

OFFERING MEMORANDUM

3468 W 71ST ST

LOS ANGELES, CA 90043



KIDDER.COM

km Kidder
Mathews



TABLE OF CONTENTS

EXECUTIVE SUMMARY 01

PROPERTY OVERVIEW 02

FINANCIALS 03

*Exclusively
listed by*

CASEY LINS
Senior Vice President
213.225.7223
casey.lins@kidder.com
LIC N° 01902650

VINCENT COOK
Senior Associate
310.405.3654
vincent.cook@kidder.com
LIC N° 02012324

KIDDER.COM

**km Kidder
Mathews**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE
SUMMARY

5-UNIT PROPERTY WITH FOUR *VACANT UNITS*

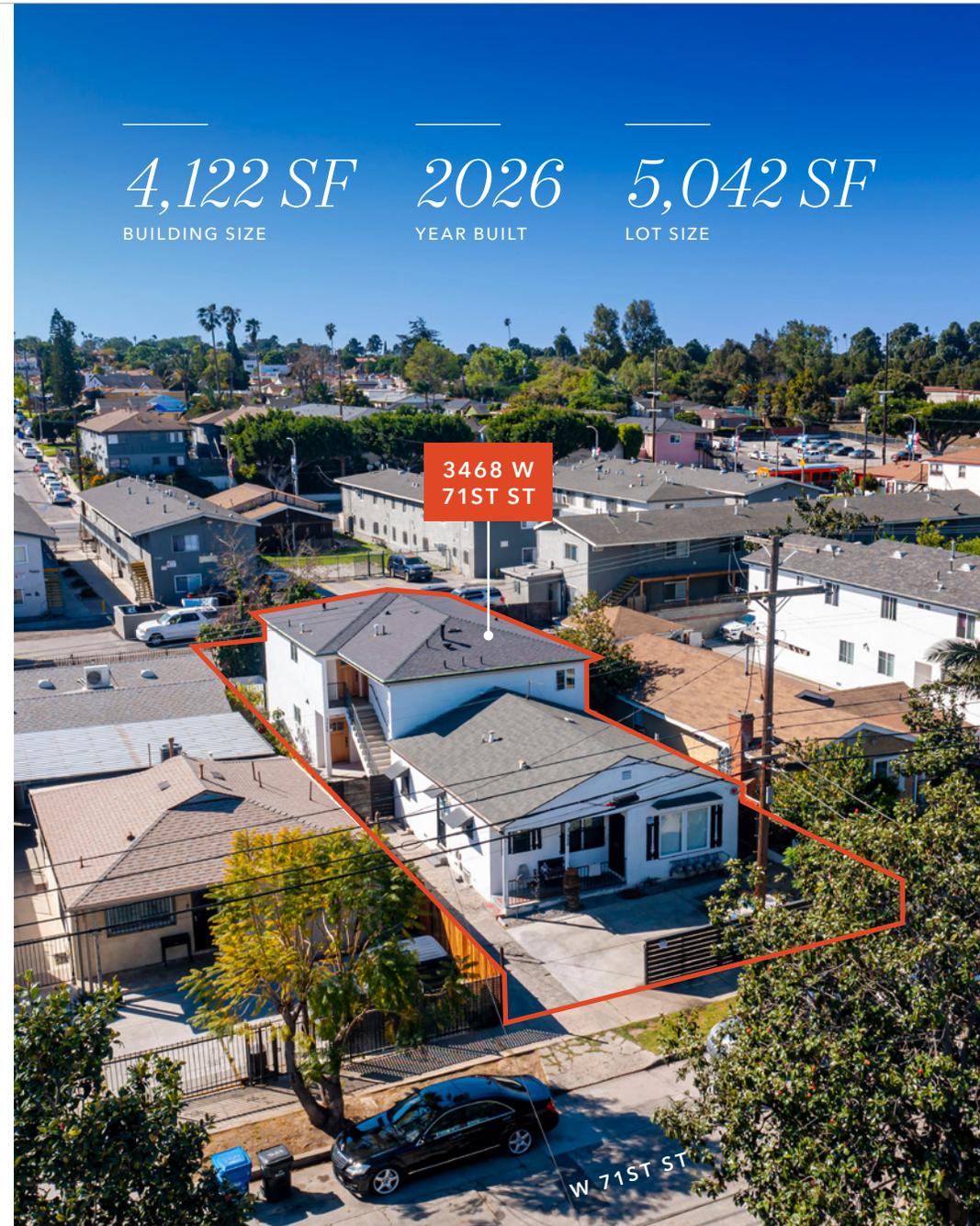
We are proud to present 3468 W 71st St, a unique three (3) legal units + two (2) non-conforming units multifamily property in Los Angeles, offered at an 8.83 GRM and a 7.93% CAP on Year-1 rents, with upside potential to achieve a 7.64 GRM and an 9.56 % CAP with market rents. Four (4) of the units (2 legal units + 2 non-conforming units) will be delivered VACANT!!!

Four (4) of the units (2 legal units + 2 non-conforming units) are new construction built in 2026 with all new plumbing, framing, electrical, and mechanical systems being BRAND NEW! With the property's 2026 build date, the building is NOT subject to LA City Rent Control allowing a new owner the ability meet market rents.

As the property is legally a three-unit building + two non-conforming units, the asset is primed for low-down payment owner-occupied financing providing a buyer with the potential to collect additional income compared to a regular three-unit property.

With 4,122 SF of permitted building square footage, this is a turnkey investment opportunity that is in a prime position to take advantage of future appreciation due to its proximity to SoFi Stadium, LAX, Culver City, etc.

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



4,122 SF
BUILDING SIZE

2026
YEAR BUILT

5,042 SF
LOT SIZE

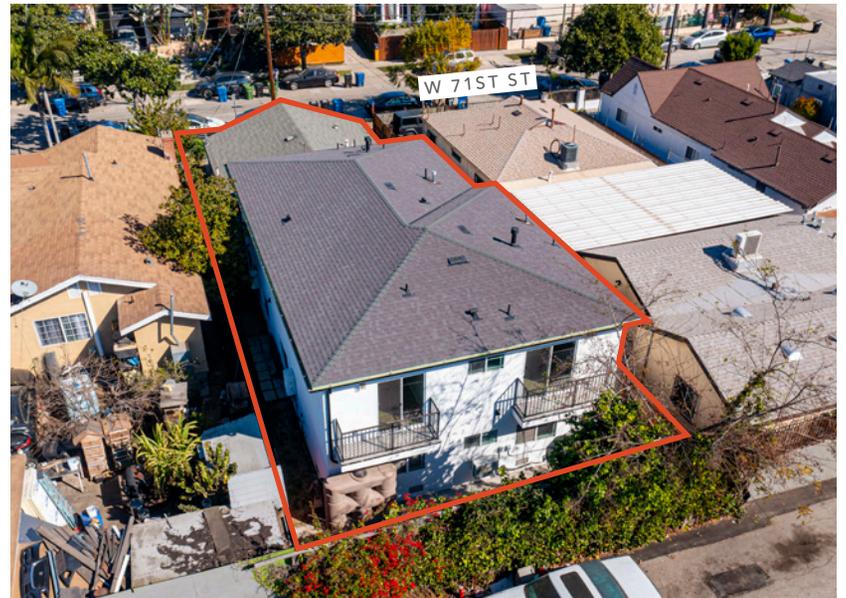
3468 W
71ST ST

W 71ST ST

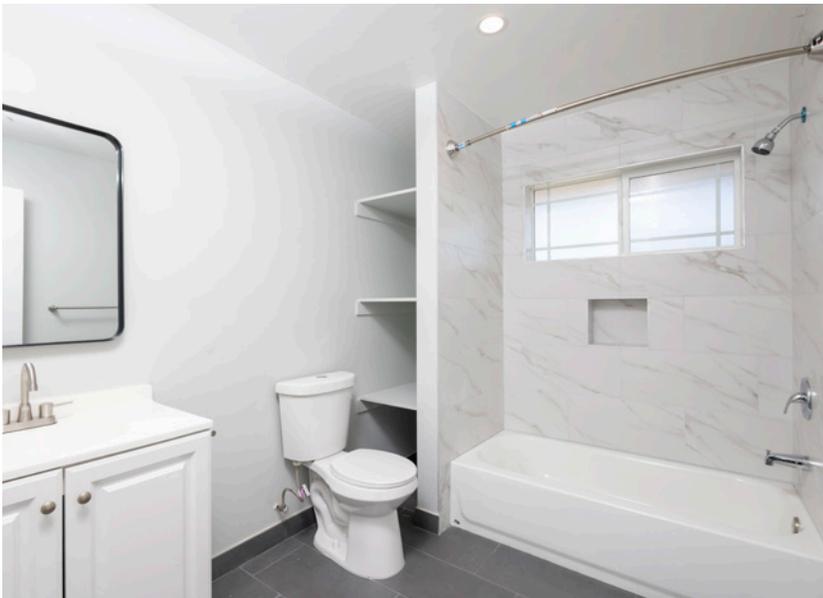


PROPERTY
OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW

SOFI STADIUM

KIA FORUM

LAX

INGLEWOOD PARK CEMETERY

INGLEWOOD CITY HALL

EDWARD VINCENT JR. PARK

METRO K LINE
Fairview Heights Station

3468 W
71ST ST

E FLORENCE AVE

W 71ST ST

PROPERTY OVERVIEW



FINANCIALS

INVESTMENT SUMMARY

ADDRESS	3468 W 71st St Los Angeles, CA 90043
LIST PRICE	\$1,285,000
NUMBER OF UNITS	5
COST PER UNIT	\$257,000
CURRENT GRM	8.83
MARKET GRM	7.64
CURRENT CAP	7.93%
MARKET CAP	9.56%
YEAR BUILT	2026
LOT SIZE	5,042 SF
BUILDING SIZE	4,122 SF
PRICE/SF	\$312

\$1.285M

LIST PRICE

7.93%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$145,476		\$168,240	
Less: Vacancy	(\$4,364)	3%	(\$5,047)	3%
Gross Operating Income	\$141,112		\$163,193	
Less: Expenses	(\$39,242)	27.8%	(\$40,346)	
Net Operating Income	\$101,870		\$122,847	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1872%) + S.A.	\$15,536	\$15,536
Property Management (5% Current Rents GOI)	\$7,056	\$8,160
Insurance - Estimate (\$1,400/Unit)	\$7,000	\$7,000
Maintenance/Repairs - Estimate (\$750/Unit)	\$3,750	\$3,750
Utilities - Estimate (\$750/Unit)	\$3,750	\$3,750
Grounds & Gardening - Estimate (\$75/Month)	\$900	\$900
Reserves/Miscellaneous (\$250/Unit)	\$1,250	\$1,250
Estimated Total Expenses	\$39,242	\$40,346
Per Net SF	\$9.52	\$9.79
Expenses Per Unit	\$7,848	\$8,069

SCHEDULED INCOME

Unit No.	Beds/Baths	Notes	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
1	2BD + 1BA		\$2,666	\$2,887
2	3BD + 1BA	CONVERT TO 3BD	\$3,668	\$3,668
3	2BD + 1BA	Reduced Rent (Not Legal)	\$2,000	\$2,887
4	1BD + 1BA	Reduced Rent (Not Legal)	\$1,500	\$2,289
5	1BD + 1BA		\$2,289	\$2,289
Monthly Scheduled Gross Income			\$12,123	\$14,020
Parking Income			-	-
Laundry Income			-	-
Total Monthly Scheduled Gross Income			\$12,123	\$14,020
Annual Scheduled Gross Income			\$145,476	\$168,240

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. Buyer must verify the information and bears all risk for inaccuracies.

Exclusively listed by

CASEY LINS

Senior Vice President

213.225.7223

casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate

310.405.3654

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM

