

1641 S New Hampshire

Los Angeles, CA 90006

Price: \$1,495,000



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ARC | **AVENUE**
REALTY GROUP

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Property Overview

1

PROPERTY DESCRIPTION

PROPERTY PHOTOS

LOCATION MAPS

BUSINESS MAP

**PROPERTY SUMMARY:**

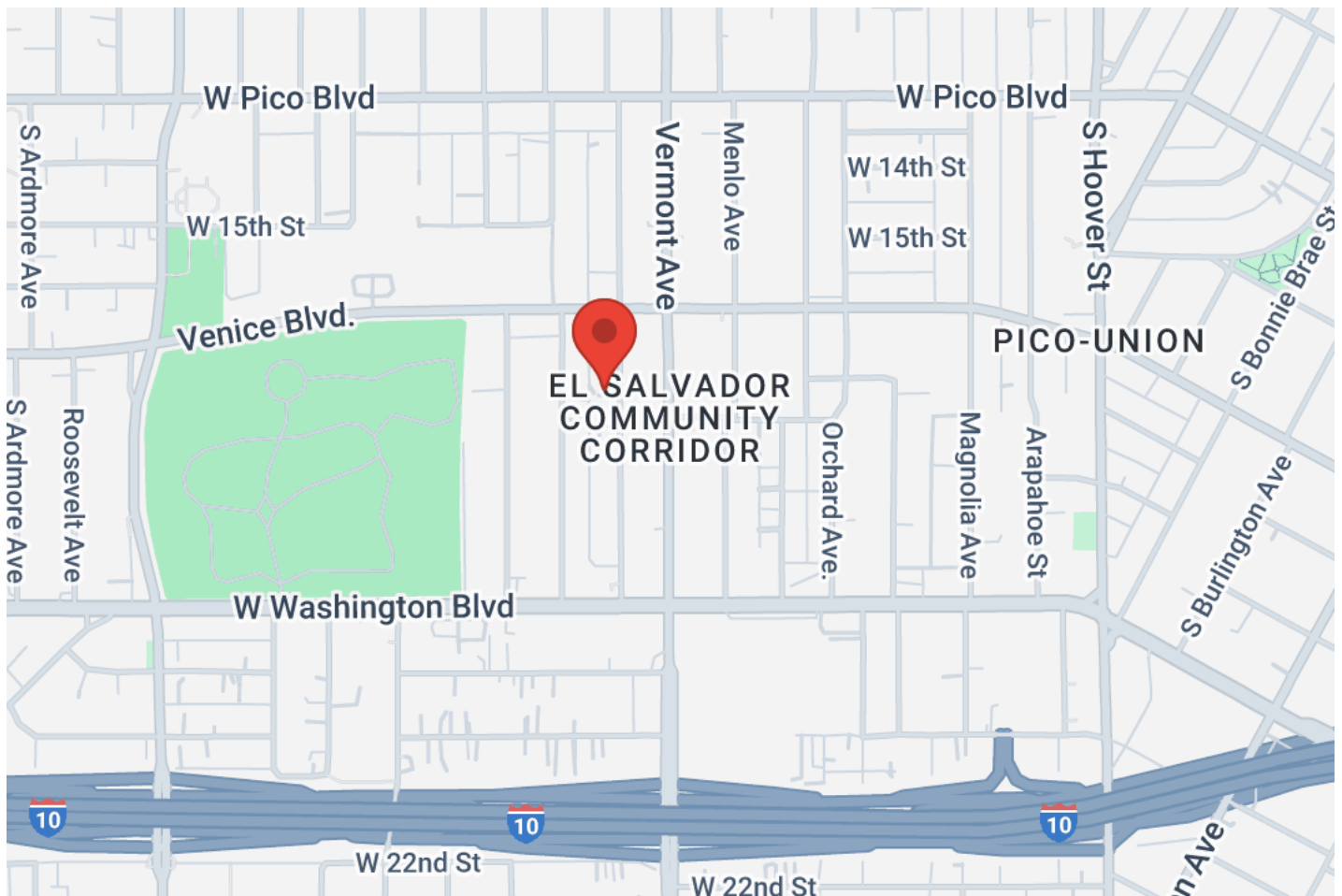
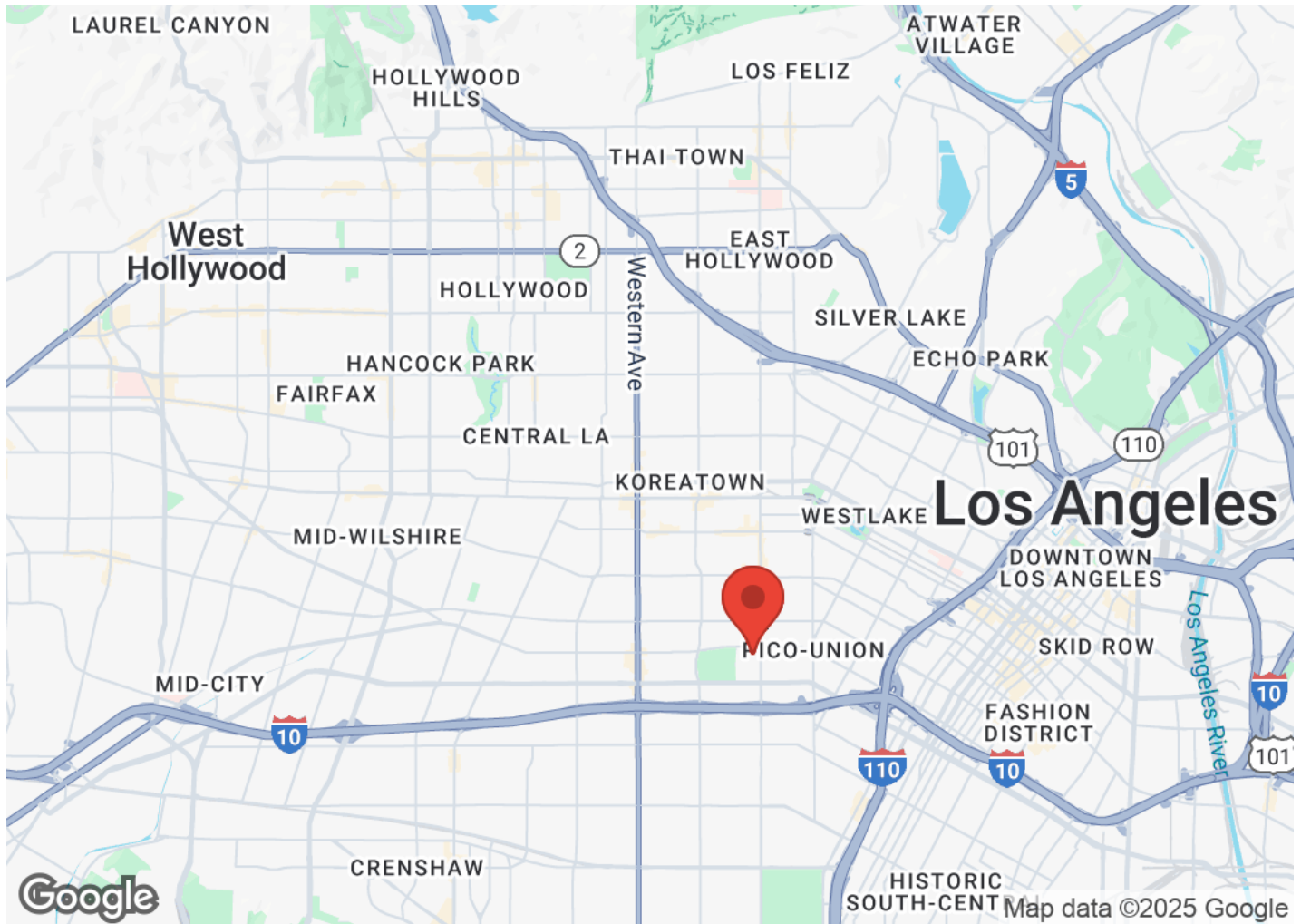
- Top Heavy Unit Mix For Only \$166,111 Per Unit -- Drastically Below Market Average!
- 1960's Construction - (7) 2 Bed/1 Bath, (1) 1 Bed/1 Bath & (1) Single Units
- Building Was 100% Re-Piped To Copper Plumbing Throughout In 2016 & Permits Pulled
- 75% Rental Upside - In-Place 5.51% Cap Rate & 10.46x GRM On Current Rents & T12 Actual Expenses (Dec '24 to Dec '25) + New Tax Rate & Assessments - Upside To 11.45% Cap Rate & 6.23x GRM
- Professionally Managed - Some Units On RUBS For Utility Reimbursements - Separately Metered For Gas & Electricity
- EQ Retrofit Completed - C of C Issued
- Unit #9, 1 Bed/1 Bath, Is New Construction - Converted Tuck-Under Parking Into 1 Bed/1 Bath ADU (C of O Issued)
- Brand New Digital Pay Washer & Dryers In Laundry Room -- Landlord Owned -- NO Laundry Lease
- EQ Shut Off Valves Installed & Done With Permits
- New Master Water Heater Installed & Done With Permits
- Gated Perimeter For Tenant Safety
- On-Site Parking Spaces In The Rear
- Some Units Have Retrofitted Vinyl Windows

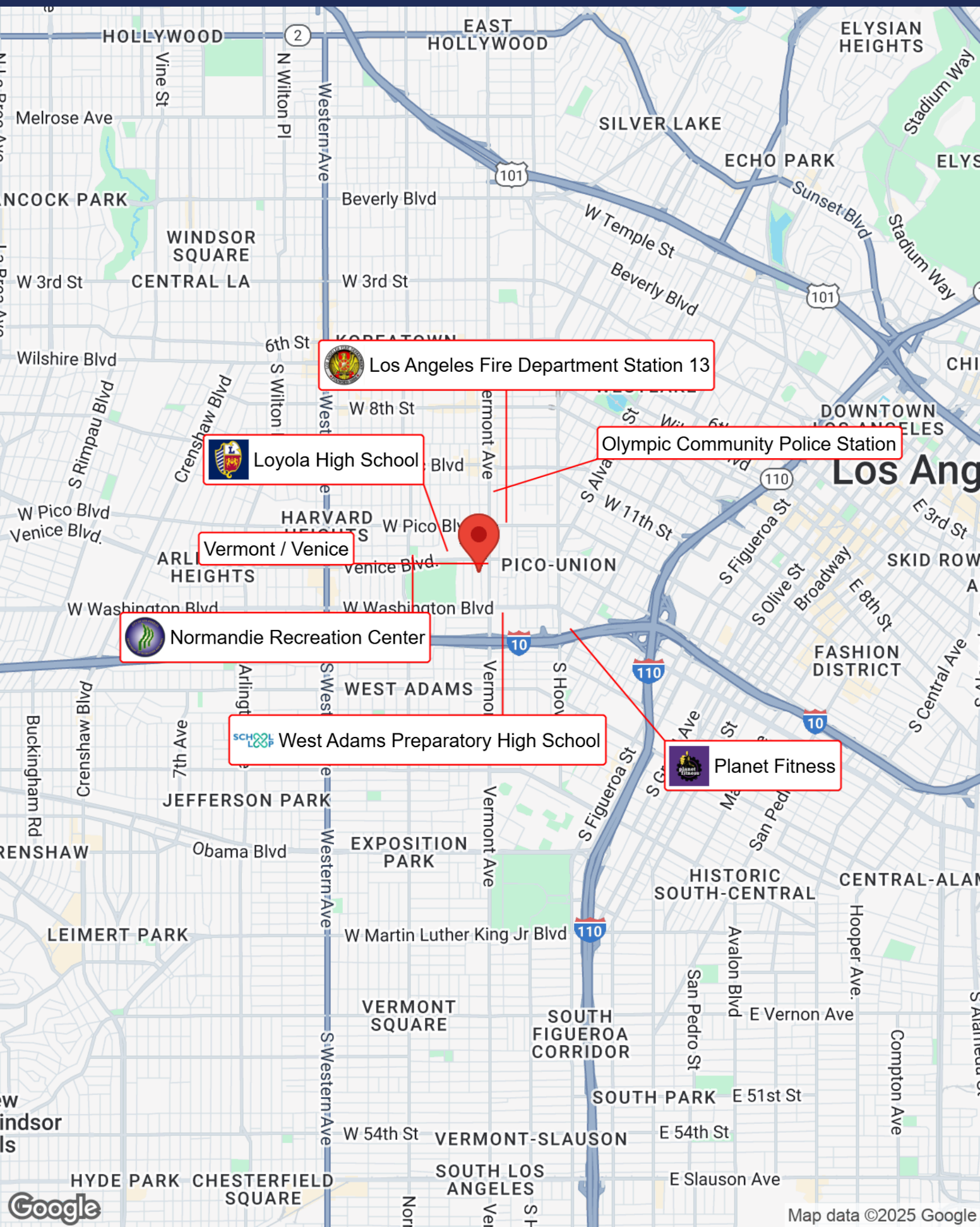












Los Angeles Fire Department Station 13



Loyola High School

Olympic Community Police Station

Vermont / Venice



Normandie Recreation Center



West Adams Preparatory High School



Planet Fitness

Financial Analysis **2**

RENT ROLL & EXPENSES

Investment Operating Information

1641 S New Hampshire Avenue Los Angeles, CA 90006									
Investment Summary				Loan Information					
Price:		\$	1,495,000	<u>1st Trust Deed: 3-Year Fixed Rate Loan (60%)</u>					
Down Payment:	40%	\$	620,000	Loan Amount:	\$		875,000		
Number of Units:			9	Interest Rate:			5.750%		
Cost Per Unit:		\$	166,111	Loan Term (Years):			3		
Current GRM:			10.46	Amortization (Years):			30		
Market GRM:			6.23	Monthly Payment:			(\$5,106.26)		
Current CAP:			5.51%				(\$61,275.15)		
Market CAP:			11.45%						
Year Built:			1961	Current DCR:	1.34				
Approximate Lot Size:			6,551	Market DCR:	2.79				
Approximate Net RSF:			4,809						
Cost Per Net RSF:		\$	310.88						
				Zoning:	LARD 1.5				
				APN:	5075-018-028				
Annualized Operating Data									
			Current Rents				Market Rents		
Gross Operating Income:		\$	142,980			\$	239,880		
Less: Expenses:		\$	(60,659)	42.4%		\$	(68,712)	28.6%	
Net Operating Income:		\$	82,320			\$	171,168		
Less: Loan Payments:		\$	(61,275)			\$	(61,275)		
Net Cash Flow:		\$	21,045	3.39%		\$	109,893	17.72%	
Plus: Principal Paydown:		\$	11,539			\$	11,539		
Total Return Before Taxes:		\$	32,584	5.26%		\$	121,432	19.59%	
Scheduled Income									
			Current Rents			Market Rents		Estimated Operating Expenses - Current Rents	
Unit Number	BDRMS/ BATHS	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income				
1	2 Bed / 1 Bath	\$ 2,030	\$ 2,030	\$ 2,250	\$ 2,250			New Property Taxes - (1.199691%)	\$17,935
2	2 Bed / 1 Bath	\$ 754	\$ 754	\$ 2,250	\$ 2,250			Property Management - (T12 Actuals)	\$6,566
3	2 Bed / 1 Bath	\$ 750	\$ 750	\$ 2,250	\$ 2,250			Insurance - (\$1.50/RSF)	\$7,214
4	2 Bed / 1 Bath	\$ 1,854	\$ 1,854	\$ 2,250	\$ 2,250			Maintenance & Repairs - (T12 Actuals)	\$2,846
5	2 Bed / 1 Bath	\$ 2,184	\$ 2,184	\$ 2,250	\$ 2,250			Water & Sewer - (T12 Actuals)	\$12,283
6	2 Bed / 1 Bath	\$ 750	\$ 750	\$ 2,250	\$ 2,250			Pest Control - (T12 Actuals)	\$200
7	2 Bed / 1 Bath	\$ 750	\$ 750	\$ 2,250	\$ 2,250			Electricity - (T12 Actuals)	\$2,339
8	Studio	\$ 456	\$ 456	\$ 1,395	\$ 1,395			Trash - (T12 Actuals)	\$6,856
9	1 Bed / 1 Bath	\$ 1,749	\$ 1,749	\$ 1,795	\$ 1,795			Gas - (T12 Actuals)	\$2,863
								Tenant Concessions - (\$129.80/Month)	\$1,558
								T12 Actual Expenses - Dec '24 - Dec '25	
								Estimated Total Expenses	\$60,659
								Per Net Sq. Ft.	\$12.61
								Expenses Per Unit	\$6,740

Loan Quotes

NEW LOAN OPTIONS

3

Tyler Bradford
 (310) 850-7197 (Mobile)
tyler@convoy-cap.com
 DRE #01860008



Travis Bradford
 (310) 869-7490 (Mobile)
travis@convoy-cap.com
 DRE #02046147

Prepared for:
 Property Address:

C/O Jon Rawson
 1641 S. New Hampshire Ave
 Los Angeles, CA 90006

12/3/2025
 Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 Floating Bridge-ARM
Purchase Price	\$1,495,000	\$1,495,000	\$1,495,000
Loan Amount	\$875,000	\$1,046,500	\$1,046,500
Down Payment	\$620,000	\$448,500	\$448,500
Loan-to-Value	59%	70%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20
Current Interest Rate	5.75%	6.53%	6.91%
Index	1 Year CMT	6 Mo CME Term SOFR	1 Mo. SOFR
Margin	3.50%	4.00%	3.00%
Floor / Ceiling	5.75% / 11.75%	6.50% / 14.50%	5.91% / 14.91%
Loan Term (Years)	10	10	3
Amortization in Years	30	30	Interest-Only
Monthly Payment	\$5,106	\$6,635	\$6,026
Recourse	Yes	Yes	Yes
Impounds	No	TBD	TBD
Pre-Payment Penalty	None	Years 1-3	Year 1
		3-2-0%	1%
Loan Fee	1.25%	1.25%	1.25%
Estimated Costs:			
Appraisal/Due Diligence	\$10,000	\$7,500	\$7,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above

*Option 2: Two 12 month extensions available if needed

Alternative fixed and adjustable rate options may be available upon request

Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

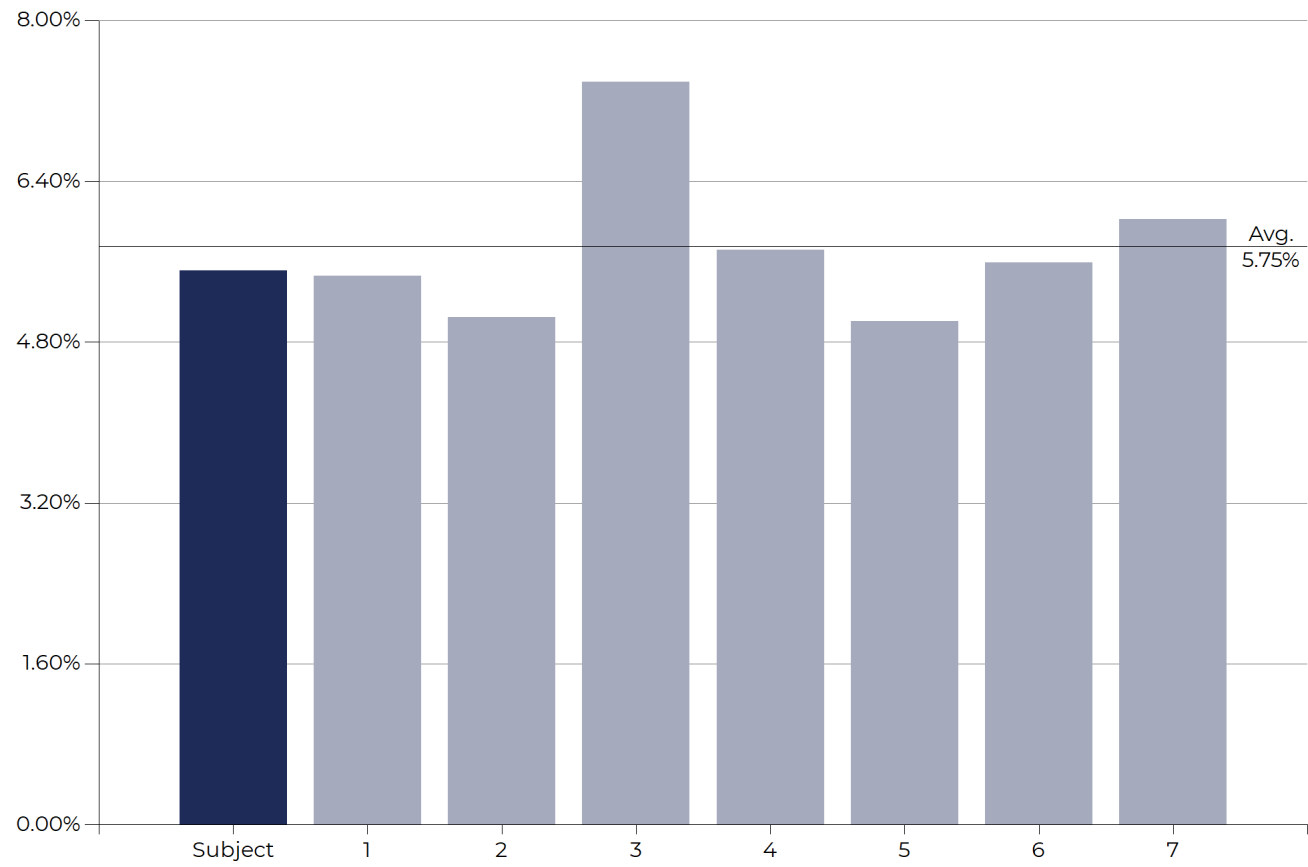
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Pricing Analysis

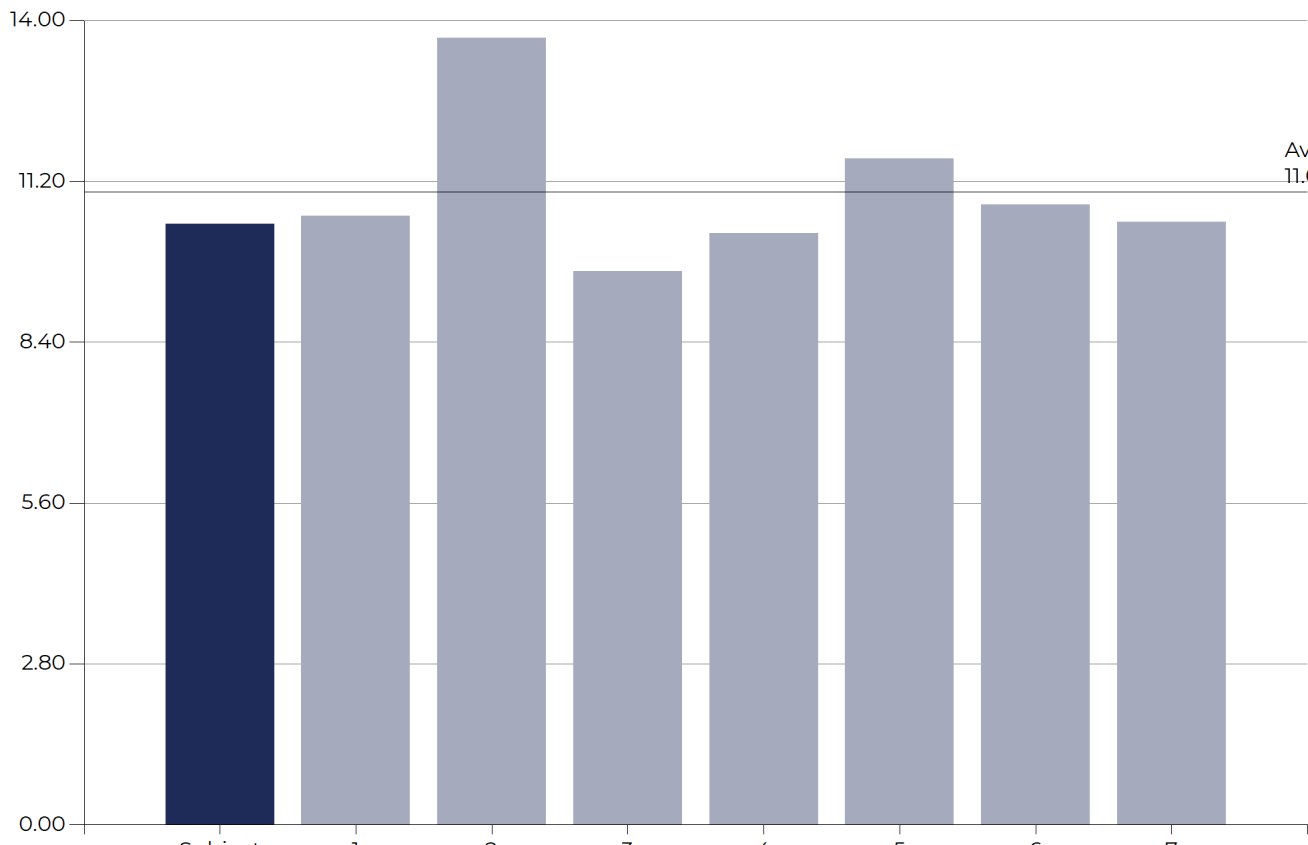
SALE COMPARABLES

4

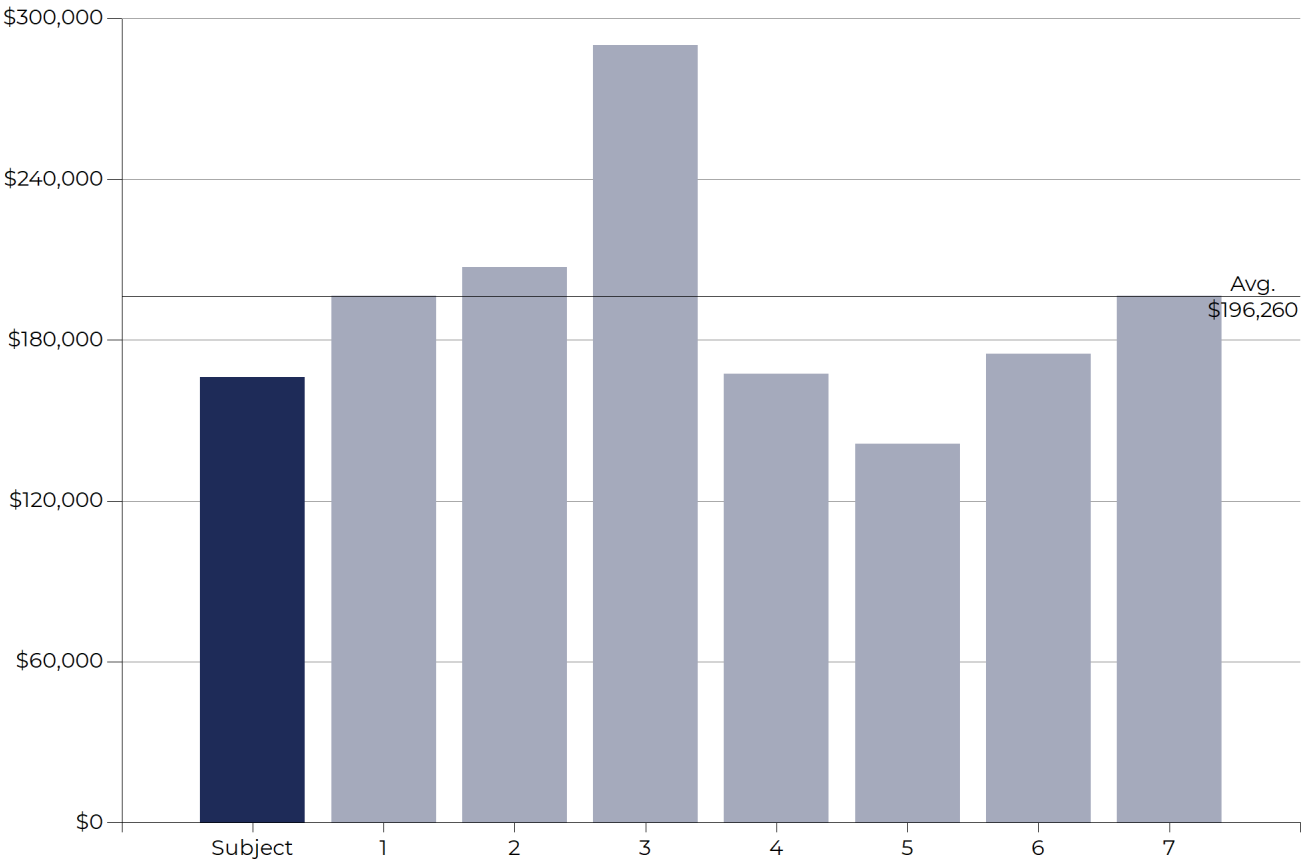
Cap Rate



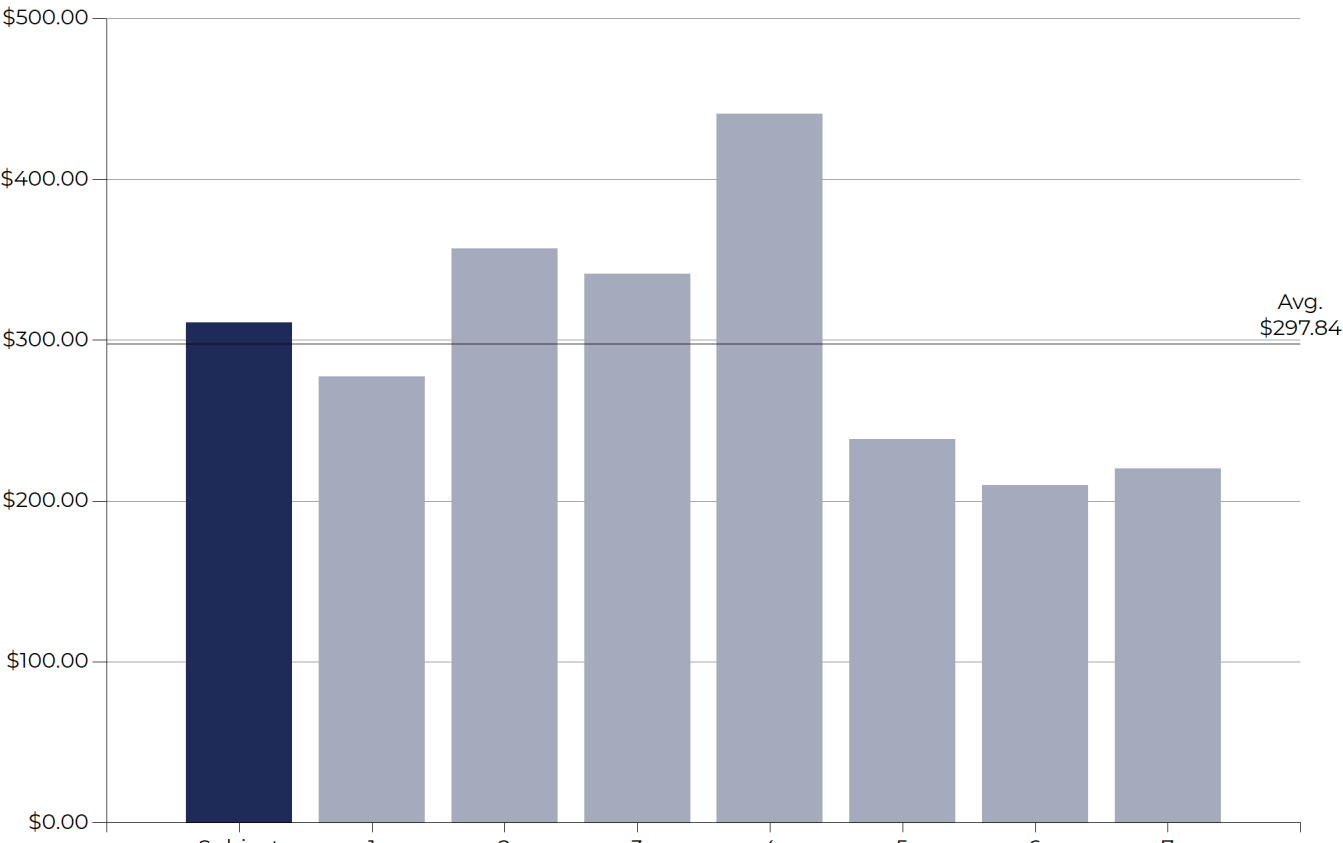
Gross Rent Multiplier



Price per Unit



Price per SF



S



Sale Price	\$1,495,000
Units	9
Price/Unit	\$166,111
Price/SF	\$310.88
Lot Size	6,551
Cap Rate	5.51%
GRM	10.46
Year Built	1961

1641 S New Hampshire Avenue

1641 South New Hampshire Avenue, Los Angeles, CA 90006

1



Sale Price	\$2,750,000	Units	Unit Type
Units	14	14	2 Bedroom 1 Bath
Price/Unit	\$196,429		
Price/SF	\$277.33		
Lot Size	13,369		
Cap Rate	5.46%		
GRM	10.6		
Year Built	1960		
Sale Date	2/19/2025		

1532 S Wilton Place

1532 South Wilton Place, Los Angeles, CA 90019

2



Sale Price	\$1,450,000	Units	Unit Type
Units	7	1	Studio/Efficiency
Price/Unit	\$207,143	4	1 Bedroom 1 Bath
Price/SF	\$356.79	2	2 Bedroom 1 Bath
Lot Size	5,902		
Cap Rate	5.05%		
GRM	13.7		
Year Built	1960		
Sale Date	9/25/2024		

1138 S Mariposa

1138 South Mariposa Avenue, Los Angeles, CA 90006

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**1707 S Bonnie Brae Street**

1707 South Bonnie Brae Street, Los Angeles, CA 90006

Sale Price	\$1,450,000	Units	Unit Type
Units	5	5	3 Bedroom 1 Bath
Price/Unit	\$290,000		
Price/SF	\$341.26		
Lot Size	6,534		
Cap Rate	7.39%		
GRM	9.64		
Year Built	1924		
Sale Date	10/9/2025		
Days-On-Mkt	178		

4

**1497 W 29th Street**

1497 West 29th Street, Los Angeles, CA 90007

Sale Price	\$1,340,000	Units	Unit Type
Units	8	6	Studio/Efficiency
Price/Unit	\$167,500	2	1 Bedroom 1 Bath
Price/SF	\$440.79		
Lot Size	5,227		
Cap Rate	5.72%		
GRM	10.3		
Year Built	1922		
Sale Date	10/2/2025		
Days-On-Mkt	68		

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**1024 W 24th Street**

1024 West 24th Street, Los Angeles, CA 90007

Sale Price	\$2,260,000	Units	Unit Type
Units	16	6	Studio/Efficiency
Price/Unit	\$141,250	7	1 Bedroom 1 Bath
Price/SF	\$238.45	3	2 Bedroom 1 Bath
Lot Size	10,542		
Cap Rate	5.01%		
GRM	11.6		
Year Built	1963		
Sale Date	9/23/2025		
Days-On-Mkt	197		



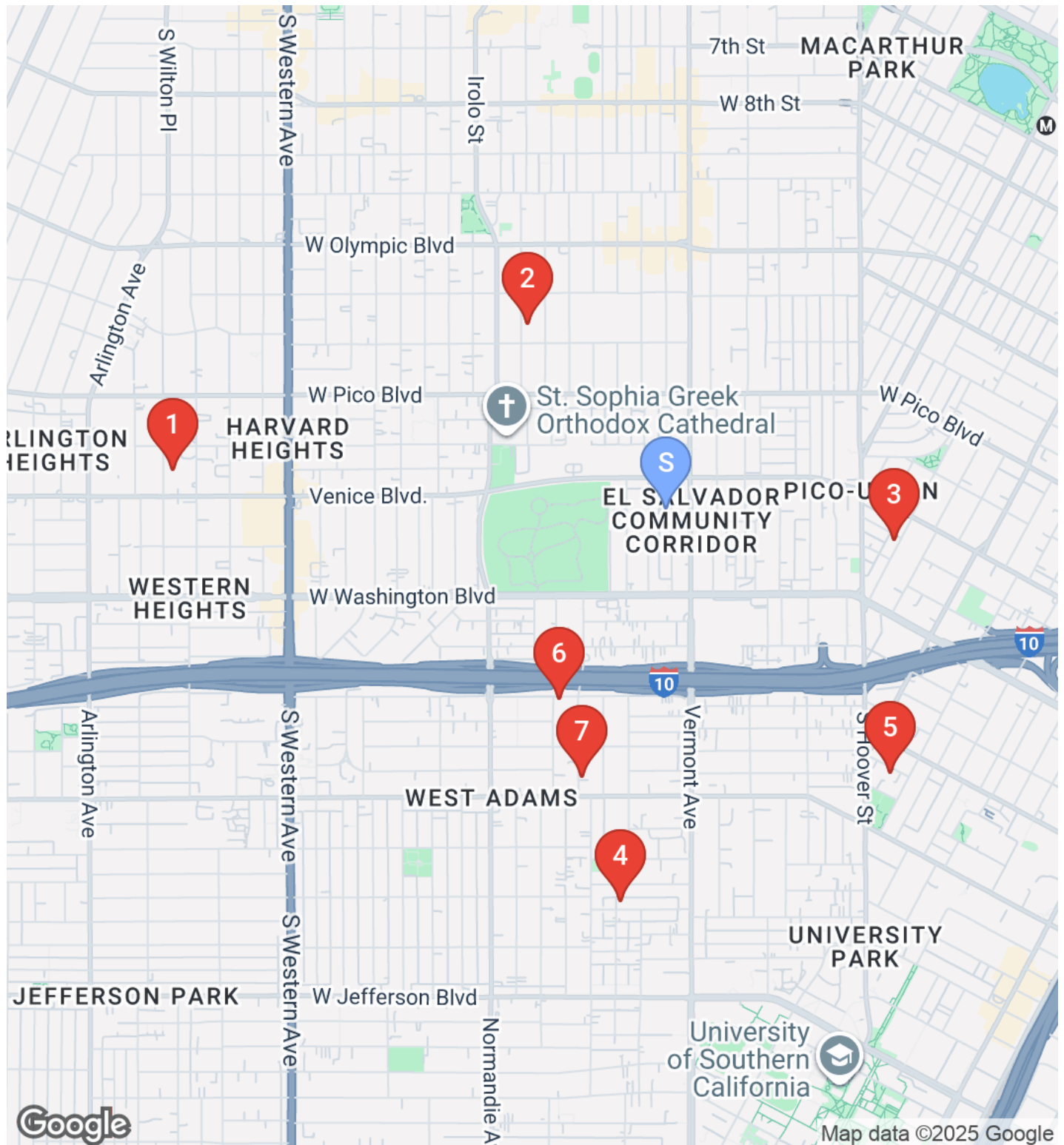
1680 W 22nd Street
1680 West 22nd Street, Los Angeles, CA 90007

Sale Price	\$1,050,000	Units	Unit Type
Units	6	2	1 Bedroom 1 Bath
Price/Unit	\$175,000	4	2 Bedroom 1 Bath
Price/SF	\$210.00		
Lot Size	6,643		
Cap Rate	5.59%		
GRM	10.8		
Year Built	1964		
Sale Date	8/19/2025		
Days-On-Mkt	82		



2506 S Budlong Ave
2506 South Budlong Avenue, Los Angeles, CA 90007

Sale Price	\$982,500	Units	Unit Type
Units	5	2	1 Bedroom 1 Bath
Price/Unit	\$196,500	3	2 Bedroom 1 Bath
Price/SF	\$220.29		
Lot Size	6,809		
Cap Rate	6.02%		
GRM	10.5		
Year Built	1921		
Sale Date	6/12/2025		
Days-On-Mkt	94		



S 1641 S New Hampshire
1641 South New Hampshire
Los Angeles, CA, 90006
\$1,495,000

3 1707 S Bonnie Brae Street
1707 South Bonnie Brae
Los Angeles, CA, 90006
\$1,450,000

6 1680 W 22nd Street
1680 West 22nd Street
Los Angeles, CA, 90007
\$1,050,000

1 1532 S Wilton Place
1532 South Wilton Place
Los Angeles, CA, 90019
\$2,750,000

4 1497 W 29th Street
1497 West 29th Street
Los Angeles, CA, 90007
\$1,340,000

7 2506 S Budlong Ave
2506 South Budlong Avenue
Los Angeles, CA, 90007
\$982,500

2 1138 S Mariposa
1138 South Mariposa Avenue
Los Angeles, CA, 90006
\$1,450,000

5 1024 W 24th Street
1024 West 24th Street
Los Angeles, CA, 90007
\$2,260,000