

1703 Toberman St

LOS ANGELES, CA 90015



A Remodeled 5-Unit Building | 8.0% CAP RATE | 7.7 GRM
OFFERING MEMORANDUM

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NAMI INVESTMENT
GROUP

 DOWNTOWN L.A.

1703 Toberman St
LOS ANGELES, CA 90015

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EXCLUSIVELY LISTED BY
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LYONSTAHN
INVESTMENT REAL ESTATE

INVESTMENT DETAILS

PROPERTY INFORMATION

Property Address	1703 Toberman St, Los Angeles, CA 90015
Assessor's Parcel Number	5135-025-017
Year Built	1899
Gross Square Feet	2,730 SF
Lot Size	3,509 SF
Type of Ownership	

PRICING INFORMATION

Price	\$1,050,000
Current Occupancy	100%
CAP Rate - Current	8.0%
CAP Rate - ProForma	8.25%
GRM - Current	7.76
GRM - Pro Forma	7.45

NEW FINANCING

Loan Amount	\$ 682,500
Interest Rate	6.00%
Amortization	30 Years
DCR	1.71

*The proposed new financing is time sensitive and subject to change.

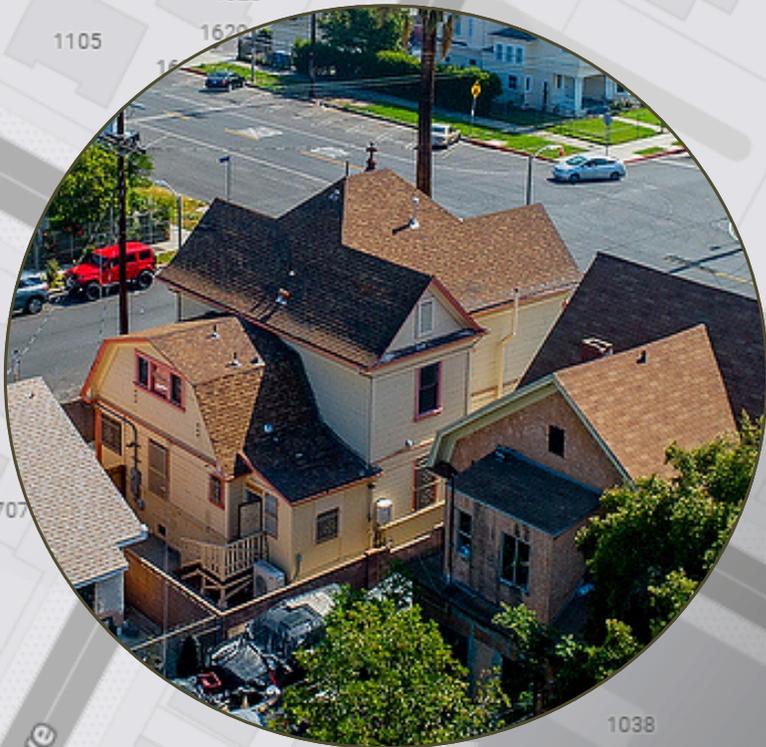
INVESTMENT HIGHLIGHTS

- A renovated 5-Unit building with turnkey and remodeled units for new ownership to generate high cashflow on day one.
- A 8.0% CAP Rate and 7.76 GRM on actual income.
- Corner lot in a Pico-Union within a short drive to Downtown LA.
- New systems completed with permits.
- New roof, plumbing, and electrical resulting in low maintenance for new owners.





AERIAL MAP



PROPERTY DESCRIPTION



1703

Toberman Park

GOOD AR
Fan

FINANCIAL OVERVIEW

LOCATION

1703 Toberman St, Los Angeles CA 90015

Price:		\$1,050,000
Down Payment:	35%	\$ 376,250
Number of Units:		5
Cost per Legal Unit:		\$210,000
Current GRM:		7.76
Market GRM:		7.45
Current CAP:		8.0%
Market CAP:		8.25%
Approx. Age:		1899
Approx. Lot Size:		3,509
Approx. Gross SF:		2,730
Cost per Net GSF:		\$384.62

FINANCING

Loan:		\$682,500
Interest Rate:		6.00%
Amortization:		30 Years
Monthly Payment:		\$4,091.93
DCR:		1.71

Loan information is time sensitive and subject to change.

ANNUALIZED OPERATING DATA

INCOME		CURRENT RENTS		MARKET RENTS
Scheduled Gross Income		\$135,396		\$141,000
Less Vacancy Rate Reserve	3.0%	\$4,062	5.0%	\$7,050
Gross Operating Income		\$131,334		\$133,950
Less Expenses	34.9%	\$47,320	33.6%	\$47,320
Net Operating Income		\$84,014		\$86,630
Less Loan Payments		\$49,103		\$49,103
Pre-Tax Cash Flow	9.5%	\$34,911	10.2%	\$37,527
Plus Principal Reduction		\$8,633		\$8,633
Total Return Before Taxes	11.8%	\$43,544	12.6%	\$46,160

EXPENSES

Taxes Rate	1.25%	\$13,125
Insurance		\$4,095
Utilities		\$12,772
Reserves		\$2,500
Maintenance		\$3,630
Admin		\$900
Management	4.0%	\$5,416
Internet		\$4,032
Pest Control		\$850

Total Expenses:		\$47,320
Per Net Sq. Ft.:		\$17.45
Per Unit:		\$9,463.97

RENT ROLL

Unit #	Unit Type	Actual Rents	Notes
1 - AB	2 + 1	\$2,349	
1 - C	0 + 1	\$1,645	Section 8
2 - A	0 + 0.5	\$1,225	
2 - B	0 + 0.5	\$1,075	
3	0 + 1	\$1,650	
4	0 + 1	\$1,838	Section 8
5	0 + 1	\$1,383	Section 8
		Total = \$11,165	



SALE
COMPARABLES

Los Angeles, CA

SALE COMPARABLES

	PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	PRICE/UNITS	PRICE/SF	GRM	CAP RATE	UNIT MIX	YEAR BUILT
S	 1703 Toberman St, Los Angeles, CA 90015		\$1,050,000	5	\$210,000	\$384.62	7.76	8.0%	(4) 0 + 1 (2) 0 + 0.5 (1) 2 + 1	1899
1	 2506 S Budlong Ave, Los Angeles, CA 90007-1545	06/12/2025	\$982,500	5	\$196,500	\$220.29	10.52	6.03%	(2) 1 + 1 (3) 2 + 1	1921
2	 2717 S Budlong Ave, Los Angeles, CA 90007-2168	05/29/2025	\$1,295,000	8	\$161,875	\$177.06	11.39	5.60%	(2) 1 + 1 (6) 2 + 1	1931
3	 1116 S Berendo St, Los Angeles, CA 90006-3374	02/19/2025	\$1,480,000	6	\$246,667	\$370.93	10.42	5.60%	(6) 1 + 1	1959
4	 2300 W 12th St, Los Angeles, CA 90006-3550	07/25/2024	\$1,350,000	6	\$225,000	\$334.82	12.07	5.10%	(2) 0 + 1 (2) 1 + 1 (1) 2 + 1 (1) 3 + 2	1906

SALE COMPARABLES





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