

OFFERING MEMORANDUM

8715 S REGINA CT

LOS ANGELES, CA 90044

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

FINANCIALS

04

COMPARABLES

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

We are proud to present 8715 S Regina Ct, an attractively priced 6-unit multifamily property in Los Angeles, offered at an 11.33% CAP and 6.00 GRM upon lease up of the 4 VACANT units, with upside potential to achieve an 11.40% CAP and 5.91 GRM upon stabilization.

Located just south of Manchester Ave and east of Hoover St, abutting the Algin Sutton Recreation center, this property offers excellent access with close proximity to the 110 Freeway, multiple Metro stations, and easy access to Downtown Los Angeles, Inglewood, Lennox, Gardena and Crenshaw.

The property is comprised of three separate buildings—a two-story front structure and a single-story rear building in the middle and rear—offering a total of 4,085 rentable square feet. Built in 1905, the property sits on a sizable 5,802 SF LARD2-zoned corner lot with street access on both sides.

The unit mix features one three-bedroom unit, four two-bedroom units, and one one-bedroom unit with four (4) units delivered VACANT at closing, presenting an immediate opportunity for stabilization at market rents. Five out of six units have been renovated including three out of the four vacant units.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

4,085 SF

BUILDING SIZE

1905

YEAR BUILT

LARD2

ZONING

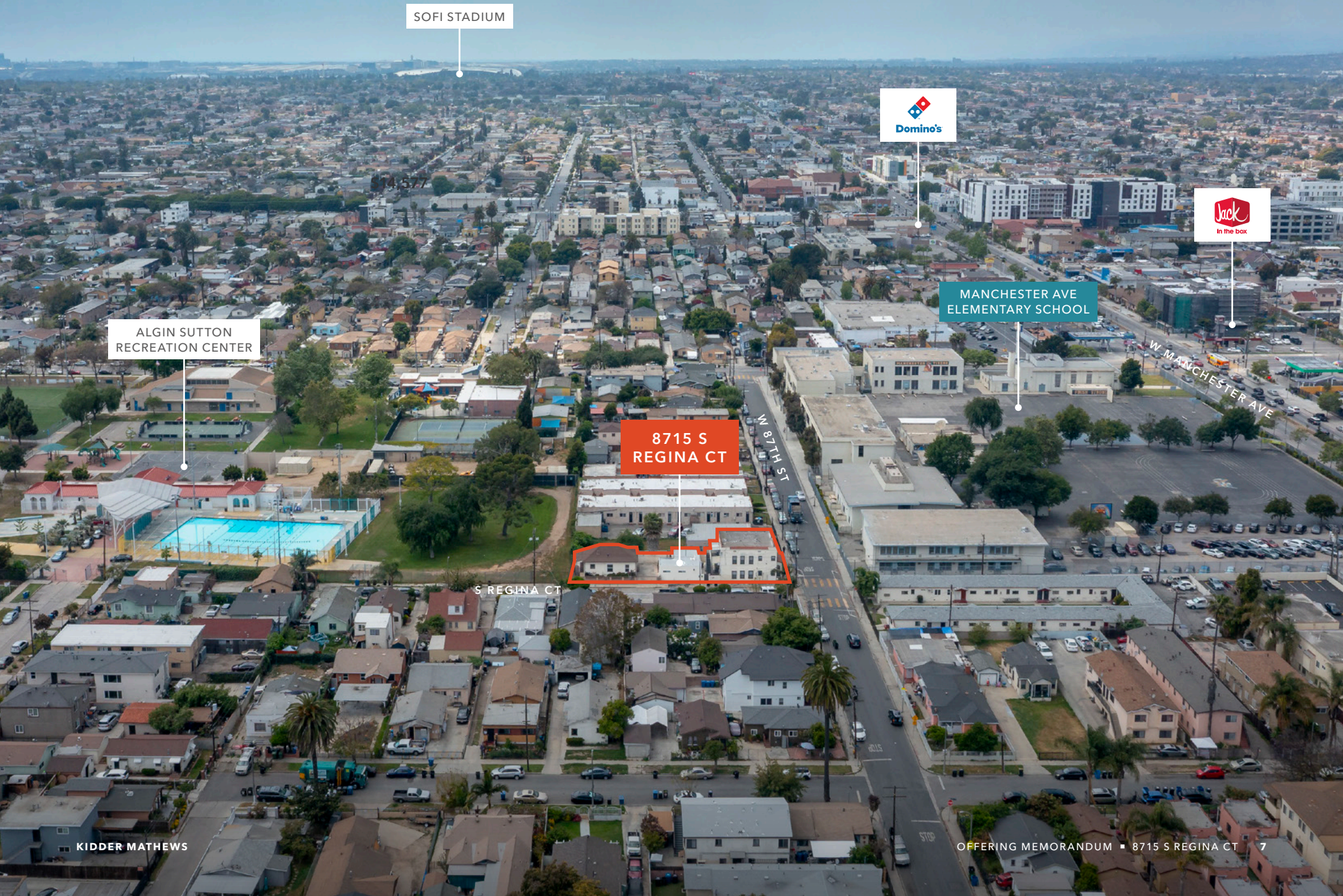
PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



SOFI STADIUM



ALGIN SUTTON
RECREATION CENTER

MANCHESTER AVE
ELEMENTARY SCHOOL

8715 S
REGINA CT

S REGINA CT

W 87TH ST

W MANCHESTER AVE

PROPERTY OVERVIEW



FINANCIALS

Section 03

FINANCIALS

INVESTMENT SUMMARY

ADDRESS	8715 S Regina Ct Los Angeles, CA 90044
LIST PRICE	\$1,050,000
NUMBER OF UNITS	6
COST PER UNIT	\$175,000
CURRENT GRM	6.00
MARKET GRM	5.91
CURRENT CAP	11.33%
MARKET CAP	11.40%
YEAR BUILT	1905
LOT SIZE	5,802 SF
BUILDING SIZE	4,085 SF
PRICE/SF	\$257

\$1.05M

LIST PRICE

11.33%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$174,971		\$177,600	
Less: Vacancy	(\$5,249)	3%	(\$5,328)	3%
Gross Operating Income	\$169,721		\$172,272	
Less: Expenses	(\$50,797)	29.9%	(\$52,622)	
Net Operating Income	\$118,924		\$119,650	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.25%)	\$13,125	\$13,125
Property Management (4% & 5% Current Rents GOI)	\$6,789	\$8,614
Insurance - Estimate (\$1,250/Unit)	\$7,500	\$7,500
Maintenance/Repairs - Estimate (\$750/Unit)	\$4,500	\$4,500
Electricity - Trash - Gas - Water - Sewage - Actual	\$16,183	\$16,183
Landscape & Gardening - Estimate - (\$100/Mo)	\$1,200	\$1,200
Reserves/Miscellaneous (\$250/Unit)	\$1,500	\$1,500
Estimated Total Expenses	\$50,797	\$52,622
Per Net SF	\$12.44	\$12.88
Expenses Per Unit	\$8,466	\$8,770

SCHEDULED INCOME

Unit	Beds/Baths	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
600	3BD + 1BA - Renovated - Vacant	\$3,000	\$3,000
600.5	2BD + 1BA - Renovated - Vacant	\$2,450	\$2,450
602	2BD + 1BA - Renovated	\$2,454	\$2,450
602.5	1BD + 1BA - Vacant	\$2,000	\$2,000
8713	2BD + 1BA - ADU - Renovated	\$2,226	\$2,450
8715	2BD + 1BA - House - Vacant	\$2,450	\$2,450
Monthly Scheduled Gross Income		\$14,581	\$14,800
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$14,581	\$14,800
Annual Scheduled Gross Income		\$174,971	\$177,600

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COMPARABLES

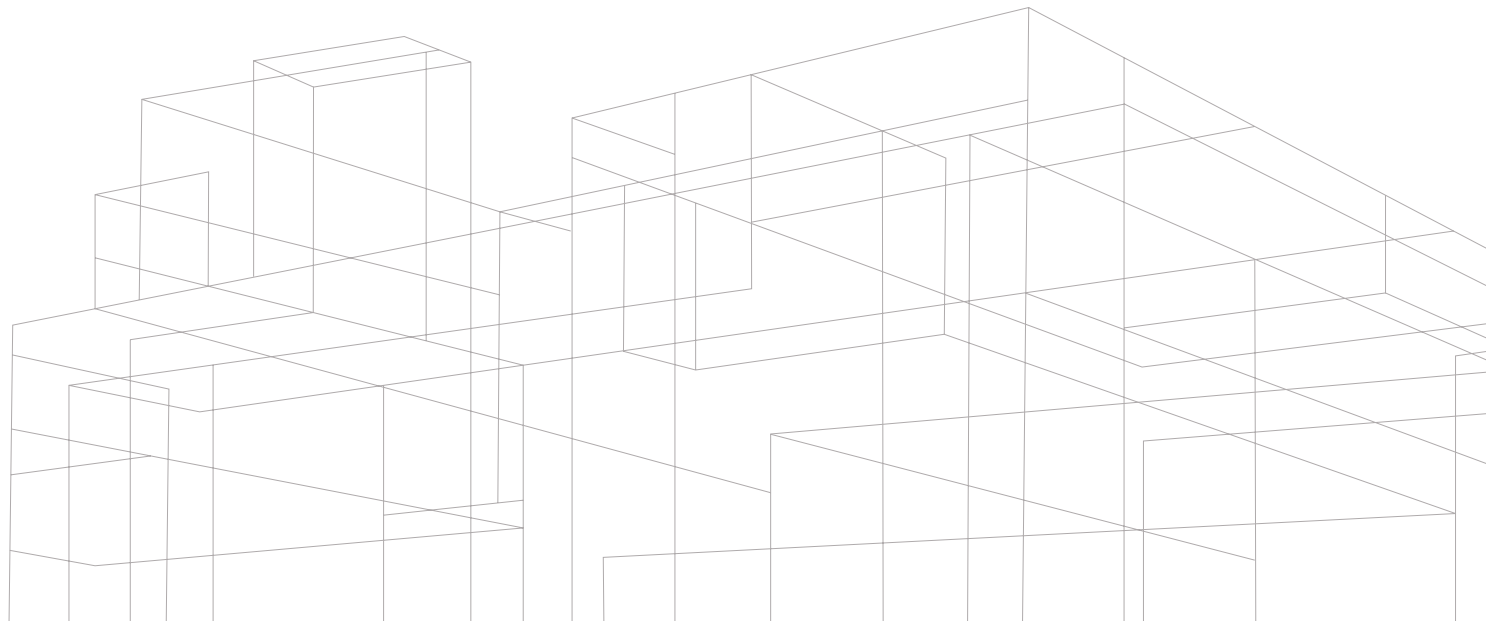
Section 04

SALES COMPARABLES | 5+ UNITS

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	CAP	Sale Price	Sale Date	Notes
	8715 S REGINA CT Los Angeles, CA 90044	1905	6	4,085	5,802	\$174,971	\$257	\$175,000	6.00	11.33%	\$1,050,000	SOON	(1) 3BD+1BA, (4) 2BD+1BA & (1) 1BD+1BA. Three structures. (1) driveway space. Corner lot. (4) Vacant units.
01	7307 S FIGUEROA ST Los Angeles, CA 90003	1965	5	4,221	6,098	\$101,664	\$203	\$171,000	8.41	7.73%	\$855,000	2/17/2025	(5) 2BD+1BA. (5) Uncovered parking spaces. (2) Separate structures. Uncovered onsite parking + alley access.
02	526 W 82ND ST Los Angeles, CA 90044	1931	14	7,804	18,633	\$185,892	\$205	\$114,286	8.61	7.55%	\$1,600,000	1/24/2025	(14) 1BD+1BA bungalows with 2 units vacant.
03	716 W 81ST ST Los Angeles, CA 90044	1960	11	7,795	9,307	\$199,428	\$192	\$136,364	7.52	8.64%	\$1,500,000	12/31/2024	(7) 2BD+1BA & (4) 1BD+1BA. (1) Unit Vacant. (8) Carport spaces + 4 tandem.
04	1212 E 76TH PL Los Angeles, CA 90001	1926	8	4,650	5,321	\$117,924	\$220	\$128,125	8.69	7.48%	\$1,025,000	12/24/2024	(8) 1BD+1BA. (2) Units Vacant. One structure. No parking.
05	6209 S HOOVER ST Los Angeles, CA 90044	1951	7	3,736	6,534	\$159,239	\$348	\$185,714	8.16	7.96%	\$1,300,000	12/4/2024	(6) 2BD+1BA & (1) 1BD+1BA. Uncovered onsite parking. SoLa building.
06	1311 W 89TH ST Los Angeles, CA 90044	1963	8	4,450	6,163	\$206,498	\$398	\$221,250	8.57	7.58%	\$1,770,000	12/3/2024	Sold by Casey & Vince - (5) 2BD+1BA & (3) 1BD+1BA. (1) 2BD vacant. No units renovated.
07	7418 S MAIN ST Los Angeles, CA 90003	1957	6	3,520	5,137	\$105,240	\$277	\$162,500	9.26	7.02%	\$975,000	10/4/2024	(6) 2BD+1BA units. (6) Uncovered parking spaces.

SALES COMPARABLES | 5+ UNITS CONT.

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	CAP	Sale Price	Sale Date	Notes
08	1115 E 75TH ST Los Angeles, CA 90001	1940	5	3,104	5,007	\$139,200	\$379	\$235,000	8.44	7.70%	\$1,175,000	9/17/2024	(1) 3BD+1BA, (3) 2BD+1BA & (1) 1BD+1BA. (5) Uncovered parking spaces.
09	1623 W 80TH ST Los Angeles, CA 90047	1965	7	5,427	6,751	\$137,652	\$212	\$164,286	8.35	7.78%	\$1,150,000	8/29/2024	(6) 2BD+1BA & (1) Studio. (3) Carport spaces & (4) Uncovered parking spaces.
Average							\$270	\$168,725	8.45	7.72%			



Sales Comparables

- 01** 7307 S FIGUEROA ST
Los Angeles, CA 90003

- 02** 526 W 82ND ST
Los Angeles, CA 90044

- 03** 716 W 81ST ST
Los Angeles, CA 90044

- 04** 1212 E 76TH PL
Los Angeles, CA 90001

- 05** 6209 S HOOVER ST
Los Angeles, CA 90044

- 06** 1311 W 89TH ST
Los Angeles, CA 90044

- 07** 7418 S MAIN ST
Los Angeles, CA 90003

- 08** 1115 E 75TH ST
Los Angeles, CA 90001

- 09** 1623 W 80TH ST
Los Angeles, CA 90047

South Los Angeles

05

Florence

07

08

04

Vermont Knolls

09

01

03

02

110

8715 S
REGINA CT

Avalon Gardens

06

Gramercy Park





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