

OFFERING MEMORANDUM

1166 E 64TH ST

LOS ANGELES, CA 90001

 Kidder
Mathews

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EXECUTIVE SUMMARY

WELL-POSITIONED MULTIFAMILY PROPERTY IN LA

We are pleased to present 1166 E 64th St, a well-positioned 4-unit multifamily property in Los Angeles, offered at an attractive 6.74% CAP and 9.65 GRM on current rents, with value-add potential to reach an 9.19% CAP and 7.57 GRM with 1 UNIT DELIVERED VACANT!

Located just east of the 110 Freeway, the property offers easy access to the Florence and Slauson Light Rail Stations, multiple Metro lines, and nearby neighborhoods including Huntington Park, Walnut Park, South Gate, and Maywood. It's also conveniently situated near Edison Middle School, Public Service Community High School, and Mary M. Bethune Park.

The property consists of two separate structures—a front triplex and a rear detached house—totaling 1,952 rentable square feet on a 4,836 SF LCR3YY-zoned lot. Built in 1958 and 1923, respectively, the buildings feature a unit mix of 3 two-bedrooms and 1 one-bedroom, with two units already renovated and 1 two-bedroom unit being delivered vacant at closing. The site also includes both covered and uncovered on-site parking, enhancing tenant appeal.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

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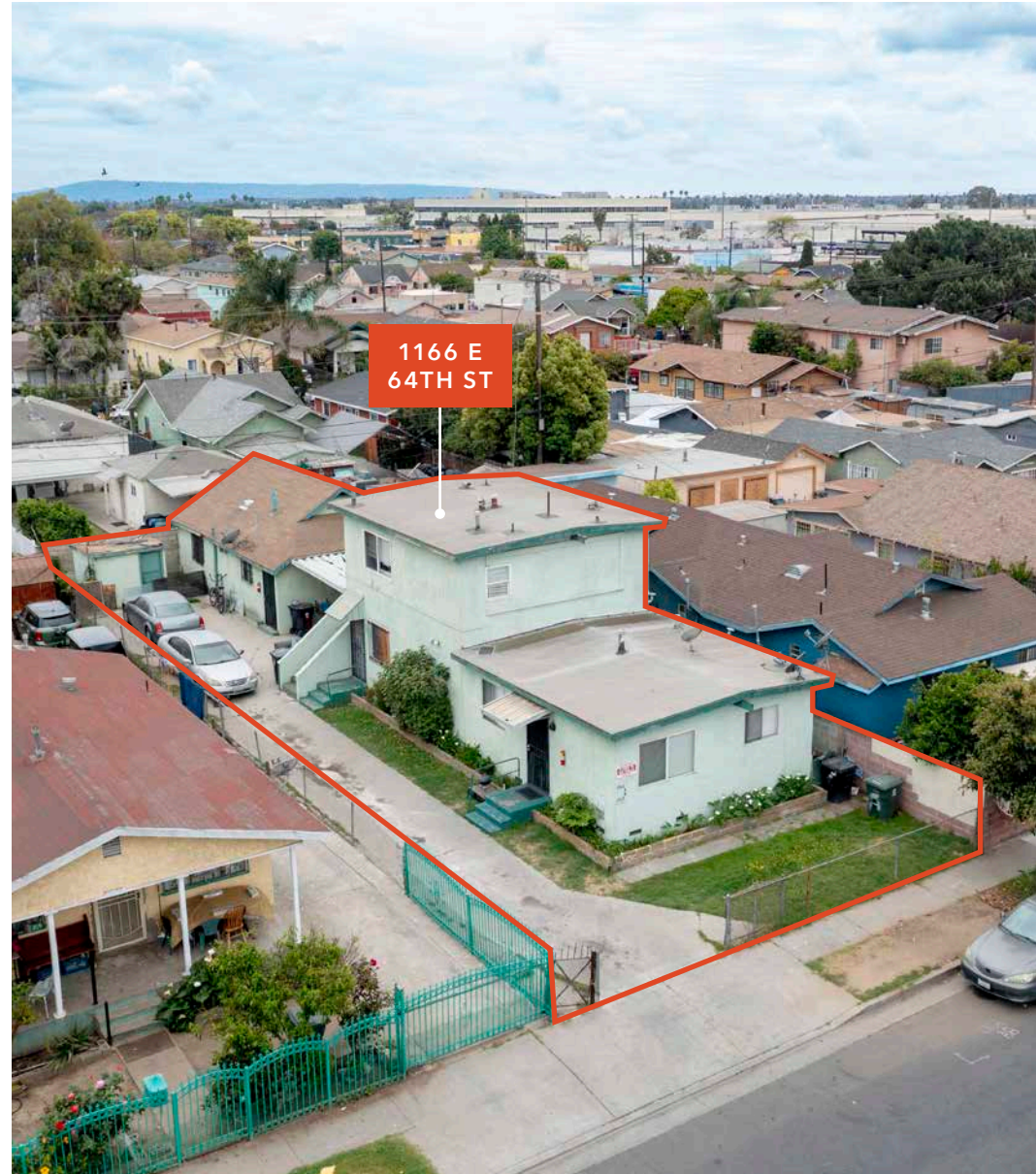
UNITS

LCR3YY

ZONING

1,952 SF

AVAILABLE



PROPERTY OVERVIEW

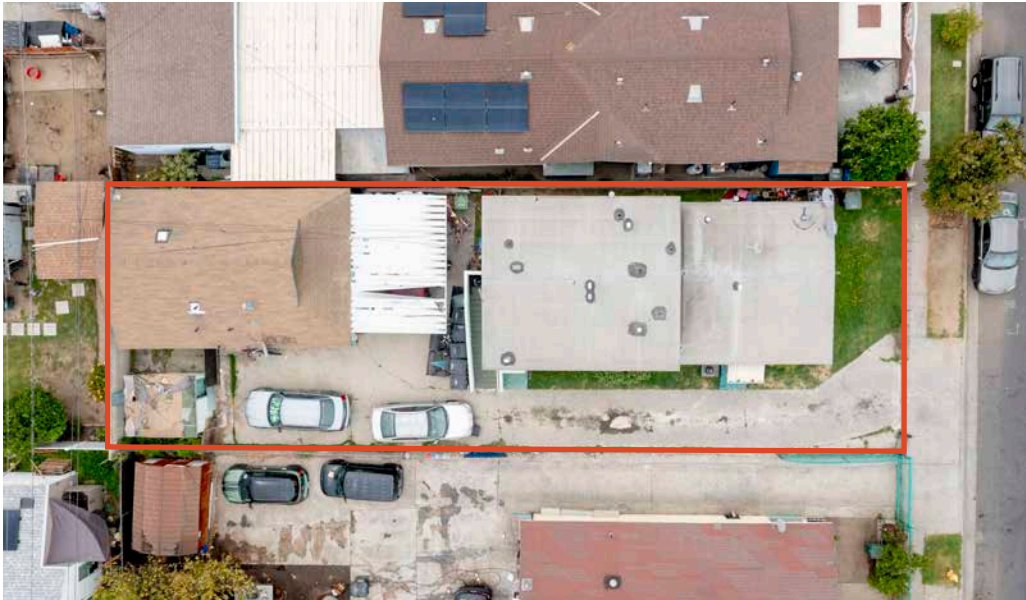
Section 02



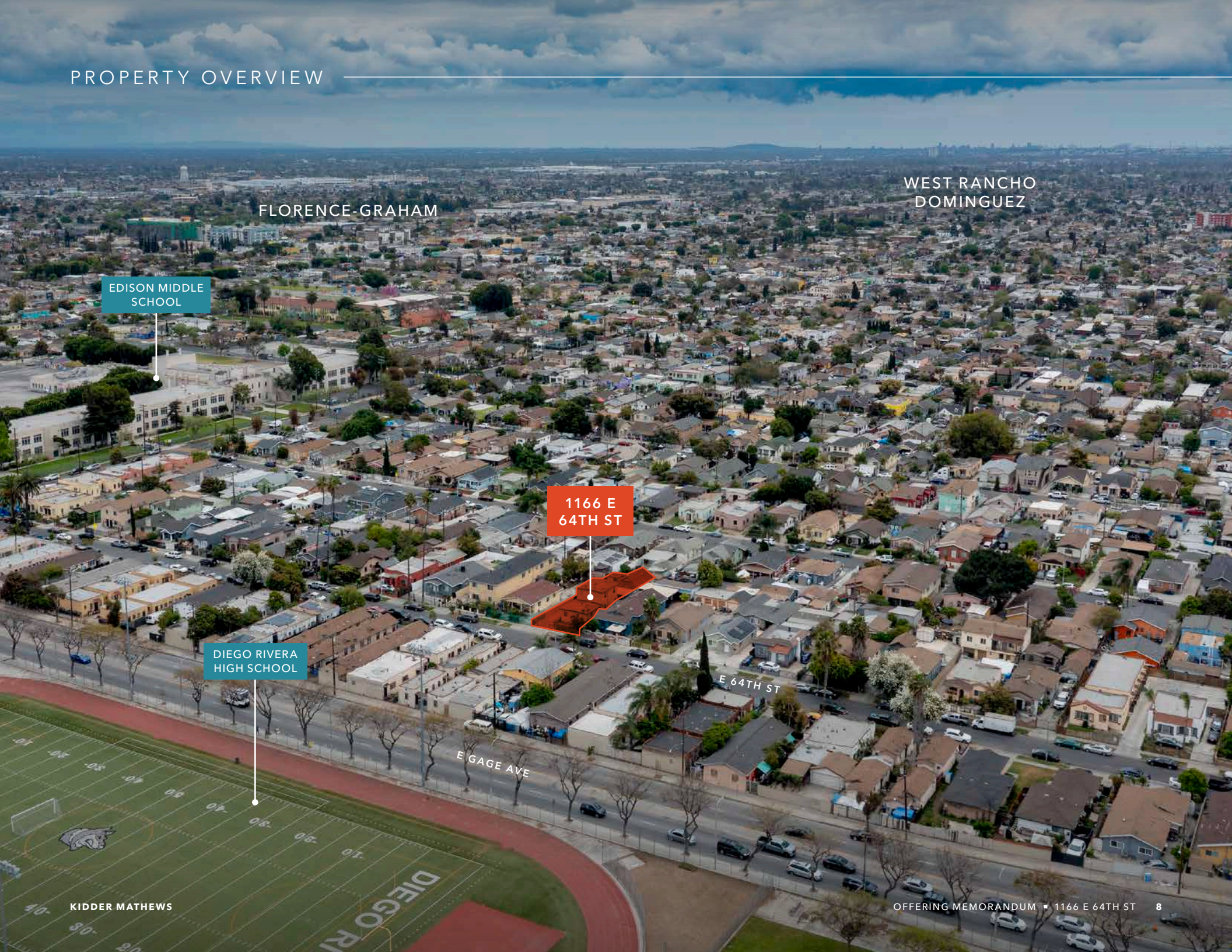
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



FLORENCE GRAHAM

WEST RANCHO
DOMINGUEZ

EDISON MIDDLE
SCHOOL

1166 E
64TH ST

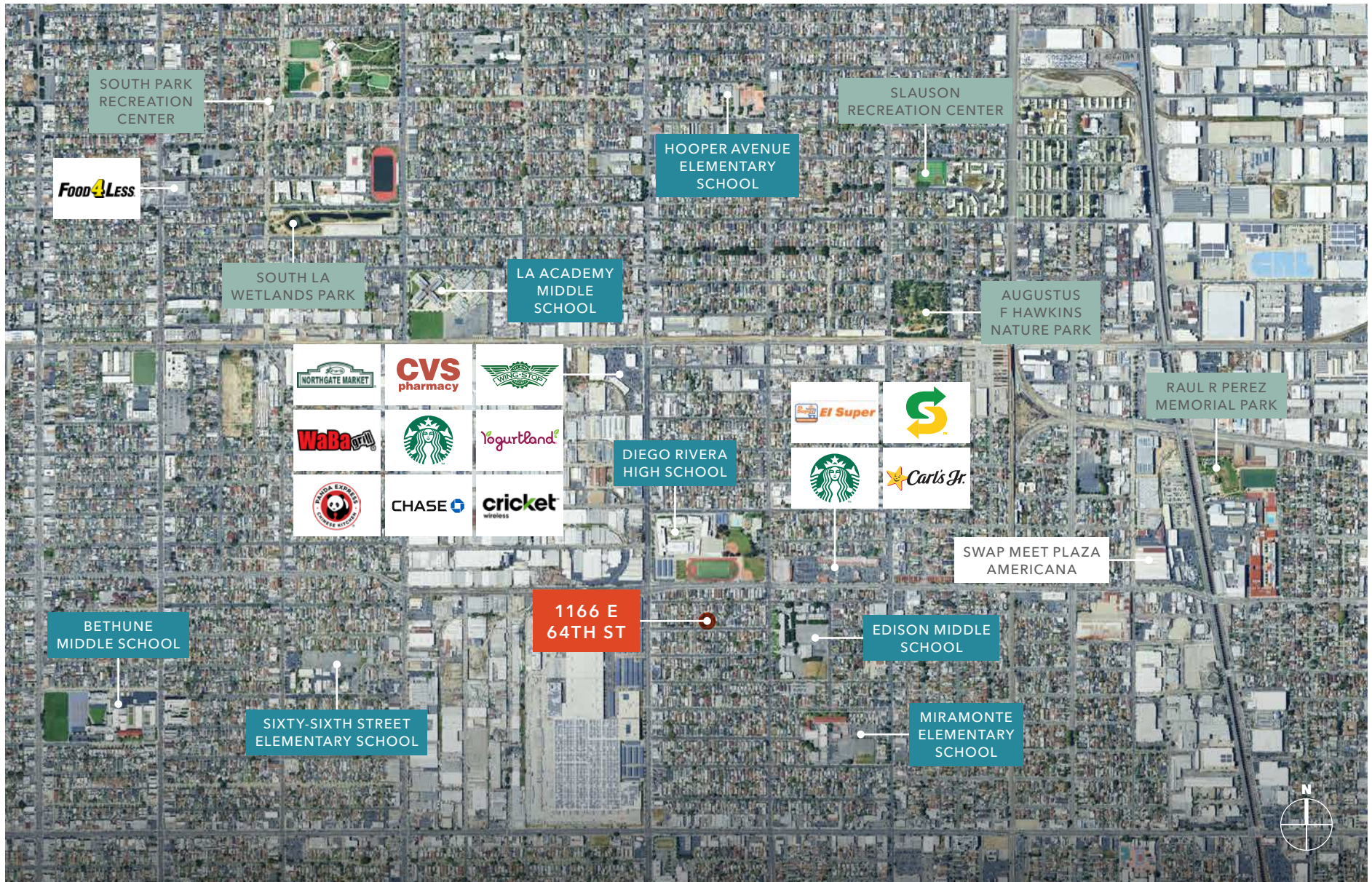
DIEGO RIVERA
HIGH SCHOOL

E 64TH ST

E GAGE AVE

KIDDER MATHEWS

PROPERTY OVERVIEW





FINANCIALS

Section 03

FINANCIALS

INVESTMENT SUMMARY

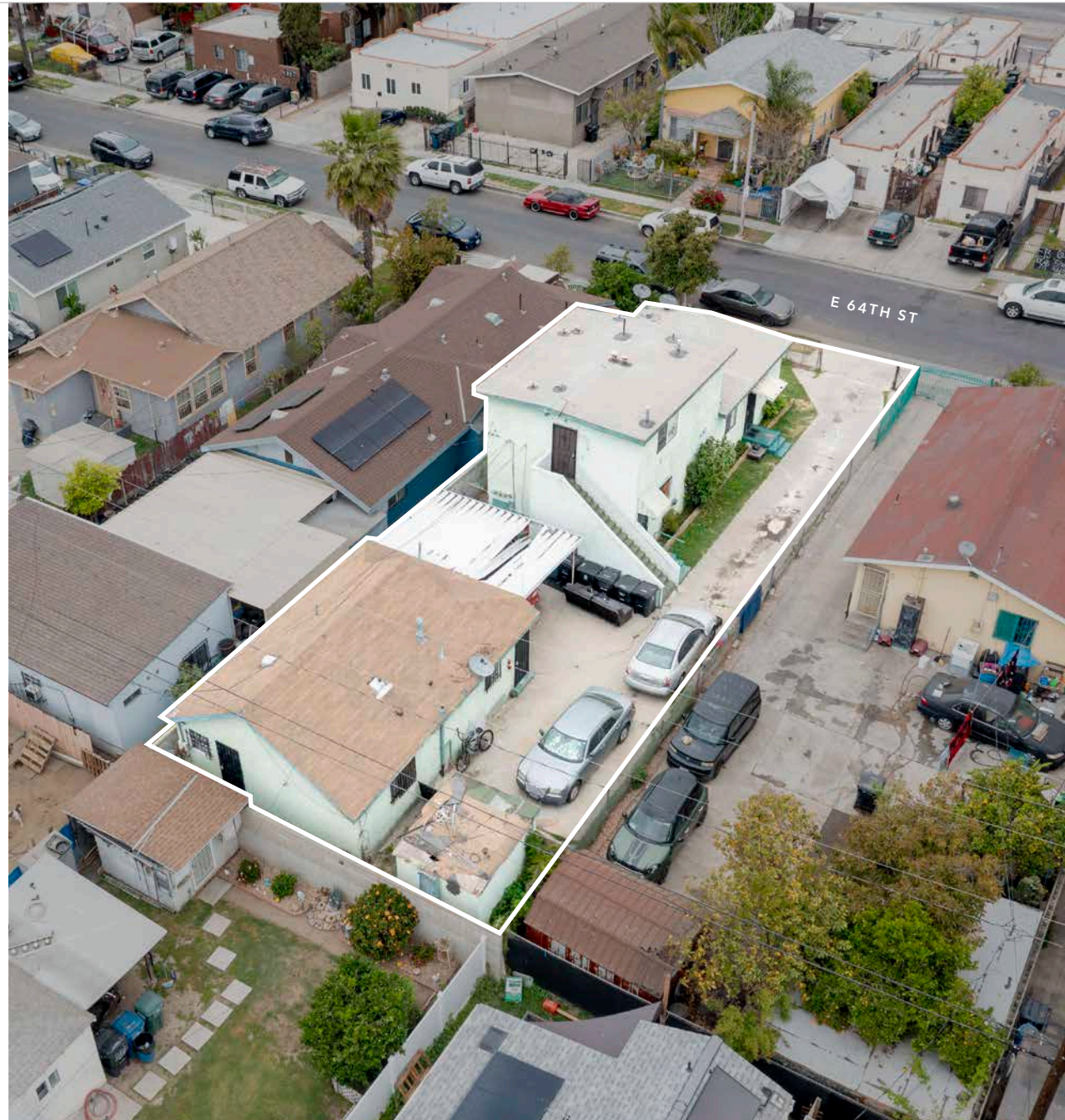
ADDRESS	1166 E 64th St Los Angeles, CA 90001
LIST PRICE	\$795,000
NUMBER OF UNITS	4
COST PER UNIT	\$198,750
CURRENT GRM	9.65
MARKET GRM	7.57
CURRENT CAP	6.74%
MARKET CAP	9.19%
YEAR BUILT	1958
LOT SIZE	4,836 SF
BUILDING SIZE	1,952 SF
PRICE/SF	\$407

\$795K

LIST PRICE

6.74%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$82,416		\$105,000	
Less: Vacancy	-	0%	(\$3,150)	3%
Gross Operating Income	\$82,416		\$101,850	
Less: Expenses	(\$28,806)	35.0%	(\$28,806)	
Net Operating Income	\$53,610		\$73,044	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1948% + S.A.)	\$11,828	\$11,828
Insurance - Estimate (\$1,400/Unit)	\$5,600	\$5,600
Maintenance/Repairs - Estimate (\$750/Unit)	\$3,000	\$3,000
Utilities - (Electric, Water, Gas) - Actual	\$7,478	\$7,478
Landscape & Gardening - Estimate (\$75/Mo)	\$900	\$900
Estimated Total Expenses	\$28,806	\$28,806
Per Net SF	\$14.76	\$14.76
Expenses Per Unit	\$7,202	\$7,202

SCHEDULED INCOME

Unit	Beds/Baths	Notes	Current Rents	Market Rents
			Monthly Rent/Unit	Monthly Rent/Unit
1166	2BD + 1BA - Legacy		\$1,135	\$2,300
1166.5	2BD + 1BA - Renovated	Voucher/Low Income	\$2,200	\$2,300
1166.75	2BD + 1BA - Renovated	VACANT	\$2,300	\$2,300
1168	1BD + 1BA - Legacy		\$1,233	\$1,850
Monthly Scheduled Gross Income			\$6,868	\$8,750
Parking Income			-	-
Laundry Income			-	-
Total Monthly Scheduled Gross Income			\$6,868	\$8,750
Annual Scheduled Gross Income			\$82,416	\$105,000

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COMPARABLES

Section 04



4-UNIT SALE COMPARABLES

	Property Address	Year Built	Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sale Date	Notes
	1166 E 64TH ST Los Angeles, CA 90001	1958	4	1,952	4,836	\$82,416	\$407	\$198,750	9.65	6.74%	\$795,000	SOON	(4) 2BD+1BA. (2) Units Renovated. (2) Separate structures. (2) Carport spaces + uncovered parking. Fully occupied. One VACANT 2BD.
01	1321 E 48TH ST Los Angeles, CA 90011	1922	4	2,292	4,989	\$108,000	\$434	\$248,750	9.21	7.06%	\$995,000	2/26/25	(1) 2BD+1BA & (3) 1BD+1BA. Delivered fully VACANT. Uncovered parking in rear + alley access.
02	1341 E 59TH PL Los Angeles, CA 90001	1923	4	1,580	4,746	\$66,553	\$475	\$187,500	11.27	5.77%	\$750,000	2/3/25	(2) 2BD+1BA, (1) 1BD+1BA & (1) Studio. (2) Separate Structures. Uncovered onsite parking. Midblock.
03	6275 MENLO AVE Los Angeles, CA 90044	1965	4	3,766	4,294	\$71,724	\$204	\$192,500	10.74	6.05%	\$770,000	1/28/25	(4) 2BD+1BA. (3) Carport + (1) 1-car garage. Alley access.
04	735 E 43RD PL Los Angeles, CA 90011	1959	4	2,592	5,122	\$104,400	\$309	\$200,000	7.66	8.48%	\$800,000	1/24/25	(4) 2BD+1BA. (3) Units delivered vacant. Uncovered parking in rear + alley access.
05	628 E 76TH ST Los Angeles, CA 90001	1939	4	2,520	5,738	\$100,800	\$391	\$246,250	9.77	6.65%	\$985,000	1/16/25	(1) 2BD+1BA. Delivered fully vacant. (3) Separate structures. No parking.
	Average						\$363	\$215,000	9.73	6.80%			

Sale Comparables

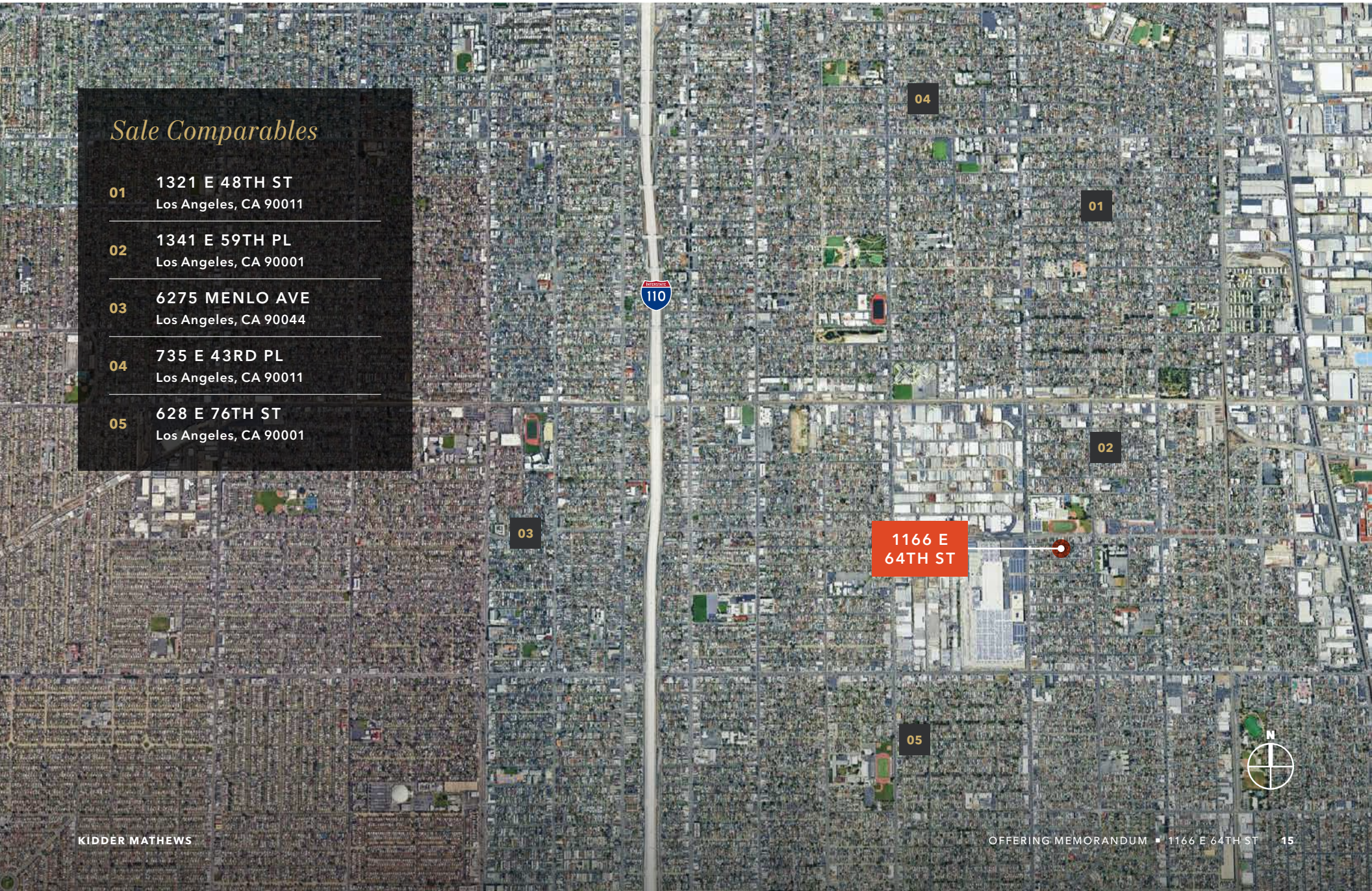
- 01 1321 E 48TH ST
Los Angeles, CA 90011

- 02 1341 E 59TH PL
Los Angeles, CA 90001

- 03 6275 MENLO AVE
Los Angeles, CA 90044

- 04 735 E 43RD PL
Los Angeles, CA 90011

- 05 628 E 76TH ST
Los Angeles, CA 90001



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