

1326-1332 West 35th Place

OFFERING MEMORANDUM

1326-1332 West 35th Place
Los Angeles, CA 90007

Stephen Bethel
Frazier Capital
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
All Prestige Realty Inc.
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586



1326-1332 West 35th Place

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

06 Company Profile

Advisor Profile

02 Location

Location Summary
Local Business Map

03 Property Description

Property Features
Parcel Map
Floor Plan
Zoning Map
Property Images

04 Rent Roll

Excel

05 Financial Analysis

Income & Expense Analysis

Frazier Capital



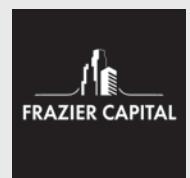
Stephen Bethel

Frazier Capital
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276



Jing (Phoebe) Gao

All Prestige Realty Inc.
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586



Brokerage License No.: 01242276
<https://fraziercapital.com/>

All materials and information received or derived from Frazier Capital, directors, officers, agents, advisors, affiliates and or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Frazier Capital, directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Frazier Capital will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Frazier Capital makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Frazier Capital does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be checked with the city or county.

Stephen Bethel

LIC ID #01242276

sbethel@fraziercapital.com

P: 213-439-9956 x 102

F: 213-439-9957

US Bank Tower

633 West 5th Street, Suite 5870

Los Angeles, CA 90071



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoebealtor@yahoo.com
07908472 | 02062586

BROKER OF RECORD 633 West 5th Street , Suite 5870 | Los Angeles, CA 90071| DRE# 01242276
Frazier Capital
US Bank Tower, 633 West 5th Street, Suite 5870, Los Angeles, CA 90071

Disclaimer | 1326-1332 West 35th Place

1326-1332 WEST 35TH PLACE

01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	1326-1332 West 35th Place Los Angeles CA 90007
COUNTY	Los Angeles
MARKET	Central Los Angeles
SUBMARKET	USC Market
BUILDING SF	21,528 SF
LAND SF	13,600 SF
LAND ACRES	0.312
NUMBER OF UNITS	12
YEAR BUILT	2024
APN	5040-005-017, 018
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$12,100,000
PRICE PSF	\$562.06
PRICE PER UNIT	\$1,008,333
OCCUPANCY	100.00%
NOI (CURRENT)	\$723,010
NOI (Pro Forma)	\$764,049
CAP RATE (CURRENT)	5.98%
CAP RATE (Pro Forma)	6.31%
CASH ON CASH (CURRENT)	5.98%
CASH ON CASH (Pro Forma)	6.29%
GRM (CURRENT)	11.60
GRM (Pro Forma)	10.90

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	63,445	576,533	1,258,629
2025 Median HH Income	\$55,103	\$58,977	\$65,029
2025 Average HH Income	\$76,875	\$84,570	\$96,807

- Fantastic opportunity to purchase a newly constructed 70 room student housing facility (including 4 ADUs) within a half mile proximity to USC with A+ Interior Buildouts compared to the competition, in amazing condition.
- The subject is a 12-unit, four-story, 2024-built co-living student housing apartment complex with a unit mix consisting of four bedroom, seven bedroom, and nine bedroom units exhibiting an average size of 1,794 square feet. It is operating as a fully furnished co-living apartment with 70 bedrooms leased individually on a per bedroom basis with a 308-square-foot average bedroom suite size. The project is leased as a fully furnished Co-Living apartment, on a per bedroom suite basis. The living room and dining room include sofas, tables, desks, chairs, fixtures, and furnishings. Unit amenities include central air conditioning, dishwasher, keyless entry, premium appliances, premium flooring, range hood, range/stove, refrigerator, in-unit washer/dryer and solar. Bedrooms include bed, dresser, desk, chair, etc.
- Cookware, dishware, silverware, cleaning supplies, soft goods and furnishings are not included in the sale price. Project amenities include secured access and security surveillance. Subject parking is comprised of 10 surface spaces. The subject is currently 100% occupied.



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

- The apartment was recently completed and is in new condition. The subject is about half a mile west of the University of Southern California and USC students are the primary demand segment. The subject has adequate access to the surrounding freeway system providing access throughout Los Angeles. The subject Co-Living design is based on the premise that each bedroom suite (with private bathroom) will be leased to an individual, who elects to live with 4 to 9 plus roommates. Private bathrooms are a desirable feature and leasing agent feedback is that monthly rents would be \$100 to \$150 higher than a bedroom with a shared bathroom. The subject is within the USC Patrol Zone (school police).
- The subject's interior layout has units with 4, 7, and 9 bedroom suites with private bathrooms. The bedroom suites are leased individually. Per AB 2097, the subject is not required to provide on-site parking because it is within a half-mile of a major transit stop. 10 on-site parking spaces are provided. Every floor in each unit has an in-unit washer/dryer.



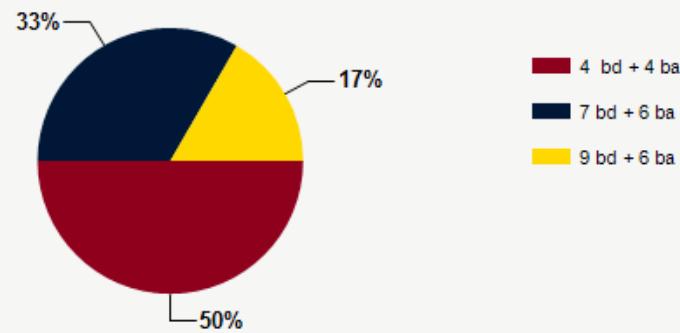
Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

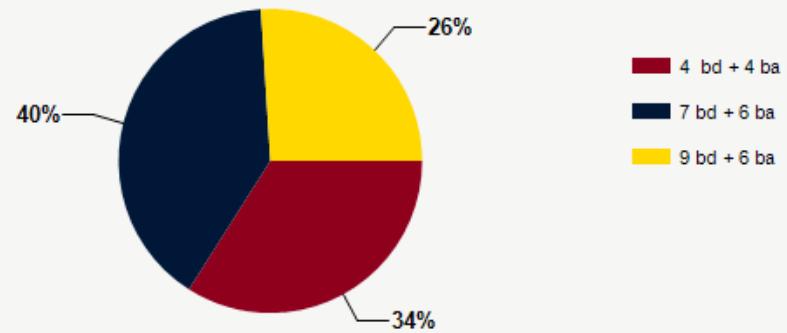
Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
4 bd + 4 ba	6	1,230	\$5,923	\$4.82	\$35,538	\$6,200	\$5.04	\$37,200
7 bd + 7 ba	4	2,153	\$9,339	\$4.34	\$37,356	\$9,800	\$4.55	\$39,200
9 bd + 9 ba	2	2,768	\$10,798	\$3.90	\$21,596	\$11,700	\$4.23	\$23,400
Totals/Averages	12	1,794	\$7,874	\$4.50	\$94,490	\$8,317	\$4.74	\$99,800

Notes: All bedrooms have their own bathroom.

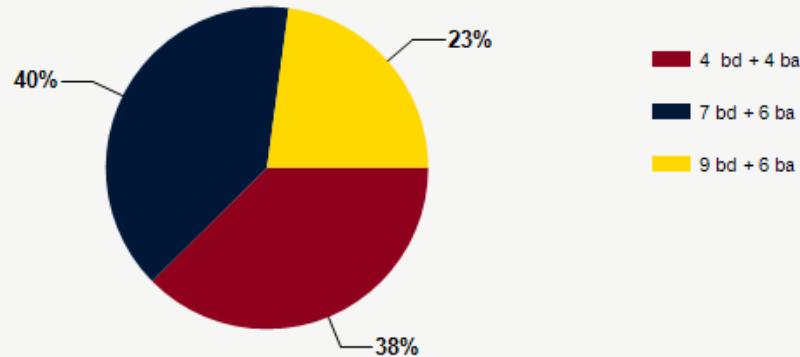
Unit Mix Summary



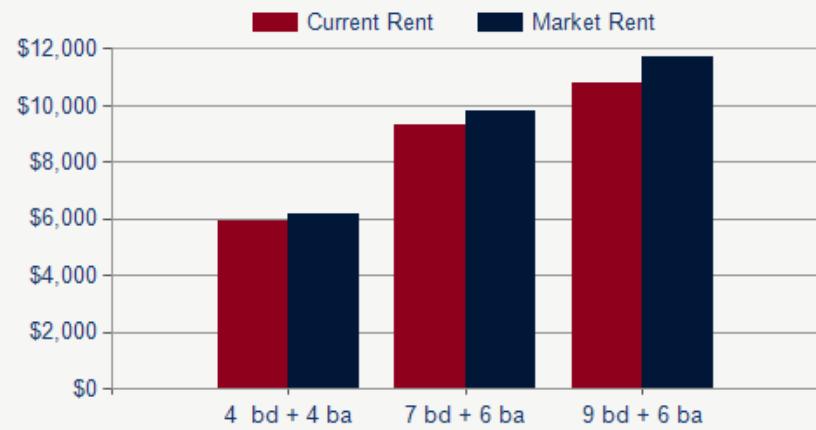
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

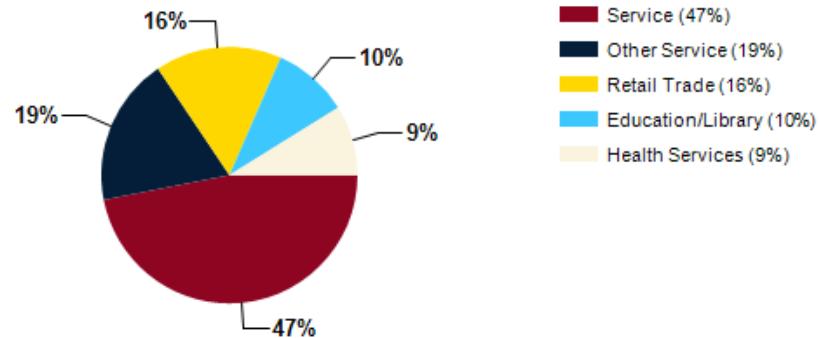
Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1326-1332 WEST 35TH PLACE

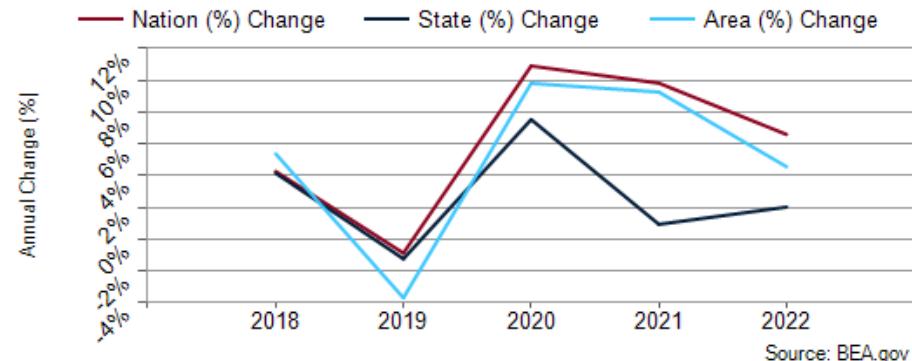
02 Location

Location Summary
Local Business Map

Major Industries by Employee Count



Los Angeles County GDP Trend



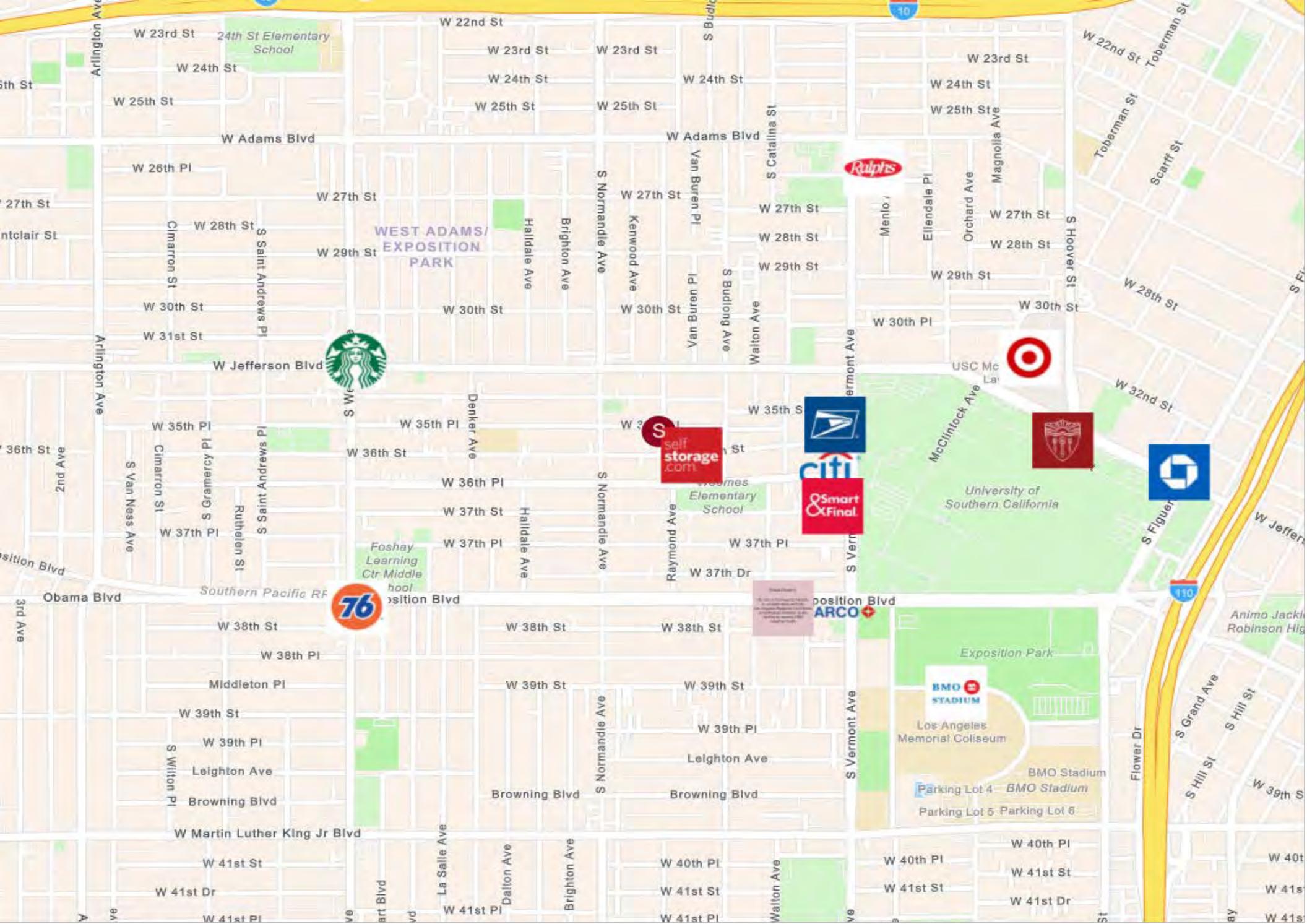
Largest Employers

County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Kaiser Permanente	44,769
Federal Government	44,600
State of California (Non-Education)	33,900
University of Southern California	23,227



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 020825586

03 Property Description

- Property Features
- Parcel Map
- Floor Plan
- Zoning Map
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	12
BUILDING SF	21,528
LAND SF	13,600
LAND ACRES	0.312
YEAR BUILT	2024
# OF PARCELS	Two
ZONING TYPE	RD1.5-1-CPIO
BUILDING CLASS	Excellent
TOPOGRAPHY	Level
LOCATION CLASS	Good
NUMBER OF STORIES	Four
NUMBER OF BUILDINGS	Four
NUMBER OF PARKING SPACES	10
PARKING RATIO	0.8/Unit
WASHER/DRYER	In Units

MECHANICAL

HVAC	Central Air
------	-------------

UTILITIES

WATER	RUBS
TRASH	RUBS
GAS	RUBS
ELECTRIC	RUBS
RUBS	YES

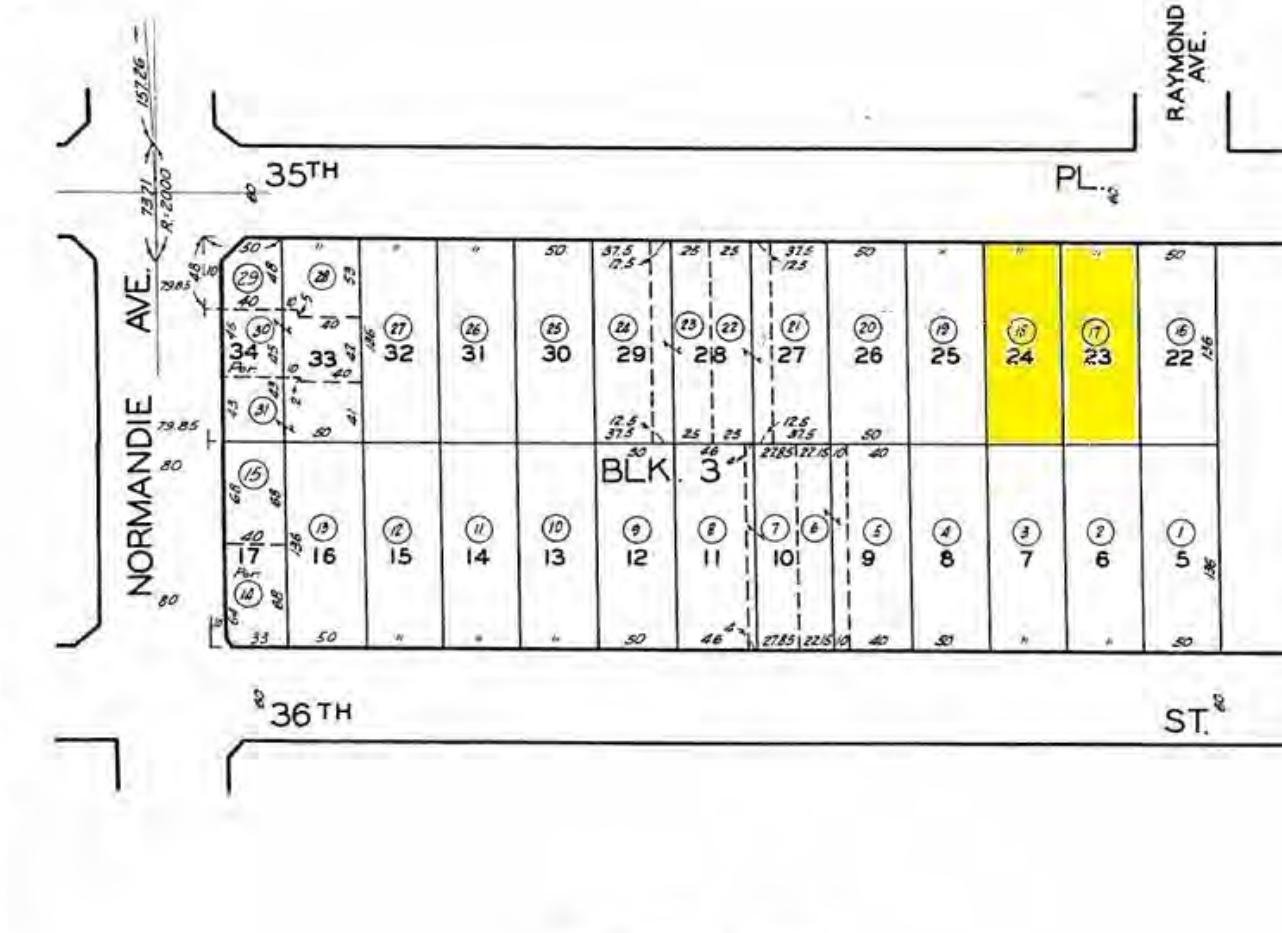
CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood Frame
EXTERIOR	Stucco
PARKING SURFACE	Pavers
ROOF	Built Up Composition Roof
STYLE	Modern
LANDSCAPING	Modern



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586



HOWES TRACT

M.R. 16-60

CODE
4

FOR PREV. ASSMT. SEE: 258-5

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1326 1/2 W 35TH PL

Unit layout

2640 Sq Ft / 245.3 Sq M

Common Space

Kitchen

9 Bedrooms

9 Bathrooms

RESIDENCE FEATURES

- Eat-in island
- Fully furnished
- Ceiling heights up to 9'
- Plenty of closet space
- All necessary amenities
- Custom doors and transoms throughout with custom, door handles and hinges



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1326 W 35TH PL

Unit layout

1584 Sq Ft / 147.2 Sq M

Common Space

Kitchen

4 Bedrooms

4 Bathrooms

RESIDENCE FEATURES

- Eat-in island
- Fully furnished
- Ceiling heights up to 9'
- Plenty of closet space
- All necessary amenities
- Custom doors and transoms throughout with custom, door handles and hinges



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1328 1/2 W 35TH PL

Unit layout

2640 Sq Ft / 245.3 Sq M

Common Space

Kitchen

9 Bedrooms

9 Bathrooms

RESIDENCE FEATURES

- Eat-in island
- Fully furnished
- Ceiling heights up to 9'
- Plenty of closet space
- All necessary amenities
- Custom doors and transoms throughout with custom, door handles and hinges



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1328 W 35TH PL

Unit layout

1584 Sq Ft / 147.2 Sq M

Common Space

Kitchen

4 Bedrooms

4 Bathrooms

RESIDENCE FEATURES

- Eat-in island
- Fully furnished
- Ceiling heights up to 9'
- Plenty of closet space
- All necessary amenities
- Custom doors and transoms throughout with custom, door handles and hinges



2 FLOOR



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1330 1/2 W 35TH PL

Unit layout

1629 Sq Ft / 151.3 Sq M

Common Space

Kitchen

7 Bedrooms

7 Bathrooms

RESIDENCE FEATURES

- Eat-in island
- Fully furnished
- Ceiling heights up to 9'
- Plenty of closet space
- All necessary amenities
- Custom doors and transoms throughout with custom, door handles and hinges



2 FLOOR

3 FLOOR

4 FLOOR



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1330 W 35TH PL

Unit layout

1629 Sq Ft / 151.3 Sq M

Common Space

Kitchen

7 Bedrooms

7 Bathrooms

RESIDENCE FEATURES

- Eat-in island
- Fully furnished
- Ceiling heights up to 9'
- Plenty of closet space
- All necessary amenities
- Custom doors and transoms throughout with custom, door handles and hinges



2 FLOOR

3 FLOOR

4 FLOOR



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1332 1/2 W 35TH PL

Unit layout

1629 Sq Ft / 151.3 Sq M

Common Space

Kitchen

7 Bedrooms

7 Bathrooms

RESIDENCE FEATURES

- Eat-in island
- Fully furnished
- Ceiling heights up to 9'
- Plenty of closet space
- All necessary amenities
- Custom doors and transoms throughout with custom, door handles and hinges



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1332 W 35TH PL

Unit layout

1629 Sq Ft / 151.3 Sq M

Common Space

Kitchen

7 Bedrooms

7 Bathrooms

RESIDENCE FEATURES

- Eat-in island
- Fully furnished
- Ceiling heights up to 9'
- Plenty of closet space
- All necessary amenities
- Custom doors and transoms throughout with custom, door handles and hinges



2 FLOOR

3 FLOOR

4 FLOOR



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586



LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF











































1326-1332 WEST 35TH PLACE

04 Rent Roll

Excel

Room	Unit	Tenant	Rent Per Mo	Deposit	Lease From	Lease To	Mkt Bed/Mo	Rent/Sq Ft	Mkt \$/Sq Ft/Mo	Actual \$/Sq Ft/Mo	Forecast vs Actual Variance
1	1326 W 35th PI FFL 2 - Rm 1	Shuang Wu	\$ 1,500	\$ 1,500	8/10/2025	7/25/2026	\$ 1,550				
2	1326 W 35th PI FFL 2 - Rm 2	Wenli Zeng	\$ 1,525	\$ 1,525	8/10/2025	7/25/2026	\$ 1,550				
3	1326 W 35th PI FFL 2 - Rm 3	Shaofeng Xu	\$ 1,565	\$ 1,565	8/10/2025	7/25/2026	\$ 1,550				
4	1326 W 35th PI FFL 2 - Rm 4	QIZE CUI	\$ 1,525	\$ 1,525	8/10/2025	7/25/2026	\$ 1,550				
4	Subtotal		\$ 6,115				\$ 6,200	1,230	\$ 5.04	\$ 4.97	1.4%
1	1326 1/2 W 35th PI FFL 3 - Rm 1	Yi Tang	\$ 1,299	\$ 1,358	8/10/2024	7/25/2026	\$ 1,300				
2	1326 1/2 W 35th PI FFL 3 - Rm 2	Siri V. Rayapati	\$ 1,100	\$ 1,100	7/25/2025	12/26/2025	\$ 1300				
3	1326 1/2 W 35th PI FFL 3 - Rm 3	Qingsong Bu	\$ 1,325	\$ 1,325	8/19/2025	7/25/2026	\$ 1300				
4	1326 1/2 W 35th PI FFL 3 - Rm 4	Zeyu Shangguan	\$ 1,378	\$ 1,428	8/10/2024	7/25/2026	\$ 1300				
5	1326 1/2 W 35th PI FFL 4 - Rm 1	sarang Jeong	\$ 1,099	\$ 1,099	2/18/2025	2/28/2026	\$ 1300				
6	1326 1/2 W 35th PI FFL 4 - Rm 2	Mingzhe Ruan	\$ 1,325	\$ 1,325	7/25/2025	1/26/2026	\$ 1300				
7	1326 1/2 W 35th PI FFL 4 - Rm 3	WENQIAN LONG	\$ 1,349	\$ 1,349	8/10/2025	7/25/2026	\$ 1300				
8	1326 1/2 W 35th PI FFL 4 - Rm 4	Kun Qi	\$ 1,325	\$ 1,325	7/25/2025	7/25/2026	\$ 1300				
9	1326 1/2 W 35th PI FFL 4 - Rm 5	Weilun Qiu	\$ 1,325	\$ 1,000	8/20/2024	7/25/2026	\$ 1300				
9	Subtotal		\$ 11,525				\$ 11,700	2,768	\$ 4.23	\$ 4.16	1.5%
1	1326 1/4 W 35th PI FFL 1 - Rm 1	Qixuan Chen	\$ 1,475.00	\$ 1,525	8/10/2025	7/25/2026	\$ 1,550.00				
2	1326 1/4 W 35th PI FFL 1 - Rm 2	Ziheng Dong	\$ 1,475	\$ 1,475	8/10/2025	7/25/2026	\$ 1550				
3	1326 1/4 W 35th PI FFL 1 - Rm 3	Yihan Xiong	\$ 1,475	\$ 1,475	8/10/2025	7/25/2026	\$ 1550				
4	1326 1/4 W 35th PI FFL 1 - Rm 4	ShiZhuo Xu	\$ 1,425	\$ 1,475	8/10/2025	7/25/2026	\$ 1550				
4	Subtotal		\$ 5,850				\$ 6,200	1,230	\$ 5.04	\$ 4.76	6.0%
1	1328 W 35th PI FFL 2 - Rm 1	Rebecca Fang	\$ 1,500	\$ 1,500	8/10/2025	7/25/2026	\$ 1,550				
2	1328 W 35th PI FFL 2 - Rm 2	Linlan Ma	\$ 1,525	\$ 1,525	8/10/2025	7/25/2026	\$ 1550				
3	1328 W 35th PI FFL 2 - Rm 3	Yuxin Wei	\$ 1,565	\$ 1,615	8/10/2025	7/25/2026	\$ 1550				
4	1328 W 35th PI FFL 2 - Rm 4	Xiangyi Han	\$ 1,565	\$ 1,565	8/10/2025	7/25/2026	\$ 1550				
4	Subtotal		\$ 6,155				\$ 6,200	1,230	\$ 5.04	\$ 5.00	0.7%
1	1328 1/2 W 35th PI FFL 3 - Rm 1	Haley N. Kalogerou	\$ 1,100	\$ 1,100	6/1/2025	7/25/2026	\$ 1,300				
2	1328 1/2 W 35th PI FFL 3 - Rm 2	Daniel J. Boung	\$ 1,358	\$ 1,408	8/10/2024	7/25/2026	\$ 1300				
3	1328 1/2 W 35th PI FFL 3 - Rm 3	Guodong Ren	\$ 999	\$ 999	8/10/2025	7/25/2026	\$ 1300				
4	1328 1/2 W 35th PI FFL 3 - Rm 4	ARUNANCHAL KUMARI	\$ 1,049	\$ 1,049	8/14/2025	5/31/2026	\$ 1300				
5	1328 1/2 W 35th PI FFL 4 - Rm 1	KEVIN D. YOUNG	\$ 1,100	\$ 1,100	5/1/2025	4/30/2026	\$ 1300				
6	1328 1/2 W 35th PI FFL 4 - Rm 2	Chuanwei Qu	\$ 949	\$ 949	8/25/2025	7/25/2026	\$ 1300				
7	1328 1/2 W 35th PI FFL 4 - Rm 3	Xianlei Li	\$ 1,368	\$ 1,368	12/27/2024	7/25/2026	\$ 1300				
8	1328 1/2 W 35th PI FFL 4 - Rm 4	Tianyu Wang	\$ 999	\$ 999	8/20/2025	7/25/2026	\$ 1300				
9	1328 1/2 W 35th PI FFL 4 - Rm 5	Britney Supasanya	\$ 1,149	\$ 1,149	2/14/2025	12/26/2025	\$ 1300				
9	Subtotal		\$ 10,071				\$ 11,700	2,768	\$ 4.23	\$ 3.64	16.2%
1	1328 1/4 W 35th PI FFL 2 - Rm 1										
2	1328 1/4 W 35th PI FFL 2 - Rm 2										
3	1328 1/4 W 35th PI FFL 2 - Rm 3										
4	1328 1/4 W 35th PI FFL 2 - Rm 4										
4	Subtotal	Kaylee A. Young	\$ 5,996	\$ 6,046	8/10/2024	7/25/2027	\$ 6,200	1,230	\$ 5.04	\$ 4.87	3.4%
1	1330 W 35th PI FFL 2 - Rm 1	Kuo Liu	\$ 1,149	\$ 1,149	5/30/2025	5/29/2026	\$ 1,400				



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

2	1330 W 35th PI FFL 2 - Rm 2	Weihao Sun	1,359	1,359	8/10/2025	7/25/2026		1400
3	1330 W 35th PI FFL 2 - Rm 3	kaiqi Bei	1,369	1,369	8/10/2025	7/25/2026		1400
4	1330 W 35th PI FFL 3 - Rm 1	Eric J. Argueta	1,019	1,019	8/7/2025	7/25/2026		1400
5	1330 W 35th PI FFL 4 - Rm 1	Zihao Qian	1,359	1,359	8/10/2025	7/25/2026		1400
6	1330 W 35th PI FFL 4 - Rm 2	Junjun Liu	1,149	1,149	8/10/2025	12/26/2025		
6	1330 W 35th PI FFL 4 - Rm 2	Tianchang Liu	1,220	1,220	1/5/2026	7/25/2026		1400
7	1330 W 35th PI FFL 4 - Rm 3	Minghua Tan	1,149	1,149	8/10/2025	7/25/2026		1400
7	Subtotal		\$ 9,773				\$ 9,800	2,153
1	1330 1/2 W 35th PI FFL 2 - Rm 1	Zhixuan Zhao	\$ 1,339	\$ 1,339	8/10/2025	7/25/2026	\$ 1,400	
2	1330 1/2 W 35th PI FFL 2 - Rm 2	AICHEN LIN	1,149	1,149	8/10/2025	7/25/2026	1400	
3	1330 1/2 W 35th PI FFL 2 - Rm 3	Yazhi Zheng	1,339	1,339	8/10/2025	7/25/2026	1400	
4	1330 1/2 W 35th PI FFL 3 - Rm 1	Renzhi Li	1,349	1,349	8/10/2025	7/25/2027	1400	
5	1330 1/2 W 35th PI FFL 4 - Rm 1	Xiyi Zuo	1,149	1,149	8/10/2025	7/25/2026	1400	
6	1330 1/2 W 35th PI FFL 4 - Rm 2	HAIYU LI	1,379	1,379	8/10/2024	7/25/2026	1400	
7	1330 1/2 W 35th PI FFL 4 - Rm 3	Jie Wu	1,379	1,379	8/10/2024	7/25/2026	1400	
7	Subtotal		\$ 9,083				\$ 9,800	2,153
1	1330.25 W 35th PI FFL 2 - Rm 1	Tzuhung Lin	\$ 1,500	\$ 1,500	8/10/2025	12/26/2025	\$ 1,550	
	1330.25 W 35th PI FFL 2 - Rm 1	Chaela E. Geurink	1,370	1,370	1/5/2026	7/25/2026	1550	
2	1330.25 W 35th PI FFL 2 - Rm 2	Tyler A. Kam	1,550	1,550	8/10/2025	12/26/2025	1550	
	1330.25 W 35th PI FFL 2 - Rm 2	Lara Mavinkurve	1,330	1,330	1/5/2026	7/25/2026	1550	
3	1330.25 W 35th PI FFL 2 - Rm 3	ChihHsiang Chiu	1,425	1,425	8/10/2025	12/26/2025	1550	
	1330.25 W 35th PI FFL 2 - Rm 3	Parisa Shariff	1,330	1,330	1/5/2026	7/25/2026	1550	
4	1330.25 W 35th PI FFL 2 - Rm 4	Rhea Mehta	1,550	1,550	8/10/2024	3/31/2025	1550	
	1330.25 W 35th PI FFL 2 - Rm 4	YuCian Hong	1,300	1,300	4/16/2025	12/26/2025	1550	
	1330.25 W 35th PI FFL 2 - Rm 4	Kelly W. Teguh	1,370	1,370	1/5/2026	7/25/2026	1550	
4	Subtotal (January 2026-July 2026)		\$ 5,400				\$ 6,200	1,230
1	1332 W 35th PI FFL 2 - Rm 1	Mao Li	\$ 1,339	\$ 1,339	8/10/2025	5/26/2026	\$ 1,400	
2	1332 W 35th PI FFL 2 - Rm 2	YU XIA	1,359	1,359	8/10/2025	7/25/2026	1400	
3	1332 W 35th PI FFL 2 - Rm 3	Ruiyang Liu	1,369	1,369	8/10/2025	12/26/2025	1400	
4	1332 W 35th PI FFL 3 - Rm 1	Haochen Song	1,349	1,349	8/10/2025	7/25/2026	1400	
5	1332 W 35th PI FFL 4 - Rm 1	Zheyu Deng	1,359	1,359	8/10/2025	7/25/2026	1400	
6	1332 W 35th PI FFL 4 - Rm 2	Josue Joel Argueta	1,349	1,080	7/21/2025	7/25/2026	1400	
7	1332 W 35th PI FFL 4 - Rm 3	Shaoyu Pei	1,458	2,916	8/10/2024	7/25/2026	1400	
7	Subtotal		\$ 9,582				\$ 9,800	2,153
1	1332 1/2 W 35th PI FFL 2 - Rm 1	KAN R. FELICIA	\$ 1,100	\$ 1,100	4/18/2025	7/25/2026	\$ 1,400	
2	1332 1/2 W 35th PI FFL 2 - Rm 2	Mingdi Luo	1,359	1,235	1/6/2025	7/25/2026	1400	
3	1332 1/2 W 35th PI FFL 2 - Rm 3	Jiatai Lin	1,369	1,369	8/10/2025	7/25/2026	1400	
4	1332 1/2 W 35th PI FFL 3 - Rm 1	Yiyan Sui	1,150	1,150	8/22/2025	7/25/2026	1400	
5	1332 1/2 W 35th PI FFL 4 - Rm 1	Weijia Yan	1,359	1,388	8/10/2024	7/25/2026	1400	
6	1332 1/2 W 35th PI FFL 4 - Rm 2	Yuhui Shi	1,379	1,379	8/10/2025	12/26/2025	1400	
7	1332 1/2 W 35th PI FFL 4 - Rm 3	Weichen Lin	1,379	1,478	8/15/2024	7/25/2026	1400	
7	Subtotal		\$ 9,095				\$ 9,800	2,153
1	1332 1/4 W 35th PI FFL 1 - Rm 1	Pengfa Zhai	\$ 1,399	\$ 1,399	8/10/2025	12/26/2025	\$ 1,550	
2	1332 1/4 W 35th PI FFL 1 - Rm 2	Korbin E. Brown	1,500	1,550	8/10/2024	7/25/2026	1550	
3	1332 1/4 W 35th PI FFL 1 - Rm 3	Bernd Hofmann	1,445	1,445	8/10/2025	12/26/2025	1550	
4	1332 1/4 W 35th PI FFL 1 - Rm 4	Tatum A. Brown	1,445	1,445	8/10/2025	7/25/2026	1550	

4	Subtotal	\$ 5,789	\$ 6,200	1,230	\$ 5.04	\$ 4.71	7.1%
70	Monthly	<u>\$ 94,434</u>	<u>\$ 99,800</u>	<u>21,528</u>	<u>\$ 4.64</u>	<u>4.39</u>	<u>5.7%</u>
	Annual	<u>\$1,133,208</u>	<u>1,197,600</u>				
	Low 4 Unit	\$ 5,400	\$ 6,200	\$ 5.04	\$ 4.39	14.8%	
	High 4 Unit	6,155		5.04	5.00	0.7%	
	Average 4 Unit	5,884		5.04	4.78	5.4%	
	Median 4 Unit	5,923		5.04	4.82	4.7%	
	Low 7 Unit	\$ 9,083	\$ 9,800	4.55	4.22	7.9%	
	High 7 Unit	9,773		4.55	4.54	0.3%	
	Average 7 Unit	9,383		4.55	4.36	4.4%	
	Median 7 Unit	9,339		4.55	4.34	4.9%	
	Low 9 Unit	\$ 10,071	\$ 11,700	4.23	3.64	16.2%	
	High 9 Unit	11,525		4.23	4.16	1.5%	
	Average 9 Unit	10,798		4.23	3.90	8.4%	
	Median 9 Unit	10,798		4.23	3.90	8.4%	



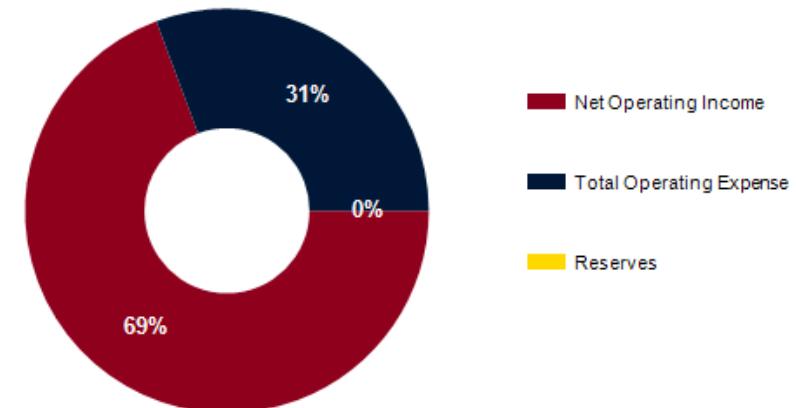
Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

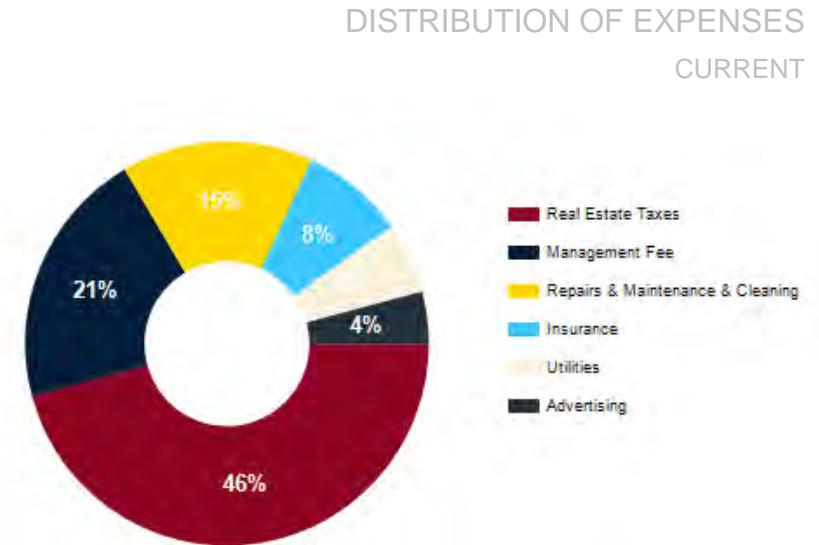
05 Financial Analysis

Income & Expense Analysis

INCOME	CURRENT	PRO FORMA		
Gross Scheduled Rent	\$1,133,208		\$1,197,600	
Parking	\$11,416	1.1%	\$13,884	1.3%
RUBS	\$63,678	6.1%	\$63,678	5.7%
Other Income (Move Out & Lease Transfer)	\$6,255	0.6%	\$6,255	0.6%
Concessions	(\$171,431)	-16.4%	(\$171,431)	-15.4%
Gross Potential Income	\$1,043,126		\$1,109,986	
Collection Loss				-1.00%
Effective Gross Income	\$1,043,126		\$1,098,010	
Less Expenses	\$320,116	30.68%	\$333,961	30.41%
Net Operating Income	\$723,010		\$764,049	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$146,674	\$12,223	\$146,674	\$12,223
Insurance	\$26,500	\$2,208	\$30,744	\$2,562
Management Fee	\$66,362	\$5,530	\$68,263	\$5,689
Advertising	\$13,300	\$1,108	\$13,300	\$1,108
Repairs & Maintenance & Cleaning	\$49,062	\$4,089	\$49,062	\$4,089
Administration			\$7,700	\$642
Utilities	\$18,218	\$1,518	\$18,218	\$1,518
Total Operating Expense	\$320,116	\$26,676	\$333,961	\$27,830
Reserves			\$3,000	\$250
Expense / SF	\$14.87		\$15.51	
% of EGI	30.68%		30.41%	



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoebe@realtor@yahoo.com
01908472 | 02082586

06 Company Profile

Advisor Profile



Stephen Bethel
National Director

Mr. Bethel is the National Director of Frazier Capital. He received his BA in Economics from Occidental College in Los Angeles and a Masters in Management, Economics and Politics (MEP) from St. Andrews University, Scotland as well as a second masters in International Finance from Glasgow University, Scotland.

Active in the brokerage and valuation profession for over 30 years, he has valued domestic and international businesses, commercial real estate investments, and industrial machinery and equipment as well as sold businesses and commercial real estate from Washington DC to California.

Mr. Bethel has written 10 books on valuing and selling all types of businesses and special use properties. He has been interviewed by NPR's Market Place and Bloomberg multiple times and continues to speak and provide training to a number of industry groups throughout the United States. Prior to entering the valuation and mergers and acquisition industry he was the Controller and CFO of a Multi-National low tech Medical Manufacturing Company.



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586



Jing (Phoebe) Gao
Director

Jing Gao (Phoebe) is an experienced commercial real estate broker with over a decade of experience, having worked with American and International clients throughout the world since 2012. She specializes in real estate investments and a wide range of commercial real estate from retail to large apartment complexes, and has successfully handled multimillion-dollar transactions, providing strategic guidance on acquisitions, sales and investment analysis both in California and throughout the United States.

Known for her professionalism and strong market knowledge, Phoebe is a trusted real estate expert to clients and she holds multiple professional designations.



Stephen Bethel
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276

Jing (Phoebe) Gao
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586

1326-1332 West 35th Place

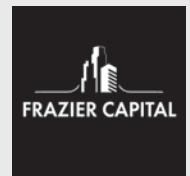
Frazier Capital



Stephen Bethel
Frazier Capital
National Director
(213) 439-9956
sbethel@fraziercapital.com
01242276



Jing (Phoebe) Gao
All Prestige Realty Inc.
Director
(626) 500-8908
phoeberealtor@yahoo.com
01908472 | 02082586



Brokerage License No.: 01242276
<https://fraziercapital.com/>