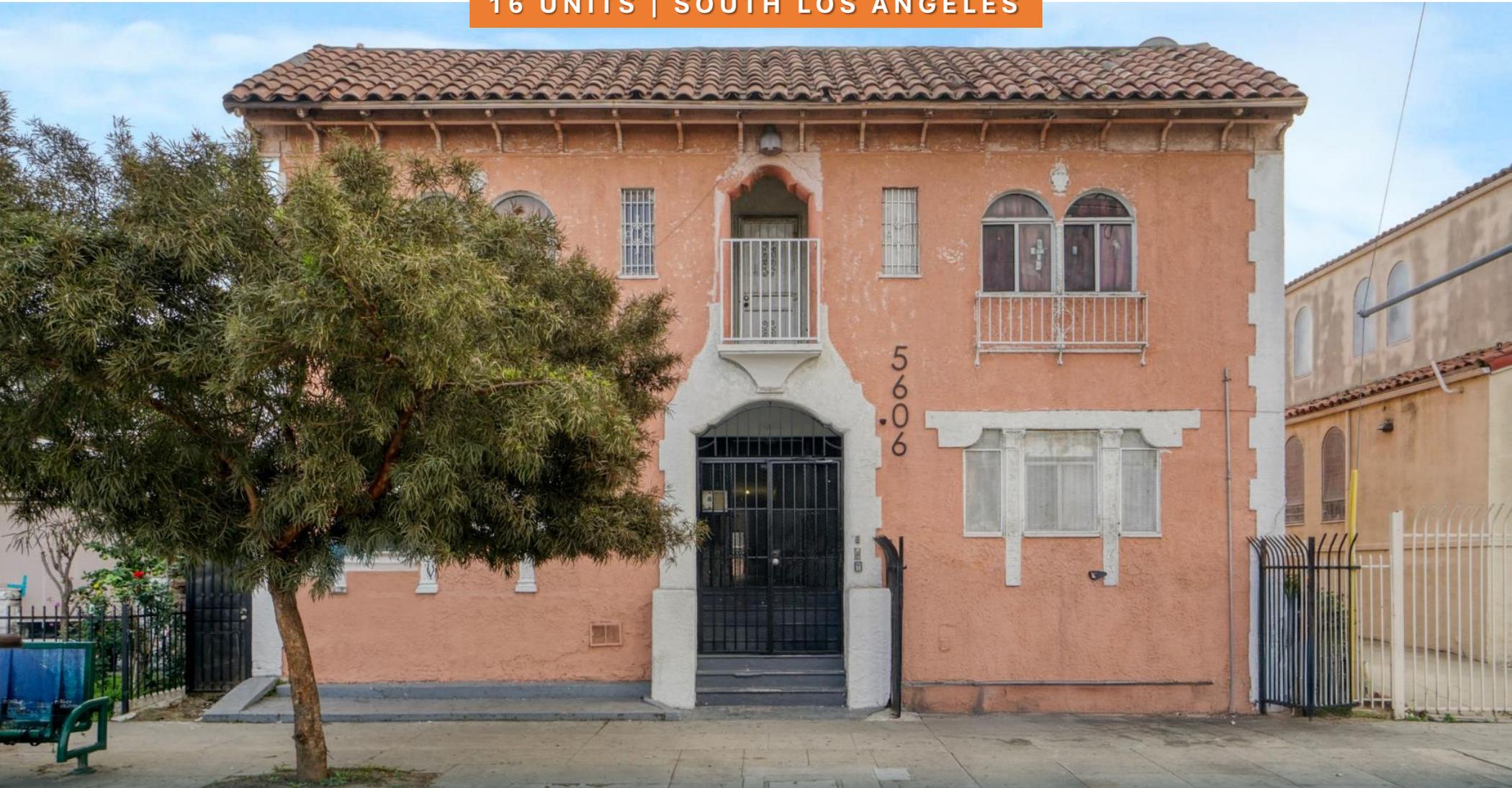




5606 S. FIGUEROA ST



16 UNITS | SOUTH LOS ANGELES



Los Angeles, CA 90037

16-UNIT APARTMENT BUILDING



5606 S. Figueroa Street



Los Angeles, CA 90037

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01 Executive Summary

Property Summary



Address: ▪ 5606 S. Figueroa Street

City: ▪ Los Angeles, CA 90037

APN: ▪ 5001-036-003

Units: ▪ 16

Year Built: ▪ 1927

Lot Size (SF): ▪ 6,075

Gross SF: ▪ 9,090

Land Use: ▪ Residential

Zoning: ▪ LAC2

List Price: ▪ \$1,995,000

Current Cap: ▪ 6.40%

Market Cap: ▪ 9.36%

Price/Unit: ▪ \$124,688

Price/Gross SF: ▪ \$219.47

Current GRM: ▪ 8.61

Market GRM: ▪ 6.62

PROPERTY OVERVIEW

5606 S. Figueroa Street

Kingside Investment Group of Keller Williams is proud to exclusively offer for sale a separately metered 16-unit apartment building on 5606 South Figueroa Street in South Los Angeles. The property is about a 5-minute drive to BMO Stadium, which is the home of the Los Angeles Football Club. In addition, tenants have easy access to the 110 Freeway which connects to major employment hubs in Downtown Los Angeles.

Unit composition includes (13) studio units and three (3) one-bedroom units. Several units have been renovated to include updated white cabinetry, engineered hard wood floors, and tiled showers. The property has been recently painted and offers 30% rental upside that can be achieved as units turnover.

INVESTMENT HIGHLIGHTS

- Value-Add: 30% Rental Upside
- Priced at 6.40% CAP Rate & 8.61 GRM
- Driving Distance to BMO Stadium
- Recently Painted Exterior Façade
- Almost Entirely Studio Units









02 Location Overview

SOUTH LOS ANGELES

South Los Angeles sits between the two major jobs centers of Downtown Los Angeles and Culver City. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more creative, with a mix of firms in arts, design, entertainment, sports and media.



\$109,936
AVG HH INCOME

By 2027

 **Microsoft**  **flexport.**



ChowNow

SONY



Bank of America



**Lucas Museum
of Narrative Art**

MeUndies



**Union Bank
of India**



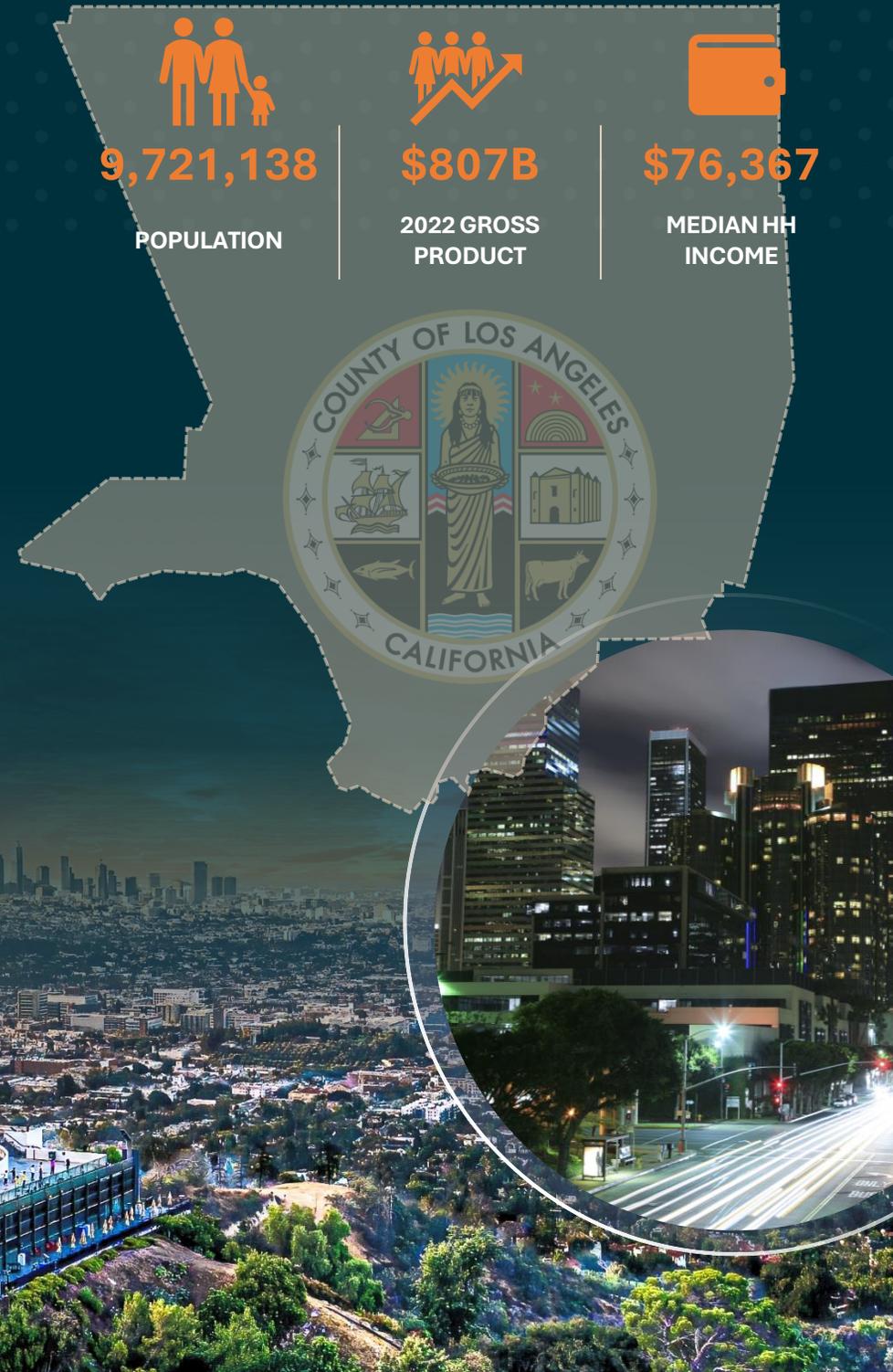
AMENITIES



LA County

SNAPSHOT

Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2022. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.



A nighttime photograph of a cityscape. In the foreground, a large stone bridge with multiple arches spans across the frame. The bridge is illuminated by warm, yellow streetlights. In the background, a dense cluster of skyscrapers is visible, with some windows glowing. The sky is a deep blue, and the overall scene is lit with a mix of warm and cool tones. The text '03 Financial Analysis' is overlaid in the lower right quadrant.

03 Financial Analysis

FINANCIAL ANALYSIS

Financial Indicators			Unit Mix			Current				Market		
Price		\$1,995,000	Unit Type	# of Units	Avg. Unit Size (SF)	Average Rent	Average Rent/SF	Monthly Income	Average Rent	Average Rent/SF	Monthly Income	Loss-to-Lease
Down	35%	\$698,250	Studio/1 Bath	13	550	\$1,093	\$1.99	\$14,204	\$1,495	\$2.72	\$19,435	27%
Current CAP		6.40%	1 Bed/1 Bath	3	575	\$1,705	\$2.96	\$5,114	\$1,895	\$3.30	\$5,685	10%
Market CAP		9.36%										
Price/Unit		\$124,688										
Price/Gross SF		\$219.47										
Current GRM		8.61										
Market GRM		6.62	Totals/Weighted Averages:	16	555	\$1,207	\$2.18	\$19,318	\$1,570	\$2.83	\$25,120	23%
Current GIM		8.57	Current Occupancy:					Annual Current Rents:	\$231,818	Annual Market Rents:	\$301,440	
Market GIM		6.60										
Ownership		Fee Simple										

Building Data		Annualized Operating Data			Current	Market	Annualized Operating Data			Current	Market
Property Address	5606 S. Figueroa Street, Los Angeles, CA 90037	Market Rent			\$301,440	\$301,440	Fixed Expenses				
No. of Units	16	Gain (Loss)-to-Lease	23%	\$69,622	0%		Real Estate Taxes	1.200000%	\$23,940	\$23,940	
Year Built	1927	Gross Potential Rental Income		\$231,818		\$301,440	Direct Assessments	Per Assessor	\$1,630	\$1,630	
Year Renovated	-	Less: Vacancy	3%	\$6,955	5%	\$15,072	Insurance		\$13,511	\$13,511	
Lot Size (acres)	0.14	Less: Non-Revenue Units					Variable Expenses				
Lot Size (SF)	6,075	Less: Concession Loss					Water & Sewer	Owner Actual	\$509/Unit	\$8,137	\$8,137
Gross SF	9,090	Total Rental Income		\$224,864		\$286,368	Electricity	Owner Actual	\$85/Unit	\$1,365	\$1,365
Zoning	C2	SCEP:		\$852		\$852	Sewer	Owner Actual	\$315/Unit	\$5,034	\$5,034
APN	5001-036-003	Laundry:		\$0		\$0	Trash	Owner Actual	\$350/Unit	\$5,596	\$5,596
		Effective Gross Income		\$225,716		\$287,220	Administrative		\$200/Unit	\$3,200	\$3,200
		Less: Expenses	42%	\$98,043	33%	\$100,503	Reserves		\$250/Unit	\$4,000	\$4,000
		Net Operating Income		\$127,673		\$186,718	Repairs & Maintenance		\$850/Unit	\$13,600	\$13,600
		Less: Debt Service		\$94,802		\$94,802	Onsite Manager		\$750/Month	\$9,000	\$9,000
		Pre-Tax Cash Flow	4.71%	\$32,871	13.16%	\$91,916	Management Fee		4% of EGI	\$9,029	\$11,489
							Total Expenses		\$98,043	\$100,503	
							Expenses/Unit		\$6,128	\$6,281	
							Expenses/Gross SF		\$10.79	\$11.06	
							% of EGI		42%	33%	

RENT ROLL

Unit No.	Unit Mix	Rent Roll	Occupancy
1	1-Bedroom	\$1,123.13	
2	Studio	\$894.89	
3	Studio	\$1,495.00	VACANT
4	Studio	\$697.93	
5	Studio	\$1,625.34	
6	Studio	\$697.93	
7	Studio	\$1,013.78	
8	1-Bedroom	\$2,096.00	MANAGER
9	1-Bedroom	\$1,895.00	VACANT
10	Studio	\$889.11	
11	Studio	\$1,178.32	
12	Studio	\$751.98	
13	Studio	\$1,345.00	
14	Studio	\$1,450.00	
15	Studio	\$1,300.00	
16	Studio	\$864.78	
Total		\$19,318.19	

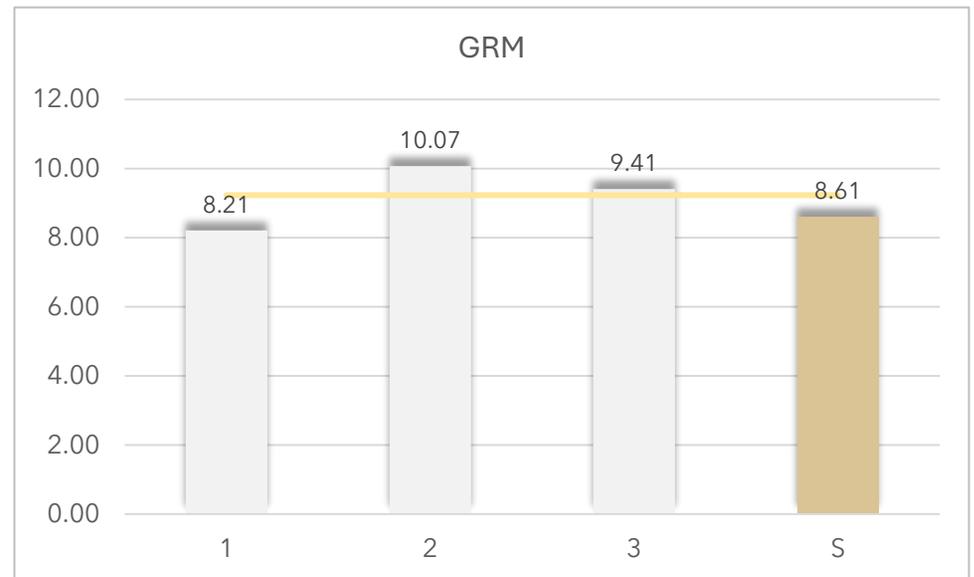
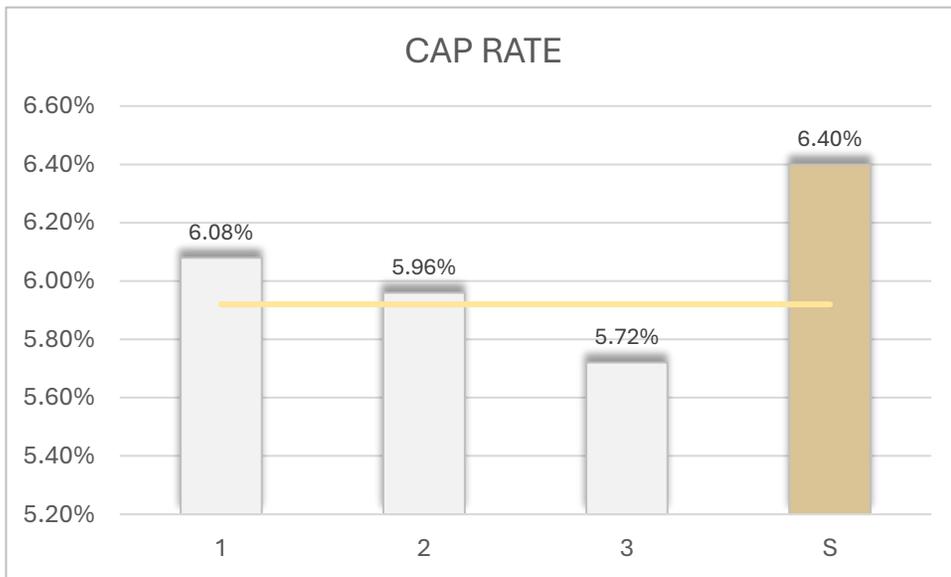
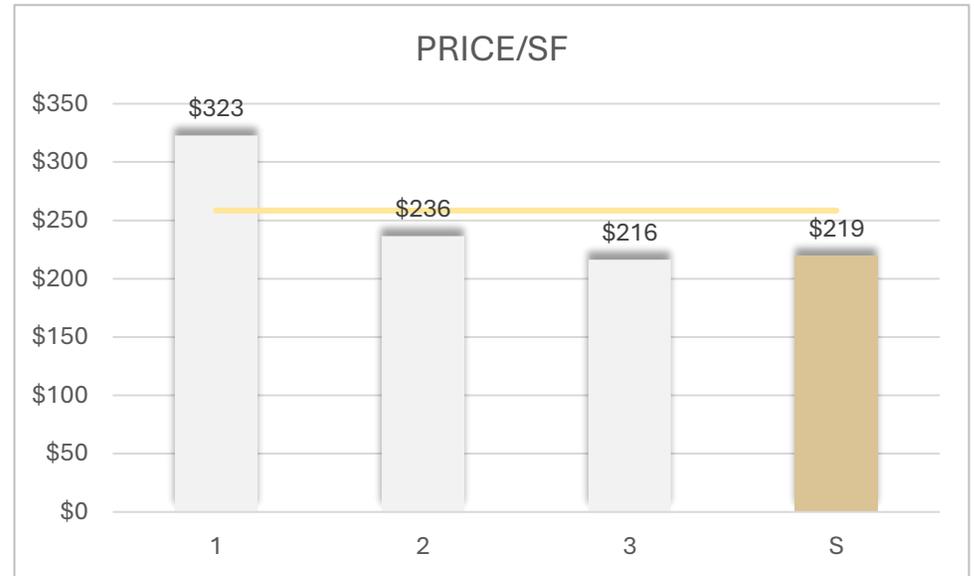
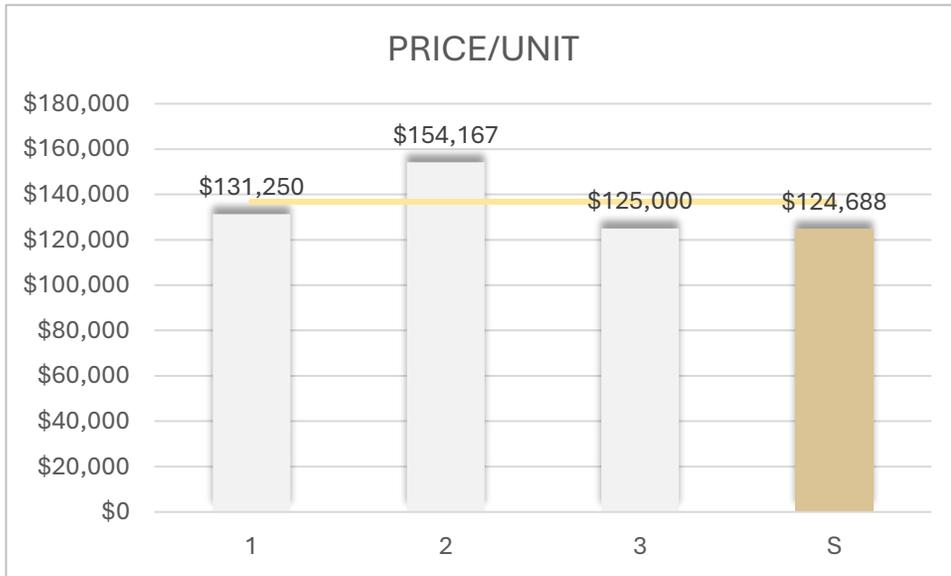
A nighttime photograph of a bridge with multiple arches, illuminated by streetlights. In the background, a city skyline is visible with several tall buildings, some of which are lit up. The sky is dark blue. The text '04 Market Comparables' is overlaid on the bottom right of the image.

04 Market Comparables

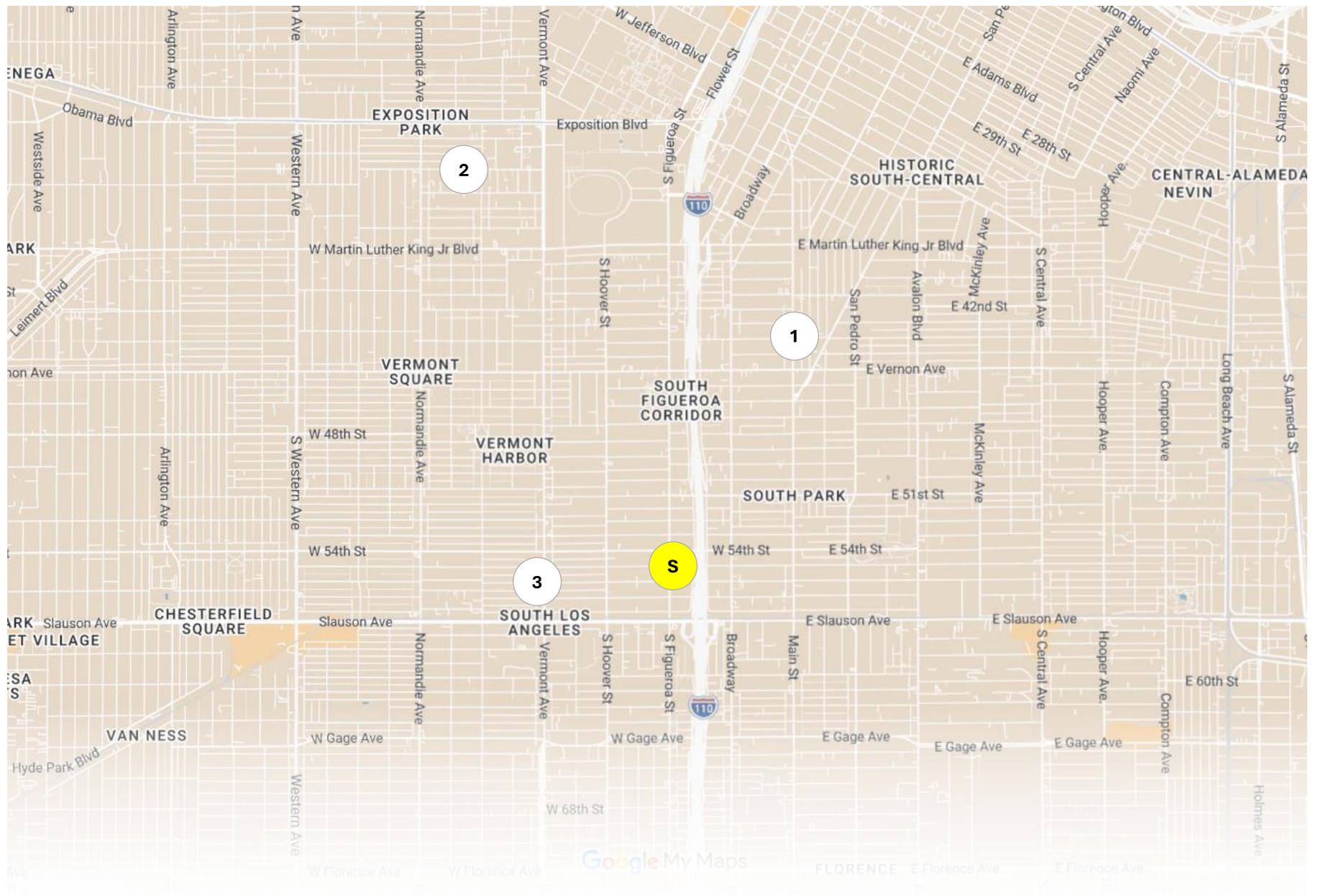
SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 4334 S. Main Street Los Angeles, CA 90037	10	1927	4,068	4 - Studio 6 - 1 Bed	1/16/2026	\$1,312,500	\$131,250	\$322.64	6.08%	8.21
	2 1191 W. 39th Place Los Angeles, CA 90037	6	1928	3,912	6 - 1 Bed	5/16/2025	\$925,000	\$154,167	\$236.45	5.96%	10.07
	3 1014 W. 57th Street Los Angeles, CA 90037	12	1928	6,938	11 - Studio 1 - 1 Bed	On Market	\$1,500,000	\$125,000	\$216.20	5.72%	9.41
AVERAGES		9	1928	4,973				\$136,806	\$258	5.92%	9.23
	S Subject Property 5606 S. Figueroa Street Los Angeles, CA 90037	16	1927	9,090	13 - Studio 3 - 1 Bed		\$1,995,000	\$124,688	\$219.47	6.40%	8.61

SALES COMPARABLES



SALES COMPARABLES





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