



OFFERING MEMORANDUM

1754 N Berendo Ave  
Los Angeles, CA 90027



COLDWELL BANKER  
HALLMARK REALTY

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*Exclusively Marketed  
by:*

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01 Executive Summary

Investment Summary

Unit Mix Summary

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## OFFERING SUMMARY

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ADDRESS	1754 N Berendo Ave Los Angeles CA 90027
BUILDING SF	5,600 SF
LAND SF	6,813 SF
LAND ACRES	0.1564
NUMBER OF UNITS	4
YEAR BUILT	2024

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## FINANCIAL SUMMARY

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PRICE	\$3,950,000
PRICE PSF	\$705.36
PRICE PER UNIT	\$987,500
OCCUPANCY	100.00%
NOI (CURRENT)	\$165,498
NOI (Pro Forma)	\$165,498
CAP RATE (CURRENT)	4.19%
CAP RATE (Pro Forma)	4.19%
GRM (CURRENT)	17.15
GRM (Pro Forma)	17.15

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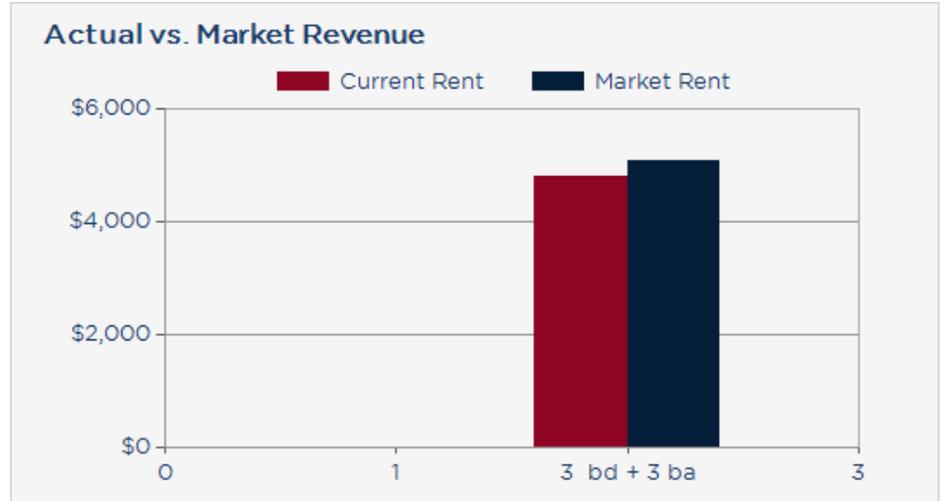
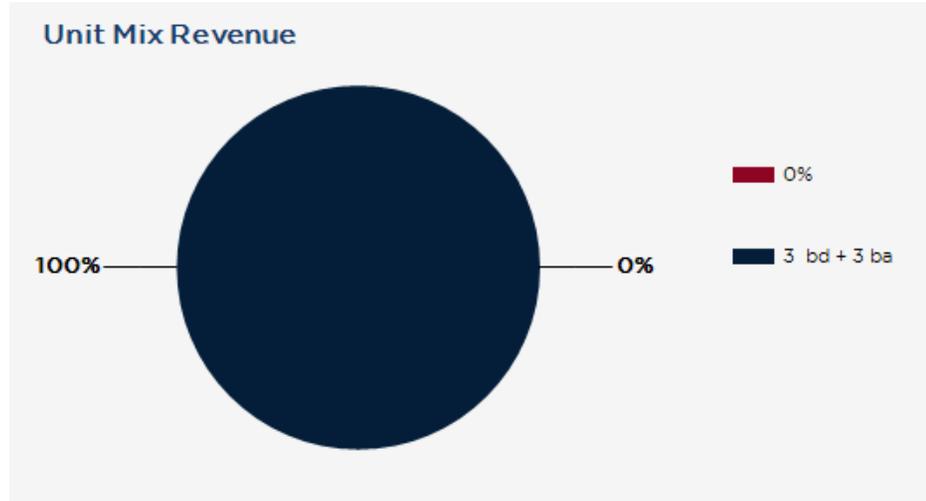
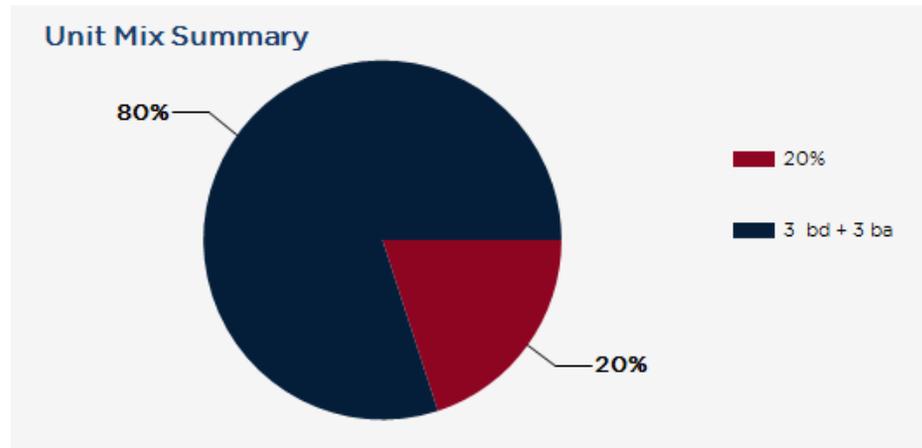
## DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
2025 Population	53,082	357,900	1,015,776
2025 Median HH Income	\$71,674	\$70,023	\$72,108
2025 Average HH Income	\$108,884	\$109,025	\$111,571

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Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
	1	\$0	\$0	\$0	\$0
3 bd + 3 ba	4	\$4,798	\$19,190	\$5,075	\$20,300
<b>Totals/Averages</b>	<b>5</b>	<b>\$3,838</b>	<b>\$19,190</b>	<b>\$4,060</b>	<b>\$20,300</b>

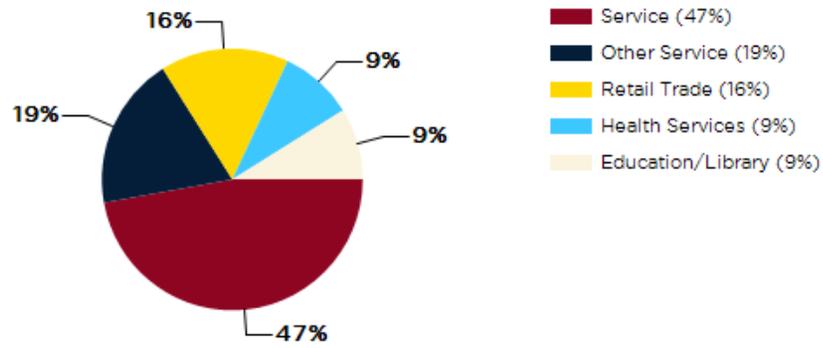


02

Location

Location Summary

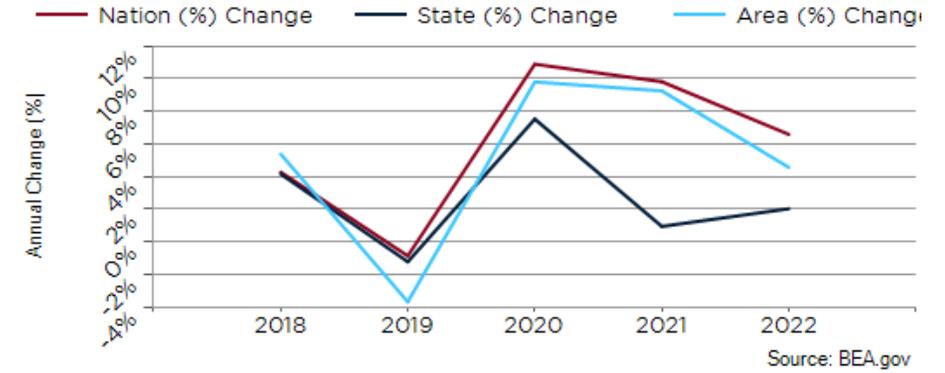
## Major Industries by Employee Count



## Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

## Los Angeles County GDP Trend



03 Property Description

Property Features

Site Map

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## PROPERTY FEATURES

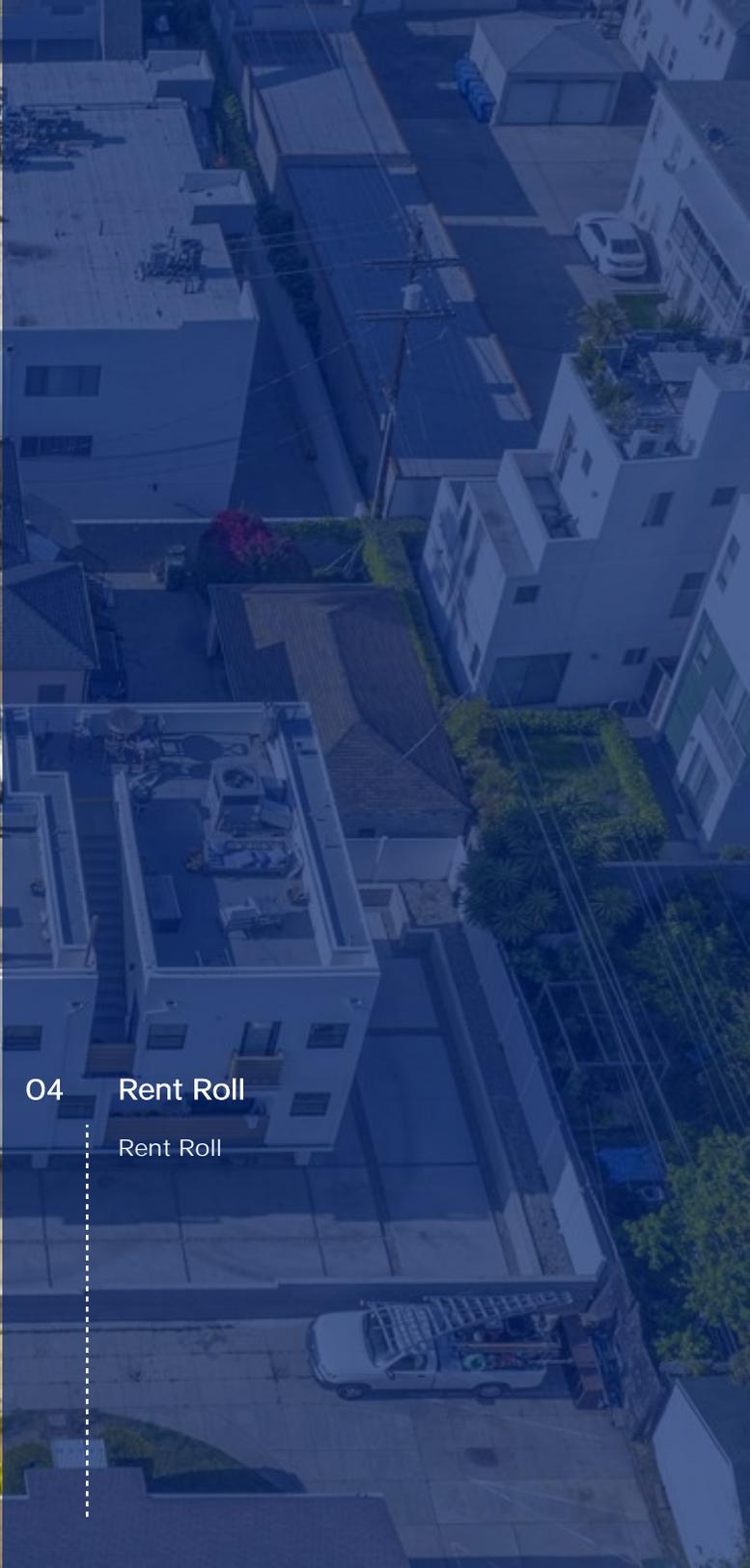
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NUMBER OF UNITS	4
BUILDING SF	5,600
LAND SF	6,813
LAND ACRES	0.1564
YEAR BUILT	2024
NUMBER OF STORIES	2
	parking spaces 8
	cooling central air
	heating central
	Laundry dryer included, Inside, Laundry Chute, Upper Level, Washer Included
	Interior Features Balcony

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1754A  
1754B  
1754C  
1754D



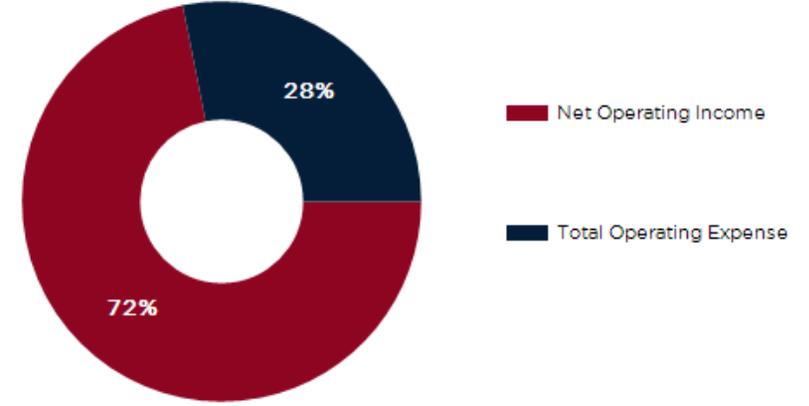
Unit	Unit Mix	Current Rent	Market Rent	Notes
1	3 bd + 3 ba	\$4,995.00	\$5,100.00	Garage 2
2	3 bd + 3 ba	\$4,995.00	\$5,100.00	Garage 2
3	3 bd + 3 ba	\$4,600.00	\$5,000.00	Garage 2
4	3 bd + 3 ba	\$4,600.00	\$5,100.00	Garage 2
			\$0.00	
<b>Totals / Averages</b>		<b>\$19,190.00</b>	<b>\$20,300.00</b>	

## 05 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

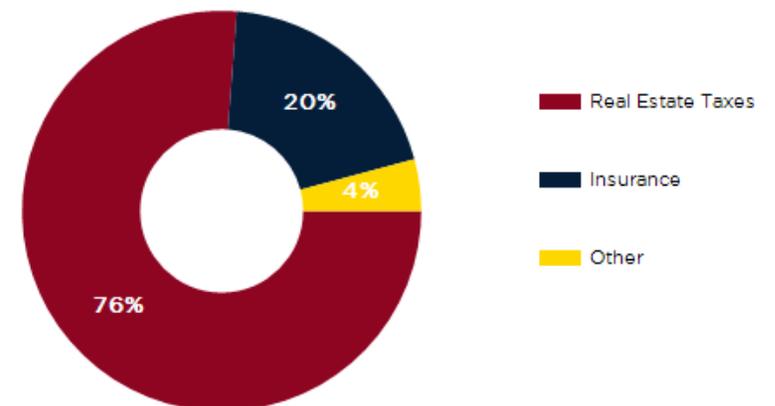
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$230,280		\$230,280	
<b>Effective Gross Income</b>	<b>\$230,280</b>		<b>\$230,280</b>	
Less Expenses	\$64,782	28.13%	\$64,782	28.13%
<b>Net Operating Income</b>	<b>\$165,498</b>		<b>\$165,498</b>	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$49,375	\$12,344	\$49,375	\$12,344
Insurance	\$12,707	\$3,177	\$12,707	\$3,177
Gardener	\$780	\$195	\$780	\$195
City Fire 130x6	\$775	\$194	\$775	\$194
WiFi 30x12	\$360	\$90	\$360	\$90
WP 129.80x6	\$785	\$196	\$785	\$196
<b>Total Operating Expense</b>	<b>\$64,782</b>	<b>\$16,196</b>	<b>\$64,782</b>	<b>\$16,196</b>
Expense / SF	\$11.57		\$11.57	
% of EGI	28.13%		28.13%	

## DISTRIBUTION OF EXPENSES CURRENT



**Expense Notes:** Gross income: \$230,280.00  
 Expenses: \$66,344.50  
 Net income: \$163,935.50  
 \* Property tax is calculated with new price.

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

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## GLOBAL

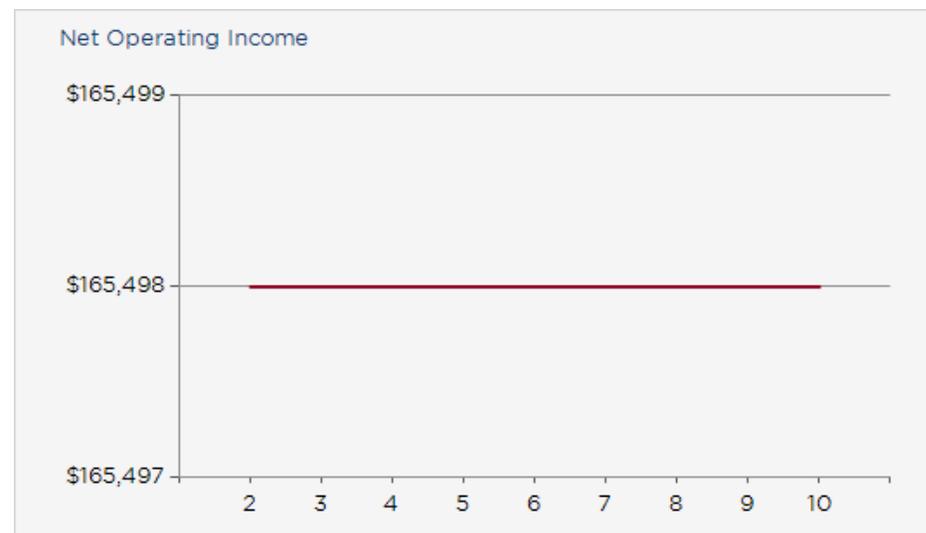
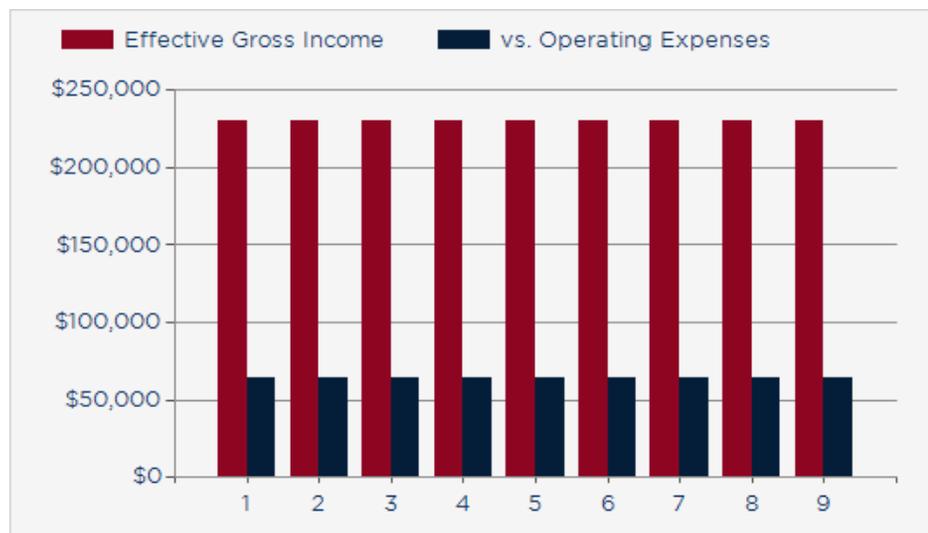
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Price	<b>\$3,950,000</b>
Millage Rate (not a growth rate)	<b>1.25000%</b>

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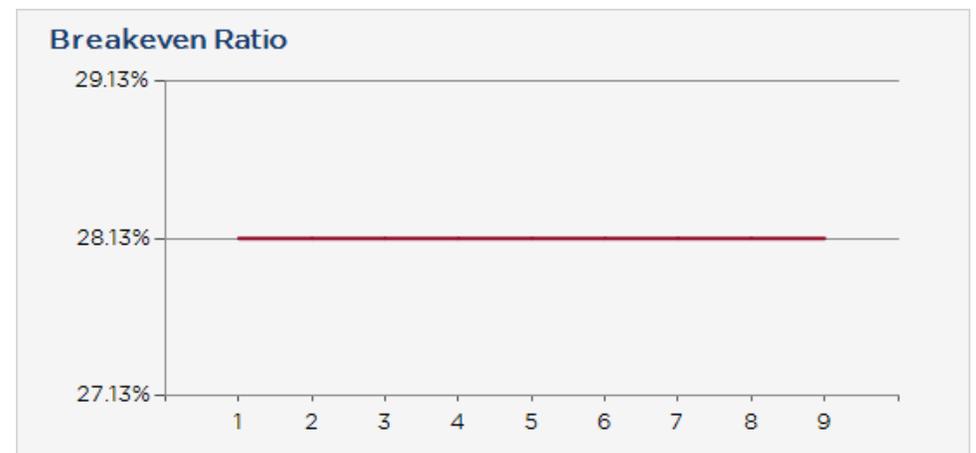
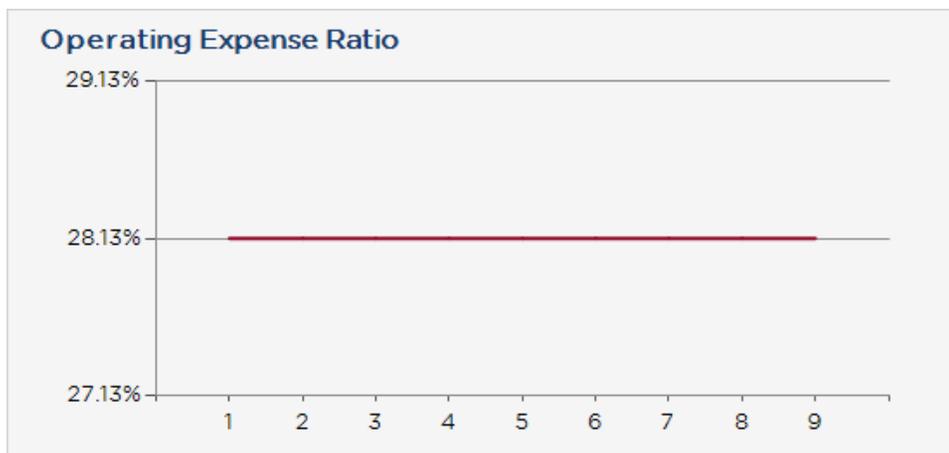
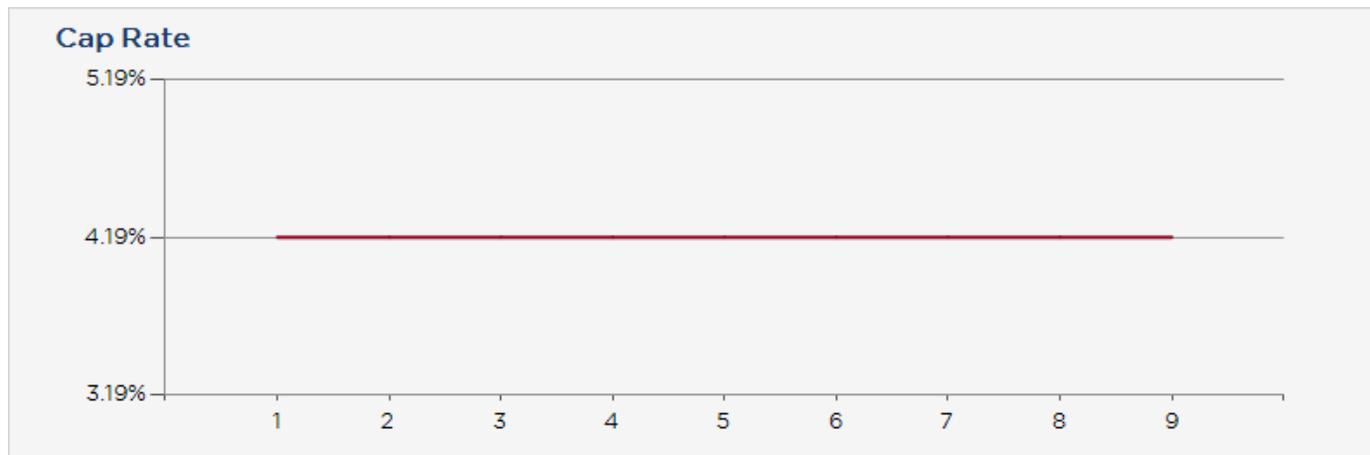
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$230,280	\$230,280	\$230,280	\$230,280	\$230,280	\$230,280	\$230,280	\$230,280	\$230,280	\$230,280
<b>Effective Gross Income</b>	<b>\$230,280</b>									
<b>Operating Expenses</b>										
Real Estate Taxes	\$49,375	\$49,375	\$49,375	\$49,375	\$49,375	\$49,375	\$49,375	\$49,375	\$49,375	\$49,375
Insurance	\$12,707	\$12,707	\$12,707	\$12,707	\$12,707	\$12,707	\$12,707	\$12,707	\$12,707	\$12,707
Gardener	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780
City Fire 130x6	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775
WiFi 30x12	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360
WP 129.80x6	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785
<b>Total Operating Expense</b>	<b>\$64,782</b>									
<b>Net Operating Income</b>	<b>\$165,498</b>									



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

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	4.19%	4.19%	4.19%	4.19%	4.19%	4.19%	4.19%	4.19%	4.19%	4.19%
Operating Expense Ratio	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%
Gross Multiplier (GRM)	17.15	17.15	17.15	17.15	17.15	17.15	17.15	17.15	17.15	17.15
Breakeven Ratio	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%	28.13%
Price / SF	\$705.36	\$705.36	\$705.36	\$705.36	\$705.36	\$705.36	\$705.36	\$705.36	\$705.36	\$705.36
Price / Unit	\$987,500	\$987,500	\$987,500	\$987,500	\$987,500	\$987,500	\$987,500	\$987,500	\$987,500	\$987,500
Income / SF	\$41.12	\$41.12	\$41.12	\$41.12	\$41.12	\$41.12	\$41.12	\$41.12	\$41.12	\$41.12
Expense / SF	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56

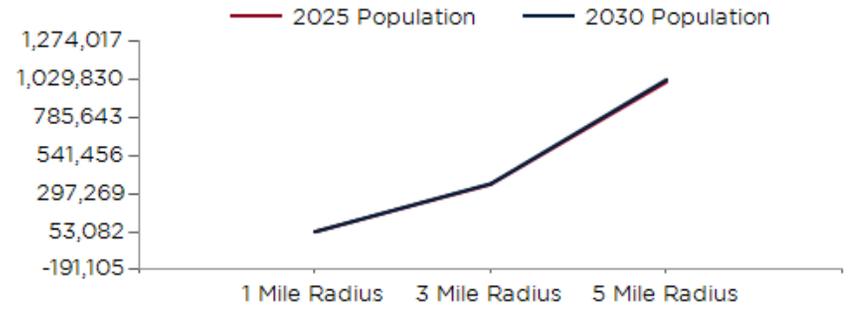
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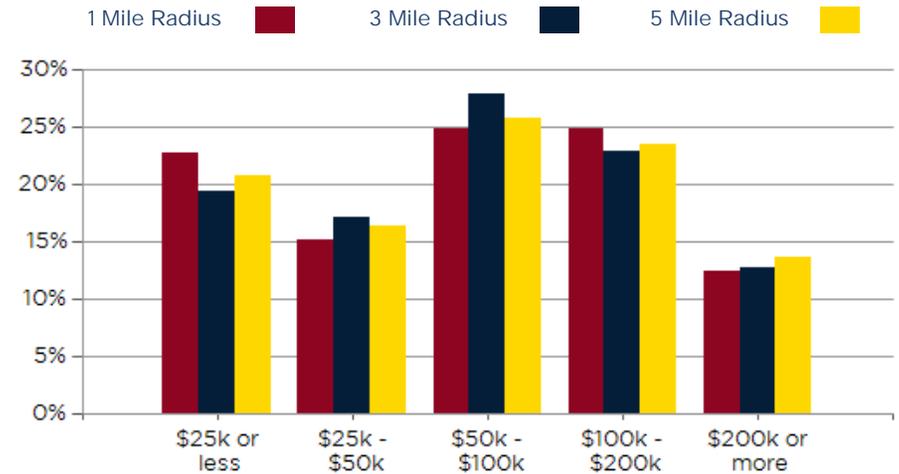


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	63,437	393,504	1,038,225
2010 Population	57,262	366,750	1,007,862
2025 Population	53,082	357,900	1,015,776
2030 Population	53,902	361,962	1,029,830
2025 African American	1,994	16,217	57,481
2025 American Indian	543	5,829	17,759
2025 Asian	7,527	73,888	191,868
2025 Hispanic	15,854	140,681	395,288
2025 Other Race	9,155	88,022	246,275
2025 White	27,491	129,315	378,240
2025 Multiracial	6,302	44,182	122,992
2025-2030: Population: Growth Rate	1.55%	1.15%	1.40%

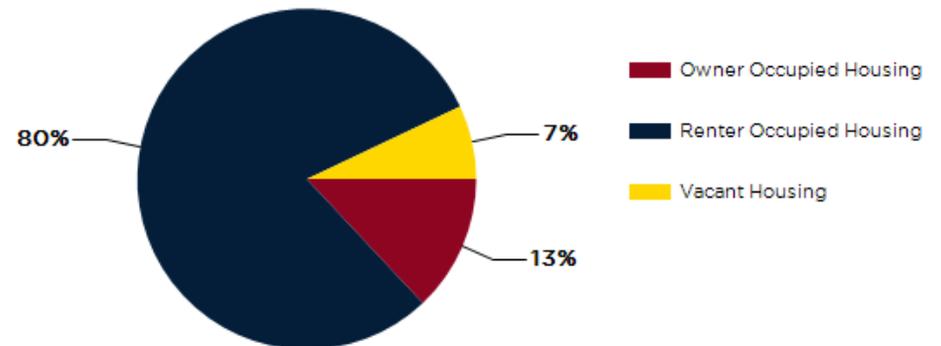
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,839	20,276	60,723
\$15,000-\$24,999	2,134	12,348	34,672
\$25,000-\$34,999	1,776	13,000	32,891
\$35,000-\$49,999	2,222	15,723	42,082
\$50,000-\$74,999	3,524	26,655	64,949
\$75,000-\$99,999	2,999	20,211	53,261
\$100,000-\$149,999	4,292	25,287	68,878
\$150,000-\$199,999	2,228	13,271	39,076
\$200,000 or greater	3,270	21,248	62,903
Median HH Income	\$71,674	\$70,023	\$72,108
Average HH Income	\$108,884	\$109,025	\$111,571



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

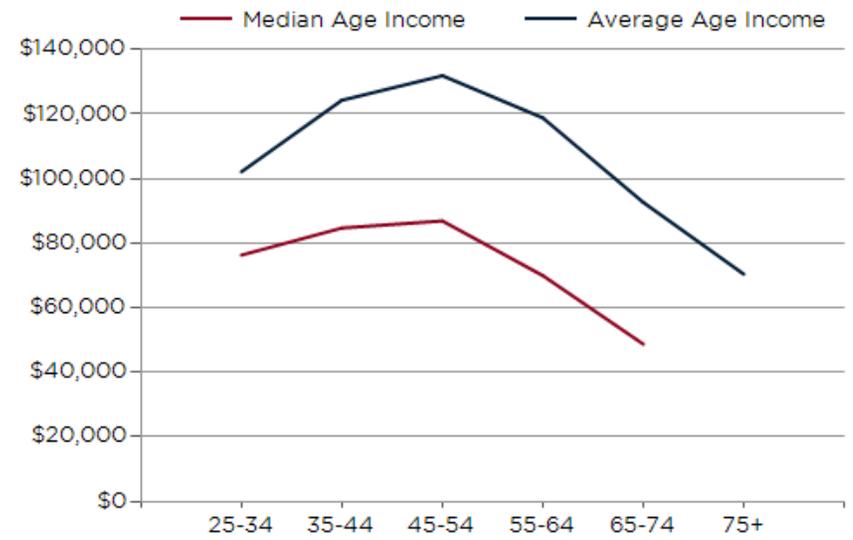
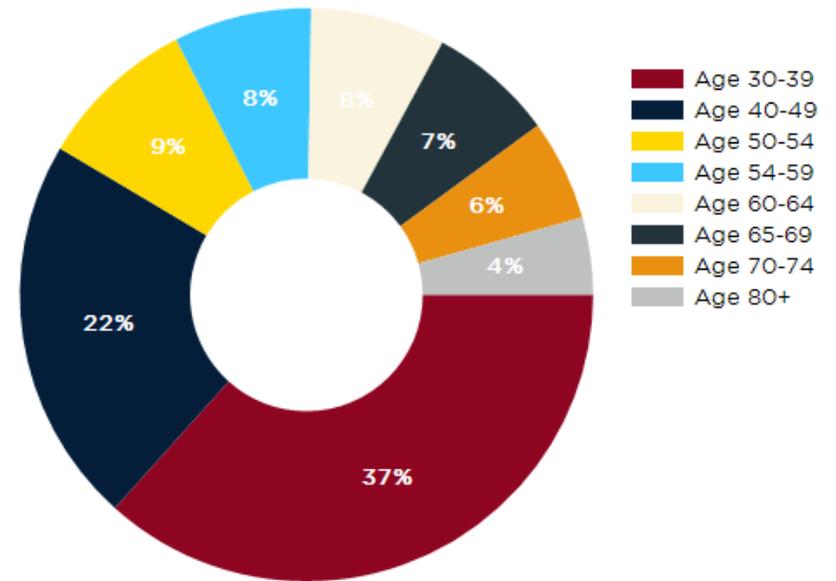


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	7,327	46,492	121,803
2025 Population Age 35-39	6,135	37,316	99,342
2025 Population Age 40-44	4,589	29,572	82,563
2025 Population Age 45-49	3,452	23,345	65,835
2025 Population Age 50-54	3,288	23,026	64,356
2025 Population Age 55-59	2,855	19,941	56,578
2025 Population Age 60-64	2,792	18,483	53,303
2025 Population Age 65-69	2,602	15,446	44,945
2025 Population Age 70-74	2,092	12,170	36,146
2025 Population Age 75-79	1,602	8,955	26,803
2025 Population Age 80-84	1,140	5,803	17,657
2025 Population Age 85+	1,127	5,716	19,512
2025 Population Age 18+	47,484	313,449	876,773
2025 Median Age	39	38	38
2030 Median Age	41	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,302	\$74,576	\$77,119
Average Household Income 25-34	\$102,120	\$103,103	\$108,063
Median Household Income 35-44	\$84,708	\$81,331	\$84,946
Average Household Income 35-44	\$124,302	\$125,184	\$129,041
Median Household Income 45-54	\$86,898	\$84,434	\$88,073
Average Household Income 45-54	\$131,899	\$130,943	\$133,435
Median Household Income 55-64	\$69,940	\$68,331	\$72,162
Average Household Income 55-64	\$118,829	\$114,476	\$117,517
Median Household Income 65-74	\$48,709	\$53,826	\$55,125
Average Household Income 65-74	\$92,640	\$93,990	\$95,813
Average Household Income 75+	\$70,386	\$70,830	\$70,185

Population By Age



07 Company Profile

Advisor Profile

Rick Bonyadi

We are home to highly active real estate professionals with strong track records in productivity, market share and client satisfaction.

At Coldwell Banker Hallmark Realty, we are guided by the highest standards of achievement and we are determined to provide exemplary real estate sales and related services in the marketing and sale of luxury homes, estates, residential homes, and commercial investment opportunities.

Our years of experience has allowed for the creation of exclusive programs and distinctive tools and resources that promote the growth and development of superior productivity and powerful results for our clients.

## CONFIDENTIALITY and DISCLAIMER

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The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Hallmark Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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*Exclusively Marketed by:*

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