



GLOBAL PLATINUM  
PROPERTIES

# 6339 10TH AVE

LOS ANGELES, CA 90043

Offering Memorandum

**Huge Units - Mostly 4 bedrooms - 7.5% Cap Rate**  
**3.17% Assumable Financing at 68% LTV**  
**16.6% Cash on Cash - Built in 1990**

# 1990 Build - Close to the Crenshaw/LAX Line

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01

## Executive Summary

Investment Summary

Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	6339 10th Ave Los Angeles CA 90043
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Los Angeles Metro
BUILDING SF	8,309 SF
LAND SF	11,359 SF
LAND ACRES	.26
NUMBER OF UNITS	6
YEAR BUILT	1990
APN	4006-011-021
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$2,295,000
PRICE PSF	\$276.21
PRICE PER UNIT	\$382,500
OCCUPANCY	83.00%
NOI (CURRENT)	\$172,661
NOI (Pro Forma)	\$192,574
CAP RATE (CURRENT)	7.5%
CAP RATE (Pro Forma)	8.3%
GRM (CURRENT)	9.67
GRM (Pro Forma)	8.87

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	38,866	367,668	1,031,107
2025 Median HH Income	\$64,109	\$70,276	\$70,240
2025 Average HH Income	\$88,725	\$96,790	\$100,835



# 6 Unit Gem in Hyde Park

Incredible opportunity in the vibrant city of Los Angeles! This charming 6-unit property offers a remarkable chance to enhance and expand your real estate portfolio. With an attractive 7.5% Cap Rate, this building, constructed in 1990 (buyer to do own diligence on RSO restrictions), showcases significant potential for multiple ADUs and substantial rental growth.

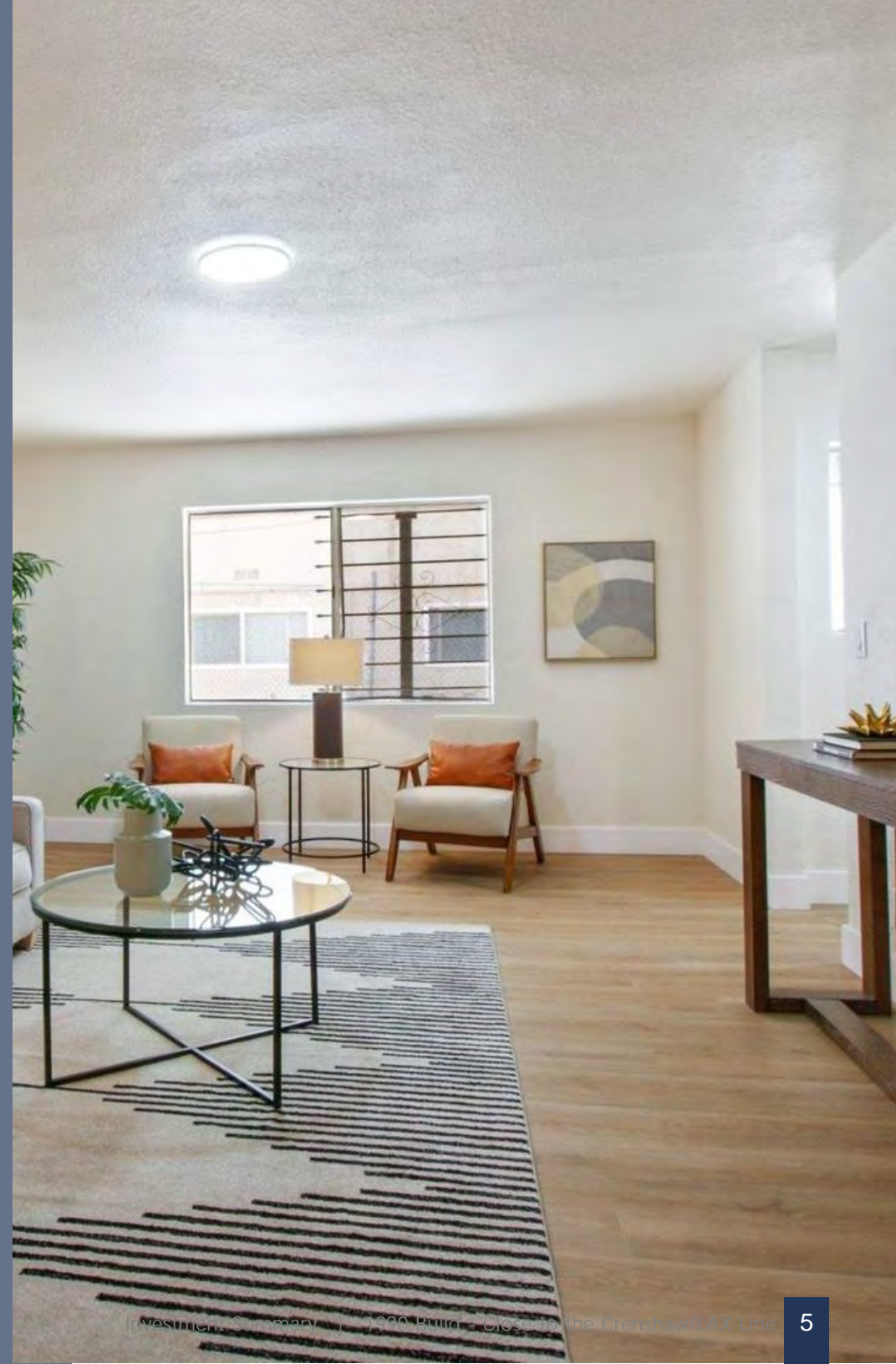
Spanning a generous 8,309 square feet on an expansive 11,000 square foot lot, this property also boasts an astounding 12 parking spaces! It features four spacious 4-bedroom units, perfect for families, alongside two well-appointed 2-bedroom units. Larger, family-sized units like these consistently demonstrate more favorable expense ratios—operating costs don't scale linearly with unit size—meaning stronger net operating income and greater long-term efficiency for owners.

Additionally, the property includes an assumable \$1.56M loan with a remarkably low 3.17% interest rate locked through 2028 (with capped increases thereafter), resulting in substantial positive leverage. With a 68% Loan-to-Value (LTV) and a compelling 16.6% cash-on-cash return at the asking price, this offering embodies an exceptional investment profile.

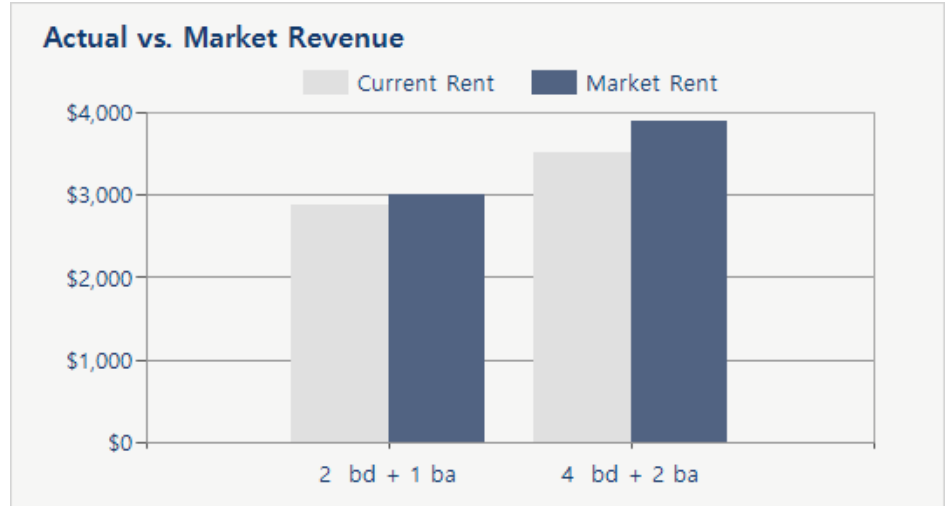
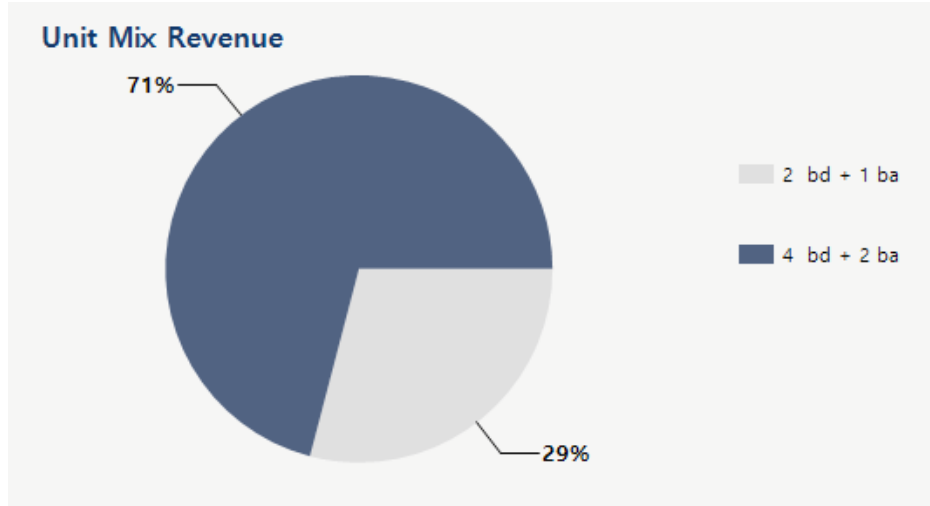
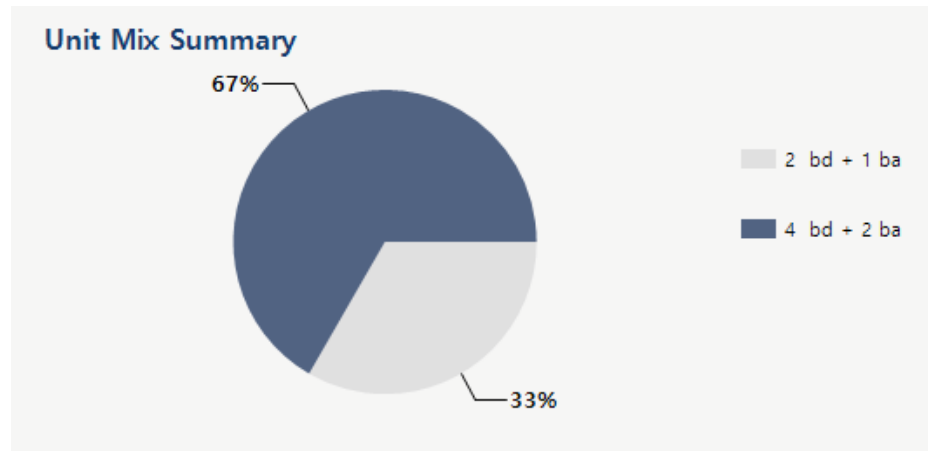
This is an unusual chance to secure today's pricing at a 7.5% cap rate, paired with interest rates from four years ago and a significantly favorable LTV—a combination virtually unheard of in today's market. Don't miss out on this outstanding opportunity!

## Unprecedented Cash on Cash Returns

- o A 7.5% cap rate couple with low rates and >68% LTV financing, results in a 16.6% cash on cash return
- o Assumable 1.56 million dollar loan with a low interest rate of 3.17% locked in until 2028 with capped increases after
- o Unique opportunity to secure today's pricing at > 7.5% cap rates with interest rates of 4 years ago
- o High cash-on-cash return of 16.6% based on asking price makes for an excellent investment opportunity



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 1 ba	2	\$2,875	\$5,749	\$3,000	\$6,000
4 bd + 2 ba	4	\$3,505	\$14,020	\$3,888	\$15,552
<b>Totals/Averages</b>	<b>6</b>	<b>\$3,295</b>	<b>\$19,769</b>	<b>\$3,592</b>	<b>\$21,552</b>





02

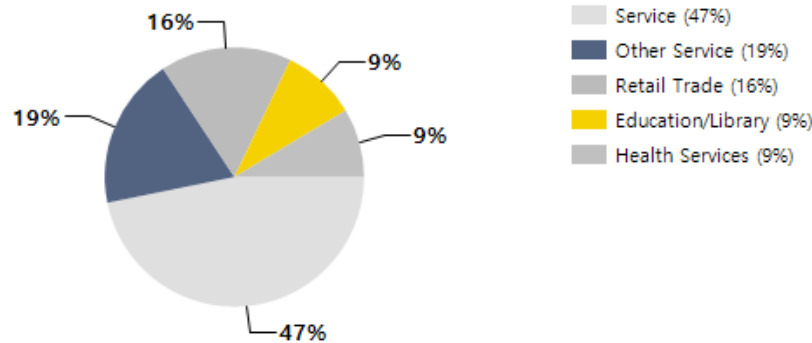
Location

- Location Summary
- Local Business Map
- Drive Times

## Hyde Park

■ Nestled in the vibrant and ever-evolving Hyde Park neighborhood, the brand-new Crenshaw & Slauson Light Rail Station stands as a beacon of convenience, offering seamless access to both Inglewood and the bustling heart of Downtown. Recent strides in infrastructure investments have invigorated this area, enhancing its charm and allure for residents and businesses alike. With its prime, centrally situated locale, the station promises a wealth of ongoing development opportunities and sustained appeal, solidifying its reputation as a thriving hub in the community.

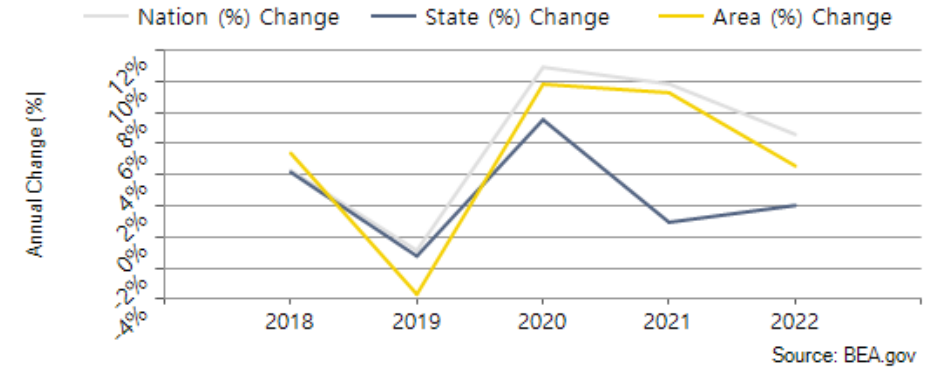
### Major Industries by Employee Count

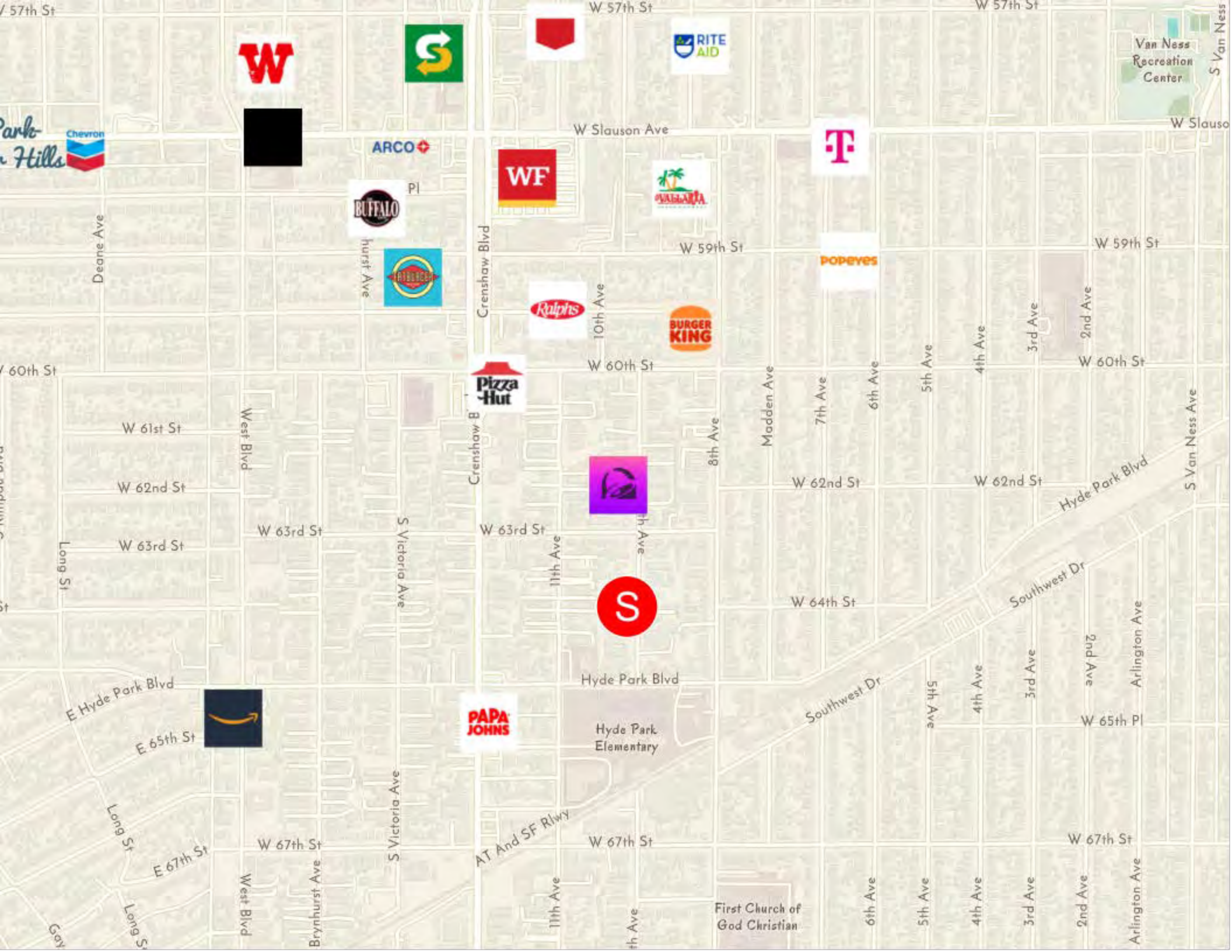


### Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

## Los Angeles County GDP Trend





Van Ness  
Recreation  
Center

Park  
Hills



ARCO



PI



Deane Ave

hurst Ave



Crenshaw Blvd



10th Ave



POPEYES

60th St

W 60th St



11th Ave



8th Ave

Modden Ave

7th Ave

6th Ave

5th Ave

4th Ave

3rd Ave

2nd Ave

W 61st St

West Blvd

W 62nd St

Crenshaw B

W 63rd St

11th Ave



W 62nd St

W 62nd St

Hyde Park Blvd

W 63rd St

W 63rd St

S Victoria Ave

Long St

W 64th St

Southwest Dr

2nd Ave

Arlington Ave

E Hyde Park Blvd



E 65th St

PAPA  
JOHNS

Hyde Park Blvd

Hyde Park  
Elementary

Southwest Dr

5th Ave

4th Ave

3rd Ave

2nd Ave

W 65th Pl

Long St

Long St

E 67th St

W 67th St

West Blvd

Brynhurst Ave

S Victoria Ave

AT And SF Rlwy

11th Ave

W 67th St

4th Ave

First Church of  
God Christian

6th Ave

5th Ave

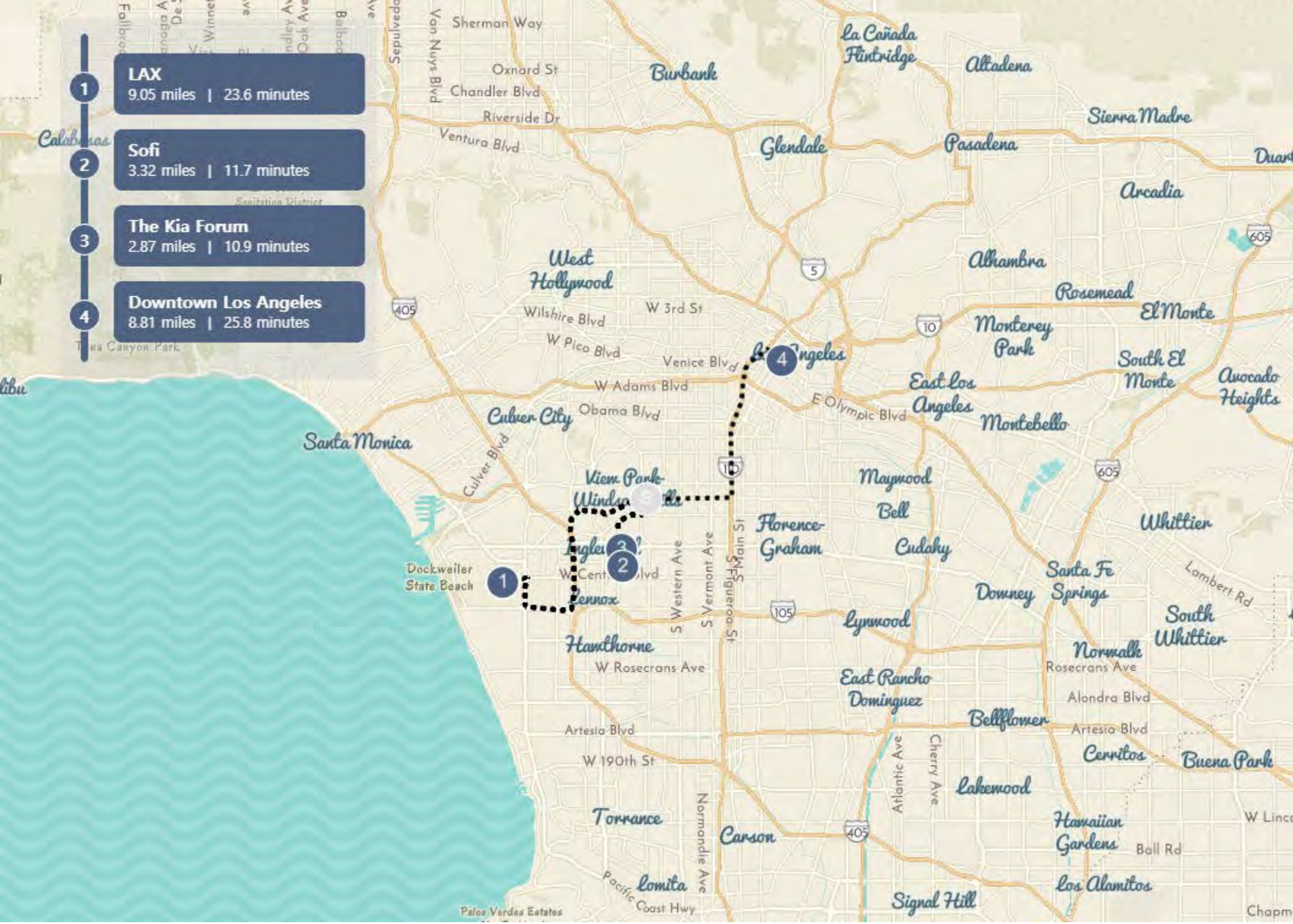
4th Ave

3rd Ave

2nd Ave

Arlington Ave

- 1** LAX  
9.05 miles | 23.6 minutes
- 2** Sofi  
3.32 miles | 11.7 minutes
- 3** The Kia Forum  
2.87 miles | 10.9 minutes
- 4** Downtown Los Angeles  
8.81 miles | 25.8 minutes





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Property Description

Property Features

## PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	8,309
LAND SF	11,359
LAND ACRES	.26
YEAR BUILT	1990
# OF PARCELS	1
ZONING TYPE	R3-1
TOPOGRAPHY	Flat
TRANSIT ORIENTED COMMUNITIES (TOC)	Tier 3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
PARKING RATIO	1:1

## UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched/Shingle
STYLE	Traditional
LANDSCAPING	Front Lawn

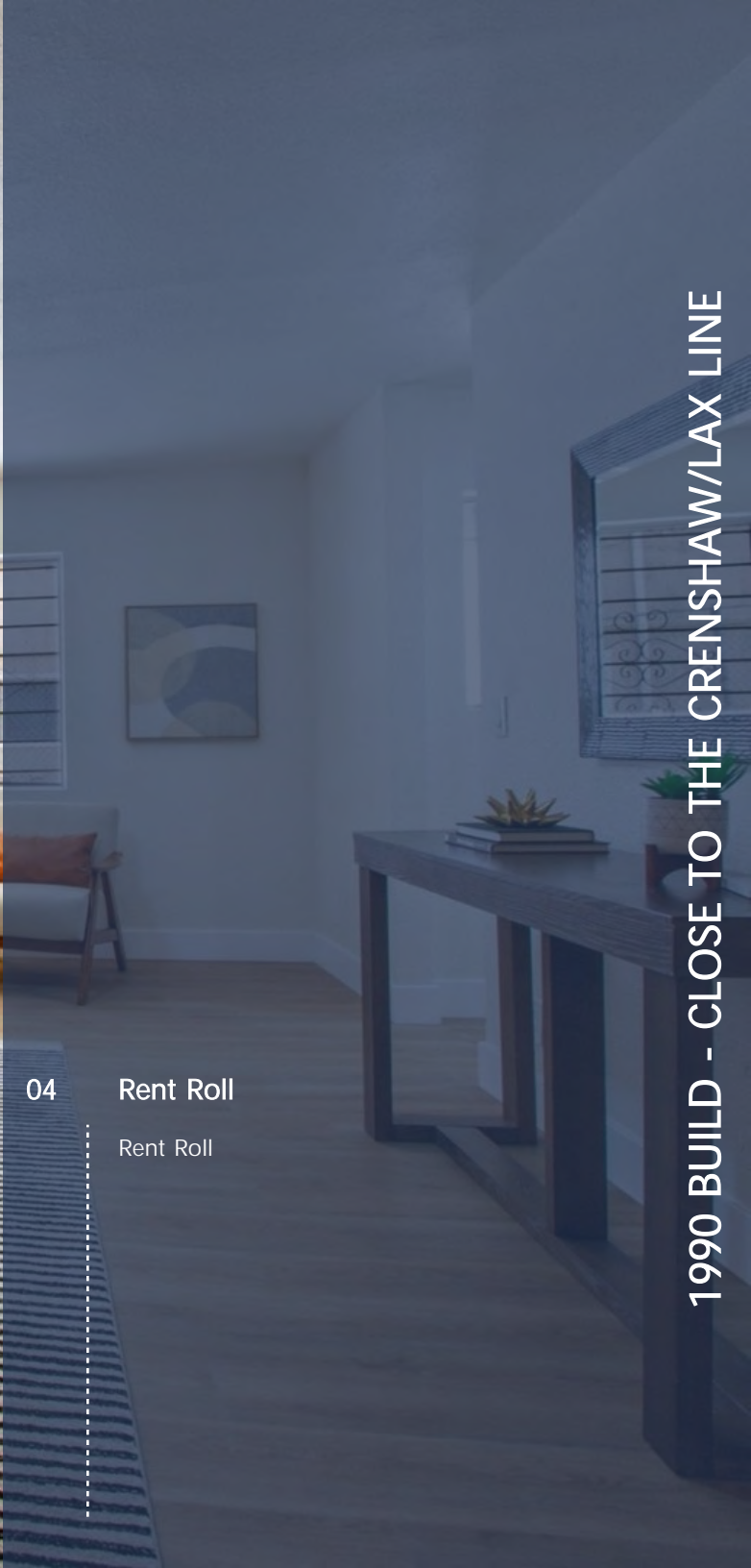




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Rent Roll

Rent Roll



Unit	Unit Mix	Current Rent	Market Rent	Notes
6337	2 bd + 1 ba	\$2,917.00	\$3,000.00	
6337 - A	4 bd + 2 ba	\$3,236.00	\$3,888.00	
6337 - B	4 bd + 2 ba	\$3,888.00	\$3,888.00	Subsidized Tenant
6339	2 bd + 1 ba	\$2,832.00	\$3,000.00	Subsidized Tenant
6339 - A	4 bd + 2 ba	\$3,008.00	\$3,888.00	
6339 - B	4 bd + 2 ba	\$3,888.00	\$3,888.00	Vacant
<b>Totals / Averages</b>		<b>\$19,769.00</b>	<b>\$21,552.00</b>	

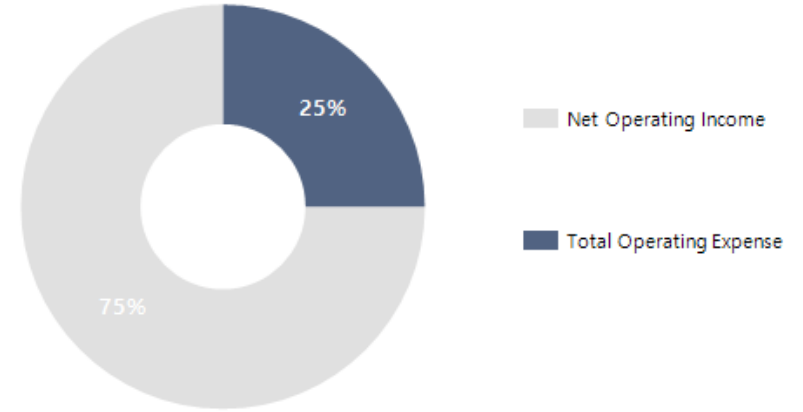




## REVENUE ALLOCATION

CURRENT

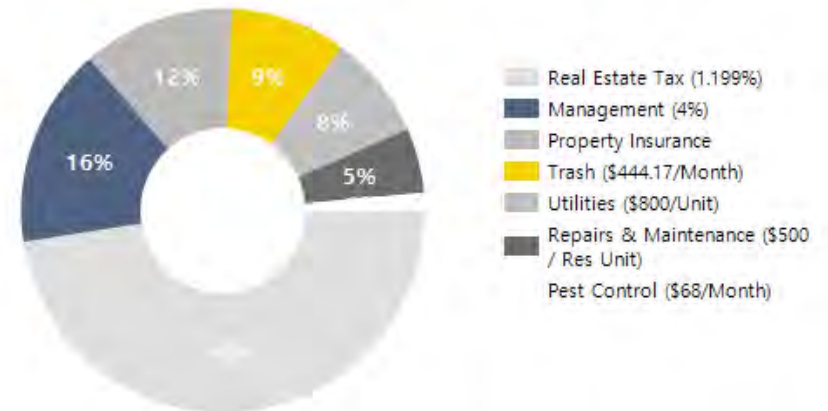
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$237,240		\$258,624	
<b>Gross Potential Income</b>	<b>\$237,240</b>		<b>\$258,624</b>	
General Vacancy	-\$7,117.19	3.00%	-\$7,758.72	3.0%
<b>Effective Gross Income</b>	<b>\$230,123</b>		<b>\$250,865</b>	
Less Expenses	\$57,461	24.97%	\$58,291	23.23%
<b>Net Operating Income</b>	<b>\$172,661</b>		<b>\$192,574</b>	
Interest Expense	\$49,135		\$49,135	
<b>Cash Flow</b>	<b>\$123,526</b>		<b>\$143,439</b>	
Cash on Cash	16.58%		19.25%	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.199%)	\$27,311	\$4,552	\$27,311	\$4,552
Property Insurance	\$7,000	\$1,167	\$7,000	\$1,167
Management (4%)	\$9,205	\$1,534	\$10,035	\$1,673
Utilities (\$800/Unit)	\$4,800	\$800	\$4,800	\$800
Repairs & Maintenance (\$500 / Res Unit)	\$3,000	\$500	\$3,000	\$500
Pest Control (\$68/Month)	\$816	\$136	\$816	\$136
Trash (\$444.17/Month)	\$5,330	\$888	\$5,330	\$888
<b>Total Operating Expense</b>	<b>\$57,461</b>	<b>\$9,577</b>	<b>\$58,291</b>	<b>\$9,715</b>
Expense / SF	\$6.92		\$7.02	
% of EGI	24.97%		23.23%	

## DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



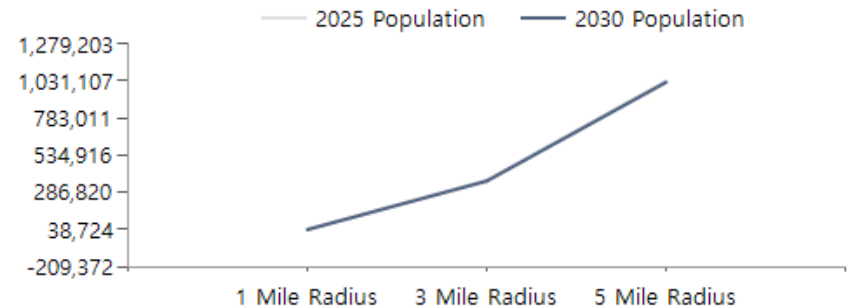
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## Demographics

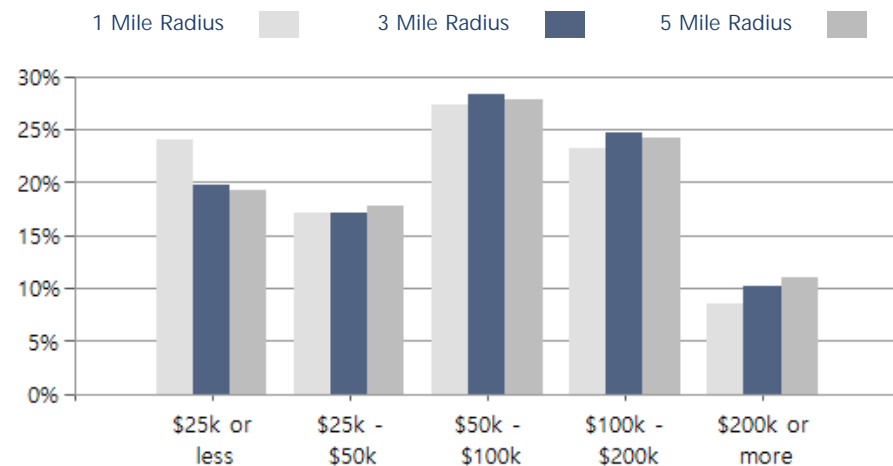
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	37,836	358,397	1,017,179
2010 Population	38,099	369,393	1,042,080
2025 Population	38,866	367,668	1,031,107
2030 Population	38,724	363,168	1,023,634
2025 African American	17,790	142,557	254,022
2025 American Indian	814	7,343	23,226
2025 Asian	521	8,065	52,482
2025 Hispanic	17,701	190,083	616,969
2025 Other Race	11,941	133,297	427,939
2025 White	3,021	31,142	134,756
2025 Multiracial	4,733	44,672	136,550
2025-2030: Population: Growth Rate	-0.35%	-1.25%	-0.75%

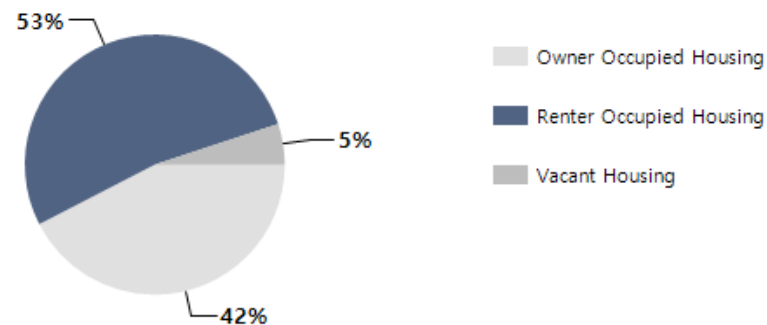
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,232	16,182	40,560
\$15,000-\$24,999	1,027	9,159	24,375
\$25,000-\$34,999	1,001	9,077	25,828
\$35,000-\$49,999	1,315	12,832	34,273
\$50,000-\$74,999	2,085	20,174	52,501
\$75,000-\$99,999	1,622	16,039	41,285
\$100,000-\$149,999	2,042	20,099	51,572
\$150,000-\$199,999	1,108	11,578	30,067
\$200,000 or greater	1,168	13,086	37,256
Median HH Income	\$64,109	\$70,276	\$70,240
Average HH Income	\$88,725	\$96,790	\$100,835



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius



Source: esri

# 1990 Build - Close to the Crenshaw/LAX Line

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