

OFFERING MEMORANDUM

# 1166 E 64TH ST

LOS ANGELES, CA 90001

 **Kidder  
Mathews**

# TABLE OF CONTENTS

01

EXECUTIVE  
SUMMARY

02

PROPERTY  
OVERVIEW

03

FINANCIALS

04

COMPARABLES

*Exclusively  
listed by*

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# EXECUTIVE SUMMARY



# WELL-POSITIONED MULTIFAMILY PROPERTY IN LA

We are pleased to present 1166 E 64th St, a well-positioned 4-unit multifamily property in Los Angeles, offered at an attractive 6.42% CAP and 10.06 GRM on current rents, with value-add potential to reach an 8.76% CAP and 7.90 GRM with 1 UNIT DELIVERED VACANT!

Located just east of the 110 Freeway, the property offers easy access to the Florence and Slauson Light Rail Stations, multiple Metro lines, and nearby neighborhoods including Huntington Park, Walnut Park, South Gate, and Maywood. It's also conveniently situated near Edison Middle School, Public Service Community High School, and Mary M. Bethune Park.

The property consists of two separate structures—a front triplex and a rear detached house—totaling 1,952 rentable square feet on a 4,836 SF LCR3YY-zoned lot. Built in 1958 and 1923, respectively, the buildings feature a unit mix of 3 two-bedrooms and 1 one-bedroom, with two units already renovated and 1 two-bedroom unit being delivered vacant at closing. The site also includes both covered and uncovered on-site parking, enhancing tenant appeal.

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

4

UNITS

LCR3YY

ZONING

1,952 SF

AVAILABLE



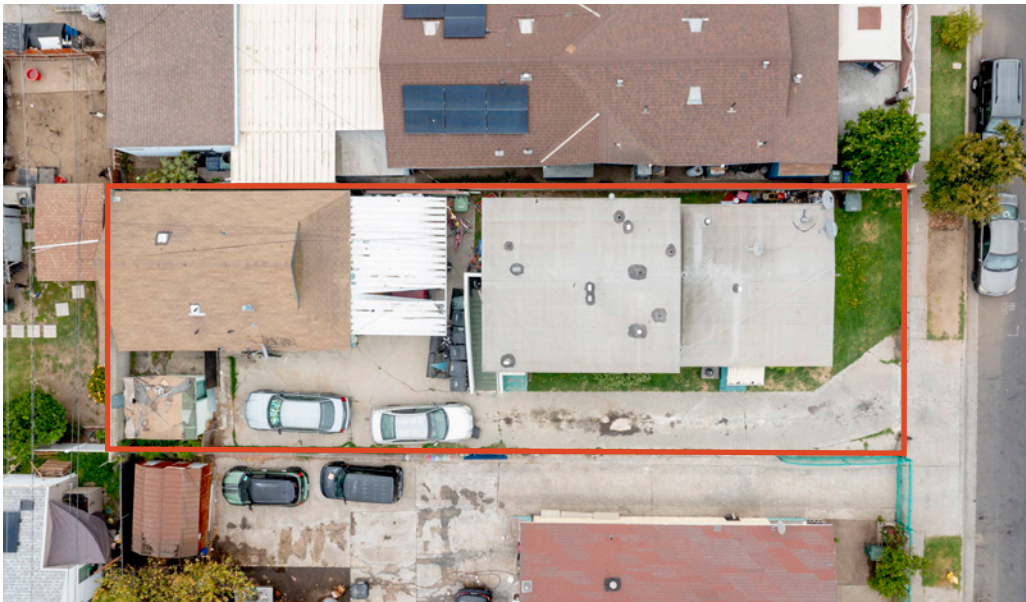
# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW

FLORENCE-GRAHAM

WEST RANCHO  
DOMINGUEZ

EDISON MIDDLE  
SCHOOL

1166 E  
64TH ST

DIEGO RIVERA  
HIGH SCHOOL

E 64TH ST

E GAGE AVE

# PROPERTY OVERVIEW





# FINANCIALS

*Section 03*

## FINANCIALS

# INVESTMENT SUMMARY

ADDRESS	1166 E 64th St Los Angeles, CA 90001
LIST PRICE	\$829,000
NUMBER OF UNITS	4
COST PER UNIT	\$207,250
CURRENT GRM	10.06
MARKET GRM	7.90
CURRENT CAP	6.42%
MARKET CAP	8.76%
YEAR BUILT	1958
LOT SIZE	4,836 SF
BUILDING SIZE	1,952 SF
PRICE/SF	\$425

*\$829K*

LIST PRICE

*6.42%*

CAP RATE



## FINANCIAL SUMMARY

### ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$82,416		\$105,000	
Less: Vacancy	-	0%	(\$3,150)	3%
Gross Operating Income	\$82,416		\$101,850	
Less: Expenses	(\$29,213)	35.4%	(\$29,213)	
<b>Net Operating Income</b>	<b>\$53,203</b>		<b>\$72,637</b>	

### ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1948% + S.A.)	\$12,234	\$12,234
Insurance - Estimate (\$1,400/Unit)	\$5,600	\$5,600
Maintenance/Repairs - Estimate (\$750/Unit)	\$3,000	\$3,000
Utilities - (Electric, Water, Gas) - Actual	\$7,478	\$7,478
Landscape & Gardening - Estimate (\$75/Mo)	\$900	\$900
<b>Estimated Total Expenses</b>	<b>\$29,213</b>	<b>\$29,213</b>
<b>Per Net SF</b>	<b>\$14.97</b>	<b>\$14.97</b>
<b>Expenses Per Unit</b>	<b>\$7,303</b>	<b>\$7,303</b>

### SCHEDULED INCOME

Unit	Beds/Baths	Notes	Current Rents	Market Rents
			Monthly Rent/Unit	Monthly Rent/Unit
1166	2BD + 1BA - Legacy		\$1,135	\$2,300
1166.5	2BD + 1BA - Renovated	Voucher/Low Income	\$2,200	\$2,300
1166.75	2BD + 1BA - Renovated	VACANT	\$2,300	\$2,300
1168	1BD + 1BA - Legacy		\$1,233	\$1,850
<b>Monthly Scheduled Gross Income</b>			<b>\$6,868</b>	<b>\$8,750</b>
<b>Parking Income</b>			-	-
<b>Laundry Income</b>			-	-
<b>Total Monthly Scheduled Gross Income</b>			<b>\$6,868</b>	<b>\$8,750</b>
<b>Annual Scheduled Gross Income</b>			<b>\$82,416</b>	<b>\$105,000</b>

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# COMPARABLES

*Section 04*

# 4-UNIT SALE COMPARABLES

	Property Address	Year Built	Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sale Date	Notes
	<b>1166 E 64TH ST</b> Los Angeles, CA 90001	1958	4	1,952	4,836	\$82,416	\$425	\$207,250	10.06	6.42%	\$829,000	SOON	(4) 2BD+1BA. (2) Units Renovated. (2) Separate structures. (2) Carport spaces + uncovered parking.
<b>01</b>	<b>1321 E 48TH ST</b> Los Angeles, CA 90011	1922	4	2,292	4,989	\$108,000	\$434	\$248,750	9.21	7.06%	\$995,000	2/26/25	(1) 2BD+1BA & (3) 1BD+1BA. Delivered fully VACANT. Uncovered parking in rear + alley access.
<b>02</b>	<b>1341 E 59TH PL</b> Los Angeles, CA 90001	1923	4	1,580	4,746	\$66,553	\$475	\$187,500	11.27	5.77%	\$750,000	2/3/25	(2) 2BD+1BA, (1) 1BD+1BA & (1) Studio. (2) Separate Structures. Uncovered onsite parking. Midblock.
<b>03</b>	<b>6275 MENLO AVE</b> Los Angeles, CA 90044	1965	4	3,766	4,294	\$71,724	\$204	\$192,500	10.74	6.05%	\$770,000	1/28/25	(4) 2BD+1BA. (3) Carport + (1) 1-car garage. Alley access.
<b>04</b>	<b>735 E 43RD PL</b> Los Angeles, CA 90011	1959	4	2,592	5,122	\$104,400	\$309	\$200,000	7.66	8.48%	\$800,000	1/24/25	(4) 2BD+1BA. (3) Units delivered vacant. Uncovered parking in rear + alley access.
<b>05</b>	<b>628 E 76TH ST</b> Los Angeles, CA 90001	1939	4	2,520	5,738	\$100,800	\$391	\$246,250	9.77	6.65%	\$985,000	1/16/25	(1) 2BD+1BA. Delivered fully vacant. (3) Separate structures. No parking.
	<b>Average</b>						<b>\$363</b>	<b>\$215,000</b>	<b>9.73</b>	<b>6.80%</b>			

*Sale Comparables*

- 01 1321 E 48TH ST  
Los Angeles, CA 90011

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- 02 1341 E 59TH PL  
Los Angeles, CA 90001

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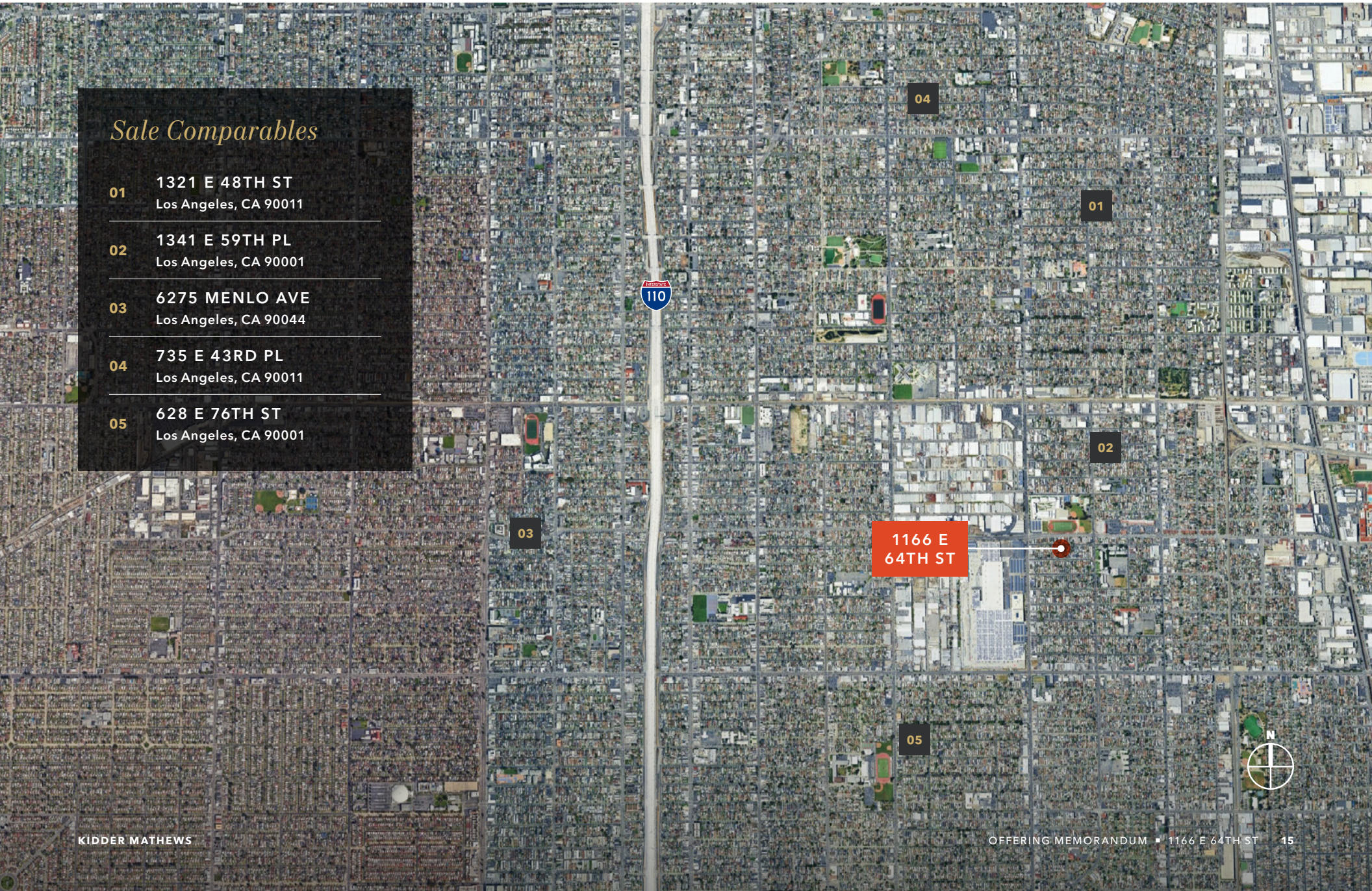
- 03 6275 MENLO AVE  
Los Angeles, CA 90044

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- 04 735 E 43RD PL  
Los Angeles, CA 90011

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- 05 628 E 76TH ST  
Los Angeles, CA 90001



1166 E  
64TH ST

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