

OFFERING MEMORANDUM

1318 E 59TH PLACE

LOS ANGELES, CA 90001

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Mathews

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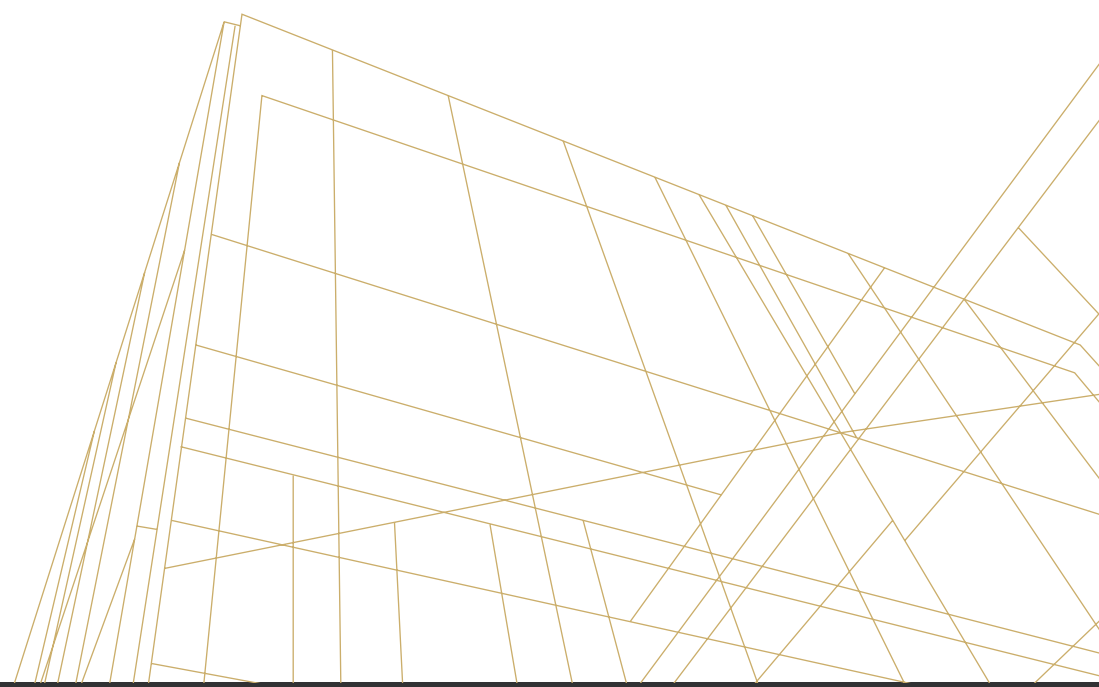
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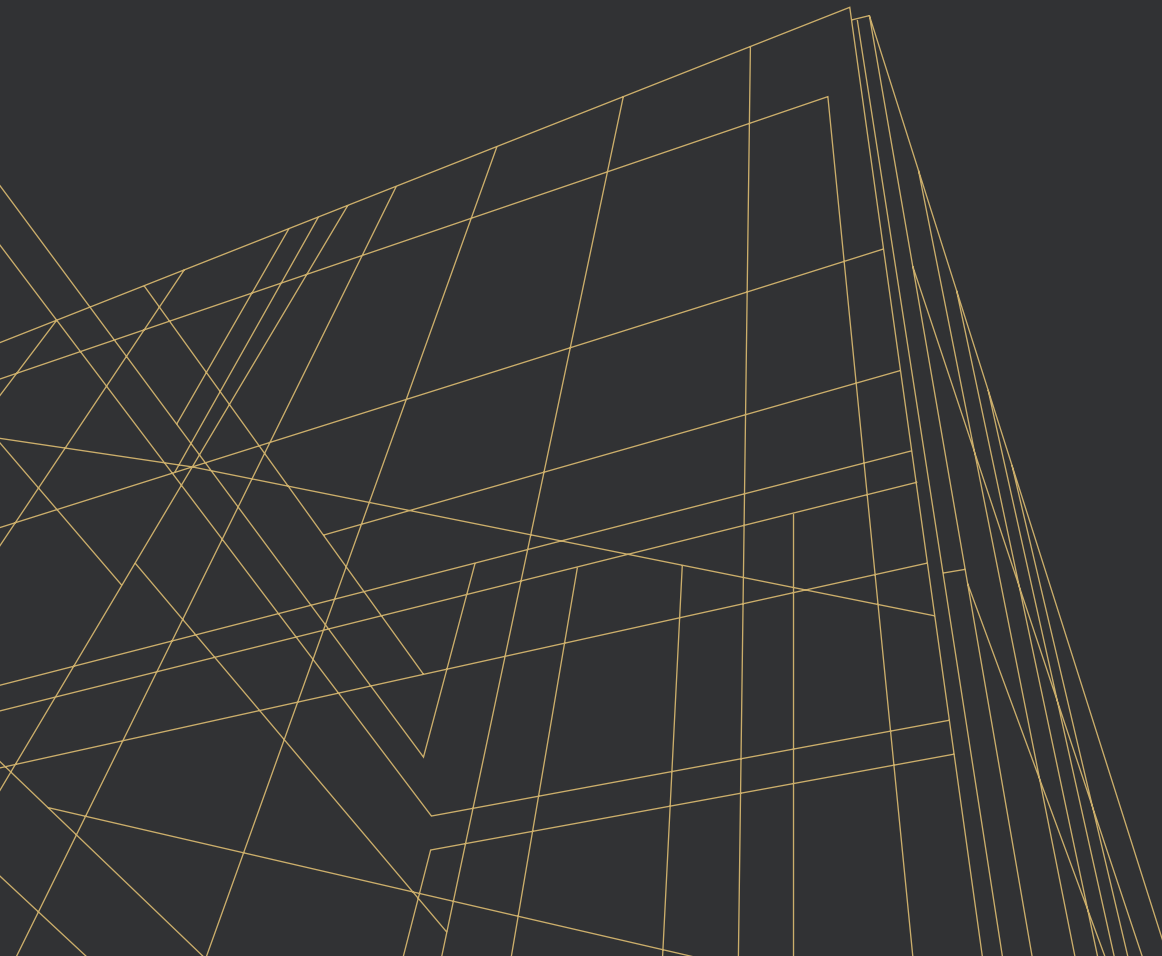
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EXECUTIVE SUMMARY

4-UNIT INVESTMENT OPPORTUNITY IN SOUTH LA

We are pleased to present 1318 E. 59th Place, a four-unit multifamily investment opportunity in South Los Angeles, offered at a 9.13 GRM and 7.53% CAP rate based on current income. The property also presents meaningful rental upside, with the potential to achieve a 7.78 GRM and 9.38% CAP rate upon stabilization at market rents. NOTE: There is potential to deliver 1 unit VACANT at closing (contact broker for details).

The property consists of two separate buildings totaling approximately 2,415 rentable square feet. Constructed in 1956, the improvements are situated on a 5,690 square foot LCR3YY-zoned lot and feature tandem driveway parking on both sides of the property. The unit mix includes three (3) one-bedroom/one-bathroom units and one (1) four-bedroom/one-bathroom unit, providing a desirable combination of smaller and larger floorplans.

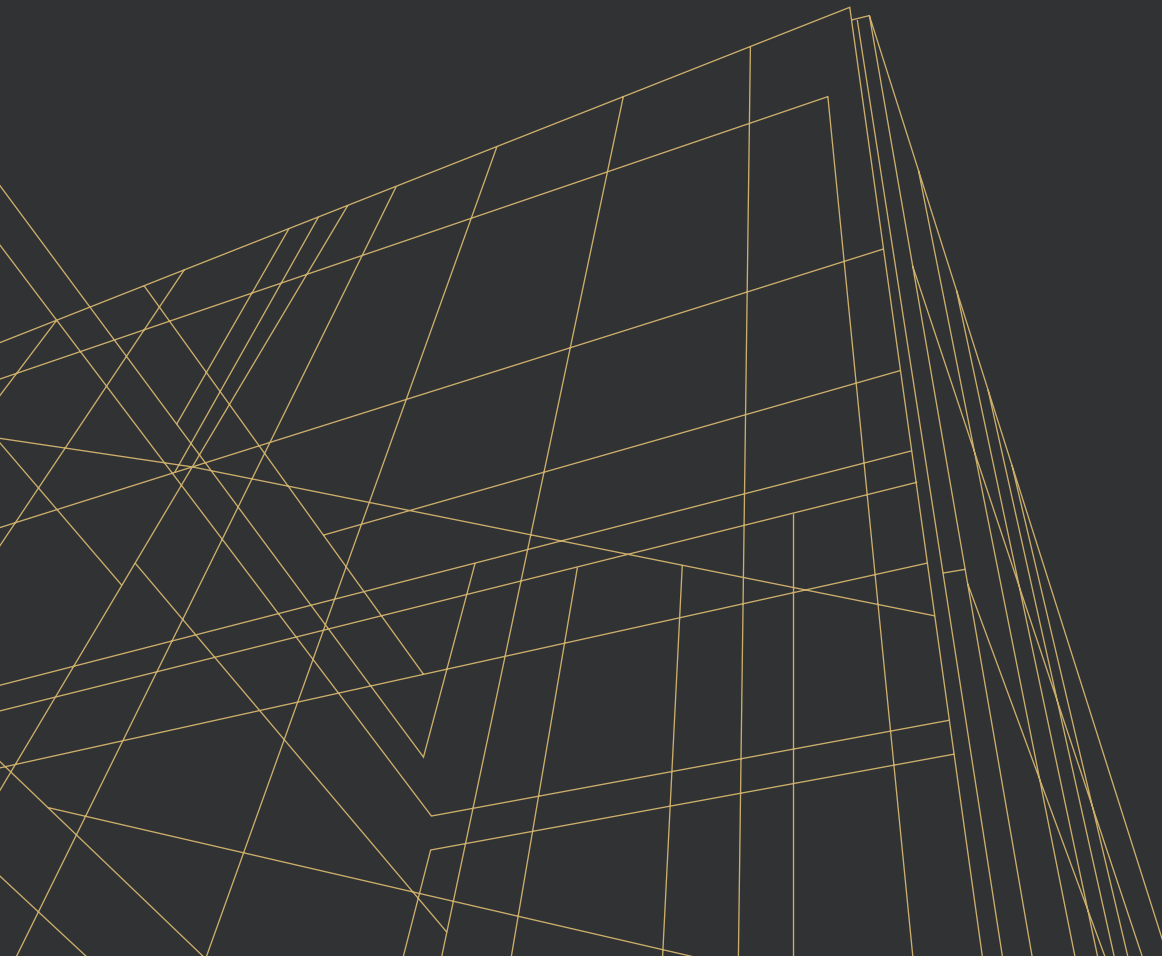
Conveniently located just east of the 110 Freeway and south of Slauson Avenue, the property benefits from excellent accessibility throughout the greater Los Angeles area. The asset is situated near the recently improved Slauson Bike Path, which has enhanced connectivity and transportation options within the surrounding community. Residents enjoy convenient access to the Slauson Avenue and Compton Avenue Metro stations, multiple bus lines, and nearby employment and retail corridors.

Nearby recreational amenities include South Los Angeles Wetlands Park, South Park Recreation Center & Pool, Augustus F. Hawkins Nature Park, and Slauson Recreation Center, offering tenants a variety of outdoor and community resources.

For additional information, please contact Casey Lins at casey.lins@kidder.com or (714) 333-6768.

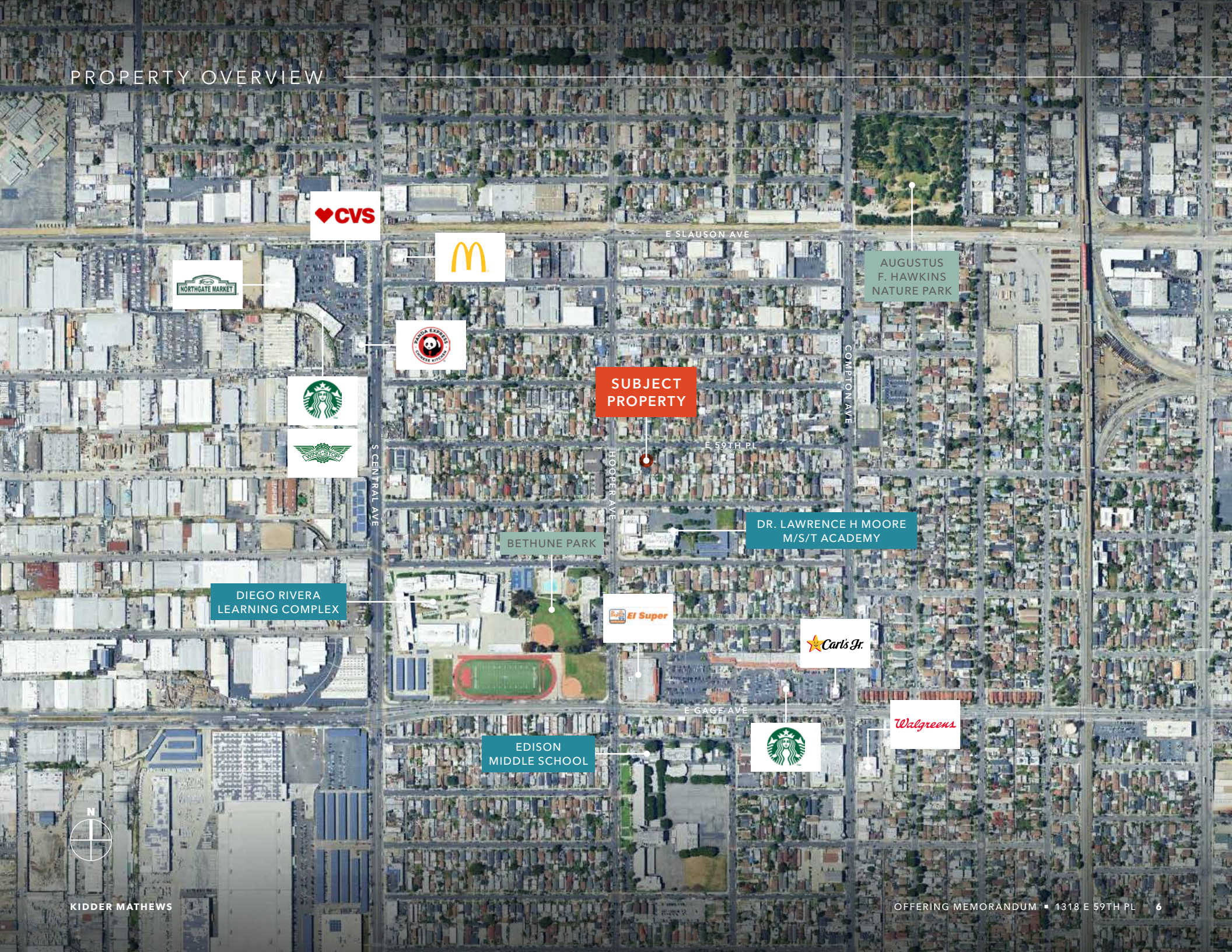


ADDRESS	1318 E 59th Pl, Los Angeles, CA 90001
PARCELS	6008-025-021
TOTAL BUILDING SF	2,415 SF
TOTAL LAND SF	5,690 SF
YEAR BUILT	1956
ZONING	LCR3YY
List Price	\$950,000



PROPERTY OVERVIEW

PROPERTY OVERVIEW



**SUBJECT
PROPERTY**

AUGUSTUS
F. HAWKINS
NATURE PARK

E SLAUSON AVE

COMPTON AVE

E 59TH PL

DR. LAWRENCE H MOORE
M/S/T ACADEMY

BETHUNE PARK

DIEGO RIVERA
LEARNING COMPLEX

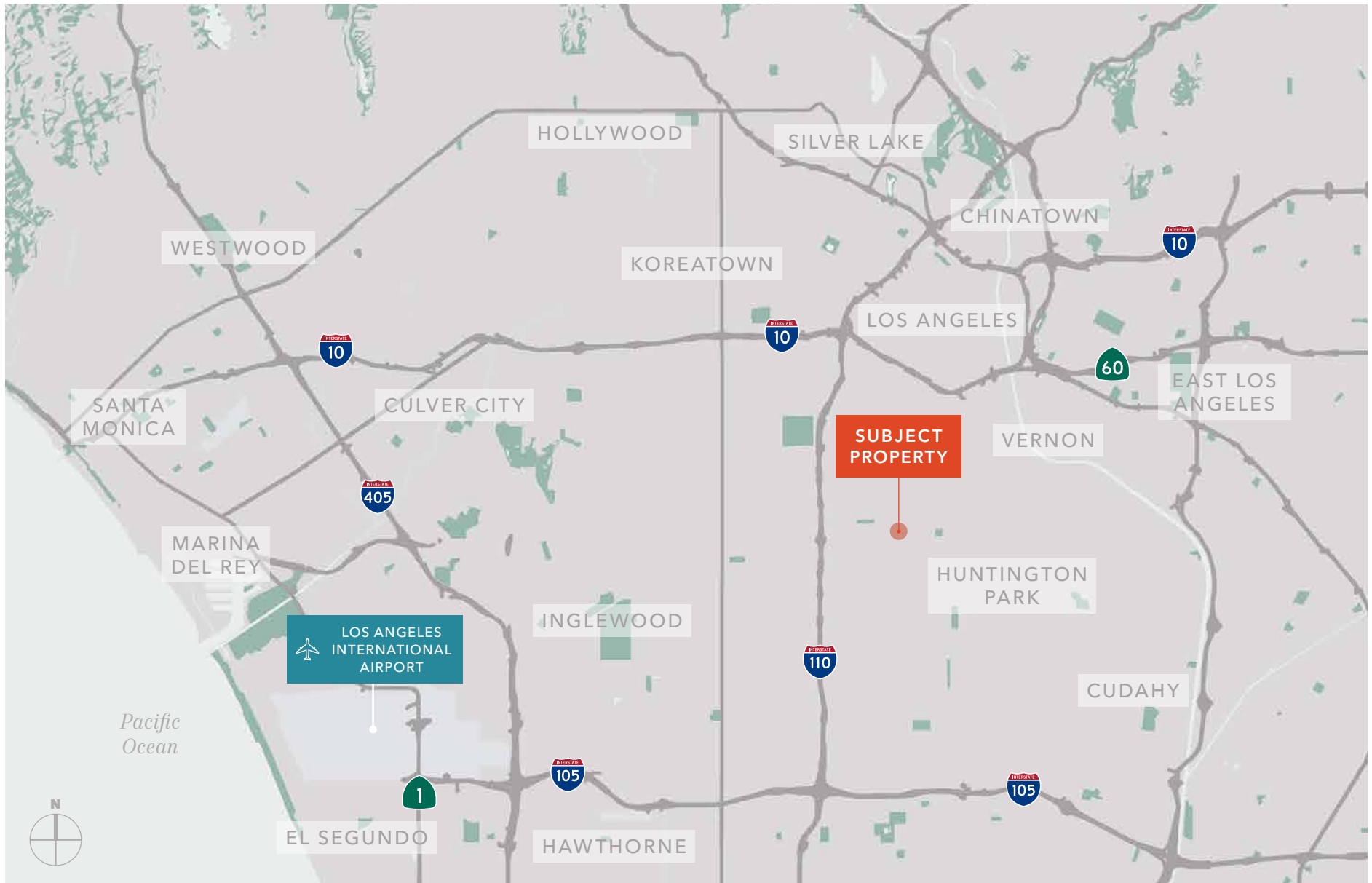


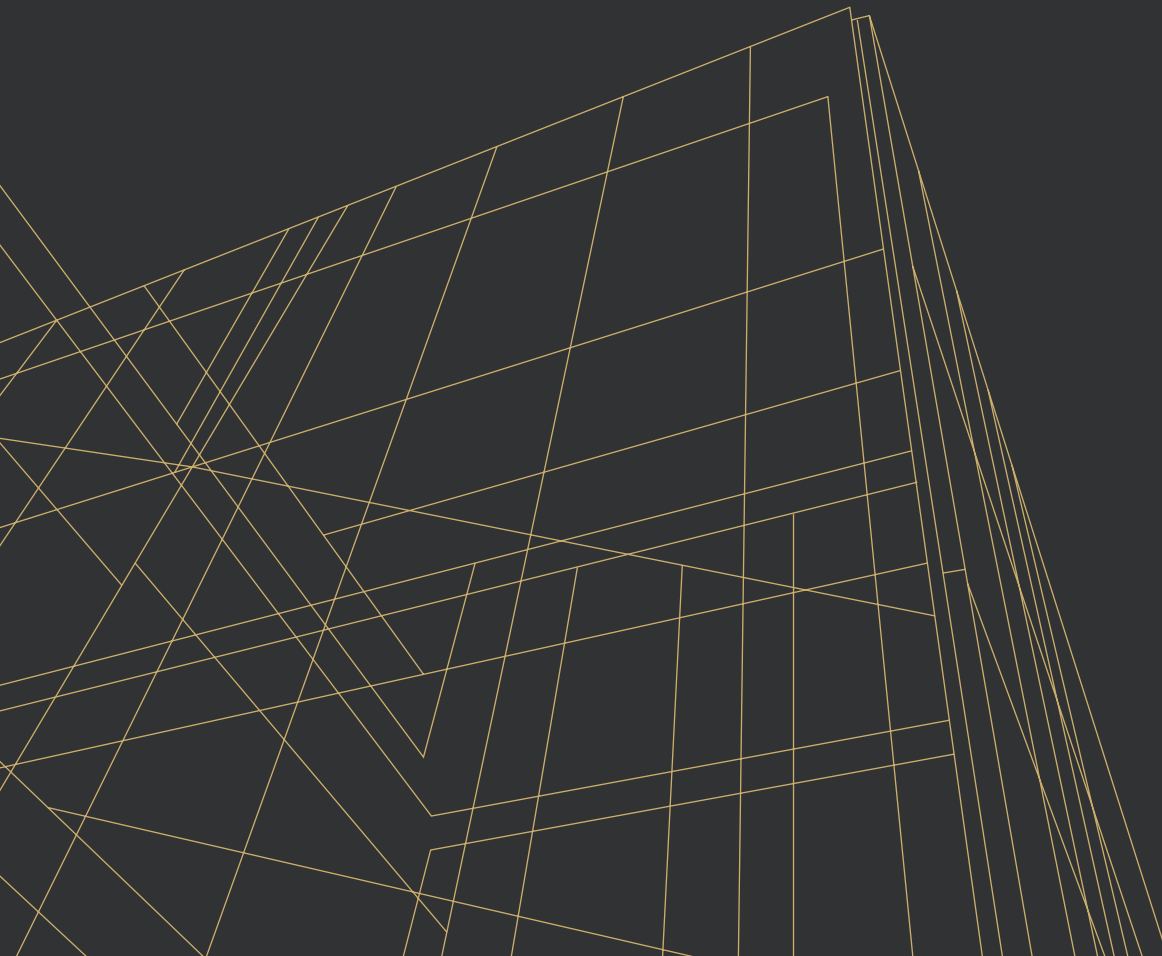
E GAGE AVE

EDISON
MIDDLE SCHOOL



PROPERTY OVERVIEW





FINANCIALS

INVESTMENT SUMMARY

List Price	\$950,000
Number of Units	4
Price Per Unit	\$237,500
Current GRM	9.13
Market GRM	7.78
Current CAP	7.53%
Market CAP	9.38%
Year Built	1956
Lot Size	5,690 SF
Building Size	2,415 SF
Price Per SF	\$393

\$950K

LIST PRICE

4

UNITS

7.53%

CAP RATE

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$104,017		\$122,160	
Less: Vacancy	\$(3,121)	3%	\$(3,665)	3%
Gross Operating Income	\$100,897		\$118,495	
Less: Expenses	\$(29,378)	29.1%	\$(29,378)	24.8%
Net Operating Income	\$71,519		\$89,118	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1751% + S.A.)	\$13,358	\$13,358
Insurance - Estimate (\$1,200/Unit)	\$4,800	\$4,800
Maintenance/Repairs - Estimate (\$750/Unit)	\$3,000	\$3,000
Water - Actual	\$7,200	\$7,200
Grounds & Gardening - Estimate (\$85/Month)	\$1,020	\$1,020
Estimated Total Expenses	\$29,378	\$29,378
Per Net SF	\$12.16	\$12.16
Expenses Per Unit	\$7,344	\$7,344

SCHEDULED INCOME

			Current Rents	Market Rents
Unit #	Bed/Bath	Unit Notes	Monthly Rent/Unit	Monthly Rent/Unit
1318	1BD/1BA		\$1,055	\$1,995
1318.5	1BD/1BA	Subsidized Thru Brilliant Corners	\$2,163	\$1,995
1318.25	1BD/1BA		\$1,432	\$1,995
1320	4BD/2BA	Subsidized Thru Brilliant Corners	\$4,017	\$4,195
Monthly Scheduled Gross Income			\$8,668	\$10,180
Annual Scheduled Gross Income			\$104,017	\$122,160

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