

OFFERING MEMORANDUM

5503 THORNBURN STREET

WESTCHESTER, CA 90045

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

FINANCIALS

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EXECUTIVE SUMMARY

100% OCCUPIED APARTMENT COMMUNITY IN WESTCHESTER

We are proud to present 5503 Thornburn St, a 3-unit apartment community located in the Westchester neighborhood. The building consists of (2) two-bedroom units and (1) one-bedroom unit, with garage parking provided for all units.

Situated on an approximately 7,235 SF LAR3-zoned lot, the building totals about 2,726 SF and is ideally positioned for a value-add investor seeking strong in-place income with long-term redevelopment potential. The property is currently 100% occupied with below-market rents, offering a new owner the opportunity to renovate units, increase rents, or pursue a ground-up development.

Centrally located in Westchester, the property benefits from proximity to major employment and lifestyle hubs including Playa Vista, SoFi Stadium, LAX, El Segundo, and Culver City, making it a prime location for sustained rental demand and future growth.

For more information, please contact Casey Lins at 714.333.6768 or via email at Casey.Lins@kidder.com.

2,726 SF

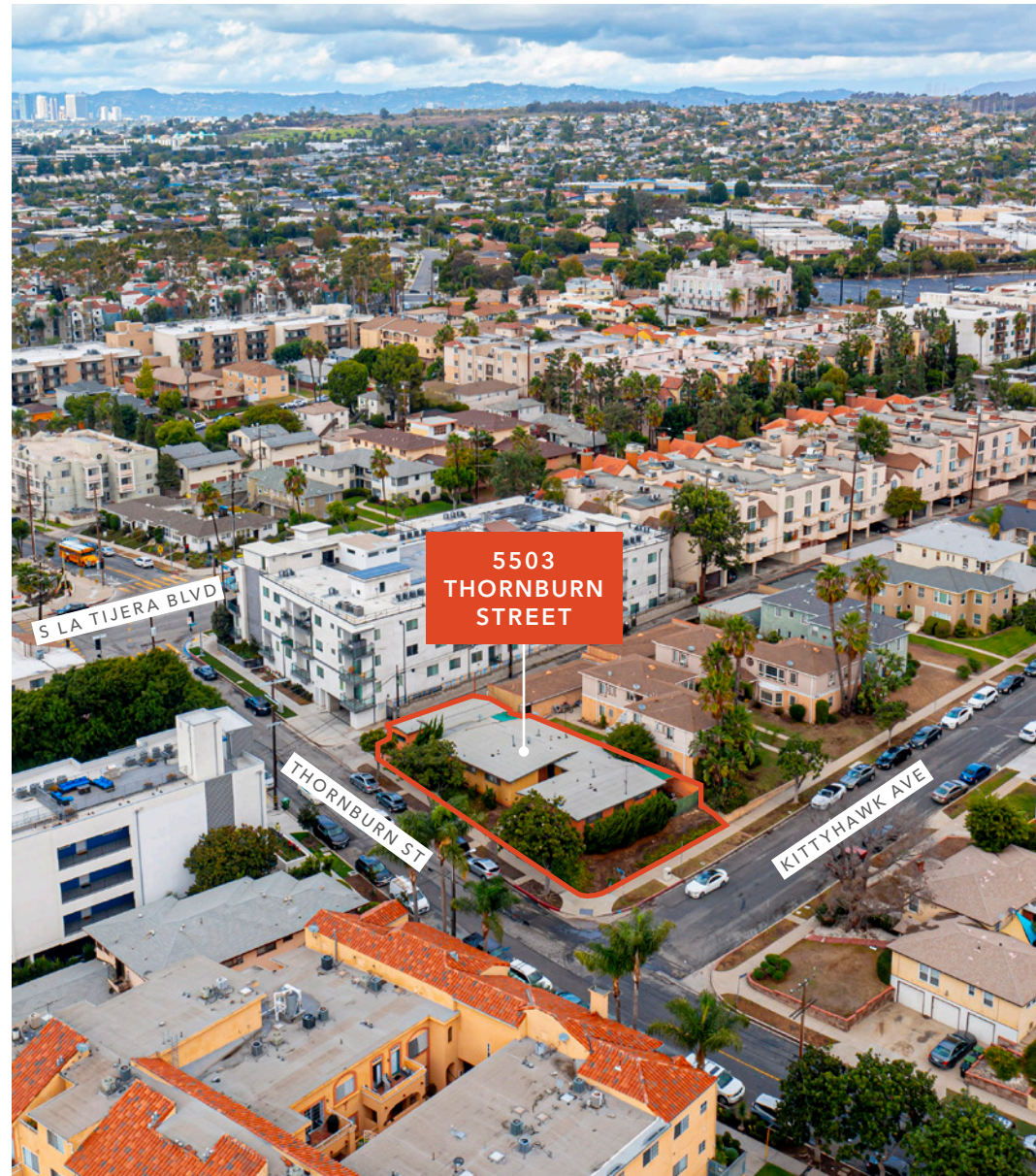
BUILDING SIZE

7,235 SF

LOT SIZE

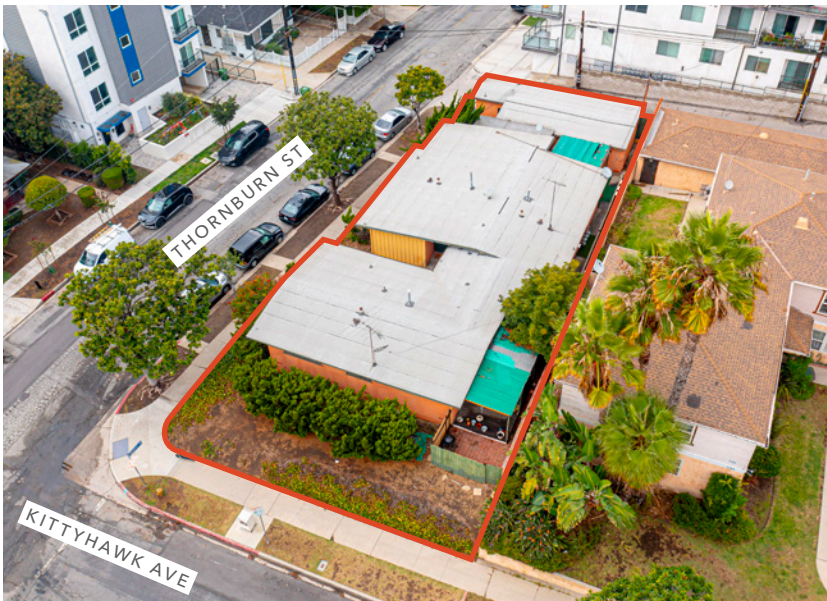
LAR3

ZONING



PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW

WESTFIELD
CULVER CITY



FOX HILLS
PARK

CENTURY CITY

ST. JEROME
SCHOOL

SAINT JEROME
CATHOLIC CHURCH

5503
THORNBURN
STREET



PROPERTY OVERVIEW



FINANCIALS

Section 03

FINANCIALS

INVESTMENT SUMMARY

ADDRESS	5503 Thornburn St Westchester, CA 90045
LIST PRICE	\$1,295,000
NUMBER OF UNITS	3
COST PER UNIT	\$431,667
CURRENT GRM	27.67
MARKET GRM	9.84
CURRENT CAP	1.70%
MARKET CAP	7.94%
YEAR BUILT	1952
APPROXIMATE LOT SIZE	7,235 SF
APPROXIMATE NET RSF	2,726 RSF
COST PER NET RSF	\$475

\$1.295M

LIST PRICE

7,235 SF

LOT SIZE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$46,800		\$131,568	
Less: Vacancy	-	0%	(\$3,947)	3%
Gross Operating Income	\$46,800		\$127,621	
Less: Expenses	(\$24,840)	53.1%	(\$24,840)	
Net Operating Income	\$21,960		\$102,781	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.2%)	\$15,540	\$15,540
Insurance (Estimate @ \$1,200/Unit)	\$3,600	\$3,600
Maintenance/Repairs (\$750/Unit)	\$2,250	\$2,250
Utilities (\$750/Unit)	\$2,250	\$2,250
Gardener (\$100/Month)	\$1,200	\$1,200
Estimated Total Expenses	\$24,840	\$24,840
Per Net SF	\$9.11	\$9.11
Expenses Per Unit	\$8,280	\$8,280

SCHEDULED INCOME

		Current Rents	Market Rents
Unit	Beds/Baths	Monthly Rent/Unit	Monthly Rent/Unit
5501	2 + 1	\$1,200	\$3,852
5505	2 + 1	\$1,400	\$3,852
5507	1 + 1	\$1,300	\$3,060
Monthly Scheduled Gross Income		\$3,900	\$10,764
Parking Income		-	\$150
Laundry Income		-	\$50
Total Monthly Scheduled Gross Income		\$3,900	\$10,964
Annual Scheduled Gross Income		\$46,800	\$131,568

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