

OFFERING MEMORANDUM

634 E ADAMS BLVD



LOS ANGELES, CA 90011

km Kidder Mathews

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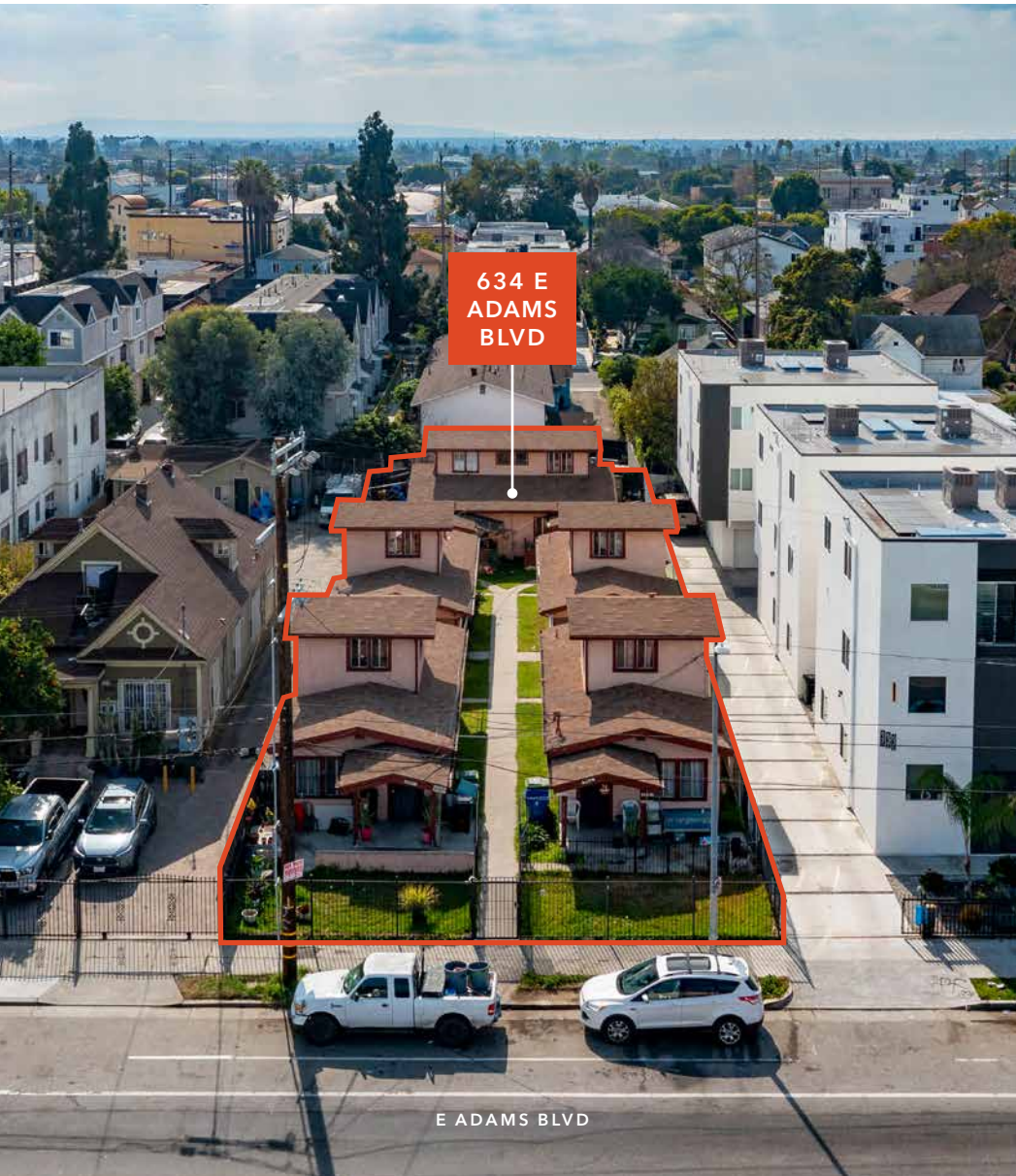
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EXECUTIVE SUMMARY



BUNGALOWS ON ADAMS!

We are pleased to present a 6-unit bungalow community located at 634 E Adams consisting of four (4) separate two-story bungalow structures and a rear two-story duplex for a total of 5 separate structures.

The property currently operates at a 9.62 GRM and 6.49% CAP Rate on current rents with rental upside potential to a 5.28 GRM and 14.43% CAP Rate on proforma rents.

With four separate bungalow structures and a duplex built in 1912 on the property, tenants enjoy the feeling of living in a single-family home paired with the affordability of living within an apartment community. The units consist of four (4) one bedroom one-bathroom standalone bungalows and (2) one bedroom one-bathroom units in the rear duplex totaling 4,188 rentable square feet located on an 8,575 square foot LARD1.5 lot.

Nearby amenities include Trader Joe's, Superior Grocers, USC, The Coliseum, LAFC, Crypto.com Arena, The Convention Center, and various employment opportunities within the direct vicinity of the property.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

4,188 SF

BUILDING SIZE

1912

YEAR BUILT

LARD1.5

ZONING

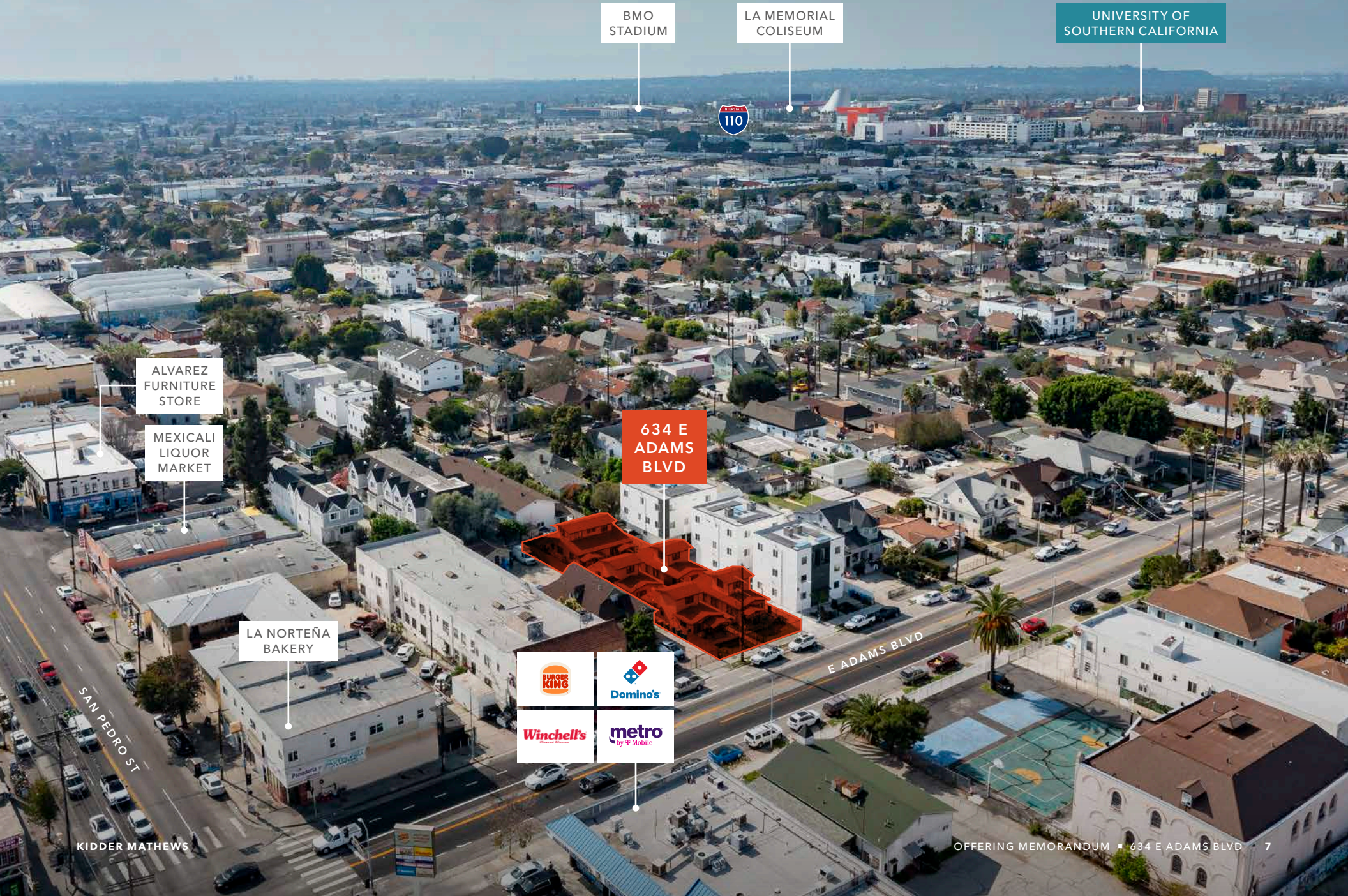


PROPERTY
OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



BMO STADIUM

LA MEMORIAL COLISEUM

UNIVERSITY OF SOUTHERN CALIFORNIA



ALVAREZ FURNITURE STORE

MEXICALI LIQUOR MARKET

634 E ADAMS BLVD

LA NORTEÑA BAKERY

SAN PEDRO ST

E ADAMS BLVD

PROPERTY OVERVIEW





FINANCIALS

FINANCIALS

INVESTMENT SUMMARY

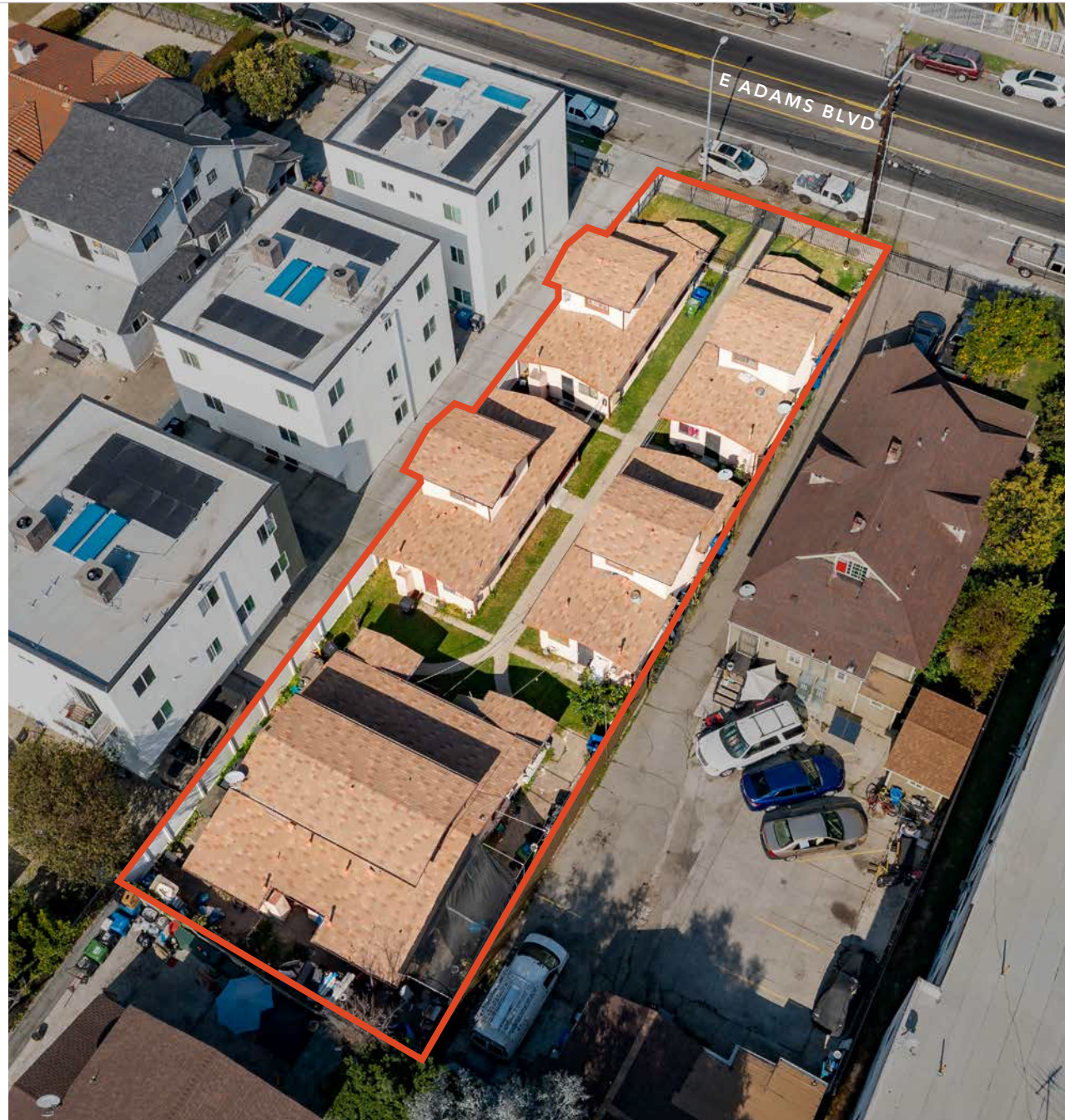
ADDRESS	634 E Adams Blvd Los Angeles, CA 90011
LIST PRICE	\$871,000
NUMBER OF UNITS	6
COST PER UNIT	\$145,167
CURRENT GRM	9.62
MARKET GRM	5.28
CURRENT CAP	6.49%
MARKET CAP	14.43%
YEAR BUILT	1912
LOT SIZE	8,575 SF
BUILDING SIZE	4,188 SF
PRICE/SF	\$208

\$871K

LIST PRICE

6.49%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$90,508		\$164,808	
Less: Vacancy	(\$2,715)	3%	(\$4,944)	3%
Gross Operating Income	\$87,793		\$159,864	
Less: Expenses	(\$31,269)	35.6%	(\$34,152)	
Net Operating Income	\$56,524		\$125,712	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1873%) + S.A.	\$11,557	\$11,557
Property Management (4% Current Rents GOI)	\$3,512	\$6,395
Insurance - Estimate (\$1,250/Unit)	\$7,500	\$7,500
Maintenance/Repairs - Estimate (\$750/Unit)	\$4,500	\$4,500
Utilities - Actual	\$1,800	\$1,800
Grounds & Gardening - Estimate (\$75/Month)	\$900	\$900
Reserves/Miscellaneous (\$250/Unit)	\$1,500	\$1,500
Estimated Total Expenses	\$31,269	\$34,152
Per Net SF	\$7.47	\$8.15
Expenses Per Unit	\$5,211	\$5,692

SCHEDULED INCOME

Unit No.	Beds/Baths	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
634	1BD + 1BA	\$1,202	\$2,289
635.5	1BD + 1BA	\$1,081	\$2,289
636	1BD + 1BA	\$674	\$2,289
636.5	1BD + 1BA	\$1,073	\$2,289
638	1BD + 1BA	\$1,223	\$2,289
638.5	1BD + 1BA	\$2,289	\$2,289
Monthly Scheduled Gross Income		\$7,542	\$13,734
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$7,542	\$13,734
Annual Scheduled Gross Income		\$90,508	\$164,808

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COMPARABLES

5+ UNIT SALES COMPARABLES

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	634 E ADAMS BLVD Los Angeles, CA 90011	1912	6	4,188	8,575	\$90,508	\$208	\$145,167	9.62	6.49%	\$871,000	SOON	(6) 1BD+1BA units. Undermarket rents.
01	4302 S Hoover St Los Angeles, CA 90037	1925	8	5,632	8,419	\$200,827	\$266	\$187,500	7.47	8.70%	\$1,500,000	1/7/2026	(6) 2BD+1BA & (2) 1BD+1BA. Corner lot. (15) On-site parking.
02	1047 E 33rd St Los Angeles, CA 90011	1925	8	4,615	7,253	\$136,931	\$249	\$143,750	8.40	7.74%	\$1,150,000	12/23/2025	(3) 2BD+1BA, (4) 1BD+1BA & (1) Studio. Corner lot + alley access. Uncovered on-site parking.
03	6416 S Victoria Ave Los Angeles, CA 90043	1955	10	6,244	9,467	\$168,408	\$224	\$140,000	8.31	7.82%	\$1,400,000	12/22/2025	(8) 2BD+1BA & (2) 1BD+1BA. (10) On-site parking.
04	711 E Vernon Ave Los Angeles, CA 90011	1929	9	5,184	4,697	\$178,941	\$280	\$161,111	8.10	8.02%	\$1,450,000	12/3/2025	(1) 3BD+1BA & (8) 1BD+1BA. No parking. Sold by Casey Lins.
05	317 W 76th St Los Angeles, CA 90003	1964	5	3,820	5,882	\$99,258	\$233	\$177,980	8.97	7.25%	\$889,900	10/10/2025	(4) 2BD+1BA & (1) 1BD+1BA. (4) On-site parking. Corner lot + alley access.
06	921 W 82nd St Los Angeles, CA 90044	1964	11	5,000	9,300	\$161,256	\$254	\$115,636	7.89	8.24%	\$1,272,000	9/18/2025	(1) 3BD+1BA, (7) 2BD+1BA & (3) 1BD+1BA. (11) On-site parking + alley access.
07	241 W 105th St Los Angeles, CA 90003	1986	13	3,433	6,300	\$202,990	\$452	\$119,231	7.64	8.51%	\$1,550,000	8/21/2025	(1) 1BD+1BA & (12) Studios. (13) On-site parking.
08	6527 S Victoria Ave Los Angeles, CA 90043	1959	8	6,629	11,421	\$143,719	\$195	\$161,250	8.98	7.24%	\$1,290,000	7/31/2025	(8) 2BD+1BA & (2) 1BD+1BA. (8) On-site parking.
09	1117 E 71st St Los Angeles, CA 90001	1924	10	4,160	12,494	\$153,098	\$319	\$132,500	8.65	7.51%	\$1,325,000	7/3/2025	(10) 1BD+1BA. (10) Separate Bungalows. (9) On-site parking.
	Averages						\$275	\$148,773	8.27	7.89%			

COMPARABLES

Sales Comparables

- 01** 4302 S Hoover St
Los Angeles, CA 90037

- 02** 1047 E 33rd St
Los Angeles, CA 90011

- 03** 6416 S Victoria Ave
Los Angeles, CA 90043

- 04** 711 E Vernon Ave
Los Angeles, CA 90011

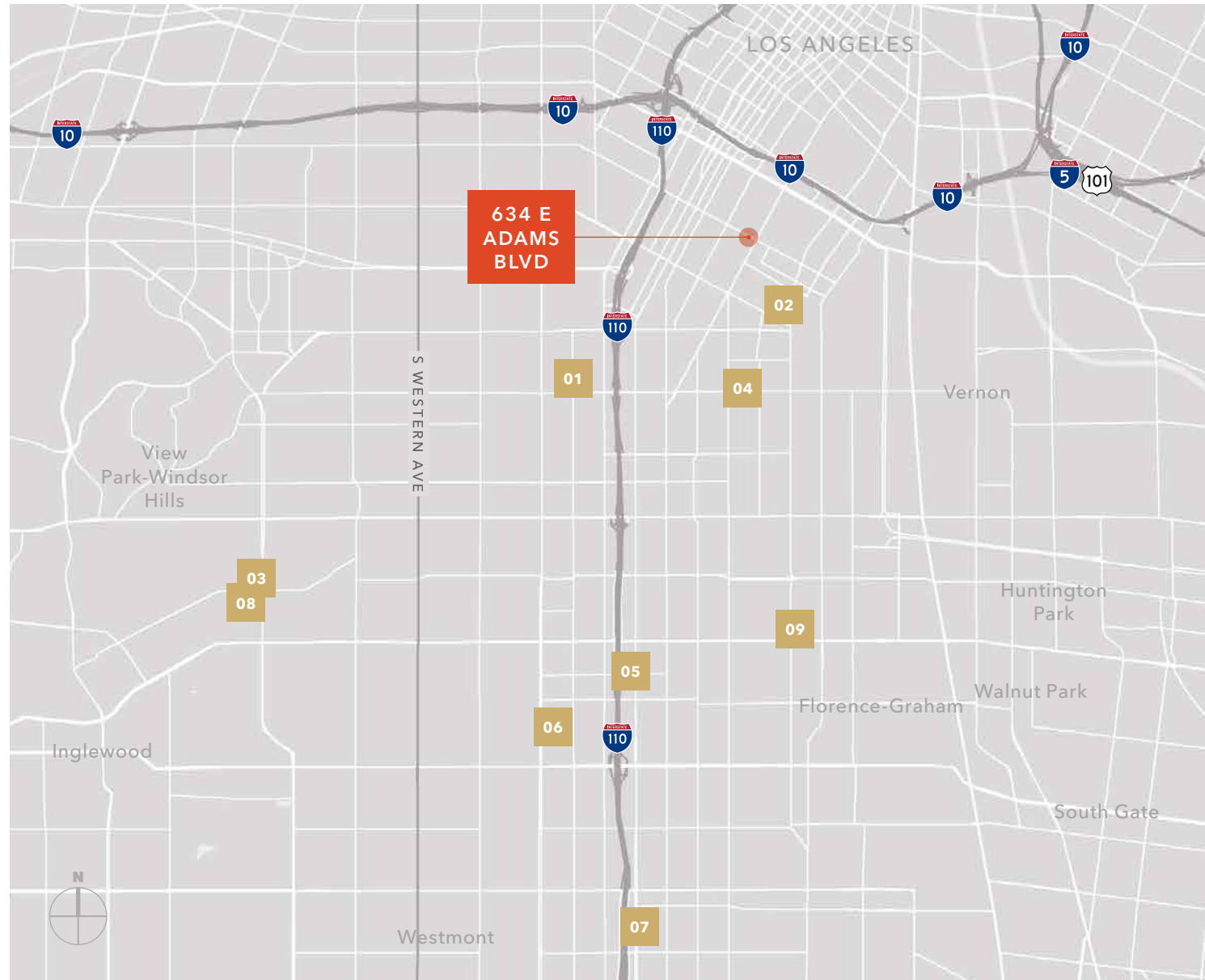
- 05** 317 W 76th St
Los Angeles, CA 90003

- 06** 921 W 82nd St
Los Angeles, CA 90044

- 07** 241 W 105th St
Los Angeles, CA 90003

- 08** 6527 S Victoria Ave
Los Angeles, CA 90043

- 09** 1117 E 71st St
Los Angeles, CA 90001



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