



OFFERING MEMORANDUM

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LOS ANGELES, CA 90031



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PROPERTY DESCRIPTION



PROPERTY TYPE	MULTI-FAMILY
UNITS	6 UNITS
LOT SIZE	8,014 SF
YEAR BUILT	1947
ZONING	LARD3-1-HPOZ
APN	5204-019-017





INVESTMENT HIGHLIGHTS

BUILDING SUMMARY

\$1,550,000

SALES PRICE

4,644

BUILDING SQUARE FEET

8,014

LOT SQUARE FEET

LARD3-1-HPOZ

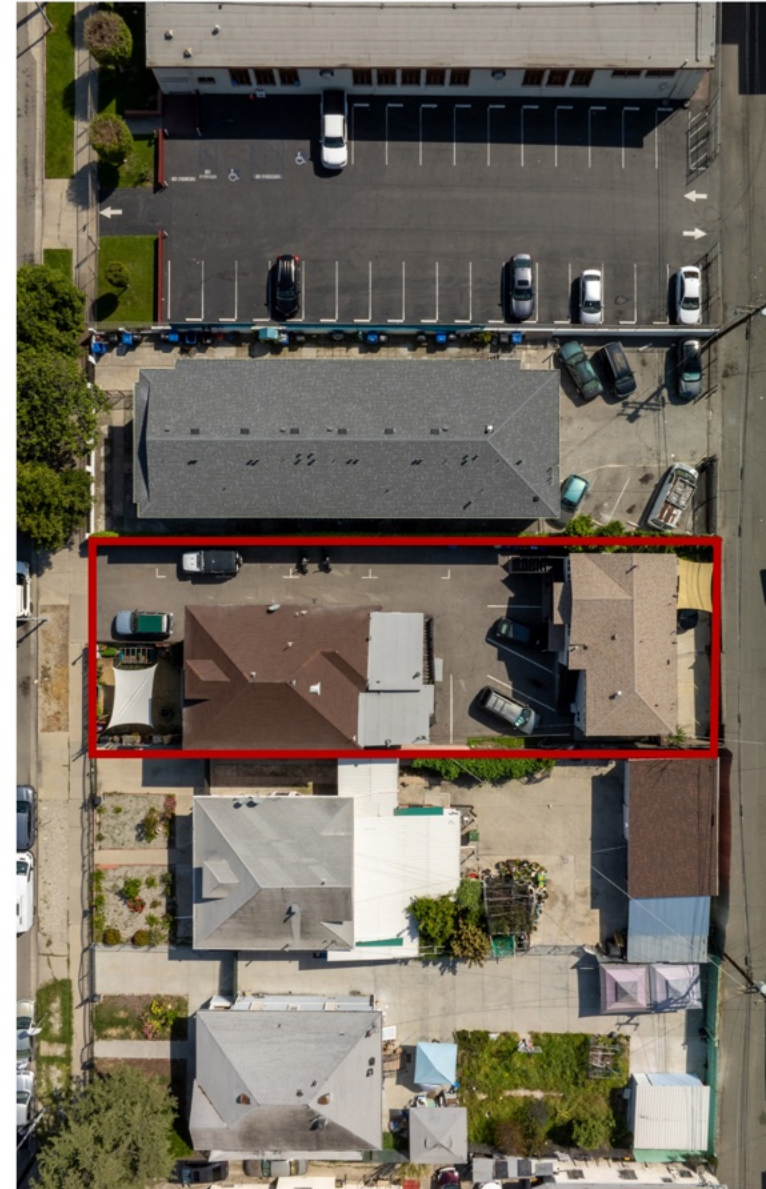
ZONING

PROPERTY HIGHLIGHTS

- Separately metered units
- On-site parking for each unit
- Accessibility to the 5, 110 and 2 Freeways
- Centrally located in Lincoln Heights
- Convenient access to Chinatown, DTLA, and Dodger Stadium
- Mix of 1, 2, and 3 bedroom units
- HPOZ - Historical Preservation and Opportunity Zone

FINANCIAL SUMMARY

Price	\$1,550,000
Gross SF	4,644
Lot Size SF	8,014
Current CAP	6.45%
Market CAP	6.70%
Current GRM	10.12
Market GRM	9.8
\$/Unit	\$258,333
\$/Net RSF	\$334
Down	\$542,500 - 35%
Proposed Loan	\$1,007,500
Terms	65% LTV
Interest Rate	5.75%



RENT ROLL



UNIT #	RENT START	UNIT TYPE	RENT
2221	03/31/2017	1 bd + 1 ba	\$1,329.36
2221 1/2	02/09/2025	1 bd + 1 ba	\$1,951.85
2221 3/4	05/01/2023	1 bd + 1 ba	\$2,249.65
2223	VACANT	3 bd + 1.5 ba	\$3,000.00
2223 1/2	02/01/2022	2 bd + 1 ba	\$1,928.16
2223 3/4	12/01/2025	2 bd + 1 ba	\$2,300.00

ANNUAL INCOME & EXPENSES



PROJECTED ANNUALIZED OPERATING DATA

	ACTUAL	MARKET
Annual SGI	\$153,108	\$157,800
Vacancy	\$4,593 - 3%	\$4,734 - 3%
EGI	\$148,515	\$153,066
Less Expenses	\$48,472 - 33%	\$48,472 - 32%
NOI	\$100,043	\$104,594
Less Loan Payments	\$70,554	\$70,554
Pre-Tax Cash Flow	\$29,489 - 5.4%	\$34,040 - 6.3%

PROJECTED EXPENSES

Taxes	\$19,375
Insurance	\$6,371
Utilities	\$4,211
Maintenance	\$8,102
Payroll	-
Off-Site Mgr.	\$6,713
Landscaping	\$1,200
Trash	-
Misc/Reserves	\$2,500



EXPENSES SUMMARY

TOTAL	\$48,472
Per NET RSF	\$10.44
Per Unit	\$8,079

SALES COMPARABLES

ADDRESS	YR BLT	UNITS	SALE PRICE	\$/UNIT	CAP	\$/SQ.FT	COE
3901 Carlota Blvd. Los Angeles, CA 90031	1920	5 Units	\$ 905,000	\$ 181,000	6.39%	\$ 202	1/24/2025
331 S Avenue 20 Los Angeles, CA 90031	1920	6 Units	\$ 850,000	\$ 141,667	5.40%	\$ 207	8/13/2025
4021 Griffin Ave. Los Angeles, CA 90031	1930	6 Units	\$ 1,150,000	\$ 190,833	8.38%	\$ 210	11/6/2024
AVERAGE	1923	6 Units	\$ 968,333	\$ 171,167	6.72%	\$ 206	
2221 Griffin Ave Los Angeles, CA 90031	1947	6 Units	\$ 1,550,000	\$ 268,333	6.45%	\$ 334	



3901 Carlota Blvd. Los Angeles, CA 90031



331 S Avenue 20, Los Angeles, CA 90031



4021 Griffin Ave. Los Angeles, CA 90031





DEMOGRAPHICS

DEMOGRAPHIC METRIC	1 MILE	3 MILES	5 MILES
2024 TOTAL POPULATION	26,301	302,306	923,779
MEDIAN AGE	37.2	37.9	37.8
2024 TOTAL HOUSEHOLDS	8,180	103,425	332,400
MEDIAN HOUSEHOLD INCOME	\$51,884	\$62,069	\$62,692
MEDIAN HOME VALUE	\$722,929	\$766,686	\$819,004

PUBLIC TRANSPORTATION

	LOCATION	DRIVE	DISTANCE
COMMUTER RAIL	Los Angeles - AMTRAK	5 min	2.5 miles
	Metrolink	7 min	2.4 miles
	Glendale Metrolink	9 min	5.0 miles
AIRPORT	Bob Hope	22 min	15.7 miles
	Los Angeles International Airport (LAX)	30 min	18.8 miles

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throughout Southern California

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