

OFFERING MEMORANDUM

5503 THORNBURN STREET

WESTCHESTER, CA 90045

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

FINANCIALS

*Exclusively
listed by*

CASEY LINS

Senior Vice President

213.225.7223

casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate

310.405.3654

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM

km Kidder
Mathews

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

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.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

100% OCCUPIED APARTMENT COMMUNITY IN WESTCHESTER

We are proud to present 5503 Thornburn St, a 3-unit apartment community located in the Westchester neighborhood. The building consists of (2) two-bedroom units and (1) one-bedroom unit, with garage parking provided for all units.

Situated on an approximately 7,235 SF LAR3-zoned lot, the building totals about 2,726 SF and is ideally positioned for a value-add investor seeking strong in-place income with long-term redevelopment potential. The property is currently 100% occupied with below-market rents, offering a new owner the opportunity to renovate units, increase rents, or pursue a ground-up development.

Centrally located in Westchester, the property benefits from proximity to major employment and lifestyle hubs including Playa Vista, SoFi Stadium, LAX, El Segundo, and Culver City, making it a prime location for sustained rental demand and future growth.

For more information, please contact Casey Lins at 714.333.6768 or via email at Casey.Lins@kidder.com.

2,726 SF

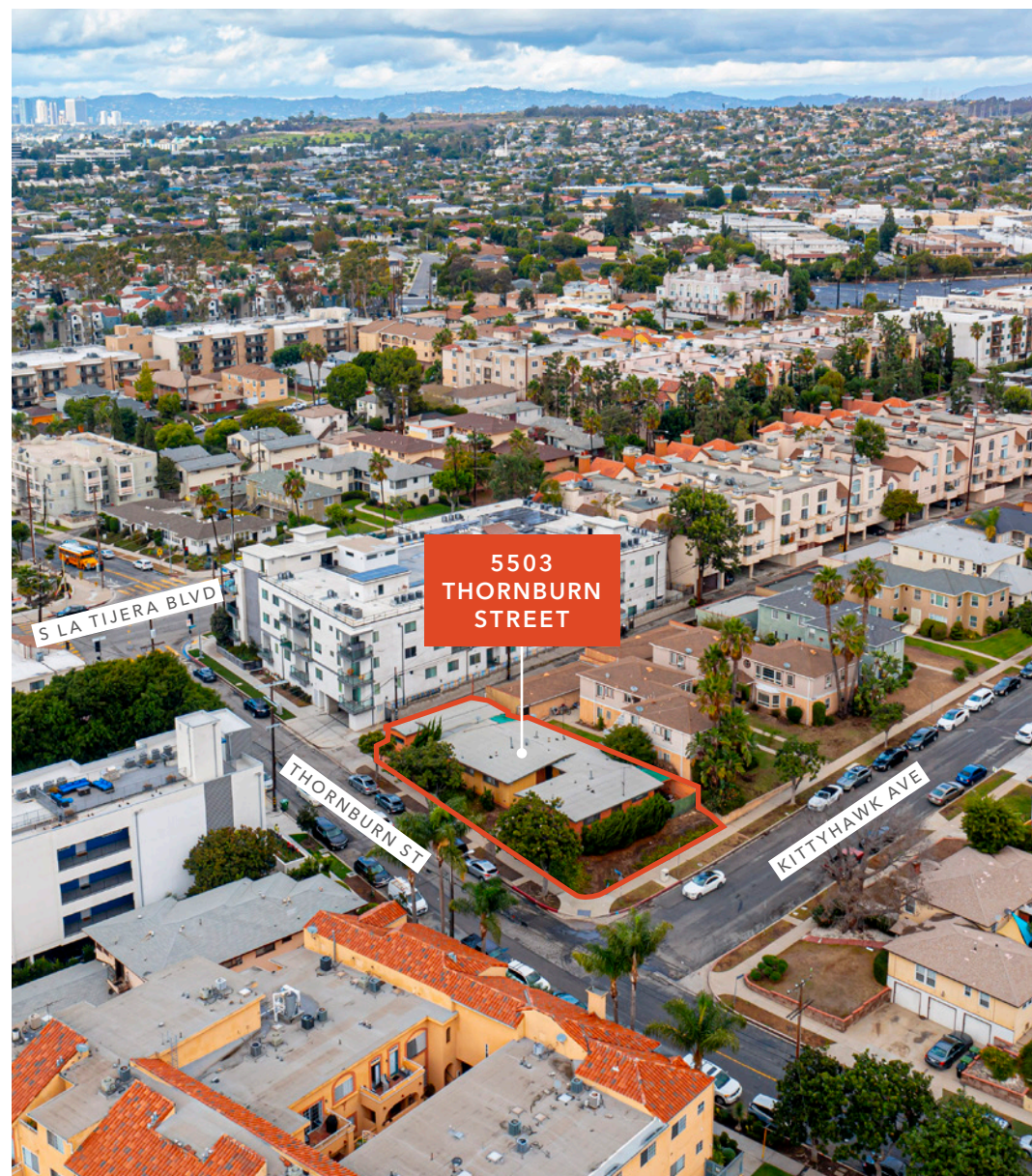
BUILDING SIZE

7,235 SF

LOT SIZE

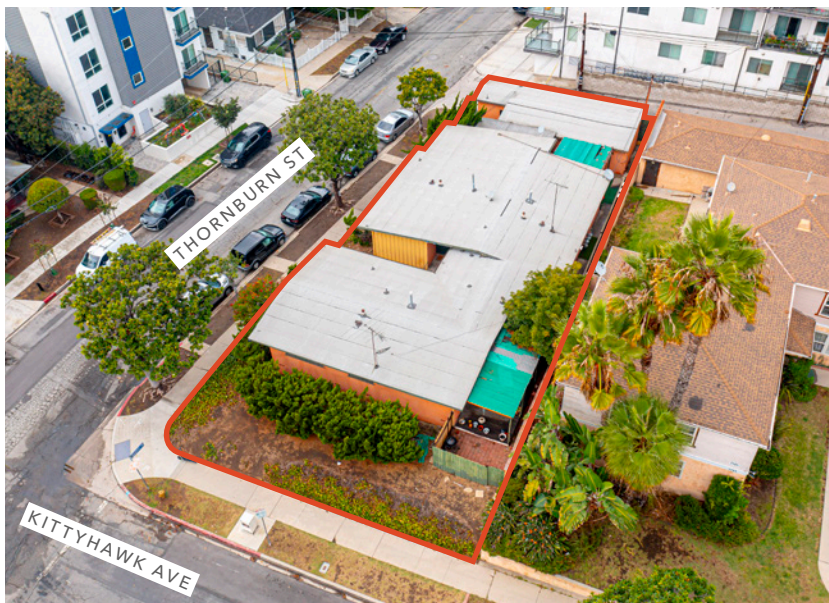
LAR3

ZONING



PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW

WESTFIELD
CULVER CITY



FOX HILLS
PARK

CENTURY CITY

ST. JEROME
SCHOOL

SAINT JEROME
CATHOLIC CHURCH

5503
THORNBURN
STREET



PROPERTY OVERVIEW



FINANCIALS

FINANCIALS

INVESTMENT SUMMARY

ADDRESS	5503 Thornburn St Westchester, CA 90045
LIST PRICE	\$1,095,000
NUMBER OF UNITS	3
COST PER UNIT	\$365,000
CURRENT GRM	23.40
MARKET GRM	8.32
CURRENT CAP	2.22%
MARKET CAP	9.61%
YEAR BUILT	1952
APPROXIMATE LOT SIZE	7,235 SF
APPROXIMATE NET RSF	2,726 SF
COST PER NET RSF	\$402

\$1.095M

LIST PRICE

7,235 SF

LOT SIZE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$46,800		\$131,568	
Less: Vacancy	\$-	0%	\$(3,947)	3%
Gross Operating Income	\$46,800		\$127,621	
Less: Expenses	\$(22,440)	47.9%	\$(22,440)	
Net Operating Income	\$24,360		\$105,181	

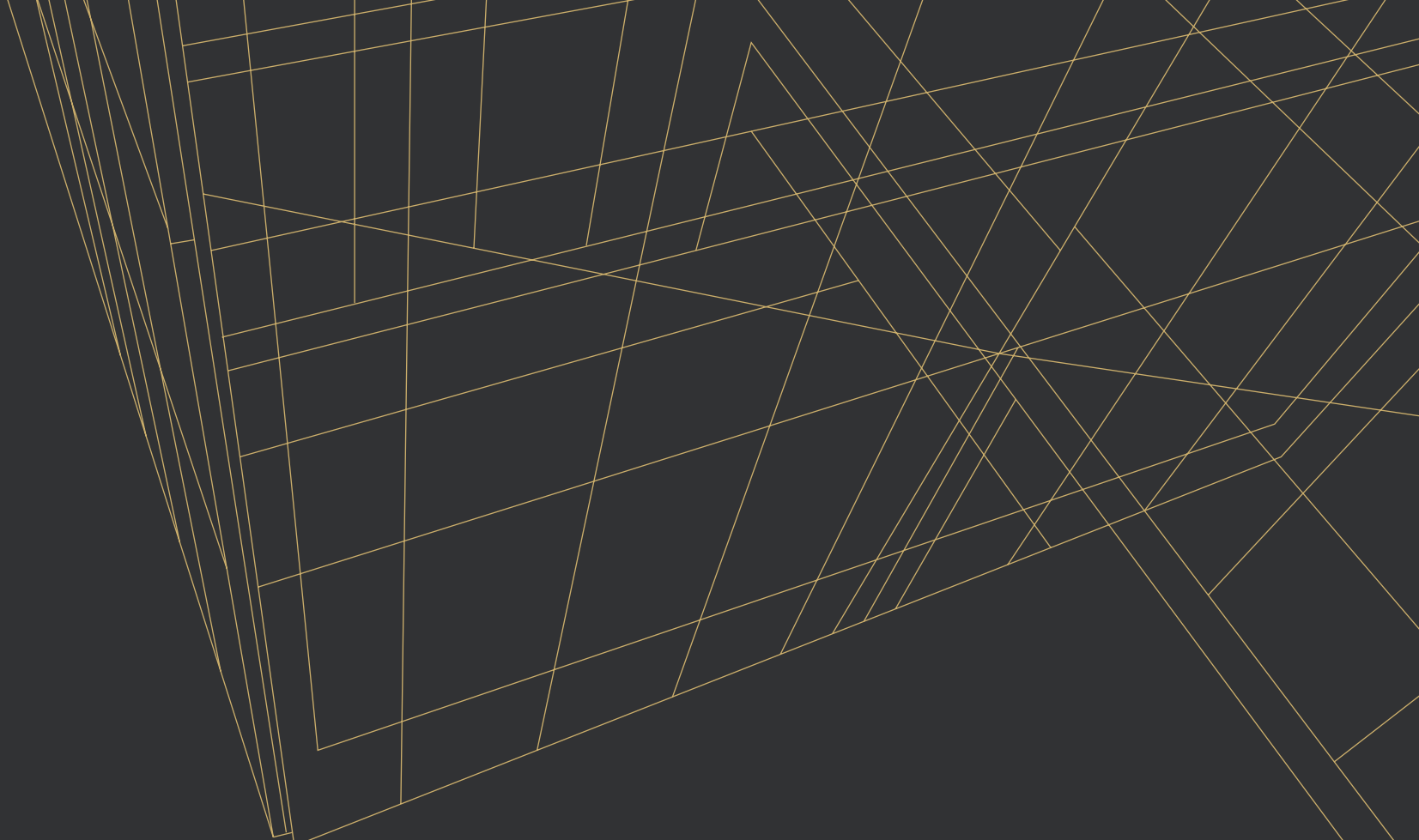
ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.2%)	\$13,140	\$13,140
Insurance (Estimate @ \$1,200/Unit)	\$3,600	\$3,600
Maintenance/Repairs (\$750/Unit)	\$2,250	\$2,250
Utilities (\$750/Unit)	\$2,250	\$2,250
Gardener (\$100/Month)	\$1,200	\$1,200
Estimated Total Expenses	\$22,440	\$22,440
Per Net SF	\$8.23	\$8.23
Expenses Per Unit	\$7,480	\$7,480

SCHEDULED INCOME

		Current Rents	Market Rents
Unit	Beds/Baths	Monthly Rent/Unit	Monthly Rent/Unit
5501	2 + 1	\$1,200	\$3,852
5505	2 + 1	\$1,400	\$3,852
5507	1 + 1	\$1,300	\$3,060
Monthly Scheduled Gross Income		\$3,900	\$10,764
Parking Income		-	\$150
Laundry Income		-	\$50
Total Monthly Scheduled Gross Income		\$3,900	\$10,964
Annual Scheduled Gross Income		\$46,800	\$131,568

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for inaccuracies.



Exclusively listed by

CASEY LINS

Senior Vice President

213.225.7223

casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate

310.405.3654

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM

