

OFFERING MEMORANDUM

5503 THORNBURN STREET



WESTCHESTER, CA 90045

km Kidder
Mathews

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EXECUTIVE SUMMARY

Section 01

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

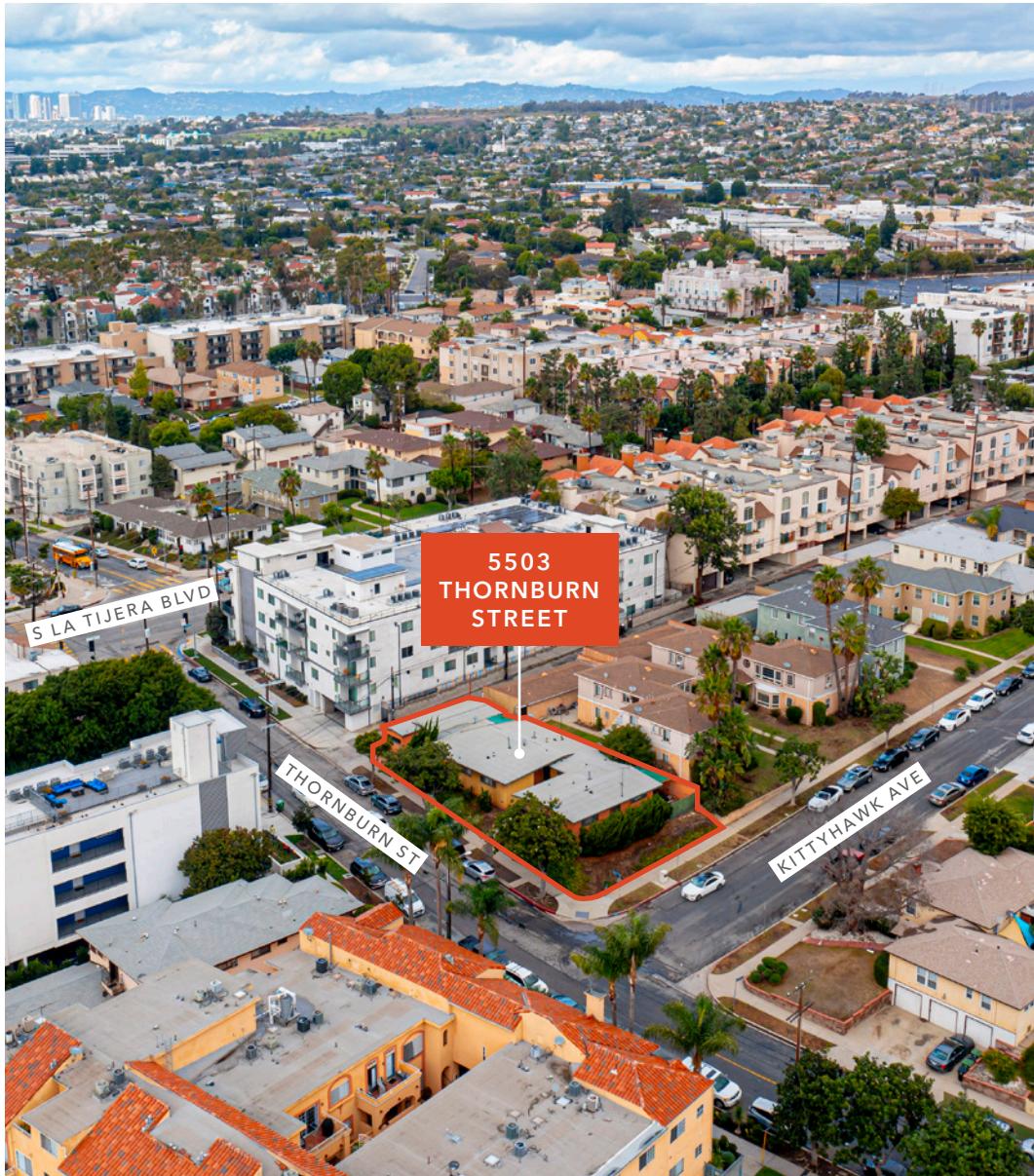
BUILDING SIZE

7,235 SF

LOT SIZE

LAR3

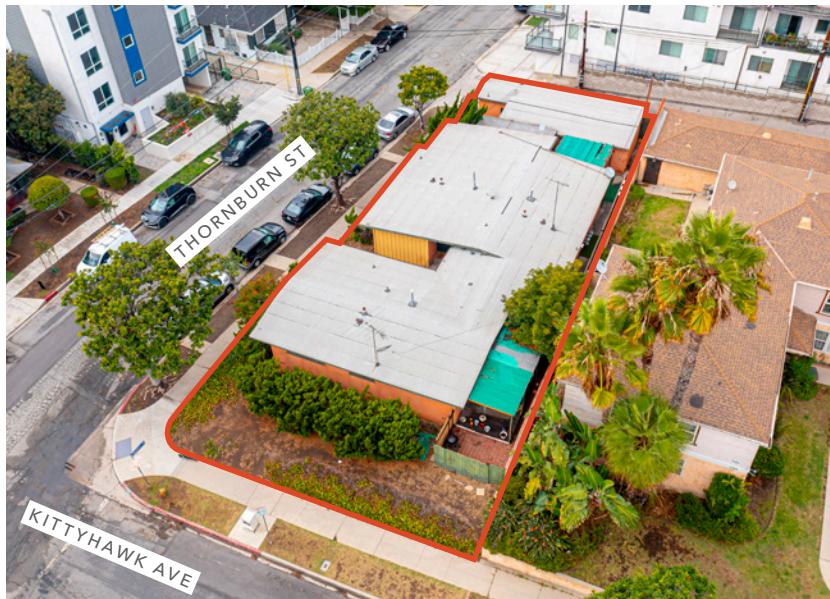
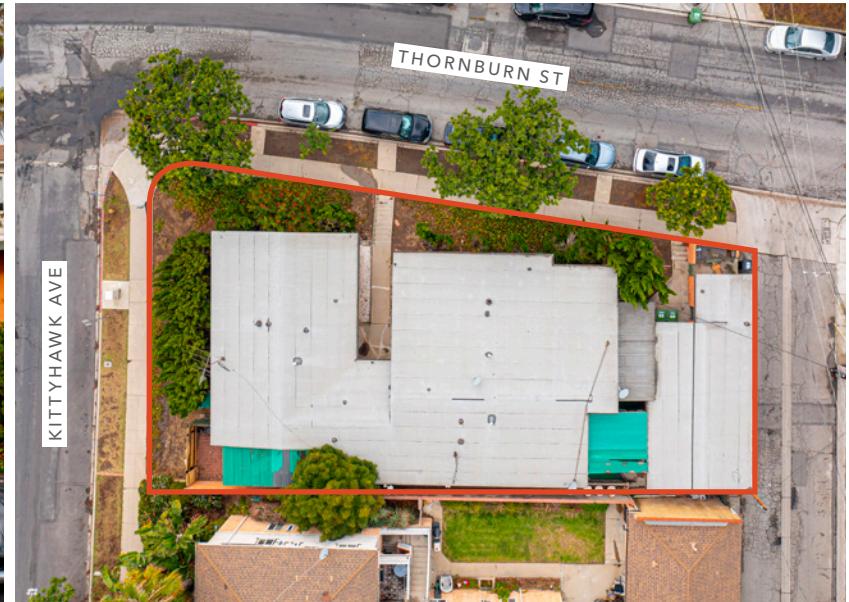
ZONING



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



FINANCIALS

Section 03

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

7,235 SF

LIST PRICE

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	

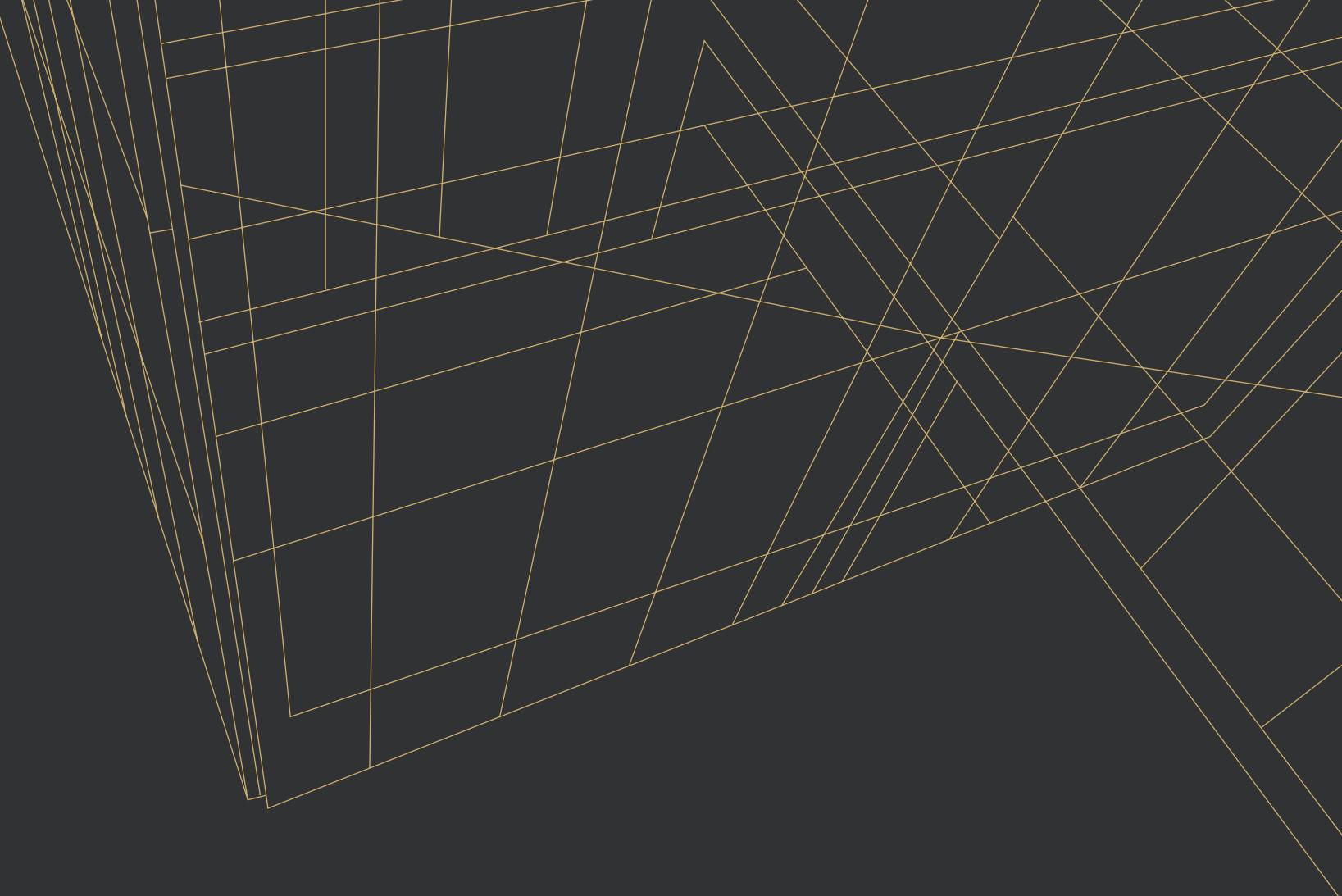
SCHEDULED INCOME

		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

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

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