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20-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

127 S. ST. ANDREWS PLACE
LOS ANGELES, CA 90004

OFFERING MEMORANDUM

EXECUTIVE SUMMARY



20-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY | 2
127 S. ST. ANDREWS PL., LOS ANGELES, CA 90004

Urban Real Estate is pleased to present a *once-in-a-generation 20-unit multifamily investment opportunity* in the vibrant core of Koreatown, Los Angeles.

Held by the same family trust for over three decades and **never before offered for sale**, this property represents a *unique chance to acquire a legacy asset* without the need for court approval.

With its *spacious lot, abundant parking, and irreplaceable location*, the property offers both *immediate stability and substantial long-term value-add potential*.

Property Summary

Address: 127 S. St. Andrews Place, Los Angeles, CA 90004

APN: 5516-022-017

Zoning: LAR3

Use Code: Multi-Family

Year Built: 1961

Number of Units: 20

Building Size: 14,520 SF

Lot Size: 14,201 SF

Parking: On-site parking (rare for Koreatown properties)

INVESTMENT HIGHLIGHTS

20-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY
127 S. ST. ANDREWS PL., LOS ANGELES, CA 90004



Primary



Building



Building



Building

◆ Rare Long-Held Family Asset

- First time on the market in **over 30 years** — owned and managed by the same family trust.
- **No court approval required**, ensuring a smooth and timely closing process.
- A truly **legacy Koreatown property** with strong historical occupancy and rental stability.

◆ Prime Koreatown Location

- Ideally located just south of Beverly Blvd and east of Western Ave — one of Koreatown's most desirable multifamily corridors.
- Walking distance to major amenities such as **The Line Hotel, H-Mart, CGV, Madang Plaza**, and multiple metro stations.
- Excellent access to **Downtown LA, Larchmont Village, and Hancock Park**

◆ Large Lot with Rare On-Site Parking

- Situated on a **14,201 SF** lot, providing **ample surface parking**, which is extremely rare for Koreatown multifamily properties.
- Zoning: **LAR3**, offering long-term **redevelopment or ADU/additional unit potential**.

◆ Strong Rental Demand & Upside Potential

- Located in a submarket with **3% vacancy rate** and consistent rent growth.
- Current rents are **below market**, providing **20–30% upside** through unit renovation and rent repositioning.
- Excellent opportunity for **value-add investors** seeking stable cash flow with long-term appreciation.

◆ Ideal for 1031 Exchange & Long-Term Hold

- Central LA location with strong demographics and walkable amenities.
- Consistent income-producing asset, ideal for **1031 exchange buyers, private investors, or owner-managers** seeking stable, inflation-hedged returns.

FINANCIAL INFO



Item	Amount (USD)	Notes
Asking Price	\$4,490,000	★ Major Price Reduction
Gross Income (2024 Actual)	\$321,427	Actual rent collected (incl. laundry)
Operating Expenses (2024 Adjusted)	(\$119,472)	Updated operating expenses (2024–2025 basis)
Net Operating Income (NOI)	\$201,955	Reflects updated OpEx & actual collections
CAP Rate (at \$4.49M)	4.5%	Based on revised NOI
GRM (Gross Rent Multiplier)	14.0x	$\$4,490,000 \div \$321,427$
Total Units	20	Primarily 1BR & 2BR layouts
Average Actual Rent/Unit	\$1,502	Current average monthly rent
Average Market Rent/Unit	\$1,951	Based on comparable comps (1-mile radius)
Average Market Rent/SF	\$2.41	Koreatown benchmark
Lot Size / Zoning	14,201 SF / LAR3	Redevelopment potential
Year Built	1961	Solid mid-century structure
Parking	On-site	Rare for Koreatown

Additional Note

2024 Actual income was recorded during a period when **2 units were vacant**. As of today, **1 unit remains vacant**, providing an immediate opportunity to stabilize income and increase NOI. Given the gap between actual rents (\$1,502/unit) and market rents (\$1,951/unit), the property offers meaningful **rent-roll upside** as units turn and lease to market.

AUGUST 2025: CURRENT RENT ROLL

No.	Name	bd	ba	sqft	Move-in	# Due	# Paid	Sec 8	Received	Last Increase	Notes
1	Lili Nguyen	2	2	1,050	07/01/18	\$647.40	\$647.40		1-Aug	1-Apr	Prorated to the 9th
2	Maria Quiachon	1	1	750	06/01/25	\$1,375.00	\$1,375.00		1-Aug		
3	Ye Suk Cha	1	1	750	11/01/92	\$1,755.00	\$197.00	\$1,558.00	1-Aug	1-Dec	Section 8 renter pays \$258
4	Michael Zee	1	1	750	08/01/07	\$1,381.98	\$1,381.98		1-Aug	1-Apr	
5	Aaron Lee (Manager)	1	1	750	02/26/23	\$700.00	\$700.00		1-Aug	26-Feb	Will receive \$1200 end of year
6	Chang W. Hahn/	2	2	1,050	08/06/08	\$1,834.00	\$531.00	\$1,303.00	4-Aug	1-Dec	Section 8 renter pays \$531
7	Elery Paz/	1	1	750	11/01/92	\$1,019.10	\$1,019.00		1-Aug	1-Apr	\$0.10 short
8	Nikita Udayakumar	1	1	750		\$1,750.00	\$1,750.00		4-Aug		
9	Argelia Vigder/Hugo Gomez	1	1	750	07/01/94	\$1,077.34	\$1,077.34		3-Aug	1-Apr	
10	Roosbeh Dadvand	1	1	750	05/01/16	\$1,679.06	\$1,679.06		1-Aug	1-Apr	
11	Van K Le (Mike)	1	1	750	01/13/11	\$1,419.30	\$1,419.30		1-Aug	1-Apr	
12	Vacant	1	1	750		\$1,950.00					Currently Vacant
12A	Leslie Sugawara/ Rene Martinez	1	1	750	09/02/17	\$1,398.67	\$1,398.67		1-Aug	1-Apr	
14	Silvia Vega	1	1	750	02/16/05	\$1,398.87	\$1,398.87		1-Aug	1-Apr	
15	Paula Lee	2	2	1,050	07/05/25	\$2,750.00	\$2,750.00		1-Aug		
16	Sandra Morales/ Jackie	1	1	750	11/01/09	\$1,351.08	\$1,351.08		4-Aug	1-Apr	
17	Lucy Roberts/ George	1	1	750	08/01/14	\$1,440.38	\$1,440.38		31-Jul	1-Apr	
18	Michelle Lee	1	1	750	02/11/25	\$900.00	\$900.00		1-Aug		
19	Julia Calderon	1	1	750	09/01/93	\$1,124.37	\$1,124.37		1-Aug	1-Apr	
20	Babara McGuire/ Darin Howard	2	2	1,050	07/01/18	\$3,101.72	\$3,101.72		1-Aug	1-Apr	
					TOTAL	\$ 30,053.28	\$25,242.17	\$2,685.00			

Market Rent Analysis & Upside Potential

- Market Survey (1-Mile Radius): Avg Rent ≈ \$ 1,951 / unit (\$ 2.41 / SF)
- Current Avg Rent: \$ 1,502 / unit (≈ 23–25 % below market)
- 16 of 20 units below market, showing strong rent-growth potential
- Vacancy Rate (K-Town): 4.9 %, reflecting high tenant demand
- Upside Scenario: Adjusting rents to market adds ≈ \$ 60–75 K/year, raising NOI to \$ 300 K + and achieving a Pro-Forma CAP ≈ 6 – 6.3 %

“With over 80 % of units renting below market and stable occupancy, this property offers a rare combination of steady income and exceptional upside.”

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	82,268	604,587	1,129,155
WHITE ALONE	14,782	161,488	325,774
BLACK ALONE	3,364	36,954	104,881
ASIAN ALONE	25,979	104,661	161,153
HISPANIC	27,043	220,171	378,342
MEDIAN AGE	38.4	37.5	37.6

HOUSING	1 MILE	3 MILES	5 MILES
HOUSING UNITS	39,072	288,189	533,780
OWNER OCCUPIED HOUSING UNITS	4,840	35,249	92,864
RENTER OCCUPIED HOUSING UNITS	30,990	224,013	385,589
VACANT HOUSING UNITS	3,242	28,927	55,327

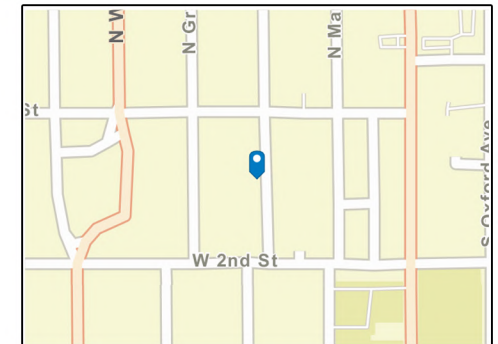
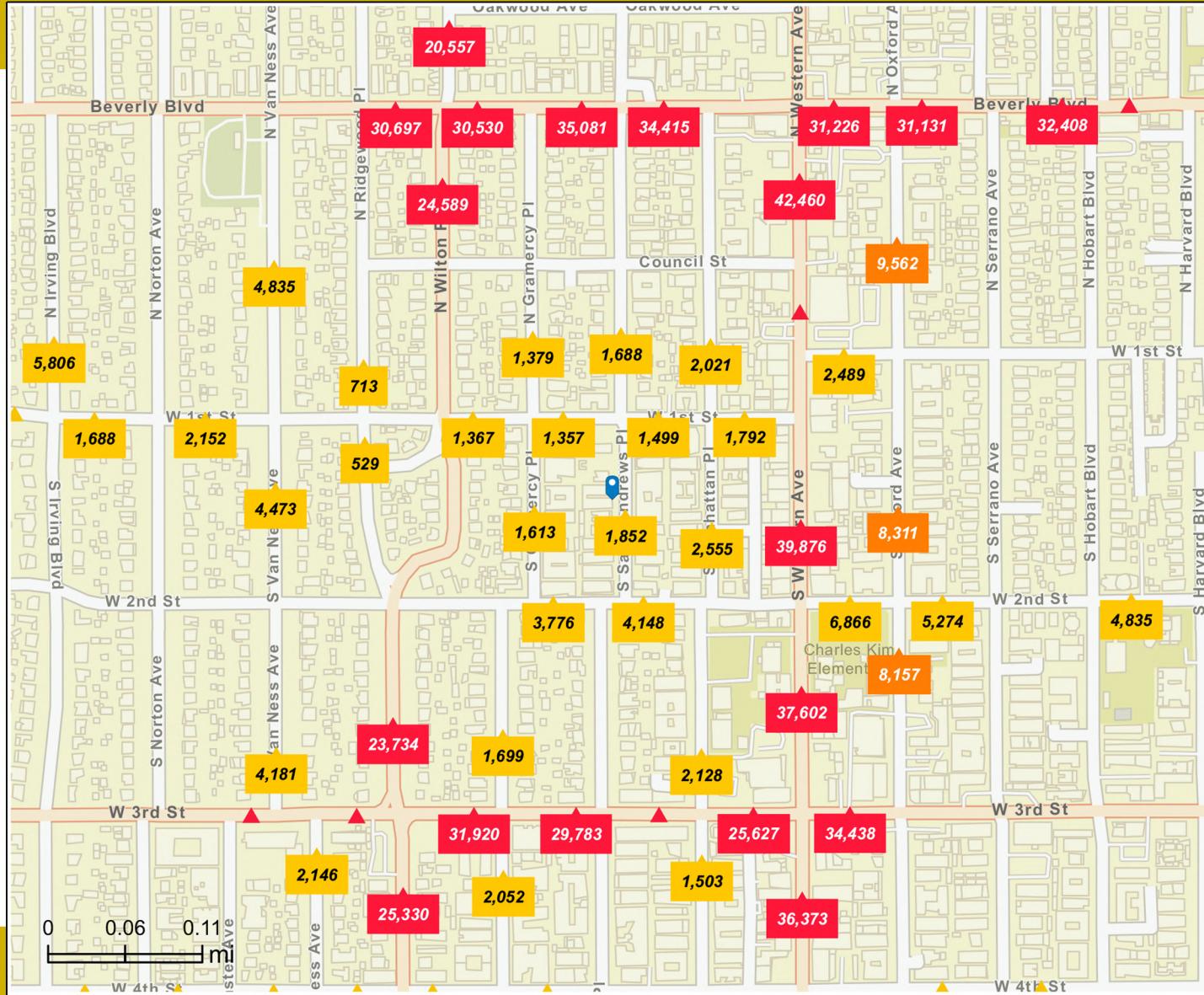
INCOME	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME	\$63,950	\$66,150	\$72,880
PER CAPITA INCOME	\$44,629	\$46,295	\$50,793
MEDIAN NET WORTH	\$22,326	\$21,157	\$31,199

BUSINESS	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	5,179	30,374	72,865
TOTAL EMPLOYEES	30,587	239,282	641,730

TRAFFIC COUNT

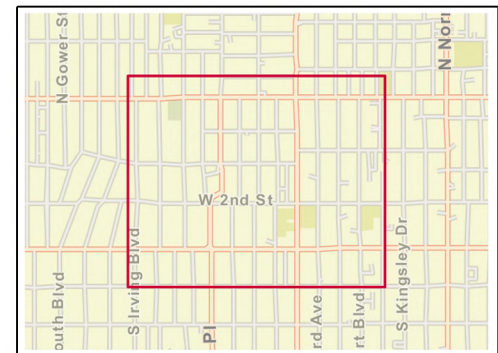
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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



OPERATING EXPENSES (2024 ACTUAL)

Category	Annual Expense (\$)	Notes
Cleaning & Maintenance	25,641.68	General janitorial & upkeep
Gardener	3,000.00	Regular landscaping
Pest Control	1,140.00	Monthly service
Insurance	3,000.00	Annual property policy
Legal / Professional Fees (AAGLA)	334.35	Membership / admin
Management Fee	500.00	On-site management
Office Expense	1,200.00	Administrative supplies
Repairs & Materials (labor + Home Depot)	9,400.00	Maintenance materials & contract labor
Property Tax (Adjusted)	56,125.00	Based on \$4.49M purchase
Utilities (LADWP, Gas, Trash)	16,426.82	Water, electricity, gas, trash
RSO Fee	1,358.80	Rent Stabilization Ordinance
SCEP Fee	775.00	Code Enforcement Fee
Misc. / Other	569.91	Minor items & rounding

Total Operating Expenses: \$119,471

Exceptionally Efficient Operating Profile

Updated annual operating expenses of approximately **\$119,472**, aligned to a **\$4,490,000 acquisition basis**, reflect a highly efficient operating structure. Core controllable categories—cleaning & maintenance, gardening, pest control, utilities, repairs, and administrative items—remain consistent with market norms and demonstrate disciplined operational management.

Strong NOI Foundation

With a stable and predictable expense framework calibrated to the **4.49M purchase basis**, the asset continues to deliver a strong NOI foundation. Recurring operational costs remain balanced and transparent, allowing investors to underwrite income performance with confidence and clarity.

Scalable Growth Potential

Because most operating expenses remain relatively stable as revenue increases, future rent growth and operational enhancements are expected to convert efficiently into NOI expansion. This leverage, combined with the **4.49M basis**, positions the property for stronger long-term cash flow, enhanced valuation upside, and improved refinance or exit potential.

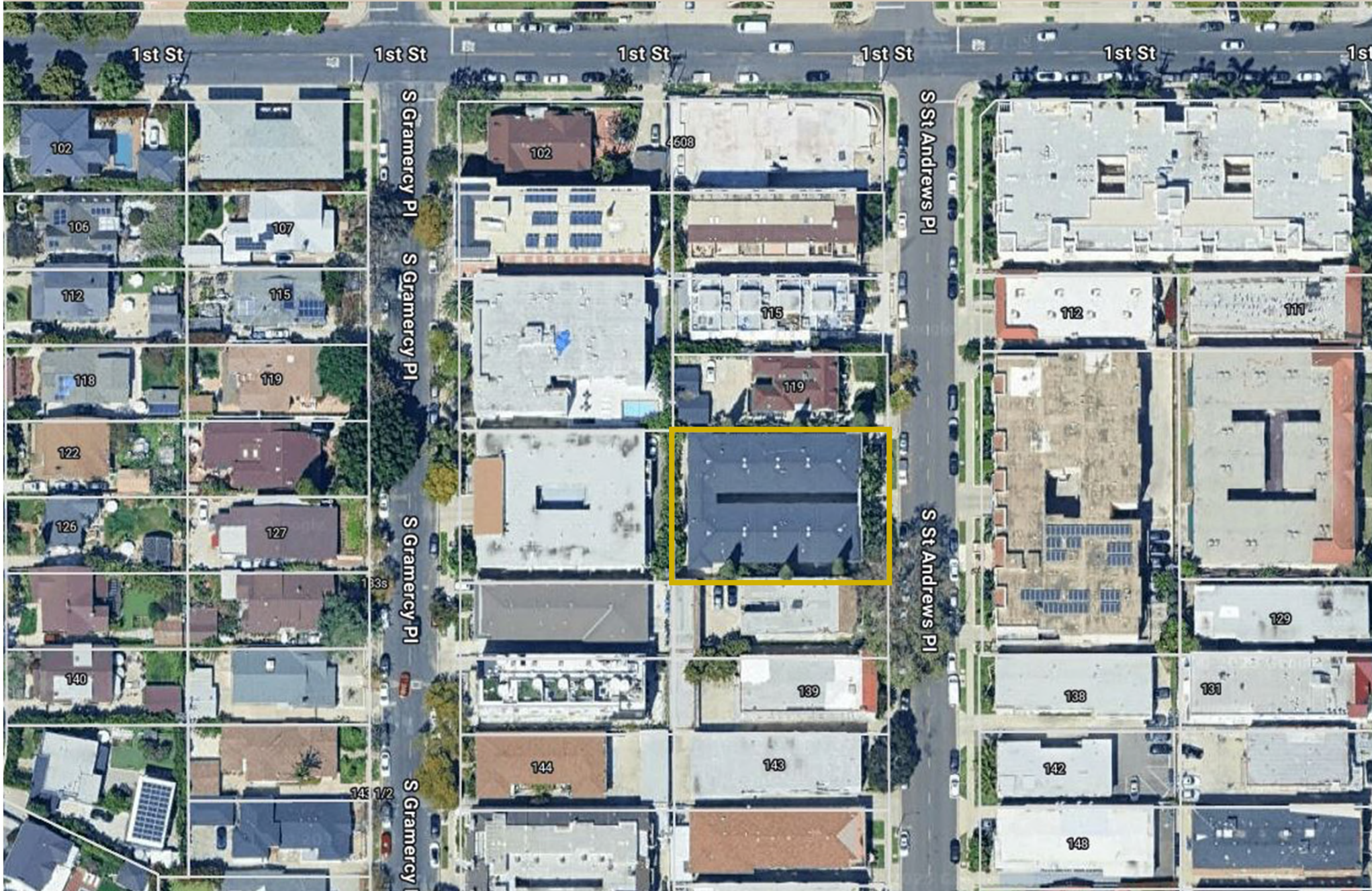
CONCLUSION

The offering of 127 S St. Andrews Place represents a rare opportunity to acquire a legacy Koreatown multifamily property that delivers long-term stability, operational efficiency, and measurable upside potential. Held by the same family trust for more than three decades and coming to market for the first time in over 30 years, this 20-unit apartment building provides immediate in-place cash flow with a current NOI of approximately \$201,955, reflecting a 4.5% cap rate at the newly reduced asking price of \$4.49 million. The property has maintained strong occupancy—currently 95%—supported by a historically consistent rent roll and an efficient operating profile.

Significant upside remains through natural turnover and rent repositioning, with current average rents of \$1,502 per unit compared to market averages near \$1,951. By capturing this rent gap, annual income could increase by \$60,000 to \$70,000, elevating NOI above the \$300,000 threshold and achieving a pro forma CAP rate in the 6.68% range, all while operating expenses remain stable.

With LAR3 zoning and a 14,201 SF lot, the property also offers long-term redevelopment or density expansion potential, providing additional strategic value in one of Los Angeles' most consistently high-demand rental markets. Combined, these factors position 127 S St. Andrews as a compelling investment for buyers seeking both durable cash flow and scalable future growth.

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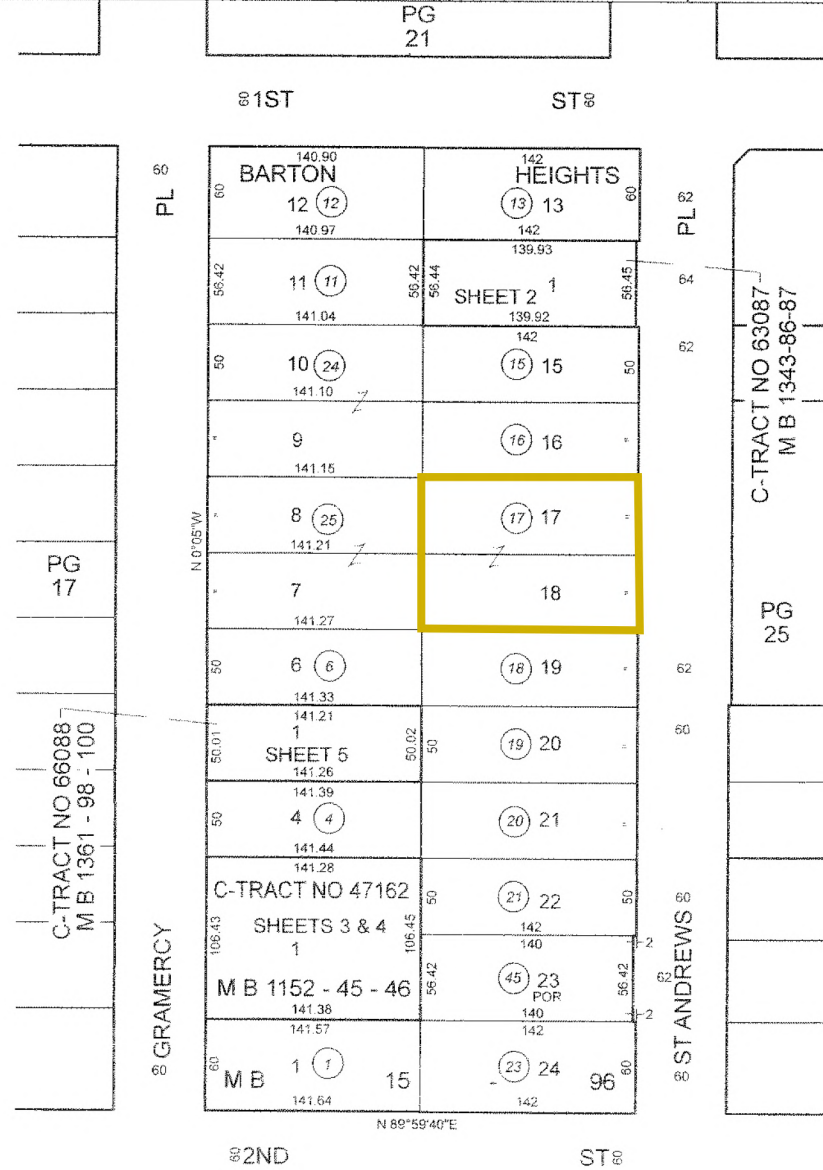


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MAPPING AND GIS
SERVICES
SCALE 1" = 80'





DISCLOSURE STATEMENT

All financial, rent, and expense information contained herein was **provided directly by the Seller** and is presented for informational purposes only.

Urban Real Estate and its agents have **not independently verified** the accuracy or completeness of such information and **make no representations or warranties** regarding its reliability.

Prospective buyers are **strongly encouraged to conduct their own due diligence** to verify all financial, physical, and legal aspects of the property prior to the close of escrow.

*All information is deemed reliable but not guaranteed.
Buyer to verify independently.*



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