

6812 11TH AVE

OFFERING MEMORANDUM

BRING ALL OFFERS



26 UNITS. UPSIDE POTENTIAL. ROOM FOR 6+ ADUS.

CBRE

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INVESTMENT HIGHLIGHTS

PRICED TO SELL. HAS UPSIDE TOO.

Add 5 or 6 ADUs. 7 min from SoFi.

Well-managed. Most units rehabbed. Strong collections. Steady producer.

The deal(s)...

An attractive **26 units** - almost all are rehabbed. **Newer windows and railings. Seismic completed. Diverse unit mix. Strong on-site and off-site management. Separately-metered and RUBS program.** 'Leaner' annual expenses and **less likely to come out-of-pocket for cap ex, versus competing deals.** Can likely add **several ADUs**, maybe as many as a half dozen!

- **6.2% Cap Rate (Scheduled)**
- **9.11% Cap Rate (Proforma)**
- **24K SQ. FT. RENTABLE**
- **MASSIVE 20K SQ. FT. LOT - ADD 5 OR 6 ADUs**
- **OFFERED AT \$6,595,000**

VALUE ADD OPPORTUNITY



Increase Rental Income Through ADUs

The large lot size offers the potential to add 5–6 ADUs, increasing the total unit count and significantly boosting rental income. With strong local demand, these additional units can maximize cash flow and long-term asset appreciation.



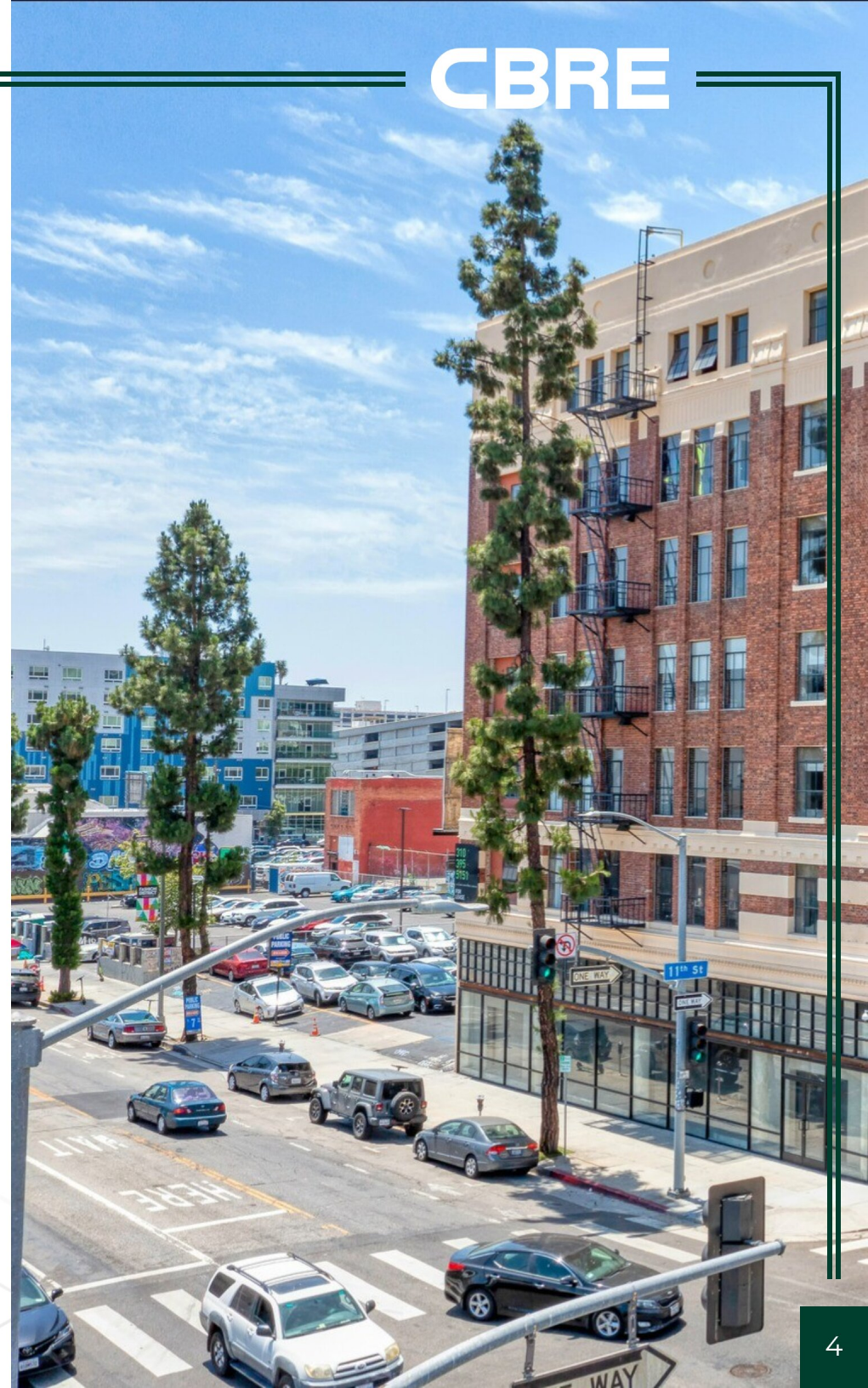
Achieve Higher Market Rents

Current rental rates are below market averages, presenting an opportunity to increase rents to competitive levels while maintaining strong occupancy. Rent adjustments in line with market trends can enhance NOI and overall property value.



Enhance Value Through Modernization

Targeted property upgrades, including exterior renovations, energy-efficient lighting, and upgraded common areas, can attract higher-paying tenants and improve long-term asset stability. These enhancements help drive rent growth and tenant retention.



6812 11TH AVE. PROPERTY DETAILS

PROPERTY PROFILE

Subject Property Address: 6812 11th Ave. Los Angeles, CA 90043

No. of Units:	26
Year Built:	1964
Square Footage:	23,874
Lot Size:	20,389
Construction Type:	Woodframe/Stucco
Zoning:	LAR3
Roof Type:	Flat
Parking Type:	Carports + Open
No. of Parking Spots:	26
APN:	4006-026-041

Unit Mix:

(2) 4 Bed/2 Bath,
(3) 3 Bed/2 Bath
(1) 2 Bed/2 Bath
(11) 2 Bed/1.5 Bath
(8) 2 Bed/1 Bath
(1) 1 Bed/1 Bath

PRICING SUMMARY

Price:	\$6,595,000
Price/ Unit :	\$253,654
Price / Sq. Foot:	\$276.24
GRM:	10.66
GRM (Proforma):	7.91
Cap Rate:	6.21%
Cap Rate(Proforma):	9.11%



6812 11TH AVE. FINANCIAL OVERVIEW

SCHEDULED

INCOME

Scheduled Gross Income:	\$618,390
Laundry Income (if available):	\$6,000
SCEP/RSO:	\$3,708
RUBS:	\$7,200
Total Scheduled Gross Income:	\$635,298
Vacancy Rate (3%):	\$19,059

Effective Operating Income: \$616,239

EXPENSES

Property Taxes (NEW):	\$79,074
Property Insurance:	\$17,906
Utilities & Trash:	\$48,000
Off-Site Mgmt. Fee:	\$25,412
On-Site Mgmt.:	\$5,000
Repairs & Maintenance:	\$25,412
Lanscaping:	\$720
Reserves/License/Permits:	\$5,200

Total Expenses: \$206,724

Net Operating Income: \$409,515

PROFORMA

INCOME

Scheduled Gross Income:	\$833,400
Laundry Income (if available):	\$6,000
SCEP/RSO:	\$3,708
RUBS:	\$7,200
Total Scheduled Gross Income:	\$850,308
Vacancy Rate (3%):	\$25,509

Effective Operating Income: \$824,799

EXPENSES

Property Taxes (NEW):	\$79,074
Property Insurance:	\$17,906
Utilities & Trash:	\$48,000
Off-Site Mgmt. Fee:	\$34,012
On-Site Mgmt.:	\$5,000
Repairs & Maintenance:	\$34,012
Lanscaping:	\$720
Reserves/License/Permits:	\$5,200

Total Expenses: \$223,925

Net Operating Income: \$600,874

SCHEDULED RENT ROLL

Unit #	Unit Type	Rental Amount	Move-In Date (if available)
6812 11th Ave			
1	2 Bed / 2 Bath	\$2,027	8/21/2017
2	2 Bed / 1.5 Bath	\$2,129	4/17/2019
3	2 Bed / 1 Bath	\$1,473	2/1/2015
4	2 Bed / 1 Bath	\$1,303	9/1/2013
5	2 Bed / 1.5 Bath	\$1,523	2/1/2014
6	3 Bed / 2 Bath	\$2,646	3/1/2024
7	2 Bed / 1.5 Bath	\$1,266	2/1/2015
8	2 Bed / 1.5 Bath	\$1,419	2/1/2015
9	2 Bed / 1.5 Bath	\$1,924	5/28/2022
10	1 Bed / 1 Bath	\$2,000	1/31/2023
11	2 Bed / 1.5 Bath	\$1,995	8/1/2024
12	2 Bed / 1 Bath	\$2,350*	-----
13	2 Bed / 1 Bath	\$918	2/1/2015
14	3 Bed / 2 Bath	\$2,595	10/1/2024
15	2 Bed / 1 Bath	\$956	2/1/2015
16	2 Bed / 1.5 Bath	\$1,828	3/23/2017
17	4 Bed / 2 Bath	\$1,956	7/1/2013
18	2 Bed / 1.5 Bath	\$2,195	7/1/2024
19	2 Bed / 1.5 Bath	\$2,088	3/6/2015
20	2 Bed / 1.5 Bath	\$2,500*	-----
21	2 Bed / 1 Bath	\$1,844	7/14/2017
22	2 Bed / 1 Bath	\$2,350*	-----
23	3 Bed / 2 Bath	\$2,158	11/6/2021
24	2 Bed / 1 Bath	\$1,995	1/30/2020
25	2 Bed / 1.5 Bath	\$2,500*	-----
26	4 Bed / 2 Bath	\$4,000*	-----
TOTAL (Monthly)		\$51,533	

*Unit Vacant, modeled at market rent.

PROFORMA RENT ROLL

Unit #	Unit Type	Rental Amount
6812 11th Ave		
1	2 Bed / 2 Bath	\$2,900
2	2 Bed / 1.5 Bath	\$2,500
3	2 Bed / 1 Bath	\$2,350
4	2 Bed / 1 Bath	\$2,350
5	2 Bed / 1.5 Bath	\$2,500
6	3 Bed / 2 Bath	\$3,400
7	2 Bed / 1.5 Bath	\$2,500
8	2 Bed / 1.5 Bath	\$2,500
9	2 Bed / 1.5 Bath	\$2,500
10	1 Bed / 1 Bath	\$2,050
11	2 Bed / 1.5 Bath	\$2,500
12	2 Bed / 1 Bath	\$2,350
13	2 Bed / 1 Bath	\$2,350
14	3 Bed / 2 Bath	\$3,400
15	2 Bed / 1 Bath	\$2,350
16	2 Bed / 1.5 Bath	\$2,500
17	4 Bed / 2 Bath	\$4,000
18	2 Bed / 1.5 Bath	\$2,500
19	2 Bed / 1.5 Bath	\$2,500
20	2 Bed / 1.5 Bath	\$2,500
21	2 Bed / 1 Bath	\$2,350
22	2 Bed / 1 Bath	\$2,350
23	3 Bed / 2 Bath	\$3,400
24	2 Bed / 1 Bath	\$2,350
25	2 Bed / 1.5 Bath	\$2,500
26	4 Bed / 2 Bath	\$4,000
TOTAL (Monthly)		\$69,450

6812
11th Ave

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6812
11th Ave

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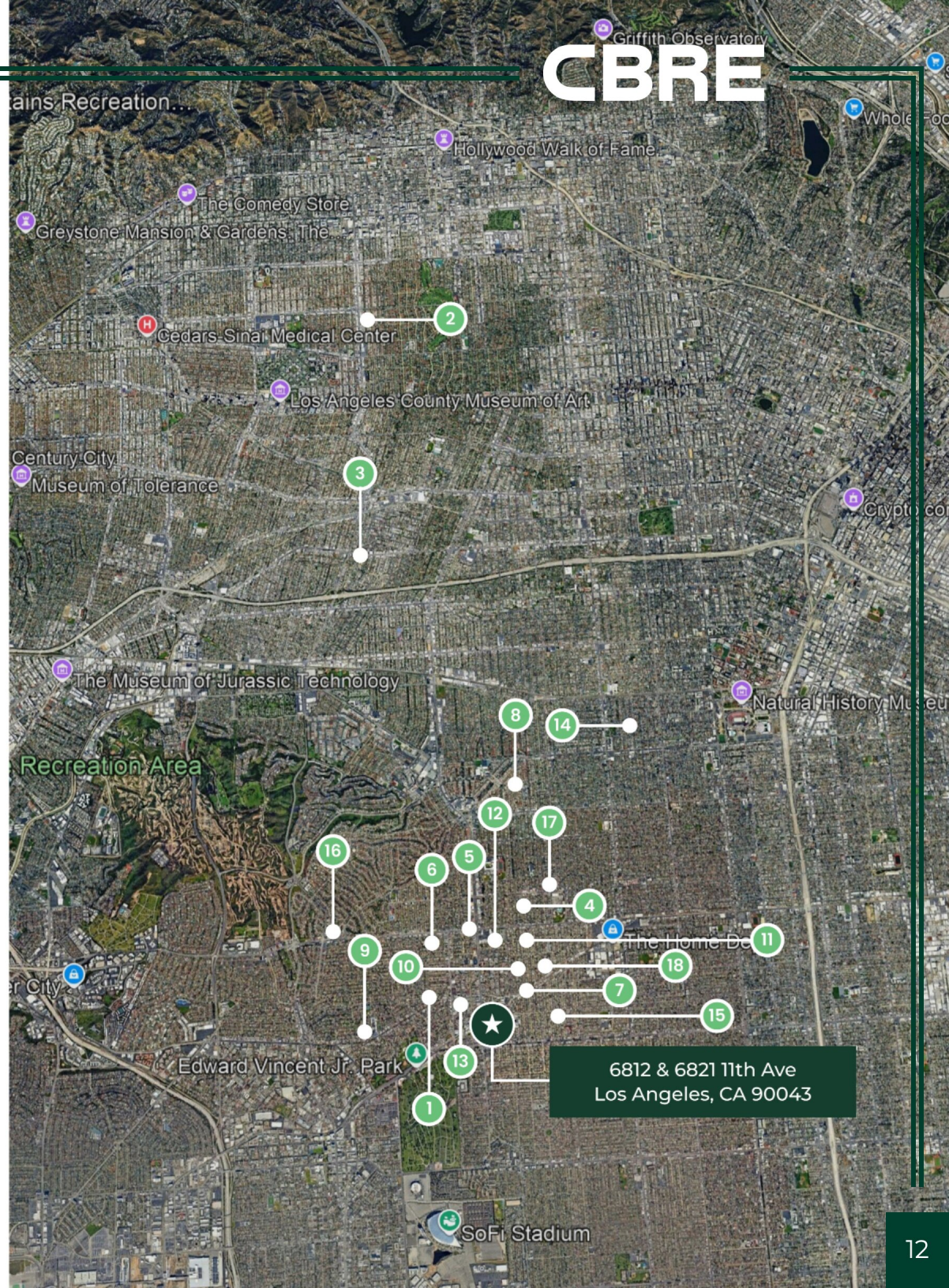
RENT COMPARABLES

Address	Rental Amount	#Bed	#Bath	SF	Price PSF	Style	Year Built	Parking	In-Unit W/D?	A/C?
6103-6107 10th Ave, Los Angeles, CA 90043	\$3,800	4	2	1251	\$3.04	Apartment	1946	2	N/A	N/A
2106 1/2 S La Brea Ave #1/2, Los Angeles, CA 90016	\$4,650	4	2	N/A		Apartment	1928	1	N/A	Yes
2106 S La Brea Ave, Los Angeles, CA 90016	\$4,800	4	2	1600	\$3.00	Apartment	1928	1	N/A	Yes
6707 8th Ave, Los Angeles, CA 90043	\$3,500	3	2	1000	\$3.50	Apartment	1929	Yes	Hookups	
6520 Brynhurst Ave, Los Angeles, CA 90043	\$3,300	3	3	1244	\$2.65	Apartment	2021	2 Car	Yes	Yes
6010 S Harcourt Ave, Los Angeles, CA 90043	\$3,650	3	2	1150	\$3.17	House	N/A	2 Car	No	Yes
7318 9th Ave, Los Angeles, CA 90043	\$3,000	2	2	792	\$3.79	Apartment	1938/2002	N/A	Hookups	Yes
4412 8th Ave, Los Angeles, CA 90043	\$3,200	2	2	1100	\$2.91	Apartment	1929	N/A	Yes	Yes
5954 Overhill Dr, Los Angeles, CA 90043	\$3,450	2	2	1030	\$3.35	Apartment	2020	N/A	Yes	Yes
6107-6117 11th Ave, Los Angeles, CA 90043	\$2,195	2	1.5	755	\$2.91	Apartment	1965	1 Car Assigned	No	No
6407 10th Ave, Los Angeles, CA 90043	\$2,195	2	1.5	854	\$2.57	Apartment	1965	1 Car Assigned	No	No
6325 8th Ave, Los Angeles, CA 90043	\$2,295	2	1.5	892	\$2.57	Apartment	1965	Yes	Yes	No
3200 W Florence Ave, Los Angeles, CA 90043	\$2,550	2	1	950	\$2.68	Apartment	1946/68	N/A	No	No
2412 W 48th St, Los Angeles, CA 90043	\$3,050	2	1	N/A		Apartment	1930	N/A	Yes	Yes
6223 3rd Ave, Los Angeles, CA 90043	\$2,600	2	1	765	\$3.40	Apartment	1952	No	No	No
4475 W 60th St, Los Angeles, CA 90043	\$2,250	1	1	550	\$4.09	Apartment	1941	1 Car Garage	Hookups	No
6405 8th Ave, Los Angeles, CA 90043	\$1,995	1	1	607	\$3.29	Apartment	1948	1 Car Garage	Yes	No
6582 S Van Ness Ave, Los Angeles, CA 90047	\$1,948	1	1	519	\$3.75	Apartment	1937	1 Car Garage	Hookups	No

RENT COMPS

Competitive Set

- ★ 6812 & 6821 11th Ave, Los Angeles, CA 90043
- 1 6103-6107 10th Ave, Los Angeles, CA 90043
- 2 2106 1/2 S La Brea Ave #1/2, Los Angeles, CA 90016
- 3 2106 S La Brea Ave, Los Angeles, CA 90016
- 4 6707 8th Ave, Los Angeles, CA 90043
- 5 6520 Brynhurst Ave, Los Angeles, CA 90043
- 6 6010 S Harcourt Ave, Los Angeles, CA 90043
- 7 7318 9th Ave, Los Angeles, CA 90043
- 8 4412 8th Ave, Los Angeles, CA 90043
- 9 5954 Overhill Dr, Los Angeles, CA 90043
- 10 6107-6117 11th Ave, Los Angeles, CA 90043
- 11 6407 10th Ave, Los Angeles, CA 90043
- 12 6325 8th Ave, Los Angeles, CA 90043
- 13 3200 W Florence Ave, Los Angeles, CA 90043
- 14 2412 W 48th St, Los Angeles, CA 90043
- 15 6223 3rd Ave, Los Angeles, CA 90043
- 16 4475 W 60th St, Los Angeles, CA 90043
- 17 6405 8th Ave, Los Angeles, CA 90043
- 18 6582 S Van Ness Ave, Los Angeles, CA 90047



6812
11th Ave



6103-6107 10th Ave | Los Angeles, CA



2106 1/2 S La Brea Ave #1/2 | Los Angeles, CA



2106 S La Brea Ave | Los Angeles, CA



6707 8th Ave | Los Angeles, CA



6520 Brynhurst Ave | Los Angeles, CA



6010 S Harcourt Ave | Los Angeles, CA

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6812
11th Ave



7318 9th Ave | Los Angeles, CA



4412 8th Ave | Los Angeles, CA

CBRE



5954 Overhill Dr | Los Angeles, CA



6107-6117 11th Ave | Los Angeles, CA



6407 10th Ave | Los Angeles, CA



6325 8th Ave | Los Angeles, CA

6812
11th Ave



3200 W Florence Ave | Los Angeles, CA

CBRE



2412 W 48th St | Los Angeles, CA



6223 3rd Ave | Los Angeles, CA



4475 W 60th St | Los Angeles, CA

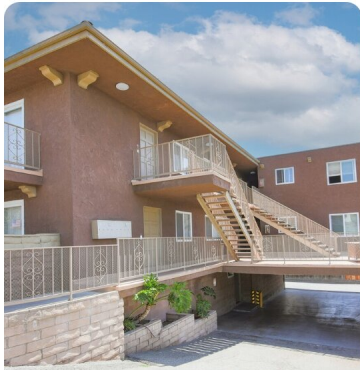


6405 8th Ave | Los Angeles, CA

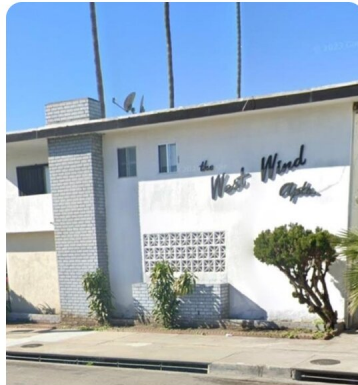


6582 S Van Ness Ave | Los Angeles, CA

SALE COMPARABLES



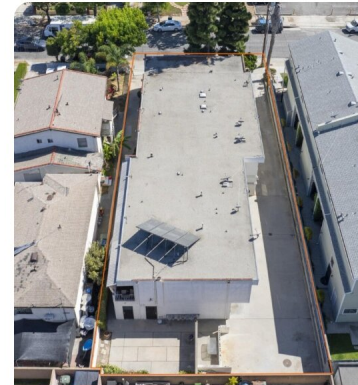
**713 Edgewood St,
Inglewood, CA
90302**



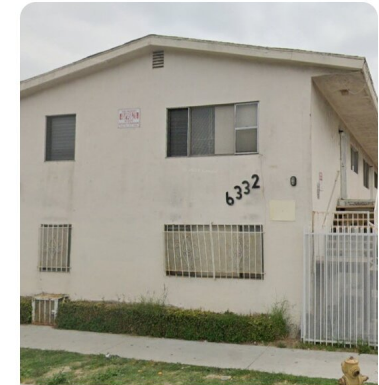
**3617 W 60th St, Los
Angeles, CA 90043**



**632-646 Aerick St.,
Inglewood, CA
90301**



**529 Manchester
Ter, Inglewood, CA
90301**



**6332 Crenshaw
Blvd, Los Angeles,
CA 90043**

Sale Date 10/22/2024

Sale Price \$2,250,000

Unit Count 8

Square Footage 6,220

Year Built 1972

Price Per Unit \$281,250

Cap Rate (%) 5.42

Sale Date 9/18/2024

Sale Price \$1,675,000

Unit Count 8

Square Footage 9,428

Year Built 1964

Price Per Unit \$209,375

Cap Rate (%) N/A

Sale Date 12/17/24

Purchase Price \$4,300,000

Unit Count 22

Square Footage 16,316

Year Built 1956/1957

Price Per Unit \$195,454

Cap Rate (%) 5.96

Sale Date 12/4/24

Purchase Price \$1,500,000

Unit Count 6

Square Footage 6,834

Year Built 1961

Price Per Unit \$250,000

Cap Rate (%) 5.23

Sale Date 8/8/24

Purchase Price \$1,500,000

Unit Count 10

Square Footage 8,144

Year Built 1958

Price Per Unit \$150,000

Cap Rate (%) N/A

6812
11th Ave

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SUBJECT PROPERTY

- ★ 6812 & 6821 11th Ave,
Los Angeles, CA 90043

EMPLOYERS

- 1 Crenshaw High School
- 2 Baldwin Hills Crenshaw
- 3 Amazon
- 4 United Parcel Service
- 5 FedEx

EDUCATION

- 1 Yes Academy
- 2 Horace Mann UCLA
Community School
- 3 Stem E.R.C
- 4 ICEF View Park Preparatory
Middle School

RETAIL

- 1 Ralphs
- 2 Superior Grocers
- 3 Cherry Market
- 4 Albertsons
- 5 Inglewood Marketplace
- 6 Viva Bargain Center
- 7 The Home Depot

DINING

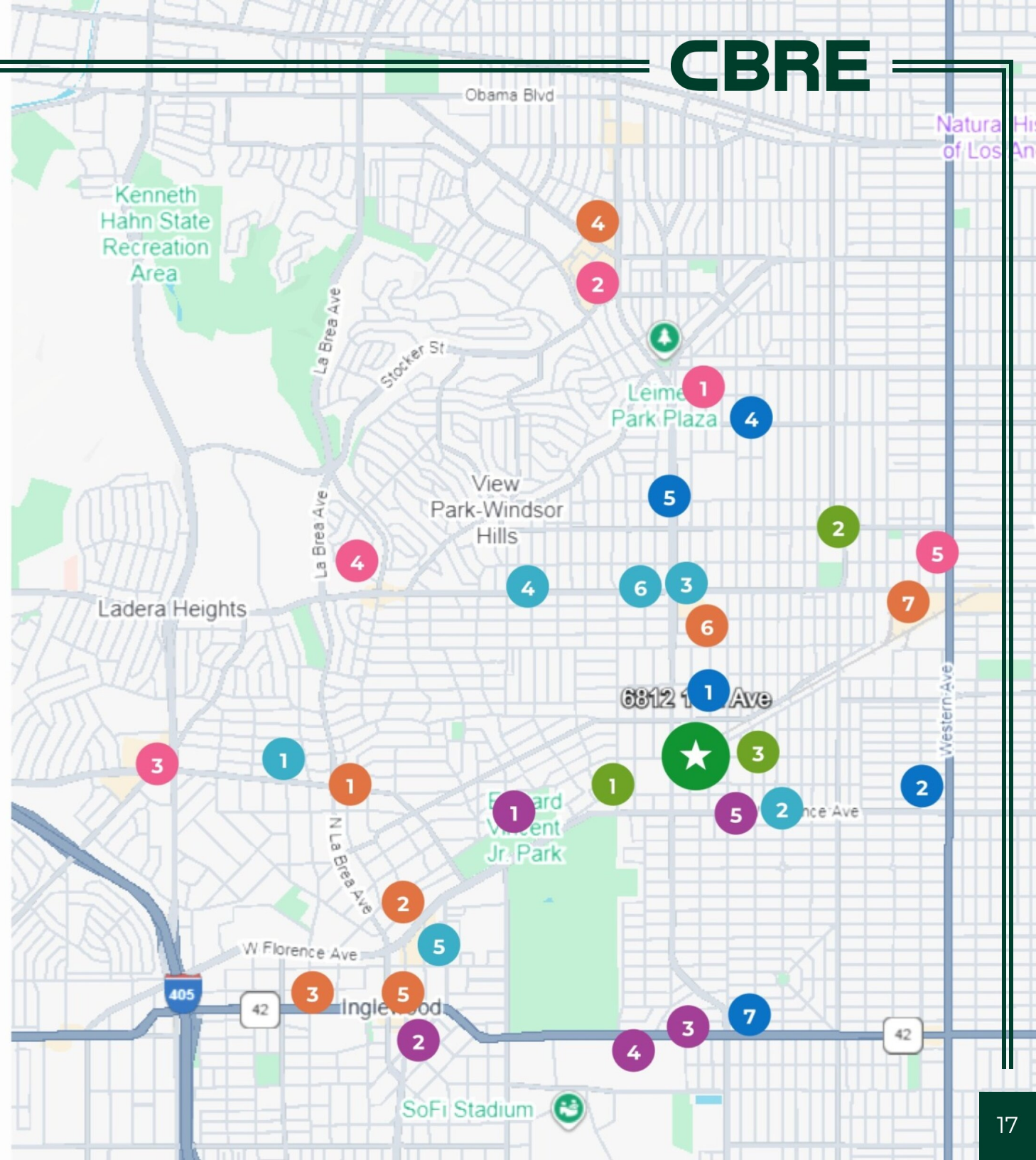
- 1 Jack in the Box
- 2 Flavor Table
- 3 Subway
- 4 A Family Affair
Southern
- 5 Fiesta Martin
Bar And Grill
- 6 Hungry Harold's
- 7 Rally's

TRANSIT

- 1 Fairview Heights
Station (K Line)
- 2 Metro Bus Lines
- 3 Hyde Park Station
(K Line)

ENTERTAINMENT

- 1 Inglewood Playhouse
- 2 3 and Out Sports Bar
& Lounge
- 3 Lavender Blue
Sports Lounge
- 4 YouTube Theater
- 5 Vivant Dolls



LOCATION HIGHLIGHTS



PRIME RENTAL MARKET

Located in a high-demand area near Crenshaw Plaza, West Adams, and USC, the properties benefit from strong tenant appeal, consistent occupancy rates, and steady rental growth.



EXCELLENT TRANSPORTATION ACCESS

Just 1 mile from the Metro E Line, with quick access to I-10 and I-110, allowing for easy commutes to Downtown LA, Culver City, and LAX, making it ideal for professionals and students.



CLOSE TO MAJOR ATTRACTIONS

Within 7 miles of SoFi Stadium, 4 miles of USC, and 2 miles of Baldwin Hills Crenshaw Plaza, the location attracts renters seeking proximity to sports, education, shopping, and entertainment hubs.



MARKET HIGHLIGHTS



MAJOR ECONOMIC CENTER

A \$1 trillion economy anchored by Hollywood, Silicon Beach, and the Port, creating a strong employment base and sustained tenant demand across residential and commercial sectors.



WORLD-CLASS CONNECTIVITY

Just 14 miles from LAX, with direct access to I-10, I-110, and Metro Rail, providing efficient transportation options for commuters, businesses, and visitors.



HIGH-GROWTH INVESTMENT MARKET

With \$20B+ in ongoing developments, the region continues to experience rising property values, increasing rental demand, and significant infrastructure expansion.





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