

THE JAMES GROUP | JACOBSON INVESTMENT GROUP

OFFERING MEMORANDUM

6401-6407 S Victoria Ave

Los Angeles, CA 90043 • 17 Unit Apartment Building

LYONSTAHLL
INVESTMENT REAL ESTATE

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EXCLUSIVELY LISTED BY

THE JAMES GROUP

— LOS ANGELES MULTIFAMILY —

JACOBSON 
INVESTMENT GROUP

LYONSTAHN
INVESTMENT REAL ESTATE

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Section 01

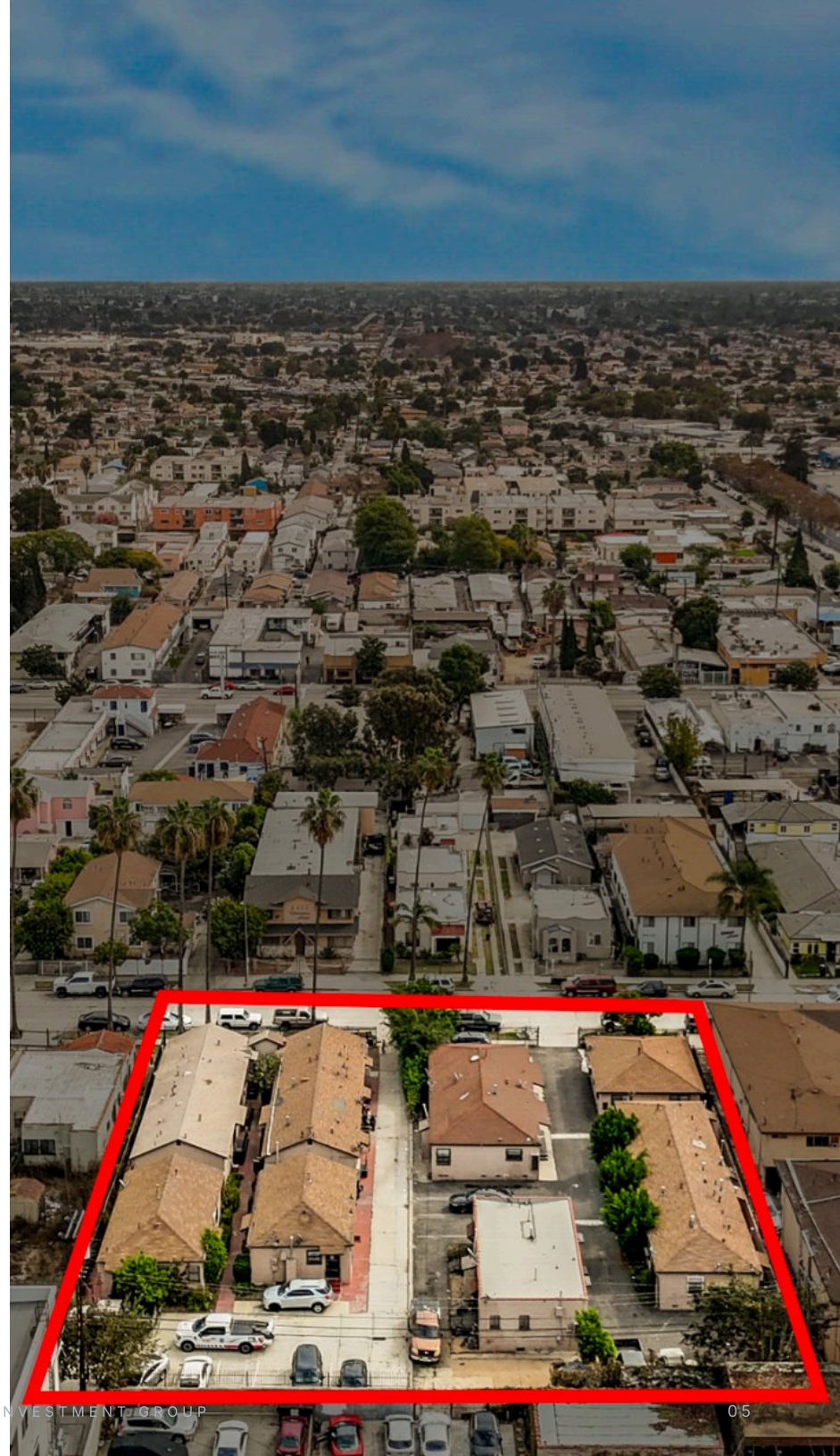
Executive *Summary*

6401-6407 S Victoria Ave is a 17-unit, two-parcel apartment offering in Hyde Park, delivering excellent in place cash flow on 29,003 square feet of LAR3 land with several paths to add value.

The James Group is pleased to present 6401-6407 S Victoria Ave, a rare opportunity to acquire two adjoining parcels in Hyde Park, one of South Los Angeles' most improved neighborhoods. The offering has 17 units across buildings built in 1923 and 1953. The unit mix includes (6) 1 bed / 1 bath, (9) 2 bed / 1 bath and (2) 3 bed / 1 bath units, totaling 10,192 square feet on a combined 29,003 square foot LAR3 zoned lot. The property already produces excellent in place cash flow and still has upside in the rents, with two 1 bed / 1 bath units to be delivered vacant. The large lot gives a future investor several ways to add value, including ADUs or new construction.

Hyde Park sits between Baldwin Hills, View Park and Leimert Park to the north and Inglewood to the south, where the Hollywood Park district (SoFi Stadium and Intuit Dome) has become one of the region's major sports and entertainment hubs. The Metro K Line's Hyde Park Station on Crenshaw Blvd connects tenants to the E Line, LAX and the broader Metro system. Along the Crenshaw corridor, mixed-use and multifamily projects are being built near the station, and Destination Crenshaw, a 1.3 mile open air arts and culture corridor, is taking shape. With its in place cash flow, large land footprint and growing location, the offering is a chance to own a long term asset in one of LA's most rapidly improving submarkets.

- **Excellent In Place Cash Flow**
- **Attractive Cost Basis**
- **Excellent Unit Mix**
- **Rare Two Lot Offering**
- **Value-Add Through Land**



INVESTMENT SUMMARY

PRICING SUMMARY

PRICE	\$2,750,000
PRICE / UNIT	\$161,765
PRICE / SF	\$269.82
CAP RATE	7.43%
MARKET CAP RATE	9.95%
GRM	7.79
MARKET GRM	6.40

PROPERTY SUMMARY

ADDRESS	6401-6407 S Victoria Ave
APN	4006-008-021,039
YEAR BUILT	1923, 1953
NO. OF UNITS	17
SQUARE FEET	10,192
AVERAGE UNIT SF	609
LOT SIZE	29,003
PARKING	On-site (verify with broker)
ZONING	LAR3
UTILITIES	Individually Metered
CONSTRUCTION	Wood-Frame Stucco



INVESTMENT HIGHLIGHTS



Excellent In Place Cash Flow

The property delivers strong day one income with a 7.43% current cap rate and a 7.79 GRM. The rents also leave room to grow income over time through strategic rent adjustments and targeted unit improvements as tenancies turn.



Attractive Cost Basis

At approximately \$161,765 per unit and \$269 per square foot, the offering lets an investor acquire a cash flowing asset at a basis that is hard to replicate with new construction in today's market.



Excellent Unit Mix

The ideal unit mix consists of (6) 1 bed / 1 bath, (9) 2 bed / 1 bath and (2) 3 bed / 1 bath units appeals to a wide range of renters. Larger 2 and 3 bedroom units are in high demand in the submarket and support stable, long term tenancies.



Rare Two Lot Offering

It is rare to acquire two adjoining parcels that are already cash flowing. Owning both lots gives an investor flexibility to hold, reposition, or pursue different value-add strategies on each parcel.



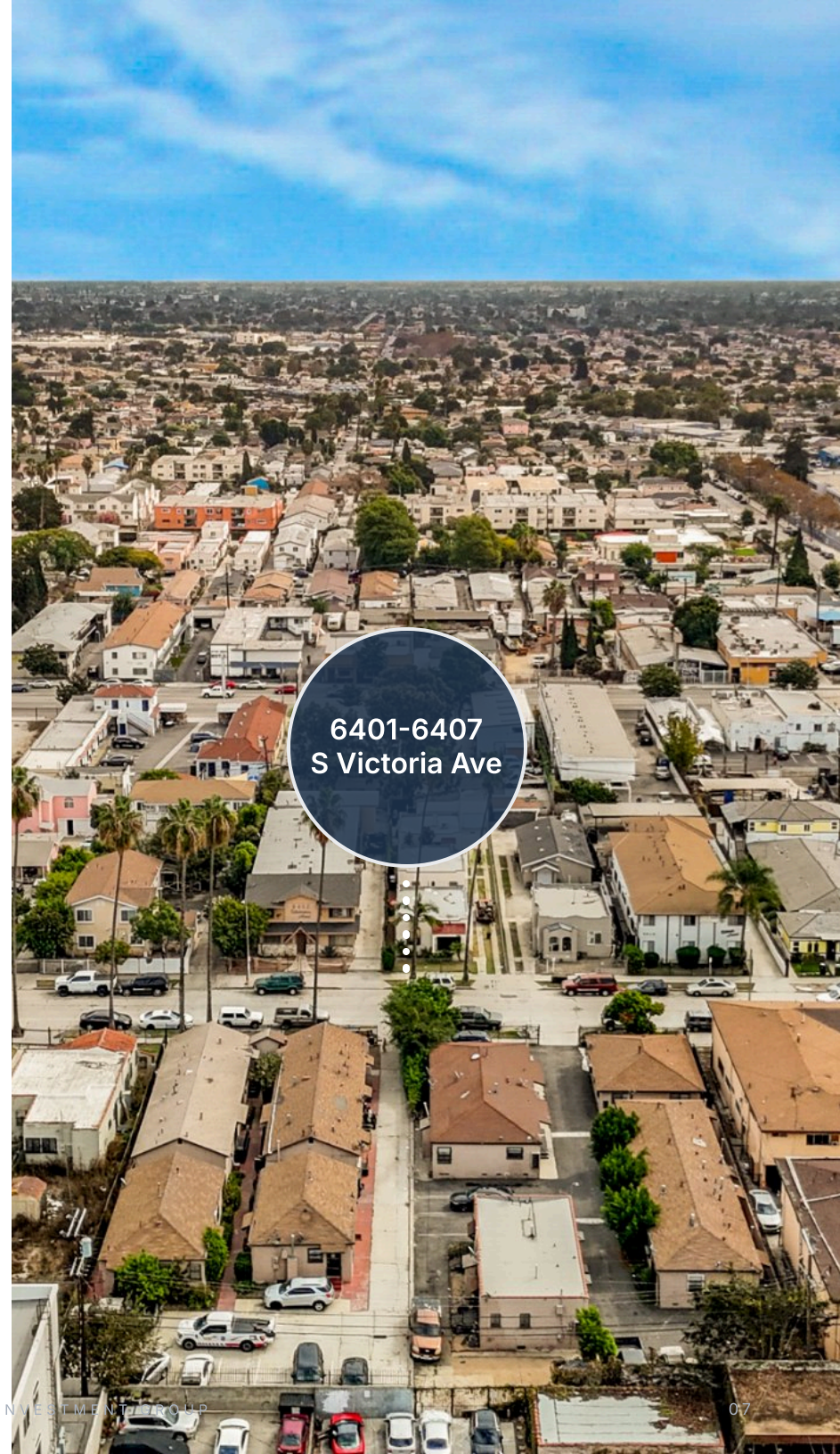
Value-Add Through Land

The combined 29,003 square feet of LAR3 zoned land leaves considerable room to add ADUs or build additional units, a potential path to grow income beyond the existing improvements. Buyer to verify.



Growing Hyde Park Location

The property is near the Metro K Line Hyde Park Station and the Crenshaw corridor, where new mixed-use and multifamily development and the Destination Crenshaw cultural corridor are bringing fresh investment to the neighborhood. Inglewood's Hollywood Park district, home to SoFi Stadium and Intuit Dome, is just minutes away.



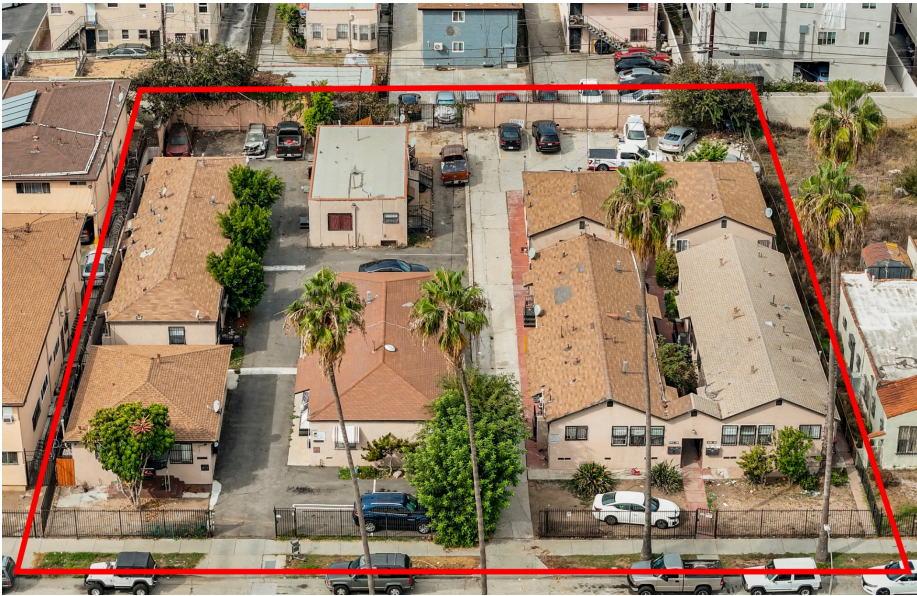
6401-6407
S Victoria Ave



Section 02

Property *Description*

PROPERTY OVERVIEW

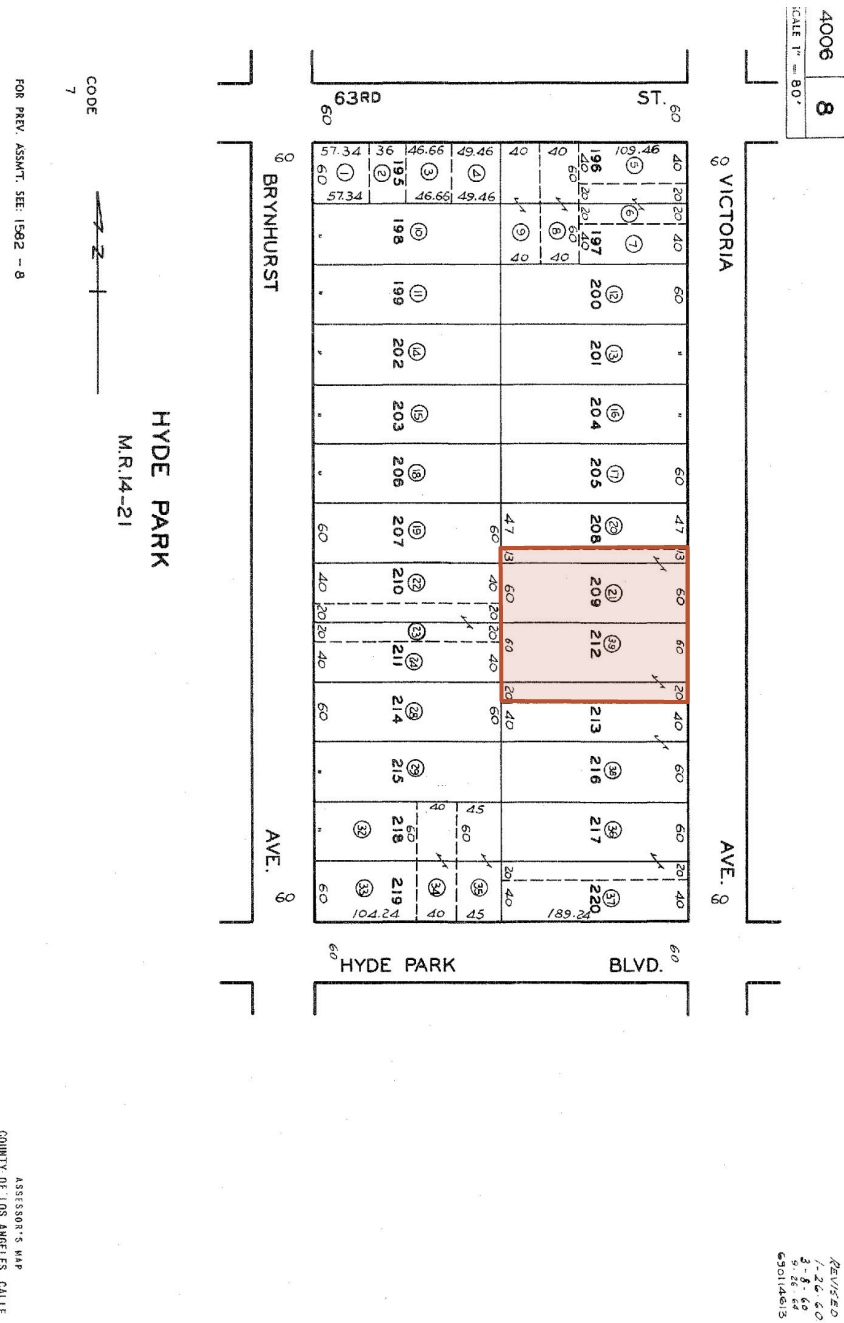


6401-6407 S Victoria Ave consists of 17 residential units on two adjoining parcels (APNs 4006-008-021 and 4006-008-039) in the Hyde Park neighborhood of Los Angeles. The buildings were built in 1923 and 1953 and total approximately 10,192 square feet on a combined 29,003 square foot lot zoned LAR3. The unit mix includes (6) 1 bed / 1 bath, (9) 2 bed / 1 bath and (2) 3 bed / 1 bath units. The 1 bed / 1 bath units range from approximately 450 to 650 square feet, the 2 bed / 1 bath units are approximately 650 square feet, and the 3 bed / 1 bath units are approximately 800 square feet.

The property has an on-site manager, and tenants can rent parking for an additional monthly fee. With roughly 10,000 square feet of improvements on nearly 29,000 square feet of land, the site has a low building-to-land ratio. That leaves room for a future owner to add ADUs or new units, subject to buyer verification.

PROPERTY DETAILS

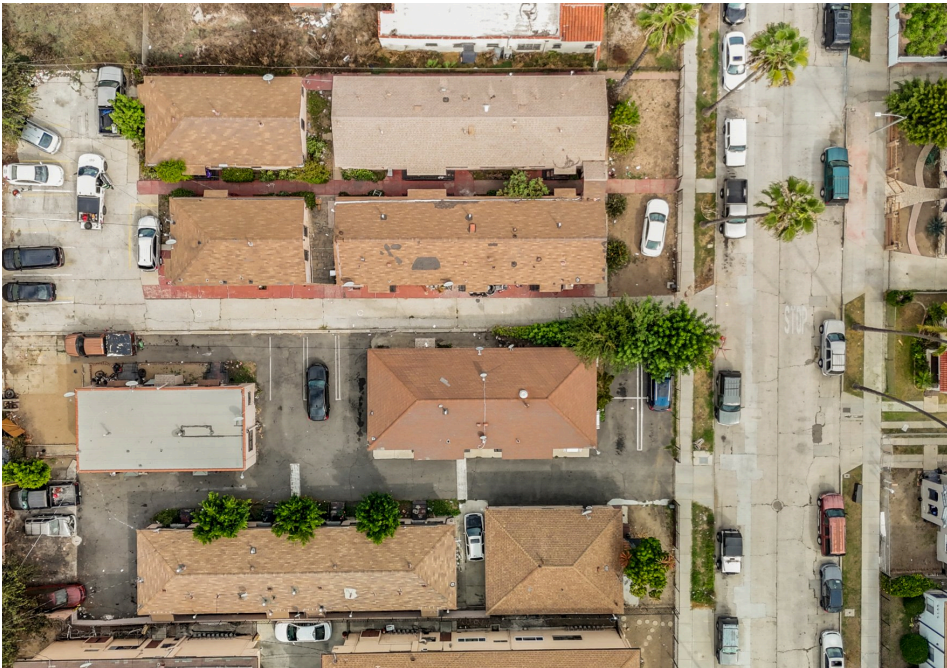
ADDRESS	6401-6407 S Victoria Ave
CITY / STATE	Los Angeles, CA 90043
NO. OF UNITS	17
BUILDING SF	10,192
LOT SIZE	29,003
YEAR BUILT	1923, 1953
ZONING	LAR3
APN	4006-008-021,039
CONSTRUCTION	Wood-Frame Stucco
UTILITIES	Individually Metered
OCCUPANCY	88%
PARKING	On-site (verify with broker)
UNIT MIX	(9) 2 Bed / 1 Bath (6) 1 Bed / 1 Bath (2) 3 Bed / 1 Bath



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS







6401-6407
S Victoria Ave



Section 03

Financial *Summary*

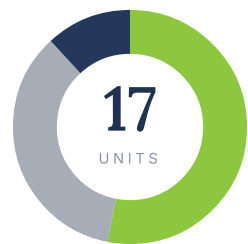
RENT ROLL

UNIT	UNIT TYPE	UNIT SF	CURRENT RENT	RENT / SF	PROFORMA RENT	PF RENT / SF	COMMENT
6401	2 Bed / 1 Bath	650	\$1,800	\$2.77	\$2,200	\$3.38	
6401	2 Bed / 1 Bath	650	\$1,664	\$2.56	\$2,200	\$3.38	
6402	1 Bed / 1 Bath	450	\$817	\$1.82	\$1,800	\$4.00	
6402	1 Bed / 1 Bath	450	\$786	\$1.75	\$1,800	\$4.00	
6403	2 Bed / 1 Bath	650	\$1,800	\$2.77	\$2,200	\$3.38	
6403	2 Bed / 1 Bath	650	\$1,671	\$2.57	\$2,200	\$3.38	
6404	2 Bed / 1 Bath	650	\$1,622	\$2.50	\$2,200	\$3.38	
6404	3 Bed / 1 Bath	800	\$2,500	\$3.13	\$2,600	\$3.25	
6405	1 Bed / 1 Bath	650	\$592	\$0.91	\$1,800	\$2.77	
6406	3 Bed / 1 Bath	800	\$2,350	\$2.94	\$2,600	\$3.25	
6407	2 Bed / 1 Bath	650	\$2,240	\$3.45	\$2,200	\$3.38	
6408	1 Bed / 1 Bath	450	\$1,800	\$4.00	\$1,800	\$4.00	Vacant
6409-1	2 Bed / 1 Bath	650	\$1,850	\$2.85	\$2,200	\$3.38	
6409-2	1 Bed / 1 Bath	450	\$2,155	\$4.79	\$1,800	\$4.00	\$100 For Parking
6409-3	2 Bed / 1 Bath	650	\$2,155	\$3.32	\$2,200	\$3.38	

Rent roll continues on the next page

RENT ROLL (CONTINUED)

UNIT	UNIT TYPE	UNIT SF	CURRENT RENT	RENT / SF	PROFORMA RENT	PF RENT / SF	COMMENT
6409-4	1 Bed / 1 Bath	450	\$1,800	\$4.00	\$1,800	\$4.00	Vacant
6411	2 Bed / 1 Bath	650	\$1,800	\$2.77	\$2,200	\$3.38	receives 900 mgr credit(rent is 1800)
Totals		10,350	\$29,402		\$35,800		



UNIT MIX

■ 2 Bed / 1 Bath 53% ■ 1 Bed / 1 Bath 35% ■ 3 Bed / 1 Bath 12%

NOTE Units 6408 & 6409-4 currently vacant.

INCOME & EXPENSE

Income	Current	Per Unit	Pro-Forma	Per Unit
Scheduled Rent Income	\$352,827	\$20,755	\$429,600	\$25,271
GROSS POTENTIAL INCOME	\$352,827	\$20,755	\$429,600	\$25,271
Vacancy/Collection Allowance (GPR)	5.0% / \$17,641	\$1,038	5.0% / \$21,480	\$1,264
EFFECTIVE GROSS INCOME	\$335,186	\$19,717	\$408,120	\$24,007
Expenses				
Taxes	\$34,375	\$2,022	\$34,375	\$2,022
Insurance (\$1.50/SF)	\$15,288	\$899	\$15,288	\$899
Utilities	\$33,818	\$1,989	\$33,818	\$1,989
Repairs & Maintenance	\$12,750	\$750	\$12,750	\$750
Gardener (\$200/month)	\$2,400	\$141	\$2,400	\$141
Reserves	\$3,400	\$200	\$3,400	\$200
Pest Control	\$1,138	\$67	\$1,138	\$67
Management Fee (5.0% of EGI)	\$16,759	\$986	\$20,406	\$1,200
Onsite Manager (\$900/month)	\$10,800	\$635	\$10,800	\$635
TOTAL EXPENSES	\$130,728		\$134,375	
Expenses Per SF	\$12.83		\$13.18	
Expenses Per Unit	\$7,690		\$7,904	
% Of EGI	39.0%		32.9%	
NET OPERATING INCOME	\$204,458		\$273,746	

UNDERWRITING NOTES

Income	Proforma market rents are based on a comparable rental analysis of the submarket.
Insurance	Estimated at \$1.50/SF of building area.
Gardener	Estimated at \$200 per month.
Onsite Manager	Estimated at \$900 per month.

Vacancy	Underwritten at 5.0% of gross potential income.
Utilities	Based on actuals provided by ownership.
Management Fee	5.0% of effective gross income.

Income

	SCHEDULED	POTENTIAL	PER UNIT	PER SF
Base Rental Income	\$352,827	\$429,600	\$20,755	\$34.62
Other Income	\$0	\$0	\$0	\$0.00
Gross Potential Income	\$352,827	\$429,600	\$20,755	\$34.62
Less Vacancy	5.0% (17,641)	5.0% (21,480)	(1,038)	—
EFFECTIVE GROSS INCOME	\$335,186	\$408,120	\$19,717	\$32.89

Expenses

	SCHEDULED	POTENTIAL	PER UNIT	PER SF
Taxes	\$34,375	\$34,375	\$2,022	\$3.37
Insurance (\$1.50/SF)	\$15,288	\$15,288	\$899	\$1.50
Utilities	\$33,818	\$33,818	\$1,989	\$3.32
Repairs & Maintenance	\$12,750	\$12,750	\$750	\$1.25
Gardener (\$200/month)	\$2,400	\$2,400	\$141	\$0.24
Reserves	\$3,400	\$3,400	\$200	\$0.33
Pest Contro	\$1,138	\$1,138	\$67	\$0.11
Management Fee (5.0% of EGI)	\$16,759	\$20,406	\$986	\$1.64
Onsite Manager (\$900/month)	\$10,800	\$10,800	\$635	\$1.06
TOTAL EXPENSES	\$130,728	\$134,375	\$7,690	\$12.83
EXPENSES AS % OF EGI	39.0%	32.9%		
NET OPERATING INCOME	\$204,458	\$273,746	\$12,027	\$20.06

Summary

Price	\$2,750,000
Down Payment 30%	\$825,000
Number of Units	17
Price Per Unit	\$161,765
Price Per SqFt	\$269.82
Gross SqFt	10,192
Lot Size	29,003 SF
Year Built	1923, 1953
CAP Rate	7.43%
Market CAP Rate	9.95%
GRM	7.79
Market GRM	6.40

New Potential Financing

Loan Amount	\$1,925,000
Loan Type	New
Interest Rate	6.95%
Amortization	30 Years
Debt Coverage Ratio	1.34
Year Due	2036

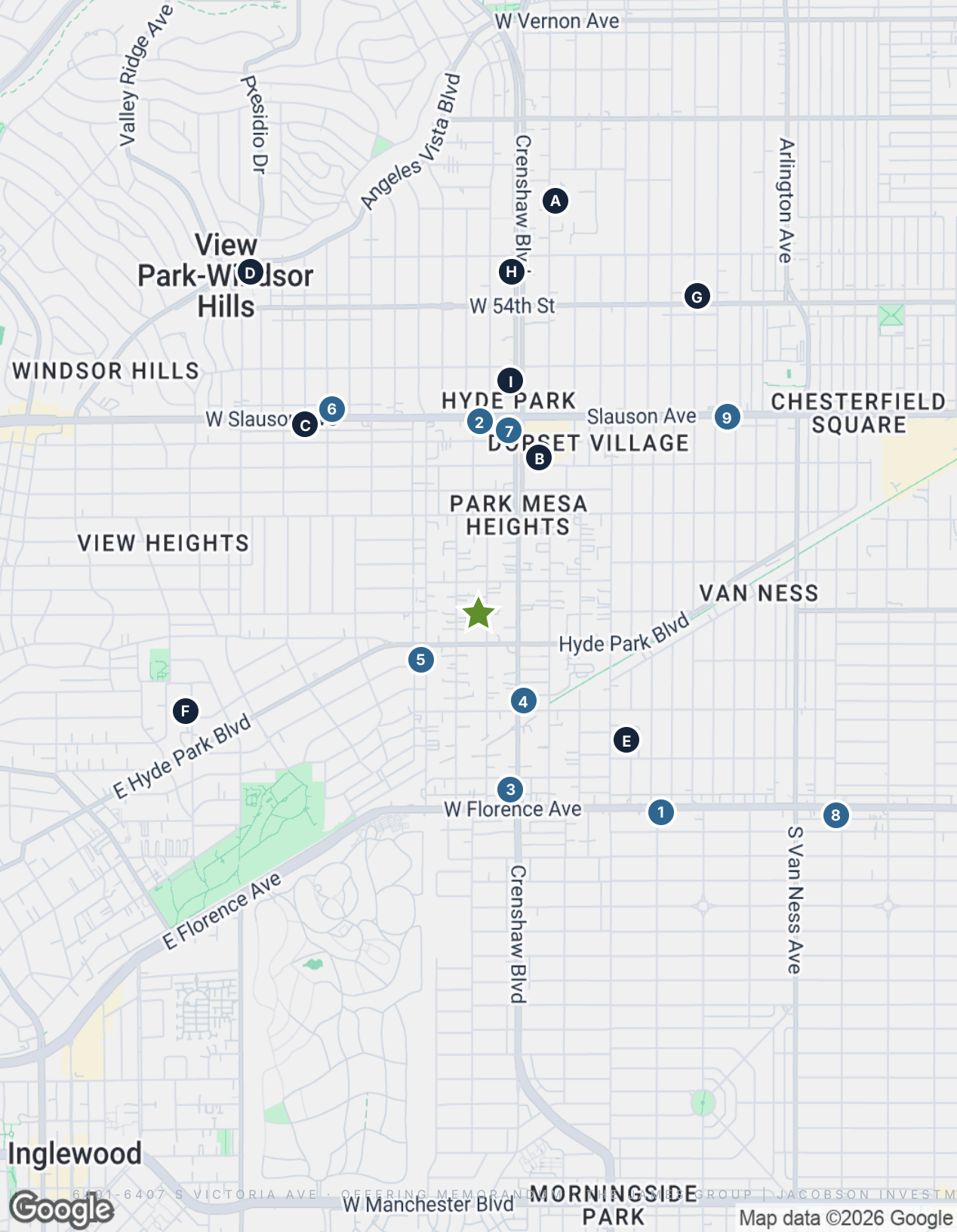
Loan information may change. Contact your broker for current quotes.

			SCHEDULED RENTS			POTENTIAL RENTS		
UNIT TYPE	# OF UNITS	AVG SF	AVG RENT/UNIT	AVG RENT/SF	MONTHLY INCOME	AVG RENT/UNIT	AVG RENT/SF	MONTHLY INCOME
2 Bed / 1 Bath	9	650	\$1,845	\$2.84	\$16,602	\$2,200	\$3.38	\$19,800
1 Bed / 1 Bath	6	483	\$1,325	\$2.74	\$7,950	\$1,800	\$3.72	\$10,800
3 Bed / 1 Bath	2	800	\$2,425	\$3.03	\$4,850	\$2,600	\$3.25	\$5,200
TOTALS / WEIGHTED AVERAGES	17	609	\$1,730	\$2.84	\$29,402	\$2,106	\$3.46	\$35,800
GROSS ANNUALIZED RENTS					\$352,827	\$429,600		



Section 04

Market *Overview*



AREA AMENITIES

Surrounding Amenities

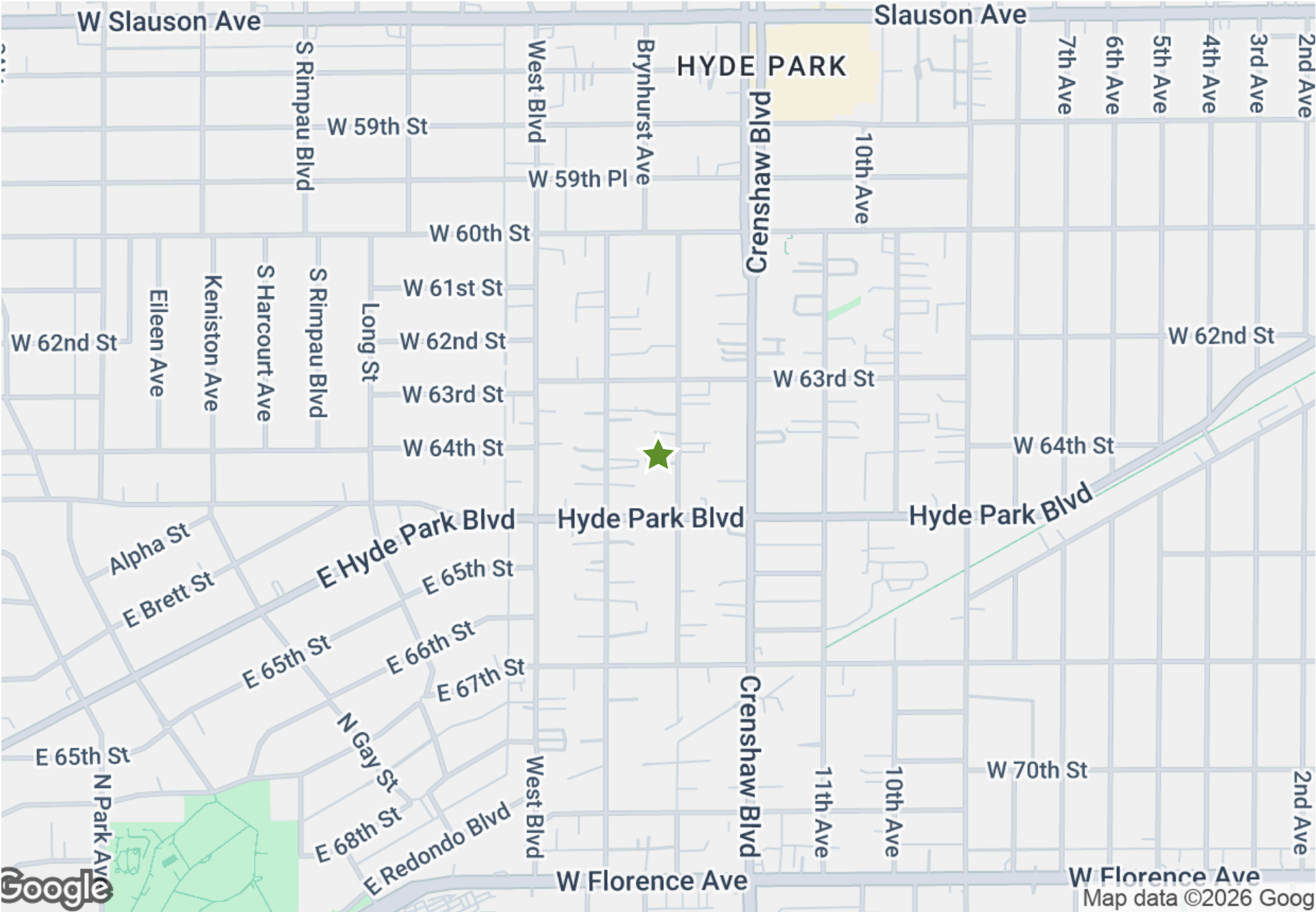
★ SUBJECT PROPERTY

DINING & COFFEE

1	Flavor Table	0.7 mi	6	A FAMILY AFFAIR SOUTHERN	0.7 mi
2	Woody's Bar-B-Q	0.5 mi	7	Fatburger	0.5 mi
3	McDonald's	0.5 mi	8	Bleu Bird LA Inc	1.1 mi
4	Tacos El Unico	0.2 mi	9	Mama's Chicken	0.8 mi
5	Gold Spoon Jamaican Cuisine	0.2 mi			

SHOPPING & SERVICES

A	Crenshaw High School	1.1 mi	F	Centinela Elementary School	0.8 mi
B	Vallarta Supermarkets	0.4 mi	G	Alliance William & Carol Ouchi High School	1.0 mi
C	Dollar Tree	0.7 mi	H	ICEF View Park Preparatory Middle School	0.9 mi
D	Wayfinder Family Services	1.1 mi	I	ICEF View Park Preparatory Accelerated Charter High School	0.6 mi
E	Alliance Renee & Meyer Luskin College-Ready Academy	0.5 mi			



DEMOGRAPHICS

6401-6407 S Victoria Ave
Los Angeles, CA 90043

Demographics

64%

Household Renters
64% of the households in Los Angeles are renting their homes.

38 years

Median Age
The median age of people living in Los Angeles is 38 years old.

\$124,896

Household Income
The average household income in Los Angeles is \$124,896 a year.

3,878,718

Population
There are 3,878,718 people living in Los Angeles.

\$947,900

Median Home Value
Median home value in Los Angeles is \$947,900 (U.S. Census ACS).

Transportation



75

Very Walkable



55

Bikeable



56

Good Transit

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