

505 SERRANO AVE

LOS ANGELES, CA 90020



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505 SERRANO AVE
LOS ANGELES, CA 90020

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Marcus & Millichap
THE NEEMA GROUP

INVESTMENT HIGHLIGHTS

§

The Neema Group of Marcus & Millichap is pleased to present a 14-unit investment opportunity in prime Koreatown at 505 Serrano Ave, positioned on a corner lot just east of Western Ave and north of W 6th St

§

The subject property features a unit mix of four singles and 10 one-bedrooms with 10 tandem parking spaces (20 spaces total)

§

Built in 1956, the majority of rents are below market, providing significant rental upside of over 37% as units turn

§

Opportunity to achieve market rents with interior upgrades such as recessed lighting, vinyl plank flooring, new kitchens with modern cabinetry and stainless-steel appliances, and updated bathrooms, as well as exterior cap ex items including exterior paint and new windows

§

The building is separately metered for gas and electric; there are two washers and two dryers on-site that are currently inoperable – opportunity to install upgraded machines for additional income

§

Exceptional Walk Score of 96, close proximity to schools, employment, and transit options along W 6th St and Wilshire Blvd, this central location makes it convenient for residents to commute throughout the city to nearby neighborhoods such as Downtown LA, East Hollywood, Hollywood, Westlake, and Mid-City, among others

§

Koreatown is one of the densest neighborhoods in Los Angeles, with about 120,000 people. With an estimated \$1 billion invested in the development of Koreatown since the early 2000s and various development projects taking place, Koreatown remains one of the highly coveted submarkets in all of Los Angeles

PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS:	505 S Serrano Avenue Los Angeles, CA 90020
NUMBER OF UNITS:	14
APPROX. GROSS SF:	10,036
APPROX. LOT SIZE:	9,381
YEAR BUILT:	1956
PARCEL NUMBER:	5503-020-011
PROPERTY TYPE:	Multi-Family
UNIT MIX:	(4) Single (10) 1+1

PRICING INFORMATION

SALE PRICE:	\$2,350,000
PRICE PER UNIT	\$167,857
PRICE PER SF:	\$234.16
CURRENT CAP RATE:	5.07%
CURRENT GRM:	11.13
MARKET CAP RATE:	8.05%
MARKET GRM:	8.13

NOTE: Unit 505-1 is occupied by an on-site manager and currently pays \$0 in rent. Metrics shown include a projected market rent for that unit based on comparables in the area. Buyer to conduct their own due diligence to confirm the market rent.







WEST HOLLYWOOD

HOLLYWOOD

SUBJECT PROPERTY

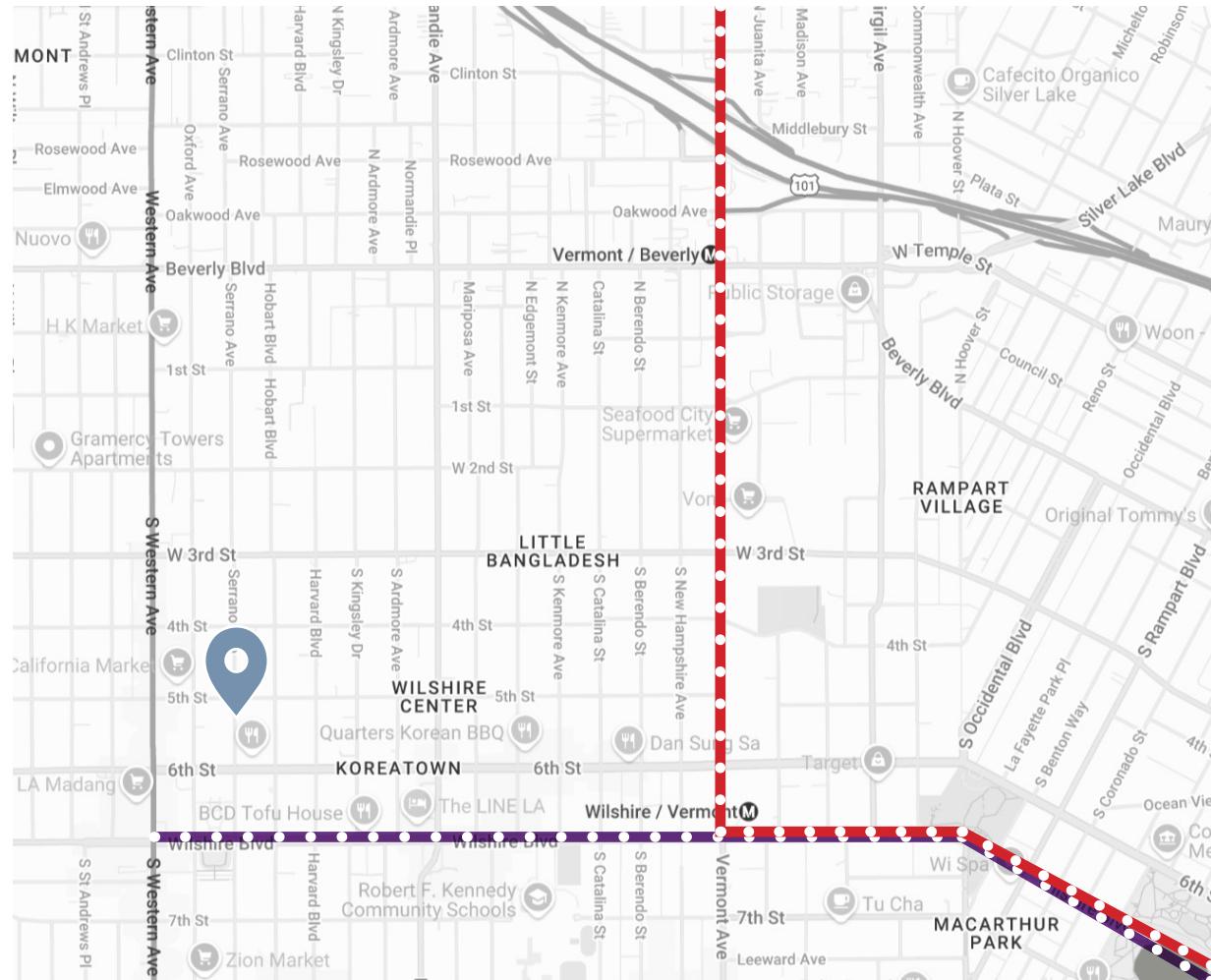
SERRANO AVE

KOREATOWN

Where creativity meets culture, a true urban experience.

505 Serrano Ave is located in prime Koreatown, one of the trendiest neighborhoods in Los Angeles. Boasting its walkability to multiple metro stop as well as a 10 minute drive to the heart of Downtown Los Angeles, the subject property is provided with great transit options to experience the best the Greater Los Angeles area has to offer. Located in a premier pedestrian location, the asset benefits from easy access to employers, major studios, financial firms, entertainment and historic attractions. Koreatown has seen a tremendous revitalization over the last decade. An influx of capital dedicated to the revitalization of Koreatown has attracted a new resident base of young urban dwellers. This new, hip client base has brought new restaurants, night clubs, and retail opportunities, making Koreatown one of the more desirable submarkets in the greater Los Angeles area.

In the past decade, Koreatown has experienced significant gentrification and development, specifically along Wilshire Boulevard. Most notable is Opus, a 428-unit luxury apartment building delivered in 2024. Additionally, residents are given convenient access to the Expo and Purple Metro lines. The Expo line offers service from Downtown LA all the way to Santa Monica. The purple line is currently undergoing an extension and once completed, will offer service to the current terminus at Wilshire/Western will extend westward for about nine miles and add seven new stations providing easy access to the Westside.



WALK SCORE
96

WALKER'S PARADISE

Daily errands do not require a car.

TRANSIT SCORE
79

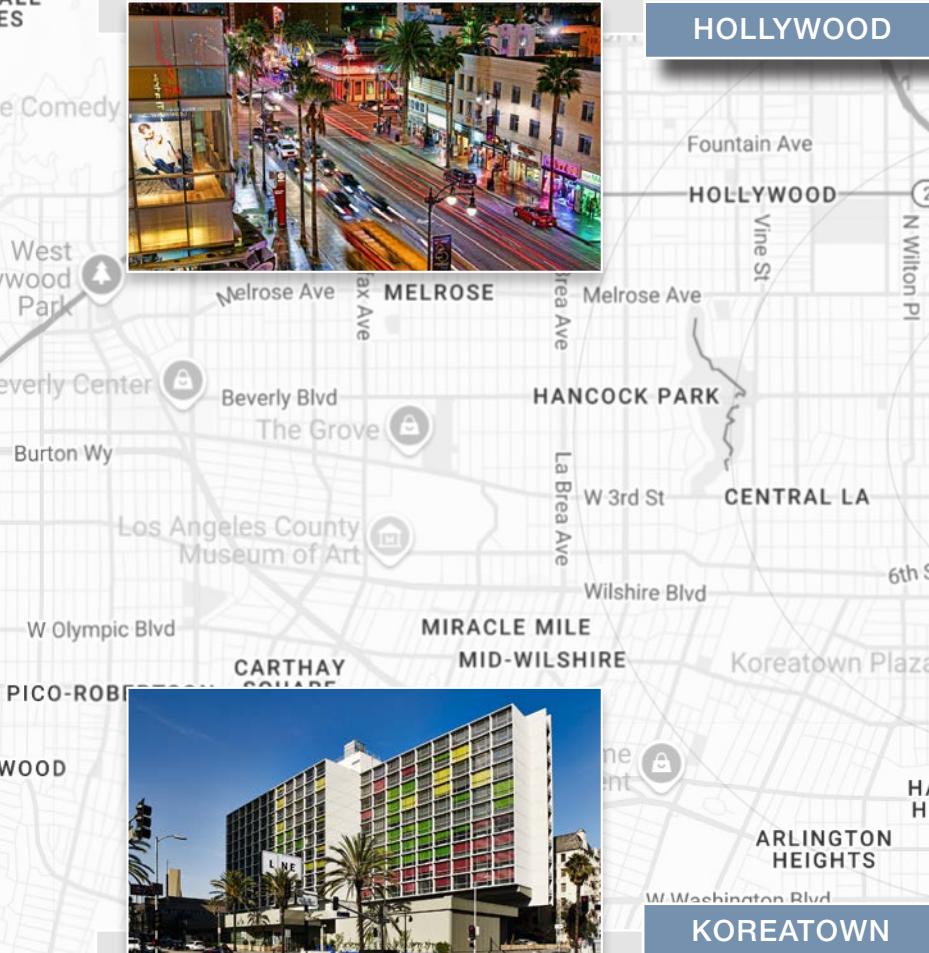
EXCELLENT TRANSIT

Transit is convenient for most trips.

Hollywood affords a vibrant mix of activities and entertainment for all types of residents. Highly rated restaurants include Katsuya, Cleo, and Musso & Frank Grill (opened in 1919). For the younger cohort, Hollywood also offers an endless amount of bars, chic lounges, and exclusive dance clubs to enjoy. National retailers and original boutiques that line Hollywood Boulevard offer the latest fashions. On Sundays, The Hollywood Farmers Market provides fresh produce and prepared foods. Runyon Canyon Park offers some of Los Angeles' best views and hikes. Residents have affordable public transportation options provided by the Metro Red Line and several bus lines.



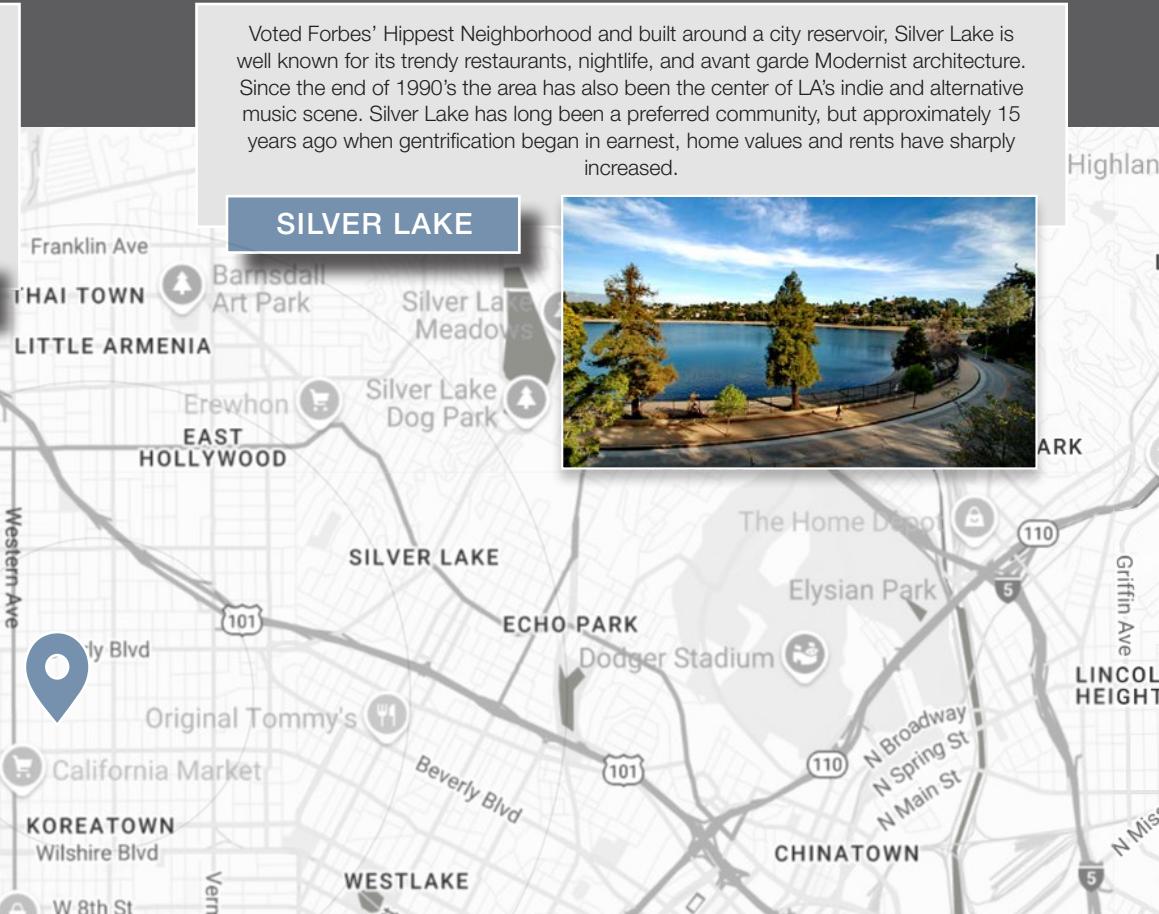
HOLLYWOOD



Long celebrated for its art deco architectural heritage and immigrant community, today Koreatown has emerged as one of Los Angeles' most fashionable areas. As the densest part of Los Angeles, new residents flock to this neighborhood just west of Downtown to enjoy walkable amenities, fabulous restaurants, and recently opened boutique hotels like the Line and Normandie. The Metro Purple Line traversing Wilshire Boulevard in the heart of Koreatown will further attract new residents. Thanks to Korean and Latino immigrants, the area is dotted with highly rated ethnic eateries.

Voted Forbes' Hippest Neighborhood and built around a city reservoir, Silver Lake is well known for its trendy restaurants, nightlife, and avant garde Modernist architecture. Since the end of 1990's the area has also been the center of LA's indie and alternative music scene. Silver Lake has long been a preferred community, but approximately 15 years ago when gentrification began in earnest, home values and rents have sharply increased.

SILVER LAKE



DOWNTOWN LA

The Downtown submarket of Los Angeles includes its central business district, which contains the nation's third largest employment pool. Additionally, this submarket features many major sports facilities, sightseeing opportunities, skyscrapers, and large multinational corporations. Downtown is also the hub of the city's freeway network and Metro rapid-transit system. LA Live is one of downtown's most innovative developments featuring sports and music venues, nightclubs, restaurants, a bowling alley, museums, and movie theaters.

RENT ROLL

NO. OF UNITS	UNIT NO.	UNIT TYPE	ACTUAL RENTS	PRO FORMA RENTS	MOVE-IN DATE	NOTES
1	505 - 1	1+1	\$1,600	\$1,800		On-Site Manager
2	505 - 2	1+1	\$1,523	\$1,800	10/1/2019	
3	505 - 3	1+1	\$1,190	\$1,800	3/14/2006	
4	505 - 4	1+1	\$1,213	\$1,800	2/1/2013	
5	4056 - 1	Single	\$1,063	\$1,500	2/15/2011	
6	4056 - 2	1+1	\$1,239	\$1,800	7/1/2014	
7	4056 - 3	Single	\$1,500	\$1,500	6/5/2007	
8	4056 - 4	1+1	\$1,405	\$1,800	12/1/2018	
9	4062 - 1	Single	\$854	\$1,500	2/11/2006	
10	4062 - 2	1+1	\$1,233	\$1,800	2/1/2015	
11	4062 - 3	1+1	\$1,213	\$1,800	6/1/2014	
12	4062 - 4	1+1	\$1,204	\$1,800	12/1/2016	
13	4062 - 5	1+1	\$1,189	\$1,800	5/1/2011	
14	4062 - 6	Single	\$1,097	\$1,500	7/1/1998	
			\$17,523	\$24,000		

Single	\$4,514	\$6,000
1+1	\$13,009	\$18,000
TOTAL	\$17,523	\$24,000

NOTE: Unit 505-1 is occupied by an on-site manager and currently pays \$0 in rent.
Metrics shown include a projected market rent for that unit based on comparables in the area. Buyer to conduct their own due diligence to confirm the market rent.

FINANCIAL SUMMARY

505 SERRANO AVE
LOS ANGELES, CA 90020

ANNUALIZED OPERATING DATA		CURRENT RENTS		PRO FORMA	
Scheduled Gross Income:		\$211,153		\$288,877	
Less Vacancy Rate Reserve:		\$(10,558)	5.0%	\$(14,444)	5.0%
Gross Operating Income:		\$200,595		\$274,433	
Less Expenses:		\$(81,556)	38.6%	\$(85,248)	29.5%
Net Operating Income:		\$119,040		\$189,185	
Reserves:		\$(2,800)		\$(2,800)	
Less Debt Service:		\$(93,433)		\$(93,433)	
Pre-Tax Cash Flow:		\$22,807	2.4%	\$92,953	9.9%
Plus Principal Reduction:		\$20,328		\$20,328	
Total Return Before Taxes:		\$43,135	4.6%	\$113,280	12.1%

ANNUALIZED EXPENSES		CURRENT RENTS		PRO FORMA	
Taxes: Rate 1.19%		\$27,965		\$27,965	
Insurance		\$8,573		\$8,573	
Utilities		\$17,104		\$17,104	
Waste Removal		\$5,316		\$5,316	
Repairs & Maintenance		\$7,000		\$7,000	
Management		\$10,030		\$13,722	
Landscaping		\$1,800		\$1,800	
Pest Control		\$840		\$840	
License & Fees		\$1,148		\$1,148	
Direct Assessment		\$1,780		\$1,780	
Total Expenses:		\$81,556		\$85,248	
Per Net Sq. Ft.:		\$8.13		\$8.49	
Per Unit:		\$5,825		\$6,089	

SCHEDULED INCOME		CURRENT RENTS		PRO FORMA	
No. of Units	Unit Type	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income
4	Single	\$1,129	\$4,514	\$1,500	\$6,000
10	1+1	\$1,301	\$13,009	\$1,800	\$18,000
Total Scheduled Rent:		\$17,523		\$24,000	
SCEP & Rent Reg		\$73		\$73	
Monthly Scheduled Gross Income:		\$17,596		\$24,073	
Annual Scheduled Gross Income:		\$211,153		\$288,877	

SUMMARY

Price:	\$2,350,000
Down Payment: 40%	\$940,000
Number of Units:	14
Cost per Legal Unit:	\$167,857
Current GRM:	11.13
Market GRM:	8.13
Current CAP:	5.07%
Market CAP:	8.05%
Approx. Age:	1956
Approx. Lot Size:	9,381
Approx. Gross SF:	10,036
Cost per Net GSF:	\$234.16

NEW POTENTIAL FINANCING

New First Loan:	\$1,410,000
Interest Rate:	5.25%
Amortization:	30
Monthly Payment:	\$7,786.07
DCR:	1.27

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. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracy.

NOTE: Unit 505-1 is occupied by an on-site manager and currently pays \$0 in rent. Metrics shown include a projected market rent for that unit based on comparables in the area. Buyer to conduct their own due diligence to confirm the market rent.

SALE COMPARABLES



**505 SERRANO AVE
LOS ANGELES, CA 90020**

SALE PRICE	\$2,350,000
YEAR BUILT	1956
NO. OF UNITS	14
PRICE PER UNIT	\$167,857
PRICE PER SF	\$234
ACTUAL CAP RATE	5.07%
GRM	11.13
SALE DATE	For Sale

**3555 SAN MARINO ST
LOS ANGELES, CA 90019**

SALE PRICE	\$3,145,000
YEAR BUILT	1973
NO. OF UNITS	16
PRICE PER UNIT	\$196,563
PRICE PER SF	\$279
ACTUAL CAP RATE	4.57%
GRM	12.16
SALE DATE	On Market

**845 S KENMORE AVE
LOS ANGELES, CA 90005**

SALE PRICE	\$2,400,000
YEAR BUILT	1963
NO. OF UNITS	12
PRICE PER UNIT	\$200,000
PRICE PER SF	\$355
ACTUAL CAP RATE	7.04%
GRM	9.04
SALE DATE	On Market

**1046 S NORTON AVE
LOS ANGELES, CA 90019**

SALE PRICE	\$2,000,000
YEAR BUILT	1962
NO. OF UNITS	9
PRICE PER UNIT	\$222,222
PRICE PER SF	\$252
ACTUAL CAP RATE	4.66%
GRM	12.65
SALE DATE	10/30/2025

SALE COMPARABLES

505 SERRANO AVE
LOS ANGELES, CA 90020



**4955 ROSEWOOD AVE
LOS ANGELES, CA 90004**

SALE PRICE	\$3,495,000
YEAR BUILT	1959
NO. OF UNITS	18
PRICE PER UNIT	\$194,167
PRICE PER SF	\$230
ACTUAL CAP RATE	4.90%
GRM	13.93
SALE DATE	9/23/2025

**333 S SERRANO AVE
LOS ANGELES, CA 90020**

SALE PRICE	\$1,900,000
YEAR BUILT	1961
NO. OF UNITS	10
PRICE PER UNIT	\$190,000
PRICE PER SF	\$138
ACTUAL CAP RATE	5.26%
GRM	10.75
SALE DATE	9/19/2025

**933 S NORTON AVE
LOS ANGELES, CA 90019**

SALE PRICE	\$1,744,000
YEAR BUILT	1958
NO. OF UNITS	10
PRICE PER UNIT	\$174,400
PRICE PER SF	\$228
ACTUAL CAP RATE	5.21%
GRM	10.38
SALE DATE	8/15/2025

**730 CRENSHAW BLVD
LOS ANGELES, CA 90005**

SALE PRICE	\$3,250,000
YEAR BUILT	1954
NO. OF UNITS	16
PRICE PER UNIT	\$203,125
PRICE PER SF	\$290
ACTUAL CAP RATE	-
GRM	-
SALE DATE	1/15/2025

O F F E R I N G M E M O R A N D U M

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