Health & Services	15,900
Target Corp.	15,000
Kroger Co.	14,900
Cedars-Sinai Medical Center	14,900
Walt Disney Co.	13,000
LA County Metropolitan Transportation	12,900
Allied Universal	12,800
NBCUniversal	12,000
Long Beach Unified School District	11,900

Source: laalmanac.com





311 S NEW HAMPSHIRE AVE

Los Angeles, CA 90020

Exclusively
Listed by:



Jonathan Taksa

President

RE/MAX Commercial & Investment Realty

Taksa Investment Group

(424) 672-8220

jon@taksainvestment.com

CalDRE# 01366169

TAKSA
INVESTMENT GROUP

REMAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"