

OFFERING MEMORANDUM

553 STANFORD AVE



D CO.
NFORD AVE
PORT WHOLESALE

LOS ANGELES, CA 90013

km Kidder
Mathews

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EXECUTIVE SUMMARY

MULTIFAMILY COMMUNITY NEAR DTLA'S ARTS DISTRICT

We are pleased to present 553 Stanford Ave, a 17-unit multifamily community located near the Arts District of Downtown Los Angeles, priced at a 11.49% CAP and 4.50 GRM on current rents with upside to operate at a 17.53% CAP and a 3.59 GRM.

The property is a three-story brick building constructed in 1907 with a unit mix of four one-bedroom units and thirteen studio units. 4 studio units and 2 one-bedroom units will be delivered VACANT, for a total of 6 VACANT units.

553 Stanford Ave is centrally located in DTLA near the Arts Districts in close proximity to the 10, 110, 101 and 5 freeway, in one of the most desirable and trendy submarkets that has recently undergone immense transition. The location offers tenants easy access to a plethora of restaurants such as Sushi Gen, Maccheroni Republic, Marugame Monzo, Baroo, Manuela, Bestia, De La Nonna and much more.

The Arts District also offers amenities and attractions such as ROW DTLA, Art Share LA, Arts District Brewing Company, Angel City Brewery, Hauser & Wirth, as well as retailers such as Arts District Co-op, Buru and Le Labo.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

An aerial photograph of Downtown Los Angeles, showing a dense urban landscape with various buildings and streets. A red rectangular box highlights a specific three-story brick building at 553 Stanford Ave. A white line points from the text label to the building. The background shows a mix of modern high-rise buildings and older, lower-rise structures, with the Los Angeles skyline visible in the distance under a clear blue sky.

553
STANFORD
AVE

PROPERTY OVERVIEW

PROPERTY OVERVIEW



THE
BILTMORE



REGENT
THEATER



AVITA
PHARMACY

UNITED STATES
COURTHOUSE



LOS ANGELES
CITY HALL

THE
ESCONDITE

553
STANFORD
AVE

TOWNE AVE

STANFORD AVE

PACIFIC FRESH
FISH CO

6TH ST

PROPERTY OVERVIEW



FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS	553 Stanford Ave Los Angeles, CA 90013
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LIST PRICE	\$1,175,000
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NUMBER OF UNITS	17
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COST PER UNIT	\$69,118
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CURRENT GRM	4.50
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MARKET GRM	3.59
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CURRENT CAP	11.49%
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MARKET CAP	17.53%
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YEAR BUILT	1907
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LOT SIZE	2,752 SF
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BUILDING SIZE	7,440 SF
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PRICE/SF	\$158
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\$1.175M

LIST PRICE

\$158

PRICE/SF



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$261,277		\$327,600	
Less: Vacancy	\$(7,838)	3%	\$(9,828)	3%
Gross Operating Income	\$253,439		\$317,772	
Less: Expenses	\$(118,393)	46.7%	\$(111,772)	
Net Operating Income	\$135,046		\$206,000	

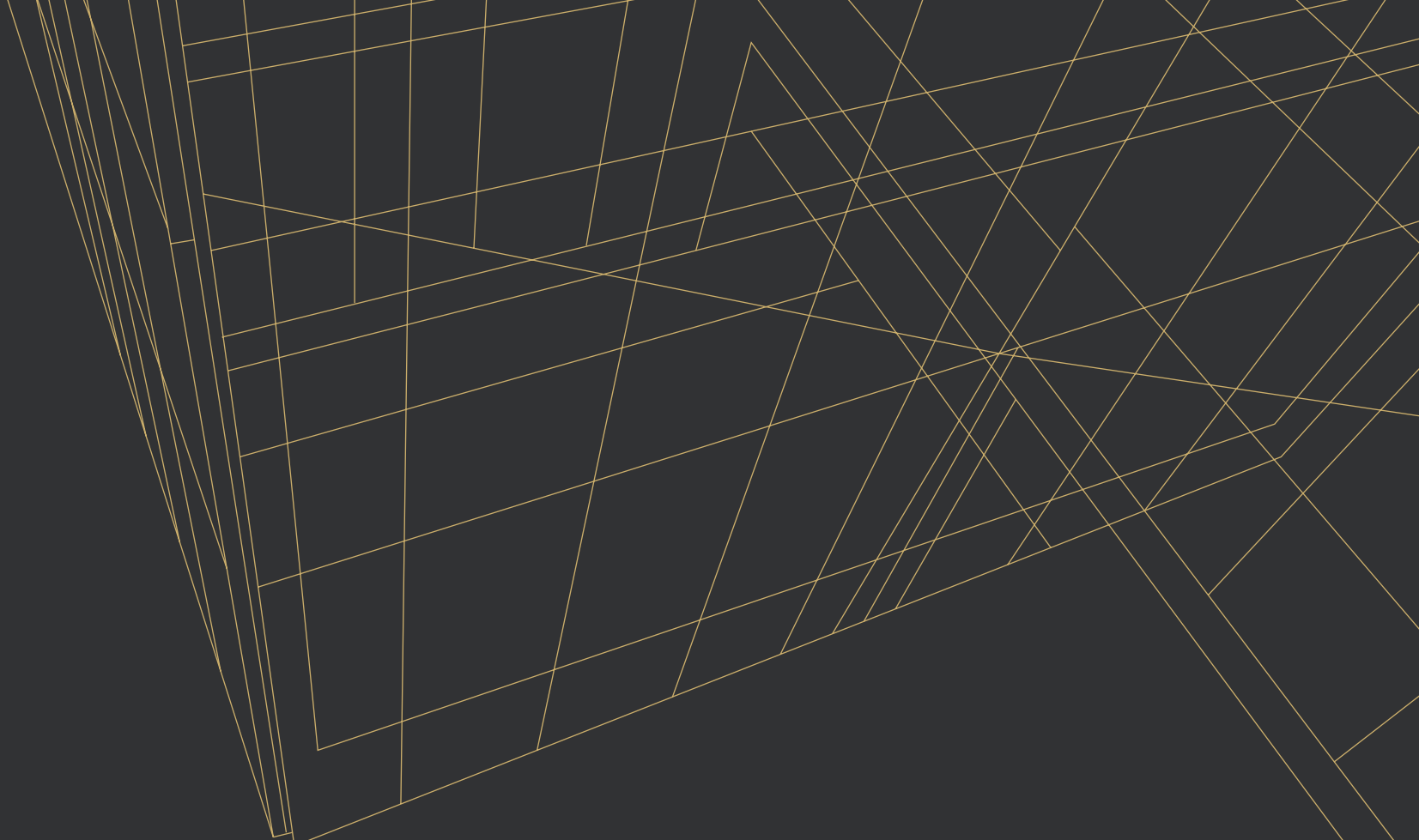
ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.25%)	\$14,688	\$14,688
Property Management (4% Current Rents GOI) + MGR	\$20,168	\$13,547
Insurance (Estimate @ \$1,200/Unit)	\$20,400	\$20,400
Maintenance/Repairs (Estimate @ \$750/Unit)	\$12,750	\$12,750
Utilities (Actual) Water, Sewer, Trash, Gas, and Electric	\$44,937	\$44,937
Grounds (\$100/Month)	\$1,200	\$1,200
Reserves (\$250/Unit)	\$4,250	\$4,250
Estimated Total Expenses	\$118,393	\$111,772
Per Net SF	\$15.86	\$15.02
Expenses Per Unit	\$6,964	\$6,575

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SCHEDULED INCOME

Unit	Beds/Baths	Notes	Current Rents	Market Rents
			Monthly Rent/Unit	Monthly Rent/Unit
1	Studio	Renovated	\$1,844	\$1,500
1.5	Studio	Vacant	\$1,500	\$1,500
5	Studio	Renovated	\$1,654	\$1,500
7	Studio	Renovated	\$1,100	\$1,500
9	Studio	Renovated - Vacant	\$1,500	\$1,500
11	Studio	Renovated	\$1,538	\$1,500
11.5	1BD + 1BA	Renovated - Vacant	\$1,950	\$1,950
20	1BD + 1BA	Renovated	\$2,188	\$1,950
24	Studio	Vacant	\$1,500	\$1,500
25	Studio	Vacant	\$1,500	\$1,500
27	Studio	Legacy	\$581	\$1,500
28	1BD + 1BA	Renovated - Vacant	\$1,950	\$1,950
30	1BD + 1BA	Legacy - MGR - \$835.86 Credit	\$836	\$1,950
33	Studio	Legacy	\$597	\$1,500
35	Studio	Legacy	\$495	\$1,500
37	Studio	Legacy	\$595	\$1,500
39	Studio	Legacy	\$443	\$1,500
Monthly Scheduled Gross Income			\$21,773	\$27,300
Parking Income			-	-
Laundry Income			-	-
Total Monthly Scheduled Gross Income			\$21,773	\$27,300
Annual Scheduled Gross Income			\$261,277	\$327,600



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