OFFERING MEMORANDUM

1030 W 93RD ST,
LOS ANGELES, CA 90044

8-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY WITH POTENTIAL FOR 2 ADUs

EXCLUSIVELY **PRESENTED BY:**

JOSEPH LINKOGLE
Principal | DRE # 01212631
jlinkogle@leelalb.com
310.408.4364

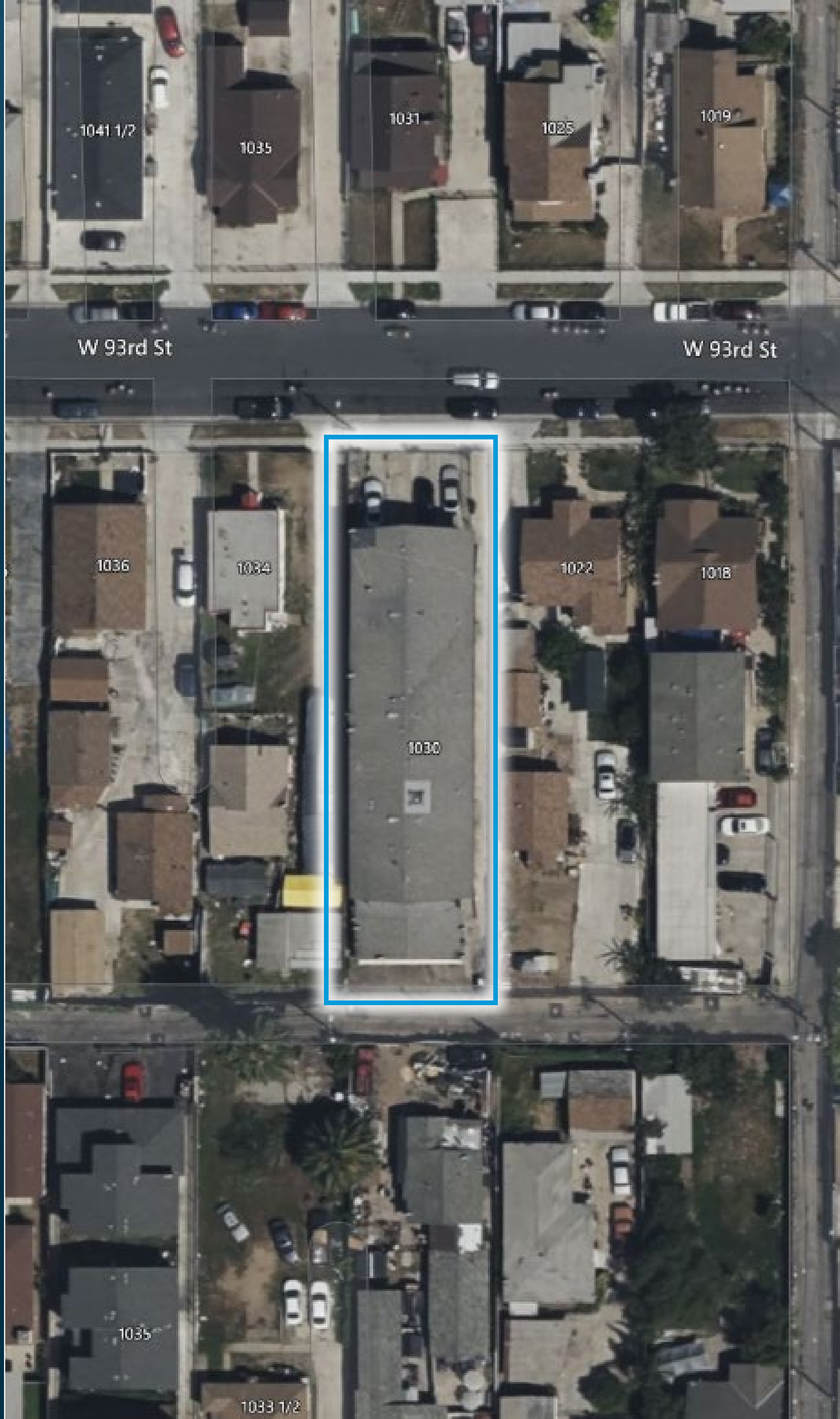
JORDANNE THOMAS
Associate | DRE # 02163911
jthomas@leelalb.com
562.522.2503

LEE & ASSOCIATES
Los Angeles - Long Beach

DRE LIC 01069854

5000 E Spring St, Ste 600,
Long Beach, CA 90815

TABLE OF CONTENTS



OFFERING MEMORANDUM DISCLAIMER

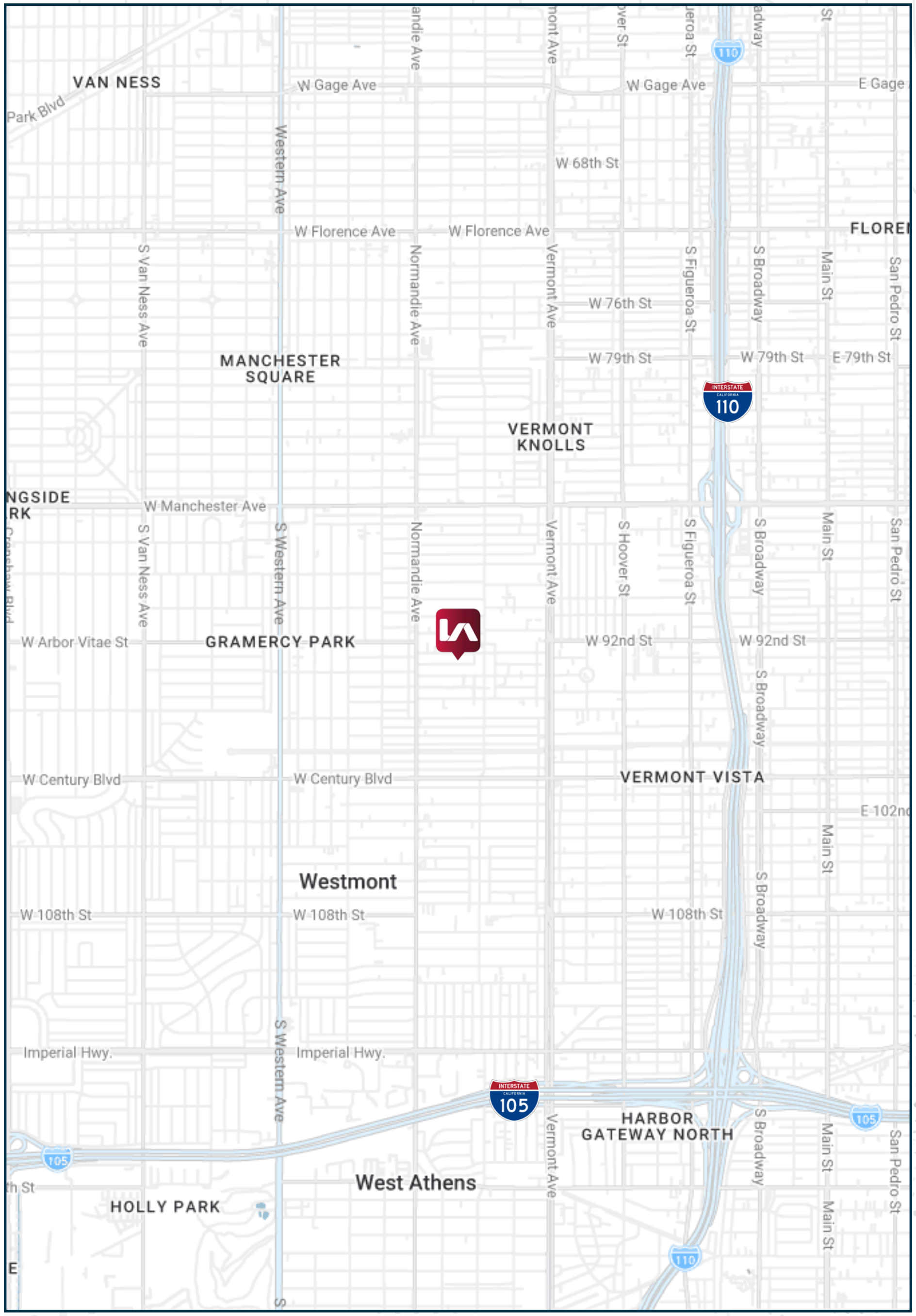
EXECUTIVE SUMMARY

ADDRESS	1030 W 93rd St, Los Angeles, CA 90044
PROPERTY TYPE	Multifamily Investment
NUMBER OF UNITS	8 Units
UNIT MIX	Two 1BD/1BA | Five 2BD/1BA | One 3BD/1BA
APPROX. GROSS RSF	±7,665 SF
APPROX. LOT SIZE	±9,239 SF
YEAR BUILT	1963
PRICE / UNIT	$175,000
PRICE / SF	$182.65
CURRENT GRM	7.15
PRO FORMA GRM	6.11
CURRENT NOI	$117,637
PRO FORMA NOI	$149,312

$1,400,000
OFFERING PRICE

8.40%
CURRENT CAP RATE

10.67%
PRO FORMA CAP RATE



INVESTMENT OVERVIEW

Lee & Associates is pleased to present 1030 W 93rd Street, an eight-unit multifamily investment opportunity located in Los Angeles, California. The property comprises approximately 7,665 square feet of building area situated on approximately 9,239 square feet of land and features a diversified unit mix consisting of two one-bedroom / one-bathroom units, five two-bedroom / one-bathroom units, and one three-bedroom / one-bathroom unit, and with potential for two (2) ADUs.

The property currently generates approximately $195,737 in annual scheduled gross income, with pro forma annual scheduled gross income of approximately $229,080. Current net operating income is approximately $117,637, increasing to approximately $149,312 based on projected operations.

At an offering price of $1,400,000, the property provides a current capitalization rate of approximately 8.40%. Based on projected operations, the property offers a pro forma capitalization rate of approximately 10.67%.

Located within an established Los Angeles multifamily neighborhood, 1030 W 93rd Street offers investors the opportunity to acquire an income-producing multifamily asset with current cash flow and additional income-growth potential.

PROPERTY HIGHLIGHTS

- 8-unit Los Angeles multifamily investment opportunity
- Approximately 7,665 SF of building area
- Approximately 9,239 SF lot
- Built in 1963
- Offering price of $1,400,000
- Diversified one-, two-, and three-bedroom unit mix
- Current annual scheduled gross income of approximately $195,737
- Pro forma annual scheduled gross income of approximately $229,080
- Current NOI of approximately $117,637
- Pro forma NOI of approximately $149,312
- Current capitalization rate of 8.40%
- Pro forma capitalization rate of 10.67%
- Current GRM of 7.15
- Market GRM of 6.11
- Potential rental upside
- Potential for 2 ADUs


1
0
3
0
THIS PROPERTY
CLOSED TO
THE PUBLIC
NO ENTRY
WITHOUT PERMISSION
NO PARKING


THIS PROPERTY
CLOSED TO
THE PUBLIC
NO ENTRY
WITHOUT PERMISSION

EXECUTIVE SUMMARY

ADDRESS	1030 W 93rd St, Los Angeles, CA 90044
PROPERTY TYPE	Multifamily Investment
NUMBER OF UNITS	8 Units
UNIT MIX	Two 1BD/1BA | Five 2BD/1BA | One 3BD/1BA
APPROX. GROSS RSF	±7,665 SF
APPROX. LOT SIZE	±9,239 SF
YEAR BUILT	1963
PRICE / UNIT	$175,000
PRICE / SF	$182.65
CURRENT GRM	7.15
PRO FORMA GRM	6.11
CURRENT NOI	$117,637
PRO FORMA NOI	$149,312

ANNUALIZED OPERATING DATA

CURRENT RENTS			PRO FORMA		
Scheduled Gross Income	**$195,737**		**Scheduled Gross Income**	**$229,080**	
Vacancy Rate Reserve	9,787	5.00% [1]	Vacancy	11,454	5.00% [1]
Gross Operating Income	185,950		Gross Operating Income	217,626	
Expenses	68,314	34.90% [1]	Expenses	68,314	29.82% [1]
Net Operating Income	**117,637**		**Net Operating Income**	**149,312**	
Loan Payments	0		Loan Payments	0	
Pre Tax Cash Flows	**117,637**	**8.40%** [2]	**Pre Tax Cash Flows**	**149,312**	**10.67%** [2]
Principal Reduction	0		Principal Reduction	0	
Total Return Before Taxes	**117,637**	**8.40%** [2]	**Total Return Before Taxes**	**149,312**	**10.67%** [2]

[1] As a percent of Scheduled Gross Income | [2] As a percent of Down Payment

ANNUALIZED EXPENSES (ESTIMATED)

Taxes	1.18%	$16,450
Direct Assessments		$5,643
Management	4%	$7,438
Maintenance & Repair	5%	$9,787
Gardening		$1,645
Pest Control		$1,200
Insurance- Property		$12,280
Electricity		$454
Gas		$2,784
Water & Sewer		$5,807
Trash		$3,326
Permits		$1,500
Total Expenses:		**$68,314**
Per Net Sq. Ft:		**$8.91**
Per Unit:		**$8,539**

RENT ROLL & SCHEDULED INCOME

			CURRENT		PRO FORMA	
UNIT#	**BED / BATH**	**UNIT SIZE**	**MONTHLY RENT**	**MONTHLY INCOME**	**MONTHLY RENT**	**MONTHLY INCOME**
1	2+1	-	$1,501	$1,501	$2,400	$2,400
2	1+1	-	$1,895	$1,895	$1,895	$1,895
3	1+1	-	$2,064	$2,064	$1,895	$1,895
4	2+1	-	$2,400	$2,400	$2,400	$2,400
5	2+1	-	$2,200	$2,200	$2,400	$2,400
6	3+1	-	$1,851	$1,851	$2,750	$2,750
7	2+1	-	$2,000	$2,000	$2,400	$2,400
8	2+1	-	$2,400	$2,400	$2,400	$2,400
TOTAL SCHEDULED RENT				$16,311		$18,540
LAUNDRY				$0		$150
GARAGE INCOME				$0		$400
MONTHLY SCHEDULED GROSS INCOME				$16,311		$19,090
ANNUALIZED SCHEDULED GROSS INCOME				$195,737		$229,080

UTILITIES PAID BY TENANT: GAS & ELECTRIC

LOCATION OVERVIEW

1030 W 93rd Street is situated in Los Angeles, California, within an established residential neighborhood characterized by a significant concentration of multifamily housing and convenient access to employment, transportation, retail, and community amenities.

The surrounding area contains a mix of small- and mid-sized multifamily properties, single-family residences, neighborhood retail, schools, public transportation, and community services. The property's location provides residents with convenient connectivity to employment centers and destinations throughout the greater Los Angeles area.

The property's existing income profile and potential rental upside create an investment opportunity suited to apartment investors seeking current cash flow together with additional income-growth potential.

As one of Southern California's primary employment and population centers, Los Angeles benefits from a diverse economic base, extensive transportation infrastructure, and sustained demand for rental housing.

LOCATION HIGHLIGHTS

ESTABLISHED MULTIFAMILY NEIGHBORHOOD
Located within an established residential area containing a significant concentration of multifamily housing.

CURRENT INCOME WITH UPSIDE
Existing rents provide current cash flow with additional potential through future rent growth.

ACCESS TO GREATER LOS ANGELES
Convenient connectivity to employment centers, transportation corridors, retail, and community amenities throughout the Los Angeles area.

INFILL LOS ANGELES LOCATION
Positioned within an established Southern California rental market supported by a substantial population and long-term housing demand.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1030 W 93RD ST,
LOS ANGELES, CA 90044

8-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY WITH POTENTIAL FOR 2 ADUs

EXCLUSIVELY **PRESENTED BY:**

JOSEPH LINKOGLE
Principal | DRE # 01212631
jlinkogle@leelalb.com
310.408.4364

JORDANNE THOMAS
Associate | DRE # 02163911
jthomas@leelalb.com
562.522.2503

LEE & ASSOCIATES
LOS ANGELES - LONG BEACH

DRE LIC 01069854

5000 E Spring St, Ste 600,
Long Beach, CA 90815