

6-Unit Multifamily Investment Opportunity

6.56% Current Cap | 8.61 Current GRM | In-Place Income with Rollover Upside



239 W 113Th St, Los Angeles, CA 90061

Exclusively Listed by

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DRE #: CA 01927702

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PROPERTY OVERVIEW

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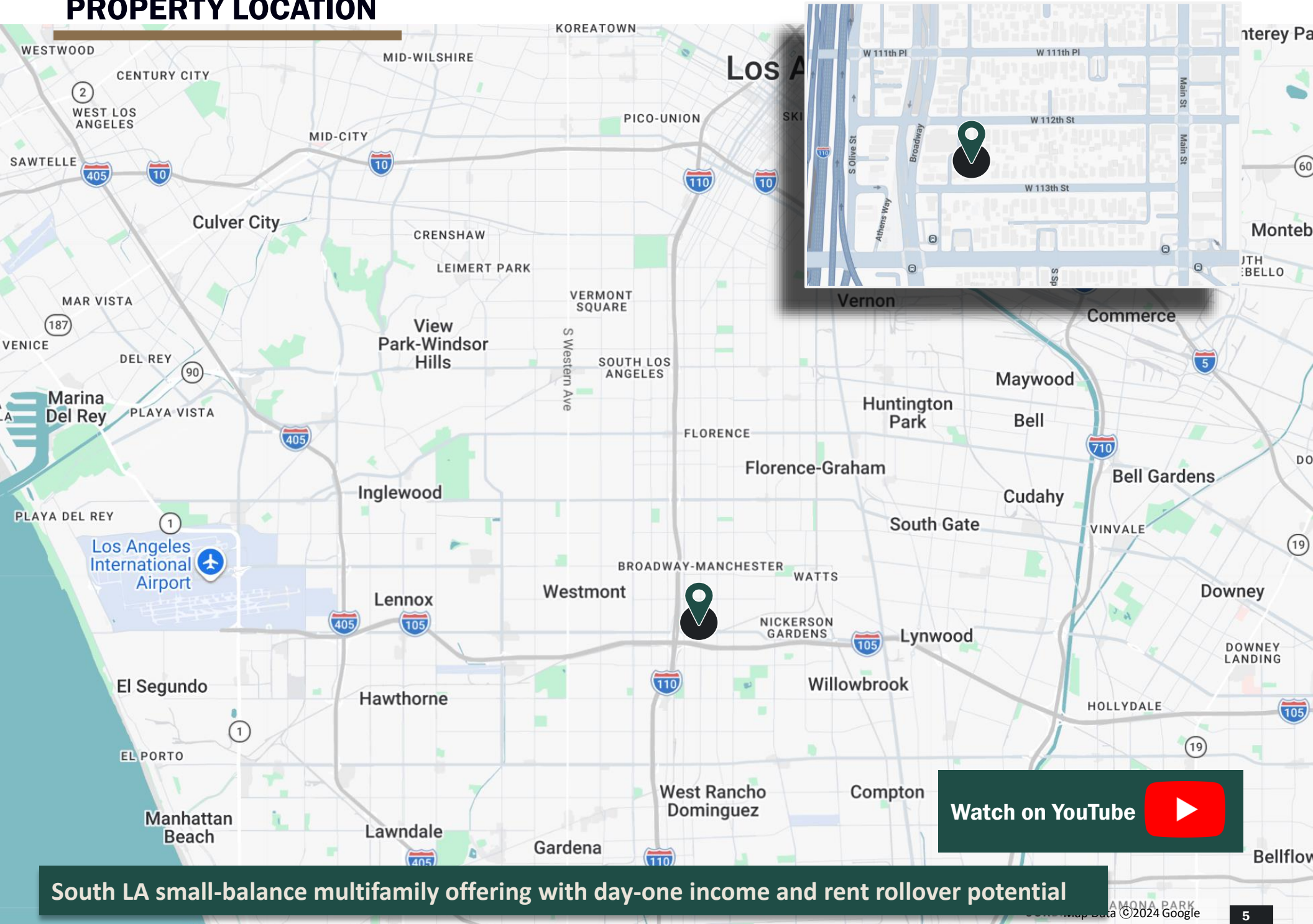
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EXECUTIVE SUMMARY

239 W 113th Street is improved with six 1-bedroom / 1-bathroom units totaling approximately 2,376 square feet on a 12,420 square foot LAR2-zoned lot. Built in 1924, the property is configured across three separate single-story structures and includes approximately 14 on-site parking spaces. Utilities include six electric meters, six gas meters, and one master water meter.

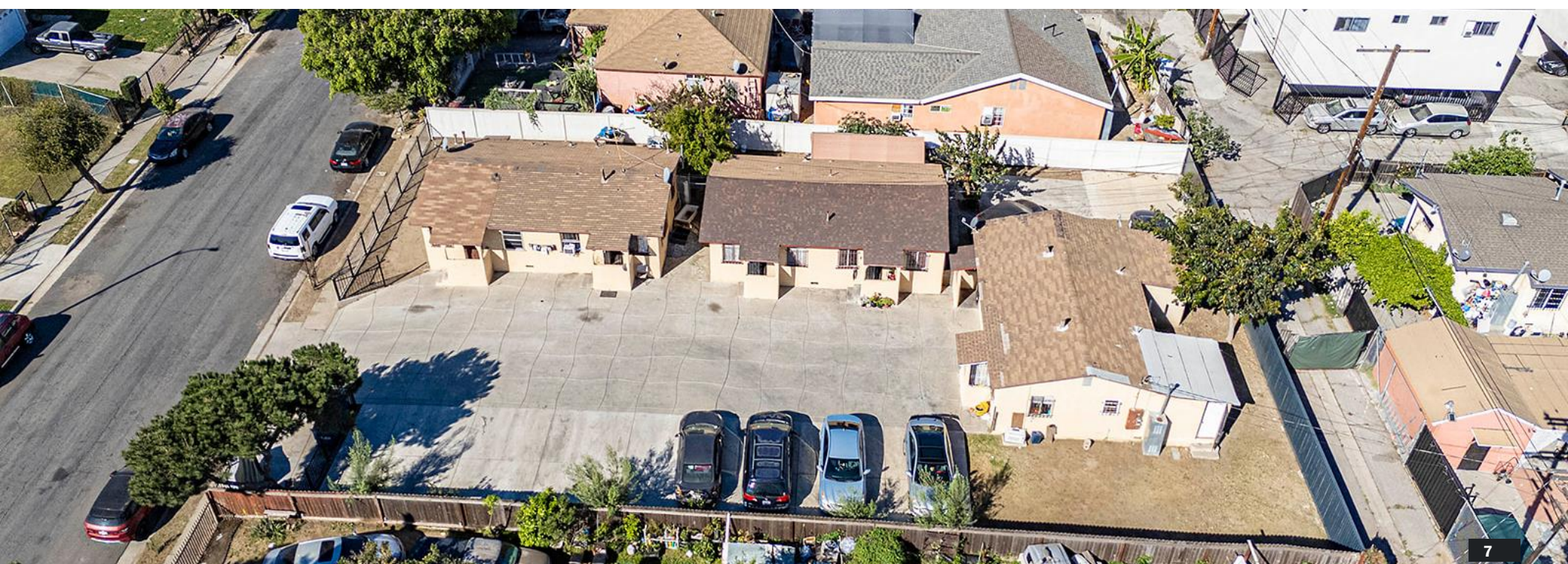
 <p>6 UNITS</p>	 <p>396 AVG UNIT SQFT</p>	<p>METERS</p> <table border="1"> <tbody> <tr> <td>Water</td> <td>1</td> </tr> <tr> <td>Electrical</td> <td>6</td> </tr> <tr> <td>Gas</td> <td>6</td> </tr> </tbody> </table>	Water	1	Electrical	6	Gas	6
Water	1							
Electrical	6							
Gas	6							
 <p>2,376 RENTABLE SQFT</p>	 <p>\$1,589 AVG CURRENT RENT</p>	<p>3 NUMBER OF BUILDINGS</p>						
 <p>1924 YEAR BUILT</p>	 <p>14 PARKING SPACES</p>	<p>1 NUMBER OF STORIES</p>						
 <p>LAR2 ZONING</p>	 <p>12,420 LOT SIZE SQFT</p>	<p>6074-023-031 APN</p>						

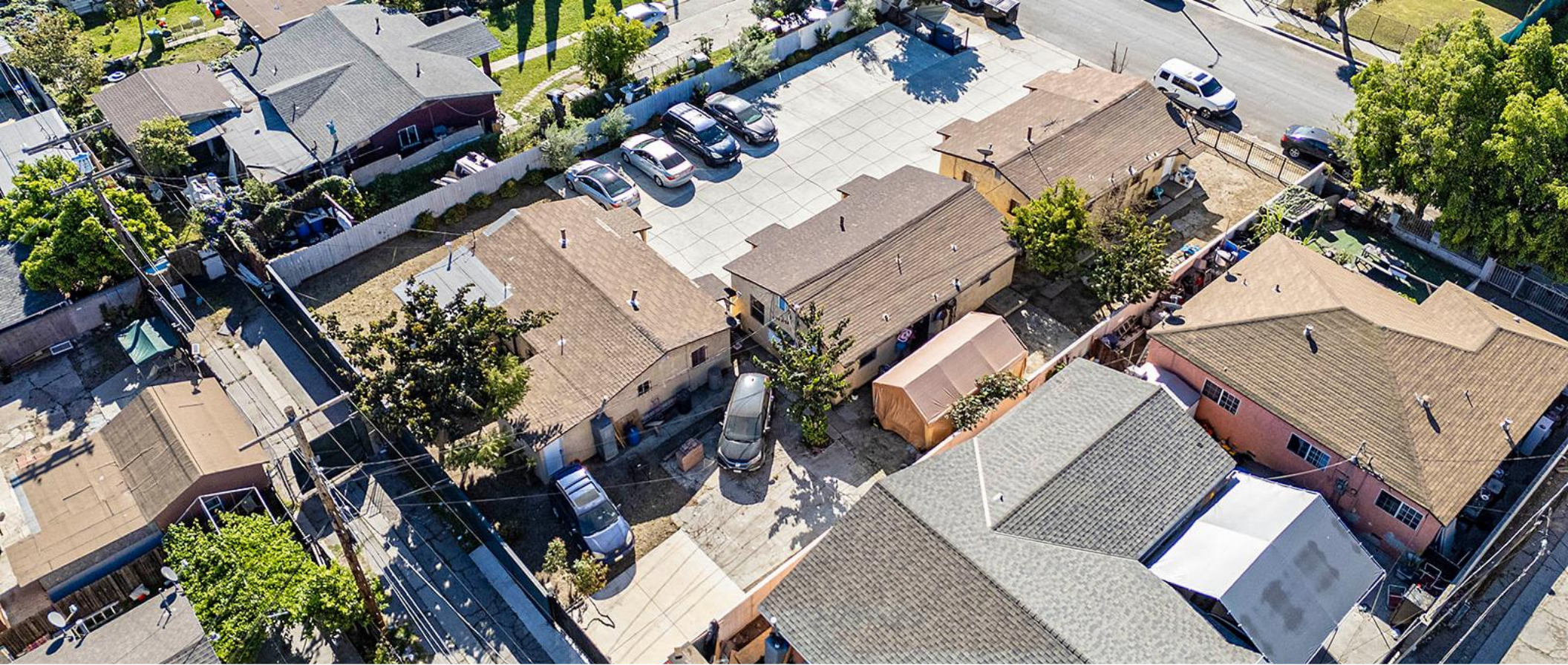
PROPERTY LOCATION



South LA small-balance multifamily offering with day-one income and rent rollover potential









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PROPERTY FINANCIALS

COLOMBO

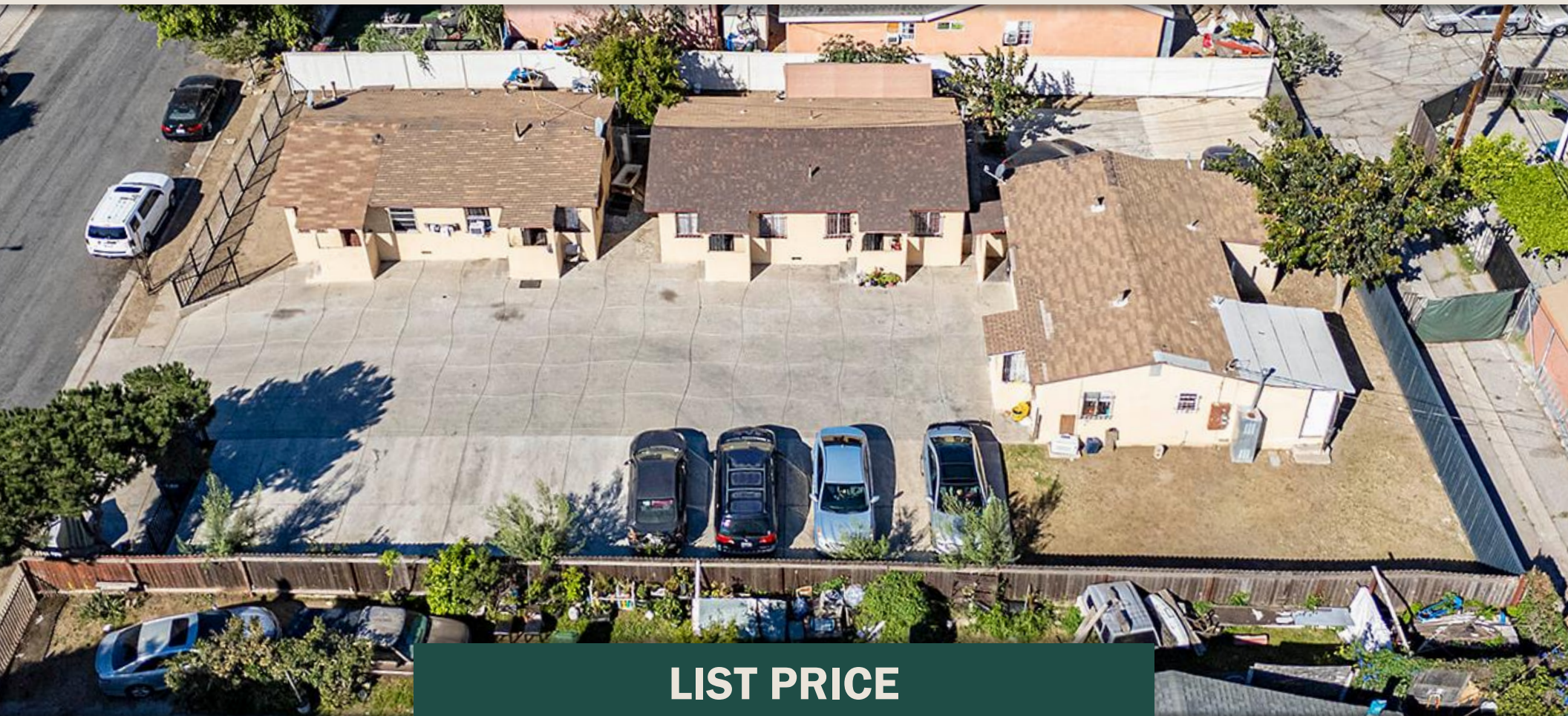
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6
UNITS

1924
YEAR BUILT

2,376
RENTABLE SQFT

12,420
LOT SIZE



LIST PRICE

\$164,167

PRICE PER UNIT

\$985,000

LIST PRICE

\$415

PRICE PER SQUARE FOOT

6.56%

CAP RATE - CURRENT

8.61

GRM - CURRENT

8.59%

CAP RATE - PRO FORMA

7.11

GRM - PRO FORMA

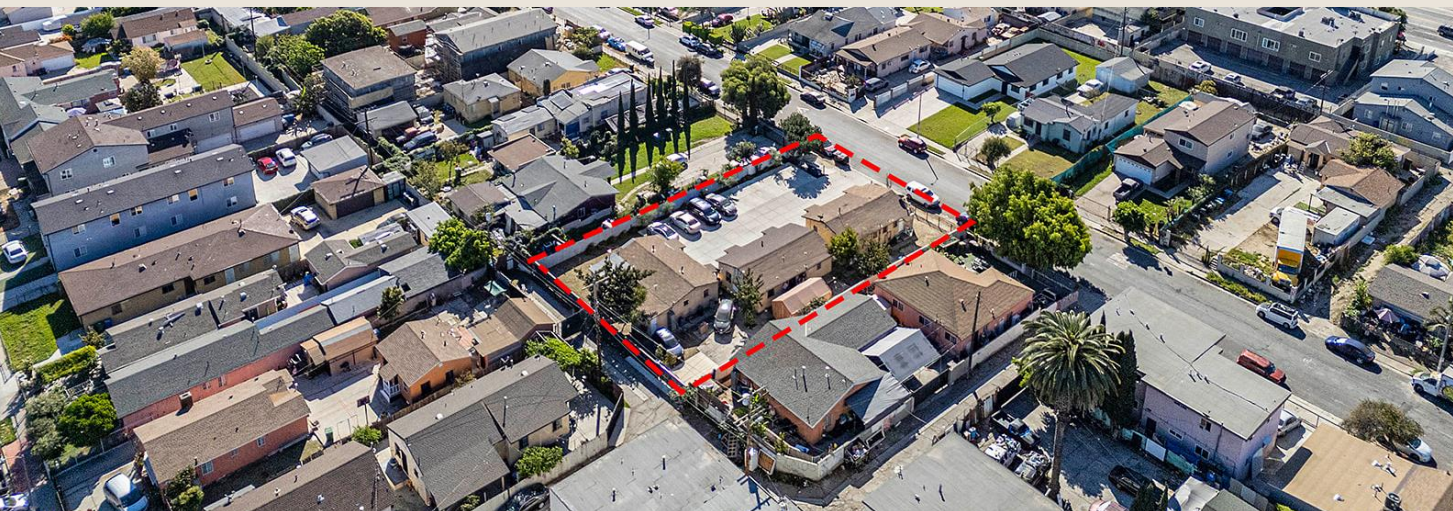
INVESTMENT OVERVIEW

239 W 113th Street is a six-unit operator deal with day-one cash flow and visible rent upside. At the asking price of \$985,000, the property is offered at \$164,167 per unit and underwrites to a 6.56% current cap rate and 8.61 current GRM based on the offering financials.

The deal works because the in-place income is there on day one. Scheduled gross income is \$114,384, and the asset is separately metered for gas and electricity, which helps contain utility exposure.

The upside is real, but it is execution-based. Current average rent is \$1,589 per unit versus underwritten market rent of \$1,925, with one unit at \$1,000 creating a large portion of the rent gap. This is not a heavy repositioning deal. It is a cash-flowing six-unit with selective rent reset potential over time.

For South LA small-balance buyers, the deal offers day-one income, separate utility metering, excess parking, and rent upside tied to turnover rather than heavy repositioning.



INVESTMENT HIGHLIGHTS

- 6.56% current cap rate and 8.61 current GRM at the asking price
- \$164,167 per unit
- \$114,384 scheduled gross income with day-one in-place cash flow
- 21.2% loss-to-lease on offering underwriting
- Largest rent gap concentrated in Unit 4 at \$1,000/month
- Six gas meters and six electric meters
- Approximately 14 on-site parking spaces
- Three separate structures support phased turnover and unit-by-unit execution
- 12,420 SF LAR2 lot with low land basis relative to comp set



PRICING SUMMARY

PRICING INFORMATION

Recommended Listing Price		\$985,000
Downpayment -	38%	\$372,057
Price per Unit		\$164,167
Price per SQFT		\$415

POTENTIAL FINANCING

Loan Amount -	62%	\$612,943
Loan Type		Proposed New
Interest Rate		7.15%
Amortization Period		30
Debt Coverage Ratio		1.30
Annual Debt Service		\$49,678

RETURN ANALYSIS

	Current	Pro Forma
Cap Rate	6.56%	8.59%
GRM	8.61	7.11
Cash on Cash	4.01%	9.38%
Monthly Average Rent	\$1,589	\$1,925
Scheduled Gross Income	\$114,384	\$138,600
Expenses	\$45,227	\$48,481
NOI	\$64,582	\$84,575



CURRENT AND PRO FORMA OPERATIONS

ANNUALIZED INCOME		Current	Pro Forma
Gross Potential Market Rent		\$138,600	\$138,600
Less: Loss to Lease		\$24,216	\$0
Scheduled Rent Income		\$114,384	\$138,600
Total other Income		\$0	\$0
GROSS SCHEDULED INCOME		\$114,384	\$138,600
Less: Vacancy Reserve	4% / 4%	\$4,575	\$5,544
Effective Gross Income		\$109,809	\$133,056
Less: Operating Exp.	41.2% / 36.4%	\$45,227	\$48,481
NET OPERATING INCOME		\$64,582	\$84,575
Less: Debt Service		\$49,678	\$49,678
Pre-Tax Cash Flow	4% / 9.4%	\$14,903	\$34,896
Principal Reduction		\$6,049	\$6,049
Total Return Before Taxes	5.6% / 11%	\$20,952	\$40,945

ANNUALIZED PRO-FORMA EXPENSES			Pro Forma
New Real Estate Taxes	1.1874% of Price	\$11,696	\$11,696
Direct Assessments	\$1862 Annual	\$1,862	\$1,862
Insurance*	\$2.25/SF	\$5,346	\$5,346
Utilities*	\$1300/Unit	\$7,800	\$7,800
Repairs & Maintenance*	7% of EGI	\$7,687	\$9,314
Contract Services*	\$200/Unit	\$1,200	\$1,200
Landscaping	\$75/Unit	\$450	\$450
Off-Site Management Fee*	6% of EGI	\$6,589	\$7,983
General & Administrative*	1% of EGI	\$1,098	\$1,331
Operating Reserves*	\$250/Unit	\$1,500	\$1,500
TOTAL EXPENSES		\$45,227	\$48,481
Expenses per Unit		\$7,538	\$8,080
Expenses per SF		\$19.03	\$20.40
% EGI		41.19%	36.44%

UNIT NO.	UNIT TYPE	MIN RENT	MAX RENT	CURRENT AVG. RENT	MONTHLY INCOME	PRO FORMA RENT	MONTHLY AT PRO FORMA
6	1BR / 1BA	\$1,000	\$1,872	\$1,589	\$9,532	\$1,925	\$11,550
6	Total				\$9,532		\$11,550

*Pro forma figures reflect ownership underwriting and assume turnover-based rent adjustment. Buyers should independently verify income, expenses, and timing of any rent changes.

*The estimated pro-forma figures provided are derived from industry benchmarks applicable to buildings of similar size, age, and condition. These figures are intended to give an approximate idea of potential outcomes but should not be considered as guaranteed projections. Prospective buyers are advised to conduct their own due diligence and rely on their underwriting and financial analysis when evaluating this property. It is recommended that buyers engage with qualified professionals such as accountants, appraisers, or financial analysts to develop their own projections and assessments.

RENT ROLL

UNIT NO.	UNIT TYPE	CURRENT RENT	ANNUAL RENT	PRO FORMA RENT	PRO FORMA ANNUAL RENT	LOSS-TO-LEASE
1	1BR / 1BA	\$1,800	\$21,600	\$1,925	\$23,100	\$1,500
2	1BR / 1BA	\$1,800	\$21,600	\$1,925	\$23,100	\$1,500
3	1BR / 1BA	\$1,872	\$22,464	\$1,925	\$23,100	\$636
4	1BR / 1BA	\$1,000	\$12,000	\$1,925	\$23,100	\$11,100
5	1BR / 1BA	\$1,560	\$18,720	\$1,925	\$23,100	\$4,380
6	1BR / 1BA	\$1,500	\$18,000	\$1,925	\$23,100	\$5,100
Total		\$9,532	\$114,384	\$11,550	\$138,600	\$24,216

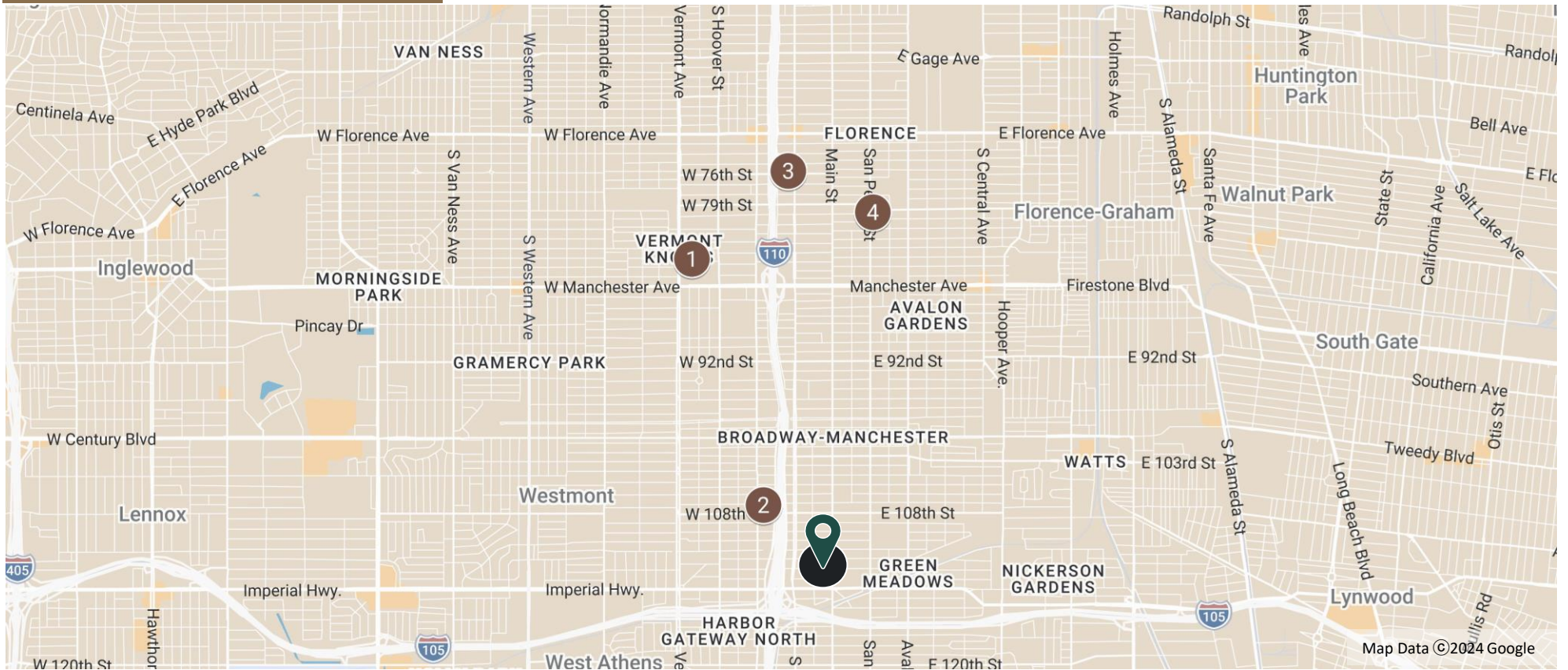
 **21.2%**
RENT UPSIDE

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SALES COMPARABLES

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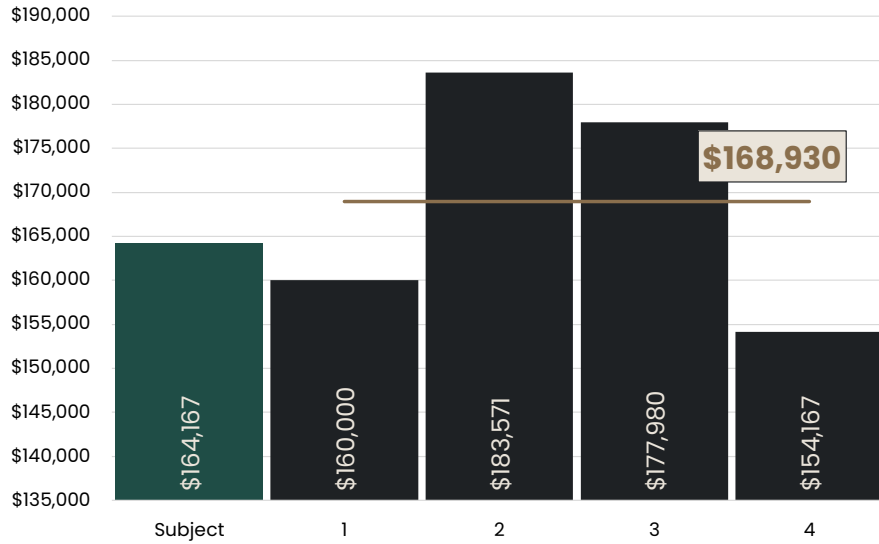
SALES COMPARABLES



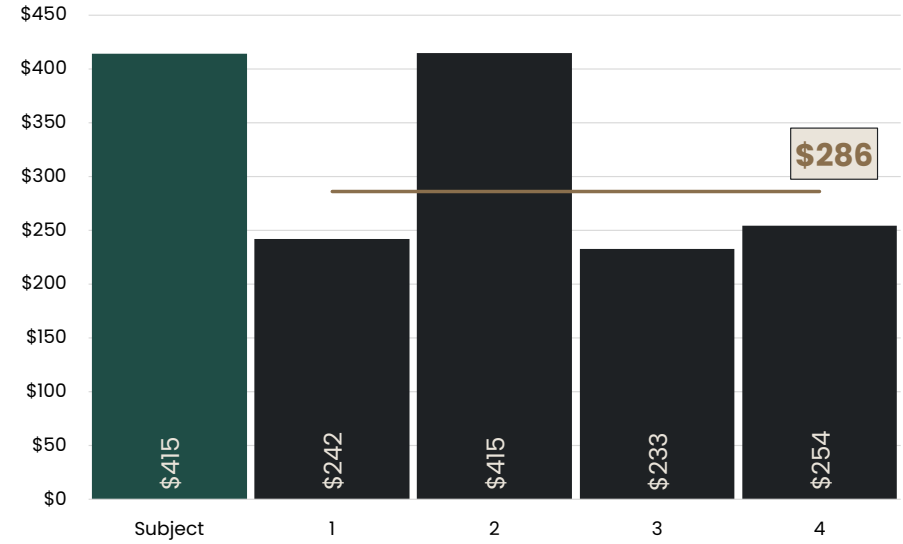
NO.	ADDRESS	PRICE	UNITS	PRICE/UNIT	PRICE/SF	\$/SF LAND	CAP RATE	GRM	COE
1	925 W 84Th St, Los Angeles	\$1,120,000	7	\$160,000	\$242	\$124	6.45%	8.7	3/5/2026
2	432 W 107Th St, Los Angeles	\$1,285,000	7	\$183,571	\$415	\$142	7.52%	7.5	10/31/2025
3	317 W 76Th St, Los Angeles	\$889,900	5	\$177,980	\$233	\$151	6.30%	9.0	10/10/2025
4	7906 S San Pedro St, Los Angeles	\$925,000	6	\$154,167	\$254	\$152	4.98%	11.3	11/25/2025
COMPARABLES AVERAGE				\$168,930	\$286	\$142	6.31%	9.14	
Subject	239 W 113Th St	\$985,000	6	\$164,167	\$415	\$79	6.56%	8.61	

SALES COMPARABLES

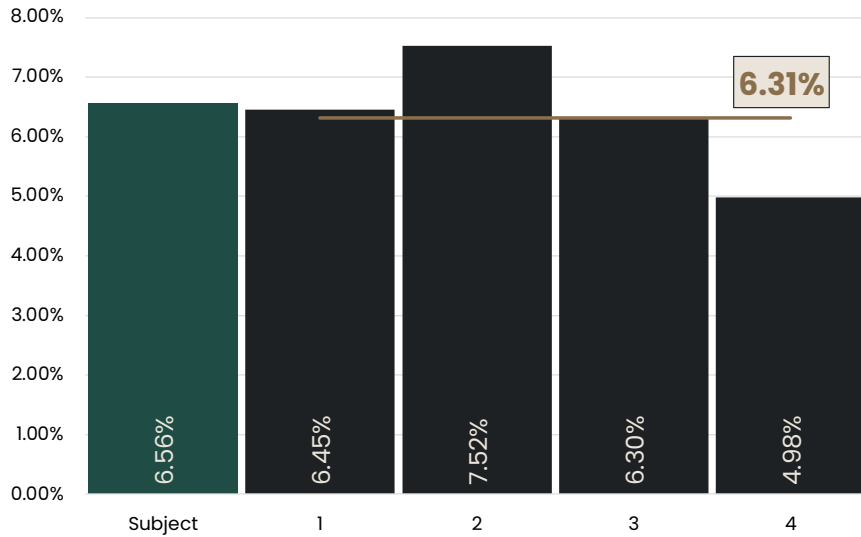
PRICE PER UNIT



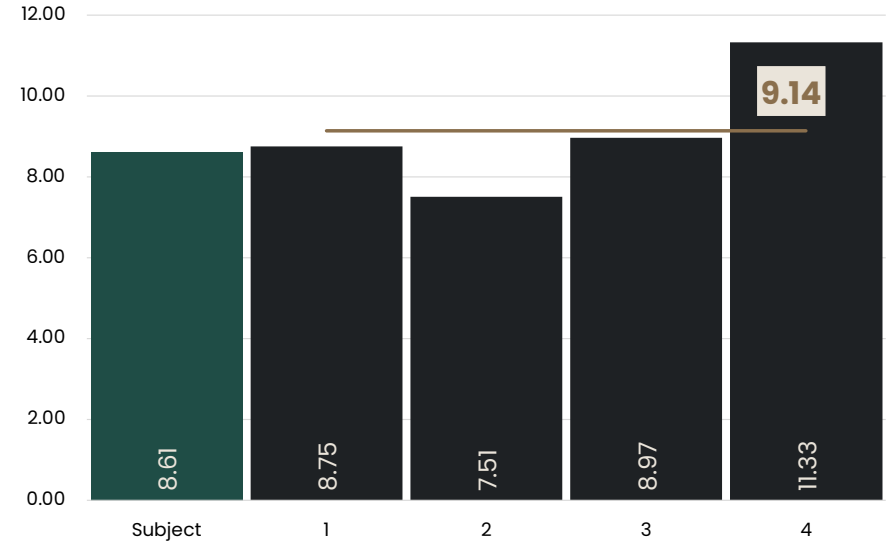
PRICE PER SF



CAP RATE

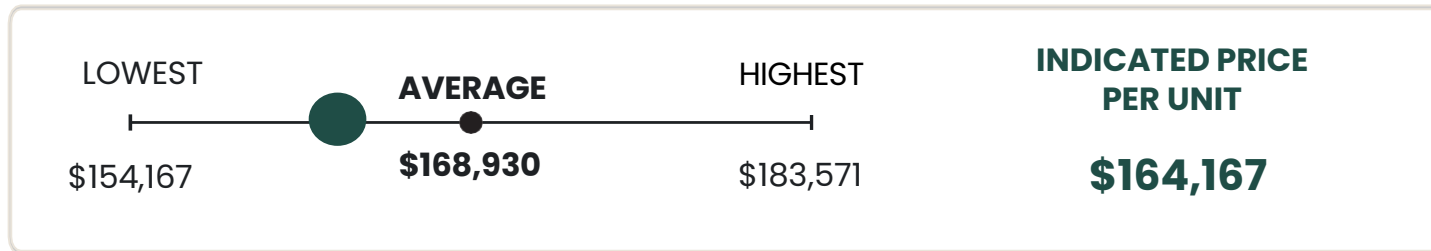


GRM

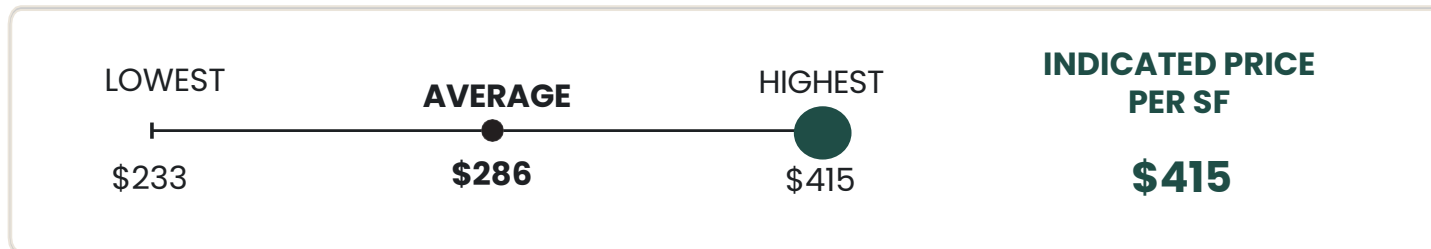


COMPARABLE SALES SUMMARY

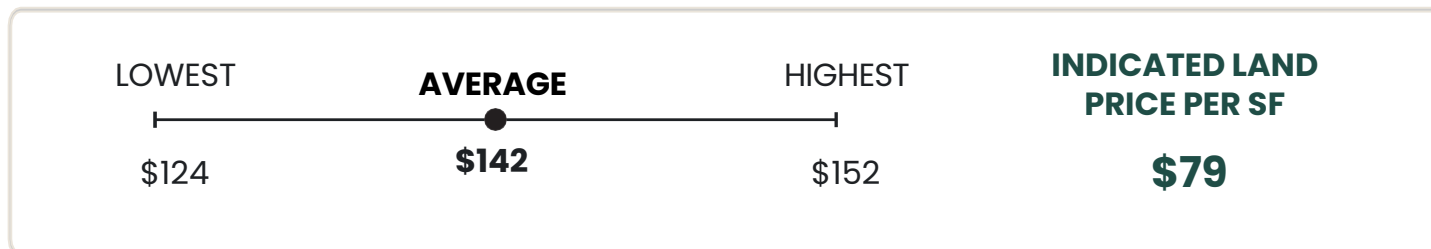
C Price per Unit



C Price per SF



C Price per Land SF

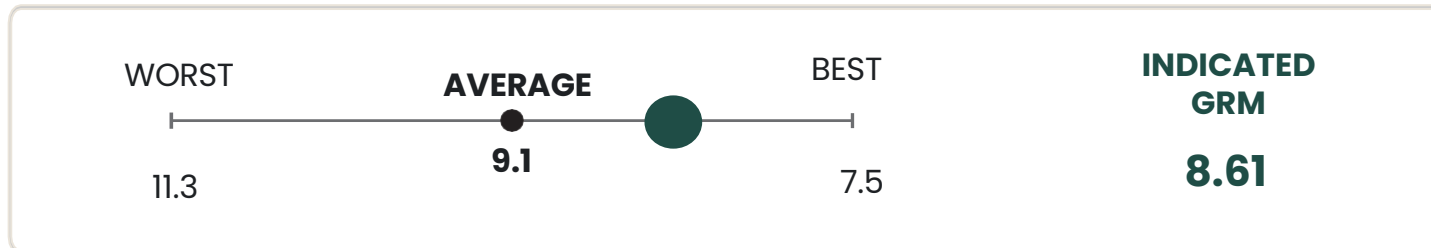


COMPARABLE SALES SUMMARY

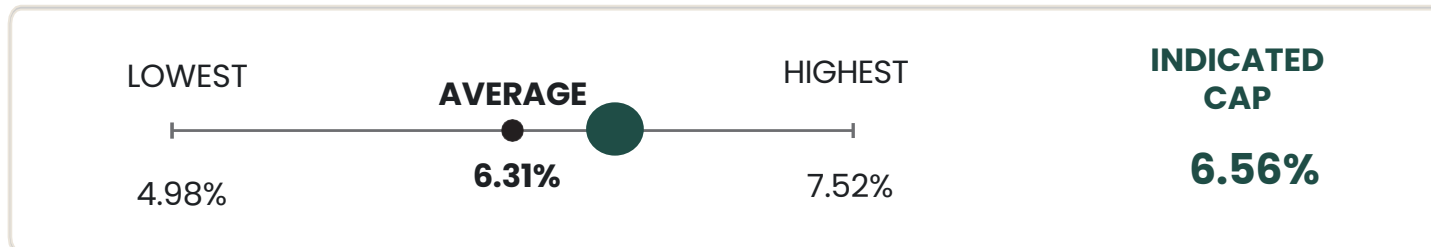
I Average Rent



I GRM



I Cap Rates



SALES COMPARABLES

Subject **239 W 113Th St**
Los Angeles, CA 90061



SUBJECT PROPERTY		Unit Mix	
Sale Price	\$985,000	Six	1BR / 1BA
Total Units	6		
Price/Unit	\$164,167		
Price/SF	\$415		
Cap Rate	6.56%		
GRM	8.6	Avg Size	396 SF
Year Built	1924	Zoning	LAR2
Bldg SF	2,376	Lot Size	12,420
		\$/SF Lot	\$79

Underwriting Criteria

Income	\$114,384	Expenses	\$45,227
NOI	\$64,582	Avg Rent	\$1,589

NOTES

1 **925 W 84Th St**
Los Angeles, CA 90044



Close of Escrow		3/5/2026		Unit Mix	
Sale Price	\$1,120,000	Six	1BR / 1BA		
Total Units	7	One	3BR / 1BA		
Price/Unit	\$160,000				
Price/SF	\$242				
Cap Rate	6.45%				
GRM	8.7	Avg Size	660 SF		
Year Built	1915	Zoning	LAR3		
Bldg SF	4,620	Lot Size	9,066		
Original Listed	\$1,100,000	\$/SF Lot	\$124		
Days on Market	51				

Underwriting Criteria

Income	\$128,028	Expenses	\$55,743
NOI	\$72,285	Avg Rent	\$1,524

NOTES

N/A

2 **432 W 107Th St**
Los Angeles, CA 90003



Close of Escrow		10/31/2025		Unit Mix	
Sale Price	\$1,285,000	Two	2BR / 1BA		
Total Units	7	Five	3BR / 1BA		
Price/Unit	\$183,571				
Price/SF	\$415				
Cap Rate	7.52%				
GRM	7.5	Avg Size	443 SF		
Year Built	1934	Zoning	LAR2		
Bldg SF	3,098	Lot Size	9,029		
Original List Price	\$1,390,000	\$/SF Lot	\$142		
Days on Market	51				

Underwriting Criteria

Income	\$171,191	Expenses	\$74,536
NOI	\$96,655	Avg Rent	\$2,038

NOTES

N/A

SALES COMPARABLES

3

317 W 76Th St
Los Angeles, CA 90003



4

7906 S San Pedro St
Los Angeles, CA 90003



Close of Escrow	10/10/2025	Unit Mix	
Sale Price	\$889,900	Four	2BR / 1BA
Total Units	5	One	3BR / 1BA
Price/Unit	\$177,980		
Price/SF	\$233		
Cap Rate	6.30%		
GRM	9.0	Avg Size	764 SF
Year Built	1964	Zoning	LAR2
Bldg SF	3,820	Lot Size	5,882
Original List Price	\$889,000	\$/SF Lot	\$151
Days on Market	66		
Underwriting Criteria			
Income	\$99,258	Expenses	\$43,216
NOI	\$56,042	Avg Rent	\$1,654

NOTES

N/A

Close of Escrow	11/25/2025	Unit Mix	
Sale Price	\$925,000	Three	2BR / 1BA
Total Units	6	Three	3BR / 1BA
Price/Unit	\$154,167		
Price/SF	\$254		
Cap Rate	4.98%		
GRM	11.3	Avg Size	606 SF
Year Built	1955	Zoning	N/A
Bldg SF	3,636	Lot Size	6,090
Original List Price	\$950,000	\$/SF Lot	\$152
Days on Market	26		
Underwriting Criteria			
Income	\$81,636	Expenses	\$35,544
NOI	\$46,092	Avg Rent	\$1,134

NOTES

N/A

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