

LOS ANGELES | CALIFORNIA

# 9715 S. BROADWAY



EXCLUSIVE MARKETING PACKAGE



# TABLE OF CONTENTS

---

03	EXECUTIVE SUMMARY
04	PROPERTY HIGHLIGHTS
05	PROPERTY PHOTOS
06	AERIAL MAP
07	PARCEL MAP
08	RENT ROLL & EXPENSES
09	FINANCIAL SUMMARY
10	MARKET OVERVIEW
11	CONTACT US

9715 S. Broadway | Los Angeles, CA

## PRESENTED BY



**KRIS GERMAN**

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021



**DEEPEN SHAH**

626.427.0798

dshah@theapartmentdealer.com

LIC: CA 02069977





9715 S. Broadway | Los Angeles, CA

## EXECUTIVE SUMMARY

Los Angeles 4-unit multi-family offering built in 1990 with 3,118 rentable square feet on a 5,202 square foot lot. Unit mix consists of (4) 3-Bed/1-Bath Units, which supports demand for larger layouts.

Key metrics include an 8.02% cap rate and a 9.52 GRM, with separate gas and electric metering to help limit owner-paid utility exposure. The property is not subject to the City of Los Angeles Rent Stabilization Ordinance (RSO), which generally applies to buildings built before October 1, 1978.

One unit to be delivered vacant, allowing the next owner to place a tenant at current market terms right away or live in one and rent out the others. This creates a straightforward path to improve income or the flexibility to reside in one without waiting for natural turnover.

**\$1,050,000**  
**PRICE**

**4**  
**UNITS**

**1990**  
**YEAR BUILT**

**3,118 SQFT**  
**5,202 LOT SIZE**

**LAC2**  
**ZONING**

**6053-012-004**  
**APN**



9715 S. Broadway | Los Angeles, CA

# PROPERTY HIGHLIGHTS

Built in 1990 | No City Rent Control (No RSO)!

- Excellent Unit Mix of All 3-Bed/1-Bath Spacious Units
- Huge Upside Potential in Rental Income
- 1 Unit to be Delivered Vacant
- 3,118 Sq. Ft. | 5,202 Sq. Ft. Lot Size



NO RSO!



Built in 1990



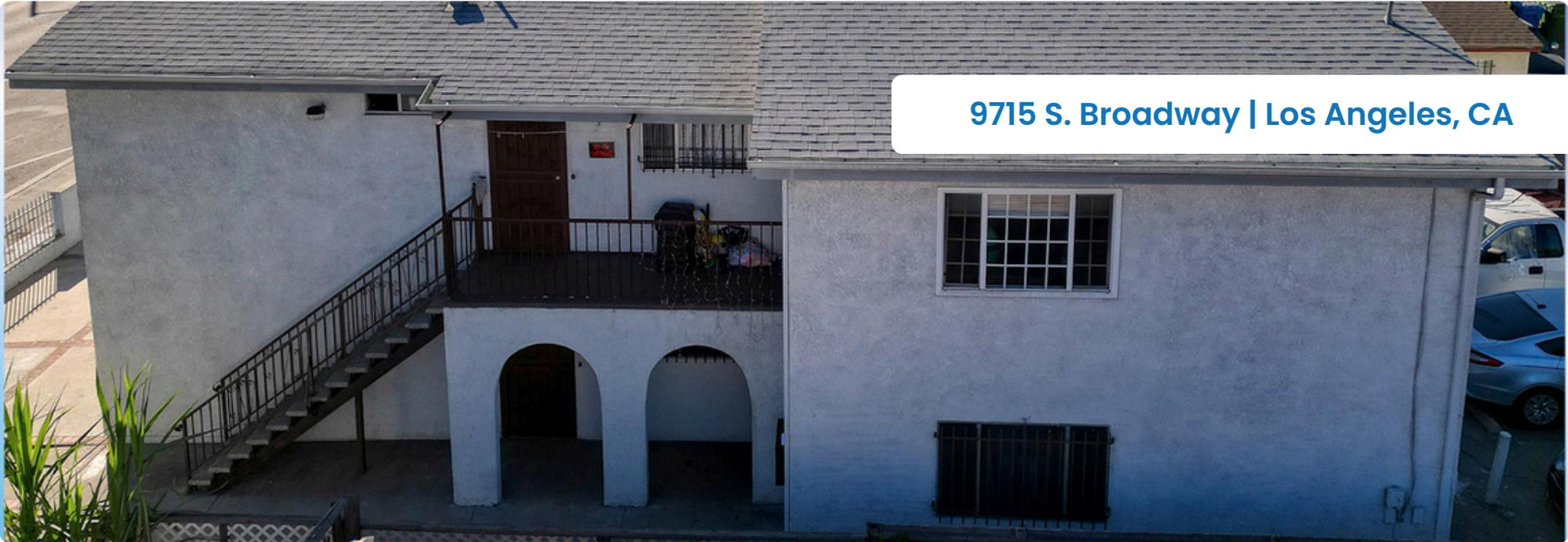
CAP Rate: 8.02%  
GRM: 9.52



Plenty of Onsite  
Parking



Separately Metered for  
Electricity and Gas



9715 S. Broadway | Los Angeles, CA



9715 S. Broadway | Los Angeles, CA



# AERIAL MAP

9715 S. Broadway | Los Angeles, CA



# PARCEL MAP

9715 S. Broadway | Los Angeles, CA

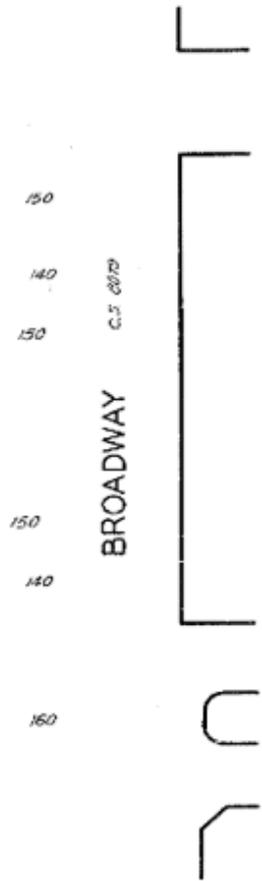
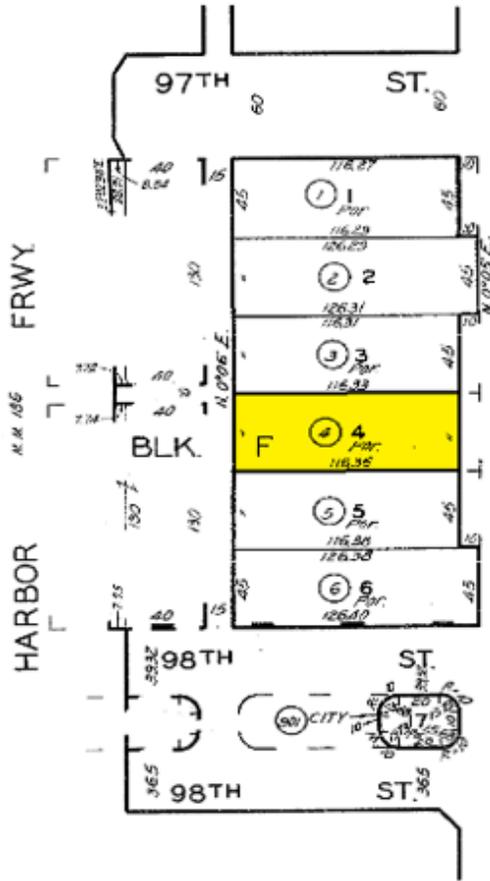
6053 | 12  
SCALE 1" = 60'

1995

880461152-85 2/27/85 REVISED  
9-2-85  
10-4-85  
700520002  
700630209  
950216



CODE  
8835



MONETA AVENUE HOME TRACT  
M.B. 11 - 58

TRACT NO. 9191  
M.B. 174 - 43 - 46

FOR PREV. ASSM'T. SEE: 603-12 & 18

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

# FINANCES

9715 S. Broadway | Los Angeles, CA

## RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	3 + 1	\$2,895	\$2,895
2	3 + 1	\$2,500	\$2,895
3	3 + 1	\$1,900	\$2,895
4	3 + 1	\$1,900	\$2,895

## ESTIMATED ANNUAL EXPENSES

Property Taxes	\$12,467
New Insurance Quote	\$2,500
Utilities	\$4,800
Repairs & Maintenance	\$3,000
<b>TOTAL EXPENSES</b>	<b>\$22,767</b>

## FINANCING

Loan Amount	\$787,500
Loan Type	30 Years
Interest Rate	7.25%
Annual Debt Service	\$65,063

# FINANCES

9715 S. Broadway | Los Angeles, CA

## ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$9,195		\$11,580
Laundry & Other Income		\$0		\$0
Total Scheduled Gross Income		\$110,340		\$138,960
Less: Vacancy Allowance	3%	\$3,310	3%	\$4,169
Effective Gross Income		\$107,030		\$134,791
Less: Expenses		\$22,767		\$22,767
Net Operating Income		\$84,262		\$112,024
Less: Debt Service		\$65,063		\$65,063

**PRE-TAX CASH FLOW**      7.31%      \$19,199      **17.89%**      **\$46,961**

## UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
4	3 + 1	\$1,900-\$2,895	\$9,195	\$11,580

**MONTHLY TOTALS**      **\$9,195**      **\$11,580**

## PROPERTY SUMMARY

Price	\$1,050,000
Down Payment	\$262,500
Loan Amount	\$787,500
Number of Units	4 Units
Price/Unit	\$262,500
Price/SF	\$337
Cash on Cash %	7.31%
<b>COC Pro Forma</b>	<b>17.89%</b>
Cap Rate	8.02%
<b>Cap Rate (Proforma)</b>	<b>10.67%</b>
GRM	9.52
<b>GRM (Proforma)</b>	<b>7.56</b>
Year Built	1990
Square Feet	3,118 Sq. Ft.
Lot Size	5,202 Lot Size

# ABOUT LOS ANGELES

Los Angeles remains the economic engine of Southern California, with a deep job base and constant housing demand. The ownership gap remains wide, supporting a large, consistent renter pool and long-term rental demand.

Los Angeles buildings built before October 1, 1978 are generally subject to RSO, the Rent Stabilization Ordinance. This is the City of Los Angeles rent control rule set that can limit annual rent increases and add notice and process requirements for covered units, which can impact how quickly operators execute a rent plan and how predictable cash flow changes feel over time.

This market's scale, employment diversity, and ongoing infill growth help sustain renter demand and support stable occupancy for well-positioned multi-family assets.

9715 S. Broadway | Los Angeles, CA



## DEMOGRAPHICS

\$81,939

MEDIAN HH INCOME

\$921,200

MEDIAN PROPERTY VALUE

3,878,704

POPULATION

37.2

MEDIAN AGE

# CONTACT US

9715 S. Broadway | Los Angeles, CA



**KRISTOPHER GERMAN**

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021



**DEEPEN SHAH**

626.427.0798

dshah@theapartmentdealer.com

LIC: CA 02069977

17

Years of Experience

400+

Number of total transactions closed

\$550M+

Value of Transactions Closed

3,000+

Number of Multi-Family Units Sold

TheApartmentDealer.com

Follow us @theapartmentdealer



YouTube