



LOS ANGELES, CA 90007

716 W. 30TH STREET

*Premier USC Student Housing Location*



# 716 W. 30TH STREET | LOS ANGELES, CA 90007

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01  
EXECUTIVE SUMMARY

# SUMMARY

## PRICING

OFFERING PRICE		<b>\$3,200,000</b>
PRICE/UNIT		\$533,333
PRICE/BED		\$213,333
PRICE/SF		\$569.90
GRM	10.54	<b>10.34</b>
CAP RATE	6.11%	<b>6.27%</b>
	Current	<b>Market</b>

## THE ASSET

Units	6
Beds	15
Year Built	1907
Year Renovated	2023
Gross SF	5,615
Lot SF	6,762
APN	5123-011-022
Zoning	LAR3



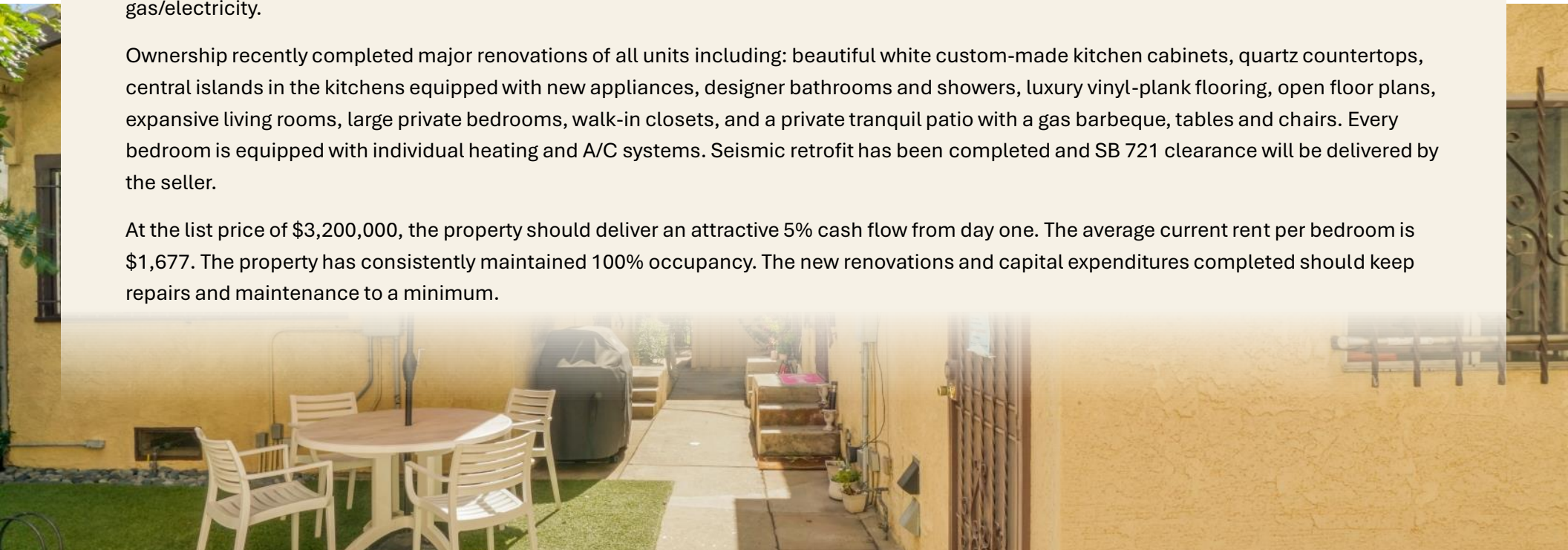
# PROPERTY OVERVIEW

716 West 30th Street presents an exceptional opportunity to acquire a turnkey USC student-housing asset with 15 bedrooms and 6 bathrooms located north of USC campus by two blocks, around the corner from The Row (sororities and fraternities), and one block north of the Shrine Auditorium. USC Village is three blocks away. The Walking Score is 93, a Walker's Paradise, and the Biker's Score is 100, a Biker's Paradise. The property has enhanced security with surveillance cameras and is located within USC's Department of Public Safety (DPS) zone, USC's free Lyft service zone and has additional security from the Contemporary Services Corporations (CSC) "yellow jackets". The property is newly renovated with a completely modern interior design and is professionally managed. The same family has owned this asset for over 70 years and it is a rare chance to purchase a high-yielding asset in the premier location for USC student housing.

The property features 6 units with a total of 15 bedrooms and 6 bathrooms. The building SF is 5,615 and is situated on a 6,762 SF lot. Unit Mix: (1) 4Bd/1Ba, (3) 3Bd/1Ba, and (2) 1Bd/1Ba Cottages. The four larger units are in the front two-story building with the two stand-alone cottages in the rear. There is laundry onsite. There is one two-car garage parking. Utilities expense is low- the current owner only pays for water, not gas/electricity.

Ownership recently completed major renovations of all units including: beautiful white custom-made kitchen cabinets, quartz countertops, central islands in the kitchens equipped with new appliances, designer bathrooms and showers, luxury vinyl-plank flooring, open floor plans, expansive living rooms, large private bedrooms, walk-in closets, and a private tranquil patio with a gas barbeque, tables and chairs. Every bedroom is equipped with individual heating and A/C systems. Seismic retrofit has been completed and SB 721 clearance will be delivered by the seller.

At the list price of \$3,200,000, the property should deliver an attractive 5% cash flow from day one. The average current rent per bedroom is \$1,677. The property has consistently maintained 100% occupancy. The new renovations and capital expenditures completed should keep repairs and maintenance to a minimum.









# INVESTMENT HIGHLIGHTS

- ❖ **Premier USC Student Housing Location:** North of USC Campus by two blocks, around the corner from The Row (sororities and fraternities), one block from the Shrine Auditorium, and three blocks from USC Village. Walking Score 93; Biking Score 100.
- ❖ **Turnkey & Capital Expenditures:** All units recently renovated with a completely modern interior design. Property is professionally managed. Seismic retrofit completed. SB 721 clearance will be delivered.
- ❖ **Attractive Returns:** Approximate 5% cash flow from day one with financing. 6.11% Cap Rate and 10.60 GRM. The average current rent per bedroom is \$1,677.
- ❖ **Enhanced Security Area:** Located within USC's Department of Public Safety (DPS) zone, USC's free Lyft service zone and has additional security from the Contemporary Services Corporations (CSC) "yellow jackets". Surveillance cameras installed on property.



## Premier USC Student Housing Location



716 W. 30TH STREET

PRIME USC STUDENT HOUSING LOCATION







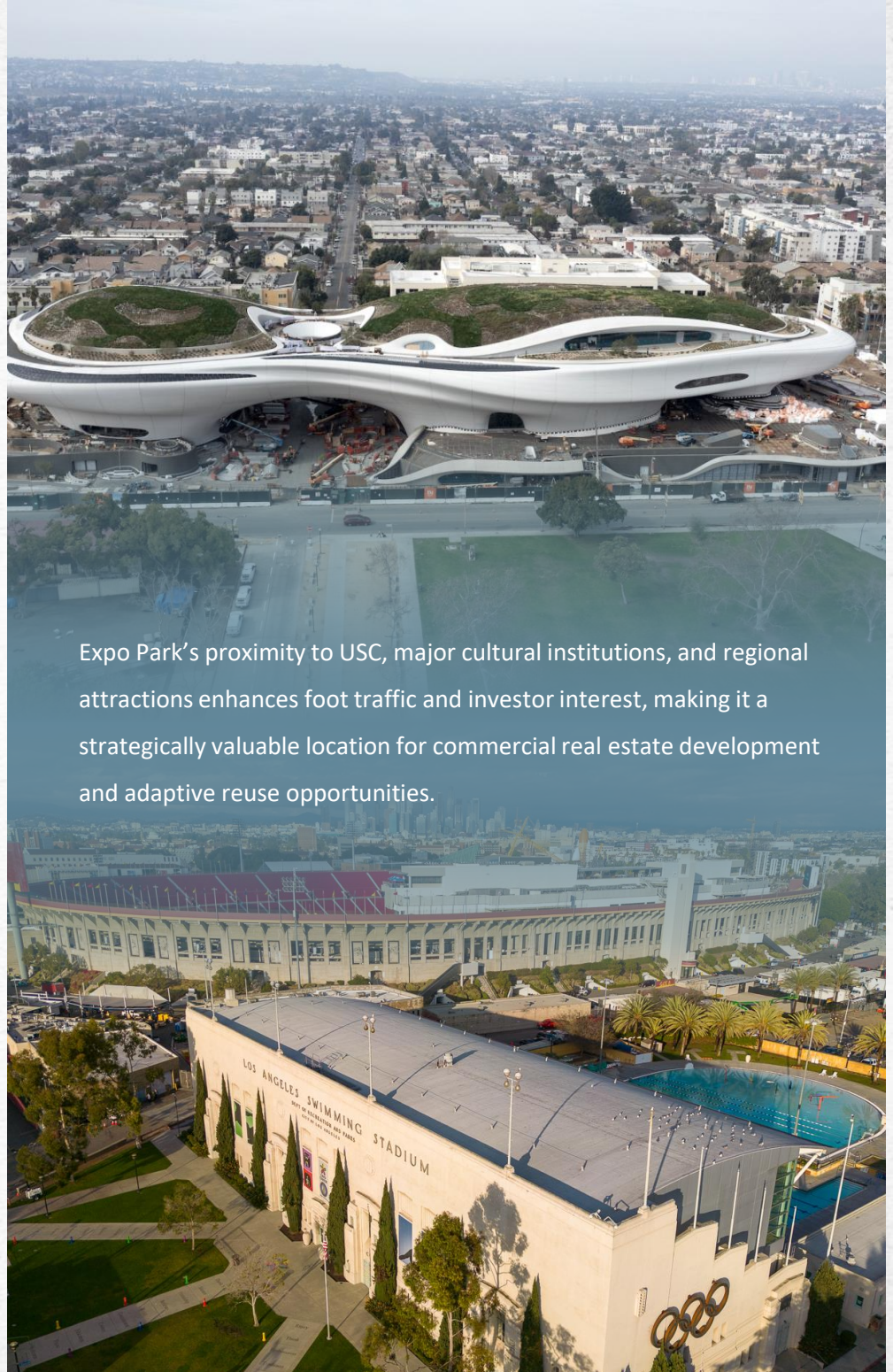
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LOCATION OVERVIEW

# EXPO PARK

## Los Angeles

Exposition Park is a collection of world-class museums, educational and sport facilities and entertainment venues. Within the 160-acre campus, you can experience the fun of science, math and technology at the California Science Center, learn about the diverse cultural experience at the California African American Museum or explore natural and cultural worlds at the Natural History Museum of Los Angeles County, or simply relax in the splendor of the City of Los Angeles Rose Garden.



Expo Park's proximity to USC, major cultural institutions, and regional attractions enhances foot traffic and investor interest, making it a strategically valuable location for commercial real estate development and adaptive reuse opportunities.

### AREA LANDMARKS



# USC PATROL ZONE



**USC VILLAGE**

Target	TRADER JOE'S	amazon
corepower YOGA	CVS pharmacy	greenleaf kitchen & cocktails
CITY FLOCKS honeybird	DULCE Los Angeles	RAMEN KENJI

Microsoft Theater

crypto.com

Los Angeles CONVENTION CENTER

**USC PATROL ZONE**

**SUBJECT**

SHRINE AUDITORIUM & EXPO HALL

GALEN CENTER

LOS ANGELES TRADE-TECH LATTC A Community College

California Sciencenter

**CAAM**

LUCAS MUSEUM OF NARRATIVE ART

NATURAL HISTORY MUSEUM LOS ANGELES COUNTY

COLISEUM

**BMO STADIUM**

# Economic & Academic Powerhouse

## UNIVERSITY OF SOUTHERN CALIFORNIA

The University of Southern California is a private research university in Los Angeles, California. Founded in 1880, it is the oldest private research university in the state. For the 2022–23 academic year, there were 20,000 students enrolled in four-year undergraduate programs. USC also has 27,500 graduate and professional students in a number of different programs, including business, law, engineering, social work, occupational therapy, pharmacy, and medicine. It is the largest private employer in the city of Los Angeles and generates \$8 billion in economic impact on Los Angeles and California.



<b>ESTABLISHED</b>	1880
<b>ENDOWMENT</b>	\$8.2B
<b>STUDENTS</b>	47,147
<b>UNDERGRADUATES</b>	21,023
<b>POSTGRADUATES</b>	26,124
<b>ACADEMIC STAFF</b>	4,767



# NEARBY LANDMARKS

EXPO PARK



LUCAS MUSEUM OF ART



USC VILLAGE



LOS ANGELES COLISEUM



716 W. 30TH STREET

PRIME USC STUDENT HOUSING LOCATION

# CULVER CITY



# DOWNTOWN LA



MAJOR EMPLOYERS

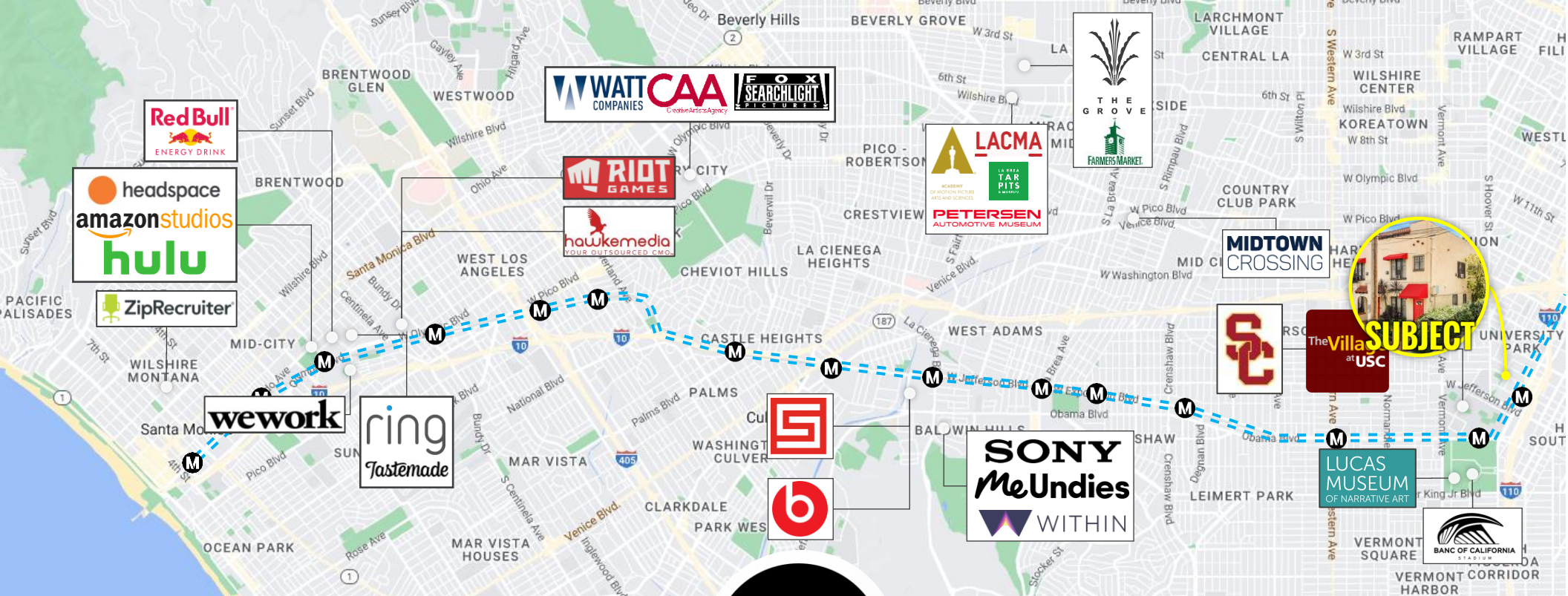


MAJOR EMPLOYERS



## Epicenter OF LOS ANGELES

The subject property sits between the major jobs centers of Downtown Los Angeles and Culver City. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more creative, with a mix of firms in arts, design, entertainment, sports and media.



## Where Are Rents Going To Increase The Most?

- According to a recent UCLA/Berkeley study transit-adjacent L.A. neighborhoods gentrify at higher rates than other neighborhoods
- Previous Studies across the country have noted how new public transit stops drive up nearby rental prices 25-67%
- Median rent prices jumped 46% along LA's new Expo metro line
- A recent study found that rents increased more quickly in transit areas across the country than in the surrounding metropolitan areas
- In nearly three-quarters of transit-rich developments, neighborhood rents increased faster than those in metro areas



## Close to Expo/Crenshaw Rail Station and Bus Lines

Opportunity for transit-oriented development (TOD) projects along the new Expo Line connecting downtown Los Angeles, Culver City, and Santa Monica in under an hour. The Expo Line is part of the greater LA Metro Rail system, connecting the Santa Monica Metro Station with Hollywood, Pasadena, Long Beach and dozens of points in between. The 6.6-mile extension added seven stations, offering convenient access to Santa Monica, Sawtelle Japantown, Westwood Village and numerous hotels, museums, restaurants and shopping destinations. The location represents a hotbed for upcoming ventures along the rail line and across LA Metro's expanding network by embracing a forward-thinking approach to urban density.



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FINANCIAL ANALYSIS

# FINANCIAL ANALYSIS

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## MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
2	1+1	\$2,000	\$4,000	\$2,095	\$4,190
3	3+1	\$4,918	\$14,755	\$4,918	\$14,755
1	4+1	\$6,400	\$6,400	\$6,400	\$6,400
<b>Total Scheduled Rent</b>			<b>\$25,155</b>		<b>\$25,345</b>
Parking & Garages			\$0		\$300
Laundry			\$150		\$150
Monthly Scheduled Gross Income			\$25,305		\$25,795

## ANNUALIZED INCOME

		Current		Market
<b>Scheduled Gross Income</b>		<b>\$303,660</b>		<b>\$309,540</b>
Less: Vacancy/Deductions	5%	(\$15,183)	5%	(\$15,477)
<b>Effective Rental Income</b>		<b>\$288,477</b>		<b>\$294,063</b>

## ANNUALIZED EXPENSES

		Current		Market
Taxes	1.200%	\$38,400		\$38,400
Insurance	2025 Actual	\$20,862		\$20,862
Management	5% of GOI	\$14,424		\$14,703
Utilities (Water Only)	2025 Actual	\$5,256		\$5,256
Repairs & Maintenance	4% of GOI	\$11,539		\$11,763
Groundskeeping	\$200 per Month	\$2,400		\$2,400
<b>ESTIMATED EXPENSES</b>		<b>\$92,881</b>		<b>\$93,384</b>
Expenses/Unit		\$15,480		\$15,564
Expenses/SF		\$16.54		\$16.63
% of GOI		30.6%		30.2%

## RETURN

		Current		Market
NOI		\$195,596		\$200,679
Less Debt		(\$112,657)		(\$112,657)
Cashflow	5.2%	\$82,939	5.5%	\$88,022
Principal Paydown		\$20,393		\$20,393
Total Return Before Taxes	6.5%	\$103,332	6.8%	\$108,415

# RENT ROLL

Unit #	Type	Current Rent	Market Rent	Notes
716	3+1	\$5,050	\$5,050	Front Building - Upstairs
716 1/4	1+1	\$2,100	\$2,195	Rear Cottage
716 1/2	1+1	\$1,900	\$1,995	Rear Cottage
718	4+1	\$6,400	\$6,400	Front Building - Downstairs
718 1/2	3+1	\$5,050	\$5,050	Front Building - Upstairs
718 3/4	3+1	\$4,655	\$4,655	Front Building - Downstairs
<b>Totals:</b>		<b>\$25,155</b>	<b>\$25,345</b>	




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*The Dunes*

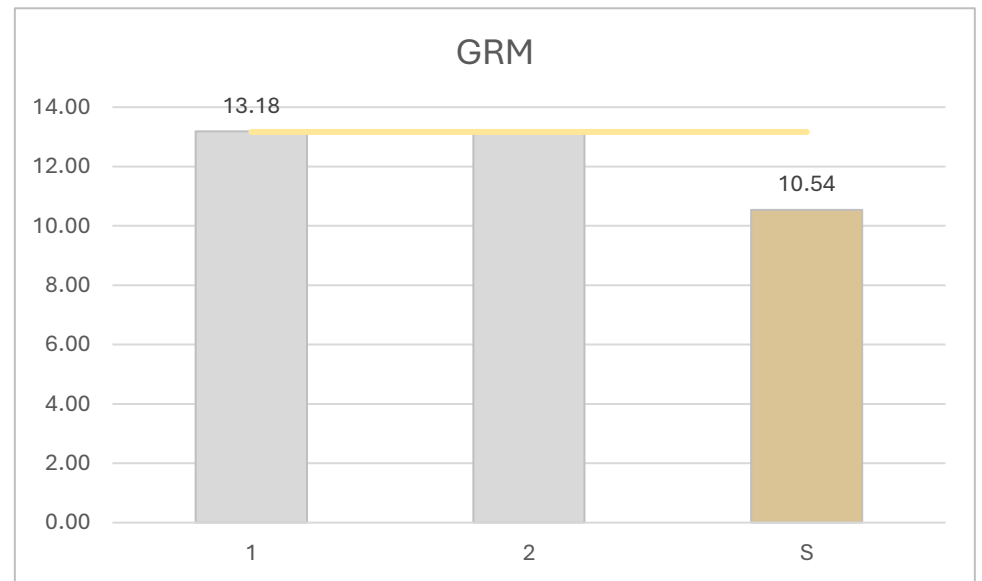
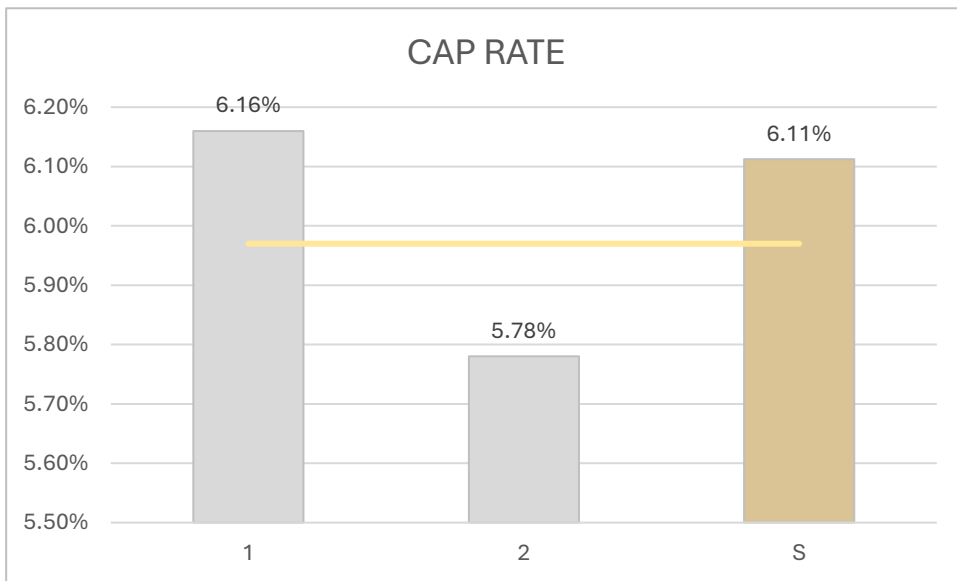
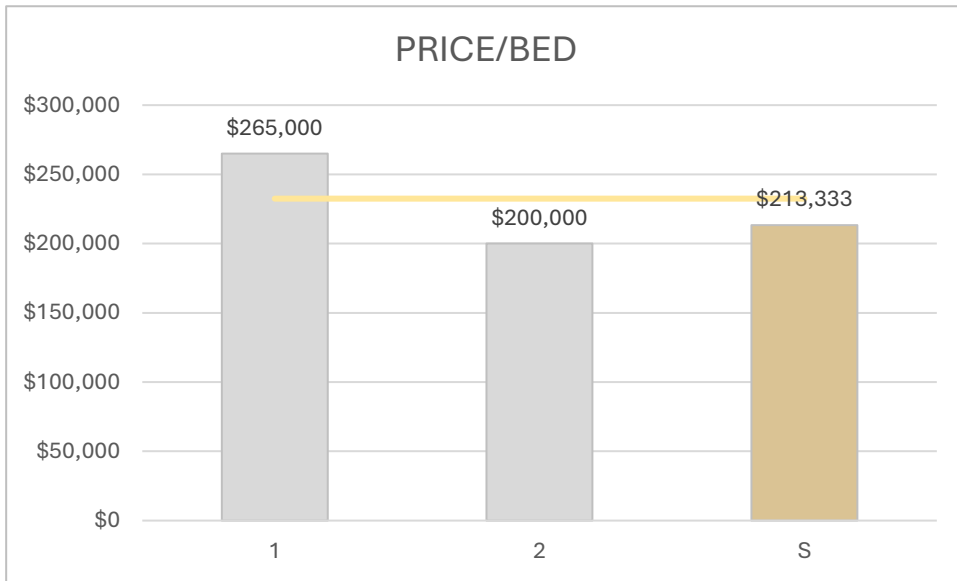
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MARKET COMPARABLES

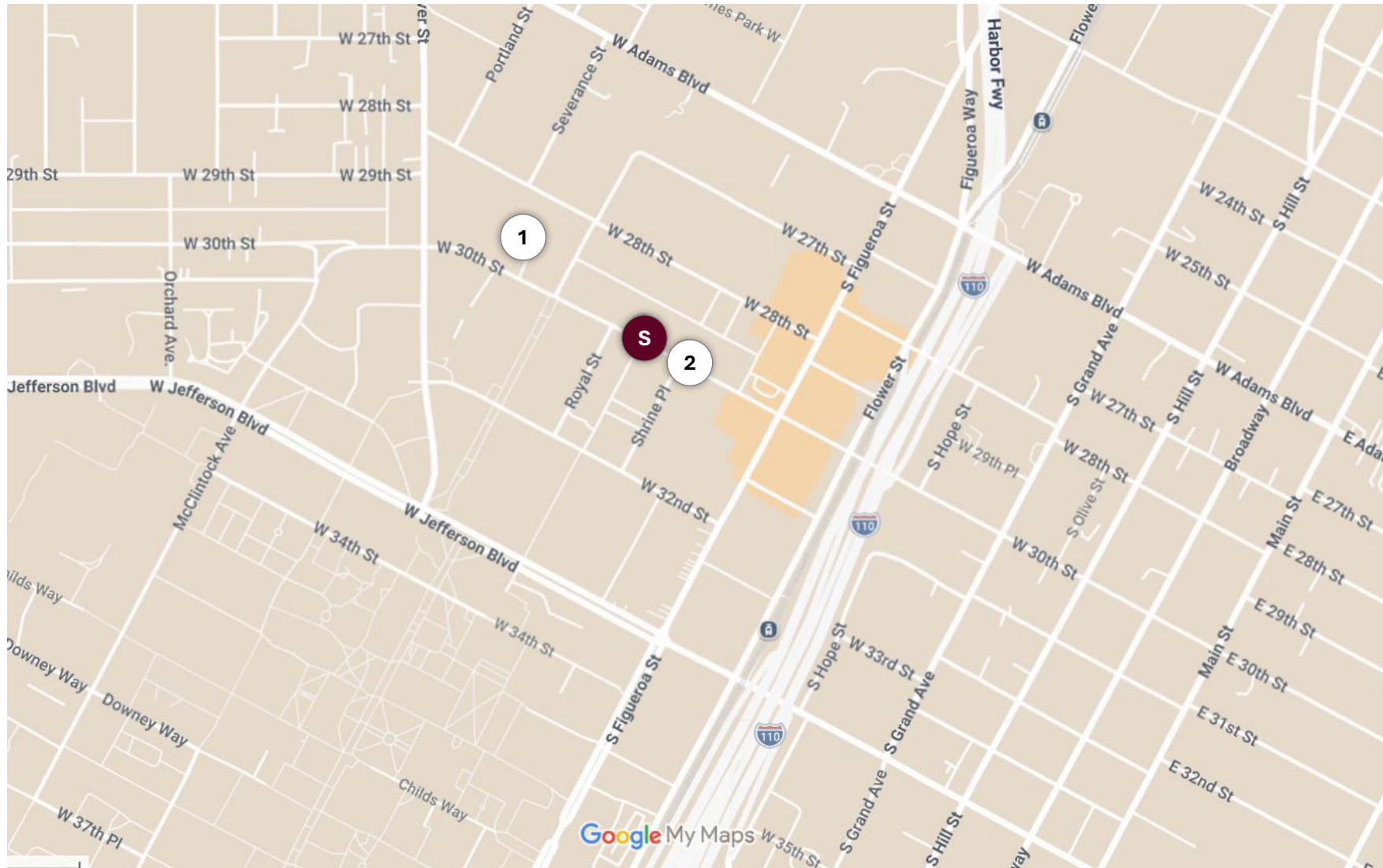
# SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BEDS	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/BED	PRICE/SF	CAP	GRM
	<b>1 921-923 W. 30th St</b> Los Angeles, CA	2	10	4,997	9,857	1 - 4+3 1 - 6+5	12/25/2025	<b>\$2,650,000</b>	\$265,000	\$286.76	6.16%	13.2
	<b>2 648 W. 30th St</b> Los Angeles, CA	5	17	5,100	5,100	4 - 3+3 1 - 5+5	9/14/2025	<b>\$3,400,000</b>	\$200,000	\$213.03	5.78%	13.2
<b>AVERAGES</b>		<b>4</b>	<b>14</b>	<b>5,049</b>	<b>7,479</b>				<b>\$232,500</b>	<b>\$249.90</b>	<b>5.97%</b>	<b>13.2</b>
	<b>S Subject</b> <b>716 W 30th Street</b> Los Angeles, CA 90007	6	15	5,615	6,762	2 - 1+1 3 - 3+1 1 - 4+1	On Market	<b>\$3,200,000</b>	\$213,333	\$569.90	6.11%	10.54

# SALES COMPARABLES



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