

# 1325 E Adams Blvd.

LOS ANGELES, CA 90011

**Existing 4 Units**

**RTI 6 ADUs**

**Existing 2 Units**

6-unit value-add building with 12 parking spaces cash flowing at a 6.35% Cap Rate from day 1 with upside to a 11.6% Cap on Proforma!  
RTI Plans for 6 detached ADUs to achieve 13.3% Current Cap Rate, 16.5% Proforma Cap, and only 147k/unit after all construction cost  
Excellent location minutes from Downtown LA & USC - 3 out of 6 units fully renovated + new roof and windows for all units

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01

Executive Summary

Investment Summary

Unit Mix Summary

# 1325 E ADAMS

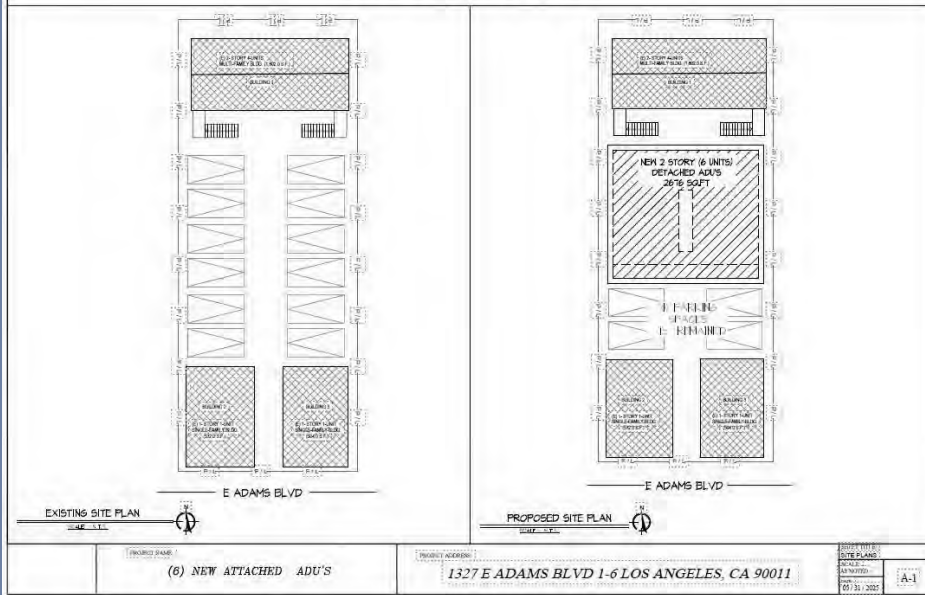
## FINANCIAL SUMMARY - CURRENT NO ADUs

PRICE	\$1,095,000
PRICE PSF	\$386
BUILDING SF	2,838
NUMBER OF UNITS	6
PRICE PER UNIT	\$182,500
OCCUPANCY	100%
NOI (CURRENT)	\$69,509
NOI (Pro Forma)	\$127,596
CAP RATE (CURRENT)	6.35%
CAP RATE (Pro Forma)	11.65%
GRM (CURRENT)	10.85
GRM (Pro Forma)	6.71

## FINANCIAL SUMMARY - WITH ADUs

Price	\$1,095,000
Number of Units - 6 Detached ADUs	12
Gross Square Feet - 2,676 SF 6 Detached ADUs	5,514
Construction Cost - \$250/SF	\$669,000
Total Price	\$1,764,000
Total Price/Unit	\$147,000
Total Price/SF	\$198.5
CAP Rate - Current with ADUs	13.3%
CAP Rate - Pro Forma with ADUs	16.29%
GRM - Current with ADUs	5.9
GRM - Pro Forma with ADUs	4.8

### ADDING 6 DETACHED ADUS PER GC 66323(A)(4).



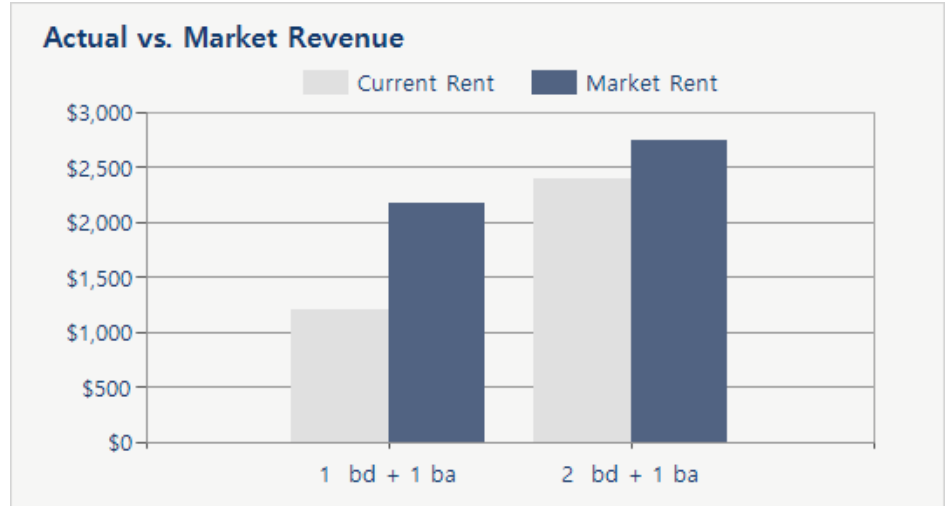
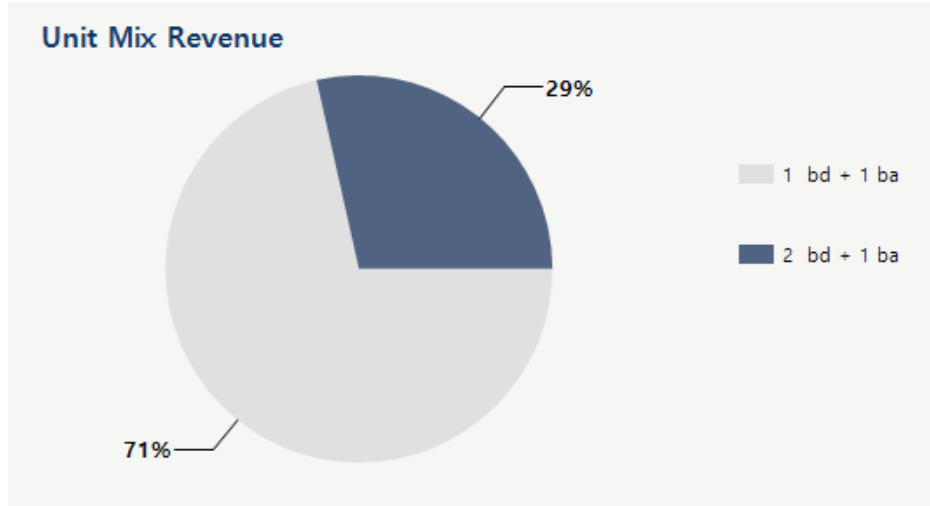
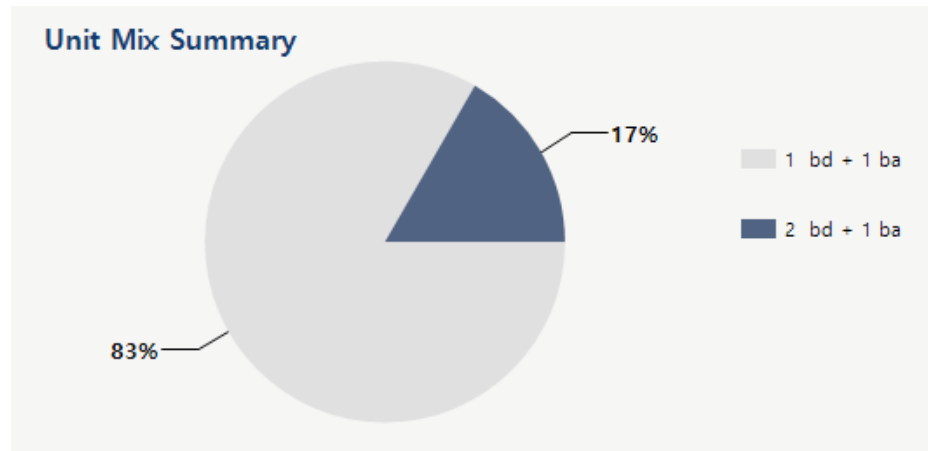
# 6 Units with Upside

Huge ~200k Price Reduction! 6-unit value-add building with 12 parking spaces cash flowing at a 6.35% Cap Rate from day 1 with upside to an 11.6% Cap on Proforma! Fully Approved RTI plans to add 6 detached ADUs to achieve an incredible 13.3% Current Cap Rate, 16.5% Proforma Cap, and only 147k/unit after taking into account all the construction costs (~670k assuming \$250/SF). 3 units have been renovated and boast updated cabinets, flooring, kitchen, bathrooms, exterior improvements, newer roof, new windows for all units, and more. Individually metered for gas, electricity, and tenants pay their own trash further minimizing the operating expenses. Prime location just minutes away from Downtown LA, USC, BMO Stadium, George Lucas' Billion Dollar Museum, and Exposition Park where 2028 Olympics will be held!

- Stable cash flow from day one with a 6.35% Cap Rate, increasing to an impressive 11.6% Cap on Proforma, along with plans to add 6 detached ADUs for higher returns.
- Significant upside potential: projected 13.3% Current Cap Rate, 16.5% Proforma Cap, and low cost per unit (~\$147k after construction costs) with planned improvements.
- Recently renovated units featuring updated kitchens, bathrooms, cabinets, flooring, exterior upgrades, newer roof, and new windows—minimizing immediate investment needs.
- Prime location near Downtown LA, USC, BMO Stadium, George Lucas' Museum, and Exposition Park, with the 2028 Olympics in sight, ensuring strong demand and growth potential.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	5	\$1,202	\$6,010	\$2,172	\$10,860
2 bd + 1 ba	1	\$2,398	\$2,398	\$2,748	\$2,748
<b>Totals/Averages</b>	<b>6</b>	<b>\$1,401</b>	<b>\$8,408</b>	<b>\$2,268</b>	<b>\$13,608</b>





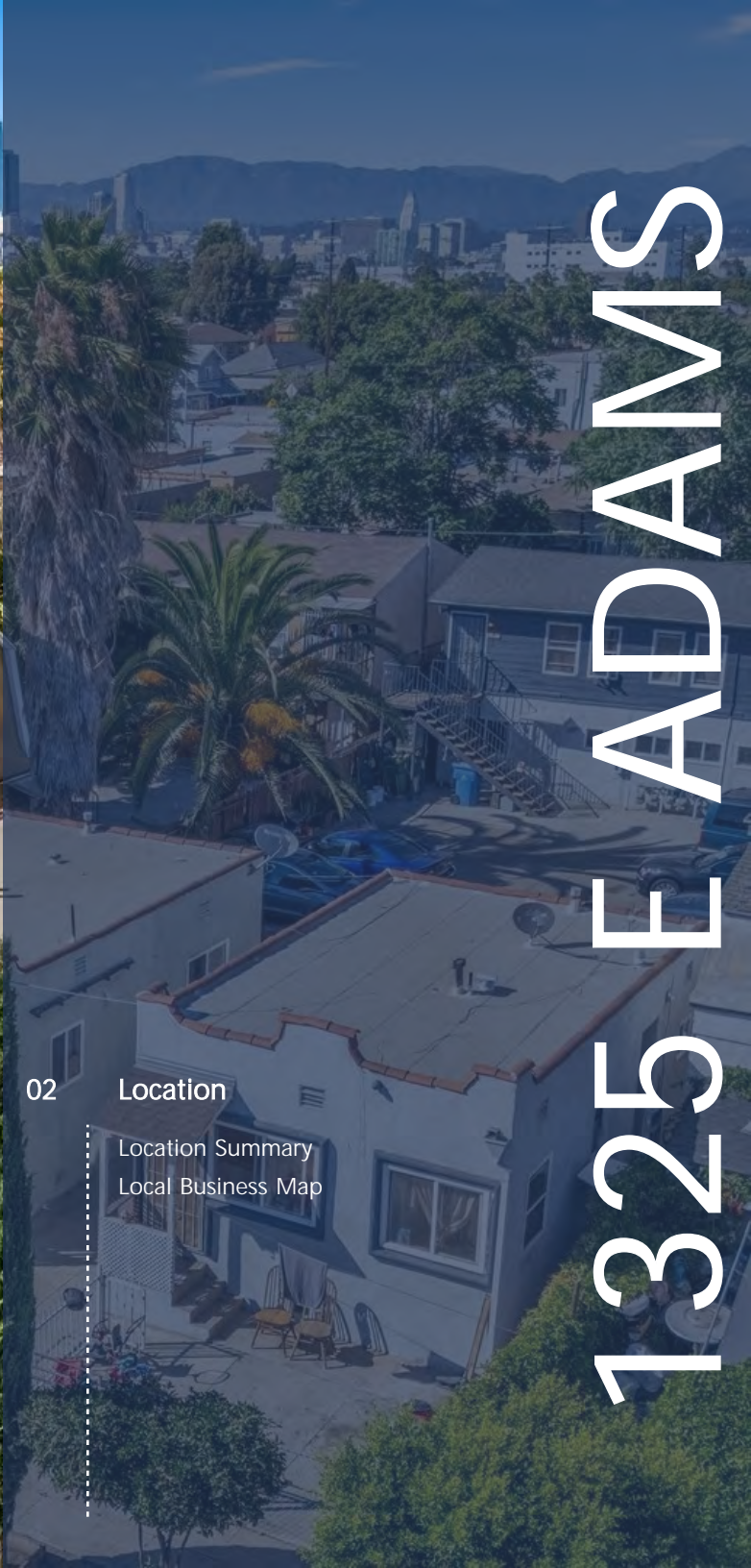
02

Location

Location Summary

Local Business Map

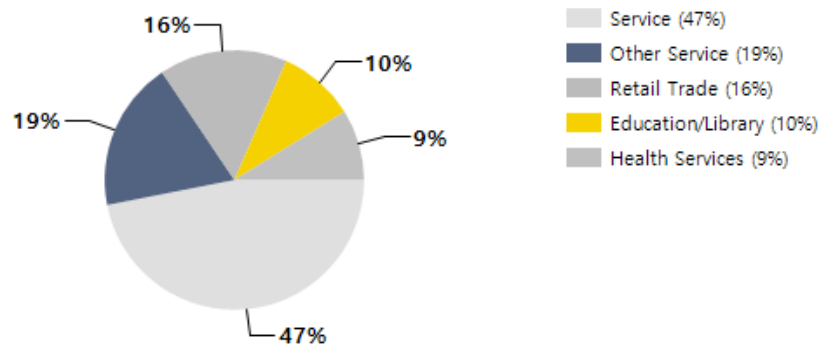
# 1325 E ADAMS



## Excellent Location Just South of Downtown LA

■ Prime location just minutes away from Downtown Los Angeles, offering excellent connectivity and easy access to major attractions and landmarks. Located in a vibrant neighborhood, this area is a hub of cultural activities, dining, and entertainment options. Within close proximity are the University of Southern California (USC), a renowned educational institution known for its academic excellence and vibrant campus life. BMO Stadium, a state-of-the-art sports venue hosting exciting concerts and sporting events, is just a short drive away, making it ideal for sports enthusiasts. The site is also near George Lucas' Billion Dollar Museum, an iconic cultural landmark dedicated to film and entertainment history, attracting visitors from around the world. Additionally, Exposition Park, a lush green space that hosts a variety of museums, gardens, and recreational facilities, is nearby. This park is also the designated location for the 2028 Olympics, offering an excellent vantage point for futur

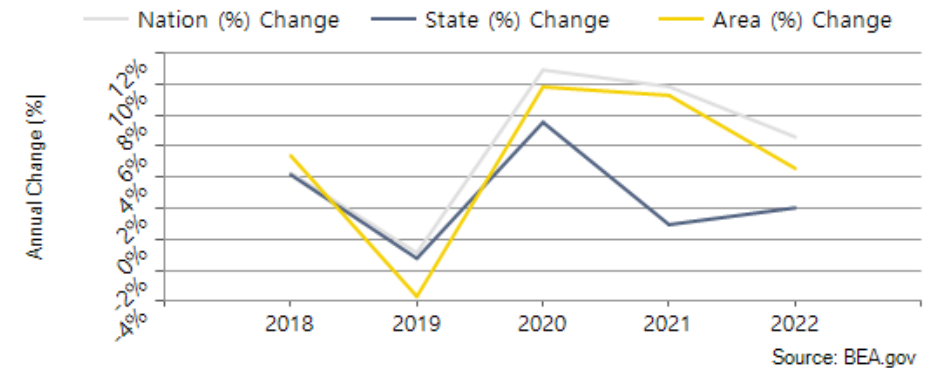
### Major Industries by Employee Count

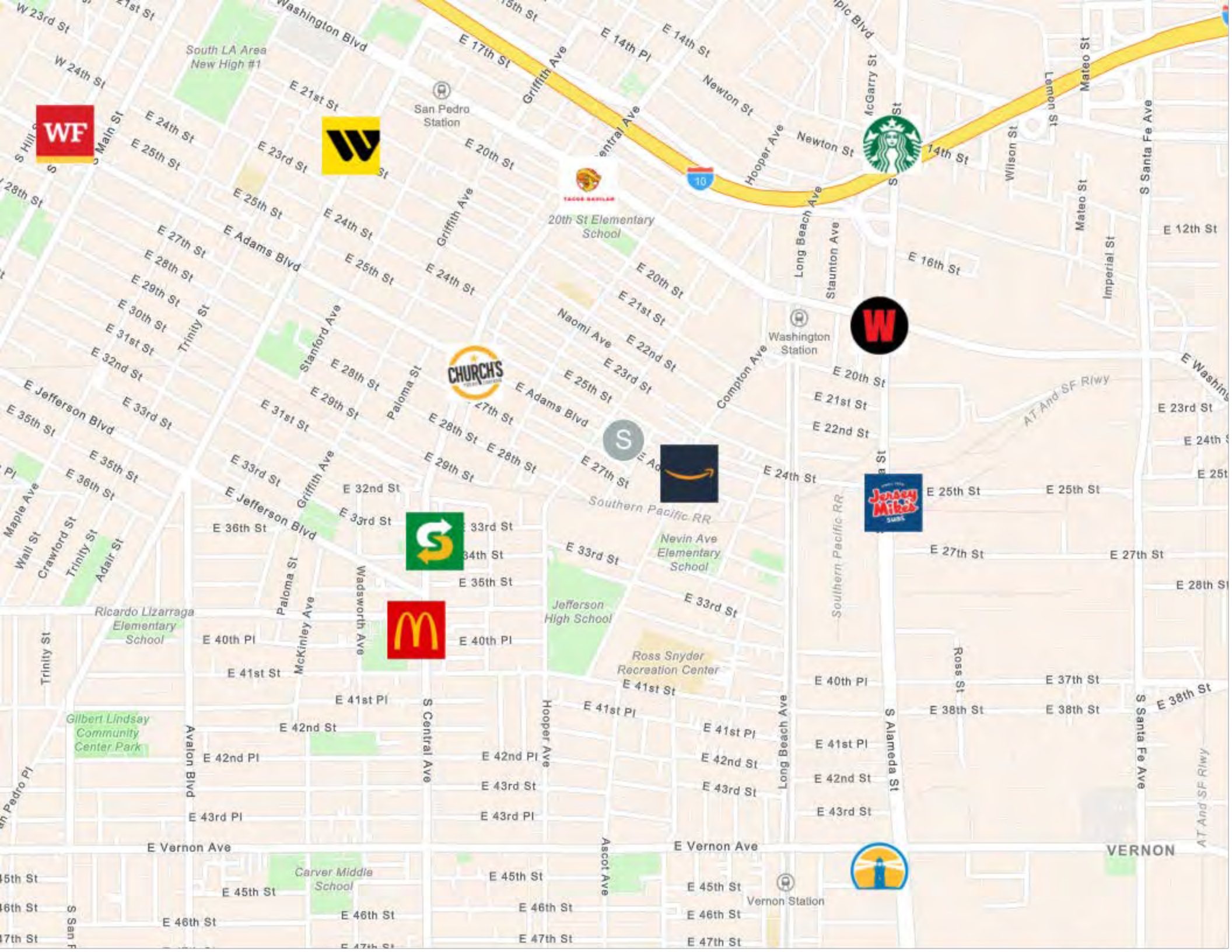


### Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

### Los Angeles County GDP Trend







03

### Property Description

- Property Features
- Property Images

1325 E ADAMS

## PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	2,838
LAND SF	6,315
YEAR BUILT	1924-1931
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	RD1.5
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
LOT DIMENSION	126 X 50
NUMBER OF PARKING SPACES	9
PARKING RATIO	2:1

## UTILITIES

WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

## CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Siding
PARKING SURFACE	Paved
ROOF	Flat/Pitched
STYLE	Bungalow
LANDSCAPING	Minimal/Front Yard





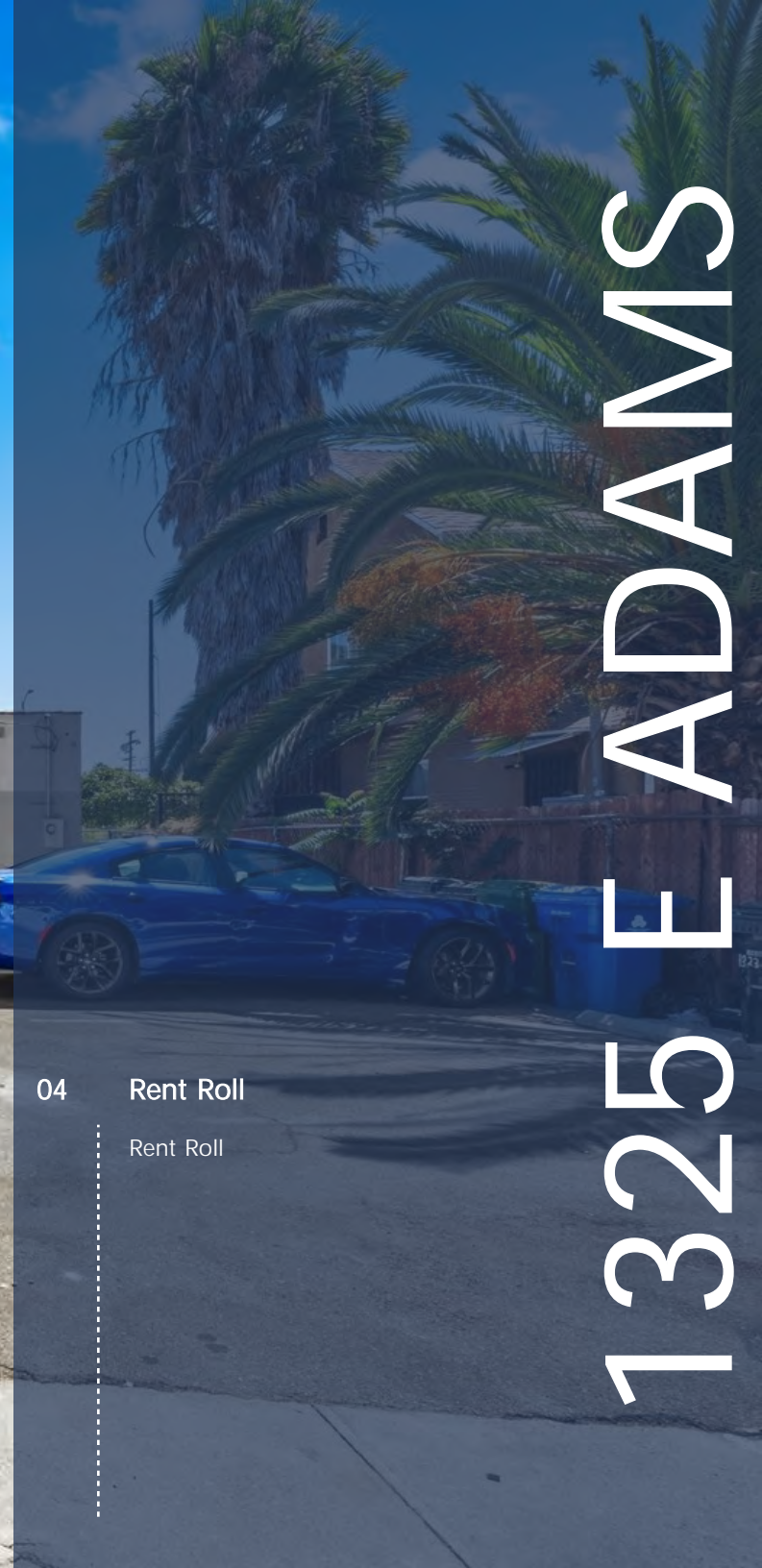


04

Rent Roll

Rent Roll

# 1325 E ADAMS



## Rent Roll - No ADUs

Unit	Unit Mix	Current Rent	Market Rent
1323	2 bd + 1 ba	\$2,398.00	\$2,748.00
1323 1/2	1 bd + 1 ba	\$1,763.00	\$2,172.00
1323 1/4	1 bd + 1 ba	\$636.00	\$2,172.00
1325	1 bd + 1 ba	\$1,008.00	\$2,172.00
1325 1/2	1 bd + 1 ba	\$1,964.00	\$2,172.00
1325 1/4	1 bd + 1 ba	\$639.00	\$2,172.00
<b>Totals / Averages</b>		<b>\$8,408.00</b>	<b>\$13,608.00</b>

## Rent Roll - With ADUs

Unit	Unit Mix	Current Rent	Market Rent
1323	2 bd + 1 ba	\$2,398.00	\$2,748.00
1323 1/2	1 bd + 1 ba	\$1,763.00	\$2,172.00
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1325 1/2	1 bd + 1 ba	\$1,964.00	\$2,172.00
1325 1/4	1 bd + 1 ba	\$639.00	\$2,748.00
Detached ADU 1	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 2	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 3	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 4	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 5	2 bd + 1 ba	\$2,748.00	\$2,748.00
Detached ADU 6	2 bd + 1 ba	\$2,748.00	\$2,748.00
<b>Totals / Averages</b>		<b>\$24,721.00</b>	<b>\$30,096.00</b>

## FINANCIALS - NO ADUs

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$100,896	\$163,296
<b>Gross Potential Income</b>	<b>\$100,896</b>	<b>\$163,296</b>
General Vacancy	-\$3,028	-\$4,898
<b>Effective Gross Income</b>	<b>\$97,868</b>	<b>\$158,398</b>
Less Expenses	\$28,381	\$30,801
<b>Net Operating Income</b>	<b>\$69,487</b>	<b>\$127,597</b>

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$13,140	\$13,140
Property Insurance (Actual)	\$3,525	\$3,525
Utilities (\$500/Unit)	\$3,000	\$3,000
Pest Control (\$50/Month)	\$600	\$600
Repairs & Maintenance (\$500/Unit)	\$3,000	\$3,000
Water / Management (4%)	\$3,916	\$6,336
Cleaning & Gardening (\$100/Month)	\$1,200	\$1,200
<b>Total Operating Expense</b>	<b>\$28,381</b>	<b>\$30,801</b>

\* Expenses are estimated

## FINANCIALS - WITH ADUs

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$298,773	\$361,152
<b>Gross Potential Income</b>	<b>\$298,773</b>	<b>\$361,152</b>
General Vacancy	-\$8,963	\$10,834.56
<b>Effective Gross Income</b>	<b>\$289,810</b>	<b>\$350,317</b>
Less Expenses	\$55,209	\$57,989
<b>Net Operating Income</b>	<b>\$234,601</b>	<b>\$292,688</b>

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$21,168	\$21,168
Property Insurance (Actual)	\$6,849	\$6,849
Utilities (\$500/Unit)	6,000	6,000
Pest Control (\$50/Month)	\$1,200	\$1,200
Repairs & Maintenance (\$500/Unit)	\$6,000	\$6,000
Management (4%)	\$11,592	\$14,013
Cleaning & Gardening (\$100/Month)	\$2,400	\$2,400
<b>Total Operating Expense</b>	<b>\$55,209</b>	<b>\$57,629</b>

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