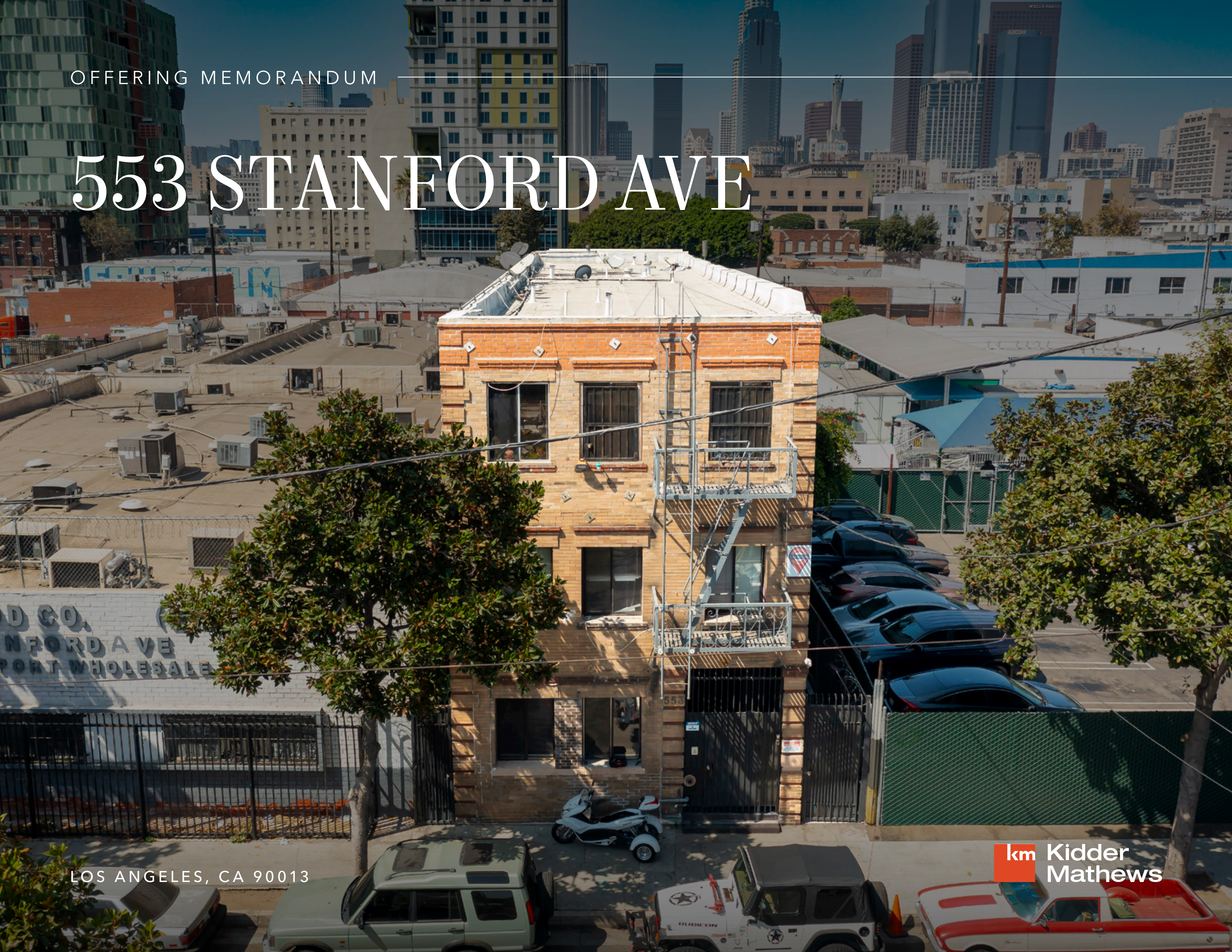
OFFERING MEMORANDUM

553 STANFORD AVE



LOS ANGELES, CA 90013

Kidder Mathews

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Exclusively listed by

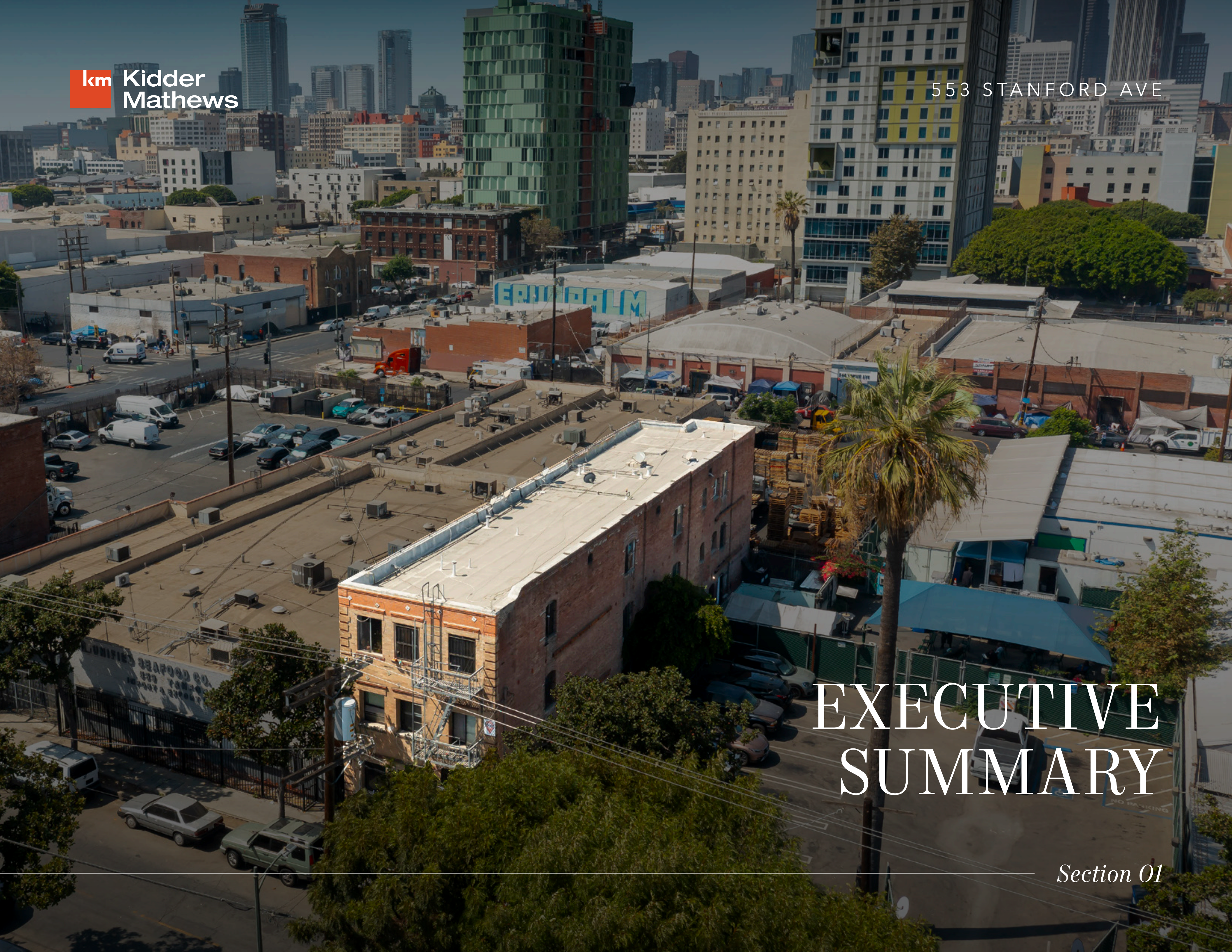
CASEY LINS
Senior Vice President
213.225.7223
casey.lins@kidder.com
LIC N° 01902650

VINCENT COOK
Senior Associate
310.405.3654
vincent.cook@kidder.com
LIC N° 02012324

KIDDER.COM

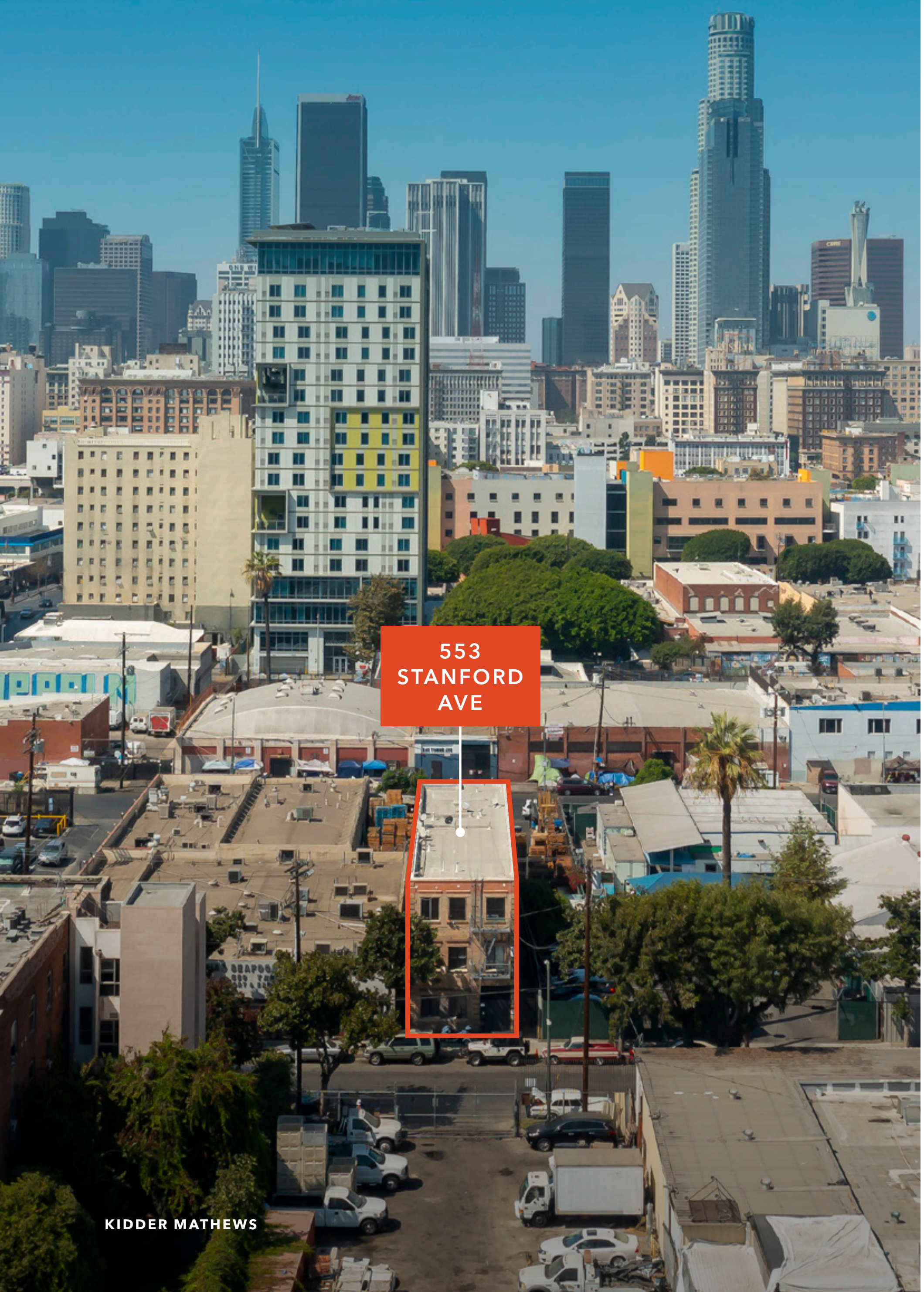
km Kidder Mathews

553 STANFORD AVE



EXECUTIVE SUMMARY

Section 01



MULTIFAMILY COMMUNITY NEAR DTLA'S ARTS DISTRICT

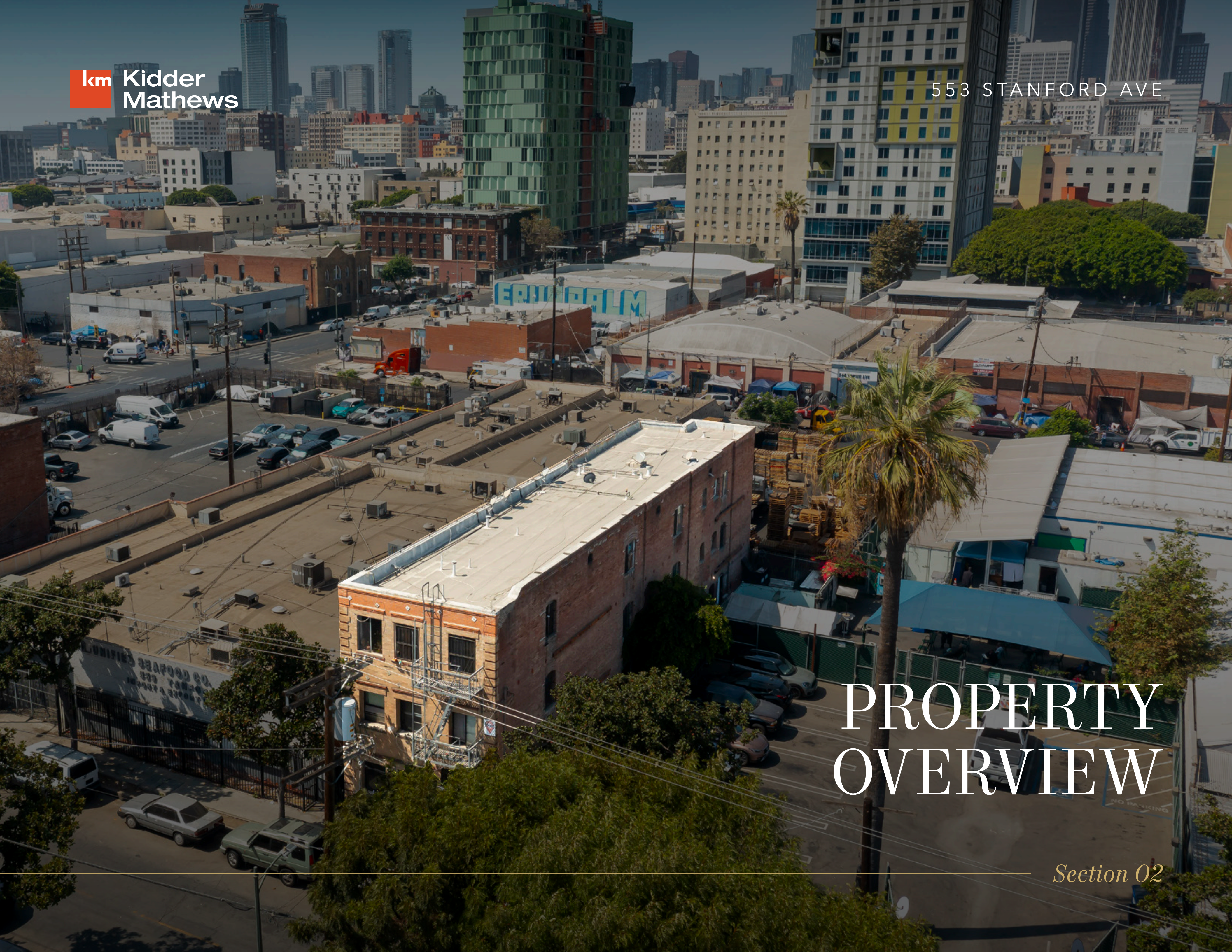
We are pleased to present 553 Stanford Ave, a 17-unit multifamily community located near the Arts District of Downtown Los Angeles, priced at a 11.49% CAP and 4.50 GRM on current rents with upside to operate at a 17.53% CAP and a 3.59 GRM.

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 Districts 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.

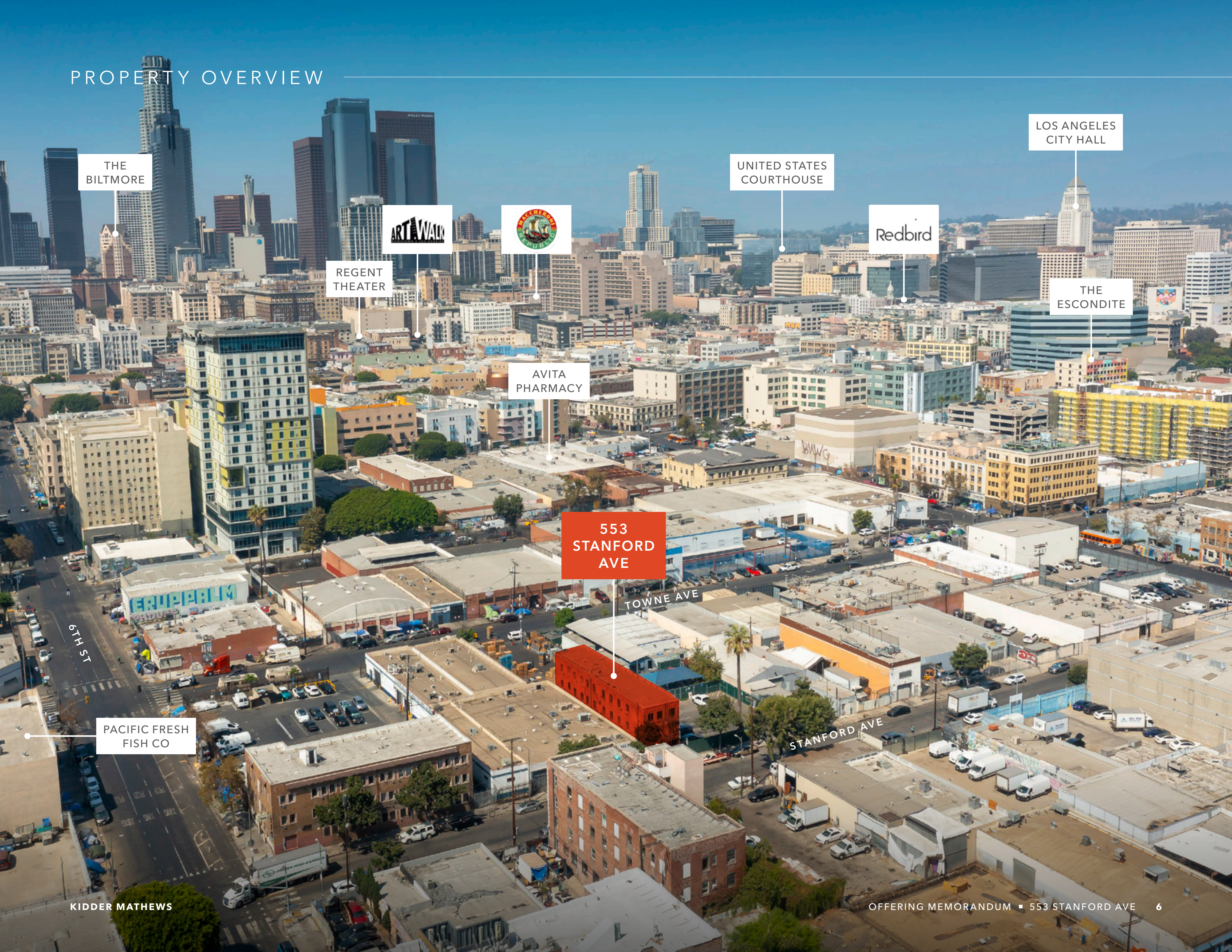
Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

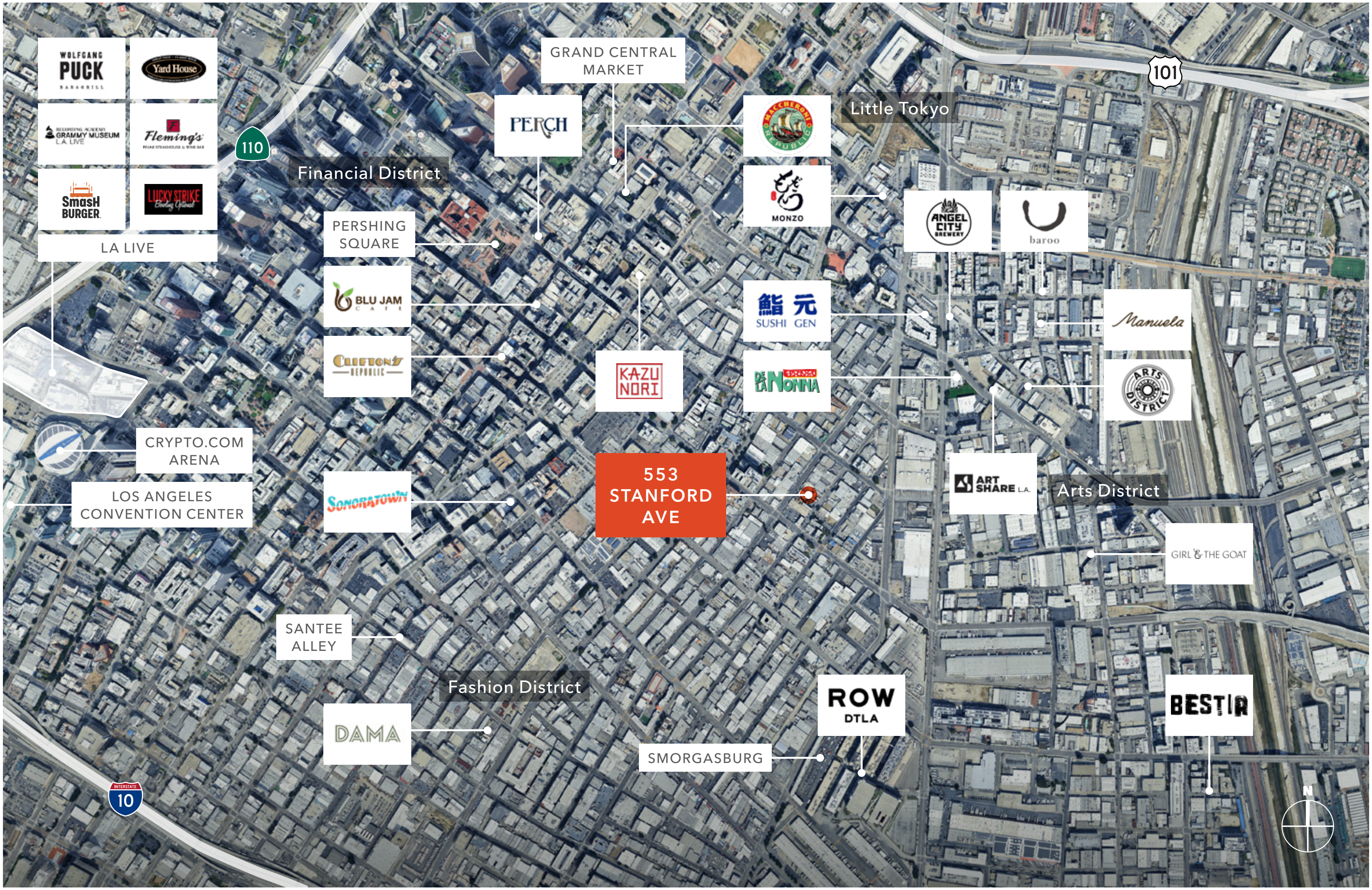


PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW





GRAND CENTRAL MARKET
101
Little Tokyo
110
Financial District
PERCH
MONZO
PERSHING SQUARE
BLU JAM CAFE
LA LIVE
ANGEL CITY BREWERY
baroo
SUSHI GEN
Manuela
KAZU NORI
ARTS DISTRICT
CRYPTO.COM ARENA
LOS ANGELES CONVENTION CENTER
SONORATOWN
553 STANFORD AVE
ART SHARE L.A.
Arts District
GIRL & THE GOAT
SANTEE ALLEY
Fashion District
DAMA
ROW DTLA
BESTIA
SMORGASBURG
10
N

FINANCIALS

Section 03

INVESTMENT SUMMARY

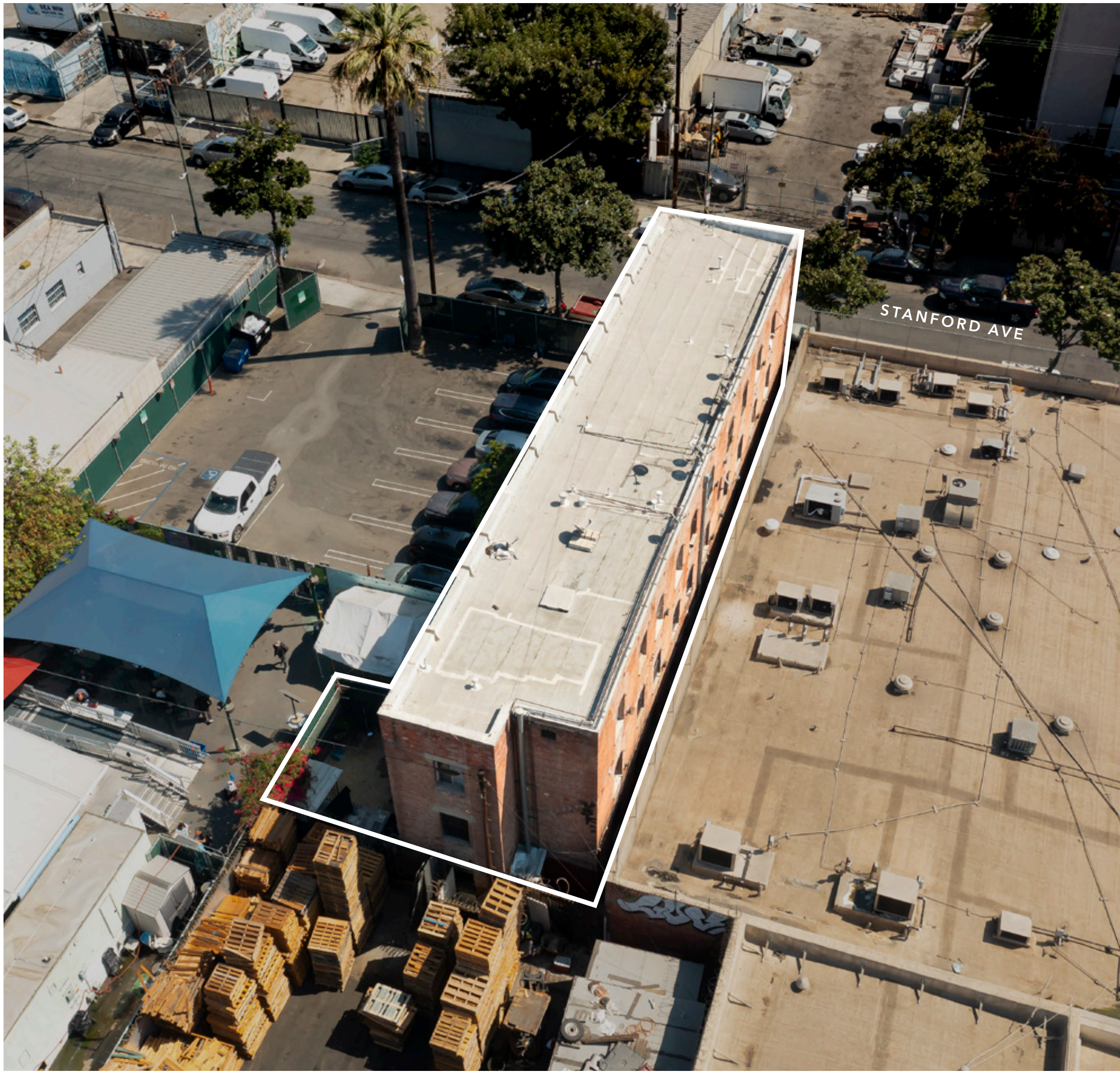
ADDRESS	553 Stanford Ave Los Angeles, CA 90013
LIST PRICE	$1,175,000
NUMBER OF UNITS	17
COST PER UNIT	$69,118
CURRENT GRM	4.50
MARKET GRM	3.59
CURRENT CAP	11.49%
MARKET CAP	17.53%
YEAR BUILT	1907
LOT SIZE	2,752 SF
BUILDING SIZE	7,440 SF
PRICE/SF	$158

$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**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for inaccuracies.

SCHEDULED INCOME

			Current Rents	Market Rents
Unit	Beds/Baths	Notes	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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VINCENT COOK
Senior Associate
310.405.3654
vincent.cook@kidder.com
LIC N° 02012324

KIDDER.COM