OFFERING MEMORANDUM

4309 S MAIN ST

LOS ANGELES, CA 90037

THE AZZI GROUP
40 YEARS
OF EXCELLENCE
Marcus & Millichap

NON-ENDORSEMENT AND DISCLAIMER NOTICE

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TONY SOLOMON
Broker of Record
License #01238010
23975 Park Sorrento
Suite 400
Calabasas, CA 91302
TonySolomonBOR@mmreis.com

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PROPERTY DESCRIPTION

Marcus & Millichap
THE AZZI GROUP

PROPERTY DETAILS

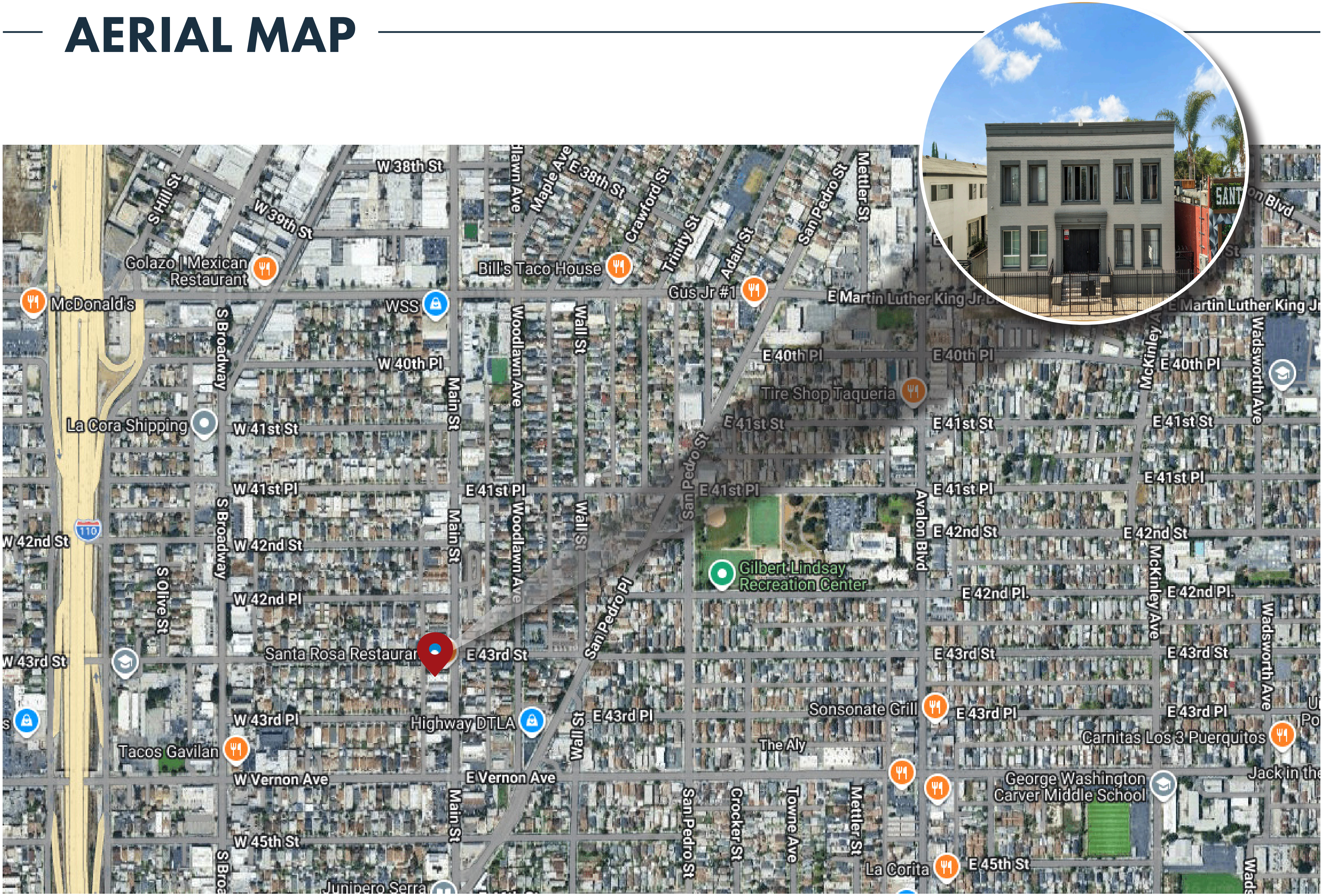
The Azzi Group of Marcus and Millichap is pleased to present the opportunity to acquire 4309 S Main St, a 20-unit multifamily apartment building located in the highly desirable 90037 zipcode of Los Angeles.

SUBJECT PROPERTY		
Property Address	4309 S Main St Los Angeles, CA 90037	
Assessor's Parcel Number	5111-012-002	
Zoning	LAC2	
Number of Units	20	
Number of Parking Spaces	1	
Number of Buildings	1	
Number of Stories	2	
Year Built	1924	
Gross Square Feet	9,408	
Lot Size	6,757	SF
Type of Ownership	Fee Simple	
Utilities: Gas and Electric	Separately Metered	
Utilities: Water	Master Metered	

INVESTMENT HIGHLIGHTS

- **Charming 1920s construction**
- **Efficient unit mix consisting of (18) Studio/1 Bath units and (2) 1 Bed/1 Bath units**
- **Strong in-place cash flow**
- **On-site laundry facilities and secured entry for tenants**
- **WalkScore.com rates 4309 S Main Street as Very Walkable and Very Bikeable**
- **Great transit access with the nearby Exposition Park/USC district served by the Metro E Line and convenient access to the I-110 Freeway, providing connectivity to DTLA and the broader region.**
- **Electrical: Ownership has recently done upgrades to the subpanels and main electrical lines.**
- **Plumbing: Mixed copper and galvanized. Ownership has completed some recent upgrades**
- **Roof: Ownership has recently done upgrades and completed seal coating in the last few years.**

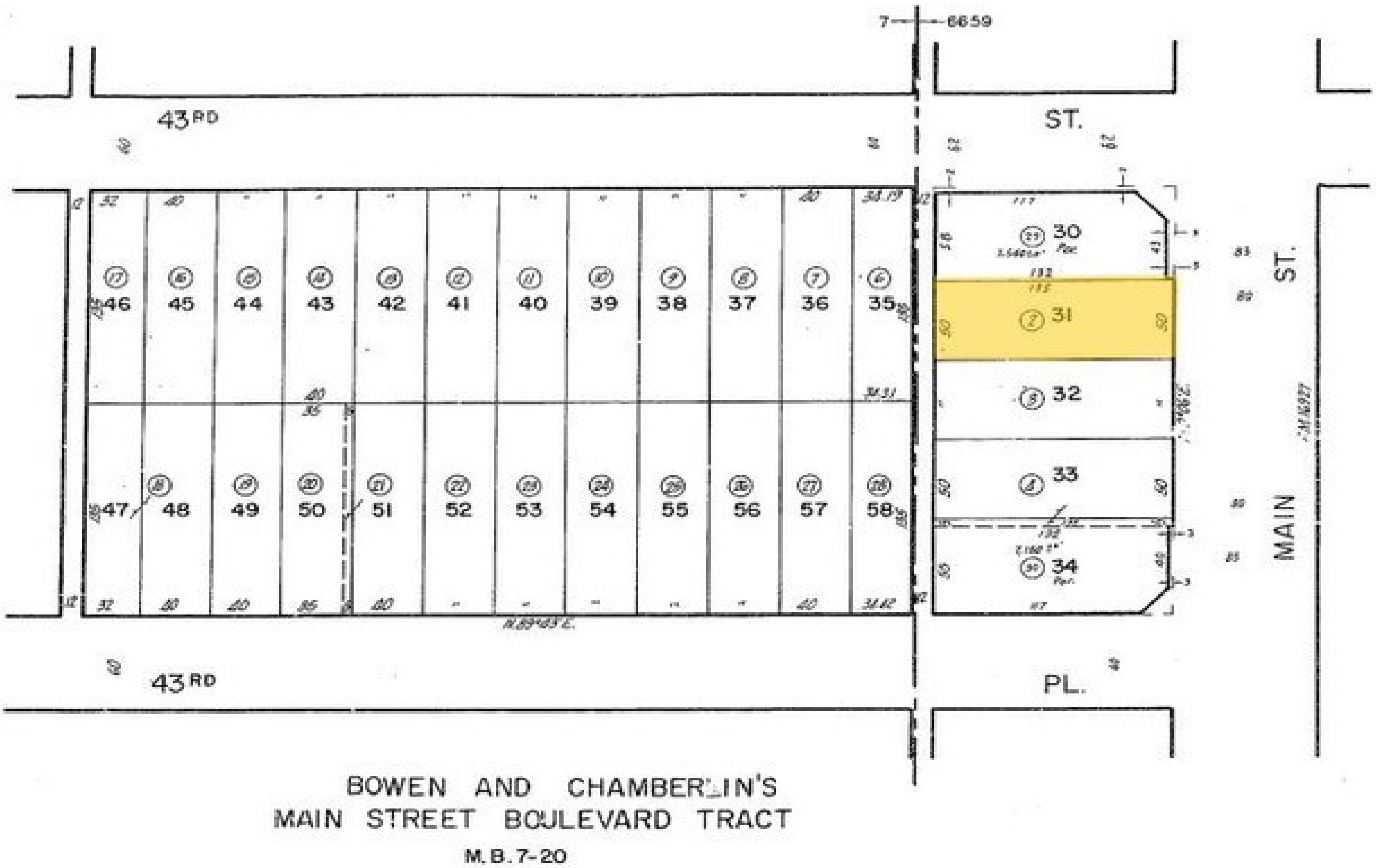
AERIAL MAP

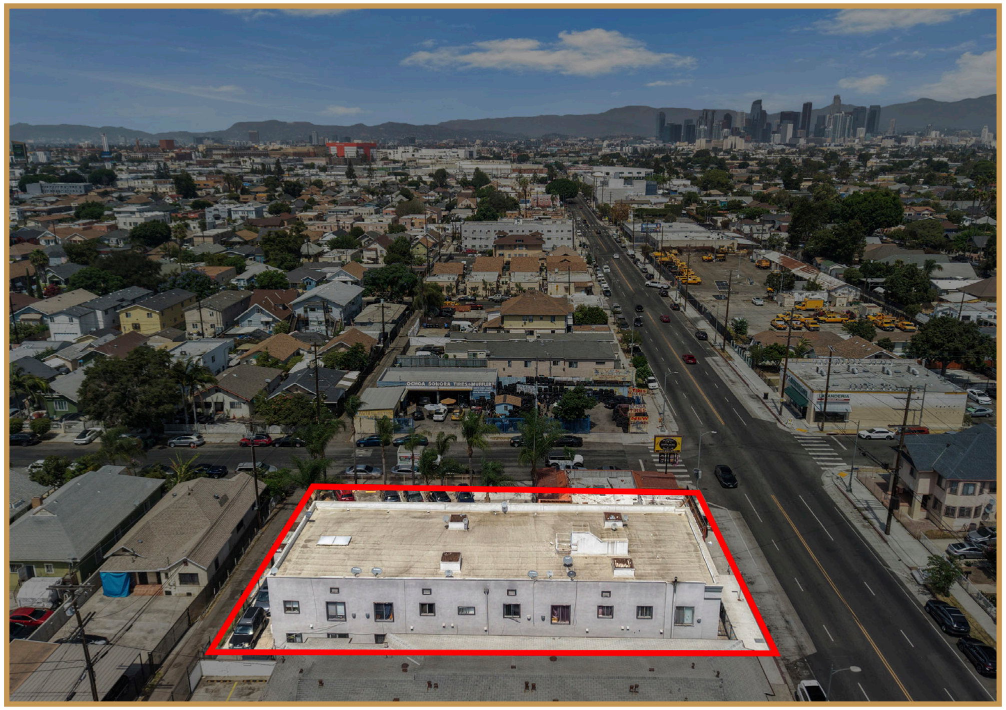


W 38th St
S Hill St
W 39th St
Maple Ave
E 38th St
Crawford St
Trinity St
Adair St
San Pedro St
Mettler St
Golazo | Mexican Restaurant
Bill's Taco House
Gus Jr #1
McDonald's
WSS
E Martin Luther King Jr Blvd
S Broadway
Woodlawn Ave
Wall St
W 40th Pl
E 40th Pl
Tire Shop Taqueria
Main St
La Cora Shipping
W 41st St
E 41st St
W 41st Pl
E 41st Pl
McKinley Ave
Wadsworth Ave
Avalon Blvd
W 42nd St
E 42nd St
S Olive St
Gilbert Lindsay Recreation Center
W 42nd Pl
E 42nd Pl
San Pedro Pl
W 43rd St
Santa Rosa Restaurant
E 43rd St
W 43rd Pl
E 43rd Pl
Highway DTLA
Sonsonate Grill
Carnitas Los 3 Puerquitos
Tacos Gavilan
The Aly
W Vernon Ave
E Vernon Ave
George Washington Carver Middle School
Jack in the
W 45th St
E 45th St
Crocker St
Towne Ave
La Corita
Junipero Serra
110

TAX MAP

APN: 5111-012-002



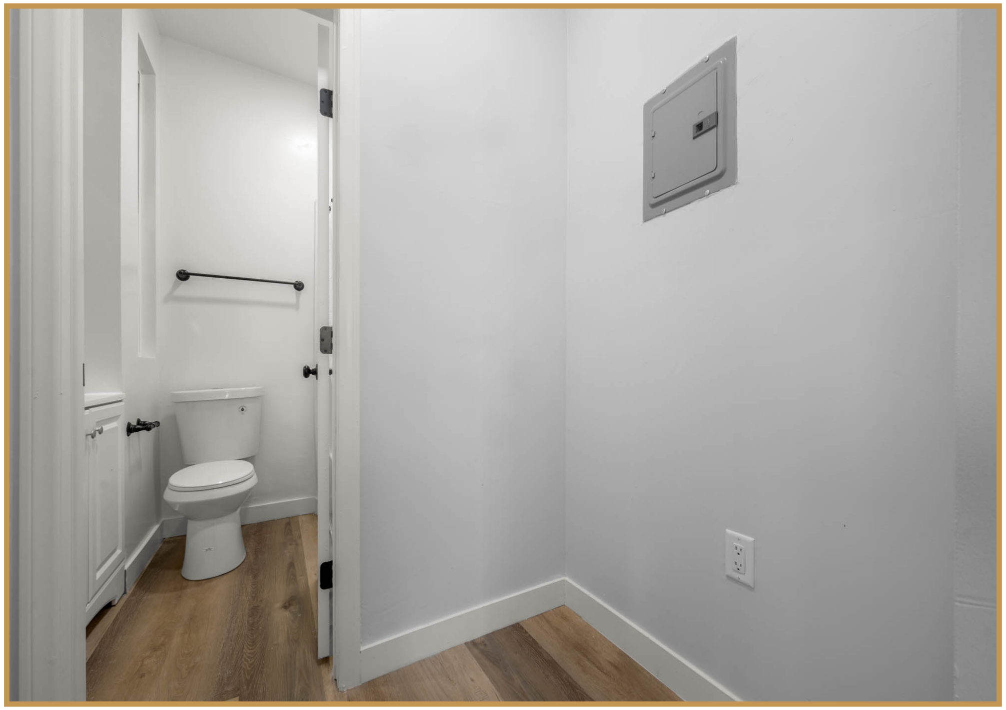



SANTA ROSA RESTAURANT


102
Wipe your PAWS

EXIT
204



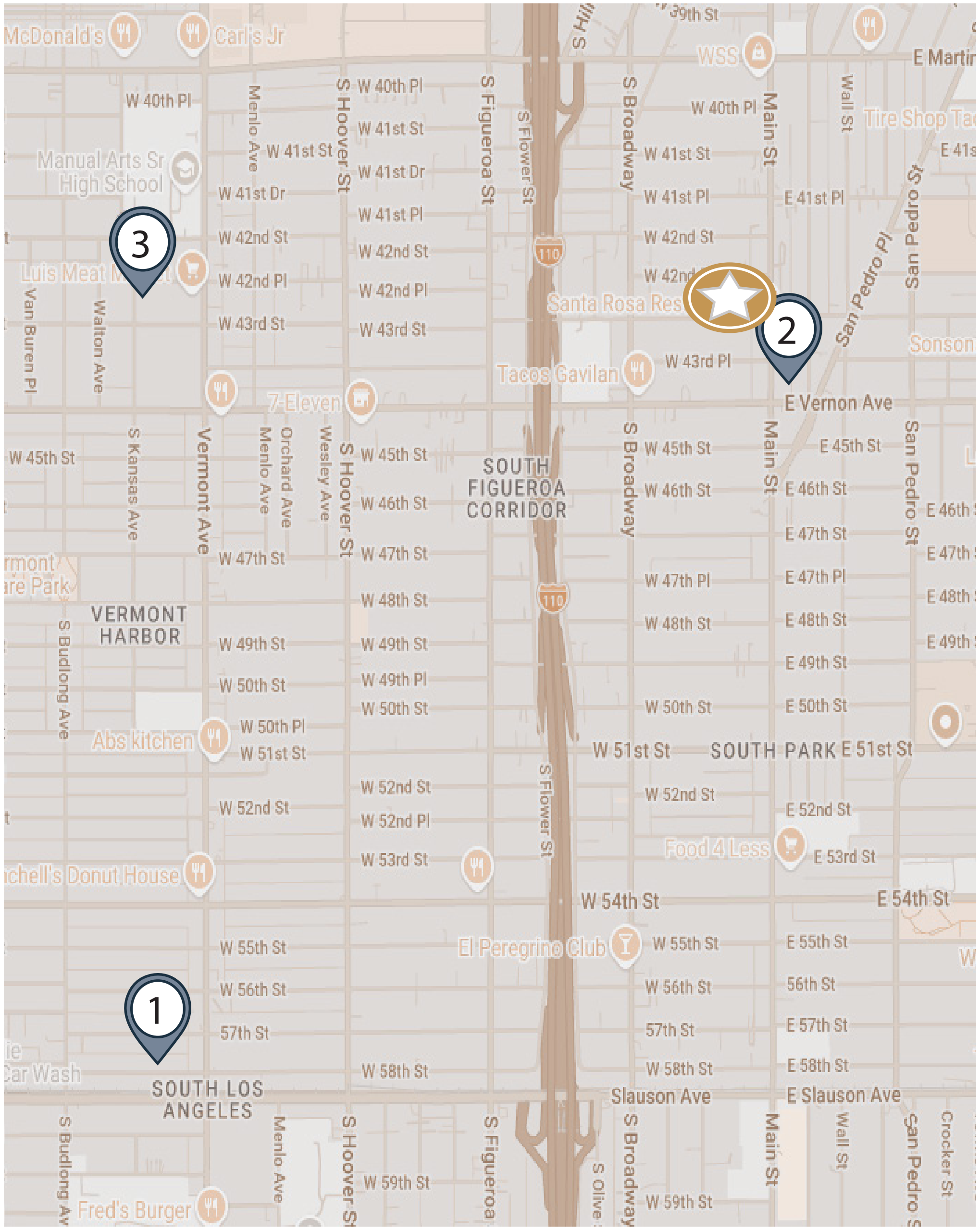



02

COMPARABLES

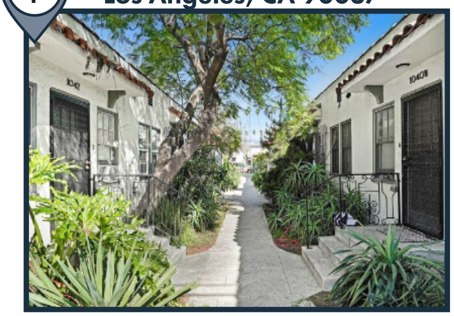
Marcus & Millichap
THE AZZI GROUP

SALE COMPARABLES



4309 S Main St
Los Angeles, CA 90037

1038 W 57th St
Los Angeles, CA 90037



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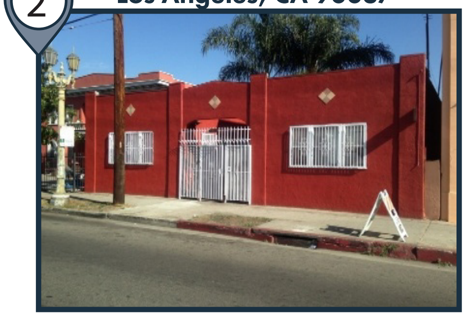
Los Angeles, CA 90037



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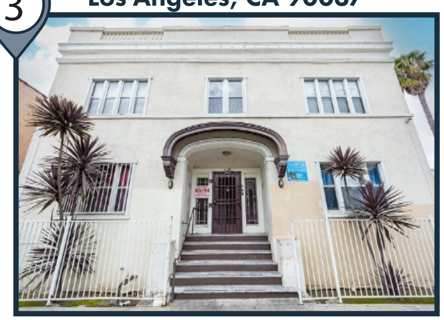
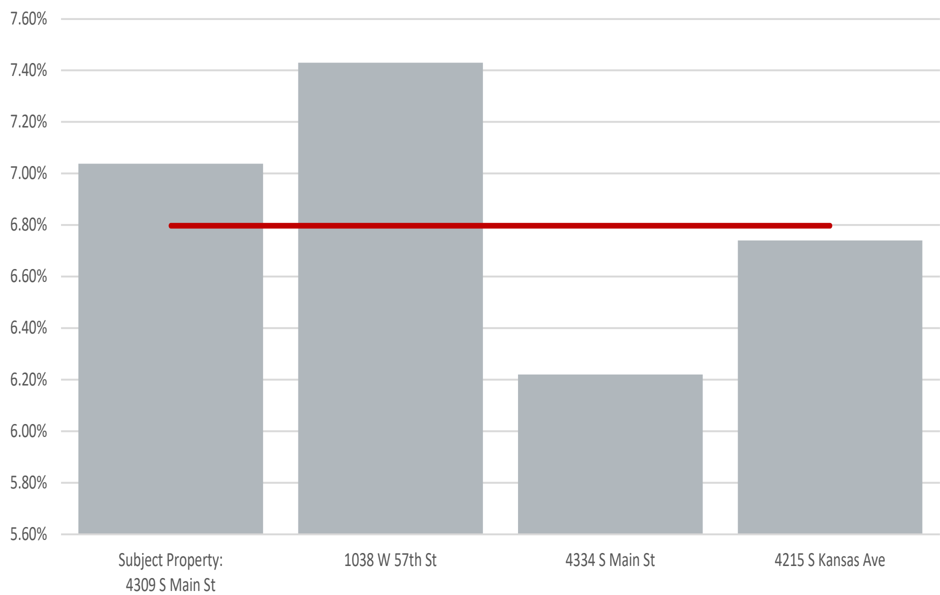
Los Angeles, CA 90037



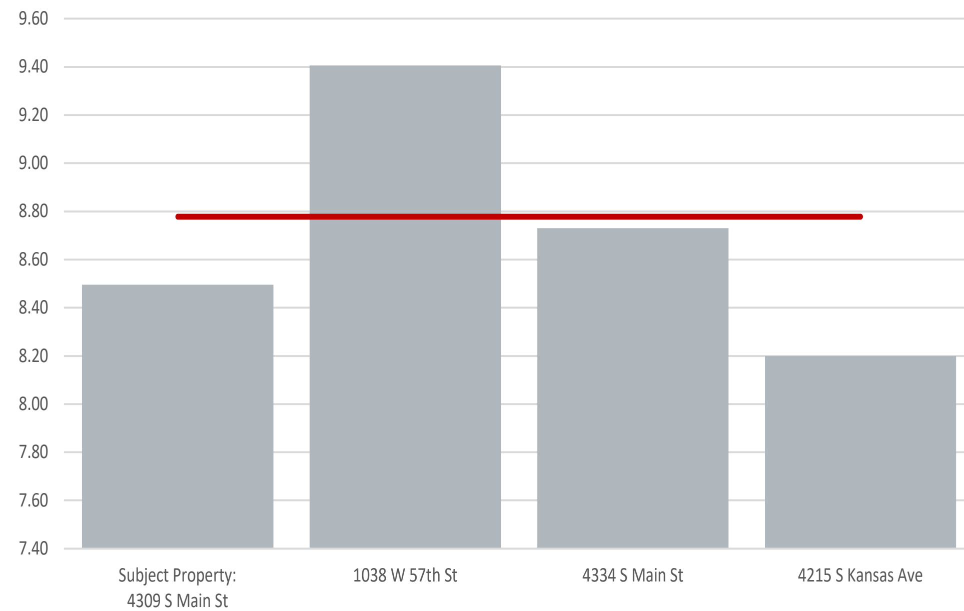
	ADDRESS	SALE PRICE	YEAR BUILT	NO. OF UNITS	PRICE/ UNIT	PRICE/ SF	CAP Rate	GRM	COE	Unit Mix
	Subject Property: **4309 S Main St** **Los Angeles, CA 90037**	**$2,750,000**	**1924**	**20**	**$137,500**	**$292.30**	**7.04%**	**8.50**	**N/A**	**(2) 1 + 1** **(18) Studio+ 1**
1	1038 W 57th St Los Angeles, CA 90037	$1,585,000	1924	8	$198,125	$297.93	7.43%	9.41	6/17/2026	(8) 1+1
2	4334 S Main St Los Angeles, CA 90037	$1,312,500	1927	10	$131,250	$322.64	6.22%	8.73	1/16/2026	(4) Studio (6) 1+1
3	4215 S Kansas Ave Los Angeles, CA 90037	$2,500,000	1924	24	$104,167	$208.33	6.74%	8.20	11/17/2025	(23) Sudio (1) 1+1
				AVG	$144,514	$276.30	6.80%	8.78		

SALE COMPARABLES

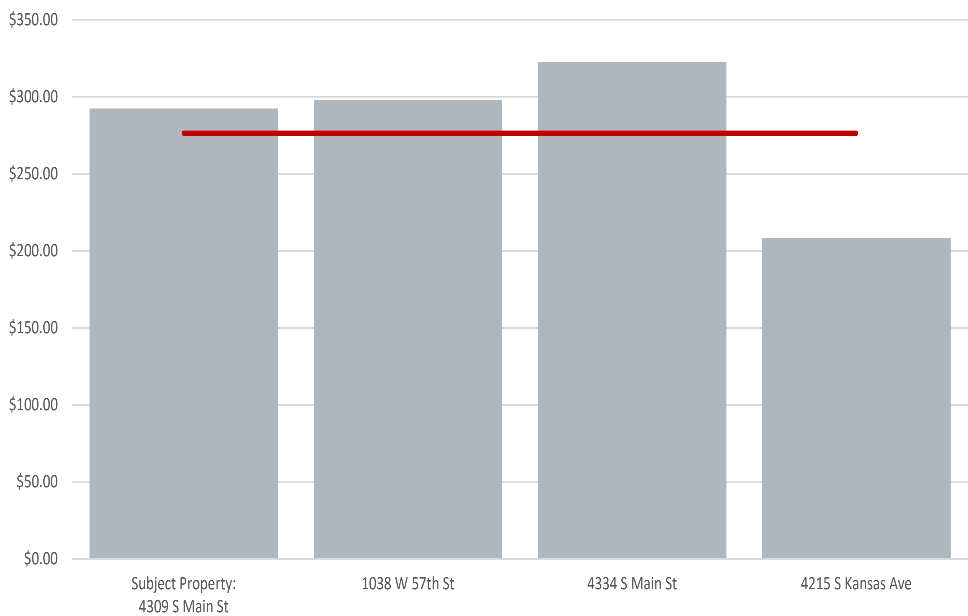
AVERAGE CAP RATE 6.80%



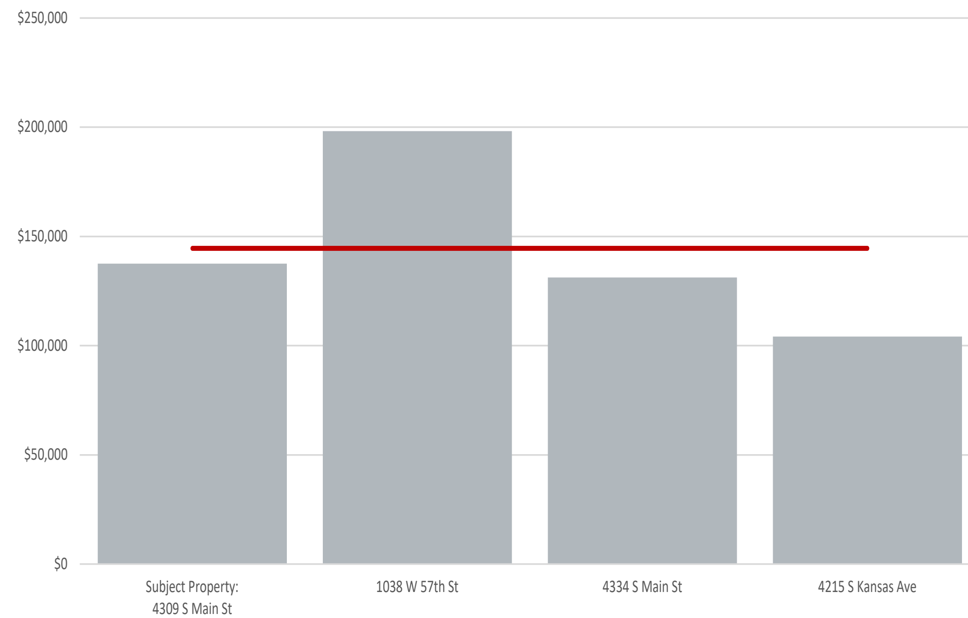
AVERAGE GRM 8.78



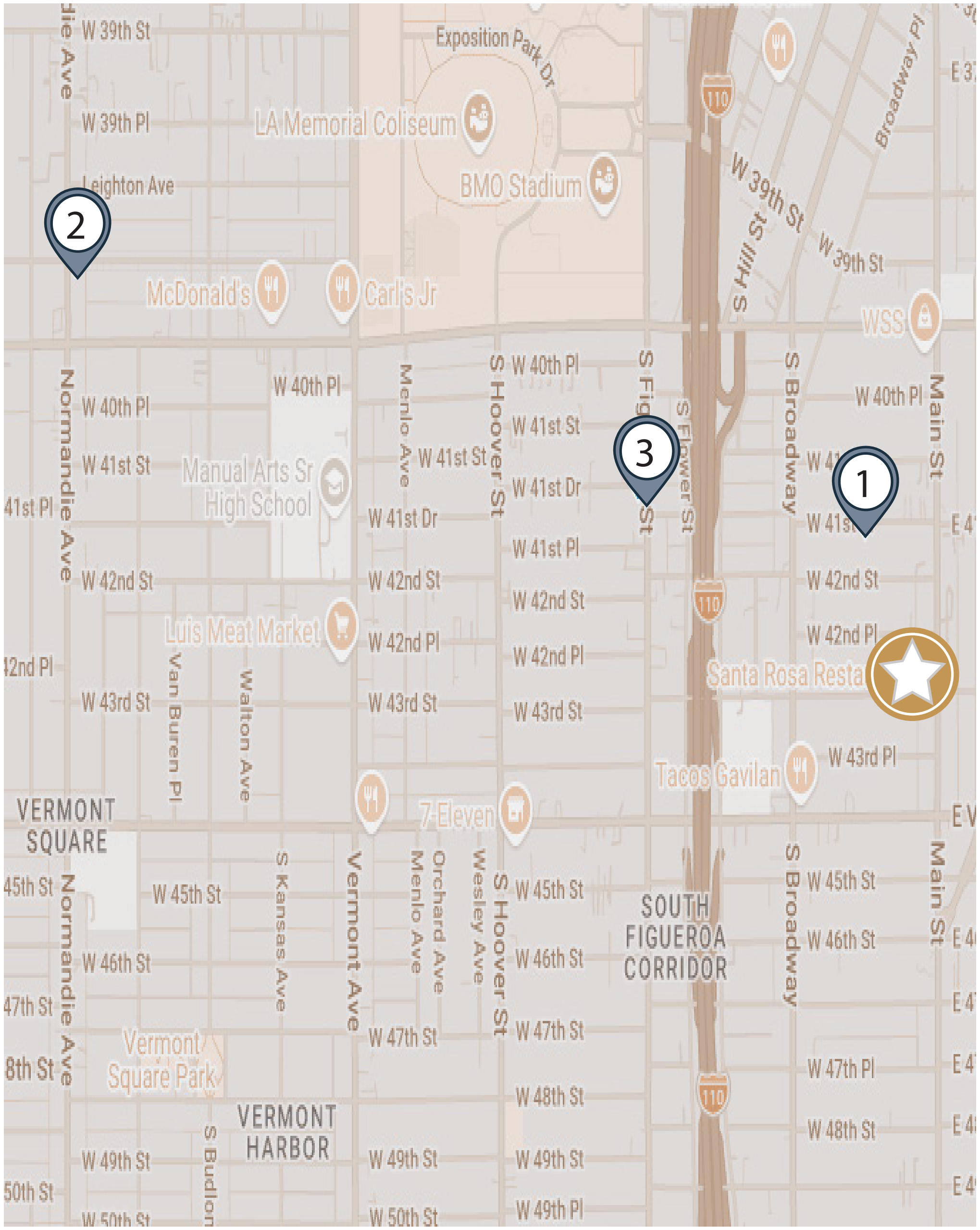
AVERAGE PRICE PER SF $276.30



AVERAGE PRICE PER UNIT $144,514

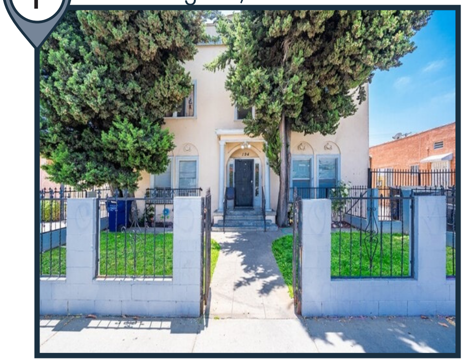


RENT COMPARABLES



4309 S Main St
Los Angeles, CA 90037

1
194 W 41st Pl
Los Angeles, CA 90037



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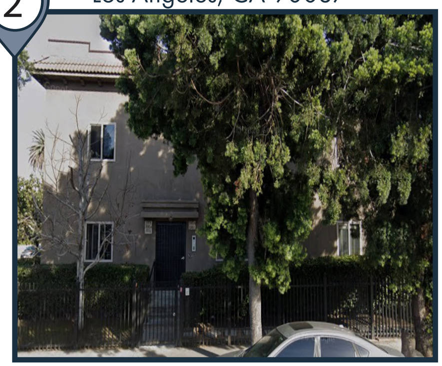
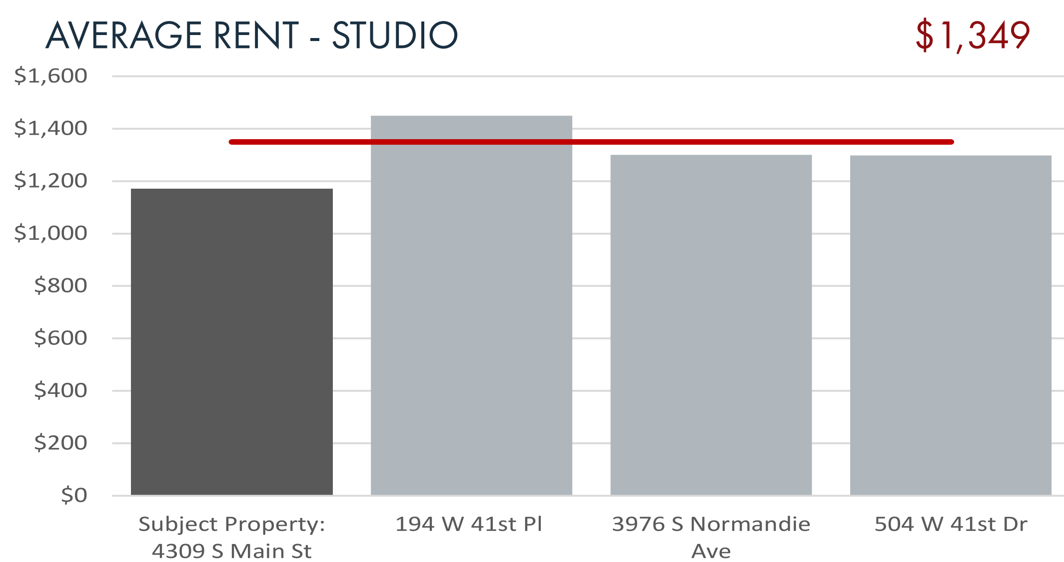
3976 S Normandie Ave
Los Angeles, CA 90037



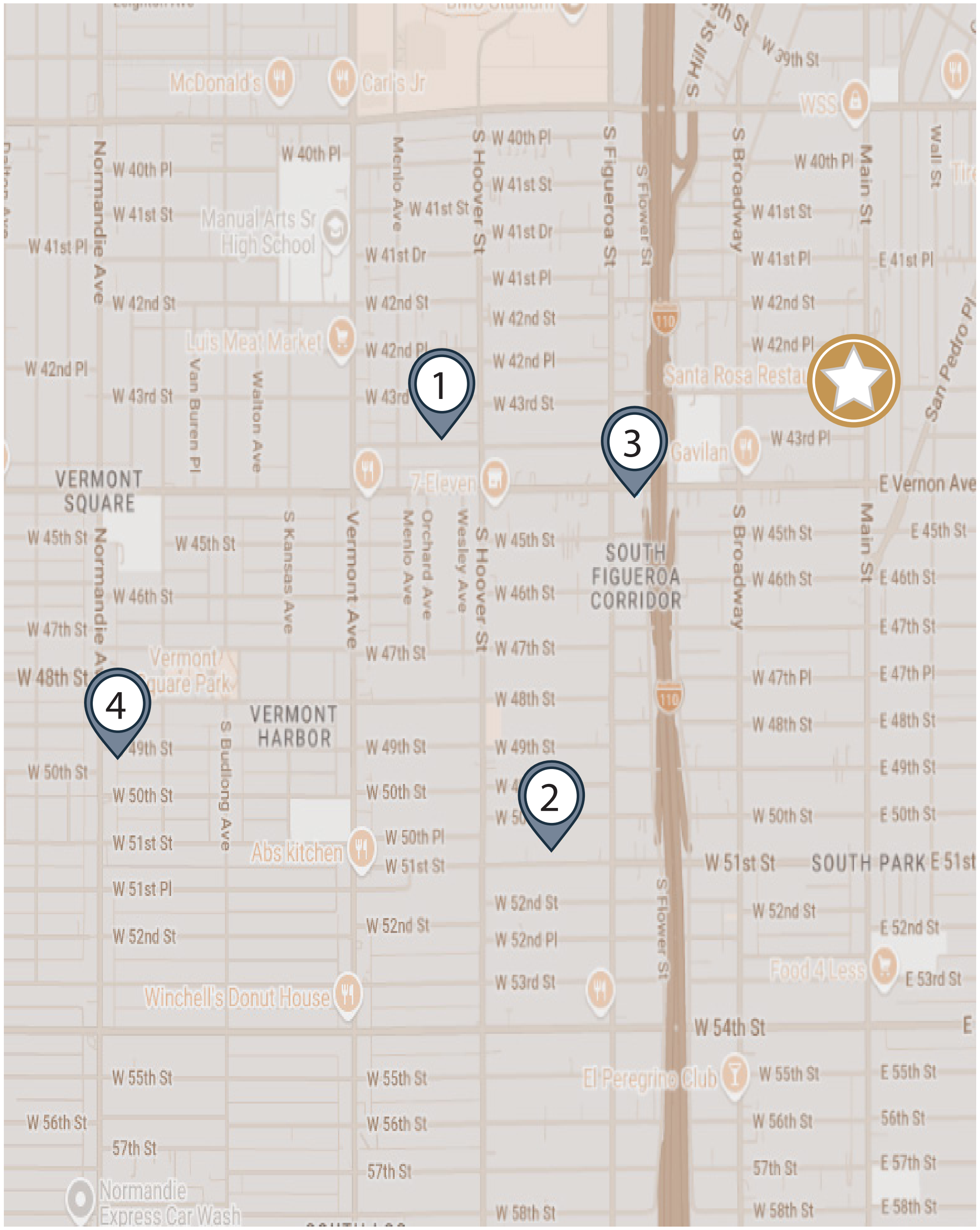
3
504 W 41st Dr
Los Angeles, CA 90037

STUDIO FLOORPLANS

	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAILABLE	OCCUPANCY
	Subject Property: 4309 S Main St	**Los Angeles, CA 90037**	**Studio - 1 Bath**	**20**	**1924**	**$1,171**	**450**	**$2.60**	**2**	**90%**
1	194 W 41st Pl	Los Angeles, CA 90037	**Studio - 1 Bath**	12	1924	$1,450	500	$2.90	1	92%
2	3976 S Normandie Ave	Los Angeles, CA 90037	**Studio - 1 Bath**	3	1922	$1,300	500	$2.60	1	67%
3	504 W 41st Dr	Los Angeles, CA 90037	Studio - 1 Bath	3	1925	$1,298	550	$2.36	1	67%
					AVG.	**$1,349**	**517**	**$2.62**		**75%**

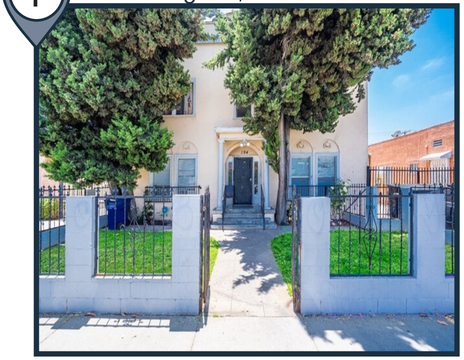


RENT COMPARABLES

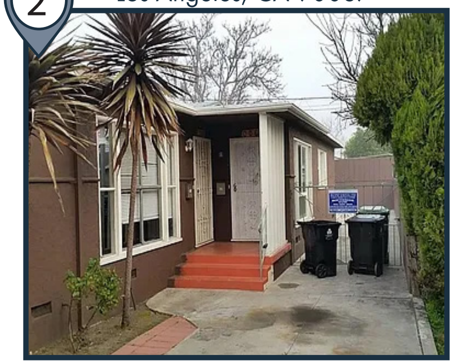


4309 S Main St
Los Angeles, CA 90037

1
839 W 43rd Pl
Los Angeles, CA 90037

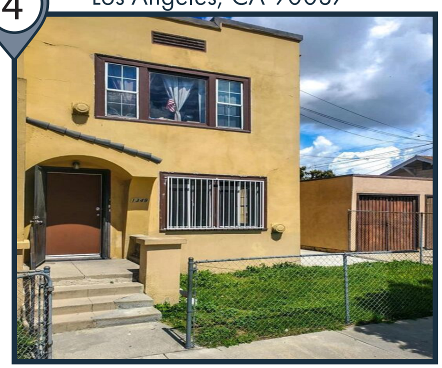


2
617 W 51st St
Los Angeles, CA 90037



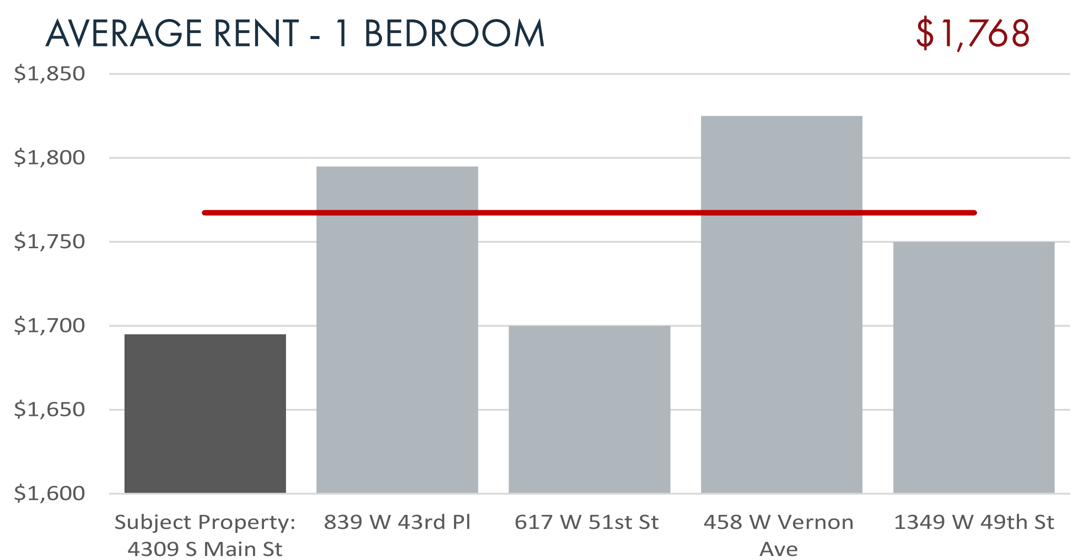
3
458 W Vernon Ave
Los Angeles, CA 90037

4
1349 W 49th St
Los Angeles, CA 90037



ONE BEDROOM FLOORPLANS

	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAILABLE	OCCUPANCY
	Subject Property: 4309 S Main St	**Los Angeles, CA 90037**	**1 Bed - 1 Bath**	**20**	**1924**	**$1,695**	**600**	**$2.83**	**2**	**90%**
1	839 W 43rd Pl	Los Angeles, CA 90037	**1 Bed - 1 Bath**	9	1925	$1,795	650	$2.76	1	89%
2	617 W 51st St	Los Angeles, CA 90037	**1 Bed - 1 Bath**	3	1929	$1,700	600	$2.83	1	67%
3	458 W Vernon Ave	Los Angeles, CA 90037	**1 Bed - 1 Bath**	4	1911	$1,825	900	$2.03	1	75%
4	1349 W 49th St	Los Angeles, CA 90037	**1 Bed - 1 Bath**	4	1923	$1,750	706	$2.48	1	75%
					AVG.	**$1,768**	**714**	**$2.53**		**76%**



03

FINANCIAL OVERVIEW

Marcus & Millichap
THE AZZI GROUP

RENT ROLL

Tenant	Unit Type			Approx. Unit SF*	Current Rent	Rent/SF	Pro Forma Rent	Pro Forma Rent/SF	Move in Date
4309-101	Studio	1 Bath	Vacant	450	$1,450	$3.22	$1,450	$3.22	
4309-102	Studio	1 Bath	Occupied	450	$1,395	$3.10	$1,450	$3.22	03/01/2026
4309-103	Studio	1 Bath	Occupied	450	$1,295	$2.88	$1,450	$3.22	02/27/2026
4309-104	Studio	1 Bath	Occupied	450	$1,295	$2.88	$1,450	$3.22	01/26/2026
4309-105	Studio	1 Bath	Occupied	450	$1,695	$3.77	$1,450	$3.22	05/10/2023
4309-106	Studio	1 Bath	Occupied	450	$1,729	$3.84	$1,450	$3.22	09/18/2023
4309-107	Studio	1 Bath	Occupied	450	$1,159	$2.57	$1,450	$3.22	11/01/2018
4309-108	Studio	1 Bath	Vacant	450	$1,450	$3.22	$1,450	$3.22	
4309-109	Studio	1 Bath	Occupied	450	$1,598	$3.55	$1,450	$3.22	12/01/2022
4309-110	Studio	1 Bath	Occupied	450	$934	$2.08	$1,450	$3.22	09/01/2012
4309-201	Studio	1 Bath	Occupied	450	$1,443	$3.21	$1,450	$3.22	10/01/2020
4309-202	Studio	1 Bath	Occupied	450	$1,550	$3.44	$1,450	$3.22	11/15/2021
4309-203	Studio	1 Bath	Occupied	450	$887	$1.97	$1,450	$3.22	07/01/2014
4309-204	Studio	1 Bath	Occupied	450	$1,260	$2.80	$1,450	$3.22	06/22/2020
4309-205	Studio	1 Bath	Occupied	450	$569	$1.26	$1,450	$3.22	09/03/1982
4309-206	1 Bed	1 Bath	Occupied	600	$1,695	$2.83	$1,800	$3.00	03/01/2023
4309-207	Studio	1 Bath	Occupied	450	$1,295	$2.88	$1,450	$3.22	08/17/2025
4309-208	Studio	1 Bath	Occupied	450	$1,350	$3.00	$1,450	$3.22	12/01/2012
4309-209	1 Bed	1 Bath	Occupied	600	$1,495	$2.49	$1,800	$3.00	02/01/2026
4309-210	Studio	1 Bath	Occupied	450	$1,295	$2.88	$1,450	$3.22	11/01/2025
2	TOTAL	VACANT			$2,900		$0		
18	TOTAL	OCCUPIED			$23,938		$29,700		
20	TOTAL			9,408	$26,838	$2.89	$29,700	$3.20	

*Estimated

INCOME & EXPENSES

Total Number of Units	20
Total Area (Gross)	9,408 SF

INCOME		CURRENT	PER UNIT		PRO FORMA	PER UNIT
GROSS POTENTIAL RENT		$322,055	$16,103		$356,400	$17,820
Other Income						
Laundry		$534	$27		$534	$27
Other Income		$1,098	$55		$1,098	$55
Total Other Income		$1,632	$82		$1,632	$82
GROSS POTENTIAL INCOME		$323,687	$16,184		$358,032	$17,902
Vacancy/Collection Allowance (GPR)	5.0%	$16,103	$805	5.0%	$17,820	$891
EFFECTIVE GROSS INCOME		$307,585	$15,379		$340,212	$17,011

EXPENSES					
Real Estate Taxes*	1.25%	$34,375	$1,719	$34,375	$1,719
Insurance*		$14,112	$706	$14,112	$706
Utilities: Power, Gas, Sewer & Water		$24,636	$1,232	$24,636	$1,232
Trash Removal		$4,303	$215	$4,303	$215
Repairs & Maintenance		$3,206	$160	$3,206	$160
Pest Control		$1,818	$91	$1,818	$91
Management Fee*	5%	$15,379	$769	$17,011	$851
On-Site Manager*		$16,200	$810	$16,200	$810
TOTAL EXPENSES		$114,029	$5,701	$115,661	$5,783
Expenses per SF		$12.12		$12.29	
% of EGI		37.07%		34.00%	
NET OPERATING INCOME		$193,555	$9,678	$224,552	$11,228

*Estimated

FINANCIAL OVERVIEW

LOCATION

4309 S Main St

Los Angeles, CA 90037

Price		$2,750,000
Down Payment	35%	$962,500
Number of Units		20
Price/Unit		$137,500
Gross Square Feet		9,408
Price/SF		$292.30
CAP Rate - Current		7.04%
CAP Rate - Pro Forma		8.17%
GRM - Current		8.50
GRM - Pro Forma		7.68
Year Built		1924
Lot Size		6,757 SF
Type of Ownership		Fee Simple

FINANCING

Loan Amount	$1,787,500
Loan Type	Proposed New
Interest Rate	6.500%
Amortization	30 Years
Monthly Payments	$11,298.22

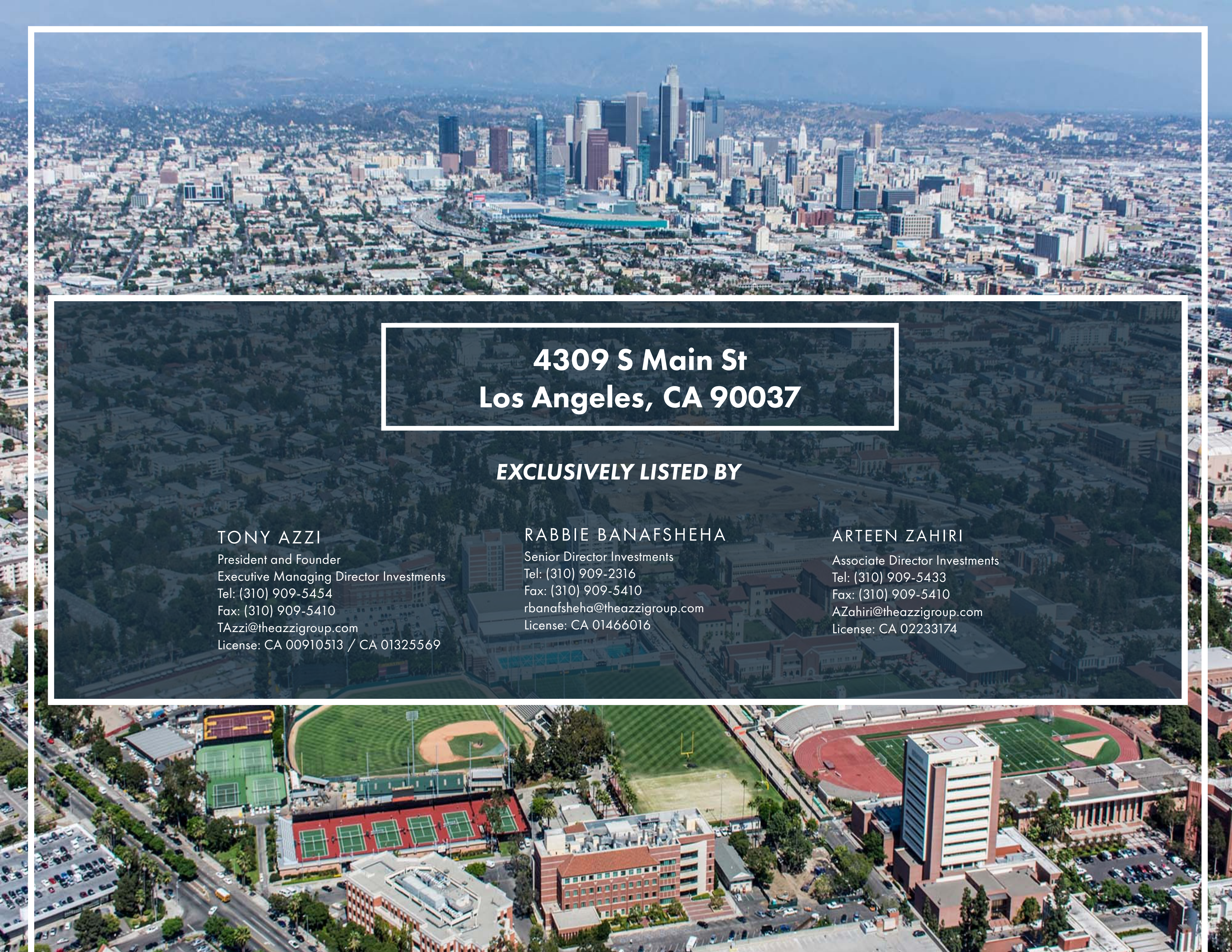
Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation representative.

ANNUALIZED OPERATING DATA

Income		Current		Pro forma
Gross Potential Rent		$322,055		$356,400
Other Income		$1,632		$1,632
Gross Potential Income		$323,687		$358,032
Less: Vacancy/Deductions (GPR)	5.0%	$16,103	5.0%	$17,820
Effective Gross Income		$307,585		$340,212
Less: Expenses		$114,029		$115,661
Net Operating Income		$193,555		$224,552
Net Cash Flow Before Debt Service		$193,555		$224,552
Debt Service		$135,579		$135,579
Debt Service Coverage Ratio (DSCR)		1.43		1.66
Net Cash Flow After Debt Service	6.0%	$57,977	9.2%	$88,973
Principal Reduction		$20,695		$20,695
Total Return	8.2%	$78,672	11.4%	$109,668

Expenses			
Real Estate Taxes*	1.25%	$34,375	$34,375
Insurance*	$1.50	$14,112	$14,112
Utilities: Power, Gas, Sewer & Water		$24,636	$24,636
Trash Removal		$4,303	$4,303
Repairs & Maintenance		$3,206	$3,206
Pest Control		$1,818	$1,818
Management Fee*	5%	$15,379	$17,011
On-Site Manager		$16,200	$16,200
Total Expenses		$114,029	$115,661
Expenses/Unit		$5,701	$5,783
Expenses/SF		$12.12	$12.29
% of EGI		37.07%	34.00%

*Estimated



4309 S Main St
Los Angeles, CA 90037

EXCLUSIVELY LISTED BY

TONY AZZI
President and Founder
Executive Managing Director Investments
Tel: (310) 909-5454
Fax: (310) 909-5410
TAzzi@theazzigroup.com
License: CA 00910513 / CA 01325569

RABBIE BANAFSHEHA
Senior Director Investments
Tel: (310) 909-2316
Fax: (310) 909-5410
rbanafsheha@theazzigroup.com
License: CA 01466016

ARTEEN ZAHIRI
Associate Director Investments
Tel: (310) 909-5433
Fax: (310) 909-5410
AZahiri@theazzigroup.com
License: CA 02233174