

OFFERING MEMORANDUM

816 W 47TH ST

LOS ANGELES, CA 90037

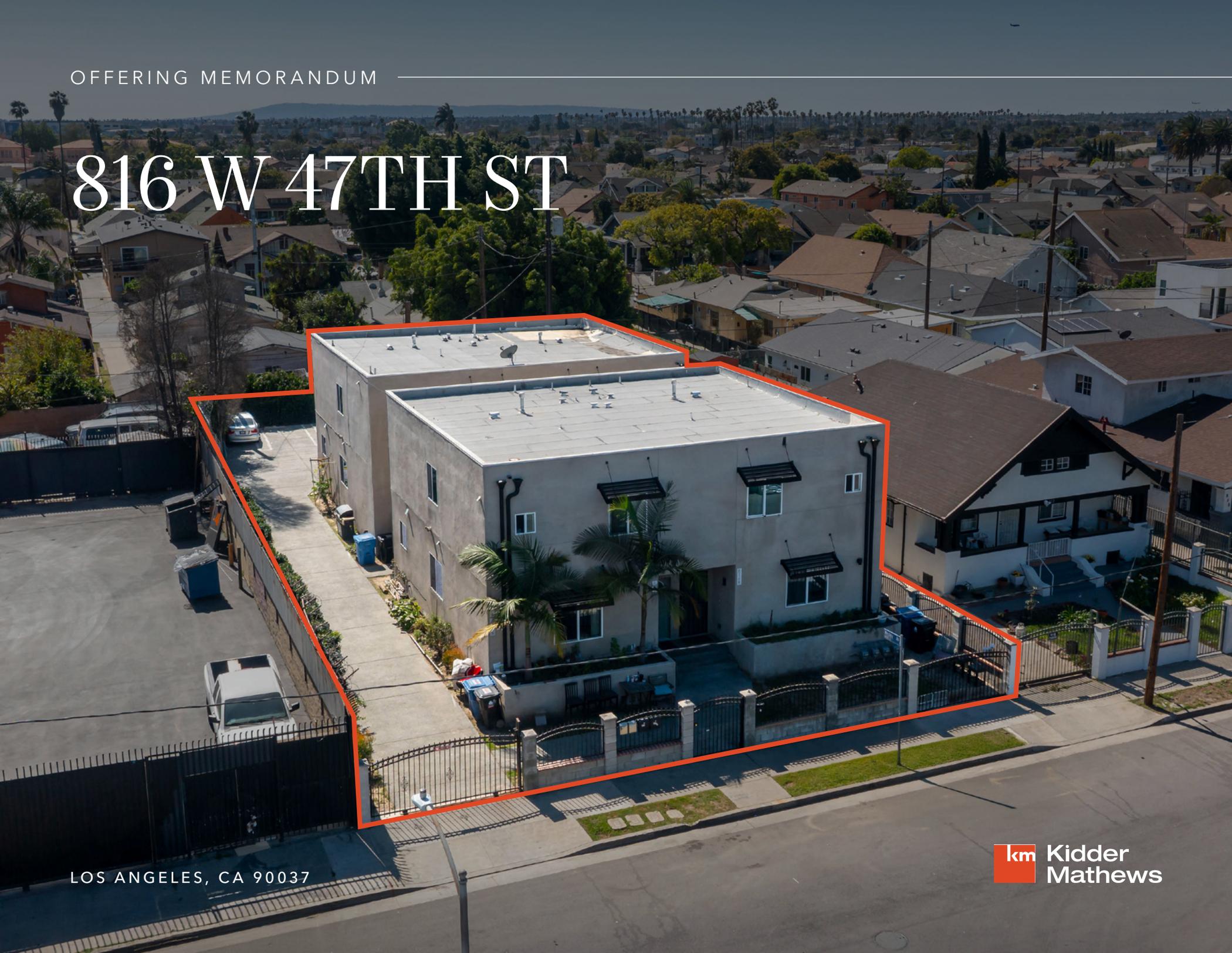


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*Exclusively
listed by*

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EXECUTIVE
SUMMARY

NEWLY CONSTRUCTED 4-UNIT APARTMENT

We are pleased to present this new construction, 2020 year build 4-unit apartment community located at 816 W 47th St offered at a 12.74 GRM and 6.13% CAP on current rents with upside potential to achieve a 10.65 GRM and 7.39% CAP with proforma rents.

This opportunity consists of two, two-story duplexes offering a total of 6,446 rentable square feet which sit on an 8,534 square foot LARD2 zoned lot with ± 6 onsite uncovered parking spaces in the rear. The unit mix consists of four (4) massive four bedroom three-bathroom units that average $\pm 1,611$ square feet each. ALL UTILITIES are paid for by the tenants!

Nearby amenities include the Gilbert Lindsay Recreation Center, Trader Joe's, the Ross Snyder Recreation Center, Superior Grocers, USC, The Coliseum, LAFC, Crypto.com Arena, The Convention Center and various employment opportunities within the direct vicinity of the property.

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





PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



VERMONT SLAUSON		

JOHN MUIR
MIDDLE SCHOOL



FIFTY SECOND STREET
ELEMENTARY SCHOOL

JULIAN C.
DIXON PARK

816 W
47TH ST

W 47TH ST

S HOOVER ST

PROPERTY OVERVIEW



FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS	816 W 47th St Los Angeles, CA 90037
LIST PRICE	\$2,079,000
NUMBER OF UNITS	4
COST PER UNIT	\$519,750
CURRENT GRM	12.74
MARKET GRM	10.65
CURRENT CAP	6.13%
MARKET CAP	7.39%
YEAR BUILT	2020
LOT SIZE	8,534 SF
BUILDING SIZE	6,446 SF
PRICE/SF	\$323

\$2.079M

LIST PRICE

6.13%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$163,200		\$195,216	
Less: Vacancy	-	0%	(\$5,856)	3%
Gross Operating Income	\$163,200		\$189,360	
Less: Expenses	(\$35,708)	21.9%	(\$35,708)	18.9%
Net Operating Income	\$127,493		\$153,652	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.25%)	\$25,988	\$25,988
Insurance - Estimate (\$1,400/Unit)	\$5,600	\$5,600
Maintenance/Repairs (\$850/Unit)	\$3,400	\$3,400
Utilities - None	\$0	\$0
Landscaping - Actual (\$60/Month)	\$720	\$720
Estimated Total Expenses	\$35,708	\$35,708
Per Net SF	\$5.54	\$5.54
Expenses Per Unit	\$8,927	\$8,927

SCHEDULED INCOME

Unit No.	Beds/Baths	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
814	4BD + 3BA	\$3,400	\$4,067
814 1/2	4BD + 3BA	\$3,400	\$4,067
816	4BD + 3BA	\$3,400	\$4,067
816 1/2	4BD + 3BA	\$3,400	\$4,067
Monthly Scheduled Gross Income		\$13,600	\$16,268
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$13,600	\$16,268
Annual Scheduled Gross Income		\$163,200	\$195,216

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.



COMPARABLES

Section 04

SOUTH LA | 4 UNIT *SALE COMPARABLES*

	Property Address	Built	Units	Bldg SF	Lot SF	Gross Income	Price/SF	Price/Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	816 W 47TH ST Los Angeles, CA 90037	2020	4	6,446	8,534	\$163,200	\$323	\$519,750	12.74	6.13%	\$2,079,000	SOON	(4) 4BD+3BA. (2) Separate structures. Uncovered on-site parking. Midblock.
01	10415 Avalon Blvd Los Angeles, CA 90003	2025	4	5,012	5,630	\$172,800	\$319	\$400,000	9.26	7.56%	\$1,600,000	9/26/2025	(4) 4BD+2BA. Midblock. (8) On-site parking.
02	1241 W 95th St Los Angeles, CA 90044	2025	4	4,669	9,237	\$158,400	\$341	\$397,500	10.04	6.97%	\$1,590,000	12/9/2025	(2) 3BD+3BA, (1) 3BD+2BA & (1) 3BD+1BA. (4) On-site parking.
03	409 E 99th St Los Angeles, CA 90003	2025	4	5,048	5,086	\$163,200	\$347	\$437,500	10.72	6.53%	\$1,750,000	12/12/2025	(6) On-site parking.
04	317 W 56th St Los Angeles, CA 90037	2025	4	5,528	17,037	\$168,000	\$329	\$455,000	10.83	6.46%	\$1,820,000	9/3/2025	-
05	9613 S Hobart Blvd Los Angeles, CA 90047	2025	4	5,370	6,501	\$161,760	\$391	\$525,000	12.98	5.39%	\$2,100,000	11/5/2025	(4) 3BD+3BA. (4) On-site parking.
06	1643 W 82nd St Los Angeles, CA 90047	2025	4	7,264	6,768	\$172,800	\$316	\$574,750	13.30	5.26%	\$2,299,000	12/4/2025	(2) 5BD+6BA & (2) 5BD+5BA. (7) On-site parking.
07	1731 E 68th St Los Angeles, CA 90001	2024	4	6,905	6,949	\$177,600	\$311	\$537,500	12.11	5.78%	\$2,150,000	4/8/2025	(3) 5BD+5BA & (1) 4BD+4BA. (6) On-site parking.
08	438 E 28th St Los Angeles, CA 90011	2025	4	6,623	6,250	\$225,600	\$393	\$650,000	11.52	6.07%	\$2,600,000	8/1/2025	(4) 5BD+5BA. (1) 2-car garage.
09	524 W 75th St Los Angeles, CA 90044	2025	4	8,088	7,002	\$225,600	\$303	\$612,500	10.86	6.45%	\$2,450,000	6/18/2025	(4) 5BD+5BA. (4) On-site parking.
	Averages						\$339	\$509,972	11.29	6.28%			

COMPARABLES

Sale Comparables

- 01** 10415 Avalon Blvd
Los Angeles, CA 90003

- 02** 1241 W 95th St
Los Angeles, CA 90044

- 03** 409 E 99th St
Los Angeles, CA 90003

- 04** 317 W 56th St
Los Angeles, CA 90037

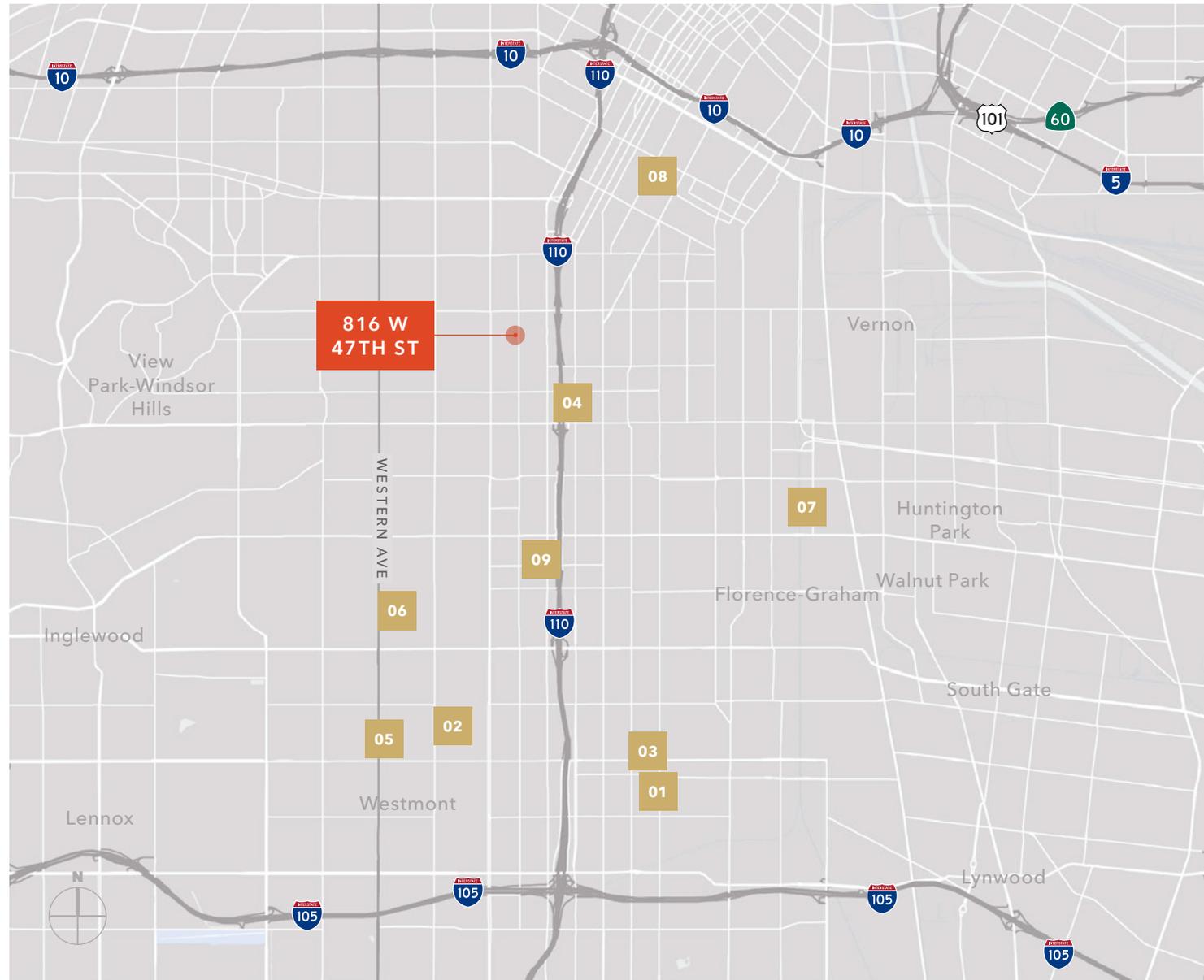
- 05** 9613 S Hobart Blvd
Los Angeles, CA 90047

- 06** 1643 W 82nd St
Los Angeles, CA 90047

- 07** 1731 E 68th St
Los Angeles, CA 90001

- 08** 438 E 28th St
Los Angeles, CA 90011

- 09** 524 W 75th St
Los Angeles, CA 90044



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