

29-Unit Value-Add Opportunity - Los Angeles

Mix: 3 (1BD+1BA), 8 (Studio+1BA), 17 (Single w Shared Bathroom/s), 2 Cell Phone Towers & 1 restaurant

5734 S. Broadway



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Offering Summary

29-Unit Mixed-Use Building | Major Value-Add Opportunity

Rare opportunity to acquire a three-story, 29-unit mixed-use property located in the rapidly improving South Los Angeles corridor. The ground floor features a built-out restaurant space plus two 1-bed/1-bath apartments. The second floor offers eight self-contained studio units, each with its own kitchen and bathroom, while the third floor includes sixteen single-room units with shared restrooms — an efficient, high-yield mix that generates steady income and strong cash-flow potential. Priced at a crazy low price of \$84,482 per unit.

Huge upside through property improvements, re-tenanting, and proper management, this asset presents an exceptional value-add opportunity in one of LA's most active and evolving neighborhoods. Prominently positioned along South Broadway and 58th, the property offers convenient access to Downtown LA, USC, the 110 Freeway, and major transit lines, making it attractive to both residential tenants and commercial operators.



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FOR SALE

5734 - 5736 S. Broadway Los Angeles, CA 90037

HIGHLIGHTS

- **29-Unit Mixed-Use Building** – Rare combination of commercial and residential units in one asset.
- **Diverse Unit Mix** – (1) Restaurant, (3) 1-bed/1-bath units, (8) studios with private kitchens & baths, (17) SRO-style rooms with shared baths.
- **Significant Upside Potential** – Estimated 30%–50% rental growth through upgrades and re-tenanting.
- **Prime Location & Visibility** – Frontage on S Broadway and W. 58th St. near Downtown LA, USC, and major transport corridors.
- **Cash-Flow Opportunity** – In-place income with substantial value-add potential.
- **Zoning Flexibility** – Mixed-use configuration allows for multiple investment strategies.
- **Neighborhood Momentum** – Area undergoing steady revitalization with new residential and retail development.



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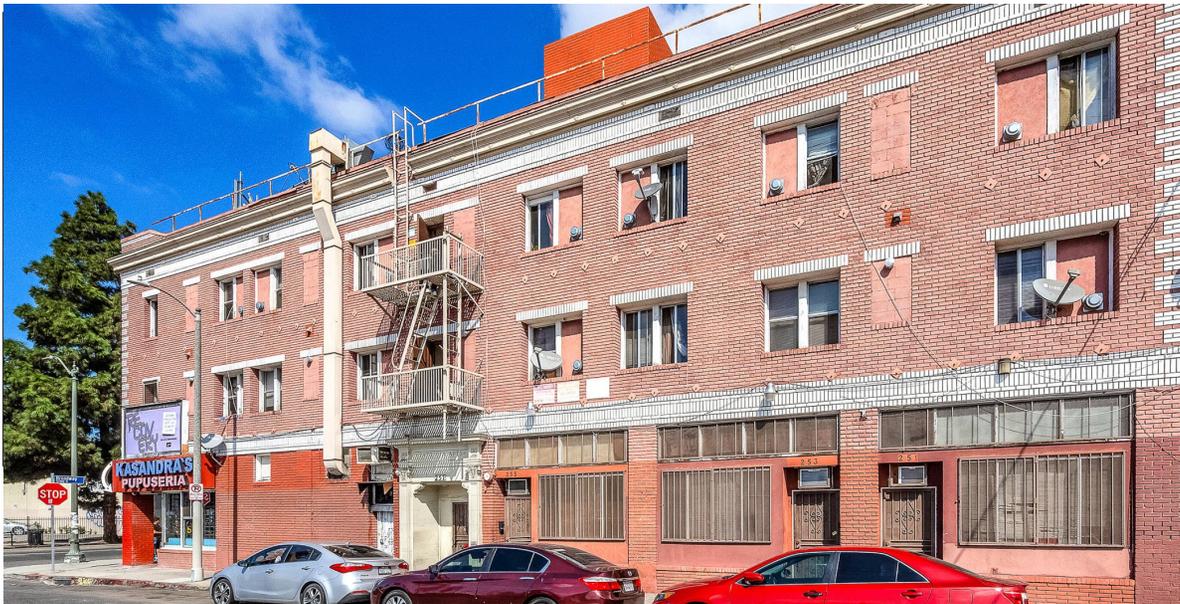
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Financials

5734 - 5736 S. Broadway

Investment Summary	
Price:	\$2,450,000
Units	28 Residential Units - 1 Retail Space
Cell Tower Leases	2
Price per Unit:	84,482.75
Current GRM:	9.72
Potential GRM:	350

Approx. Year Built:	1925 Effective Yr 1940	PricePerSF:	\$293
Approx. Lot Size:	11,568 SF	Current CAP:	8.64%
Approx. Bldg. Size:	8,353 SF	Market CAP:	5.6%
Annualized Operating Data			
		Current Rents	Projected Numbers
Scheduled Gross Income:		\$251,844	\$698,700
Vacancies		6 Units	\$17,467 2.5%
Gross Operating Income:		\$251,844	\$681,233
Less Expenses:		\$40,086	\$48,000
New Taxes at Asking Price		\$30,625	\$30,625
Net Operating Income:		\$211,758	\$602,608
CAP Rate		8.64%	24%





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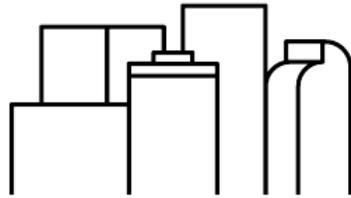
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SHAKERCHI REAL ESTATE GROUP

SAM SHAKERCHI



As Senior Vice President of Compass Commercial in Beverly Hills, Sam has been involved in the sales, purchases, and leasing, of commercial properties in Beverly Hills and the greater Los Angeles area for over 20 years. He started his career at Coldwell Banker in Beverly Hills and then went on to found the Teles Properties commercial division in 2013. Teles then grew their footprint to 22 offices and was later acquired by Douglas Elliman in 2017. Sam was then recruited by Compass where he has successfully grown and expand their commercial division in Beverly Hills and Los Angeles.

Having skin in the game - As a Commercial Property owner, landlord, and former tenant, as well, Sam understands the entire cycle and all sides of a deal. From your very first meeting with him, throughout the entire process, and well after closing, he maintains the highest level of integrity, reliability, professionalism, and loyalty. Sam is also a specialist in keeping his finger on the pulse of the highly desired off-market community as well. "In this age of technology, where everyone can go online and find properties at their fingertips, you must be able to provide your clients with off-market opportunities. "Knowledge and access is the greatest commodity in this business." With a keen sense of local and commercial trends and developments, Sam provides his clients with expert market knowledge and hands-on service that is second to none.

Prior to becoming a real estate agent, Sam owned and operated Sammy's Sports in the Golden Triangle of Beverly Hills. He loves spending time with his wife and two kids, mentoring new agents, is an avid ice hockey player, and a decent guitarist.

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George Morales



George Morales has over a decade of experience in the sales and leasing of residential, income, and investment properties in the greater Los Angeles area, including Beverly Hills, West Hollywood, the South Bay, Pasadena, Long Beach, Orange County and San Diego. In just over ten years in the industry, George has a stellar track record in the selling of multi-family properties, both large and small, and selling and leasing of single-family homes, condos, and apartments.

Born in Mexico City, George has lived in Los Angeles for over twenty years and began his career in LA Real Estate when he built and operated a property management company that specialized in managing and flipping apartment buildings.

With his extensive experience on all sides of the deal, his Social Media marketing expertise, and fluency in Spanish, George brings invaluable assets to every transaction.

In his spare time, George loves to travel, attending live music and theater, and visiting great restaurants both locally and internationally.

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