

OFFERING MEMORANDUM

553 STANFORD AVE

LOS ANGELES, CA 90013



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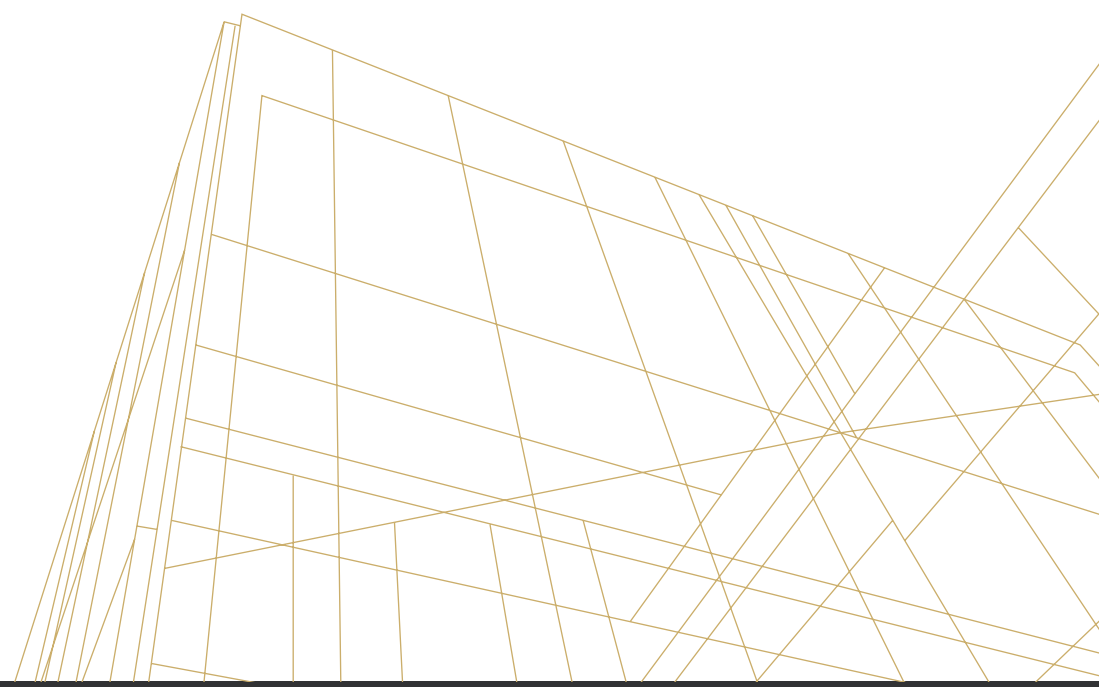
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EXECUTIVE SUMMARY

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We are pleased to present 553 Stanford Ave, a 17-unit multifamily community located near the Arts District of Downtown Los Angeles, priced at a 7.87% CAP and 6.71 GRM on current rents with upside to operate at a 17.28% CAP and a 3.98 GRM.

The property is a three-story brick building constructed in 1908 with a unit mix of 4 one-bedroom units with two Studio units delivered VACANT.

553 Stanford Ave is centrally located in DTLA near the Arts Districts in close proximity to the 10, 110, 101 and 5 freeway, in one of the most desirable and trendy submarkets that has recently undergone immense transition. The location offers tenants easy access to a plethora of restaurants such as Sushi Gen, Maccheroni Republic, Marugame Monzo, Baroo, Manuel, Bestia, De La Noma and much more.

The Arts Districts also offers amenities and attractions such as ROW DTLA, Art Share LA, Arts District Brewing Company, Angel City Brewery, Hauser & Wirth, as well as retailers such as Apolis: Common Gallery, Arts District Co-op, Buru and Le Labo.

Contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com for additional information.

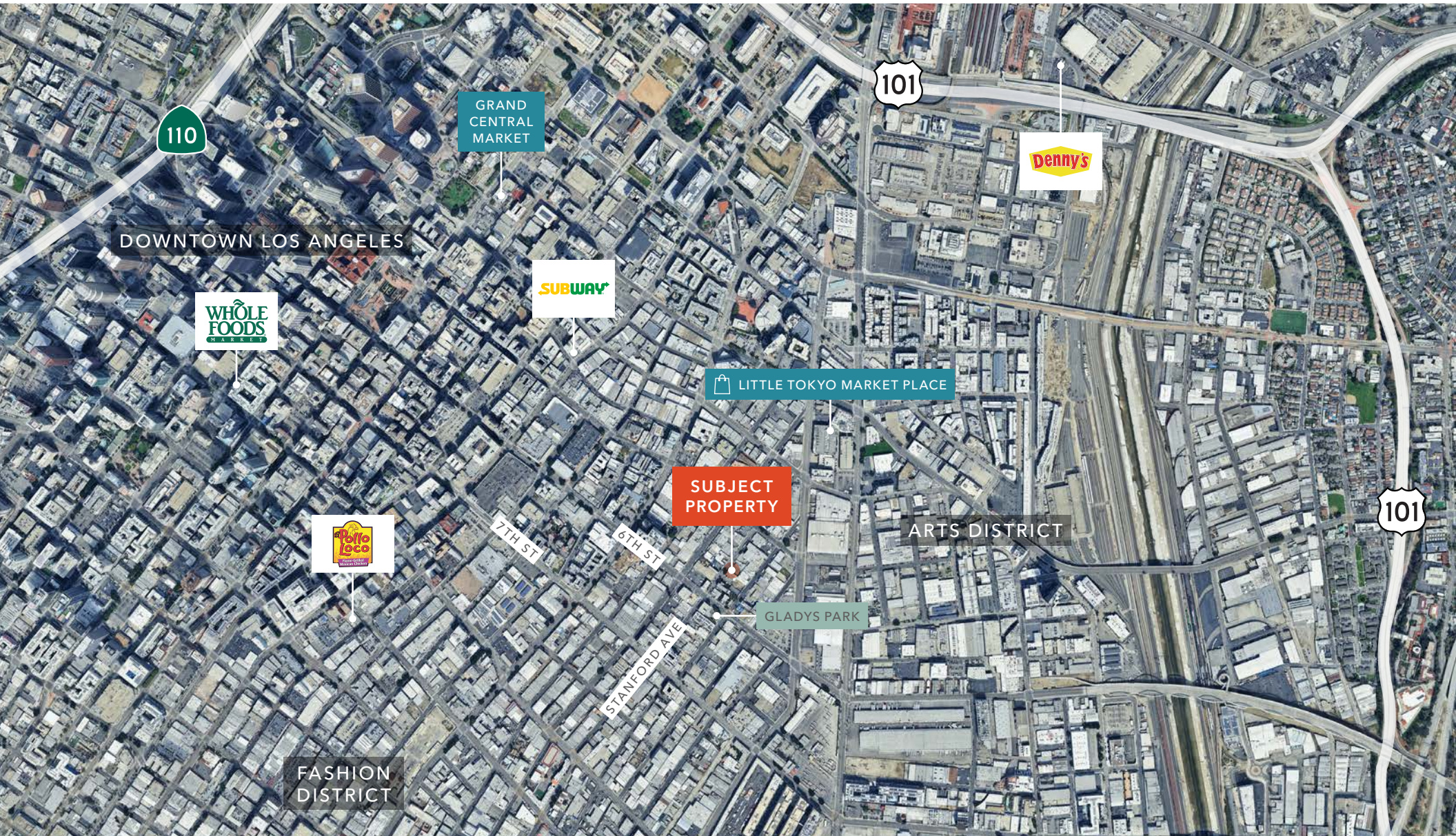
An aerial photograph of an urban industrial district. The foreground and middle ground are filled with various industrial buildings, mostly with flat roofs, some with corrugated metal. There are parking lots with cars and trucks, and some trees. In the background, a dense city skyline with numerous skyscrapers is visible under a clear blue sky.

PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



FINANCIALS

INVESTMENT SUMMARY

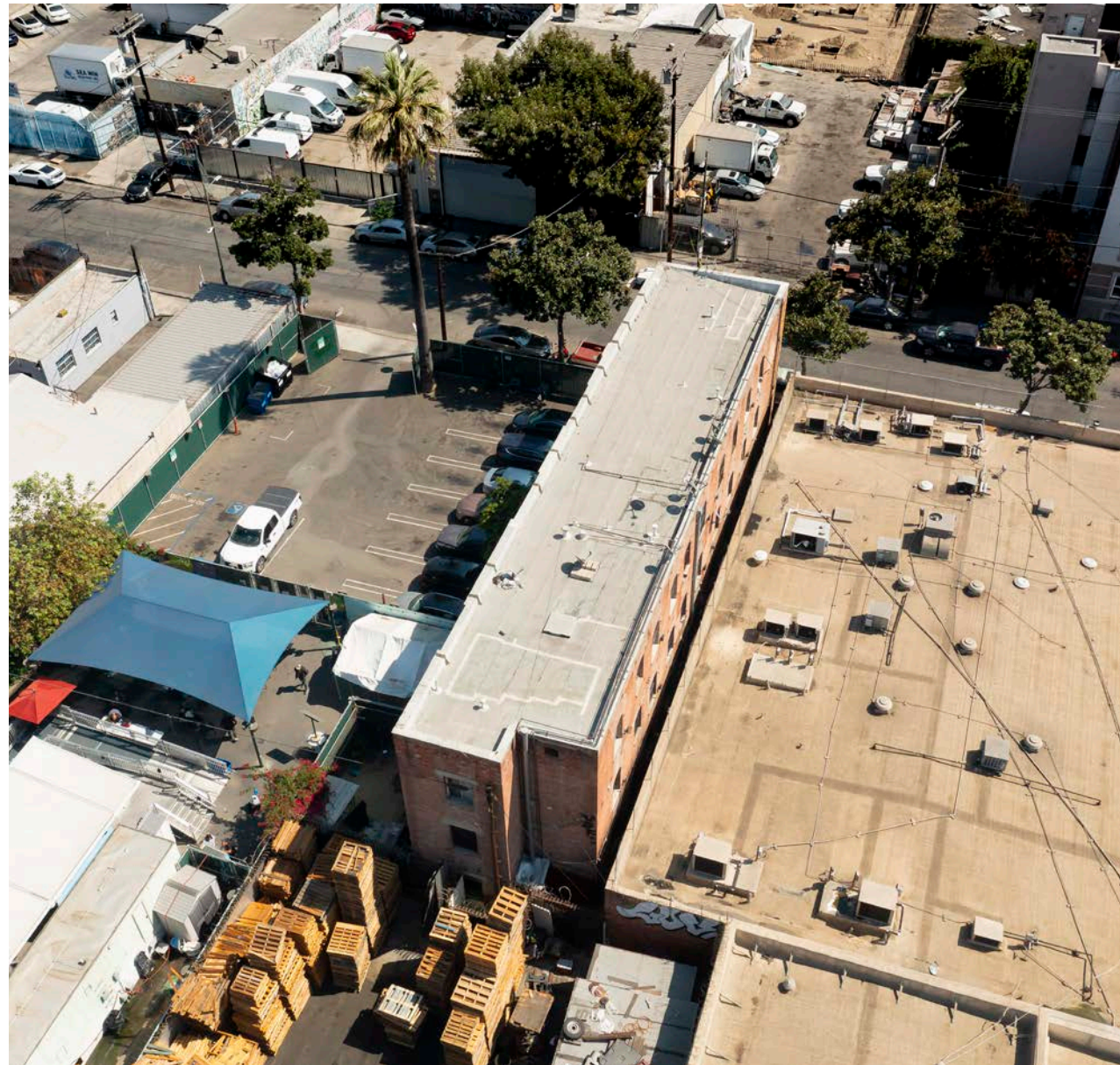
ADDRESS	553 Stanford Ave Los Angeles, CA 90013
PRICE:	\$1,600,000
NUMBER OF UNITS:	17
COST PER UNIT:	\$94,118
CURRENT GRM:	6.71
MARKET GRM:	3.98
CURRENT CAP:	7.87%
MARKET CAP:	17.28%
YEAR BUILT:	1907
LOT SF:	2,752
BUILDING SF	7,440
PRICE/SF	\$215

\$1.6M

LIST PRICE

\$215

PRICE/SF



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
SCHEDULED GROSS INCOME	\$238,520		\$402,000	
LESS: VACANCY	\$(7,156)	3%	\$(12,060)	3%
GROSS OPERATING INCOME	\$231,364		\$389,940	
LESS: EXPENSES	\$(105,467)	45.6%	\$(113,396)	
Net Operating Income	\$125,897		\$276,544	

ESTIMATED OPERATING EXPENSES

	Current Rents		Market Rents	
NEW PROPERTY TAXES - (1.25%)	\$20,000		\$20,000	
PROPERTY MANAGEMENT - (5% CURRENT RENTS GOI)	\$11,568		\$19,497	
INSURANCE - (ESTIMATE @ \$1,200/UNIT)	\$20,400		\$20,400	
MAINTENANCE/REPAIRS - (ESTIMATE @ \$750/UNIT)	\$12,750		\$12,750	
UTILITIES (ACTUAL) - WATER, SEWER, TRASH, GAS, & ELECTRIC	\$35,299		\$35,299	
LANDSCAPE & GARDENING - (\$100/MONTH)	\$1,200		\$1,200	
RESERVES - (\$250/UNIT)	\$4,250		\$4,250	
Estimated Total Expenses	\$105,467		\$113,396	
Per Net Sq. Ft.	\$14.18		\$15.24	
Expenses Per Unit	\$6,204		\$6,670	

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for inaccuracies.

SCHEDULED INCOME

		CURRENT RENTS	MARKET RENTS
Unit	Beds/Baths	Monthly Rent/Unit	Monthly Rent/Unit
1	Studio (Renovated)	\$1,840	\$1,900
1.5	Studio (Vacant - "N")	\$1,900	\$1,900
5	Studio (Renovated)	\$1,929	\$1,900
7	Studio (Renovated)	\$2,136	\$1,900
9	Studio (Renovated - Vacant)	\$1,900	\$1,900
11	Studio (Renovated)	\$1,534	\$1,900
11.5	1BD + 1BA ("N")	\$1,751	\$2,200
20	1BD + 1BA (Renovated)	\$1,150	\$2,200
24	Studio (Legacy)	\$601	\$1,900
25	Studio (Legacy)	\$563	\$1,900
27	Studio (Legacy)	\$581	\$1,900
28	1BD + 1BA (Renovated)	\$1,860	\$2,200
30	1BD + 1BA (Legacy - MGR - \$835.86 credit)	-	\$2,200
33	Studio (Legacy)	\$597	\$1,900
35	Studio (Legacy)	\$495	\$1,900
37	Studio (Legacy)	\$595	\$1,900
39	Studio (Legacy)	\$443	\$1,900
Monthly Scheduled Gross Income		\$19,877	\$33,500
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$19,877	\$33,500
Annual Scheduled Gross Income		\$238,520	\$402,000



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