LYONSTAHL
INVESTMENT REAL ESTATE

743 S. Berendo St.
Los Angeles, CA 90005

16 Unit Multifamily Investment
Offering Memorandum

THEJAMESGROUP
www.JamesGroupRE.com

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LYONSTAHL INVESTMENT REAL ESTATE

EXCLUSIVE LISTING AGENTS:

WILL JAMES
First VP, Investments
West Los Angeles Office
TEL: (310)600-9858
will@lyonstahl.com
CA License: 01734429

PETER JAMES
First VP, Investments
West Los Angeles Office
TEL: (310)467-7581
peter@lyonstahl.com
CA License: 01748556

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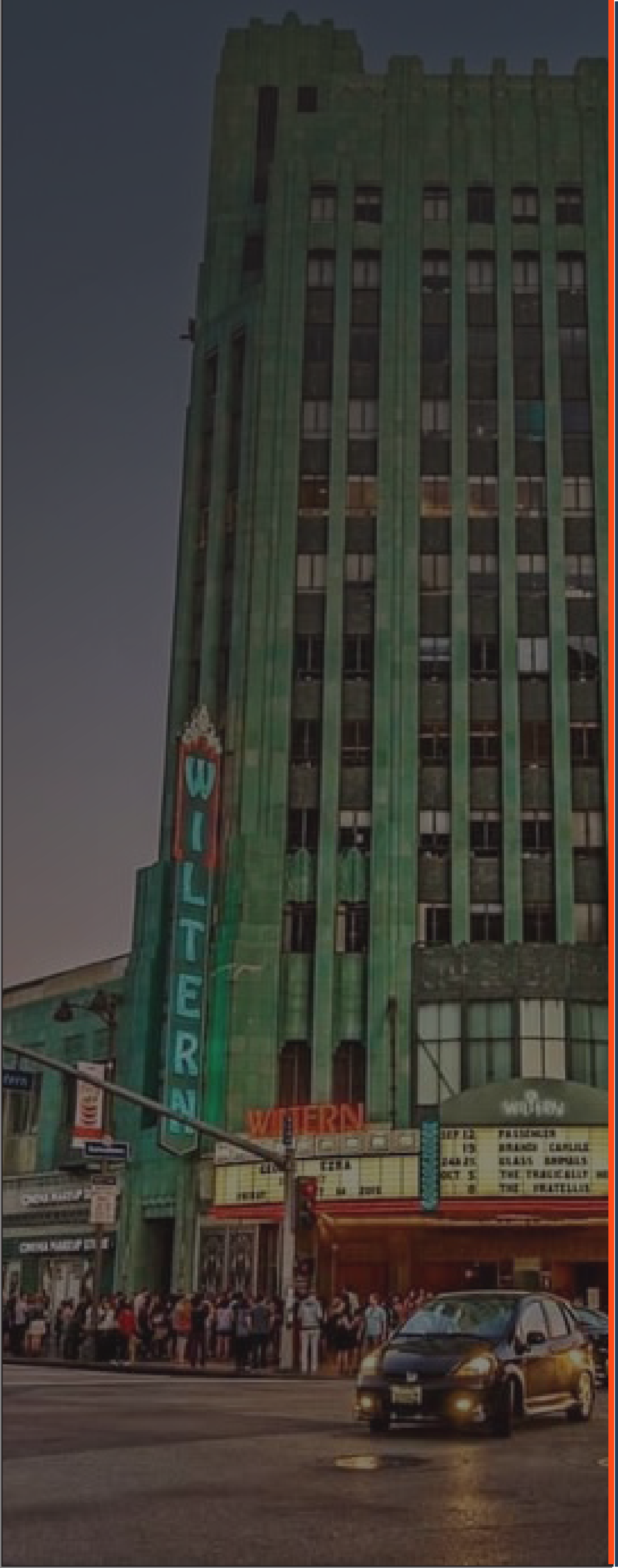


Section 01

Executive Summary

EXECUTIVE SUMMARY

743 S. Berendo St. is a 16 unit stabilized multifamily investment opportunity in Prime Koreatown.

743 S. Berendo Street represents an opportunity to acquire a stabilized, well-performing multifamily asset in Prime Koreatown, ideally located one block south of Wilshire Boulevard and just two blocks from the Wilshire/Vermont Metro Station. The property benefits from a 94 Walk Score (“Walker’s Paradise”), offering residents exceptional walkability to neighborhood retail, dining, and transit—key drivers of sustained rental demand in this submarket.

Offered at an asking price of $3,200,000, the property is currently priced at a 6.74% cap rate and 9.29 GRM, providing solid going-in returns in one of Los Angeles’ most supply-constrained rental markets. The asset supports favorable financing assumptions, including approximately 70% loan-to-value at an estimated 5.65% interest rate and a healthy 1.39 debt coverage ratio, resulting in approximately 6.30% cash-on-cash return on current operations.

With continued rent growth to market levels, the property projects to a 7.31% pro forma cap rate and 8.49 GRM, offering meaningful upside while maintaining operational stability.

- Prime Koreatown Location (2 blocks from Wilshire/Vermont)

- Efficient unit mix of (5) Studios, (10) One bedroom units and (1) Two Bedroom unit.

- 94 Walk Score “Walker’s Paradise”

INVESTMENT SUMMARY

PRICING SUMMARY

Price	$2,950,000
Price / Unit	$184,375
Price / SF	$296
Cap Rate	6.92%
Market Cap Rate	7.70%
GRM	8.50
Market GRM	7.83

PROPERTY SUMMARY

Address	743 S. Berendo St.
APN	5094-009-017
Year Built	1950
No. of Units	16
Square Feet	9,955
Average Unit SF	622
Lot Size	11,998
Parking	9 Spaces
Zoning	LAR4
Utilities	Separately Metered
Construction	Wood Frame Stucco

INVESTMENT HIGHLIGHTS

Prime Koreatown Location

The property is located in **Prime Koreatown**, two blocks from the Wilshire Blvd / Vermont Ave Metro Station and walking distance to Koreatown hotspots

Efficient Unit Mix

The sixteen units consists of (10) One Bedroom, (1) Two Bedroom and (5) Studio Units.

Upside Potential

Current rents are below market leaving approximately $30,000 in additional upside.

On-Site Parking

The property offers open **on-site parking** 9 vehicles located at the rear of the property via alley access..

Public Transport

The property is located along **LA Metro's D Line** (Purple Line). The location boasting a 96 Walk Score "Walker's Paradise."

Section 2

Property Description

PROPERTY OVERVIEW

Property Address	743 S. Berendo St. Los Angeles, CA 90005
Year Built	1950
Building SF	9,955
Lot Area SF	11,998
APN	5094-009-017
Zoning	LAR4
No. of Units	16
Unit Mix	(10) 1 Bed / 1 Bath (1) 2 Bed / 1 Bath (5) Studio / 1 Bath
Parking	9 Open Spaces
Construction	Wood-Frame Stucco
Utilities	Individually Metered
Occupancy	100%

743 S. Berendo Street is a well-maintained multifamily property consisting of 16 residential units totaling approximately 9,955 building square feet on a 11,998-square-foot lot. Constructed in 1950, the property features wood-frame stucco construction and is situated on a rectangular parcel with rear alley access.

The property offers an efficient unit mix comprised of ten (10) one-bedroom / one-bath units, one (1) two-bedroom unit, and five (5) studio units, with an average unit size of approximately 622 square feet. Utilities are separately metered, contributing to efficient building operations and simplified management.

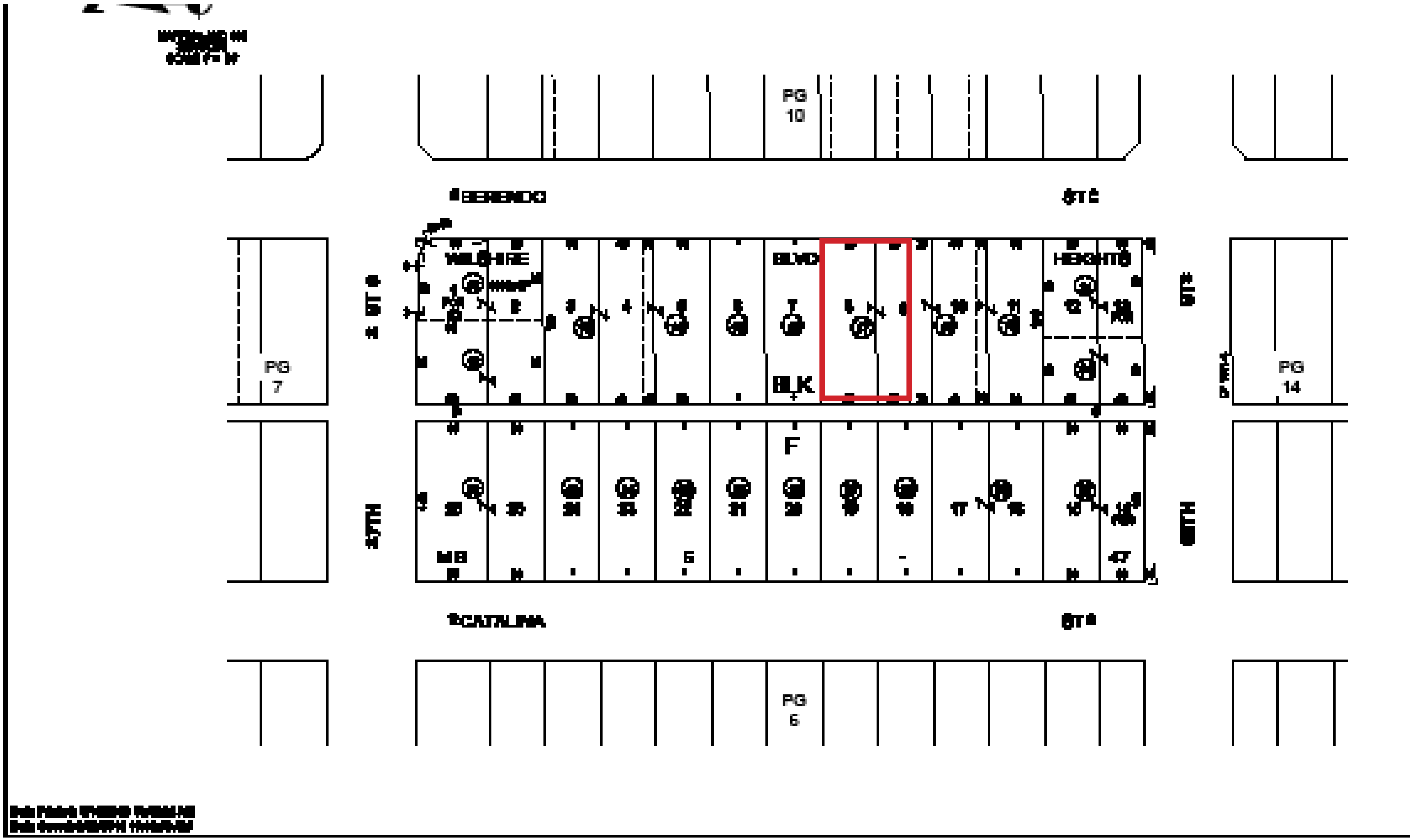
Additional property amenities include nine (9) on-site parking spaces located at the rear of the property, providing a valuable parking component for residents. The building has been maintained by current ownership and is 100% occupied, reflecting consistent tenant demand.

(10) 1 Bed / 1 Bath
(1) 2 Bed / 1 Bath
(5) Studio / 1 Bath

16
Units

1950
Year Built

PARCEL MAP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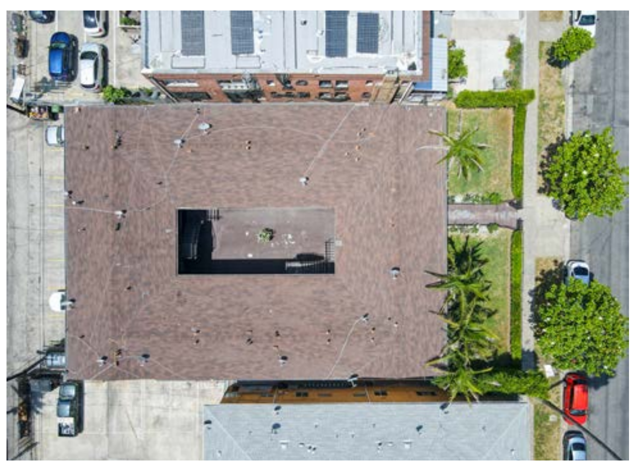
PROPERTY PHOTOS




AERIAL PHOTOS
743
South
Berendo
Street
743
749

Section 3

Financial Summary

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Pro Forma Monthly	PF Rent/SF
1	Studio, 1 Bath	725	$1,600	$2.21	$1,800	$2.48
2	Studio, 1 Bath	725	$1,800	$2.48	$1,800	$2.48
3	1 Bed, 1 Bath	725	$1,800	$2.48	$2,250	$3.10
4	1 Bed, 1 Bath	725	$2,000	$2.76	$2,250	$3.10
5	1 Bed, 1 Bath	725	$2,200	$3.03	$2,250	$3.10
6	Studio, 1 Bath	725	$600	$0.83	$1,800	$2.48
7	1 Bed, 1 Bath	725	$1,183	$1.63	$2,250	$3.10
8	Studio, 1 Bath	725	$1,568	$2.16	$1,800	$2.48
9	Studio, 1 Bath	725	$923	$1.27	$1,800	$2.48
10	Studio, 1 Bath	725	$894	$1.23	$1,800	$2.48
11	1 Bed, 1 Bath	725	$2,100	$2.90	$2,250	$3.10
12	1 Bed, 1 Bath	725	$1,848	$2.55	$2,250	$3.10
13	Studio, 1 Bath	725	$1,205	$1.66	$1,800	$2.48
14	Studio, 1 Bath	725	$1,700	$2.34	$1,800	$2.48
15	1 Bed, 1 Bath	725	$2,000	$2.76	$2,250	$3.10
16	Studio, 1 Bath	725	$1,664	$2.30	$1,800	$2.48
TOTAL		11,600	$25,086		$31,950	

FINANCIAL SUMMARY

Price	**$2,950,000**
Down (30%)	$885,000
Price/Unit	$184,375
Price/SF	$296.33
Cap Rate	7.70%
Proforma Cap Rate	8.14%
GRM	8.50
Proforma GRM	7.83

Street	743 S. Berendo St
City	Los Angeles
State	CA
Zip	90005
No. of Units	16
Net Rentable Sq. Ft.	9,955
Lot Size	11,998
Zoning	LAR4
APN	5094-009-017
Year Built	1950

Loan Amount	$2,065,000
Interest Rate	6.00%
Monthly Payment	($12,380.72)
Loan-to-Value	70%
Debt Cover Ration	1.2
Term	5 Year Fixed

INCOME

		Current		Proforma
Base Rental Income		$347,206		$376,800
Laundry Income (Actual 2024)		$1,696		$1,696
Gross Potential Income		$348,902		$378,496
Less Vacancy	3%	$10,467	3%	$11,355
Effective Gross Income		$338,435		$367,141
Operating Expenses	33%	$111,261	35%	$127,143
Net Operating Income		**$227,174**		**$239,998**
Debt Service		-$148,569		-$148,569
Pre-Tax Cash Flow	8.88%	$78,605	10.33%	$91,430
Principal Reduction		-$25,358		-$25,358
Total Return Before Taxes	11.75%	$103,964	13.20%	$116,788

EXPENSES

Taxes (1.165%)	$34,382	$49,116
Insurance ($1.25/sq. ft.)	$15,000	$15,000
Utilities (Actual 2024)	$20,163	$20,163
Repairs & Maintenance ($500/Unit)	$8,000	$8,000
Management Fee (5% of EGI)	$13,537	$14,686
Gardener ($100/month)	$1,200	$1,200
On-Site Manager	$6,000	$6,000
Reserves ($200/Unit)	$3,200	$3,200
Direct Assessments	$1,327	$1,327
Trash (Actual 2024)	$8,451	$8,451
Operating Expenses	**$111,261**	**$127,143**
Total Expenses per Unit	$6,954	$7,946
Total Expenses per square foot	$11.18	$12.77

RENT SUMMARY

Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
Single, 1 Bath	5	$1,373	$6,865	$1,600	$8,000
2 Bed, 1 Bath	1	$2,400	$2,400	$2,400	$2,400
1 Bed, 1 Bath	10	$1,967	$19,669	$2,100	$21,000

UNDERWRITING NOTES

INCOME

Income	Building is 94% occupied and market rent used in vacancy. Unit 106 will be delivered vacant
Vacancy	Vacancy Rate is 3% of Gross Rental Income.
Proforma	Market Rents based on Rent Analysis of Submarket Area.
Unit SF	Unit Square Footages are Estimated and assumed equal in size

EXPENSES

Property Tax Rate	Actual per Los Angeles Tax Assessor 1.199398%
Insurance	Estimated @ $1.25/sf
Utilities	Actual 2024
Repairs & Maintenance	Estimated annually $500 per unit
Management Fee	4.0% of Effective Gross Income.
Direct Assessments	Actual per Los Angeles Tax Assessor
Reserves	$200 per unit
Trash	Actual 2024 Expense

Section 4

Market Overview

D LINE EXPANSION

Once fully complete, this nine-mile subway will connect Koreatown to Westwood in under 30 minutes—providing tenants fast access to major employment, medical, and educational hubs. The extension's westbound route delivers seamless access to Beverly Hills, Century City's business core, and UCLA's bustling campus. This makes the property especially attractive to students, medical staff, and professionals seeking reliable transit options without the gridlock of Wilshire Blvd or the 405.

Approximate Trip Time (from Wilshire/Western)

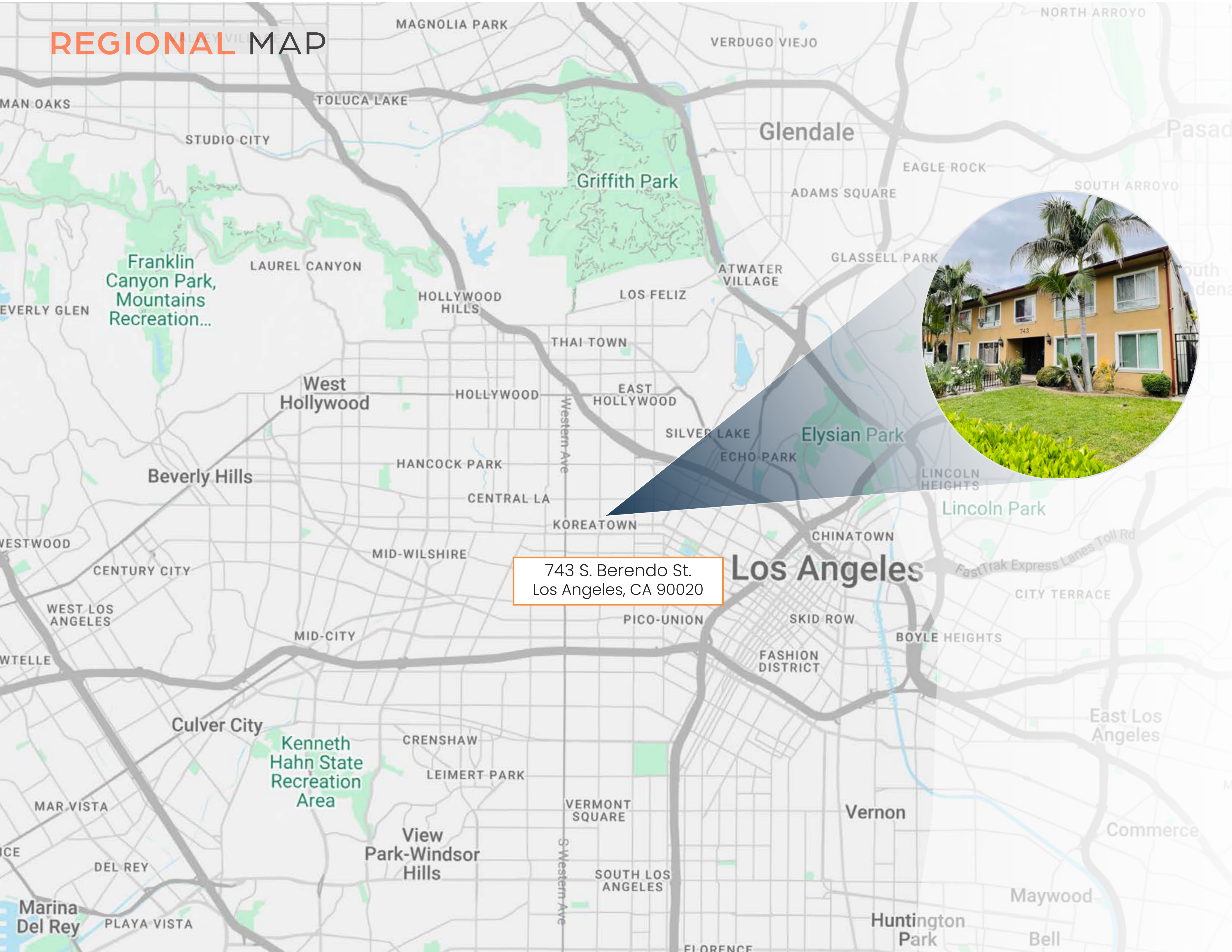
La Cienega: ~3 minutes
Century City: ~8–10 minutes
Westwood/UCLA & VA Campus: ~12–15 minutes

Phase 1 *(Wilshire/Western to Wilshire/La Cienega)*:
Adds stops at La Brea, Fairfax, and La Cienega.
Expected completion: Late 2025

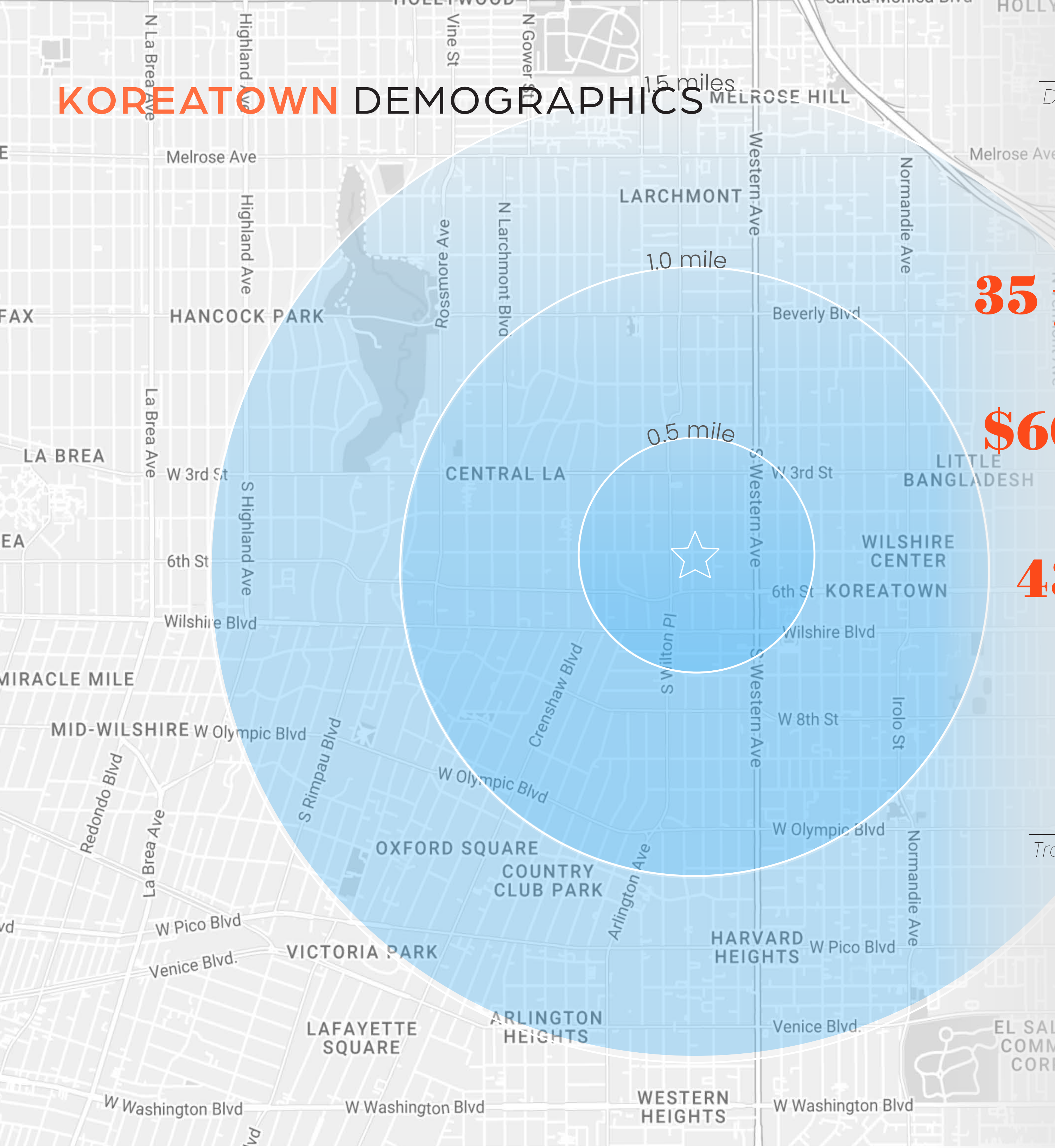
Phase 2 *(La Cienega to Century City)*:
Adds stations at Beverly Drive and Century City.
Expected completion: 2026

Phase 3 *(Century City to Westwood/VA Hospital)*:
Includes UCLA, Westwood Village, and the VA Medical Center.
Expected completion: 2027

REGIONAL MAP



KOREATOWN DEMOGRAPHICS



Demographics

60%

Household Renters

60% of the households in Koreatown are renting their homes.

35 years

Median Age

The median age of people living in Koreatown is 35 years old.

$60,000

Household Income

The average household income in Koreatown is $60,000 a year.

43,000

Population

There are 43,000 people living in the Koreatown submarket

30%

Public Transportation

25% of the people in Koreatown use public transportation to get to work.

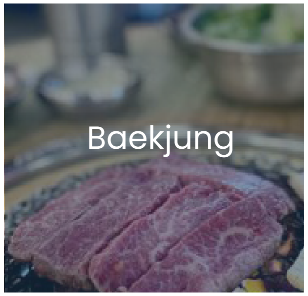
Transportation

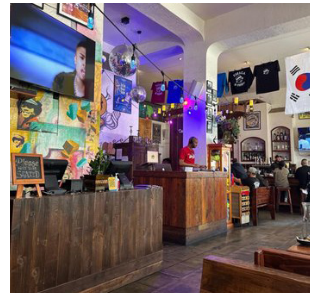
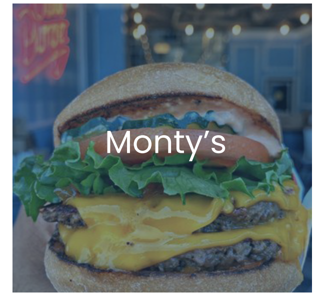
97
Walker's Paradise

64
Bikeable

77
Excellent Transit

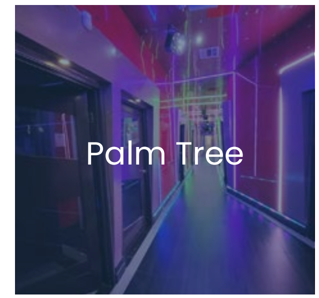
THE NEIBORHOOD

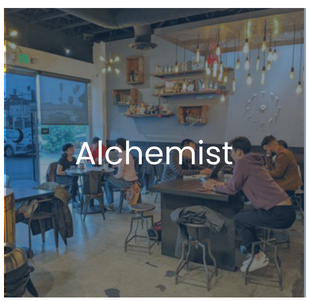
















CONTACT US

Peter James
First Vice President
(310)467-7581
Peter@LyonStahl.com
DRE# 01748556

Will James
First Vice President
(310)600-9858
Will@LyonStahl.com
DRE#01734419

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