

OFFERING MEMORANDUM

# 5929 S BROADWAY



LOS ANGELES, CA 90003

km Kidder Mathews

# TABLE OF CONTENTS

01

EXECUTIVE  
SUMMARY

02

PROPERTY  
OVERVIEW

03

FINANCIALS

04

COMPARABLES

*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**

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# EXECUTIVE SUMMARY

# 18-UNIT *MIXED-USE* BUILDING LOCATED IN LOS ANGELES

*We are proud to present 5929 S Broadway, an 18-unit mixed-use building, offered at a 6.52 GRM and a 5.97% CAP on actual rents.*

Offered at a very low price per unit of \$88,889 and at \$139 per square foot on the building, this mixed-use property consists of a single, three-story brick building totaling 11,550 rentable square feet. Built in 1928, the property is situated on an 4,435 square foot LAC2 zoned corner lot with street access on two sides plus alley access.

The unit mix features two (2) two-bedroom one-bathroom units, seven (7) one-bedroom one-bathroom units, (7) seven Studios and two (2) ground level commercial units. THREE UNITS will be delivered VACANT

which consist of a one-bedroom unit, a two-bedroom unit and a commercial unit.

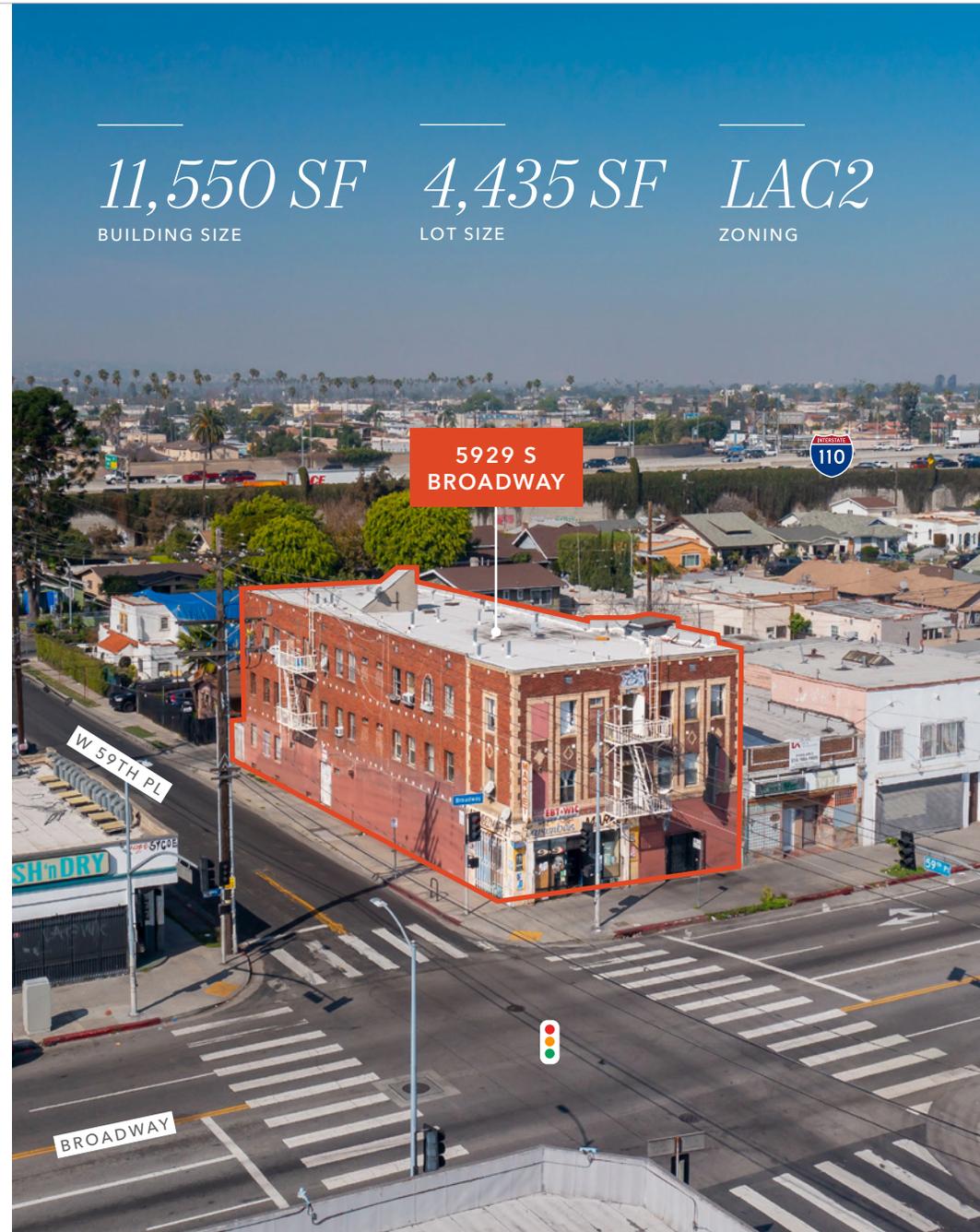
Located on the corner of W 59th Pl and Broadway, this property offers excellent access with close proximity to the 110 Freeway, multiple Metro stations, and easy access to Downtown Los Angeles and neighboring communities such as Crenshaw, Inglewood, Lennox, Gardena, Huntington Park and South Gate.

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

11,550 SF  
BUILDING SIZE

4,435 SF  
LOT SIZE

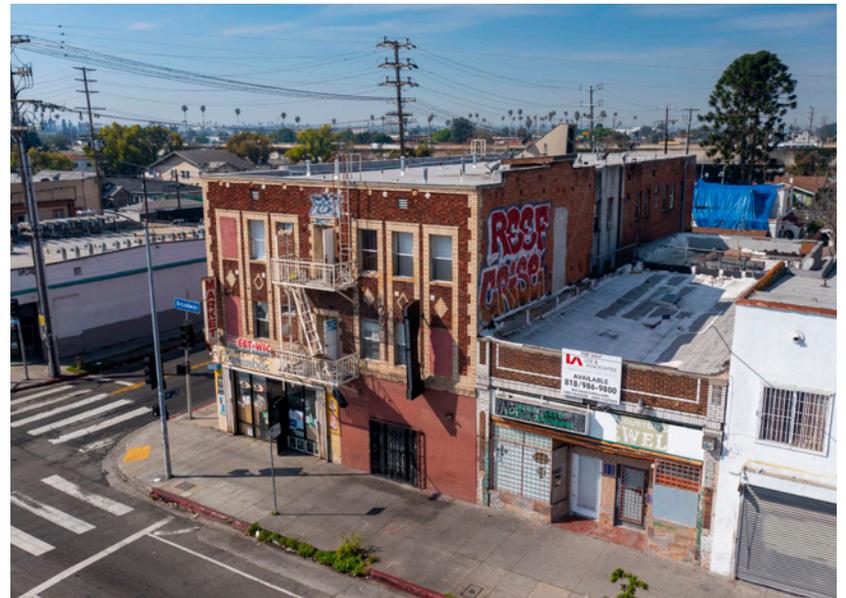
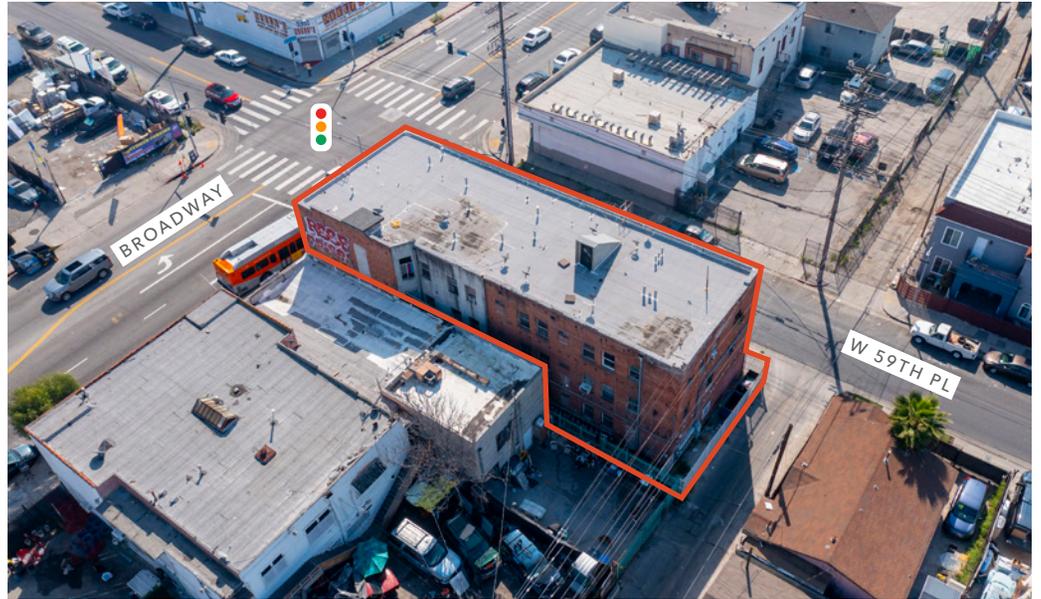
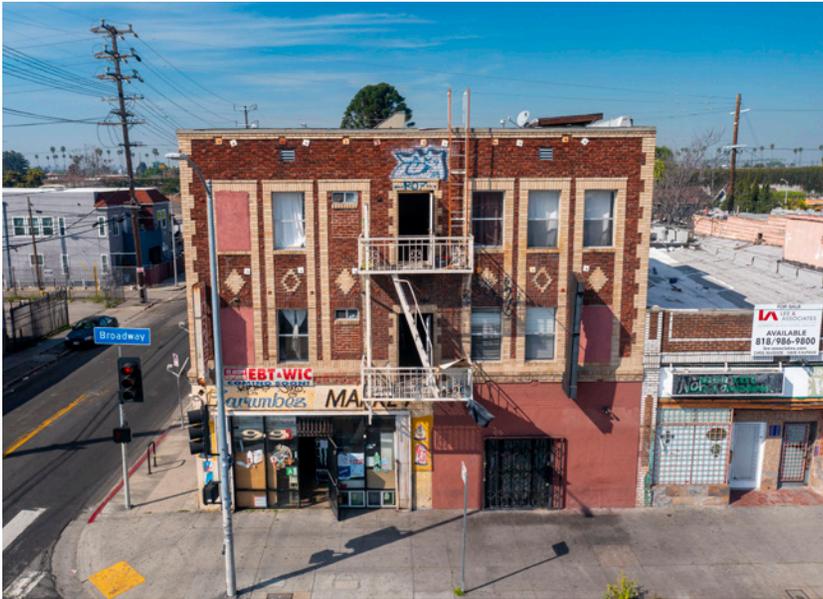
LAC2  
ZONING





# PROPERTY OVERVIEW

# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



UNIVERSITY OF SOUTHERN CALIFORNIA

LOS ANGELES CONVENTION CENTER

DTLA

Food 4 Less

SOUTH PARK RECREATION CENTER

ASPIRE SLASON ACADEMY

P SLASON J LINE PARK & RIDE

Food Gavilan

Mobil

MAYORDOMIA

5929 S BROADWAY

BROADWAY

W 59TH PL

INTERSTATE 110

PROPERTY OVERVIEW





# FINANCIALS

Section 03

# INVESTMENT SUMMARY

ADDRESS	5929 S Broadway Los Angeles, CA 90003
LIST PRICE	\$1,600,000
NUMBER OF UNITS	18
COST PER UNIT	\$88,889
CURRENT GRM	6.52
MARKET GRM	4.16
CURRENT CAP	5.97%
MARKET CAP	14.53%
YEAR BUILT	1928
LOT SIZE	4,435 SF
BUILDING SIZE	11,550 SF
PRICE/SF	\$139

*\$1.6M*

LIST PRICE

*5.97%*

CAP RATE



# FINANCIAL SUMMARY

## ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$245,416		\$384,600	
Less: Vacancy	(\$7,362)	3%	(\$11,538)	3%
Gross Operating Income	\$238,054		\$373,062	
Less: Expenses	(\$142,495)	59.9%	(\$140,633)	
<b>Net Operating Income</b>	<b>\$95,559</b>		<b>\$232,429</b>	

## ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1873% + S.A.)	\$20,672	\$20,672
Property Management (5% Current Rents GOI) + MGR	\$20,515	\$18,653
Insurance - Estimate (\$1,400/Unit)	\$25,200	\$25,200
Maintenance/Repairs - Estimate (\$750/Unit)	\$13,500	\$13,500
Electricity - Trash - Gas - Water - Sewer - Actual	\$57,207	\$57,207
Grounds - Estimate (\$75/Month)	\$900	\$900
Reserves/Miscellaneous (\$250/Unit)	\$4,500	\$4,500
<b>Estimated Total Expenses</b>	<b>\$142,495</b>	<b>\$140,633</b>
<b>Per Net SF</b>	<b>\$12.34</b>	<b>\$12.18</b>
<b>Expenses Per Unit</b>	<b>\$7,916</b>	<b>\$7,813</b>

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## SCHEDULED INCOME

Unit No.	Beds/Baths	Notes	Current Rents	Market Rents
			Monthly Rent/Unit	Monthly Rent/Unit
101	1BD + 1BA	Market Tenant	\$812	\$1,950
102	1BD + 1BA - Renovated	Section 8	\$1,627	\$1,950
201	2BD + 1BA - Renovated	Section 8	\$2,354	\$2,450
202	1BD + 1BA - Manager	Manager	\$719	\$1,950
203	Studio	Market Tenant	\$634	\$1,500
204	Studio	Market Tenant	\$634	\$1,500
205	1BD + 1BA - Renovated	VACANT	\$1,950	\$1,950
206	2BD + 1BA - Renovated	VACANT	\$2,450	\$2,450
207	Studio	Market Tenant	\$634	\$1,500
301	1BD + 1BA	Market Tenant	\$729	\$1,950
302	1BD + 1BA	Market Tenant	\$751	\$1,950
303	Studio	Market Tenant	\$634	\$1,500
304	Studio	Market Tenant	\$673	\$1,500
305	Studio	Market Tenant	\$610	\$1,500
306	1BD + 1BA	Section 8	\$1,901	\$1,950
307	Studio	Market Tenant	\$642	\$1,500
5929	Commercial	VACANT	\$1,500	\$1,500
5931	Commercial		\$1,197	\$1,500
<b>Monthly Scheduled Gross Income</b>			<b>\$20,451</b>	<b>\$32,050</b>
<b>Parking Income</b>			-	-
<b>Laundry Income</b>			-	-
<b>Total Monthly Scheduled Gross Income</b>			<b>\$20,451</b>	<b>\$32,050</b>
<b>Annual Scheduled Gross Income</b>			<b>\$245,416</b>	<b>\$384,600</b>



# COMPARABLES

# 5+ UNIT SALE 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
	<b>5929 S Broadway</b> Los Angeles, CA 90003	1928	18	11,550	4,435	\$245,416	\$139	\$88,889	6.52	5.97%	\$1,600,000		16 residential units + 2 commercial units.
<b>01</b>	<b>732 W Imperial Hwy</b> Los Angeles, CA 90044	1958	10	6,336	8,847	\$229,467	\$294	\$186,000	8.11	7.65%	\$1,860,000	1/16/2026	(4) 2BD+1BA & (6) 1BD+1BA. (10) Uncovered parking + alley access.
<b>02</b>	<b>4334 S Main St</b> Los Angeles, CA 90037	1927	10	4,068	7,003	\$159,772	\$323	\$131,250	8.21	7.55%	\$1,312,500	1/16/2026	(6) 1BD+1BA & (4) Studios. (6) Uncovered parking + alley access.
<b>03</b>	<b>1901 W Florence Ave</b> Los Angeles, CA 90047	1946	6	3,012	5,122	\$126,775	\$332	\$166,667	7.89	7.86%	\$1,000,000	1/14/2026	(1) 2BD+1BA, (5) 1BD+1BA & (1) Studio. (7) Tuck-under parking. Corner lot + alley access. Sold by Casey Lins.
<b>04</b>	<b>4302 S Hoover St</b> Los Angeles, CA 90037	1925	8	5,632	8,419	\$200,827	\$266	\$187,500	7.47	8.30%	\$1,500,000	1/7/2026	(6) 2BD+1BA & (2) 1BD+1BA. Corner lot. (15) On-site parking.
<b>05</b>	<b>240 E 60th St</b> Los Angeles, CA 90003	1965	10	8,864	9,240	\$218,628	\$196	\$173,500	7.94	7.81%	\$1,735,000	12/31/2025	(10) 2BD+1BA. (6) Carport spaces.
<b>06</b>	<b>1047 E 33rd St</b> Los Angeles, CA 90011	1925	8	4,615	7,253	\$136,931	\$249	\$143,750	8.40	7.38%	\$1,150,000	12/23/2025	(3) 2BD+1BA, (4) 1BD+1BA & (1) Studio. Corner lot + alley access. Uncovered on-site parking.
<b>07</b>	<b>6416 S Victoria Ave</b> Los Angeles, CA 90043	1955	10	6,244	9,467	\$168,408	\$224	\$140,000	8.31	7.46%	\$1,400,000	12/22/2025	(8) 2BD+1BA & (2) 1BD+1BA. (10) On-site parking.

## 5+ UNIT SALE COMPARABLES CONT.

	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
	<b>5929 S Broadway</b> Los Angeles, CA 90003	1928	18	11,550	4,435	\$245,416	\$139	\$88,889	6.52	5.97%	\$1,600,000		16 residential units + 2 commercial units.
08	<b>711 E Vernon Ave</b> Los Angeles, CA 90011	1929	9	5,184	4,697	\$178,941	\$280	\$161,111	8.10	7.65%	\$1,450,000	12/3/2025	(1) 3BD+1BA & (8) 1BD+1BA. No parking. Sold by Casey Lins.
09	<b>7416 S Figueroa St</b> Los Angeles, CA 90003	1922	10	6,472	23,554	\$99,648	\$135	\$87,500	8.78	7.06%	\$875,000	11/10/2025	(10) 1BD+1BA. (10) Separate Bungalows. (9) On-site parking.
10	<b>432 W 107th St</b> Los Angeles, CA 90003	1934	7	3,098	9,029	\$171,191	\$415	\$183,571	7.51	8.26%	\$1,285,000	10/31/2025	(2) 2BD+1BA & (5) 1BD+1BA. (4) Separate structures. (7) On-site parking. All units renovated.
11	<b>317 W 76th St</b> Los Angeles, CA 90003	1964	5	3,820	5,882	\$99,258	\$233	\$177,980	8.97	6.92%	\$889,900	10/10/2025	(4) 2BD+1BA & (1) 1BD+1BA. (4) On-site parking. Corner lot + alley access.
12	<b>921 W 82nd St</b> Los Angeles, CA 90044	1964	11	5,000	9,300	\$161,256	\$254	\$115,636	7.89	7.86%	\$1,272,000	9/18/2025	(1) 3BD+1BA, (7) 2BD+1BA & (3) 1BD+1BA. (11) On-site parking + alley access.
13	<b>241 W 105th St</b> Los Angeles, CA 90003	1986	13	3,433	6,300	\$202,990	\$452	\$119,231	7.64	8.12%	\$1,550,000	8/21/2025	(1) 1BD+1BA & (12) Studios. (13) On-site parking.
	<b>Averages</b>						<b>\$281</b>	<b>\$151,823</b>	<b>8.09</b>	<b>7.68%</b>			

*Sale Comparables*

- 01 **732 W Imperial Hwy**  
Los Angeles, CA 90044

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- 02 **4334 S Main St**  
Los Angeles, CA 90037

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- 03 **1901 W Florence Ave**  
Los Angeles, CA 90047

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- 04 **4302 S Hoover St**  
Los Angeles, CA 90037

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- 05 **240 E 60th St**  
Los Angeles, CA 90003

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- 06 **1047 E 33rd St**  
Los Angeles, CA 90011

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- 07 **6416 S Victoria Ave**  
Los Angeles, CA 90043

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- 08 **711 E Vernon Ave**  
Los Angeles, CA 90011

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- 09 **7416 S Figueroa St**  
Los Angeles, CA 90003

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- 10 **432 W 107th St**  
Los Angeles, CA 90003

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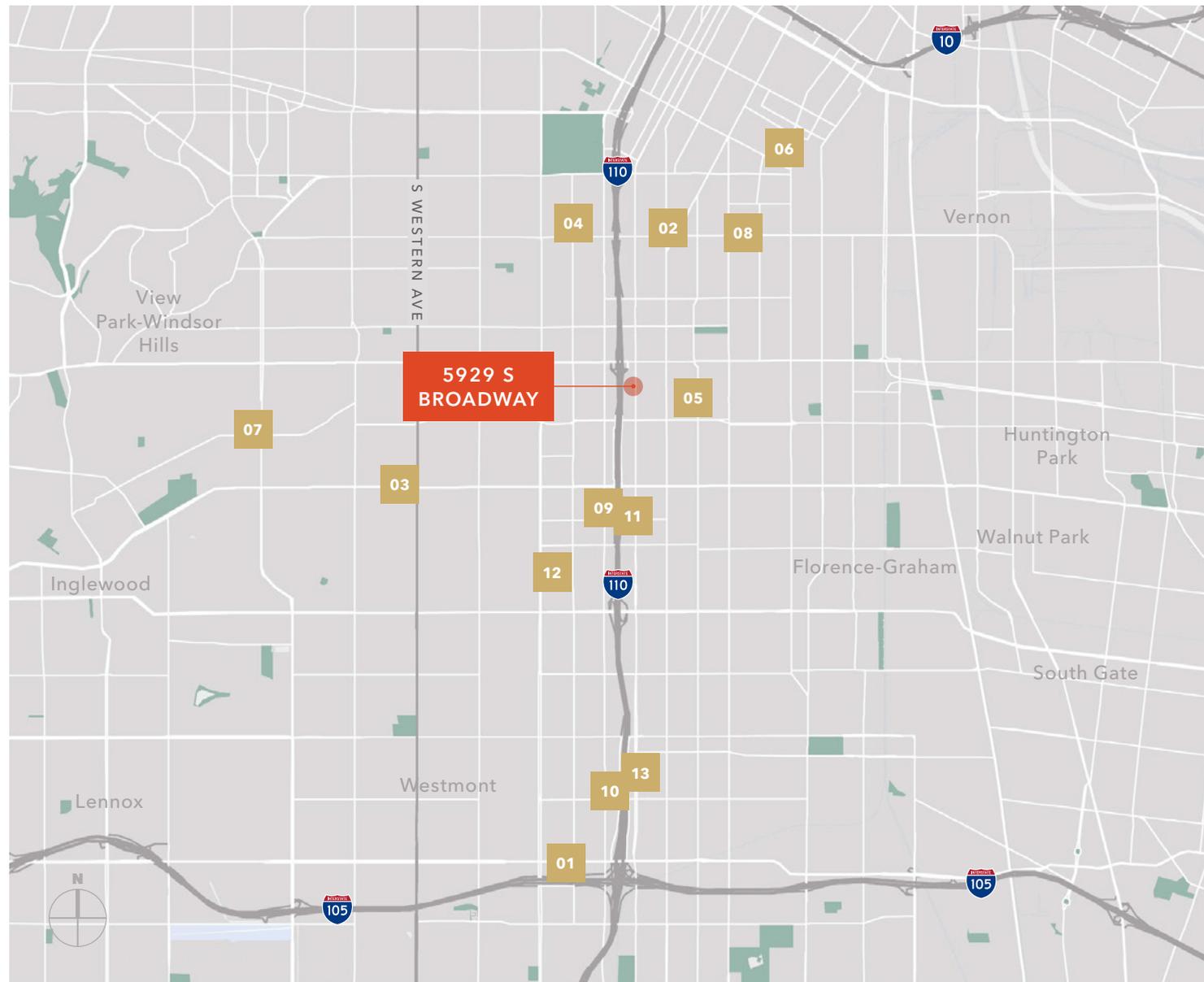
- 11 **317 W 76th St**  
Los Angeles, CA 90003

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- 12 **921 W 82nd St**  
Los Angeles, CA 90044

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- 13 **241 W 105th St**  
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Senior Vice President

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