



# 200 W. Slauson Ave

Los Angeles, CA 90003

Offering Memorandum  
6 Unit Apartment Building

# CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for 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 or 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 occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.



01

## The Opportunity

*Executive Summary  
Investment Highlights*

02

## The Property

*Property Overview  
Parcel Map  
Property Photos*

03

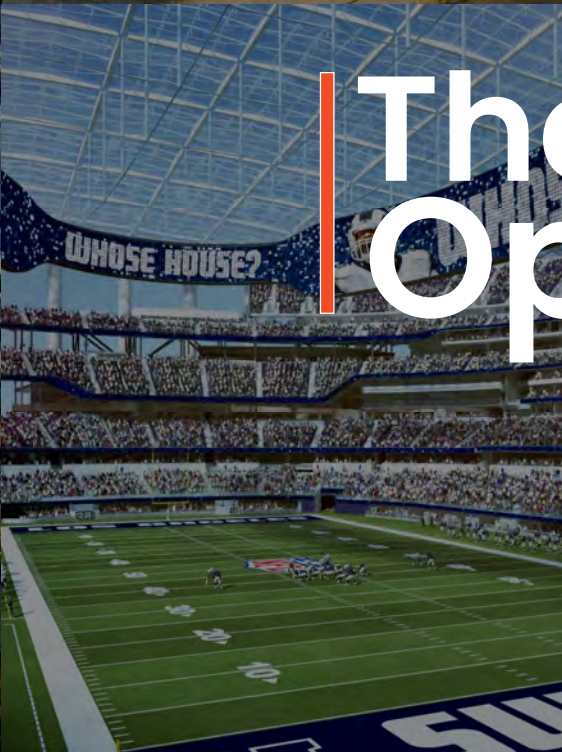
## The Financials

*The Rent Roll  
Financial Summary  
Section 8 Voucher Standards  
Underwriting Notes*

04

## The Location

*Los Angeles  
Key Developments  
Maps*



Section 1

# The Opportunity

# EXECUTIVE SUMMARY

*Part of an 11 Building Portfolio! 200 W. Slauson Ave is an excellent cash flow opportunity with future upside potential.*

Part of an 11 Building Portfolio! Can be sold individually or as a portfolio. 200 W. Slauson Ave is a Fully Stabilized 6 unit apartment in Los Angeles County. The subject property offers an investor a great current cap rate and the ability to take advantage of an cash on cash return day one. The subject property boasts an excellent unit mix of (6) 2-Bed/1-Bath Units. An investor may have the ability to add ADU's in the rear garage. Buyer to verify the feasibility of this.

## Highlights:

- Great immediate cash flow opportunity with excellent cash on cash return on day one
- Great unit mix consisting of (6) 2-Bed/1-Bath Units spread out over 3,953 square feet offering spacious layouts.
- Possible ADU potential with 4 car garage in the rear of the building
- Strategically located in an area that has seen growth and is located in close proximity to the major business hubs of Los Angeles





Section 2



# The Property

# PROPERTY OVERVIEW



## PROPERTY DETAILS

No. of Units	6
Year Built	1913
Rentable SF	3,953
Lot Area	5,645
APN	6005-009-006
Zoning	LAM1
Rent Control	LA RSO
Roof Type	Pitched
Unit Mix	(6) 2 Bed/1 Bath
Utilities	Separately Metered

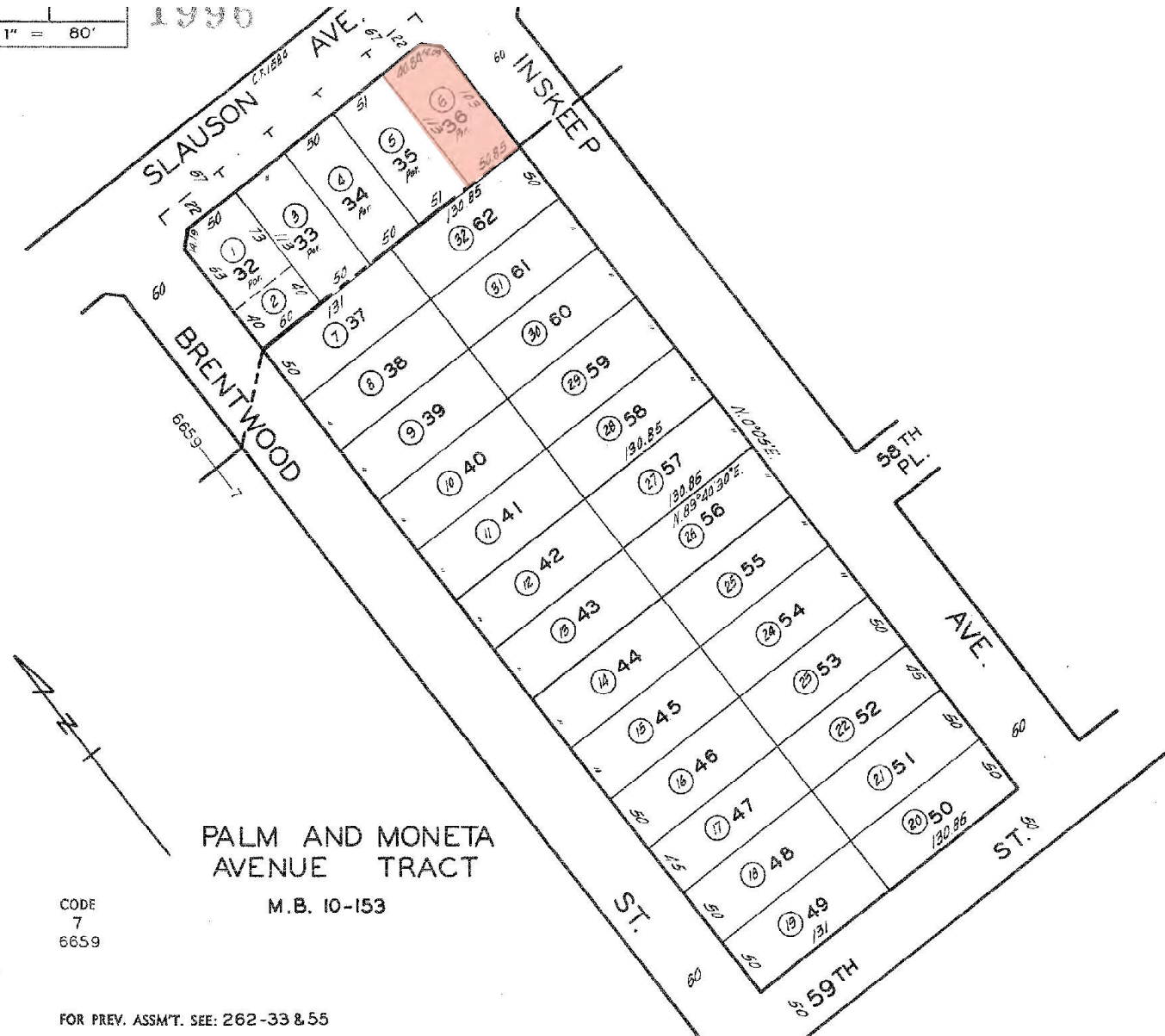
## PROPERTY DESCRIPTION

The subject property is a 6 unit apartment building located in the South Los Angeles submarket, east of Broadway on Slauson Ave. The two story structure is wood frame stucco. The zoning for the lot is LAM1. The building was built in 1913 and the units are subject to LARSO with utilities separately metered. The unit mix consists of (6) 2 Bed / 1 Bath. There is a 4 car garage in the rear of the building.

# PARCEL MAP

SCALE 1" = 80'

1990



PALM AND MONETA AVENUE TRACT

M.B. 10-153

CODE  
7  
6659

FOR PREV. ASSM'T. SEE: 262-33 & 55

ASSESSOR'S MAP

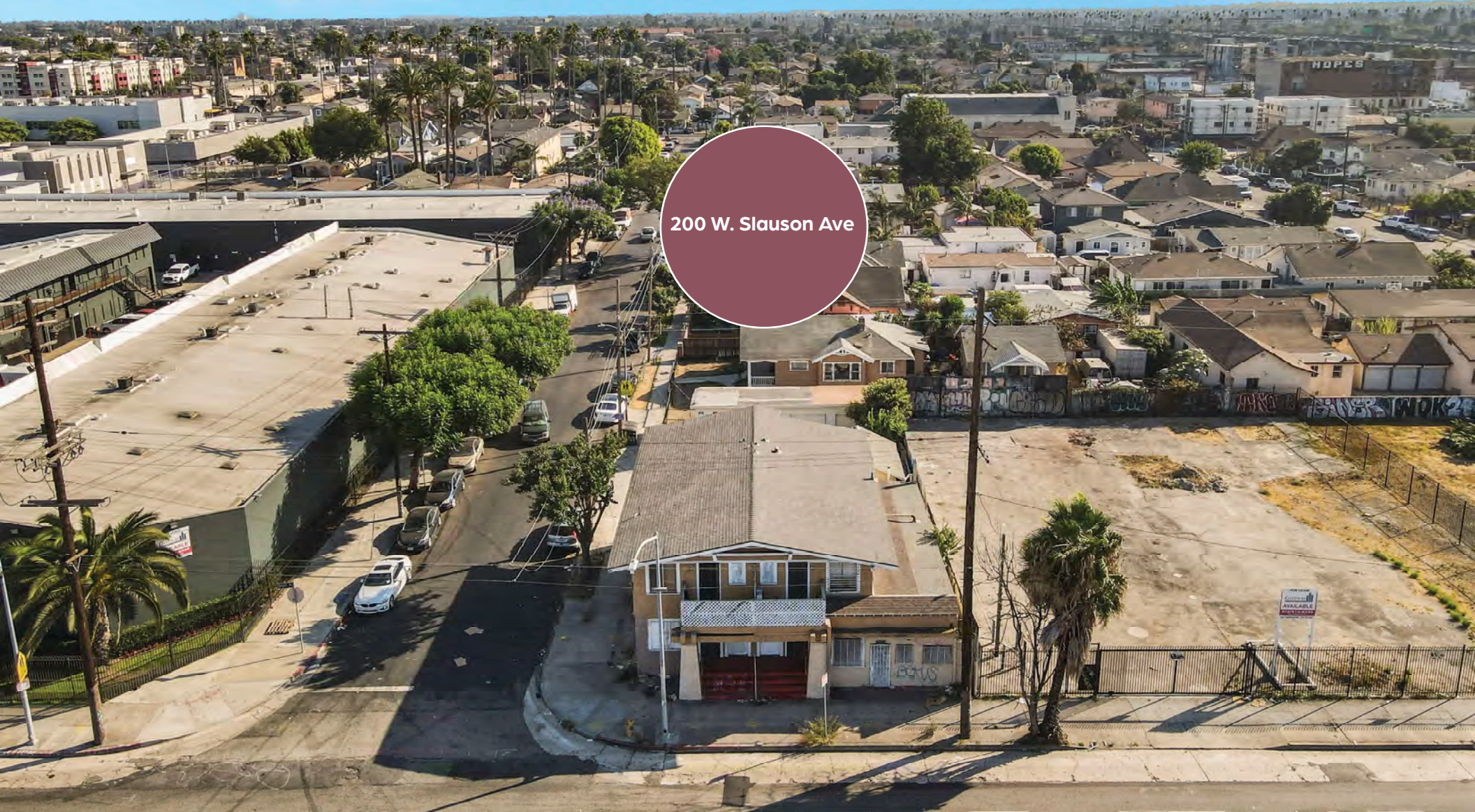


# PROPERTY PHOTOS

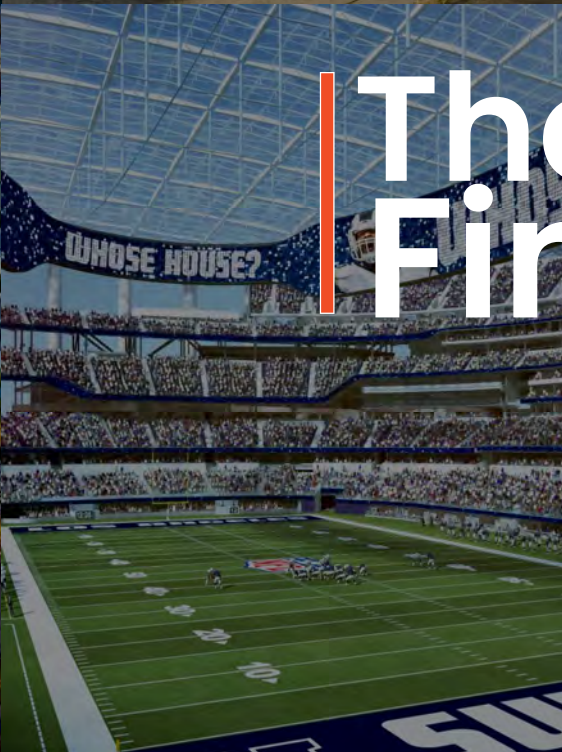




200 W. Slauson Ave



200 W. Slauson Ave



Section 3

# The Financials

# RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	PF Rent	PF Rent/SF	Comments
200	2 Bed / 1 Bath	600	\$800	\$1.33	\$2,695	\$4.49	
200.5	2 Bed / 1 Bath	600	\$1,167	\$1.94	\$2,695	\$4.49	
202	2 Bed / 1 Bath	600	\$2,226	\$3.71	\$2,695	\$4.49	
202.5	2 Bed / 1 Bath	600	\$1,251	\$2.08	\$2,695	\$4.49	
202.75	2 Bed / 1 Bath	600	\$2,695	\$4.49	\$2,695	\$4.49	Vacant
5827	2 Bed / 1 Bath	600	\$676	\$1.13	\$2,695	\$4.49	
<b>TOTAL</b>		<b>3,600</b>	<b>\$8,815</b>		<b>\$16,170</b>		

# FINANCIAL SUMMARY

## Price **\$900,000**

Down (25%)	\$225,000
Price/Unit	\$150,000
Price/SF	\$228
Cap Rate	7.47%
Proforma Cap Rate	16.32%
GRM	8.51
Proforma GRM	4.64

## Property

Address	200 W Slauson Ave
City	Los Angeles
State	CA
Zip	90003
No. of Units	6
Net Rentable Sq. Ft.	3,953
Lot Size	5,689
Zoning	LAMI
APN	6005-009-006
Year Built	1913

## Financing

Loan Amount	\$675,000
Interest Rate	5.90%
Monthly Payment	(\$4,004)
Loan-to-Value	75%
Debt Cover Ratio	30
Term	5 Year Fixed

## Operating Data

		Current		Proforma
Base Rental Income		\$105,780		\$194,040
Gross Potential Income		\$106,280		\$194,540
Less Vacancy	5%	\$5,314	5%	\$9,727
Effective Gross Income		\$100,966		\$184,813
Operating Expenses	33%	\$33,748	21%	\$37,940
Net Operating Income		\$67,218		\$146,873
Debt Service		-\$48,044		-\$48,044
Pre-Tax Cash Flow	8.52%	\$19,174	43.92%	\$98,829
Principal Reduction		-\$8,445		-\$8,445
Total Return Before Taxes	12.28%	\$27,619	47.68%	\$107,274
Total Return Before Taxes	13.60%	\$42,827	28.70%	\$90,412

## Expenses

Taxes (1.25%)	\$11,250	\$11,250
Insurance (\$1/sf)	\$5,930	\$5,930
Utilities(T-12)	\$6,120	\$6,120
Repairs & Maintenance (\$500/mo)	\$3,000	\$3,000
Gardener (\$100/month)	\$1,200	\$1,200
Reserves(\$200/month)	\$1,200	\$1,200
Management Fee (5.0%)	\$5,048	\$9,241
Operating Expenses	\$33,748	\$37,940
Total Expenses per Unit	\$5,625	\$6,323
Total Expenses per square foot	\$9	\$10

## Rent Roll Summary

Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
2 Bed / 1 Bath	6	\$1,469	\$8,815	\$2,695	\$16,170

## SECTION 8 VOUCHER STANDARDS

Bedroom Size	Voucher Payment Standard
SRO	\$1,598
0	\$2,132
1	\$2,407
2	\$3,052
3	\$3,915
4	\$4,320
5	\$4,968
6	\$5,616

### Voucher Payment Standards (VPS)

The Section 8 Department Voucher Payment Standard is the most the Housing Authority can pay to help a family with rent. The family's voucher will show the number of bedrooms authorized by the Housing Authority, based on the number of persons in the family.

The Housing Authority establishes Voucher Payment Standards (VPS) based on the Fair Market Rents, (FMR), which are established at least annually by the U.S. Department of Housing and Urban Development (HUD). The VPS is the maximum subsidy the Housing Authority can provide toward the contract rent (rent plus utility allowance for utilities, stove or refrigerator paid or provided by the tenant). If the contract rent (rent plus utility allowance) is more than the VPS, the family must make up the difference out of its own pocket.

The Housing Authority must use the SMALLER of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the VPS. For example, if a family locates a two-bedroom unit with a three-bedroom voucher, the two bedroom VPS must be used to calculate the tenant portion of the rent.

The following chart depicts the VPS for the Housing Authority of the City of Los Angeles (HACLA).

# UNDERWRITING NOTES

## INCOME

---

Income	Building is 83% occupied.
Vacancy	Vacancy Rate is 5% of Gross Rental Income.
Proforma	Market Rents based on Rent Analysis of Submarket Area.
Unit SF	Unit Square Footages are Estimated

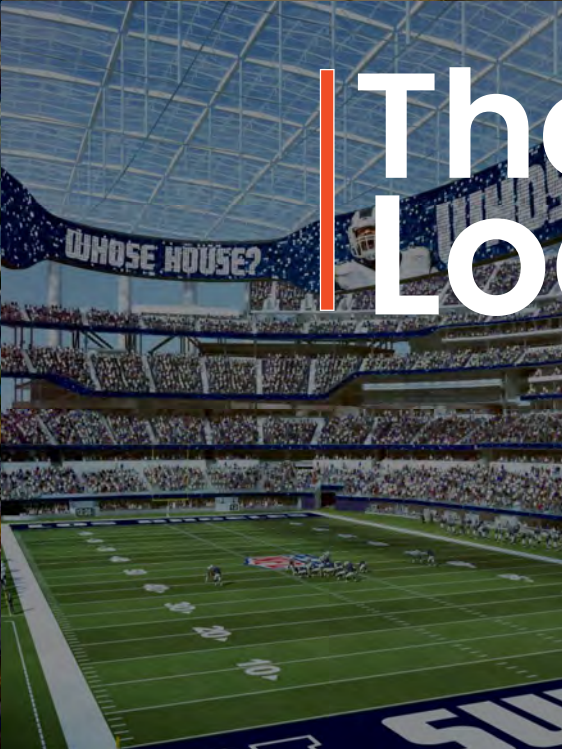
## EXPENSES

---

Property Tax Rate	Estimated at 1.25%
Insurance	Estimated \$1/sf
Utilities	Actual T12
Repairs & Maintenance	Estimated annually \$500 per unit
Management Fee	5% of Effective Gross Income.
Gardener	\$100/month
Reserves	\$200 per unit







Section 4

# The Location

# LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most popular city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather.

From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles Metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work on health services/biomedical activities and 190,000 people in aerospace.





# SOFI STADIUM

The new home for the Los Angeles Chargers and Rams is currently the largest stadium in the NFL. Costing upwards of \$5 billion, the 3 million square foot is able to seat 70,240. The stadium will be home to the 2022 Super Bowl and the Summer Olympics in 2018.



# INTUIT DOME

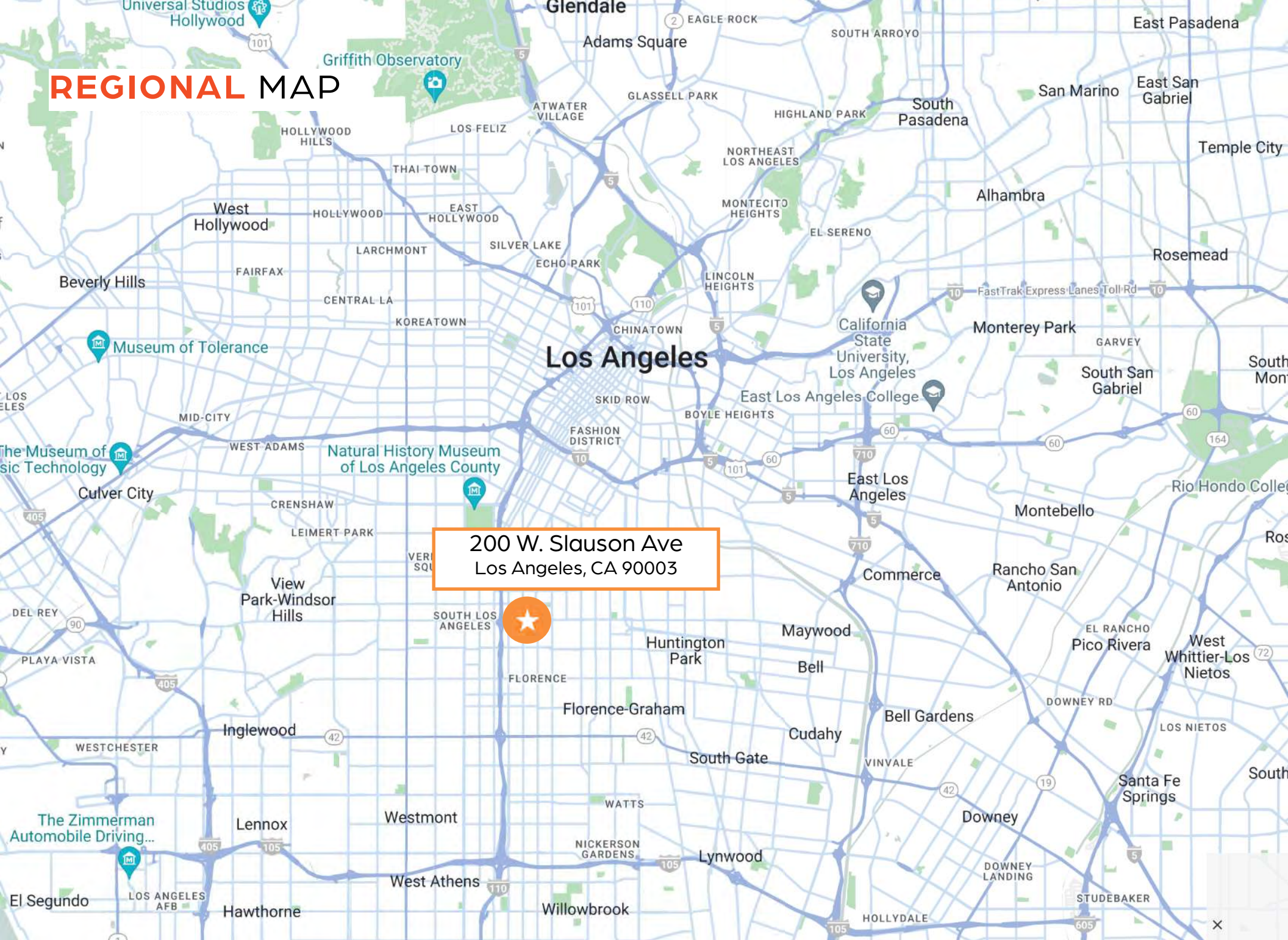
The NFL stadium isn't the only professional sporting area bound for Inglewood. The Los Angeles Clippers will move out to Downtown's L.A. Staples Center and into the South Los Angeles City. Construction the brand Intuit Dome broke ground in 2021, and should be ready for the 2023 season. The city released a document that spells out it would seat 18,000 fans and would be joined by a new practice facility, retail space, and outdoor plazas with basketball courts that are open to the public.



# HOLLYWOOD PARK

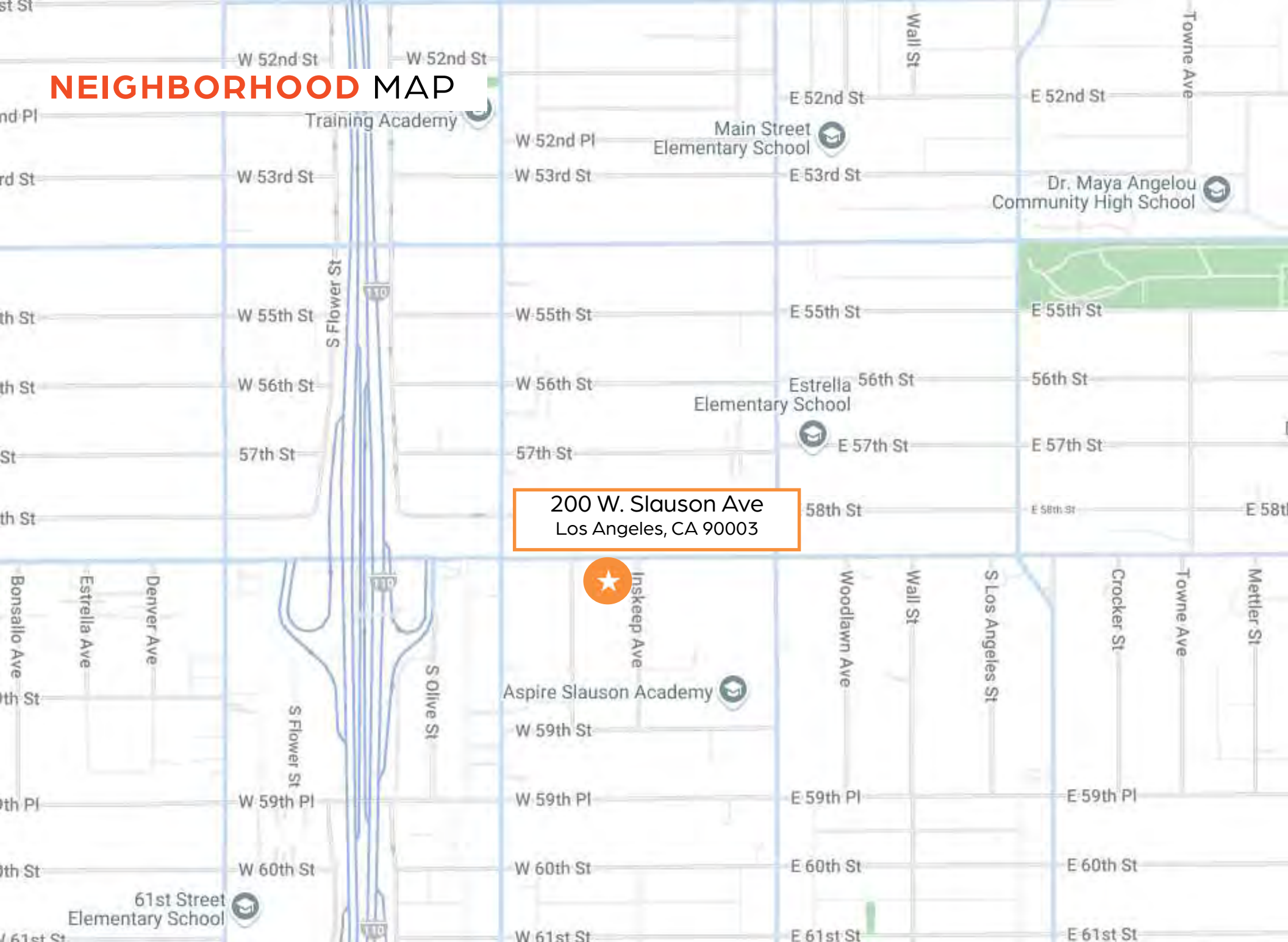
Hollywood Park spans approximately 300 acres and is central to the Westside, South Bay and greater Los Angeles communities. Modern architecture, dramatic open space, and state-of-the-art technology differentiate the physical place. One end of the project is anchored by a 500,000 s.f retail and entertainment district that offers local and global fashions and flavors to deliver shopping, dining, recreation, entertainment and nightlife unlike any place else. This retail district is complimented by luxury apartments and best-in-class office campuses that offer great design and cutting-edge technology while prioritizing opportunities for social interaction.

# REGIONAL MAP



200 W. Slauson Ave  
Los Angeles, CA 90003

# NEIGHBORHOOD MAP



200 W. Slauson Ave  
Los Angeles, CA 90003

**Peter James**

First Vice President  
(310)467-7581  
Peter@LyonStahl.com  
DRE# 01748556

**Will James**

First Vice President  
(310)600-9858  
Will@LyonStahl.com  
DRE#01734419

**Taylor Avakian**

First Vice President  
(916)996-4421  
Taylor@Lyonstahl.com  
License #: 02060040

**Aaron Jacobson**

Associate Agent  
(310)729-1559  
Aaron@Lyonstahl.com  
License #: 2100737

