



OFFERING MEMORANDUM

1030 W 93RD ST,
LOS ANGELES, CA 90044

8-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY WITH POTENTIAL FOR 2 ADUs

EXCLUSIVELY PRESENTED BY:

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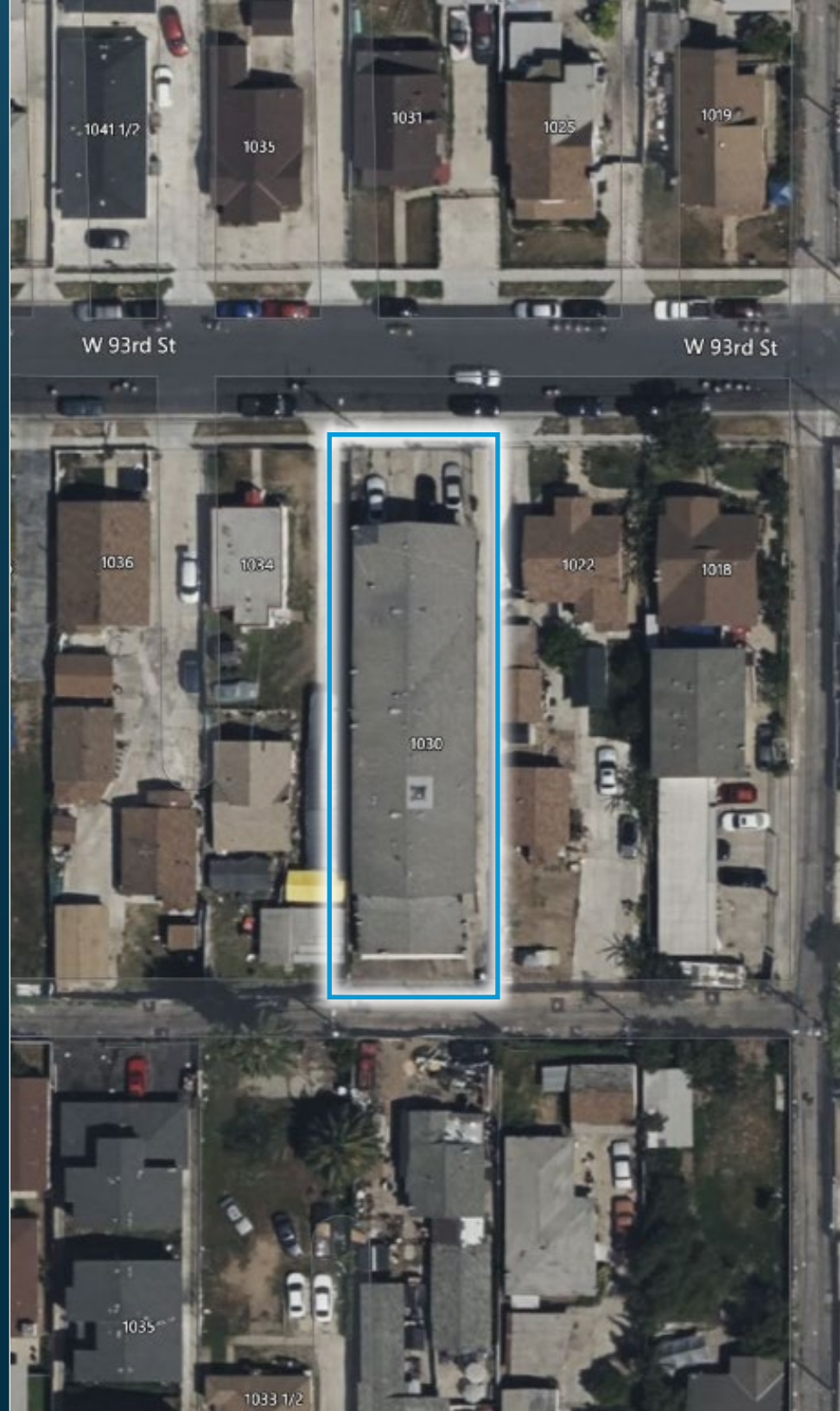
OFFERING MEMORANDUM DISCLAIMER

This Offering Memorandum has been prepared by Lee & Associates Los Angeles - Long Beach, Inc. for informational purposes only and is intended solely for the use of prospective purchasers evaluating the acquisition of 1030 W 93rd Street, Los Angeles, California.

The information contained herein has been obtained from sources believed to be reliable; however, Lee & Associates, the property owner, and their respective representatives make no representation or warranty, express or implied, regarding the accuracy or completeness of the information provided. Any financial projections, estimates, assumptions, or statements of future performance are provided for illustrative purposes only and should not be relied upon as representations of actual results.

Prospective purchasers are responsible for conducting their own independent investigation and due diligence concerning the property, including, without limitation, its physical condition, financial performance, leases, zoning, building systems, environmental condition, legal compliance, and suitability for the purchaser's intended investment objectives.

The property is offered subject to prior sale, withdrawal, modification, or rejection of any offer without notice. The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and to terminate discussions with any party at any time.



EXECUTIVE SUMMARY

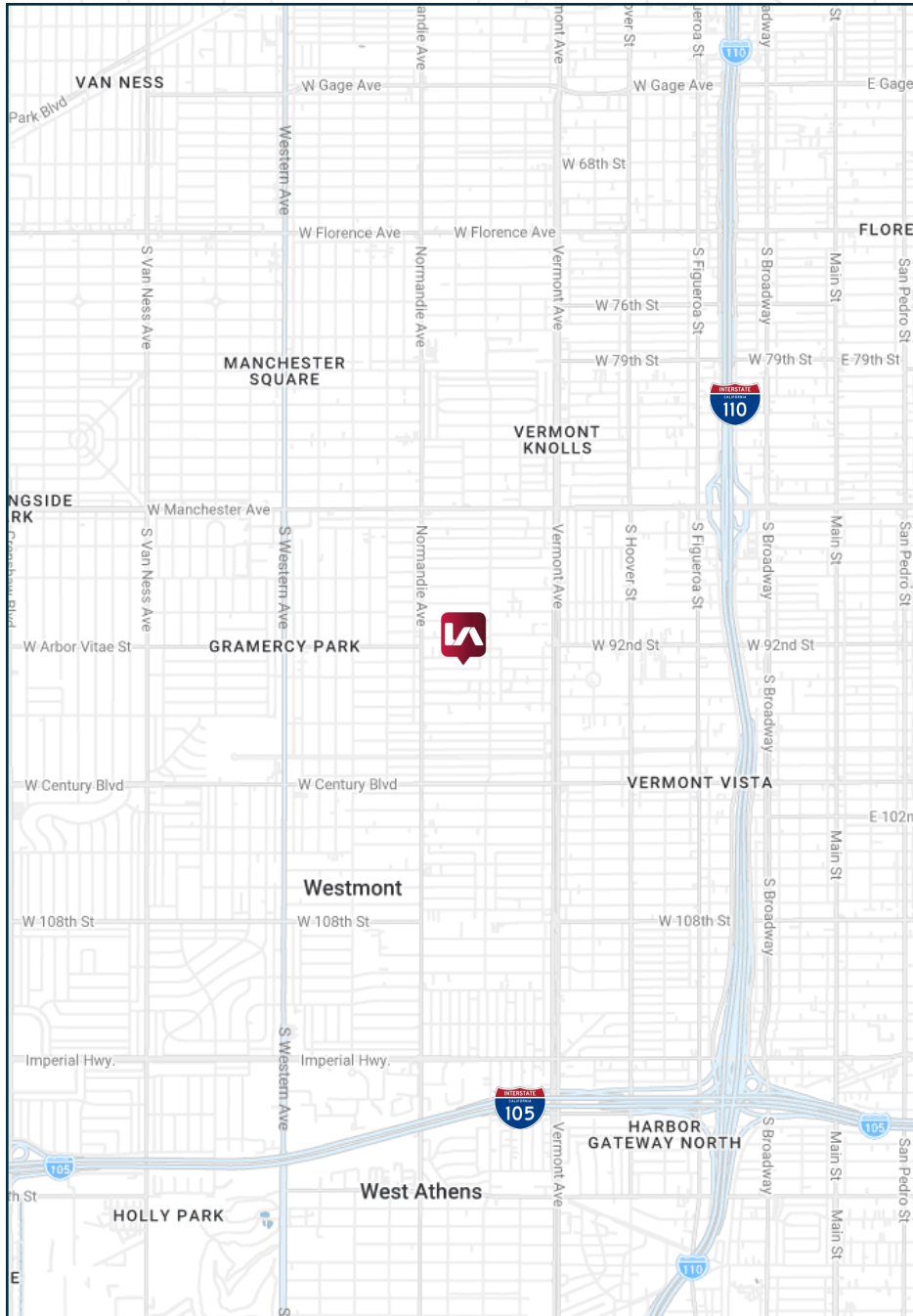
ADDRESS	1030 W 93rd St, Los Angeles, CA 90044
PROPERTY TYPE	Multifamily Investment
NUMBER OF UNITS	8 Units
UNIT MIX	Two 1BD/1BA Five 2BD/1BA One 3BD/1BA
APPROX. GROSS RSF	±7,665 SF
APPROX. LOT SIZE	±9,239 SF
YEAR BUILT	1963
PRICE / UNIT	\$175,000
PRICE / SF	\$182.65
CURRENT GRM	7.15
PRO FORMA GRM	6.11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







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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

UNIT#	BED / BATH	UNIT SIZE	CURRENT		PRO FORMA	
			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.

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