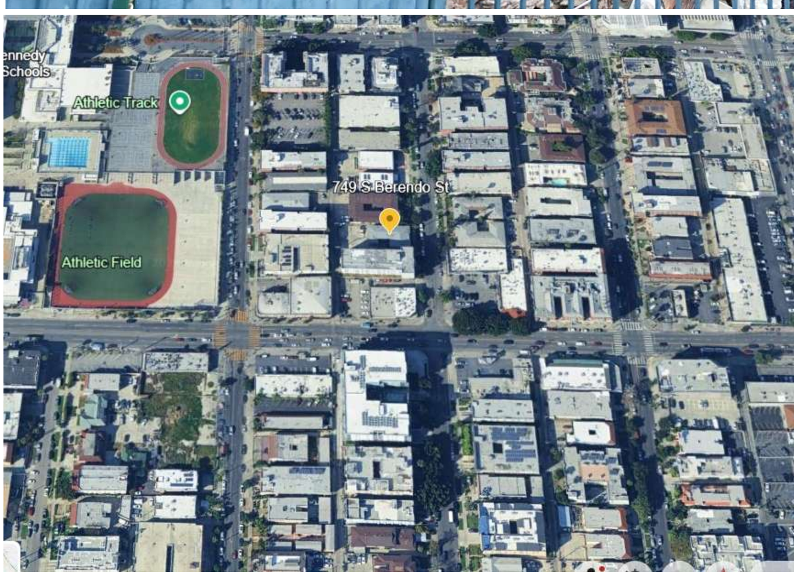
HANES INVESTMENT REALTY, INC.

INVESTMENT REAL ESTATE BROKERS AND ADVISORS

10 Multiresidential Units in the Heart of Koreatown

Turn Key with Redevelpment Potential 8,997 Sq.Ft. Lot, Zoned LAR4-2



Area of Gentrification. 96 Walkscore. Excellent Transportation.

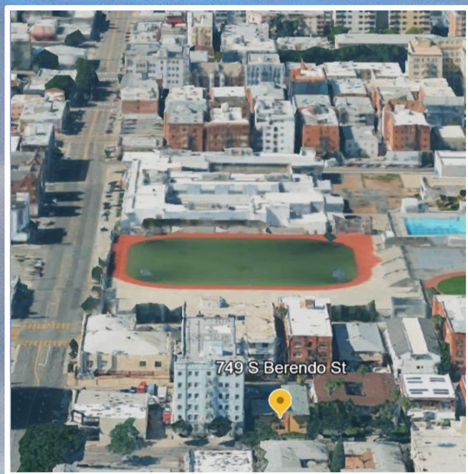
Todd S. Schwartz, CRB

Chief Executive Officer

DRE 01136688

(818) 825-5100 - todd@hanesre.com

Contact Information



TODD S. SCHWARTZ, CRB
Chief Executive Officer
Lic. 01136688
(818) 825-5100
todd@hanesre.com

(323) 601-8395 Los Angeles	(818) 865-8305 San Fernando Valley	(805) 335-8395 Ventura County
(949) 313-8396 Orange County	(661) 261-8396 Antelope Valley	(626) 408-8396 San Gabriel Valley

HANES COMPANIES 50+ YEARS OF SERVICE EST. 1969

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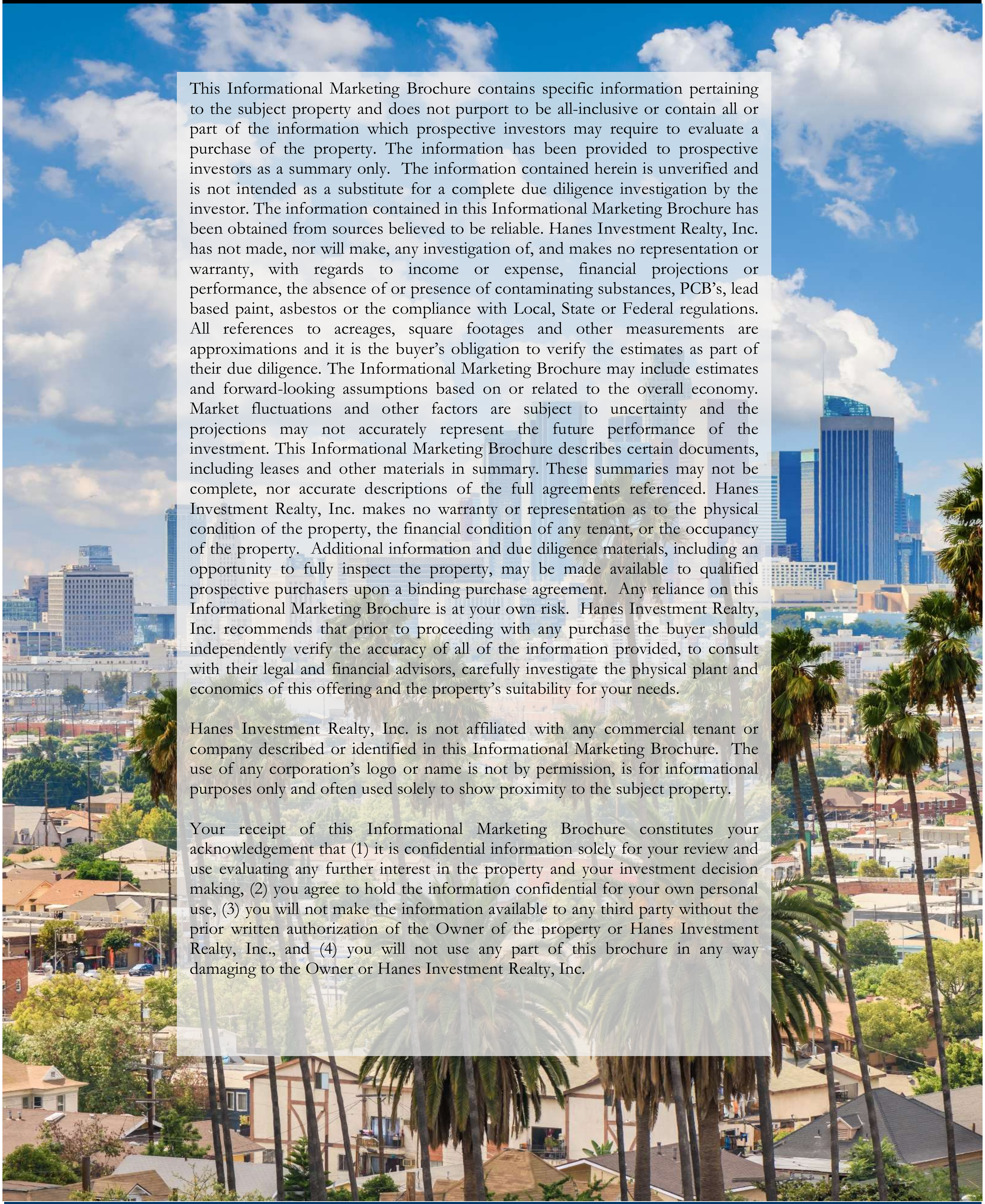

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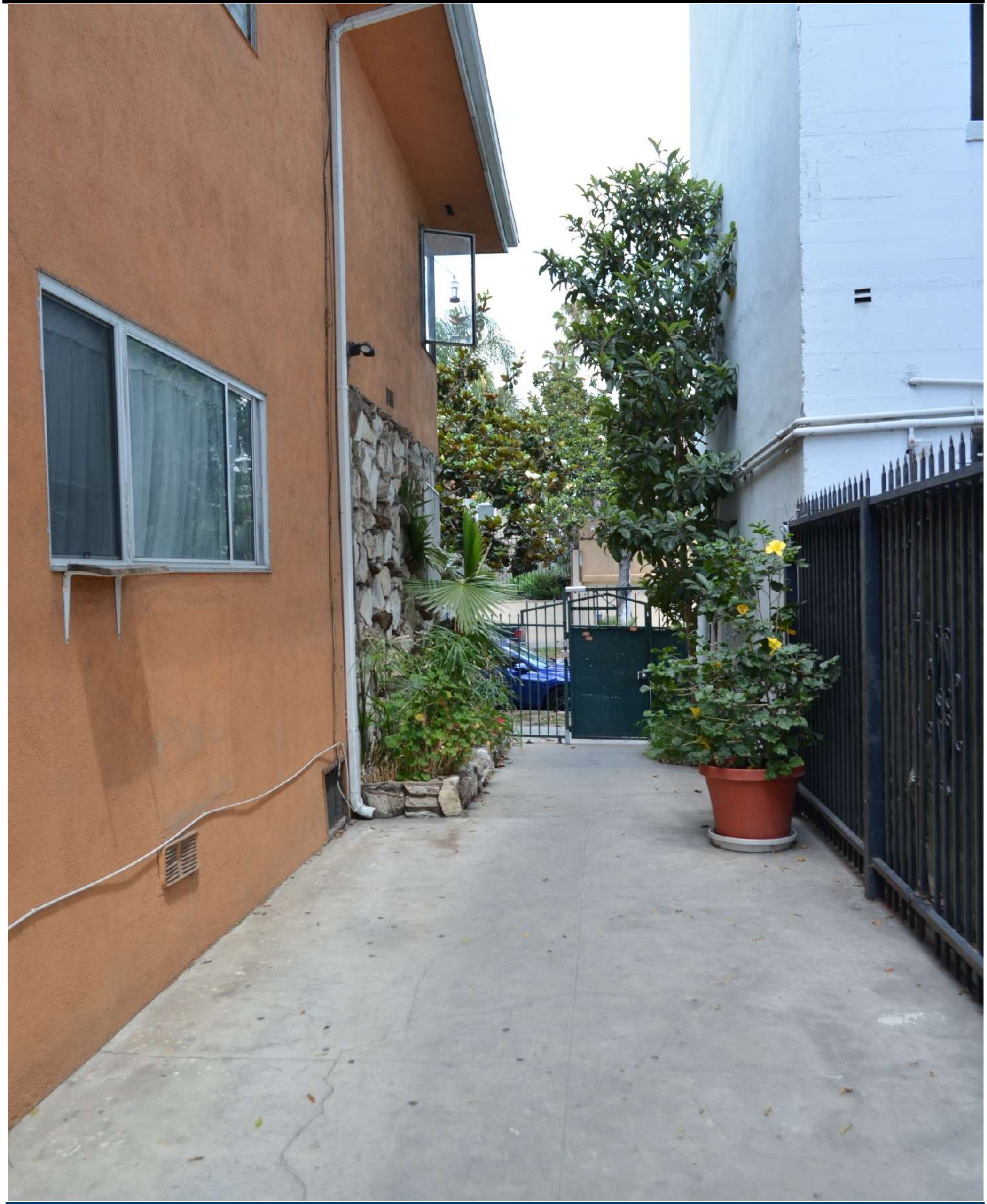


Rent Schedule

APARTMENT NUMBER	# BED ROOMS	# BATH ROOMS	MONTHLY RENT	EST. MARKET RENT	VARIANCE	PERCENT VARIANCE
1	Sgl	1	$703.50	$1,475.00	$771.50	109.7%
2	1	1	$1,126.50	$1,750.00	$623.50	55.3%
3	Sgl	1	$1,475.00	$1,475.00	$0.00	0.0%
4	Sgl	1	$946.50	$1,475.00	$528.50	55.8%
5	Sgl	1	$1,475.00	$1,475.00	$0.00	0.0%
6	Sgl	1	$787.00	$1,475.00	$688.00	87.4%
7	1	1	$986.75	$1,750.00	$763.25	77.3%
8	Sgl	1	$952.75	$1,475.00	$522.25	54.8%
9	Sgl	1	$726.50	$1,475.00	$748.50	103.0%
10	Sgl	1	$1,475.00	$1,475.00	$0.00	0.0%

Apt 1 rents space 3, 4 & 5	$300.00
Apt 2 rents space 8 & 10	$250.00
Apt 4 rents space 9	$100.00
Apt 6 rents space 6 & 7	$200.00
Apt 8 rents space 12	$125.00
Non-tenant rents space 11	$250.00

Unit #5 is the most recent rental at $1,475. This includes a parking spot 2. (June 2026)
Units 1,2,4 & 6 pay for parking separately from the rent amount.
The above parking at $250 is rented to an outside party.
Units 3 & 10 are currently vacant and the market rent is indicated which would include parking.
The property is under Los Angeles RSO, rent stabilization ordinance.
Rent increases were issued for units 1, 2, 4, 6, 7, 8, 9 and Pkg Spc 2 beginning July 1, 2026.

MONTHLY INCOME	$11,880	$15,300	
LAUNDRY	$0	$0	
OTHER INCOME	$0	$0	
MONTHLY TOTAL	$11,880	$15,300	VARIANCE
ANNUAL TOTAL	$142,554	$183,600	28.8%

Offering Summary

Hanes Investment Realty, Inc. is proud to announce that we have been selected as the exclusive marketing agent for the value add investment opportunity located at 749 S. Berendo, Koreatown (Los Angeles), California.

The Berendo property currently consists of ten multifamily units zoned LAR4-2, high density offering solid redevelopment potential. LAR4-2 zoning in Los Angeles permits high-density residential development, including apartment houses, multiple dwellings, and mixed-use projects. The "LAR4" portion allows for 1 dwelling unit per 400 sq. ft. of lot area, while the "2" indicates a Height District 2 designation, generally allowing for unlimited height. The following is per the assessor and City of Los Angeles Department of City Planning:

$1,384,000

Parcel Number *5094-009-018*

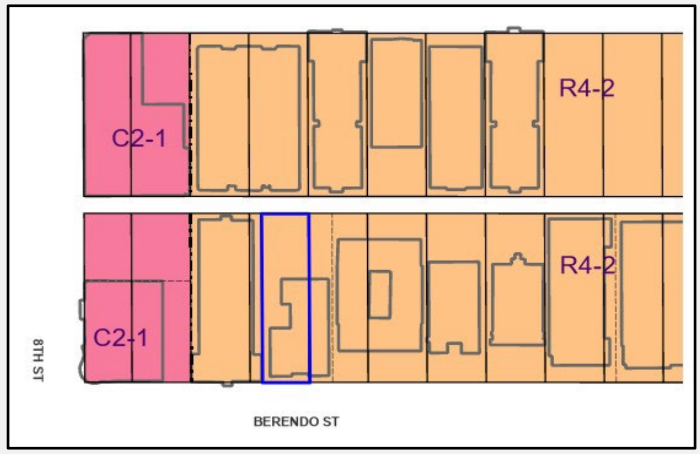
Tract - *2123.03*

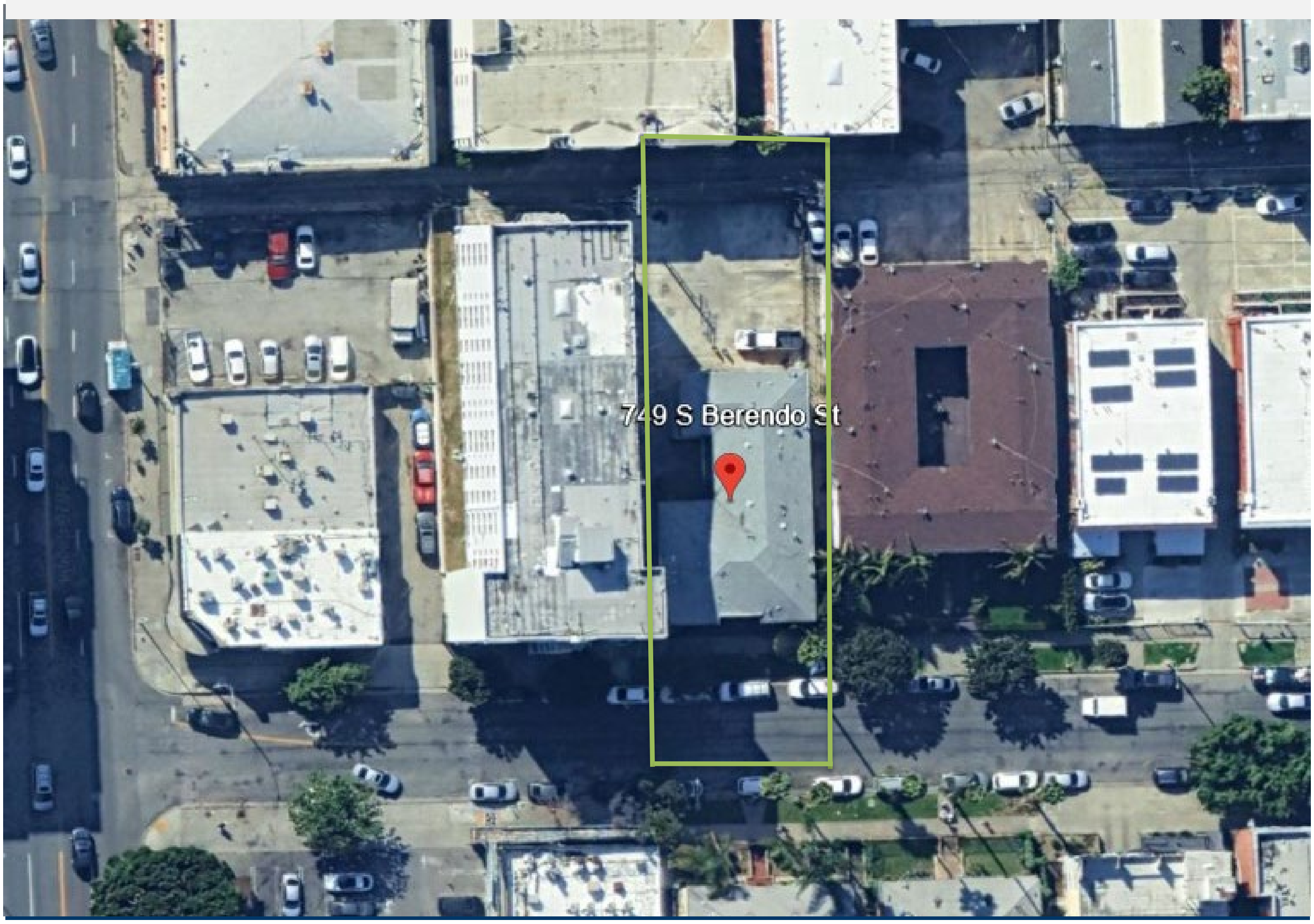
Living Area - *5720*

Lot Sq. Ft - *8,997 (.21 Acres)*

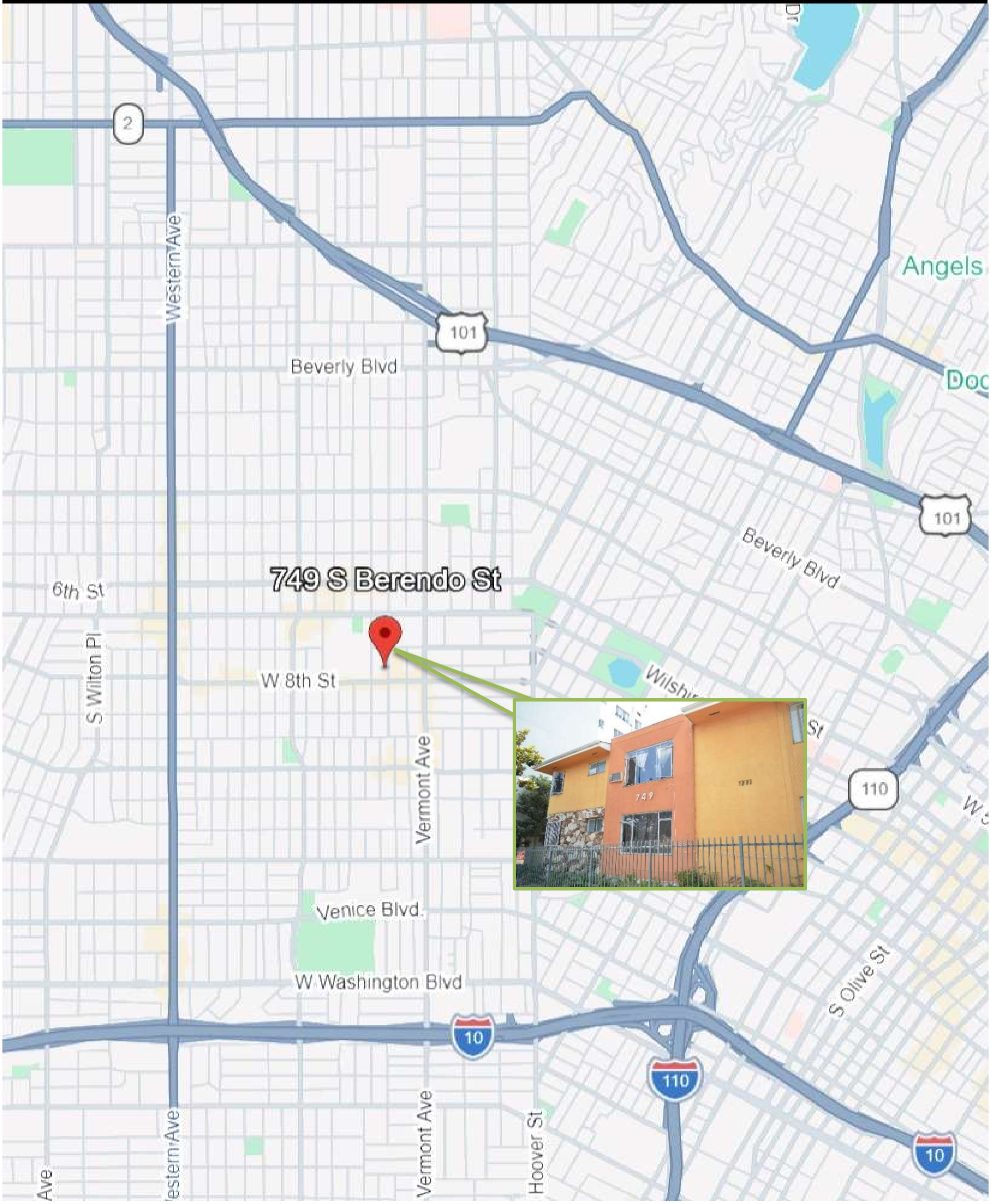
Year Built - *1956*

Zoning - *LAR4-2*





Koreatown/Los Angeles Area



749 S. Berendo, Koreatown (Los Angeles)
10 Multiresidential Units

HANES INVESTMENT REALTY,
INVESTMENT REAL ESTATE BROKERS AND ADVISORS

Investment Summary

Price: **$1,384,000**

Down: **$1,384,000** **100%**

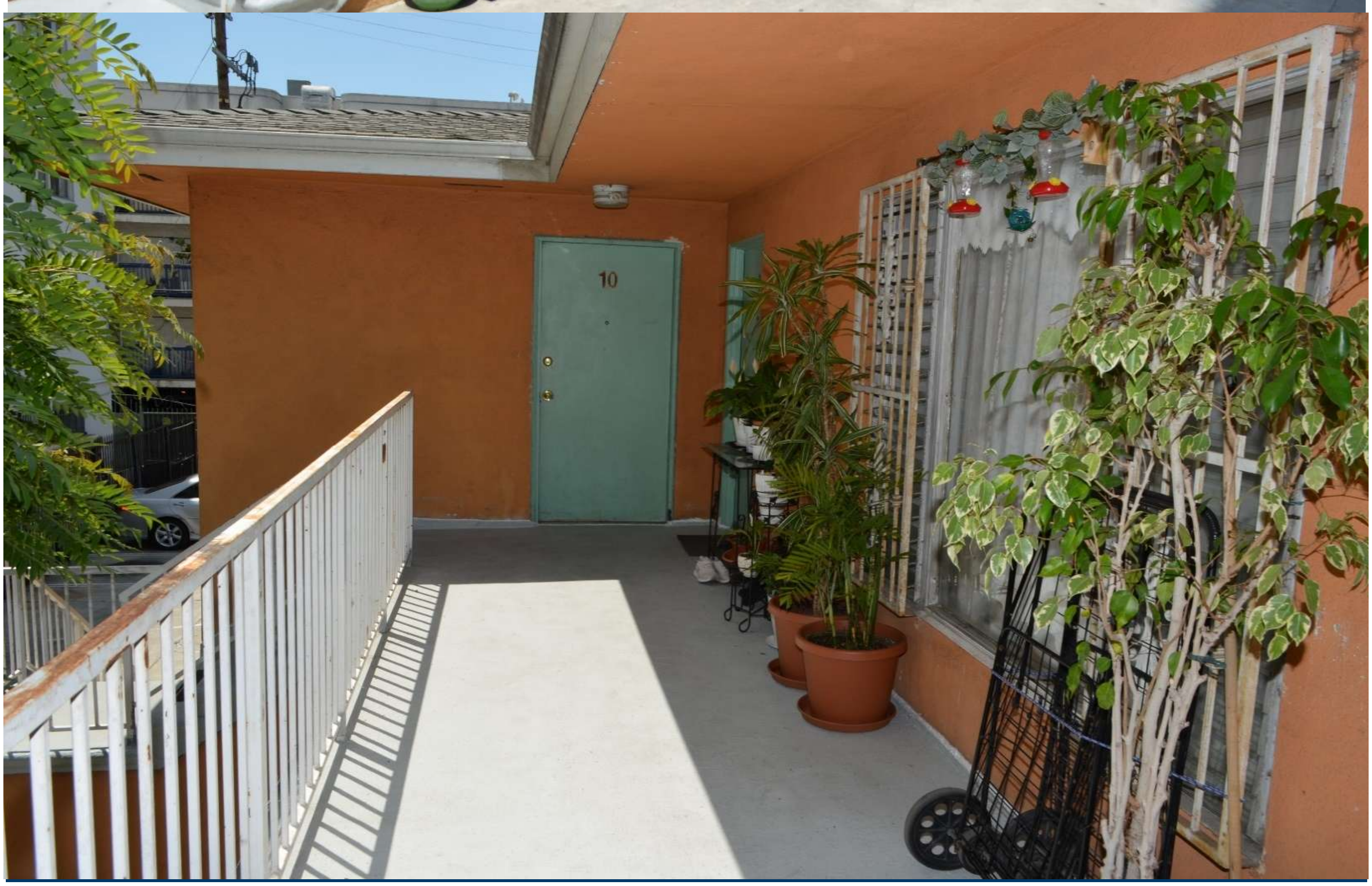
All cash or cash to new loan. Rates at time of publication appx. 5.5%

INVESTMENT HIGHLIGHTS

- Approximatley 28% upside in rents.
- Two one bedroom and eight, very large, single units.
- Separately metered gas and electric. Indv. water heaters.
- Pitched built up roof, raised foundation, gated.
- Fourteen parking spaces with new automatic gate.
- Well maintained property. Professionally managed.
- Excellent Transportation. 96 Walkscore.
- Lot zoned LAR4-2 high density redevelopment potential
- Can be delivered with two vacancies.
- Most recent single rented at $1,475 (June 2026)
- Newly reconstructed second floor exterior walkway
- One block from Robert F. Kennedy Community Schools
- Gated frontage and entry. Low maintenance landscaping

FINANCIAL INDICATORS

	Current Rents	***Market Rents***
Gross Rent Multiplier:	9.71	7.54
Capitalization Rate:	5.71	8.16
Cost Per Unit	$138,400	--
Cost Per Square Foot:	$241.96	--
Cash Flow:	**5.7%**	**8.2%**
Total Return:	**5.7%**	**8.2%**
Rent Per Square Foot:	$2.03	$2.67
Parcel Number:	5094-009-018	
Year Built:	1956	
Zoning:	LAR4-2	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10 Multiresidential Units

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PA: ______ FA: ______

Financial Summary

10	$138,400	5.71	9.71	$241.96	$10.61 / $6,067	1956
# Units	Cost Per Unit	Cap Rate	GRM	Cost Sq.Ft.	Expense Sq.Ft. / Unit	Year Built

$1,384,000	$1,384,000	100%	S. of Wilshire, W. of Vermont	2123.03
Price	Down Payment	% Down	Nearest Cross Street	Tract Number

1st Loan	New / Assume	Interest Rate	Variable / Fixed	Amort. Period	Year Due	Lender

Loan Terms: *All cash or cash to new loan. Rates at time of publication appx. 5.5%*

5094-009-018	LAR4-2	5,720	8,997	.21 Acres	14	1.4:1
Parcel Number	Zoning	(Assessor) Sq. Ft.	Lot Sq. Ft.	Lot Dimensions	Total Parking	Parking Ratio

ANNUAL OPERATING ANALYSIS:

		Current Rents		Market Rents
Scheduled Gross Income:		$ 142,554		$ 183,600
less Vacancy Reserve:	2.0%	$ 2,851	3.0%	$ 5,508
Gross Operating Income:		$ 139,703		$ 178,092
Less Expenses:	42.6%	$ 60,667	35.5%	$ 65,109
Net Operating Income:		$ 79,036		$ 112,983
less Loan Payments:		$ 0		$ 0
Cash Flow:	5.7%	$ 79,036	8.2%	$ 112,983
plus Equity Build-up:		$ 0		$ 0
Total Return:	5.7%	$ 79,036	8.2%	$ 112,983

RENTAL INCOME OVERVIEW:

# Units	*Bed + Bath*		*Current Rents*	*Market Rents*
1	Sgl + 1		$ 8,541	$ 11,800
2	1 + 1		$ 2,113	$ 3,500
			$ -	$ -
			$ -	$ -
			$ -	$ -
			$ -	$ -
		Total Monthly Rent:	$ 10,655	$ 15,300
		Laundry Per Month:	$ -	$ -
		Other Monthly Income:	$ 975	$ -
		Total Monthly Gross Income:	$ 11,630	$ 15,300
		Annual Gross Income:	$ 139,554	$ 183,600

Market Indicators

7.54	Market GRM
8.16	Market CAP
$2.03	Current Rent Per Sq.Ft.
$2.67	Market Rent Per Sq.Ft.

ESTIMATED ANNUAL EXPENSES:

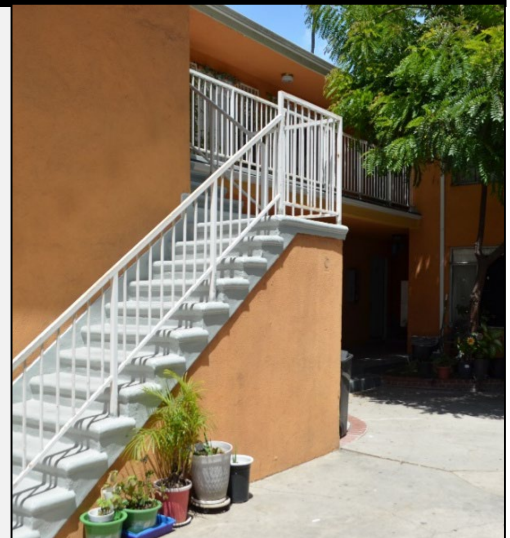
Property Tax:	1.28%	$ 17,771	12.5%
Management:		$ 7,128	5.1%
Maint. & Repairs		$ 10,692	7.7%
Property Insurance:		$ 11,000	7.7%
Utilities		$ 10,700	7.5%
Gas		None	
Rubbish		Inc. Above	
Pest Control		$ 600	0.4%
Gardener		$ 1,200	0.8%
License and Fees		$ 1,577	1.1%
		$ -	
		$ -	
		$ -	
Total Expenses:		$ 60,667	42.6%

TAX COMPUTATION:

Net Operating Income:		$ 79,036
Less Interest:		$ 0
Less Depreciation:		
Ratio: Land / Building / Personal:		25 / 75 / 0
Building Cost:	$ 1,038,000	$ 37,745
Useful Life:	27.5 Yrs.	
Personal Property Cost:		
Useful Life:	Yrs.	
Taxable Income (Loss):		$ 41,291
Estimated Tax Bracket:		37.5%
Potential Tax Savings*:		$ -15,484

*Potential tax savings may be allowable to investors who have sufficient passive rental income to absorb this excess loss (if any)

Operating Statement and Proforma Discussion and Details



Income:

1. Collected Income: As units 3 & 10 became vacant the owner made them broom clean and has left them vacant anticipating that the new owner would want to possibly upgrade the units and select the new residents.
2. We have estimated a 2% vacancy factor for the property in light of the below market rents of the occupied units. We have estimated a 3% vacancy at market rents.
3. The property is under Los Angeles RSO. We estimate the scheduled gross rents at market to be $183,600 (7.54 GRM and 8.16 CAP at market).

Expenses:

1. Property insurance is estimate at $11,000 is a current quote and includes habitability.
2. Management (off site) is estimated at 5.1% of the gross operating income. The property does not require on site management. The property is currently professionally managed. It does not require an on-site manager. The investor may wish to save this expense and manage the property themselves.
3. Maintenance is estimated at 7.7% of the gross operating income.
4. Property tax will be reassessed at the sales price ($1,384,000) at 1.284%.
5. Utilities include water, power and rubbish. The owner does not pay for gas service as the water heaters are individual and there is no laundry room.
6. Pest control is estimated at $50 per month for service.
7. Gardener is estimated at $100 per month for service.
8. License and fees are actual per the seller.

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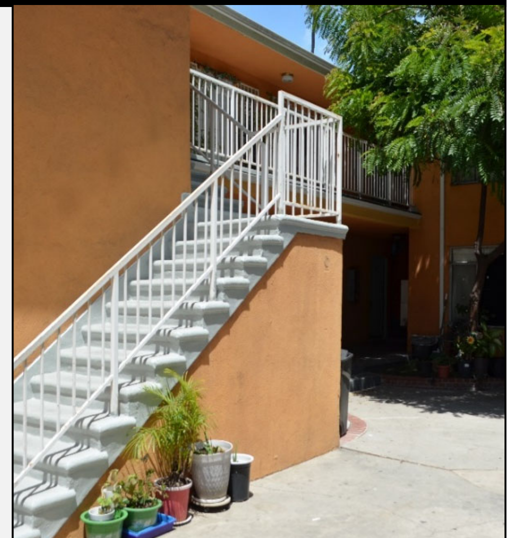

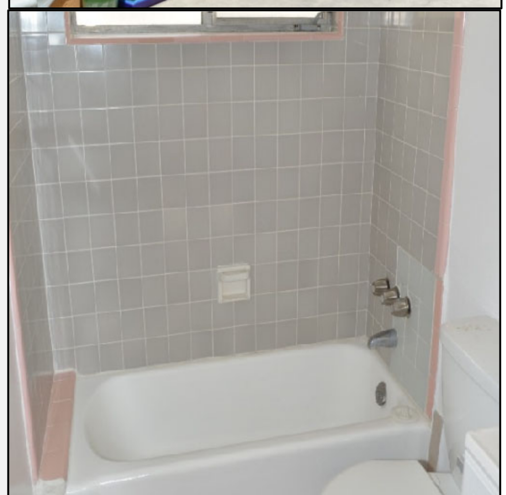

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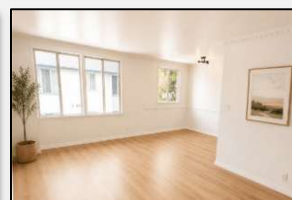
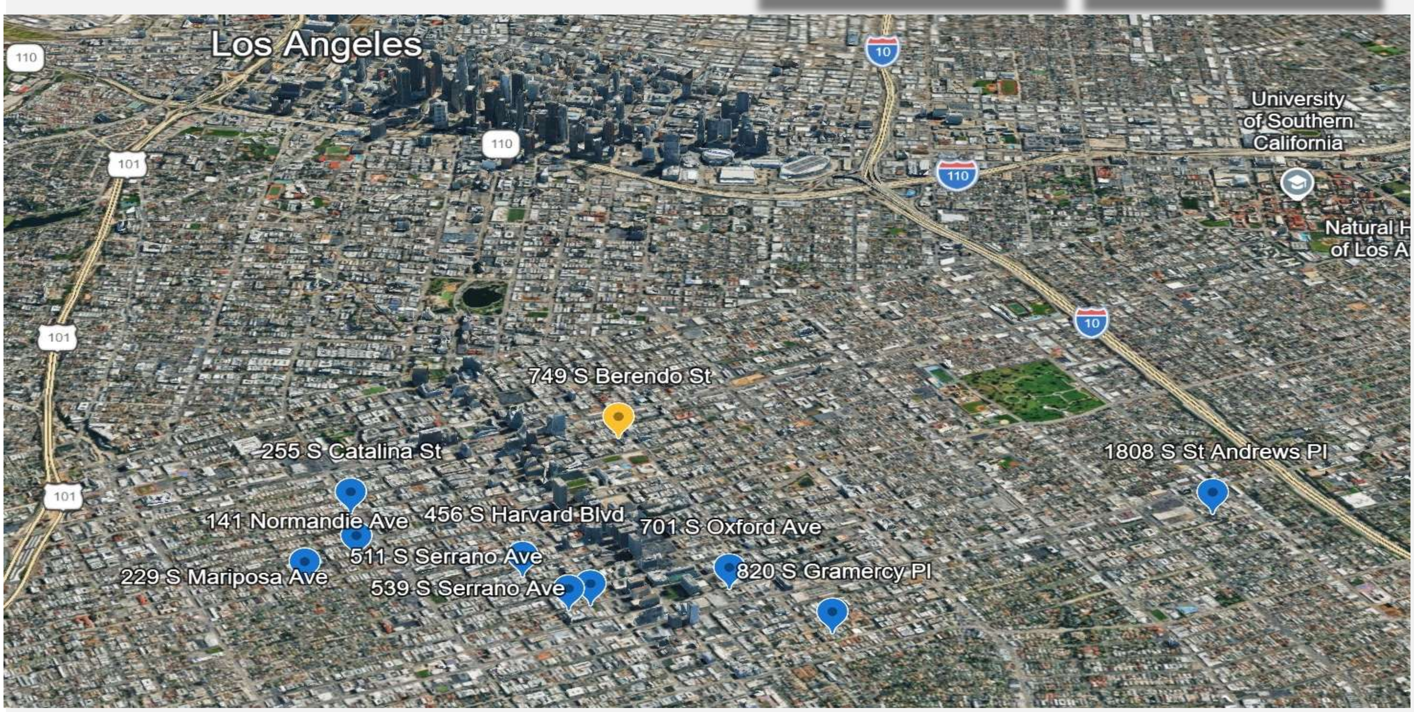
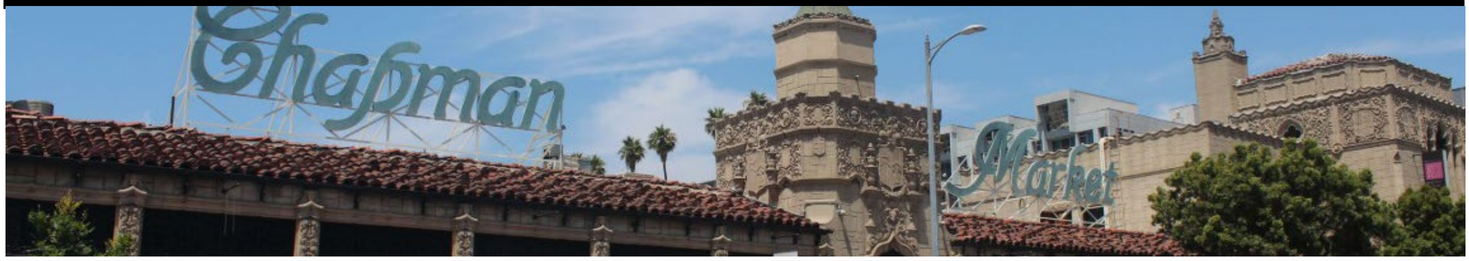
Value Added Opportunity - Rent Survey - Continued

456 S. Harvard Blvd.	1br + 1ba	$1,795 - $1,895		
539 S. Serrano Ave.	1br + 1ba	$1,750 - $1,896		
229 S. Mariposa Ave.	1br + 1ba	$1,695		
820 S. Gramercy Pl.	1br + 1ba	$1,795		



Koreatown (Los Angeles)



Koreatown is one of the most vibrant and densely populated neighborhoods in Los Angeles, located approximately three miles west of Downtown Los Angeles. Covering roughly 2.7 square miles, the community is recognized for its multicultural population, thriving commercial corridors, and one of the region's most dynamic dining and entertainment scenes.

Koreatown is home to a diverse population with strong Korean and Latino cultural influences, creating a unique blend of international businesses, retail centers, and neighborhood services. The area features a mix of historic Art Deco architecture, modern high-rise residential developments, and established multifamily communities.

Koreatown has experienced significant reinvestment over the past two decades through adaptive reuse projects, new mixed-use developments, and continued multifamily construction. Its central location and strong housing demand have made it one of Los Angeles' most active rental markets.

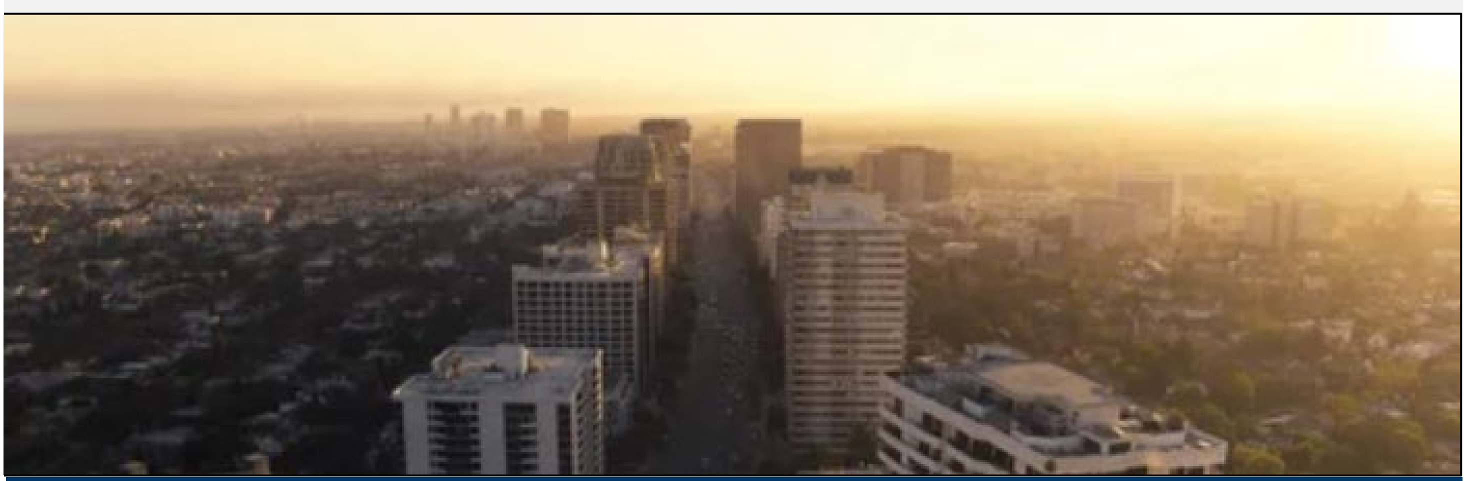
The neighborhood benefits from exceptional transportation connectivity. Koreatown is served by the Metro B (Red) and D (Purple) subway lines, providing direct access to Downtown Los Angeles, Hollywood, Universal City, and North Hollywood. Numerous Metro bus routes and major arterial roadways, including Wilshire Boulevard, Olympic Boulevard, and Vermont Avenue, further enhance regional accessibility.

Koreatown is a major employment and commercial hub, anchored by office towers, medical facilities, educational institutions, and a robust small business community. The Wilshire Center Business Improvement District supports economic development, public improvements, and neighborhood revitalization efforts throughout the area.

Residents enjoy access to numerous parks and cultural destinations, including:

- MacArthur Park
- Lafayette Park
- Seoul International Park
- Wiltern Theatre
- Chapman Plaza
- Koreatown Plaza
- The historic Wilshire Boulevard corridor

The neighborhood's combination of transit accessibility, employment opportunities, cultural amenities, and strong rental demand continues to position Koreatown as one of Southern California's premier urban residential markets.



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Thousand Oaks, CA
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