

LYONSTAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

OFFERING MEMORANDUM

2112 TOBERMAN ST

LOS ANGELES, CA 90007 6 UNITS \$1,595,000

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PROPERTY INFORMATION

2112 Toberman St - Los Angeles, CA 90007

THE OFFERING



Situated in the vibrant USC Patrol Zone of Los Angeles, CA, 2112 Toberman Ave offers a remarkable investment opportunity. This multi-unit property comprises six well-appointed units, including a brand-new 3-Bed/3-Bath ADU that adds a modern touch to the portfolio. Priced aggressively at 10.85 GRM and 6.19% Cap rate, this property is the best income you'll find this close to campus.

The two recently renovated units stand ready for occupancy, providing immediate income potential or the chance to attract premium tenants. Located strategically near USC, Downtown LA, and major transit routes, this property ensures a steady flow of potential renters. The meticulous maintenance of the property guarantees a hassle-free ownership experience.



A standout feature of this investment is the brand-new ADU, offering four bedrooms and three bathrooms, perfect for contemporary living arrangements. This addition further enhances the property's appeal and rental potential. With significant potential for property appreciation over time, this investment promises both stability and long-term growth. Don't miss this rare opportunity to secure a promising investment in a dynamic and evolving neighborhood.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	2112 Toberman St Los Angeles, CA 90007
Total Units	6
Total Building Sqft.	4,633 SF
Total Lot Size	5,496 SF
Year Built	1961
Zoning	LA RD 2
APN	5124-014-010



INVESTMENT HIGHLIGHTS

- Best Cap Rate and GRM in the USC Patrol Zone
- Newly Built 3-Bed/3-Bath ADU highlights an attractive unit mix of (1) Studio, (3) 1-Bed/1-Bath, (1) 2-Bed/2-Bath and (1) 3-Bed/3-Bath ADU
- Going in at an 10.85 GRM and 6.19% Cap Rate, stabilizes at 8.12 GRM and 9.20% Cap Rate.
- Two Vacant and renovated units, ready for the owner to capitalize on the location.
- Perfect for Students, 2112 Toberman is steps from USC's Campus

PROPERTY PHOTOS

2112 Toberman St - Los Angeles, CA 90007

PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	2	2	\$1,545	\$2,995	
2	1	1	\$2,395	\$2,395	Vacant
3	1	1	\$1,000	\$2,395	
4	1	1	\$1,695	\$2,395	
5	-	1	\$1,121	\$1,695	
6	3	3	\$4,500	\$4,500	Vacant ADU
TOTALS			\$12,256	\$16,375	

FINANCIAL ANALYSIS ANALYSIS

Property Address 2112 Toberman St, Los Angeles			Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$1,595,000		Scheduled Gross Income:	\$147,072		\$196,500		
Down Payment:	35.0%	\$558,250	Vacancy Rate Reserve:	\$4,412	3%	*1	\$5,895	3%
Number of units:	6		Gross Operating Income:	\$142,660		\$190,605		
Cost per Unit:	\$265,833		Expenses:	\$43,891	30%	*1	\$43,891	22%
Current GRM:	10.85		Net Operating Income:	\$98,769		\$146,714		
Market GRM:	8.12		Loan Payments:	\$81,106		\$81,106		
Current CAP:	6.19%		Pre Tax Cash Flows:	\$17,663	3.16%	*2	\$65,608	11.75%
Market CAP:	9.20%		Principal Reduction:	\$11,400		\$11,400		
Year Built / Age:	1961		Total Return Before Taxes:	\$28,954	5.19%	*2	\$74,428	13.33%
Approx. Lot Size:	5,496							
Approx. Gross RSF:	4,633							
Cost per Net RSF:	\$344.27							

*1 As a percent of Scheduled Gross Income
*2 As a percent of Down Payment

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,036,750	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	6.80%	Fixed:	7				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$6,759	DCR:	1.22	1	2+2		\$1,545	\$1,545	\$2,995	\$2,995
Annualized Expenses				1	1+1	Vacant	\$2,395	\$2,395	\$2,395	\$2,395
*Estimated				1	1+1		\$1,000	\$1,000	\$2,395	\$2,395
New Taxes (New Estimated):	\$19,459			1	1+1		\$1,695	\$1,695	\$2,395	\$2,395
Maintenance (\$750/unit):	\$4,500			1	0+1		\$1,121	\$1,121	\$1,695	\$1,695
Insurance (\$.85/SF):	\$3,938			1	3+3+Den	Vacant ADU	\$4,500	\$4,500	\$4,500	\$4,500
Utilities (\$1200/unit/year):	\$7,200									
Landscaping (\$120/mo):	\$1,440									
Property Management (5%):	\$7,354									
Total Expenses:	\$43,891							\$12,256		\$16,375
Expenses as %/SGI	29.84%							\$0		\$0
Per Net Sq. Ft:	\$9.47							\$0		\$0
Per Unit	\$7,315							\$12,256		\$16,375
								\$147,072		\$196,500
								Gas & Electric		Rental Upside: 34%

SALE COMPARABLES

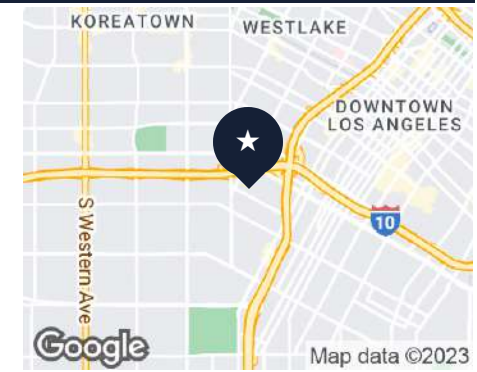
SALE COMPARABLES

SALE COMPS



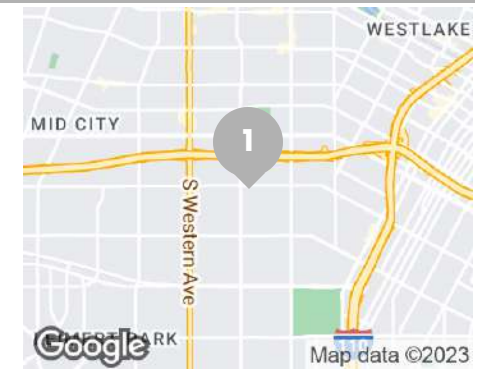
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2112 TOBERMAN ST
Los Angeles, CA 90007

Price:	\$1,595,000	Bldg Size:	4,633 SF
No. Units:	6	Cap Rate:	6.19%
Year Built:	1961	Price/SF:	\$344.27



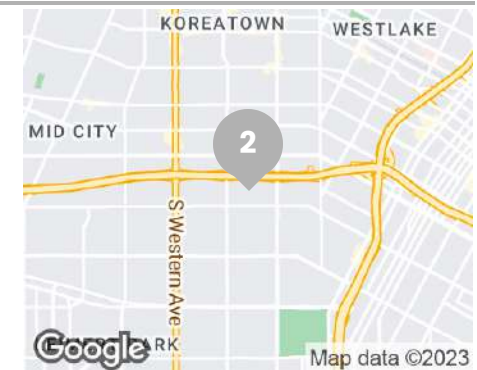
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2610 KENWOOD AVE
Los Angeles, CA 90007

Price:	\$2,500,000	Bldg Size:	7,012 SF
No. Units:	12	Year Built:	1924
Price/SF:	\$356.53		



2
1551 W 24TH ST
Los Angeles, CA 90007

Price:	\$5,071,500	Bldg Size:	11,740 SF
No. Units:	19	Year Built:	1925
Price/SF:	\$431.98		



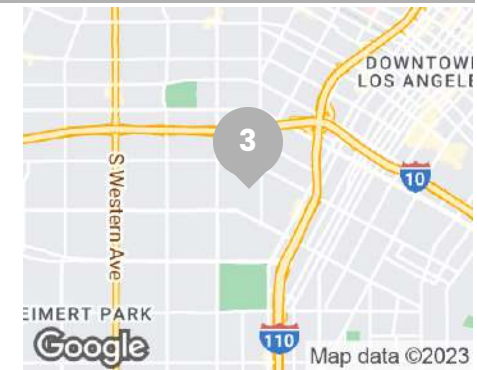
SALE COMPARABLES

SALE COMPS



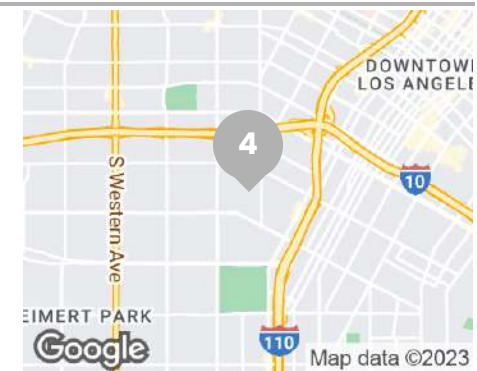
1175 W 29TH ST
Los Angeles, CA 90007

Price:	\$3,500,000	Bldg Size:	5,848 SF
No. Units:	7	Year Built:	1959
Price/SF:	\$598.50		



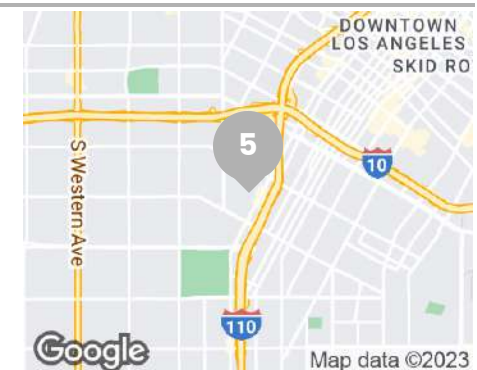
1179 W 29TH ST
Los Angeles, CA 90007

Price:	\$3,200,000	Bldg Size:	5,736 SF
No. Units:	11	Year Built:	1921
Price/SF:	\$557.88		



649 W 30TH ST
Los Angeles, CA 90007

Price:	\$7,100,000	Bldg Size:	12,288 SF
No. Units:	16	Year Built:	1923
Price/SF:	\$577.80		



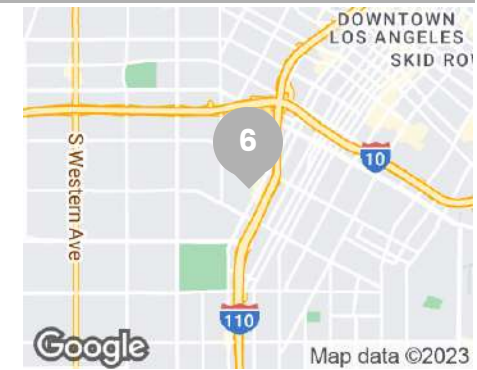
SALE COMPARABLES

SALE COMPS

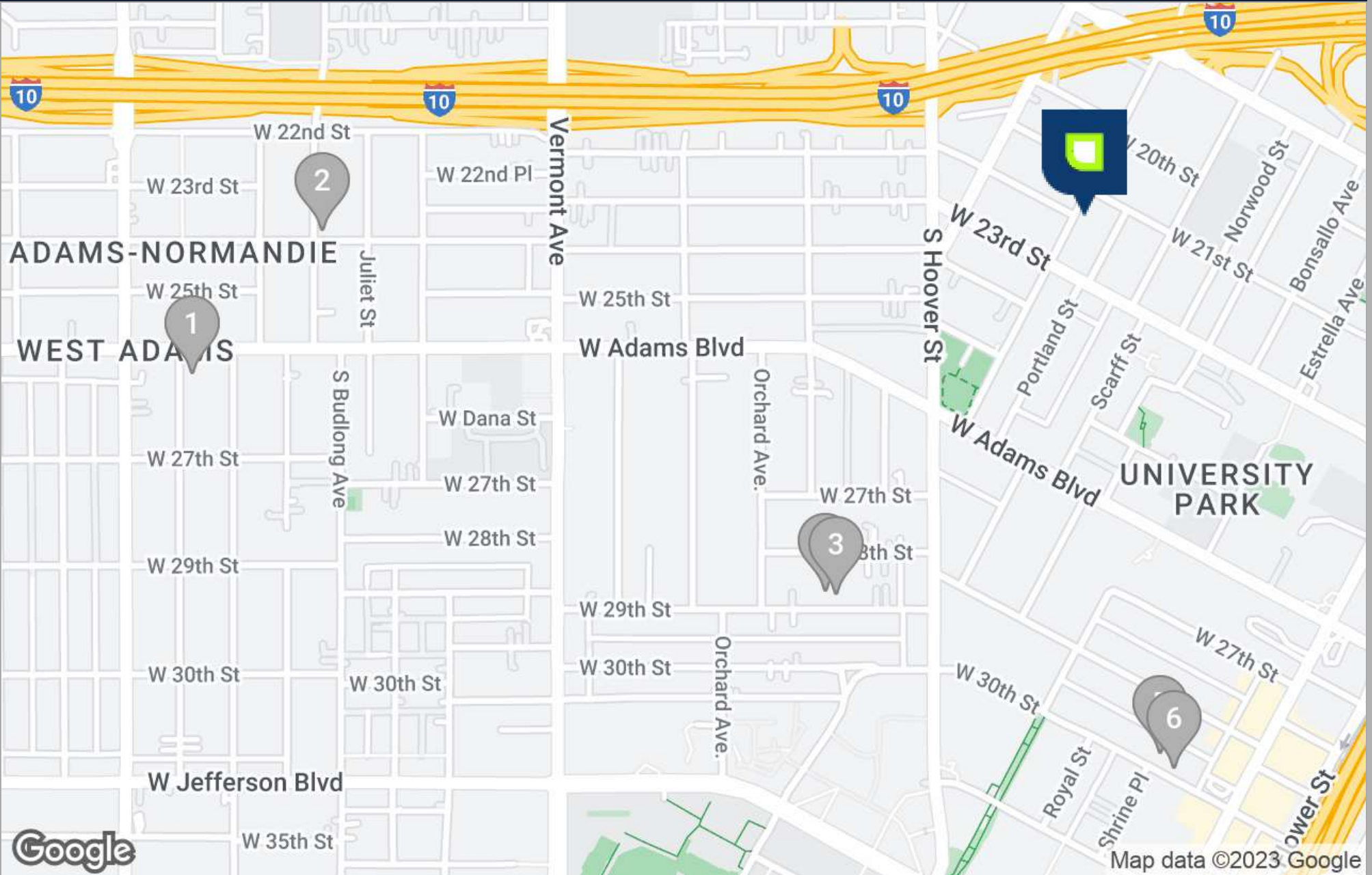


635 W 30TH ST
Los Angeles, CA 90007

Price:	\$3,250,000	Bldg Size:	4,194 SF
No. Units:	8	Year Built:	1922
Price/SF:	\$774.92		



SALE COMPARABLES SALE COMPS MAP



SALE COMPARABLES

SALE COMPS ANALYSIS

Closed

<u>Address</u>	<u>Price</u>	<u>Units</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>GRM</u>	<u>CAP</u>	<u>Price/Sq.Ft</u>	<u>Price/Unit</u>	<u>COE</u>	<u>Unit Mix</u>
2610 Kenwood Ave	\$2,500,000	12	1924	7,012	17.12	3.80%	\$356.53	\$208,333	11/17/2022	(16) 0+1 (3) 1+1
1551 W 24th St	\$5,071,500	19	1925	11,740	N/A	N/A	\$431.98	\$266,921	11/17/2022	(16) 0+1 (3) 1+1
1175 W 29th St	\$3,500,000	7	1959	5,848	13.69	4.75%	\$598.50	\$500,000	11/11/2022	(6) 1+1 (1) 8+8
1179 W 29th St	\$3,200,000	11	1921	5,736	14.72	4.42%	\$557.88	\$290,909	11/1/2022	(2) 0+1 (6) 1+1 (1) 2+1 (1) 2+2 (1) 3+1
649 W 30th St	\$7,100,000	16	1923	12,288	N/A	N/A	\$577.80	\$443,750	10/24/2022	(16) 1+1
635 W 30th St	\$3,250,000	8	1922	4,194	16.25	4.00%	\$774.92	\$406,250	10/24/2022	(8) 1+1
<i>Average</i>					15.45	4.24%	\$549.60	\$352,694		
2112 Toberman St	\$1,595,000	6	1961	4,633	10.85	6.19%	\$344.27	\$265,833		(1) 0+1 (3) 1+1 (1) 2+2 (1) 3+3

LOCATION OVERVIEW

2112 Toberman St - Los Angeles, CA 90007

LOCATION OVERVIEW LOCATION MAP



2112 Toberman St - Los Angeles, CA 90007

LOS ANGELES

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles. Comprised of 88 vibrant and diverse cities and home to approximately 19 million residents, Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. Los Angeles's well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.



Dozens of projects are continuing to transform the ever-growing city of Los Angeles. 9,400 units of housing are on the way to be completed before the remainder of the year, beating the numbers for the prior two years, with nearly 28,000 units expected to be finished by the end of 2021.

Major projects that will be completed within the next couple of years include the new Los Angeles NFL Stadium that will play home to the Chargers and Rams. The stadium is costing upwards of \$2.5 billion. The Los Angeles Clippers are looking to form a new, \$1 billion home home in South Inglewood, bringing even more development to one of the hottest LA sub-markets. Construction has begun on Frank Gehry's mixed-use complex on Bunker Hill, the \$1billion residential, hotel, and shopping complex.

With a number of Fortune 500 companies headquarters, increased local media production by entertainment industry and a continuing expansion of import flows, the region's economic position will always increase. The Greater Los Angeles will continue to be a world leader in economic and cultural significance.

EXCLUSIVELY MARKETED BY



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