



# 736 SOUTH GRAMERCY DR

Los Angeles, CA 90005

OFFERING MEMORANDUM

# TABLE OF CONTENTS

01

PROPERTY  
SUMMARY

02

FINANCIAL  
ANALYSIS

03

PHOTOS

04

DEMOGRAPHICS

*Exclusively Listed by*

**TOM PARK**

Keller Williams Commercial

281.825.1305

tom@theparkcre.com

LIC N° 01921090

**KW.COM**

**KW** COMMERCIAL

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams Commercial and should not be made available to any other person or entity without the written consent of Keller Williams Commercial.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams Commercial 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Keller Williams Commercial has not verified, and will not verify, any of the information contained herein, nor has Keller Williams Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

# INVESTMENT HIGHLIGHTS

---

**Prime Koreatown location** - Walkability Score 91

---

**Value-add opportunity** - M2M low rents & tenants willing to relocate

---

8.84 proforma GRM & 8.49% proforma cap rate

---

**Tenants pay for trash, electricity and gas**

---

First time on the market in more than 10 years

---

**Recent renovations** - Upgraded copper plumbing, new water heaters, new electrical panel and soft story retrofit

---

Walking distance to major public transportations

---

A property located on a tranquil street in the most sought-after area of Koreatown

---



# PROPERTY SUMMARY

**ADDRESS** 736 S Gramercy Dr  
Los Angeles, CA 90005

**PARCEL NO** 5092-028-016

**BUILDING AREA** 6,076 sf

**LOT SIZE** 6,249 sf / 0.14 acres

**YEAR BUILT** 1955

**ZONING** LA-R4

**# OF UNITS** 7

**PARKING** 8 Spaces

**LISTING PRICE** \$1,699,990

**GROSS INCOME** \$134,376

**EXPENSES \*** \$39,821

**CURRENT GRM** 12.65

**CURRENT CAP** 5.32%

**PROFORMA GRM** 8.84

**PROFORMA CAP** 8.49%

**PRICE PER UNIT** \$242,856

**PRICE PER SF** \$280

\* Estimated - Tenants pay for trash, gas & electric



# RENT ROLL

*6,076 SF*

BUILDING SIZE

*6,249 SF*

LOT SIZE

*8 SPACES*

PARKING SPACES

UNIT	BED + BATH	SQ FT *	START DATE	LEASE TYPE	CURRENT RENT	PRO FORMA
1	2 + 1.5	1,500	06/01/2023	M2M	\$2,400	\$3,400
2	1 + 1	740	08/01/2022	M2M	\$1,800	\$2,000
3	1 + 1	740	09/01/2025	08/31/2026	\$1,800	\$2,000
4	1 + 1	740	06/20/2002	M2M	\$1,282	\$2,000
5	1 + 1	740	09/03/1984	M2M	\$858	\$2,000
6	2 + 1	808	01/05/1999	M2M	\$1,347	\$2,200
7	2 + 1	808	02/24/1999	M2M	\$1,485	\$2,200
* Approximation					<b>\$10,973</b>	<b>\$15,800</b>

## Annualized Operating Data

	Current	Pro Forma
<b>Gross Potential Rent</b>	<b>\$131,676</b>	<b>\$189,600</b>
Parking Income	\$2,700	\$2,700
Gross Potential Income	\$134,376	\$192,300
Vacancy (3%)	\$(4,031)	\$(5,769)
<b>Effective Gross Income</b>	<b>\$130,345</b>	<b>\$186,531</b>
<b>Total Operating Expenses*</b>	<b>\$39,821</b>	<b>\$42,138</b>
<i>% Expenses to EGI</i>	31%	23%
<b>Net Operating Income</b>	<b>\$90,524</b>	<b>\$144,393</b>

\* Estimated - tenant pays trash, electric and gas



INTERIOR PHOTOS

736 S GRAMERCY DR



# 736 S GRAMERCY DR



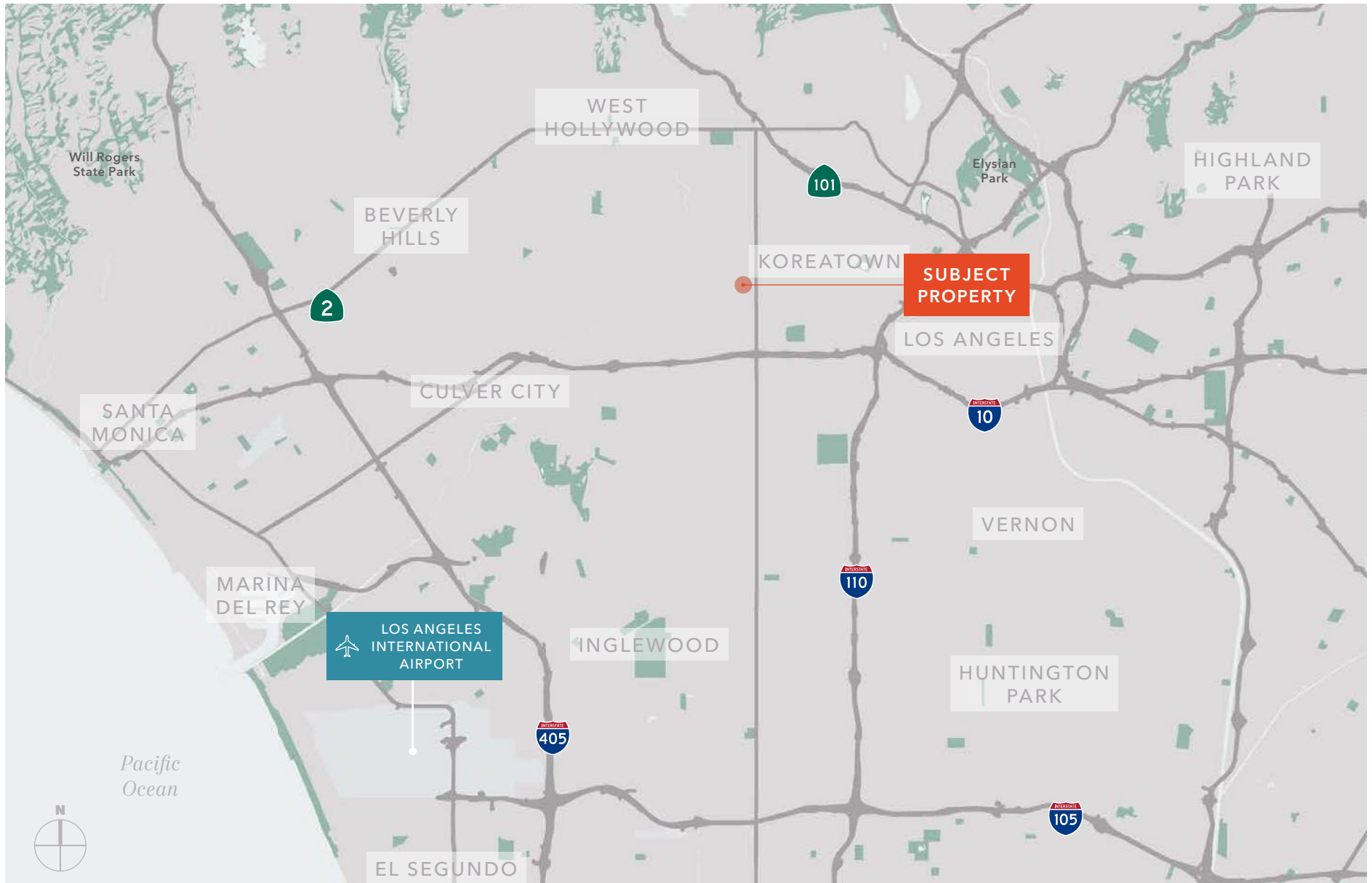
EXTERIOR PHOTOS



# LOCATION OVERVIEW



# LOCATION OVERVIEW





## *KOREATOWN*— A BUZZING DINING & NIGHTLIFE SCENE

*Koreatown's many bars and casual 24/7 dining makes for a buzzing late-night scene. There are Korean BBQ restaurants with tabletop grills, plus karaoke joints, hip speakeasies and flashy clubs, as well as the landmark Wiltern Theatre, an art deco music venue. K-town's dense mix of historic buildings and contemporary complexes also features traditional spas, bubble tea cafes and specialty grocery stores.*

**Koreatown** (aka "K-town") is one of the most diverse neighborhoods in Los Angeles. Encompassing roughly 3 square miles, the area was once the epicenter of Golden Age Hollywood, home to the Ambassador Hotel, the Cocoanut Grove and the Brown Derby. Today, Korean and Latino populations contribute to Koreatown's rich cultural diversity. K-town is also known for having one of the largest concentration of nightclubs and 24-hour businesses and restaurants in the country. Even frequent visitors have only scratched the surface of this vibrant district.

The streets of Koreatown comprise an eclectic urban landscape where Korean neon signs mix with various architectural styles, providing clues to a multi-faceted history. Multi-level shopping malls are markers in between small shops and restaurants, and not everything is as it seems. There are so many unique things to do in Koreatown, like experiencing a k-pop restaurant among other fascinating gems—some truly hidden and others that contain intrigue and wonder.

# DEMOGRAPHICS

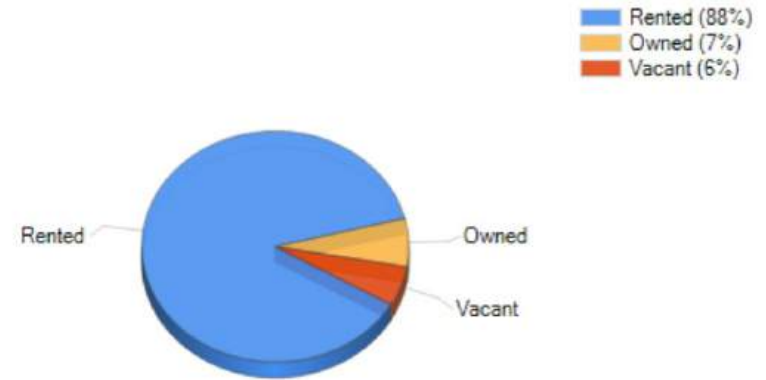
## Summary

<b>Population Growth (since 2000)</b>	11%
<b>Population Density (ppl / mile)</b>	41,416.20
<b>Household Size (ppl)</b>	3
<b>Households w/ Children</b>	37%

## Housing Stability

<b>Annual Residential Turnover</b>	22%
<b>5+ Years in Residency</b>	15%
<b>Median Year in Residency</b>	2.02

## Housing Inventory



Percent of Residential Dwellings

## DEMOGRAPHICS

### Market Overview

408 listings with an estimated median price of \$1,290,000

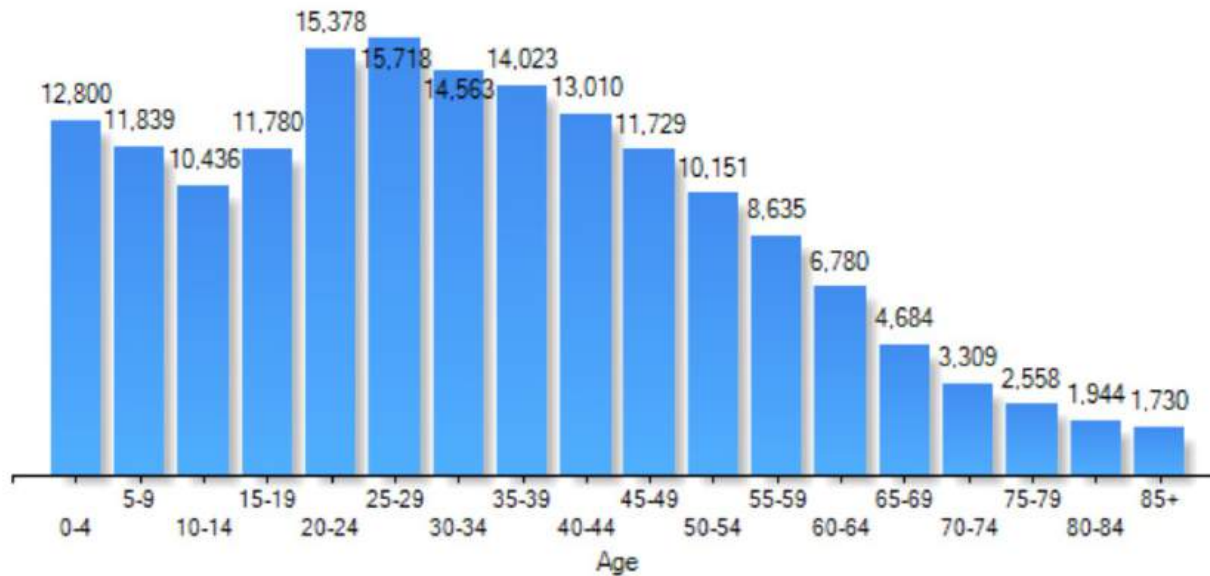
Price	Count	Property Type	Count
\$0 - 100K	5	Single Family	41
\$100K - 200K	1	Townhouse	2
\$300K - 400K	3	Condo	162
\$400K - 500K	20	Commercial	32
\$500K - 600K	21	Rental	408
\$600K - 700K	30	Lots and Land	20
\$700K - 800K	29	Multi Family	151
\$800K - 900K	37		
\$900K - 1M	21		
\$1M - Max	241		

(Data as of 3/4/2025)

# DEMOGRAPHICS

## Population Demographics

The population of the community broken down by age group. The numbers at the top of each bar indicate the number of people in the age bracket below.



Total: 171,068

Households: 59,759

Median Age: 31.74



## *Exclusively Listed By*

### **TOM PARK**

Keller Williams Commercial

281.825.1305

tom@theparkcre.com

LIC N° 01921090

**KW.COM**



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams Commercial and should not be made available to any other person or entity without the written consent of Keller Williams Commercial.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams Commercial 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Keller Williams Commercial has not verified, and will not verify, any of the information contained herein, nor has Keller Williams Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.