

OFFERING MEMORANDUM

634 E ADAMS BLVD

LOS ANGELES, CA 90011



Photo edited for illustrative purposes and may not represent the property's actual condition.

km Kidder
Mathews

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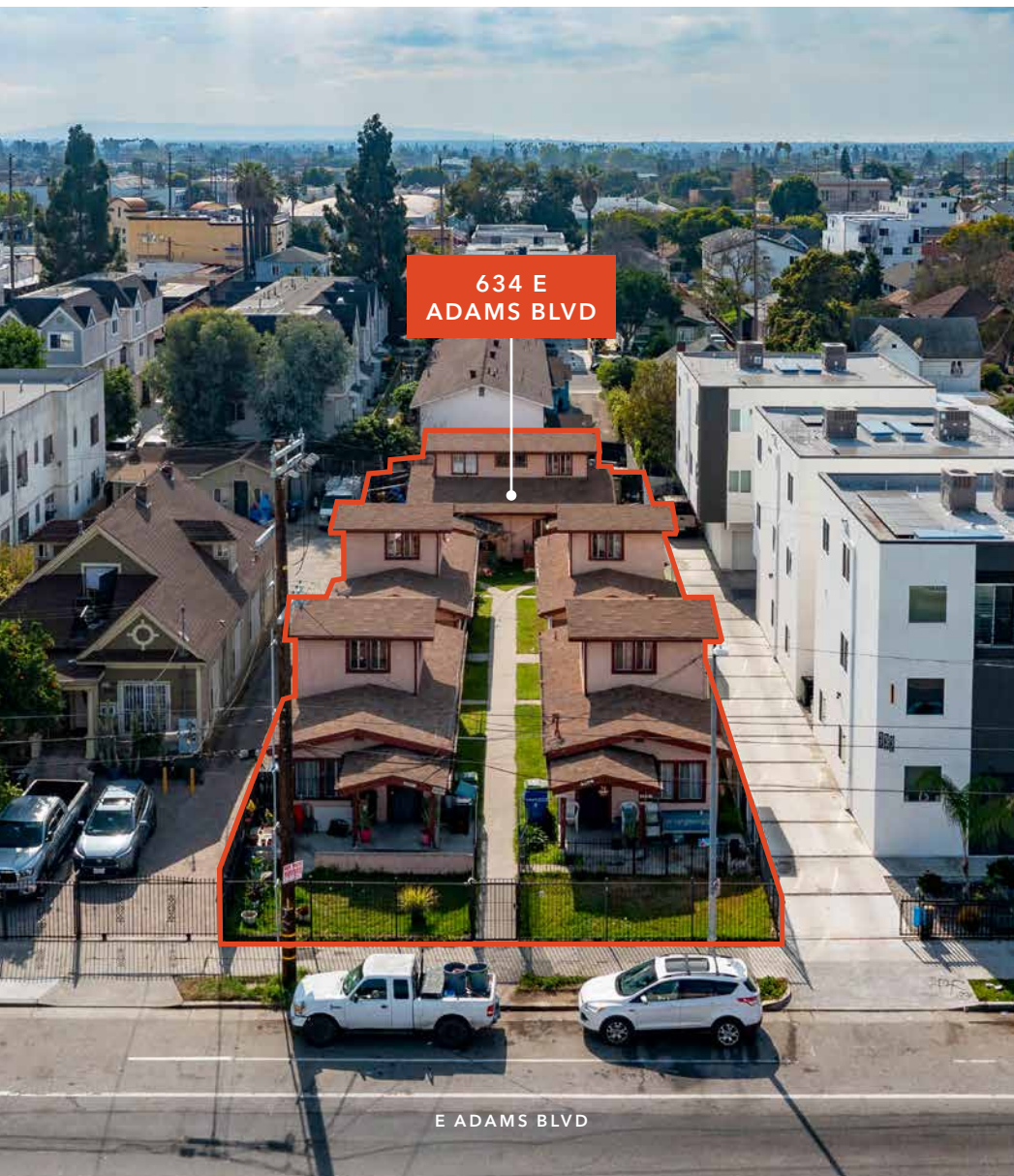


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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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EXECUTIVE SUMMARY



BUNGALOWS ON ADAMS!

We are pleased to present a 6-unit bungalow community located at 634 E Adams consisting of four (4) separate two-story bungalow structures and a rear two-story duplex for a total of 5 separate structures.

The property currently operates at a 9.56 GRM and 6.54% CAP Rate on current rents with rental upside potential to a 5.25 GRM and 14.54% CAP Rate on proforma rents.

With four separate bungalow structures and a duplex built in 1912 on the property, tenants enjoy the feeling of living in a single-family home paired with the affordability of living within an apartment community. The units consist of four (4) one bedroom one-bathroom standalone bungalows and (2) one bedroom one-bathroom units in the rear duplex totaling 4,188 rentable square feet located on an 8,575 square foot LARD1.5 lot.

Nearby amenities include Trader Joe's, Superior Grocers, USC, The Coliseum, LAFC, Crypto.com Arena, The Convention Center, and various employment opportunities within the direct vicinity of the property.

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

4,188 SF

BUILDING SIZE

1912

YEAR BUILT

LARD1.5

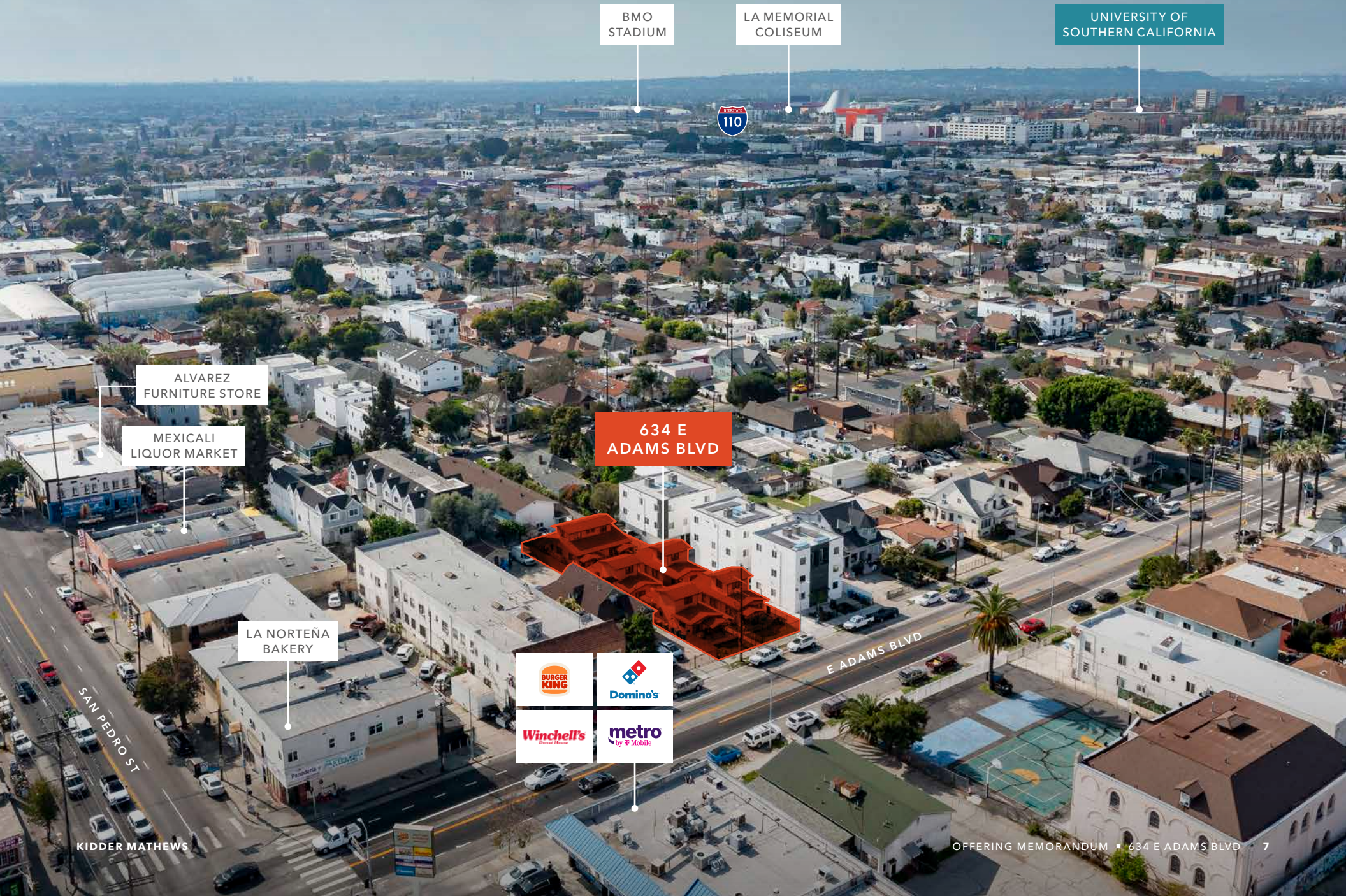
ZONING

PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



BMO
STADIUM

LA MEMORIAL
COLISEUM

UNIVERSITY OF
SOUTHERN CALIFORNIA



ALVAREZ
FURNITURE STORE

MEXICALI
LIQUOR MARKET

634 E
ADAMS BLVD

LA NORTEÑA
BAKERY



Winchell's
Diner & Deli

metro
by T-Mobile

SAN PEDRO ST

E ADAMS BLVD

PROPERTY OVERVIEW





FINANCIALS

Section 03

FINANCIALS

INVESTMENT SUMMARY

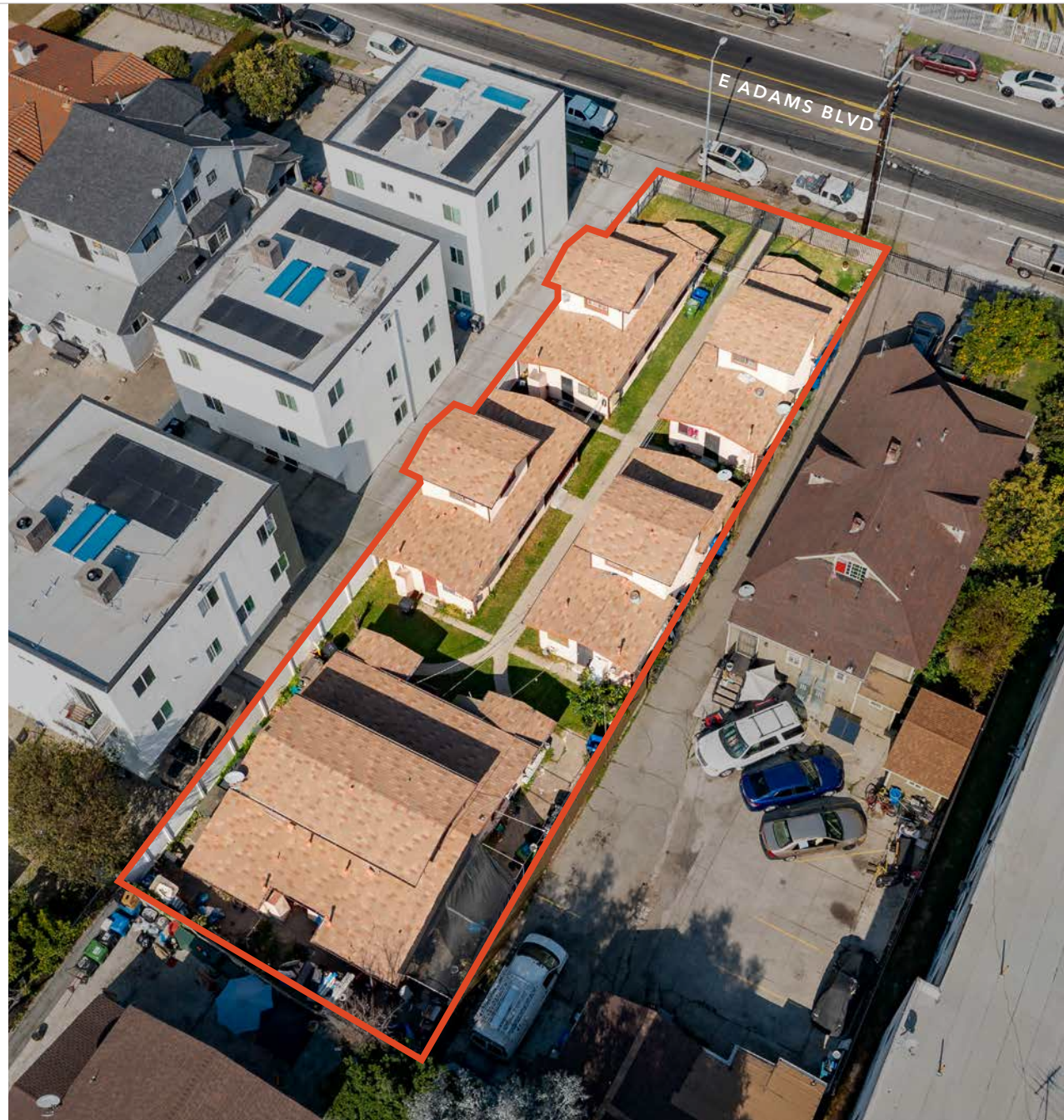
ADDRESS	634 E Adams Blvd Los Angeles, CA 90011
LIST PRICE	\$865,000
NUMBER OF UNITS	6
COST PER UNIT	\$144,167
CURRENT GRM	9.56
MARKET GRM	5.25
CURRENT CAP	6.54%
MARKET CAP	14.54%
YEAR BUILT	1912
LOT SIZE	8,575 SF
BUILDING SIZE	4,188 SF
PRICE/SF	\$207

\$865K

LIST PRICE

6.54%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$90,508		\$164,808	
Less: Vacancy	(\$2,715)	3%	(\$4,944)	3%
Gross Operating Income	\$87,793		\$159,864	
Less: Expenses	\$(31,198)	35.5%	\$(34,080)	
Net Operating Income	\$56,595		\$125,783	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1873%) + S.A.	\$11,486	\$11,486
Property Management (4% Current Rents GOI)	\$3,512	\$6,395
Insurance - Estimate (\$1,250/Unit)	\$7,500	\$7,500
Maintenance/Repairs - Estimate (\$750/Unit)	\$4,500	\$4,500
Utilities - Actual	\$1,800	\$1,800
Grounds & Gardening - Estimate (\$75/Month)	\$900	\$900
Reserves/Miscellaneous (\$250/Unit)	\$1,500	\$1,500
Estimated Total Expenses	\$31,198	\$34,080
Per Net SF	\$7.45	\$8.14
Expenses Per Unit	\$5,200	\$5,680

SCHEDULED INCOME

Unit No.	Beds/Baths	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
634	1BD + 1BA	\$1,202	\$2,289
635.5	1BD + 1BA	\$1,081	\$2,289
636	1BD + 1BA	\$674	\$2,289
636.5	1BD + 1BA	\$1,073	\$2,289
638	1BD + 1BA	\$1,223	\$2,289
638.5	1BD + 1BA	\$2,289	\$2,289
Monthly Scheduled Gross Income		\$7,542	\$13,734
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$7,542	\$13,734
Annual Scheduled Gross Income		\$90,508	\$164,808

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COMPARABLES

Section 04

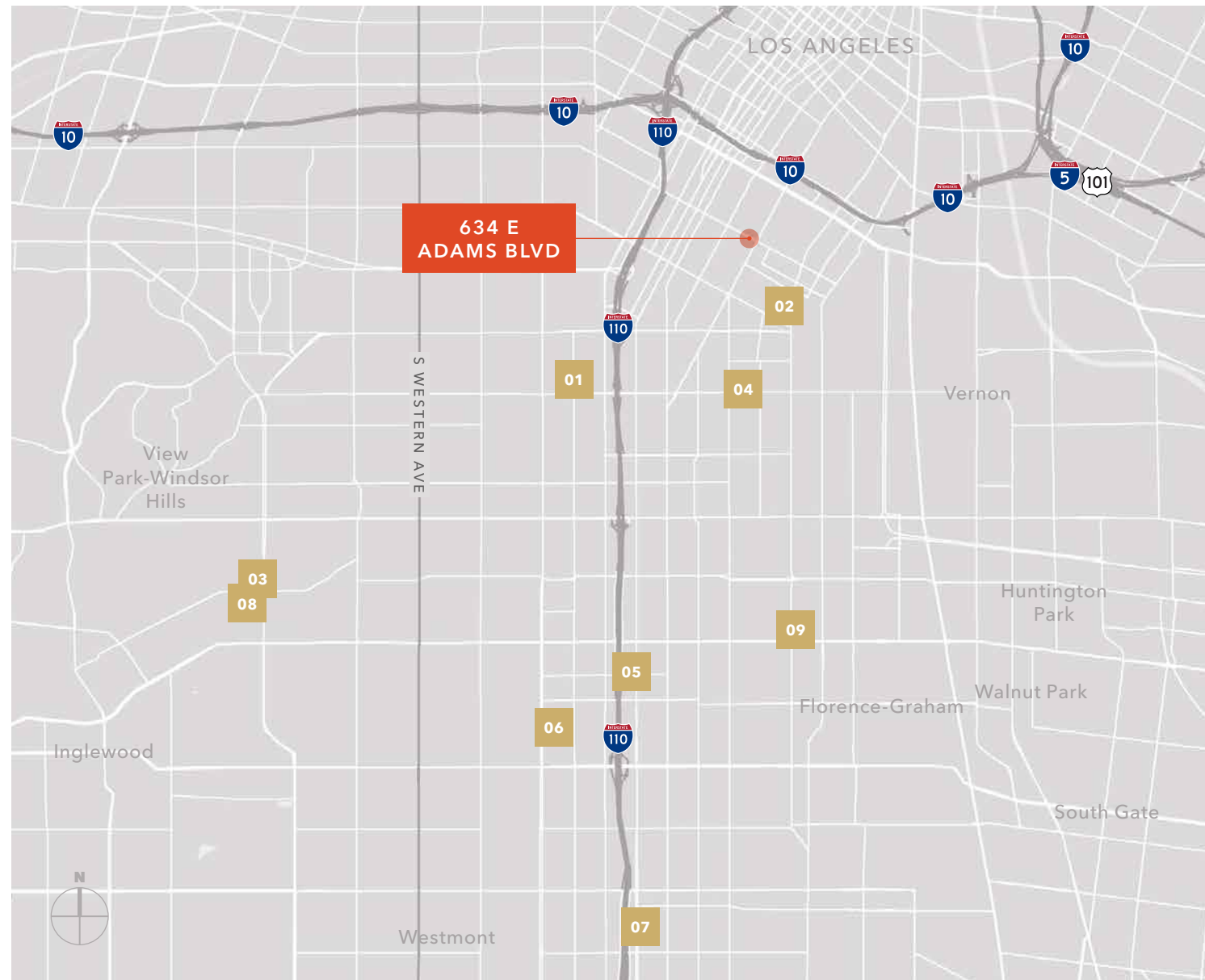
5+ UNIT SALES COMPARABLES

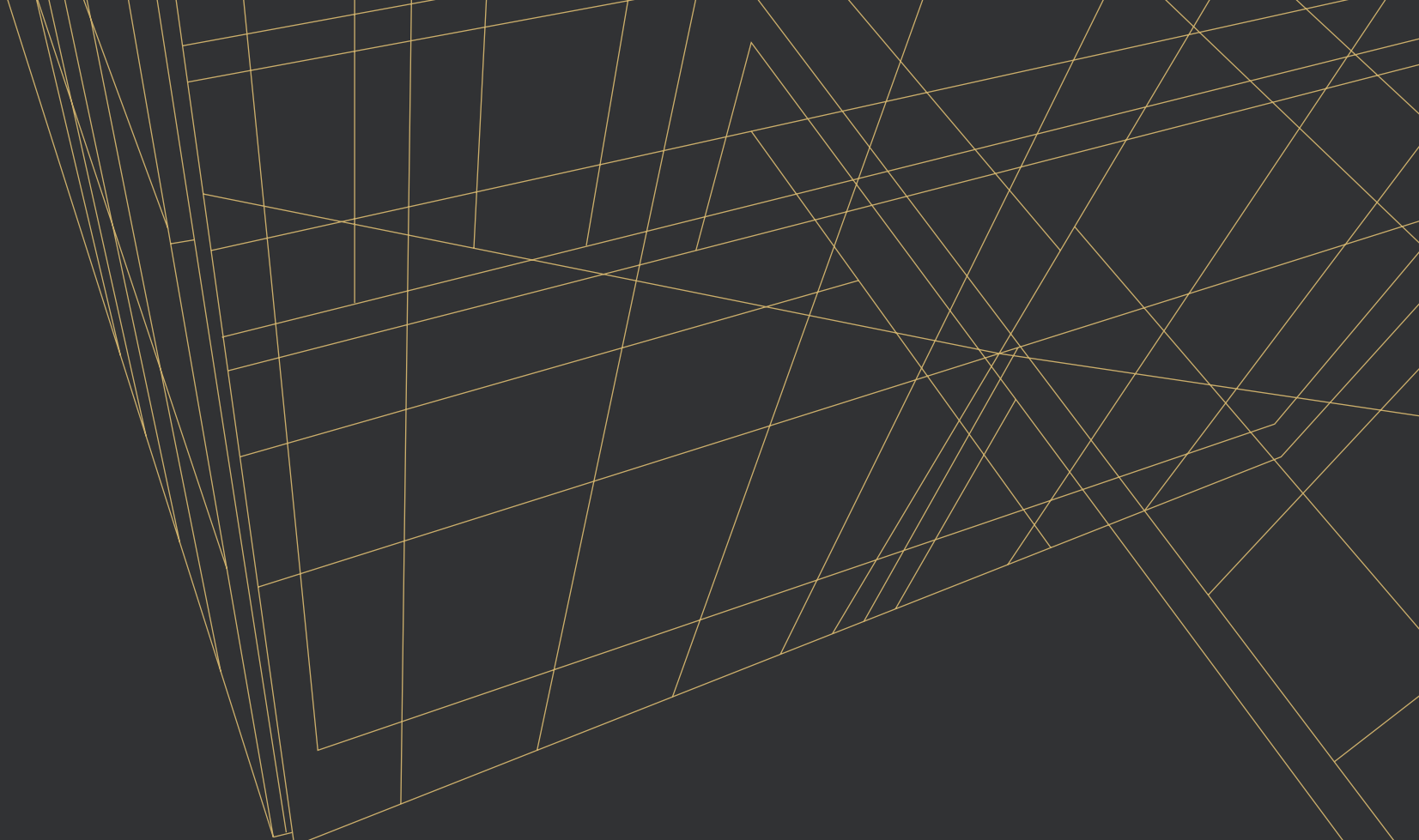
	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	634 E ADAMS BLVD Los Angeles, CA 90011	1912	6	4,188	8,575	\$90,508	\$207	\$144,167	9.56	6.54%	\$865,000	SOON	(6) 1BD+1BA units. Undermarket rents.
01	4302 S Hoover St Los Angeles, CA 90037	1925	8	5,632	8,419	\$200,827	\$266	\$187,500	7.47	8.70%	\$1,500,000	1/7/2026	(6) 2BD+1BA & (2) 1BD+1BA. Corner lot. (15) On-site parking.
02	1047 E 33rd St Los Angeles, CA 90011	1925	8	4,615	7,253	\$136,931	\$249	\$143,750	8.40	7.74%	\$1,150,000	12/23/2025	(3) 2BD+1BA, (4) 1BD+1BA & (1) Studio. Corner lot + alley access. Uncovered on-site parking.
03	6416 S Victoria Ave Los Angeles, CA 90043	1955	10	6,244	9,467	\$168,408	\$224	\$140,000	8.31	7.82%	\$1,400,000	12/22/2025	(8) 2BD+1BA & (2) 1BD+1BA. (10) On-site parking.
04	711 E Vernon Ave Los Angeles, CA 90011	1929	9	5,184	4,697	\$178,941	\$280	\$161,111	8.10	8.02%	\$1,450,000	12/3/2025	(1) 3BD+1BA & (8) 1BD+1BA. No parking. Sold by Casey Lins.
05	317 W 76th St Los Angeles, CA 90003	1964	5	3,820	5,882	\$99,258	\$233	\$177,980	8.97	7.25%	\$889,900	10/10/2025	(4) 2BD+1BA & (1) 1BD+1BA. (4) On-site parking. Corner lot + alley access.
06	921 W 82nd St Los Angeles, CA 90044	1964	11	5,000	9,300	\$161,256	\$254	\$115,636	7.89	8.24%	\$1,272,000	9/18/2025	(1) 3BD+1BA, (7) 2BD+1BA & (3) 1BD+1BA. (11) On-site parking + alley access.
07	241 W 105th St Los Angeles, CA 90003	1986	13	3,433	6,300	\$202,990	\$452	\$119,231	7.64	8.51%	\$1,550,000	8/21/2025	(1) 1BD+1BA & (12) Studios. (13) On-site parking.
08	6527 S Victoria Ave Los Angeles, CA 90043	1959	8	6,629	11,421	\$143,719	\$195	\$161,250	8.98	7.24%	\$1,290,000	7/31/2025	(8) 2BD+1BA & (2) 1BD+1BA. (8) On-site parking.
09	1117 E 71st St Los Angeles, CA 90001	1924	10	4,160	12,494	\$153,098	\$319	\$132,500	8.65	7.51%	\$1,325,000	7/3/2025	(10) 1BD+1BA. (10) Separate Bungalows. (9) On-site parking.
	Averages						\$275	\$148,773	8.27	7.89%			

COMPARABLES

Sales Comparables

- 01** **4302 S Hoover St**
Los Angeles, CA 90037
- 02** **1047 E 33rd St**
Los Angeles, CA 90011
- 03** **6416 S Victoria Ave**
Los Angeles, CA 90043
- 04** **711 E Vernon Ave**
Los Angeles, CA 90011
- 05** **317 W 76th St**
Los Angeles, CA 90003
- 06** **921 W 82nd St**
Los Angeles, CA 90044
- 07** **241 W 105th St**
Los Angeles, CA 90003
- 08** **6527 S Victoria Ave**
Los Angeles, CA 90043
- 09** **1117 E 71st St**
Los Angeles, CA 90001





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