



**COLDWELL BANKER
COMMERCIAL**

1183

**CRENSHAW BLVD
LOS ANGELES, CA 90019**

OFFERING MEMORANDUM



VISIT WEBSITE

ANISA ABJI

310 442 1606 | ANISASABJI@GMAIL.COM

CALDRE #01369597

ERIC SACKLER

310 979 4990 | ERICSACKLER@GMAIL.COM

CALDRE #01057377

SUSAN LAU

310 979 3960 | SUSANLAU@GMAIL.COM

CALDRE #01516710

**11661 SAN VICENTE BLVD FL 10,
LOS ANGELES, CA 90049
310-979-4990**

WWW.ERICSACKLER.COM

CONFIDENTIALITY & DISCLAIMER

This is a confidential Offering Memorandum ("OM") intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the Property. This OM was prepared by Coldwell Banker Commercial Realty ("CBC") and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor CBC nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this OM, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property and no legal commitments or obligations shall arise by reason of this OM, its contents or any further information provided by CBC regarding the Property. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. CBC does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Ownership and CBC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this OM or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants. By receipt of this OM, you agree that this OM and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this OM or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this OM or any of its contents in any fashion or manner detrimental to the interest of Ownership or CBC. The terms and conditions stated in this section will relate to all of the sections of the OM as if stated independently therein. If, after reviewing this OM, you have no further interest in purchasing the Property at this time, kindly return this OM to CBC at your earliest possible convenience. Photocopying or other duplication is not authorized. 06.23.2025



TABLE OF CONTENTS

04 PROPERTY INFORMATION

Executive Summary
Property Overview
Property Photos

15 PROPERTY MAPS & DEMOGRAPHICS

Location Map
Demographics Map & Report

11 LOCATION OVERVIEW

Mid-Wilshire
Major Employment Map
Points of Interest

19 FINANCIAL ANALYSIS

Financial Analysis
Income & Expenses
Rent Roll



COLDWELL BANKER
COMMERCIAL
REALTY

PROPERTY INFORMATION



EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

This 8-unit residential income property at 1183 Crenshaw offers an exceptional investment opportunity. It features high-quality construction. The units are designed with modern aesthetics, spacious layouts, and stainless steel appliances, perfect for luxury living. Each unit includes energy-efficient appliances and eco-friendly features for sustainable living, hardwood floors throughout, in-unit washer and dryer. Located in a highly desirable neighborhood of Los Angeles, this property combines a prime location with easy access to Freeways and proximity to Koreatown, Downtown, West Hollywood, Westwood, Century City, Santa Monica, and the Olympic Blvd Tech corridor. Public transportation is readily accessible

PROPERTY OVERVIEW

OFFERING SUMMARY

Sale Price:	\$3,440,000
Number Of Units:	8
Gross Income:	\$263,400
NOI:	\$171,938
Cap Rate/ Pro Forma Cap:	5.00% / 5.27%
GRM/ Pro Forma GRM	13.06 / 12.57
Price/SF	\$443.18
Price Per Unit:	\$430,000
Total Building SF	7,762
Total Lot SF	6,652
Year Built:	2015
APN:	5082-025-028
# of Parking:	16
# of Stories:	2
Zoning:	LAR3



Walk Score
"87 Very
Walkable"



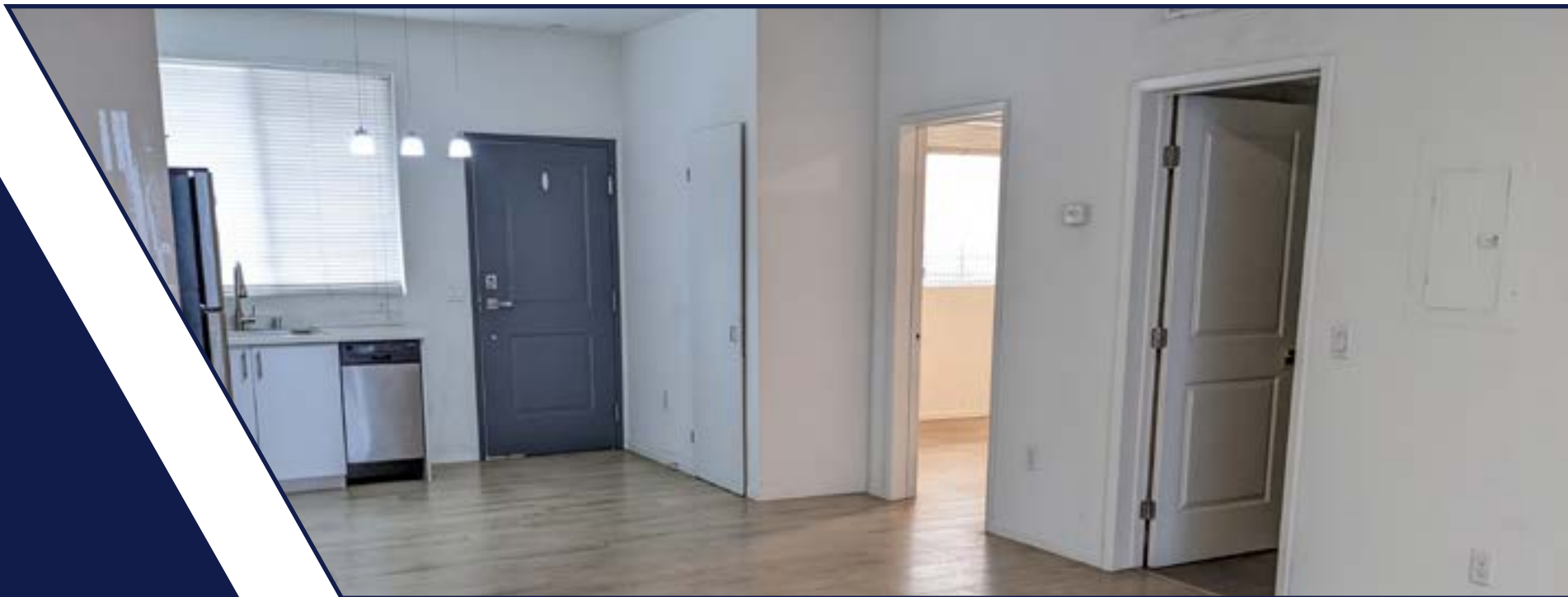
Transit Score
"62 Good
Transit"



Bike Score
"53 Bikeable"

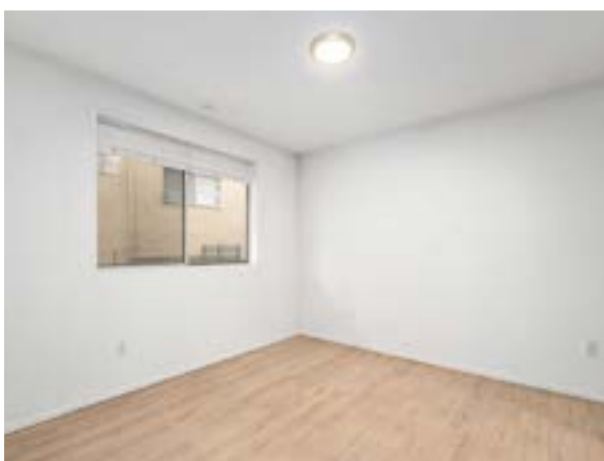
PROPERTY HIGHLIGHTS

- Newer construction built in 2015
- Eight mixed units, spacious open-concept living.
- Private Balconies
- In-unit Washer/Dryer and Tankless water heater
- Central A/C and Heat
- Assigned Parking for each unit.



PROPERTY
PHOTOS









COLDWELL BANKER
COMMERCIAL
REALTY

LOCATION OVERVIEW

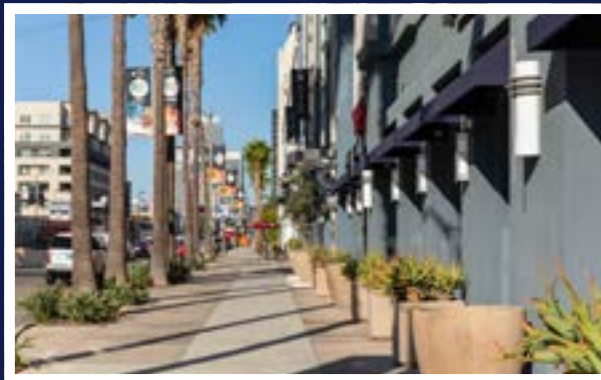
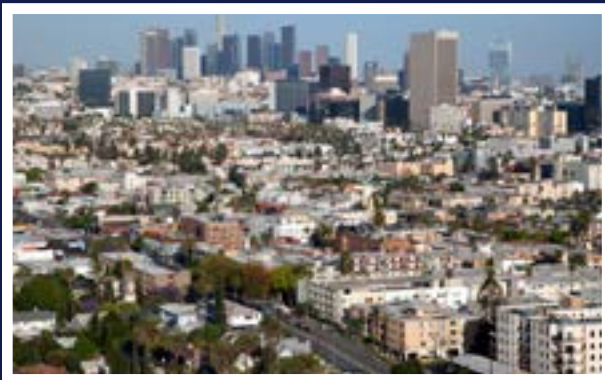


LOCATION OVERVIEW

MID-WILSHIRE

The Mid-Wilshire community in Los Angeles is a dynamic and culturally rich area known for its blend of historic charm and modern urban living. The neighborhood is home to a diverse population engaged in business, arts, education, healthcare, and civic activities. It features renowned cultural institutions such as the Los Angeles County Museum of Art (LACMA), the Petersen Automotive Museum, and the Craft Contemporary Museum. The area also boasts vibrant shopping and dining destinations, including the Miracle Mile and Koreatown, which offer a mix of international cuisine and entertainment options.

Mid-Wilshire is well-connected through major roadways and public transportation, providing easy access to downtown Los Angeles, Hollywood, and other key areas. The community is dotted with parks, historic homes, modern apartment complexes, and commercial centers, making it a sought-after location for professionals, families, and creatives. With its rich cultural heritage, thriving business scene, and central location, Mid-Wilshire continues to be one of Los Angeles' most vibrant and dynamic districts.



POINT OF INTEREST MAP





COLDWELL BANKER
COMMERCIAL
REALTY

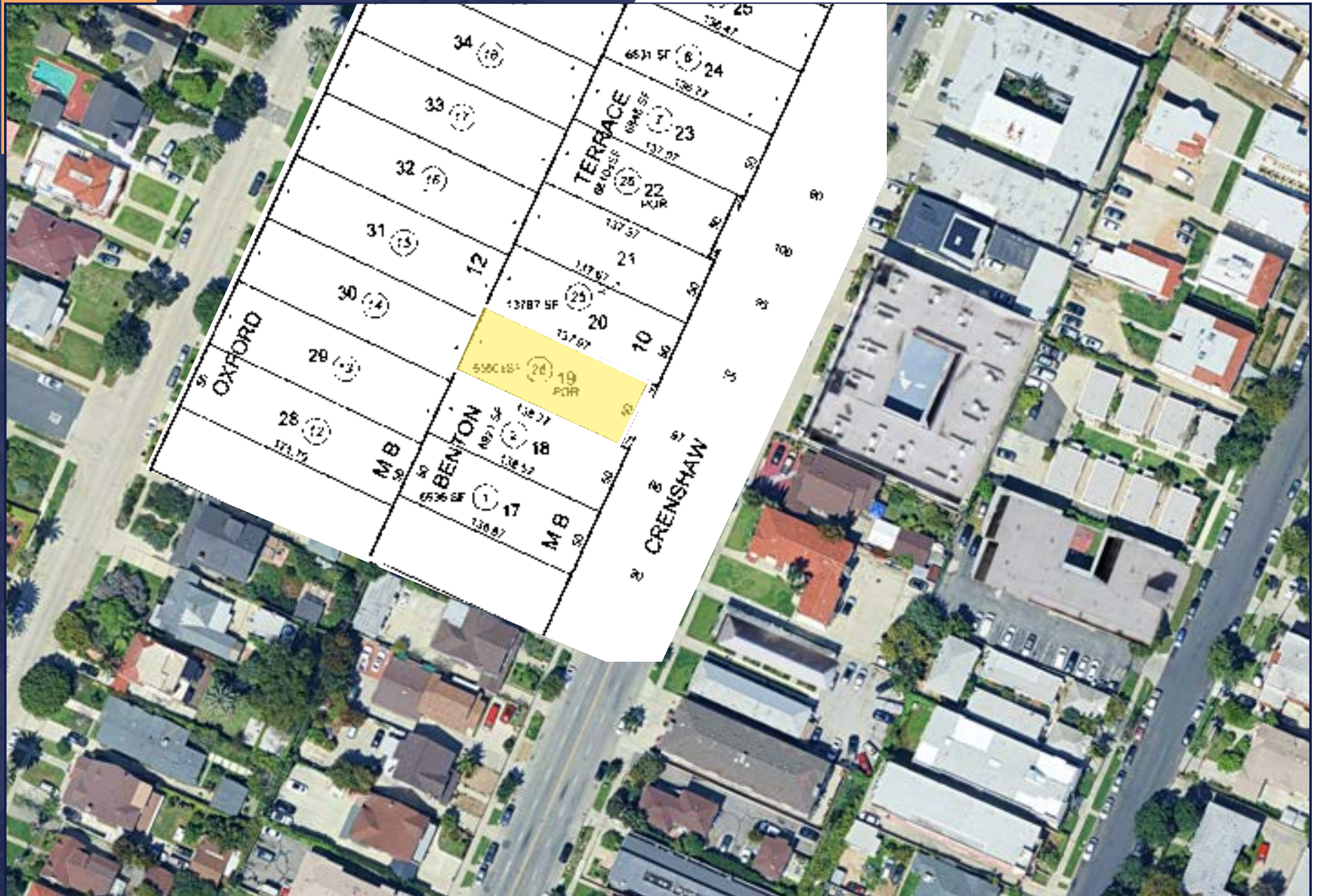
PROPERTY MAPS & DEMOGRAPHICS



LOCATION MAP



PARCEL MAP



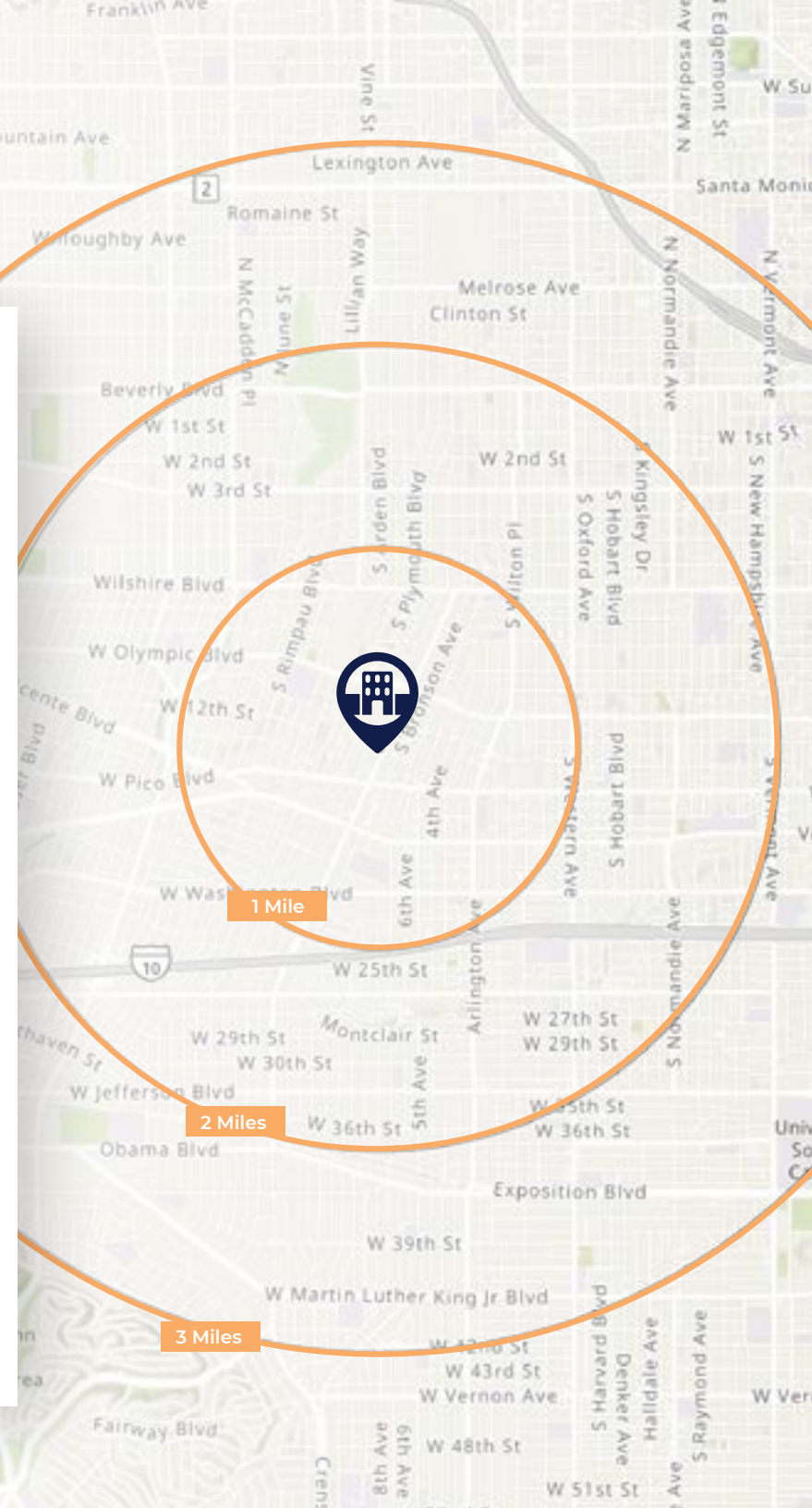
DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	47,966	231,232	543,043
Median Age	39.6	37.9	36.7
Families	10,825	50,202	113,415
Owner Households	4,561	18,428	38,471

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	18,157	96,966	221,140
Average Household Size	2.60	2.35	2.39
Average HH Income	\$106,629	\$101,657	\$97,202
Median HH Income	\$63,222	\$64,055	\$61,244





COLDWELL BANKER
COMMERCIAL
REALTY

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

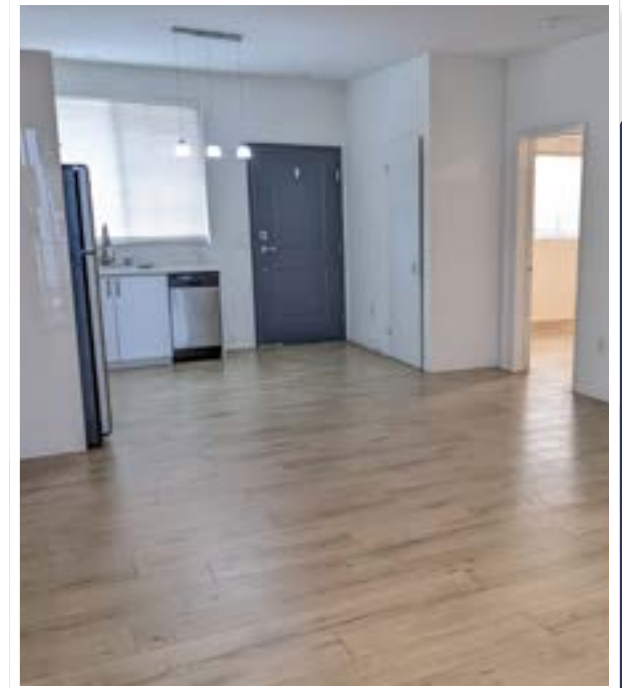
PRICE	\$3,440,000
Price/SF	\$443.18
Price Per Unit	\$430,000
CAP Rate - Current	5.00%
CAP Rate - Proforma	5.27%
GRM - Current	13.06
GRM - Pro Forma	12.57

LOAN SUMMARY - PROPOSED

Down Payment %	50%
Loan Amount	1,720,000
Down Payment	1,720,000
Interest Rate	6.50%
Amortized	30
Term	5

PROPERTY SUMMARY - BUILDING DATA

Number of Units	8
Total BLDG SF approx	7,762
Total LOT SF approx	6,652
# of Parking	16
# of Stories	2
Year Built	2015
Zoning	LAR3
APN	5082-025-028
TOC	Tier 3



ANNUALIZED OPERATING DATA (EST)

	Current Rents	Market Rents
Potential Rental Income / Gross Income (GI)	\$263,400	\$273,600
Less: Vacancy & Cr. Losses	\$(7,902)	\$(8,208)
Effective Rental Income	\$255,498	\$265,392
Other Income (Collectable)	\$2,700	\$7,200
Gross Operating Income (GOI)	\$258,198	\$272,592
Less: Operating Expenses	\$(86,260)	\$(86,656)
Expense % of GI	32.75%	31.67%
Net Operating Income (NOI)	\$171,938	\$185,936
Debt Service - Proposed		
Loan Payment YR 1	\$130,459	\$130,459
DCR	1.32	1.39
Pre-Tax Cash Flow	\$41,479	\$50,977
%	2.41%	2.96%
Plus Principal Reduction	\$18,659	\$18,659
Total Return Before Taxes	\$60.138	\$69,636
%	3.50%	4.05%
Annualized Expenses (Estimate)		
RE Taxes	\$43,000	\$43,000
Management	\$10,220	\$10,616
Repairs & MTN	\$4,000	\$4,000
Reserve	\$-	\$-
Utilities Combined (Water Gas and Power)	\$4,800	\$4,800
Trash	\$3,200	\$3,200
Contract Services (Gardening)	\$2,400	\$2,400
Contract Services (Pest)	\$1,440	\$1,440
Insurance	\$17,200	\$17,200
License and Fees + Administrative	-	-
On-site MGR (Over 16 units)	-	-
Reserve	-	-
Total Expenses	\$86,260	\$86,656
Expenses Per RSF	\$11.11	\$11.16
Expense as % of GI	32.75%	31.67%

RENT ROLL

ANNUAL SCHEDULED INCOME (APRIL 2025 RENT ROLL)

Unit #	Type	Actual - Monthly	Actual - Annual	Market - Monthly	Market - Annual	Move-In Dates	Notes
101	1+1	\$1,950	\$23,400	\$2,050	\$24,600	02/14/2025	Reimbursement: \$75 for water
102	2+1	\$2,750	\$33,000	\$3,000	\$36,000	08/09/2024	Reimbursement: \$75 for water
103	2+1	\$3,080	\$36,960	\$3,100	\$37,200	04/01/2022*	
104	2+1	\$2,750	\$33,000	\$3,000	\$36,000	09/13/2021*	
201	2+1.5	\$3,000	\$36,000	\$3,000	\$37,200		VACANT
202	2+1.5	\$3,000	\$36,000	\$3,100	\$37,200	08/10/2024	Reimbursement: \$75 for water
203	2+1.5	\$3,000	\$36,000	\$3,000	\$37,200		VACANT
204	2+1	\$2,420	\$29,040	\$2,625	\$30,600	08/01/2018*	
TOTAL		\$21,950	\$263,400	\$23,000	\$276,000		
RENT/SF		\$2.83	\$33.93	\$2.95	\$35.36		

*Last Rent Increase in September 2023

RENT ROLL SUMMARY

# of Units	Type	Actual Monthly Total	Actual Annual Total	Monthly Market Total	Annual Market Total	Actual Monthly Average
3	2+1.5	\$9,000	\$108,000	\$9,100	\$109,200	\$3,000
1	1+1	\$1,950	\$23,400	\$2,050	\$24,600	\$1,950
4	2+1	\$11,000	\$132,000	\$11,725	\$140,700	\$2,750
8		\$21,950	\$263,400	\$22,875	\$274,500	

1183 CRENSHAW BLVD

LOS ANGELES, CA 90019

Anisa Abji
310 442 1606
anisasabji@gmail.com
CALDRE# 01369597

Eric Sackler
310 979 4990
ericsackler@gmail.com
CalDRE #01057377

Susan Lau
310 979 3960
susanlau@gmail.com
CalDRE #01516710



**COLDWELL BANKER
COMMERCIAL**

11661 San Vicente Blvd Fl 10, Los Angeles, CA 90049
310-979-4990
www.ericsackler.com