

Offer Memorandum



906 E 23RD ST Los Angeles CA 90011-1265 APN: 5131-019-001

RECORD

Property Type
Special Purpose

Sub type
Religious/Church

Square footage
6,232

Acreage
0.1400

Number of Units
1

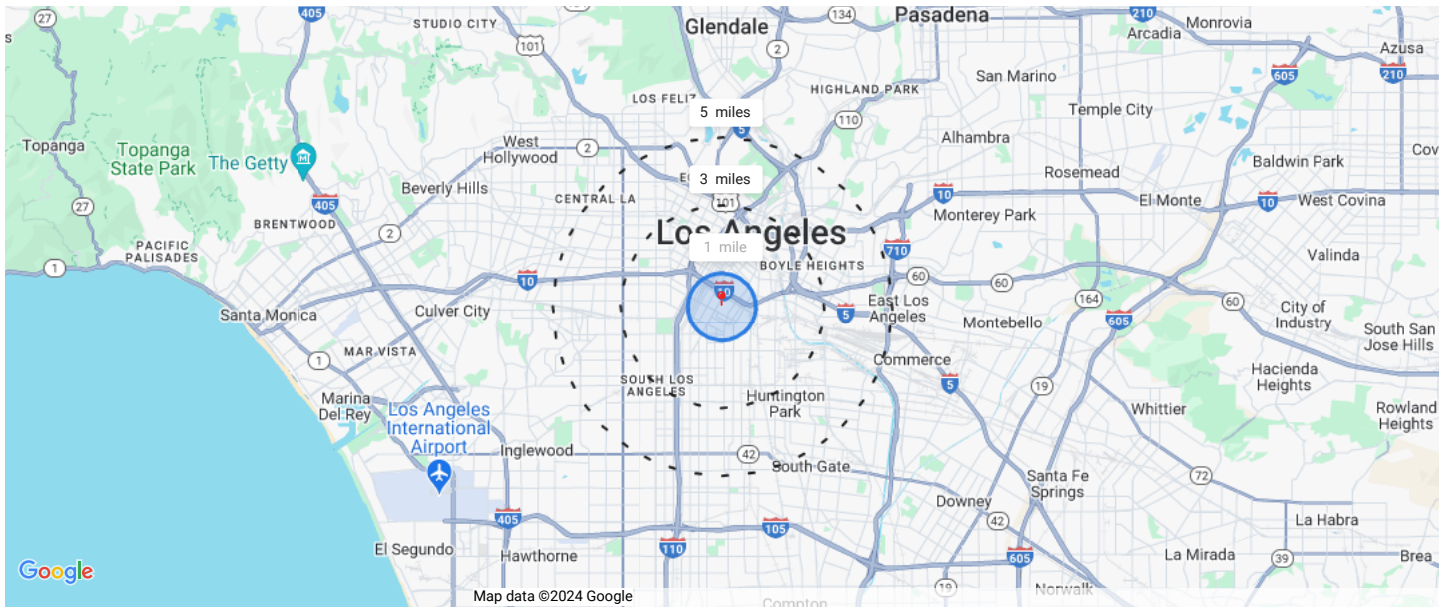
Zoning Code
LAR4

Year Built
1937

Property Details

Lot Details		^
APN	5131-019-001	
ZONING CODE	LAR4	
CALCULATED PARCEL SQ FT	6,232	
CALCULATED ACRES	0.14	
FEDERAL QUALIFIED OPPORTUNITY ZONE	Yes	
QUALIFIED OPPORTUNITY ZONE TRACT NUMBER	06037206300	
COUNTY LAND USE CODE	7100	
LAND USE CODE	Religious, Church, Worship	
LOT SIZE DEPTH FEET	125	

Demographics for 90011-1265

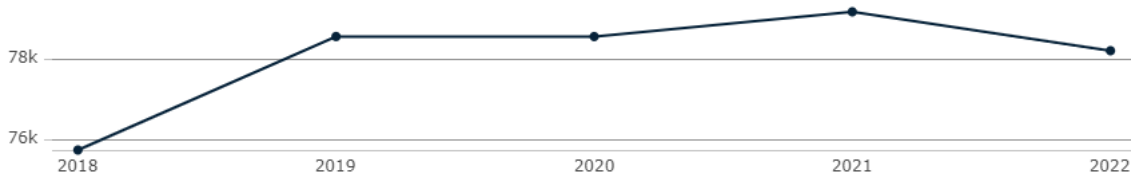


1 mile 3 miles 5 miles

Population

78.2k

↓ -1% Compared to 79.1k in 2021
↑ 3% Compared to 75.7k in 2018



Household Income

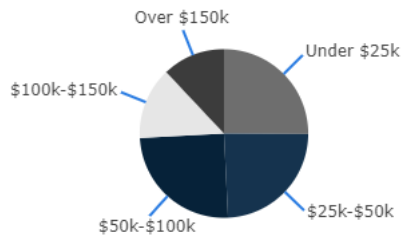
\$51k

Median Income

\$57.1k

2028 Estimate

↑ 12% Growth Rate



Age Demographics

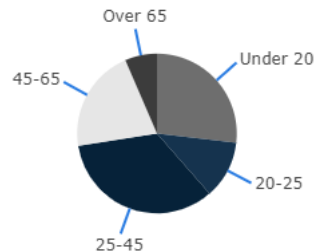
31

Median Age

33

2028 Estimate

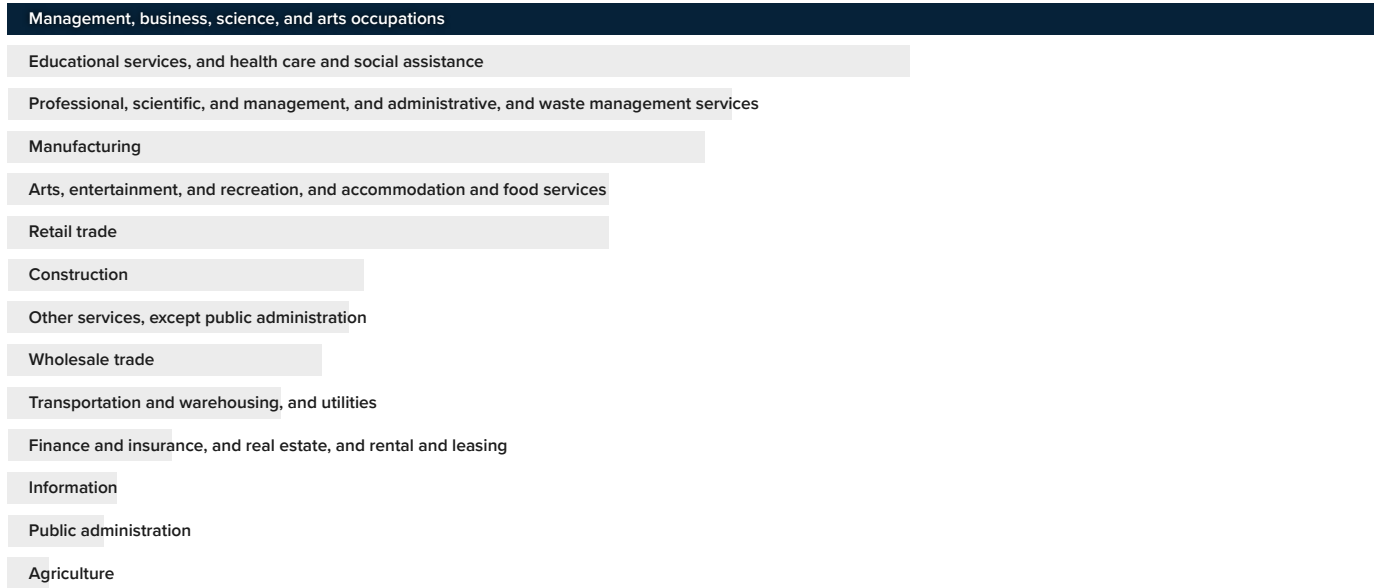
↑ 8% Growth Rate



Number of Employees

62.3k

Top Employment Categories



Housing Occupancy Ratio

12:1

19:1 predicted by 2028



Renter to Homeowner Ratio

5:1

4:1 predicted by 2028



Herbert L. McGurk II
 REALTOR®, CalDRE# 01361267



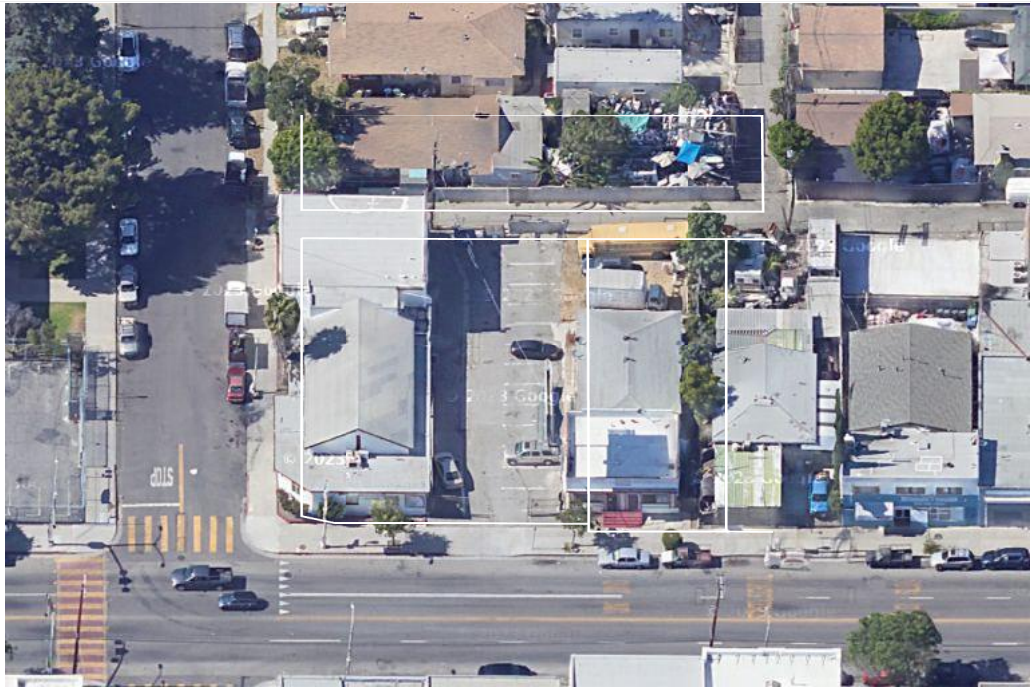
**COLDWELL
 BANKER
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Comparatives for 906 E 23rd

Type	Address	SF	Sold Price
Church	2531 W JEFFERSON BLVD Los Angeles CA 90018-3704	9,909	\$3,030,000
Church	1432 E 25TH ST Los Angeles CA 90011-1812	4,196	\$2,350,000
Church	8612 S BROADWAY Los Angeles CA 90003-3320	4,998	\$1,545,000



Google

2531 W JEFFERSON BLVD Los Angeles CA 90018-3704 APN: 5051-039-036

SALE COMP

Property Type Special Purpose	Sub type Religious/Church	Square footage 10,606
Acreage 0.2400	Number of Units 0	Zoning Code LAC2
Year Built 1908	Sold Date 06/06/2024	Sold Price \$3,030,000
Sold Price per ft \$306		

Property Details

Lot Details ^	
APN	5051-039-036
ZONING CODE	LAC2
CALCULATED PARCEL SQ FT	10,606
CALCULATED ACRES	0.24
FEDERAL QUALIFIED OPPORTUNITY ZONE	No
COUNTY LAND USE CODE	7100
LAND USE CODE	Religious, Church, Worship
LOT CODE	More than one lot
USE DESCRIPTION	Institutional Churches

Building Details v

Location Details



Additional Details



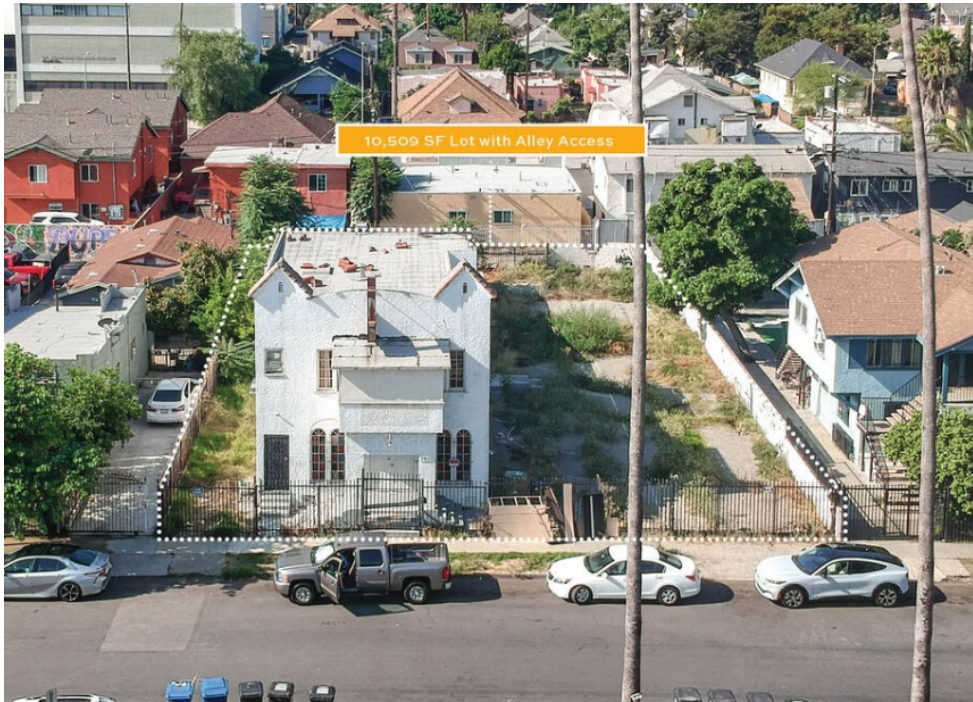
ZONING TYPE	Overlay
ZONING SUBTYPE	Overlay
ZONING CODE LINK	https://www.zoneomics.com/code/los-angeles-CA
ZONING AREA ID	13238448
FEMA FLOOD ZONE	X
FEMA FLOOD ZONE SUBTYPE	1 PCT DEPTH LESS THAN 1 FOOT
FEMA FLOOD ZONE RAW DATA	[{"zone":"X","subtype":"1 PCT DEPTH LESS THAN 1 FOOT","percent":100}]
FEMA FLOOD ZONE DATA DATE	2023-10-17
PLACEKEY	224@5z5-3qx-r49
5 DIGIT PARCEL ZIP CODE	90018
CENSUS ZIP CODE TABULATION AREA	90018
PLSS TOWNSHIP	002S
PLSS SECTION	Section 00
PLSS RANGE	014W
AIN	5051039036
TAX RATE AREA	00401
TAX RATE CITY	LOS ANGELES
USE CODE 2	71
ROLL REAL ESTATE EXEMPTION	1087431
ROLL LAND BASE YEAR	2011
ROLL IMPROVEMENT BASE YEAR	2011
ASSESSOR MAP	5051-039
ASSESSOR INDEX MAP	5051-NDX
QUALITY CLASS 1	DX
DESIGN TYPE 1	7100
EFFECTIVE YEAR BUILT 1	1950
MAIN AREA SQUARE FEET 1	9,909
LAND ROLL YEAR	2024
IMPROVEMENT CURRENT ROLL YEAR	2024
DOCUMENT REASON CODE	S
LAST SALE VERIFICATION KEY	1
RECORDING DATE	2013-10-11
LAND BASE YEAR	2011
IMPROVEMENT BASE YEAR	2011
LAND BASE VALUE	\$500,000
IMPROVEMENT BASE VALUE	400,000

CLUSTER LOCATION	25
CLUSTER TYPE	6
CLUSTER APPRAISAL UNIT	50
LAND REASON KEY	T
DDT AMOUNT	9
DOCUMENT KEY	1
DOCUMENT NUMBER	1471702
BUILDING ONE SUBPART	0101
BUILDING ONE DESIGN	7100
BUILDING ONE QUALITY	DX
BUILDING ONE YEAR CHANGE	1970
LAST SALE 1 SEQUENCE NUMBER	50

Property History

Source	Event	Event Date	Price	\$/SqFt	Links
Public Record	Sold	06/06/2024	\$3,030,000		▼
Public Record	Update	06/07/2021			▼
Public Record	Sold	06/13/2011	\$131,600		▼

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1432 E 25TH ST Los Angeles CA 90011-1812 APN: 5118-009-030

SALE COMP

Property Type Special Purpose	Sub type Religious/Church	Square footage 10,509
Acreage 0.2400	Number of Units 1	Zoning Code LARD1.5
Year Built 1927	Sold Date 03/15/2024	Sold Price \$2,350,000
Sold Price per ft \$560		

Property Details

Lot Details	
APN	5118-009-030
ZONING CODE	LARD1.5
CALCULATED PARCEL SQ FT	10,509
CALCULATED ACRES	0.24
FEDERAL QUALIFIED OPPORTUNITY ZONE	No
COUNTY LAND USE CODE	7100
LAND USE CODE	Religious, Church, Worship
LOT CODE	More than one lot
USE DESCRIPTION	Institutional Churches

Building Details	
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Location Details



Additional Details



ZONING TYPE	Residential
ZONING SUBTYPE	Multi Family
ZONING CODE LINK	https://www.zoneomics.com/code/los-angeles-CA
ZONING AREA ID	13247301
FEMA FLOOD ZONE	X
FEMA FLOOD ZONE SUBTYPE	AREA OF MINIMAL FLOOD HAZARD
FEMA FLOOD ZONE RAW DATA	[{"zone":"X","subtype":"AREA OF MINIMAL FLOOD HAZARD","percent":100}]
FEMA FLOOD ZONE DATA DATE	2023-10-17
PLACEKEY	22g@5z6-3r5-8y9
5 DIGIT PARCEL ZIP CODE	90011
CENSUS ZIP CODE TABULATION AREA	90011
PLSS TOWNSHIP	002S
PLSS SECTION	Section 09
PLSS RANGE	013W
AIN	5118009030
TAX RATE AREA	06658
TAX RATE CITY	LOS ANGELES
USE CODE 2	71
ROLL LAND BASE YEAR	2023
ROLL IMPROVEMENT BASE YEAR	2023
SPATIAL CHANGE DATE	2013-03-14
ASSESSOR MAP	5118-009
ASSESSOR INDEX MAP	5118-NDX
QUALITY CLASS 1	DX
DESIGN TYPE 1	7100
EFFECTIVE YEAR BUILT 1	1937
MAIN AREA SQUARE FEET 1	4,196
LAND ROLL YEAR	2024
IMPROVEMENT CURRENT ROLL YEAR	2024
DOCUMENT REASON CODE	A
LAST SALE VERIFICATION KEY	1
RECORDING DATE	2022-08-26
LAND BASE YEAR	2023
IMPROVEMENT BASE YEAR	2023
LAND BASE VALUE	\$700,000
IMPROVEMENT BASE VALUE	500,000

CLUSTER LOCATION	12
CLUSTER TYPE	4
CLUSTER APPRAISAL UNIT	05
LAND REASON KEY	T
DDT AMOUNT	1200012
DOCUMENT KEY	1
DOCUMENT NUMBER	0853730
BUILDING ONE SUBPART	0101
BUILDING ONE DESIGN	7100
BUILDING ONE QUALITY	DX
BUILDING ONE YEAR CHANGE	1978
LAST SALE 1 SEQUENCE NUMBER	50

Property History

Source	Event	Event Date	Price	\$/SqFt	Links
Public Record	Sold	03/15/2024	\$2,350,000		▼
Public Record	Sold	08/26/2022	\$1,200,000		▼
Public Record	Sold	08/26/2022	\$1,200,012		▼
Public Record	Update	07/05/2022			▼



8612 S BROADWAY Los Angeles CA 90003-3320 APN: 6040-013-015

SALE COMP

Property Type Special Purpose	Sub type Religious/Church	Square footage 5,669
Acreage 0.1300	Number of Units 0	Zoning Code LAC2
Year Built 1921	Sold Date 03/17/2023	Sold Price \$1,545,000
Sold Price per ft \$309		

Property Details

Lot Details ^	
APN	6040-013-015
ZONING CODE	LAC2
CALCULATED PARCEL SQ FT	5,669
CALCULATED ACRES	0.13
FEDERAL QUALIFIED OPPORTUNITY ZONE	No
COUNTY LAND USE CODE	7100
LAND USE CODE	Religious, Church, Worship
USE DESCRIPTION	Institutional Churches
Building Details v	
Location Details v	

Additional Details



ZONING TYPE	Overlay
ZONING SUBTYPE	Overlay
ZONING CODE LINK	https://www.zoneomics.com/code/los-angeles-CA
ZONING AREA ID	13258659
FEMA FLOOD ZONE	X
FEMA FLOOD ZONE SUBTYPE	AREA OF MINIMAL FLOOD HAZARD
FEMA FLOOD ZONE RAW DATA	[{"zone":"X","subtype":"AREA OF MINIMAL FLOOD HAZARD","percent":100}]
FEMA FLOOD ZONE DATA DATE	2023-10-17
PLACEKEY	22f@5z6-3pv-k2k
5 DIGIT PARCEL ZIP CODE	90003
CENSUS ZIP CODE TABULATION AREA	90003
PLSS TOWNSHIP	002S
PLSS SECTION	Section 31
PLSS RANGE	013W
AIN	6040013015
TAX RATE AREA	08832
TAX RATE CITY	LOS ANGELES
USE CODE 2	71
ROLL REAL ESTATE EXEMPTION	343236
ROLL LAND BASE YEAR	2013
ROLL IMPROVEMENT BASE YEAR	2013
ASSESSOR MAP	6040-013
ASSESSOR INDEX MAP	6040-NDX
QUALITY CLASS 1	DX
DESIGN TYPE 1	7100
EFFECTIVE YEAR BUILT 1	1921
MAIN AREA SQUARE FEET 1	4,998
LAND ROLL YEAR	2024
IMPROVEMENT CURRENT ROLL YEAR	2024
DOCUMENT REASON CODE	A
LAST SALE VERIFICATION KEY	1
RECORDING DATE	2023-03-17
LAND BASE YEAR	2023
IMPROVEMENT BASE YEAR	2023
LAND BASE VALUE	\$1,000,000
IMPROVEMENT BASE VALUE	545,000
CLUSTER LOCATION	26
CLUSTER TYPE	6

CLUSTER APPRAISAL UNIT	31
LAND REASON KEY	T
DDT AMOUNT	1545015
LANDLORD REAPPRAISAL YEAR	1999
DOCUMENT KEY	1
DOCUMENT NUMBER	0173640
BUILDING ONE SUBPART	0101
BUILDING ONE DESIGN	7100
BUILDING ONE QUALITY	DX
LAST SALE 2 RECORDING DATE	2011-11-16
LAST SALE 2 RECORDING PRICE	52500
LAST SALE 1 SEQUENCE NUMBER	50
LAST SALE 2 SEQUENCE NUMBER	50

Property History

Source	Event	Event Date	Price	\$/SqFt	Links
Public Record	Sold	03/17/2023	\$1,545,015		▼
Public Record	Sold	03/17/2023	\$1,545,000		▼
Public Record	Update	03/16/2023			▼
Public Record	Update	01/18/2023			▼
Public Record	Update	11/04/2021			▼
Public Record	Sold	11/16/2011	\$52,500		▼

