

411 & 425 S ALEXANDRIA AVENUE

LOS ANGELES, CALIFORNIA 90020



Northmarq

OFFERING MEMORANDUM



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411 & 425

S ALEXANDRIA AVENUE

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PROPERTY OVERVIEW


PROPERTY DESCRIPTION

411 & 425 S Alexandria Ave is a 2 property apartment community constructed in 1955 & 1956. The properties are on separate APN's and can later be sold separately. Situated on R4-1 lots totaling approximately 33,354 square feet with 215 feet of frontage, the properties offer a unique opportunity as a value added opportunity to reposition the existing structures and units or potentially to redevelop the site in the long term. The property consists of (15) Studio/One-Bath units, (36) One-Bed/One-Bath units, (1) Two-Bed/One Bath unit, and (2) Two-Bed/Two Bath units that are separately metered for gas and electricity. Parking at 425 S Alexandria is subterranean and tuck under and carports at 411 S Alexandria. Both properties contain swimming pools and are two story courtyard structures with pitched roofs constructed of wood frame and stucco.




54

Units Total




\$203,519

\$/Unit




\$318.15

\$/SF




1955 & 1956

Year Built



9.78

GRM Current



5.84%

Cap Rate Current



PROPERTY SUMMARY

ADDRESS	411 & 425 S Alexandria Ave, Los Angeles, California 90020
UNITS	54
YEAR BUILT	1955 & 1956
STORIES	2
GROSS SF	34,543 Sq. Ft.
LOT SIZE	33,353.8 Sq. Ft.
LOCATION	Koreatown
PARCEL NUMBER	5502-014-010, 5502-014-011
TYPE OF BUILDING	Low-Rise Apartments



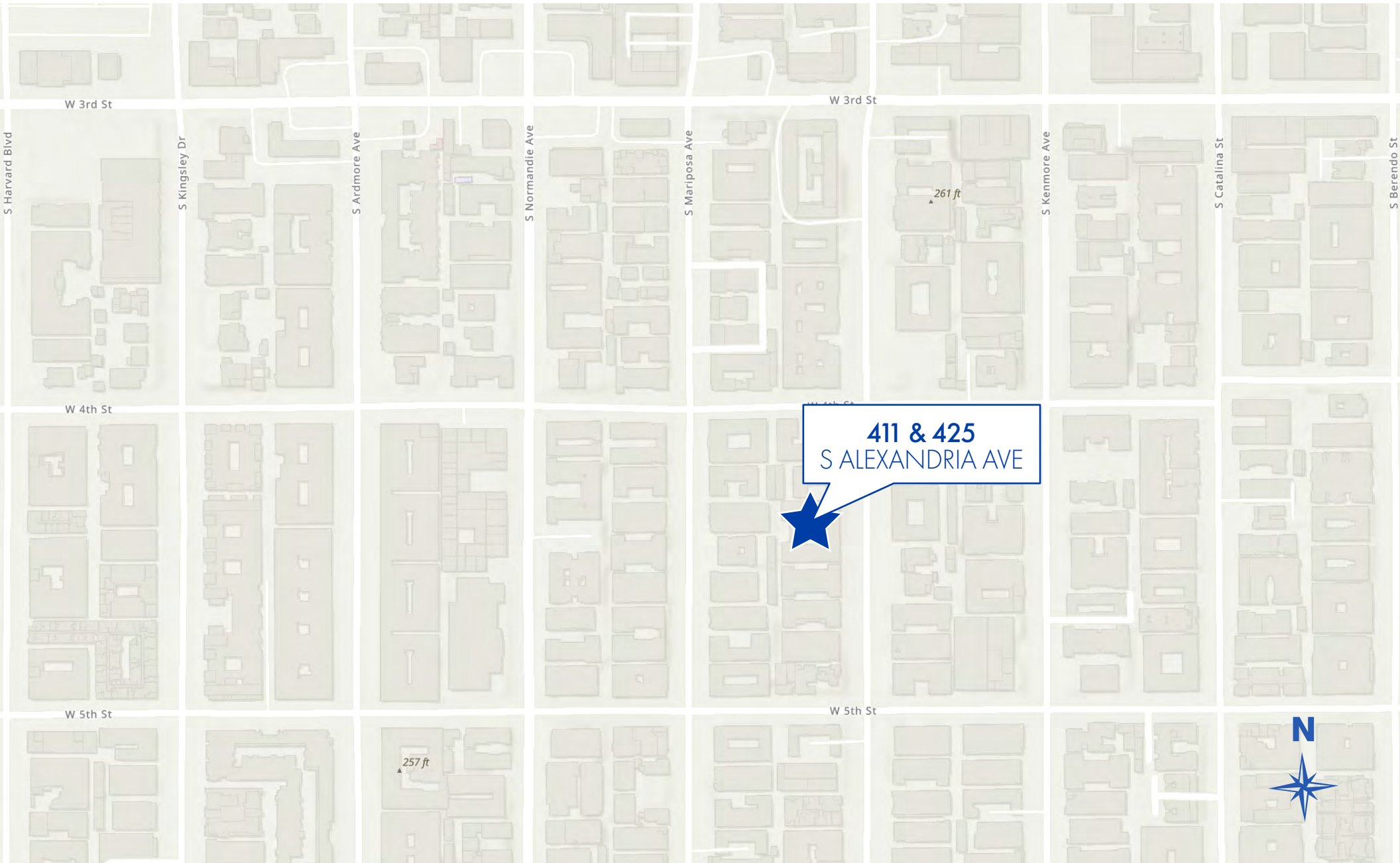




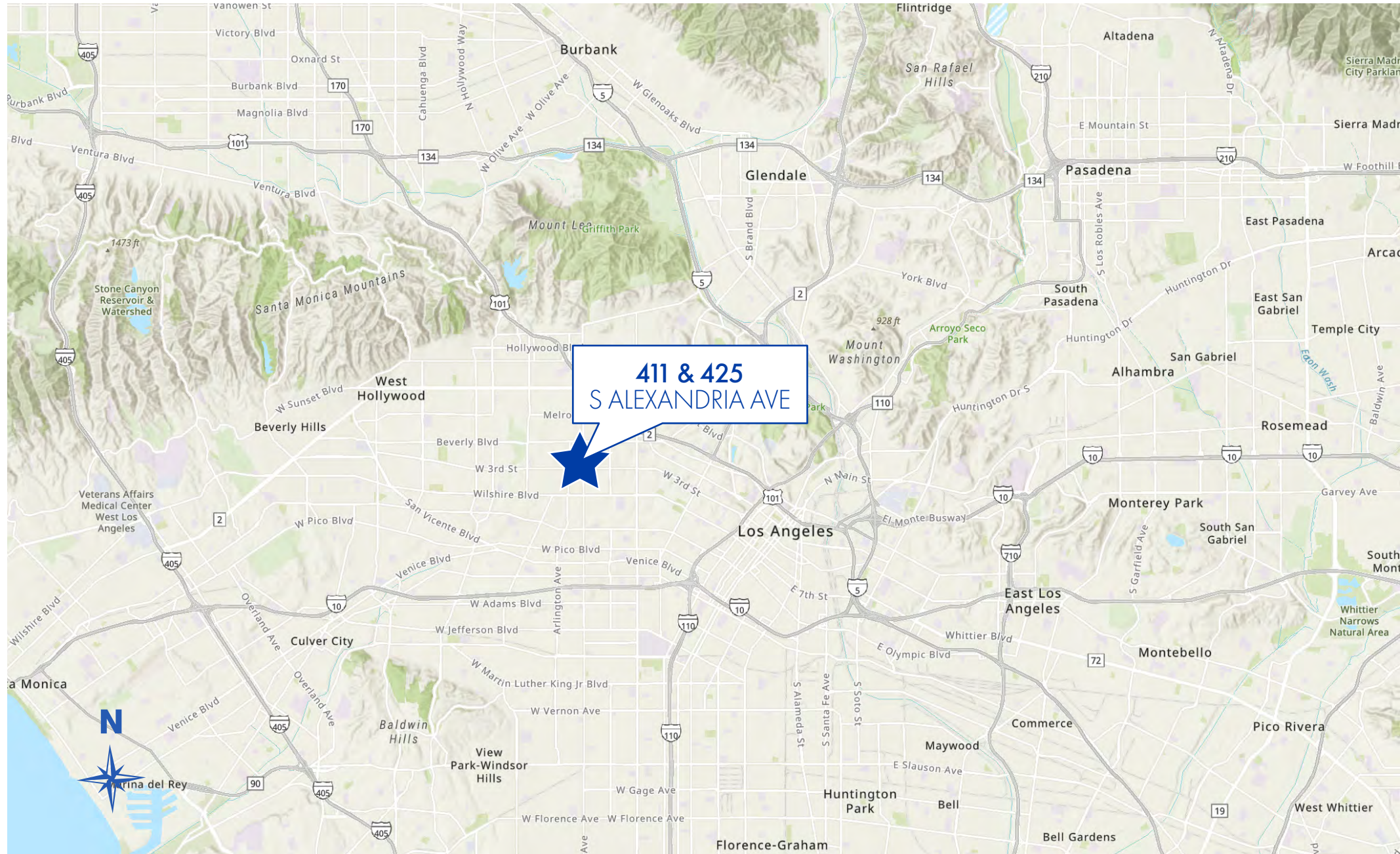
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LOCATION OVERVIEW

LOCATION MAP



REGIONAL MAP



LOS ANGELES KOREATOWN

411 & 425 S Alexandria Ave is situated just west of Downtown Los Angeles in the community of Koreatown. The property is approximately one mile from the 101 freeway, providing a convenient commute to nearby submarkets. Koreatown is a vibrant LA neighborhood filled with hidden gems, bars, eateries, and a collision of cultures. As the name suggests, the atmosphere in Koreatown is heavily influenced by Korean culture. The neighborhood is a favorite destination among foodies city-wide for its endless selection of authentic Korean restaurants, but the community has a much more diverse character than that: the broad range of cultural influences is exemplified in landmarks like the synagogue and contemporary art gallery of the Wilshire Boulevard Temple, the Latin fusion cuisine of Roy Choi's restaurants, and the popular German/Korean/Hawaiian tinged gastropub, Biergarten.

411 & 425 S ALEXANDRIA AVENUE NEIGHBORHOOD QUICK FACTS



1.17M
POPULATION
WITHIN 5 MILES



82%
RENTER-OCCUPIED HOUSING
UNITS WITHIN 5 MILES



\$951K
MEDIAN HOME VALUE
WITHIN 5 MILES



479K
HOUSEHOLDS
WITHIN 5 MILES



\$59K
MEDIAN HOUSEHOLD
INCOME WITHIN 5 MILES



37.8
MEDIAN AGE
WITHIN 5 MILES



FIGAT7TH DOWNTOWN LA

FIGat7th

SHOPPING, DINING,
ENTERTAINMENT, & CULTURE

FIGat7th is downtown LA's premier shopping, dining, and entertainment destination. An open-air shopping and dining mecca, FIGat7th is home to Zara and H&M flagship stores, Nordstrom Rack, Target, and more, as well as a first-class collection of unique eateries that delight fashionistas and foodies alike. And with free concerts, movies, and events all year long paired with plentiful, inexpensive parking, FIGat7th is the best place to begin when exploring downtown LA.



SEPHORA





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FINANCIAL ANALYSIS

RENT ROLL

Address	Unit #	Unit Description	Estimated Unit SF	Current Rate	Current Rent/SF	Projected Market Rate	Projected Rent/SF	Status
411	1	Studio, One Bath	400	\$1,650.00	\$4.13	\$1,650.00	\$4.13	Vacant
411	2	One Bedroom, One Bath	650	\$1,741.02	\$2.68	\$1,950.00	\$3.00	
411	3	One Bedroom, One Bath	650	\$2,025.00	\$3.12	\$1,950.00	\$3.00	
411	4	One Bedroom, One Bath	650	\$1,950.00	\$3.00	\$1,950.00	\$3.00	
411	5	One Bedroom, One Bath	650	\$1,575.21	\$2.42	\$1,950.00	\$3.00	
411	6	Two Bedroom, One Bath	800	\$1,895.78	\$2.37	\$2,500.00	\$3.13	
411	7	Studio, One Bath	400	\$1,650.00	\$4.13	\$1,650.00	\$4.13	
411	8	Studio, One Bath	400	\$1,653.39	\$4.13	\$1,650.00	\$4.13	
411	9	One Bedroom, One Bath	650	\$1,591.10	\$2.45	\$1,950.00	\$3.00	
411	10	One Bedroom, One Bath	650	\$1,436.72	\$2.21	\$1,950.00	\$3.00	
411	11	One Bedroom, One Bath	650	\$2,000.00	\$3.08	\$1,950.00	\$3.00	
411	12	One Bedroom, One Bath	650	\$2,080.00	\$3.20	\$1,950.00	\$3.00	
411	14	One Bedroom, One Bath	650	\$1,950.00	\$3.00	\$1,950.00	\$3.00	
411	15	One Bedroom, One Bath	650	\$1,796.82	\$2.76	\$1,950.00	\$3.00	
425	1	One Bedroom, One Bath	550	\$2,000.00	\$3.64	\$1,950.00	\$3.55	
425	2	One Bedroom, One Bath	550	\$2,025.00	\$3.68	\$1,950.00	\$3.55	
425	3	One Bedroom, One Bath	550	\$1,800.00	\$3.27	\$1,950.00	\$3.55	
425	4	Studio, One Bath	400	\$1,495.00	\$3.74	\$1,650.00	\$4.13	
425	5	Studio, One Bath	400	\$1,450.00	\$3.63	\$1,650.00	\$4.13	
425	6	Studio, One Bath	400	\$1,650.00	\$4.13	\$1,650.00	\$4.13	Vacant
425	7	One Bedroom, One Bath	550	\$1,811.68	\$3.29	\$1,950.00	\$3.55	
425	8	One Bedroom, One Bath	550	\$1,749.88	\$3.18	\$1,950.00	\$3.55	
425	9	One Bedroom, One Bath	550	\$2,000.00	\$3.64	\$1,950.00	\$3.55	
425	10	One Bedroom, One Bath	550	\$1,343.26	\$2.44	\$1,950.00	\$3.55	
425	11	One Bedroom, One Bath	550	\$1,477.46	\$2.69	\$1,950.00	\$3.55	
425	12	One Bedroom, One Bath	550	\$1,100.72	\$2.00	\$1,950.00	\$3.55	
425	14	One Bedroom, One Bath	550	\$1,850.00	\$3.36	\$1,950.00	\$3.55	

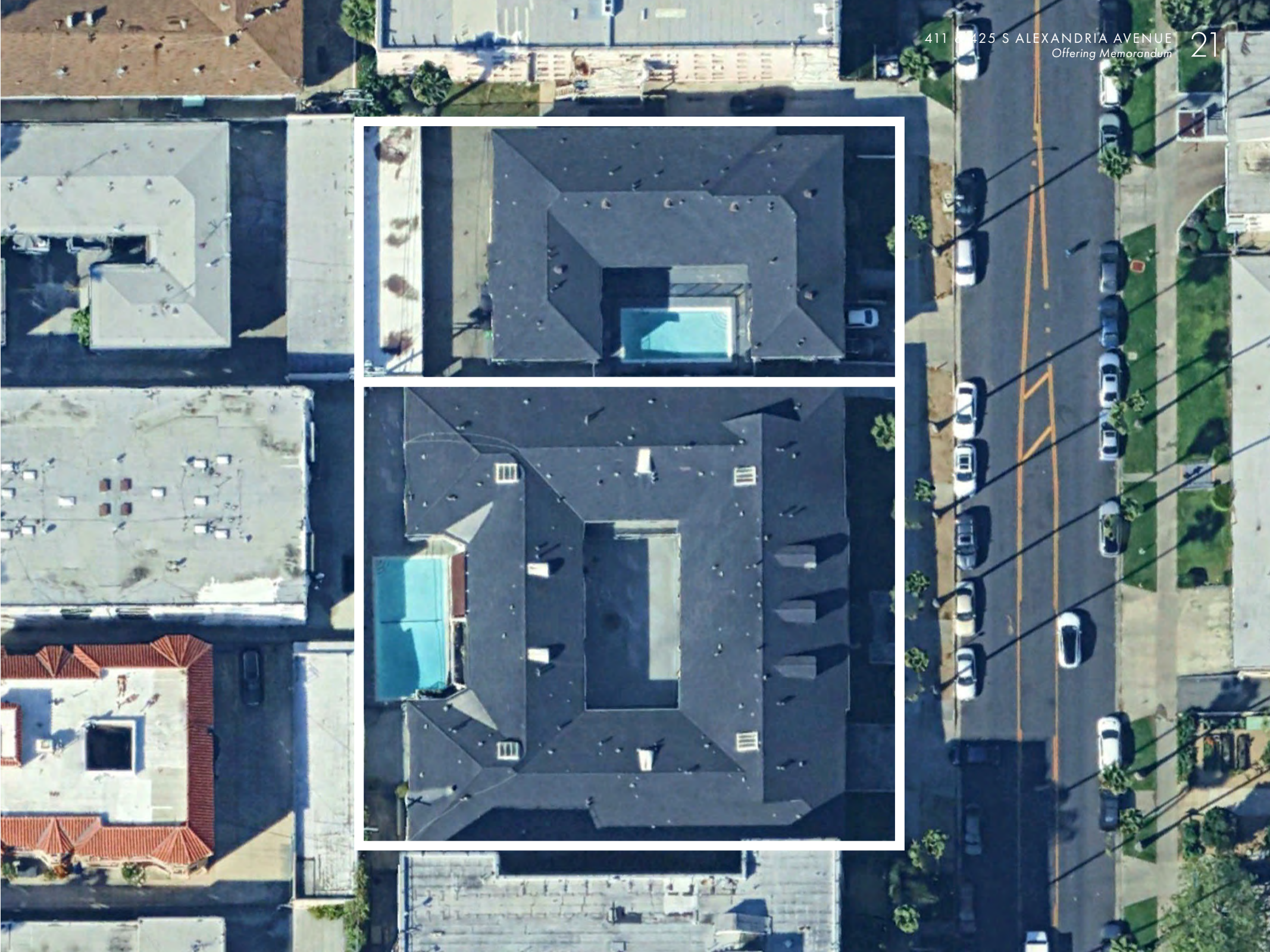
Address	Unit #	Unit Description	Estimated Unit SF	Current Rate	Current Rent/SF	Projected Market Rate	Projected Rent/SF	Status
425	15	Studio, One Bath	400	\$1,433.12	\$3.58	\$1,650.00	\$4.13	
425	16	Studio, One Bath	400	\$1,600.00	\$4.00	\$1,650.00	\$4.13	
425	17	Studio, One Bath	400	\$1,650.00	\$4.13	\$1,650.00	\$4.13	Vacant
425	18	One Bedroom, One Bath	550	\$1,800.00	\$3.27	\$1,950.00	\$3.55	
425	19	One Bedroom, One Bath	550	\$1,800.00	\$3.27	\$1,950.00	\$3.55	
425	20	One Bedroom, One Bath	550	\$1,975.00	\$3.59	\$1,950.00	\$3.55	
425	21	Two Bedroom, Two Bath	800	\$1,851.69	\$2.31	\$2,600.00	\$3.25	
425	22	One Bedroom, One Bath	550	\$2,100.00	\$3.82	\$1,950.00	\$3.55	
425	23	One Bedroom, One Bath	550	\$1,594.33	\$2.90	\$1,950.00	\$3.55	
425	24	Studio, One Bath	400	\$1,600.00	\$4.00	\$1,650.00	\$4.13	
425	25	Studio, One Bath	400	\$1,425.00	\$3.56	\$1,650.00	\$4.13	
425	26	Studio, One Bath	400	\$1,510.00	\$3.78	\$1,650.00	\$4.13	
425	27	One Bedroom, One Bath	550	\$1,800.00	\$3.27	\$1,950.00	\$3.55	
425	28	One Bedroom, One Bath	550	\$1,301.80	\$2.37	\$1,950.00	\$3.55	
425	29	One Bedroom, One Bath	550	\$1,892.80	\$3.44	\$1,950.00	\$3.55	
425	30	One Bedroom, One Bath	550	\$1,975.00	\$3.59	\$1,950.00	\$3.55	
425	31	Two Bedroom, Two Bath	800	\$1,909.20	\$2.39	\$2,600.00	\$3.25	
425	32	One Bedroom, One Bath	550	\$1,975.00	\$3.59	\$1,950.00	\$3.55	
425	33	One Bedroom, One Bath	550	\$1,784.64	\$3.24	\$1,950.00	\$3.55	
425	34	Studio, One Bath	400	\$1,650.00	\$4.13	\$1,650.00	\$4.13	Vacant
425	35	Studio, One Bath	400	\$1,100.72	\$2.75	\$1,650.00	\$4.13	
425	36	Studio, One Bath	400	\$1,650.00	\$4.13	\$1,650.00	\$4.13	Vacant
425	37	One Bedroom, One Bath	550	\$2,000.00	\$3.64	\$1,950.00	\$3.55	
425	38	One Bedroom, One Bath	550	\$1,892.80	\$3.44	\$1,950.00	\$3.55	
425	39	One Bedroom, One Bath	550	\$1,950.00	\$3.55	\$1,950.00	\$3.55	Just Leased
425	40	One Bedroom, One Bath	550	\$1,800.00	\$3.27	\$1,950.00	\$3.55	
425	A	One Bedroom, One Bath	550	\$1,111.02	\$2.02	\$1,950.00	\$3.55	

	Unit Description	Estimated SF	Current Rate	Rent Range/SF	Projected Market Rate	Percent Vacant	Number Vacant	Number of Units	Percentage of Total
Totals:	Studio, One Bath	6,000.00	\$23,167.23	\$2.75 - \$4.13	\$24,750.00	33.33%	5	15	27.78%
	One Bedroom, One Bath	20,800.00	\$64,056.26	\$2.00 - \$3.82	\$70,200.00	0.00%	0	36	66.67%
	Two Bedroom, One Bath	800.00	\$1,895.78	\$2.37 - \$2.37	\$2,500.00	0.00%	0	1	1.85%
	Two Bedroom, Two Bath	1,600.00	\$3,760.89	\$2.31 - \$2.39	\$5,200.00	0.00%	0	2	3.70%
		29,200	\$92,880.16		\$102,650.00	9.26%	5	54	

	Unit Description	Estimated SF	Current Rate	Current Rent/SF	Projected Market Rate	Projected Rent/SF	% Estimated Upside	Rental Range
Averages:	Studio, One Bath	400.00	\$1,544.48	\$3.86	\$1,650.00	\$4.13	6.83%	\$1,101 - \$1,653
	One Bedroom, One Bath	577.78	\$1,779.34	\$3.08	\$1,950.00	\$3.38	9.59%	\$1,101 - \$2,100
	Two Bedroom, One Bath	800.00	\$1,895.78	\$2.37	\$2,500.00	\$3.13	31.87%	\$1,896 - \$1,896
	Two Bedroom, Two Bath	800.00	\$1,880.45	\$2.35	\$2,600.00	\$3.25	38.27%	\$1,852 - \$1,909

Unit Mix & Rent Schedule

Units	Unit Type	Estimated Unit SF	Current Rental Range	Current Avg. Rent	Market Rent	Current Avg. Rent/SF	Market Rent/SF	Est. Total Net SF
15	Studio / 1 Bath	400	\$1,101 - \$1,653	\$1,544	\$1,650	\$3.86	\$4.13	6,000
36	1 Bed / 1 Bath	578	\$1,101 - \$2,100	\$1,779	\$1,950	\$3.08	\$3.38	20,800
1	2 Bed / 1 Bath	800	\$1,896	\$1,896	\$2,500	\$2.37	\$3.13	800
2	2 Bed / 2 Bath	800	\$1,852 - \$1,909	\$1,880	\$2,600	\$2.35	\$3.25	1,600
54		541		\$1,720	\$1,901	\$3.18	\$3.52	29,200
Gross SF								34,543



FINANCIALS

Income		Current Pro Forma	Market Pro Forma
Scheduled Market Rent		\$1,114,562	\$1,231,800
Less: Vacancy	5.00%	(\$33,437)	(\$36,954)
Net Rental Income		\$1,081,125	\$1,194,846
Plus: Misc. Income		\$3,341	\$3,341
Plus: Laundry Income		\$5,931	\$5,931
Total Operating Income (EGI)		\$1,090,397	\$1,204,118
Estimated Expenses	Percentage	Per Unit	
Administrative		\$100	\$5,400
Advertising & Promotion		\$50	\$2,700
Payroll		\$400	\$21,600
Repairs & Maintenance		\$700	\$37,800
Management Fee	3.00%	\$619	\$33,437
Utilities (Water, Sewer, Electric & Gas)		\$1,817	\$98,133
Contracted Services		\$1,082	\$58,431
Base Property Taxes	1.200%	\$2,442	\$131,847
Property Tax Direct Assessments		\$107	\$5,766
Insurance		\$800	\$43,200
Replacement Reserve		\$200	\$10,800
Estimated Expenses		\$449,114	\$452,631
% of Scheduled:		40.30%	36.75%
Per SF:		\$13.00	\$13.10
Per Unit:		\$8,317	\$8,382
Net Operating Income (NOI)		\$641,283	\$751,487
Less: Debt Service		(\$410,780)	(\$410,780)
Projected Net Cash Flow		\$230,503	\$340,707
Total Economic Loss		3.0%	3.0%
Cash-on-Cash Return (Based on Asking Price)		5.88%	8.70%
Debt Service Coverage		1.56	1.83

INVESTMENT SUMMARY

ASKING PRICE	\$10,990,000
PRICE/UNIT	\$203,519
PRICE/SF	\$318.15
CAP RATE CURRENT	5.84%
CAP RATE MARKET	6.84%
GRM CURRENT	9.78
GRM PRO FORMA	8.86

ALL FINANCING

TOTAL LOAN AMOUNT	\$7,144,000
DOWN PAYMENT	\$3,917,440
LTV	65%
MONTHLY PAYMENT	(\$34,232)
DEBT CONSTANT	5.8%

NEW FIRST MORTGAGE

(to be originated at purchase)

LTV	65%
AMOUNT	\$7,144,000
INTEREST RATE	5.75%
AMORTIZATION	Interest Only
PAYMENT	(\$34,232)
FEES	1.00%
I/O TERMS (YRS)	5

PRICING SUMMARY



Cap Rate Analysis	Price	Price/Unit	Price/Foot	Cap Rate Current	Cap Rate Market	GRM Current	GRM Pro Forma
Asking Price	\$10,990,000	\$203,519	\$318.15	5.84%	6.84%	9.78	8.86



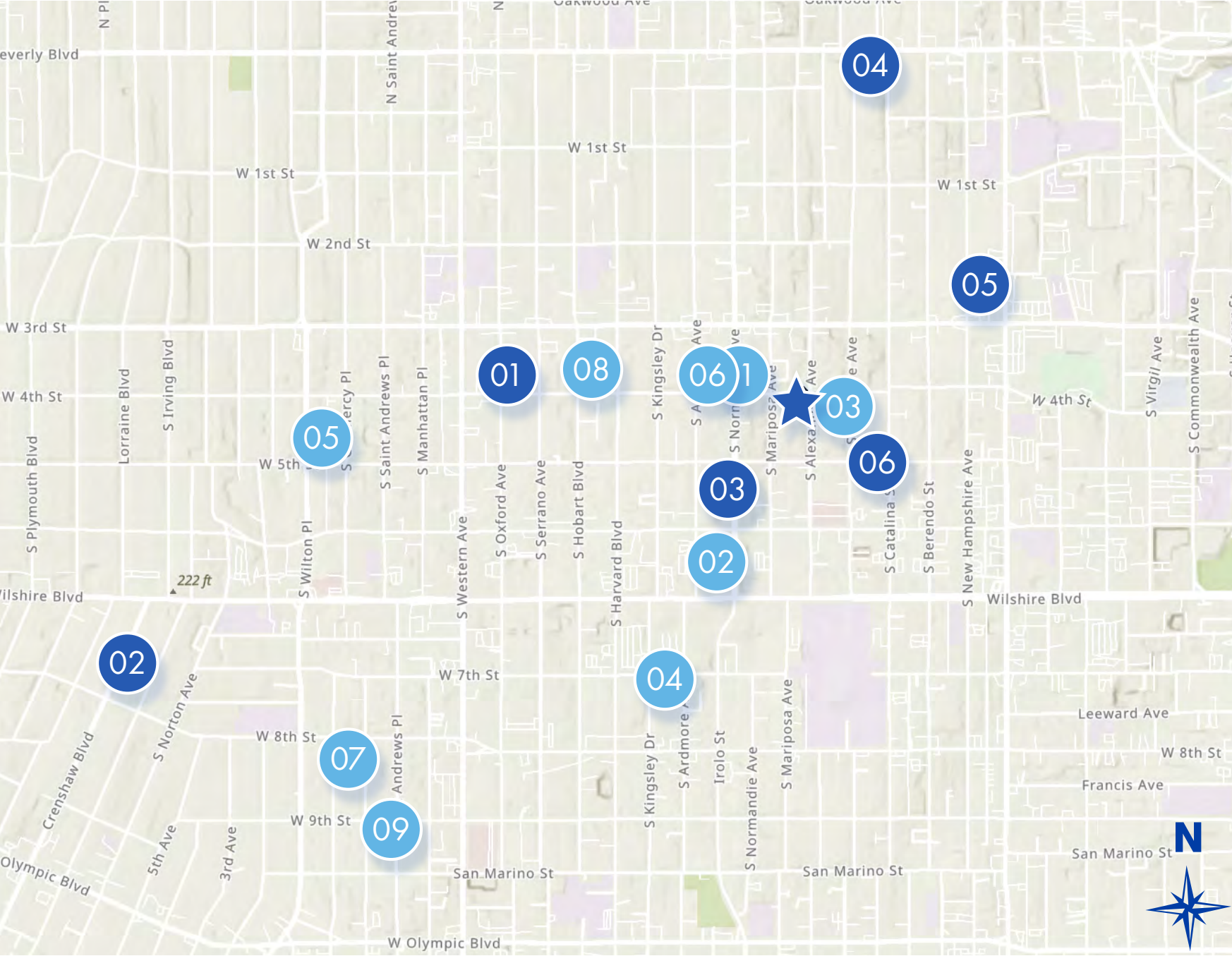
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MARKET COMPARABLES

MARKET COMPARABLES

SALES COMPARABLES									
#	Property	Units	Year Built	RSF	Price	Price/Unit	Price/SF	Cap Rate	Sale Date
★	411 & 425 S Alexandria Ave	54	1955 & 1956	34,543	\$10,990,000	\$203,519	\$318.15	5.84%	ON MARKET
01	4171 W 4th St	12	1963	12,776	\$3,440,000	\$286,667	\$269.25	6.15%	8/22/2025
02	730 Crenshaw Blvd	16	1954	11,208	\$3,250,000	\$203,125	\$289.97	-	1/15/2025
03	535 S Normandie Ave	18	1956	22,101	\$5,050,000	\$280,556	\$228.50	-	11/22/2024
04	237 N Catalina St	10	1959	7,107	\$2,520,000	\$252,000	\$354.58	5.87%	10/31/2024
05	252 S New Hampshire Ave	19	1955	11,176	\$4,237,000	\$223,000	\$379.12	5.43%	7/22/2024
06	503 S Catalina St	12	1938	17,365	\$4,200,000	\$350,000	\$241.87	5.35%	6/24/2024
Property Averages (excl. subject property)			1954	13,622	\$3,782,833	\$265,891	\$293.88	5.7%	

RENT COMPARABLES						
#	Property	Unit Type	Year Built	Avg. SF	Rent	Rent/SF
★	411 & 425 S Alexandria Ave	Studio/1Ba	1955 & 1956	400	\$1,544	\$3.86
01	3907 W 4th St	Studio/1Ba	1954	450	\$1,525	\$3.39
02	628 S Ardmore Ave	Studio/1Ba	1955	415	\$1,499	\$3.61
03	425 S Kenmore Ave	Studio/1Ba	1963	600	\$1,695	\$2.82
04	3460 W 7th St	Studio/1Ba	1965	518	\$1,999	\$3.86
05	453 S Gramercy Pl	Studio/1Ba	1966	500	\$1,600	\$3.20
Property Averages (excl. subject property)			1961	497	\$1,664	\$3.38
★	411 & 425 S Alexandria Ave	1Bd/1Ba	1955 & 1956	578	\$1,779	\$3.08
06	3905 W 4th St	1Bd/1Ba	1954	687	\$1,895	\$2.76
07	832 S Gramercy Pl	1Bd/1Ba	1958	770	\$1,800	\$2.34
08	350 S Hobart Blvd	1Bd/1Ba	1960	800	\$1,850	\$2.31
09	909 S St Andrews Pl	1Bd/1Ba	1960	785	\$1,800	\$2.29
Property Averages (excl. subject property)			1958	761	\$1,836	\$2.43





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