

OFFERING MEMORANDUM



5606 S Figueroa Street

Los Angeles, CA 90037

A 16-Unit Investment Opportunity in South Los Angeles
7% CAP Rate | \$197 Per Square Foot

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NAMI INVESTMENT
GROUP

LYONSTAHN
INVESTMENT REAL ESTATE

INVESTMENT DETAILS

PROPERTY INFORMATION

Property Address	5606 S Figueroa Street LOS ANGELES, CA 90037
Assessor's Parcel Number	5001-036-003
Year Built	1927
Gross Square Feet	9,090
Lot Size	6,075

PRICING INFORMATION

Price	\$1,795,000
Current Occupancy	81.25%
CAP Rate - Current	6.98%
CAP Rate - ProForma	10.72%
GRM - Current	7.61
GRM - Pro Forma	5.88

NEW FINANCING

Loan Amount	\$ 1,256,500
Interest Rate	6%
Amortization	30 Years
DCR	1.39

*The proposed new financing is time sensitive and subject to change.

INVESTMENT HIGHLIGHTS

- A 16-Unit Value-Add Investment Opportunity in South Los Angeles
- 6.98% Current CAP Rate with Significant Rental Upside
- 7.61 GRM at the Asking Price
- Offered at a Low Price Per Foot at \$197/SF
- Large Studio Units; Approximately Over 500 Square Feet
- Several Units Include Renovated and Remodeled Units Achieving Market Rent
- Close Proximity to Downtown Los Angeles, BMO Stadium, USC, Exposition Park and Major Transportation Corridors
- Situated in a “Very Walkable” Location, with a 76 Walk Score, with Neighborhood-serving Retail, Restaurants and Commercial Stores Conveniently Nearby



EXECUTIVE SUMMARY

Nami Investment Group is proud to present a 16-unit apartment building presents a value-add investment opportunity in South Los Angeles, offering a current 6.98% cap rate and a 7.61 GRM at the asking price. The property is attractively priced at approximately \$197 per square foot and consists primarily of large studio units, exceeding about 500 square feet in size. Several units have already been renovated and are achieving market rents, demonstrating the potential for additional income growth as remaining units are upgraded and rents are adjusted to market levels.

The property benefits from a highly desirable central location near Downtown Los Angeles, USC, Exposition Park, BMO Stadium, and major transportation corridors, helping support strong tenant demand. Residents enjoy a very walkable neighborhood with a Walk Score of 76, providing convenient access to retail stores, restaurants, and everyday services. The combination of in-place cash flow, rental upside, and a strategic location makes this an attractive opportunity for investors seeking both current income and future appreciation potential.









INTERIOR PHOTOS



AERIAL MAP



Church's Texas Chicken

4th St

Domino's Pizza

I AM SENT-
room and board...

55th St

W 56th St

S Hoover St

57th St

57th St

Figueroa's Auto R

W 54th St

S Figueroa St

W 55th St

Richard Hogan Manoro

W 56th St

57th St

AERIAL MAP

FINANCIAL OVERVIEW

LOCATION

5606 S Figueroa Street Los Angeles CA 90011

Price:		\$1,795,000
Down Payment:	30%	\$ 538,500
Number of Units:		16
Price / Unit:		\$112,188
Current GRM:		7.61
Market GRM:		5.88
Current CAP:		6.98%
Market CAP:		10.72%
Age:		1927
Lot Size:		6,075
Gross SF:		9,090
Price/SF:		\$197

SCHEDULED INCOME

No. of Units	Bdrms/Baths	Monthly Income	Market Rents Monthly Rent/unit	Monthly Income
13	Single	\$ 16,412	\$ 1,495	\$ 19,435
1	1+1	\$ 2,096	\$ 1,800	\$ 1,800
2	2+2	\$ 3,223	\$ 2,100	\$ 4,200
TOTAL SCHEDULED RENT:		\$ 19,631		\$ 25,435
Additional Incom: RSO & SCEP		\$ 34		
Monthly Scheduled Gross Incomer:		\$ 19,665		\$ 25,435
Annual Schedule Gross Income:		\$ 235,980		\$ 305,220

ANNUALIZED OPERATING DATA

INCOME		CURRENT RENTS		MARKET RENTS
Scheduled Gross Income		\$ 235,980		\$ 305,220
Less Vacancy Rate Reserve	3.0%	\$ 7,079)	3.0%	\$ 9,157
Gross Operating Income		\$ 228,901		\$ 296,063
Less Expenses	43%	\$ 103,603	33.9%	\$ 103,603
Net Operating Income		\$ 125,297		\$ 192,460
Less Loan Payments		\$ 90,400		\$ 90,400
Pre-Tax Cash Flow	6.5%	\$ 34,897	19%	\$ 102,060
Plus Principal Reduction		\$ 15,893		\$ 15,893
Total Return Before Taxes	9.4%	\$ 50,790	21.9%	\$ 117,953

EXPENSES

Taxes Rate	1.20%	\$ 21,450
Insurance		\$ 13,635
Utilities		\$ 15,960
Trash		\$ 5,167
Maintenance		\$ 12,000
Pest Control		\$ 800
Management	4%	\$ 9,439
On-Site MGR		\$ 25,152.00

Total Expenses: \$ 103,603

Per Net Sq. Ft.: \$11.40

Per Unit: \$6,475.10

FINANCING

Loan:	\$1,256,500
Interest Rate:	6%
Amortization:	30 Years
Monthly Payment:	\$7,533.35
DCR:	1.39

Loan information is time sensitive and subject to change.

RENT ROLL

Unit	Unit Type	Actual Rents	Market Rents	Notes
1	2+2	\$1,123	\$ 2,100	
2	0+1	\$894	\$ 1,495	
3	0+1	\$1,495	\$ 1,495	Vacant
4	0+1	\$697	\$ 1,495	
5	0+1	\$1,578	\$ 1,495	Section 8
6	0+1	\$697	\$ 1,495	
7	0+1	\$1,013	\$ 1,495	
8	1+1	\$2,096	\$ 1,800	On-Site Manager
9	2+2	\$2,100	\$ 2,100	Vacant
10	0+1	\$889	\$ 1,495	
11	0+1	\$1,144	\$ 1,495	
12	0+1	\$751	\$ 1,495	Vacant
13	0+1	\$1,495	\$ 1,495	
14	0+1	\$1,495	\$ 1,495	
15	0+1	\$1,300	\$ 1,495	
16	0+1	\$864	\$ 1,495	
Total = \$19,631			\$25,435	









SALE
COMPARABLES

Los Angeles, CA

SALE COMPARABLES

SALE COMPARABLES

	PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	PRICE/UNITS	PRICE/SF	GRM	CAP RATE	UNIT MIX	YEAR BUILT
S	 5606 S Figueroa Street Los Angeles CA 90011		\$1,795,000	16	\$112,188	\$197	7.61	6.98%	(13) 0+1 (1) 1+1 (2) 2+2	1927
1	 359 56th St Los Angeles, CA 90011	5/18/2026	\$860,000	6	\$143,333	\$289	8.83	7.06%	(6) 1+1	1923
2	 1101 W 45th St Los Angeles, CA 90037	4/21/2026	\$2,250,000	20	\$112,500	\$197	8.09	7.42%	(20) 0+1	1925
3	 4334 Main St Los Angeles, CA 90037	1/16/2026	\$1,312,500	10	\$131,250	\$323	8.43	7.12%	(4) 0+2 (6) 1+1	1927
4	 4302 S Hoover St Los Angeles, CA 90037	1/7/2026	\$1,500,000	8	\$187,500	\$266	7.38	7.91%	(2) 1+1 (6) 2+1	1925
5	 5217 Denker Ave Los Angeles, CA 90062	12/26/2025	\$1,180,000	6	\$196,667	\$382	8.36	6.8%	(6) 1+1	1923
6	 727-729 W 74 th St Los Angeles CA 90044	12/23/2025	\$1,030,000	9	\$114,444	\$270			(8) 0+1 (1) 2+1	1928

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SALE COMPARABLES



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