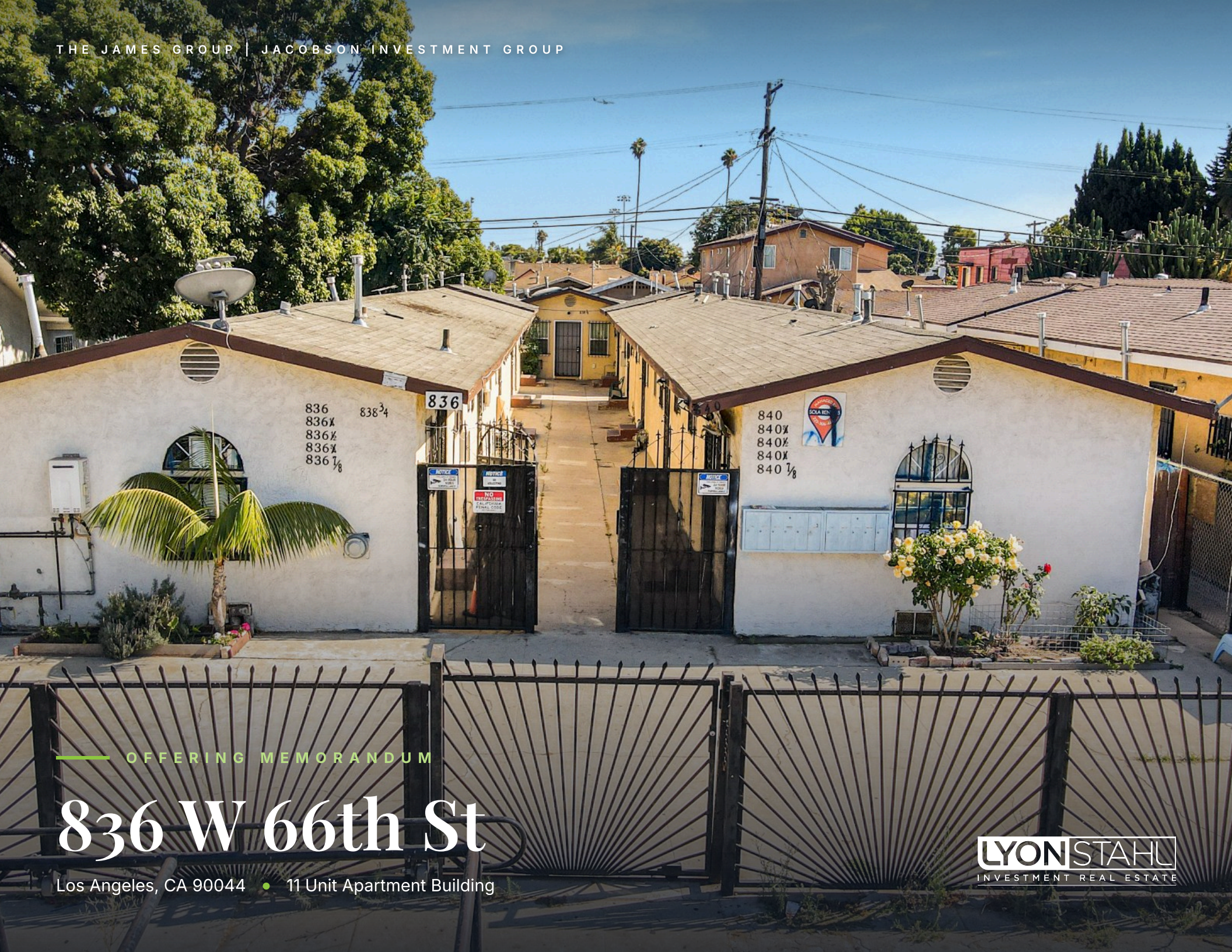




OFFERING MEMORANDUM

# 836 W 66th St

Los Angeles, CA 90044 • 11 Unit Apartment Building

**LYON STAHL**  
INVESTMENT REAL ESTATE

# Confidentiality Statement

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum 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. Broker 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, PCBs, 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 Memorandum has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters. Broker makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective purchasers shall be responsible for their costs and expenses of investigating the subject property.

EXCLUSIVELY LISTED BY

**THE JAMES GROUP**

— LOS ANGELES MULTIFAMILY —



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— LOS ANGELES MULTIFAMILY —

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Section 01

# Executive *Summary*

*836 W 66th St is an 11-unit apartment building in South Los Angeles. It offers approximately 64% rental upside, two units delivered vacant, and quick access to USC, Exposition Park, and Downtown LA.*

The James Group is pleased to present 836 W 66th St, an 11 unit apartment building in South Los Angeles just minutes from the 110 Harbor Freeway. Built in 1923, the property has an efficient unit mix of (8) single and (3) 1 bed / 1 bath units across 3,534 square feet. It sits on a generous 7,150 square foot lot zoned LA RD2. 836 W 66th St is a true value-add opportunity, with pro forma rents approximately 64% above current in-place rents. Two units, a single and a 1 bed / 1 bath, will be delivered vacant, so a new owner can lease at market and capture upside on day one. The occupied units, including a HACLA-supported tenancy, provide a dependable base of in-place income while the rest of the upside is captured as tenancies turn.

The property sits in one of Los Angeles' most renter-dense submarkets, where a deep and consistent tenant base keeps demand and occupancy steady. The 110 Harbor Freeway gives tenants direct access to USC, Exposition Park, and Downtown LA, three of the region's major employment, education, and entertainment hubs. Nearby Metro J Line stations along the 110 connect residents to Downtown LA and the South Bay, which supports the car-optional lifestyle many renters in the area depend on. With its central location, efficient floor plans, and substantial rental upside, this is a compelling chance to own a long-term value-add asset in one of LA's most consistent rental markets.

- **Prime Los Angeles Location**
- **Significant Rental Upside**
- **Immediate Lease-Up Opportunity**
- **Desirable Unit Mix**
- **LA RD2 Zoning • 7,150 SF Lot**



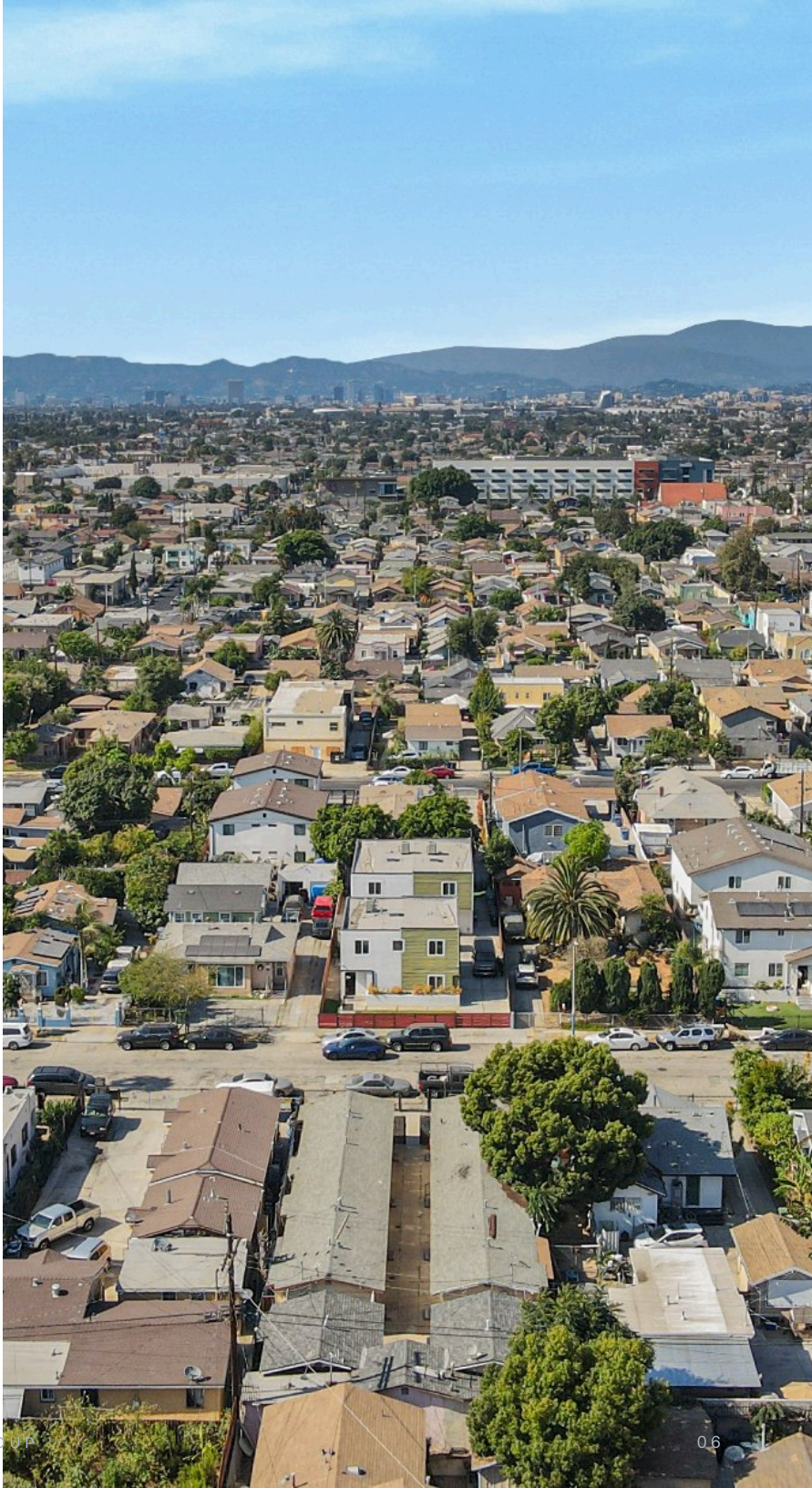
INVESTMENT SUMMARY

PRICING SUMMARY

|                 |             |
|-----------------|-------------|
| PRICE           | \$1,000,000 |
| PRICE / UNIT    | \$90,909    |
| PRICE / SF      | \$282.97    |
| CAP RATE        | 7.03%       |
| MARKET CAP RATE | 14.07%      |
| GRM             | 8.39        |
| MARKET GRM      | 5.11        |

PROPERTY SUMMARY

|                 |                              |
|-----------------|------------------------------|
| ADDRESS         | 836 W 66th St                |
| APN             | 6013-010-030                 |
| YEAR BUILT      | 1923                         |
| NO. OF UNITS    | 11                           |
| SQUARE FEET     | 3,534                        |
| AVERAGE UNIT SF | 327                          |
| LOT SIZE        | 7,150                        |
| PARKING         | On-site (verify with broker) |
| ZONING          | LA RD2                       |
| UTILITIES       | Individually Metered         |
| CONSTRUCTION    | Wood-Frame Stucco            |



## INVESTMENT HIGHLIGHTS



### Prime Los Angeles Location

Located in South Los Angeles, 836 W 66th St is minutes from the 110 Harbor Freeway, with easy access to USC, Exposition Park, and Downtown LA. The surrounding neighborhood is one of the city's most renter-dense pockets, which keeps demand and occupancy steady.



### Significant Rental Upside

Pro forma rents are approximately 64% above current in-place rents. That leaves a meaningful opportunity to grow income over time through strategic rent adjustments and targeted unit improvements as tenancies turn.



### Immediate Lease-Up Opportunity

Two units, a single and a 1 bed / 1 bath, will be delivered vacant, so a new owner can lease at market and capture upside on day one. The occupied units, including a HACLA-supported tenancy, provide a dependable base of in-place income.



### Desirable Unit Mix

The property offers (8) single and (3) 1 bed / 1 bath units. These efficient, affordable floor plans appeal to a deep pool of renters and support strong occupancy and long-term tenancies.



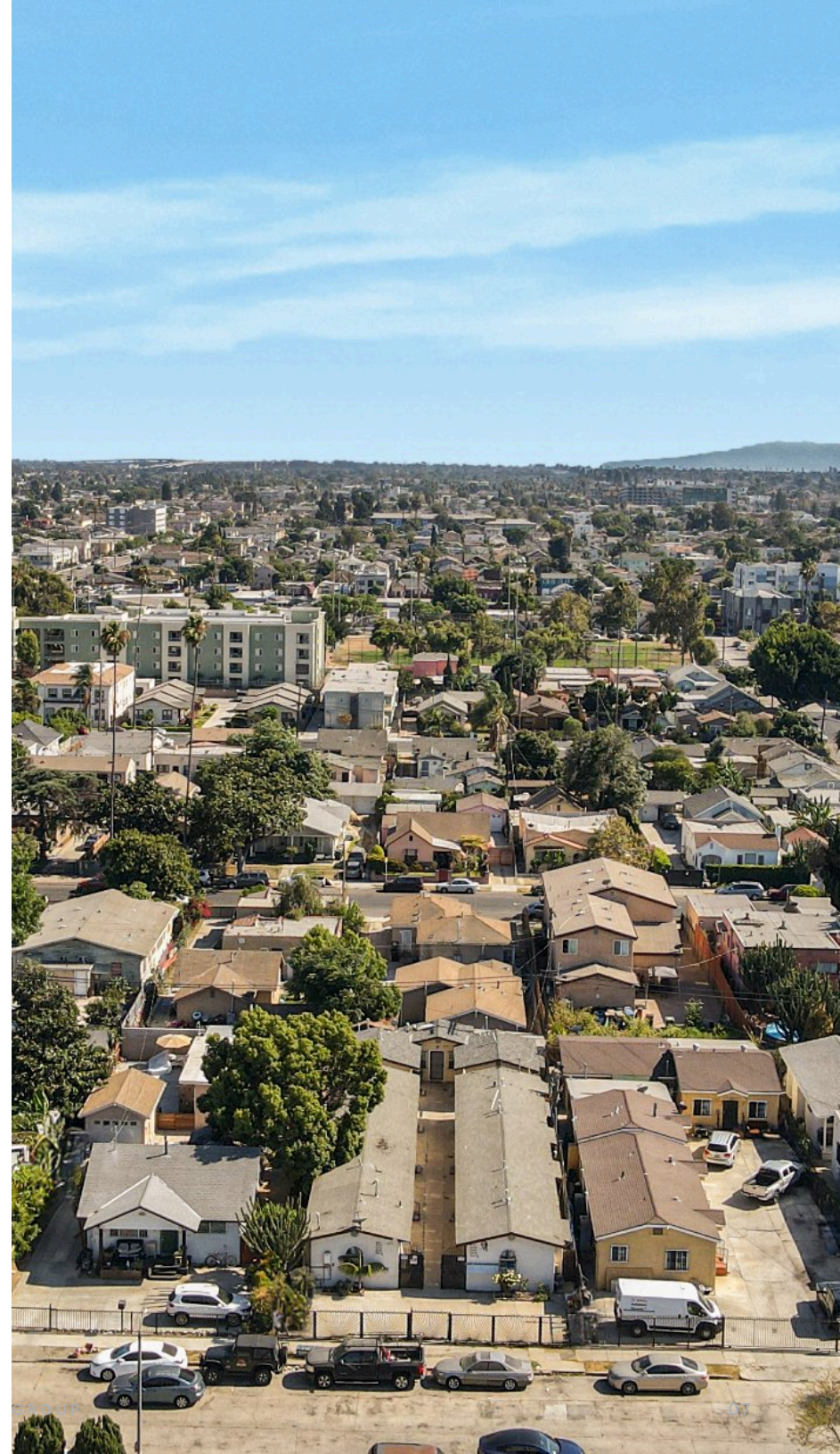
### LA RD2 Zoning · 7,150 SF Lot

The building sits on a generous 7,150 square foot lot zoned LA RD2, giving an investor long-term flexibility in a market where land is increasingly scarce.



### Attractive Basis

Offered at \$90,909 per unit and \$282.97 per SF, a 7.09% current cap and 8.39 GRM.





Section 02

# Property *Description*

PROPERTY OVERVIEW



The subject property is a 11-unit residential income asset located at 836 W 66th St in Los Angeles. Built in 1923 and zoned LA RD2, the asset consists of (8) Single and (3) 1 Bed / 1 Bath, totaling 3,600 rentable square feet on a 7,150 SF lot. The property delivers strong in-place cash flow at a 7.09% cap rate, with meaningful embedded upside as rents are brought to market. Proforma rents represent approximately 64% upside over the current rent roll. 2 units are currently vacant, offering immediate lease-up opportunity at market rents.

PROPERTY DETAILS

|              |                                  |
|--------------|----------------------------------|
| ADDRESS      | 836 W 66th St                    |
| CITY / STATE | Los Angeles, CA 90044            |
| NO. OF UNITS | 11                               |
| BUILDING SF  | 3,534                            |
| LOT SIZE     | 7,150                            |
| YEAR BUILT   | 1923                             |
| ZONING       | LA RD2                           |
| APN          | 6013-010-030                     |
| CONSTRUCTION | Wood-Frame Stucco                |
| UTILITIES    | Individually Metered             |
| OCCUPANCY    | 82%                              |
| PARKING      | On-site (verify with broker)     |
| UNIT MIX     | (8) Single<br>(3) 1 Bed / 1 Bath |

10

PROPERTY PHOTOS



PROPERTY PHOTOS







836  
W 66th St



Section 03

# Financial *Summary*

## RENT ROLL

| UNIT          | UNIT TYPE      | UNIT SF      | CURRENT RENT   | RENT / SF | PROFORMA RENT   | PF RENT / SF | COMMENT |
|---------------|----------------|--------------|----------------|-----------|-----------------|--------------|---------|
| 836           | Single         | 300          | \$1,499        | \$5.00    | \$1,400         | \$4.67       | HACLA   |
| 836           | 1 Bed / 1 Bath | 400          | \$709          | \$1.77    | \$1,700         | \$4.25       |         |
| 837           | Single         | 300          | \$745          | \$2.48    | \$1,400         | \$4.67       |         |
| 837           | Single         | 300          | \$523          | \$1.74    | \$1,400         | \$4.67       |         |
| 837           | Single         | 300          | \$672          | \$2.24    | \$1,400         | \$4.67       |         |
| 839           | 1 Bed / 1 Bath | 400          | \$1,700        | \$4.25    | \$1,700         | \$4.25       | Vacant  |
| 840           | Single         | 300          | \$661          | \$2.20    | \$1,400         | \$4.67       |         |
| 840           | Single         | 300          | \$661          | \$2.20    | \$1,400         | \$4.67       |         |
| 841           | 1 Bed / 1 Bath | 400          | \$709          | \$1.77    | \$1,700         | \$4.25       |         |
| 841           | Single         | 300          | \$650          | \$2.17    | \$1,400         | \$4.67       |         |
| 841           | Single         | 300          | \$1,400        | \$4.67    | \$1,400         | \$4.67       | Vacant  |
| <b>Totals</b> |                | <b>3,600</b> | <b>\$9,929</b> |           | <b>\$16,300</b> |              |         |



### UNIT MIX

■ Single 73%

■ 1 Bed / 1 Bath 27%

**NOTE** Units 839 & 841 currently vacant.

## INCOME & EXPENSE

| Income                             | Current          | Per Unit        | Pro-Forma        | Per Unit        |
|------------------------------------|------------------|-----------------|------------------|-----------------|
| Scheduled Rent Income              | \$119,148        | \$10,832        | \$195,600        | \$17,782        |
| RSO/SCEP                           | \$586            | \$53            | \$586            | \$53            |
| <b>GROSS POTENTIAL INCOME</b>      | <b>\$119,734</b> | <b>\$10,885</b> | <b>\$196,186</b> | <b>\$17,835</b> |
| Vacancy/Collection Allowance (GPR) | 3.0% / \$3,592   | \$327           | 3.0% / \$5,886   | \$535           |
| <b>EFFECTIVE GROSS INCOME</b>      | <b>\$116,142</b> | <b>\$10,558</b> | <b>\$190,300</b> | <b>\$17,300</b> |
| <b>Expenses</b>                    |                  |                 |                  |                 |
| Taxes (1.25%)                      | \$12,500         | \$1,136         | \$12,500         | \$1,136         |
| Insurance (\$1.50/SF)              | \$5,301          | \$482           | \$5,301          | \$482           |
| Utilities                          | \$11,710         | \$1,065         | \$11,710         | \$1,065         |
| Repairs & Maintenance              | \$7,150          | \$650           | \$7,150          | \$650           |
| Gardener (\$100/month)             | \$1,200          | \$109           | \$1,200          | \$109           |
| Reserves                           | \$2,200          | \$200           | \$2,200          | \$200           |
| Management Fee (5.0% of EGI)       | \$5,807          | \$528           | \$9,515          | \$865           |
| <b>TOTAL EXPENSES</b>              | <b>\$45,868</b>  |                 | <b>\$49,576</b>  |                 |
| Expenses Per SF                    | \$12.98          |                 | \$14.03          |                 |
| Expenses Per Unit                  | \$4,170          |                 | \$4,507          |                 |
| % Of EGI                           | 39.5%            |                 | 26.1%            |                 |
| <b>NET OPERATING INCOME</b>        | <b>\$70,274</b>  |                 | <b>\$140,724</b> |                 |

## UNDERWRITING NOTES

|                       |                                                                                   |
|-----------------------|-----------------------------------------------------------------------------------|
| <b>Income</b>         | Proforma market rents are based on a comparable rental analysis of the submarket. |
| <b>Taxes</b>          | Estimated at 1.25% of purchase price.                                             |
| <b>Utilities</b>      | Based on actuals provided by ownership.                                           |
| <b>Management Fee</b> | 5.0% of effective gross income.                                                   |

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>Vacancy</b>   | Underwritten at 3.0% of gross potential income. |
| <b>Insurance</b> | Estimated at \$1.50/SF of building area.        |
| <b>Gardener</b>  | Estimated at \$100 per month.                   |

FINANCIAL SUMMARY

Income

|                        | SCHEDULED    | POTENTIAL    | PER UNIT | PER SF  |
|------------------------|--------------|--------------|----------|---------|
| Base Rental Income     | \$119,148    | \$195,600    | \$10,832 | \$33.71 |
| Other Income           | \$586        | \$586        | \$53     | \$0.17  |
| Gross Potential Income | \$119,734    | \$196,186    | \$10,885 | \$33.88 |
| Less Vacancy           | 3.0% (3,592) | 3.0% (5,886) | (327)    | —       |
| EFFECTIVE GROSS INCOME | \$116,142    | \$190,300    | \$10,558 | \$32.86 |

Expenses

|                              | SCHEDULED | POTENTIAL | PER UNIT | PER SF  |
|------------------------------|-----------|-----------|----------|---------|
| Taxes (1.25%)                | \$12,500  | \$12,500  | \$1,136  | \$3.54  |
| Insurance (\$1.50/SF)        | \$5,301   | \$5,301   | \$482    | \$1.50  |
| Utilities                    | \$11,710  | \$11,710  | \$1,065  | \$3.31  |
| Repairs & Maintenance        | \$7,150   | \$7,150   | \$650    | \$2.02  |
| Gardener (\$100/month)       | \$1,200   | \$1,200   | \$109    | \$0.34  |
| Reserves                     | \$2,200   | \$2,200   | \$200    | \$0.62  |
| Management Fee (5.0% of EGI) | \$5,807   | \$9,515   | \$528    | \$1.64  |
| TOTAL EXPENSES               | \$45,868  | \$49,576  | \$4,170  | \$12.98 |
| EXPENSES AS % OF EGI         | 39.5%     | 26.1%     |          |         |
| NET OPERATING INCOME         | \$70,274  | \$140,724 | \$6,389  | \$19.89 |

Summary

|                  |             |
|------------------|-------------|
| Price            | \$1,000,000 |
| Down Payment 45% | \$450,000   |
| Number of Units  | 11          |
| Price Per Unit   | \$90,909    |
| Price Per SqFt   | \$282.97    |
| Gross SqFt       | 3,534       |
| Lot Size         | 7,150 SF    |
| Year Built       | 1923        |
| CAP Rate         | 7.03%       |
| Market CAP Rate  | 14.07%      |
| GRM              | 8.39        |
| Market GRM       | 5.11        |

New Potential Financing

|                     |           |
|---------------------|-----------|
| Loan Amount         | \$550,000 |
| Loan Type           | New       |
| Interest Rate       | 6.95%     |
| Amortization        | 30 Years  |
| Debt Coverage Ratio | 1.61      |
| Year Due            | 2036      |

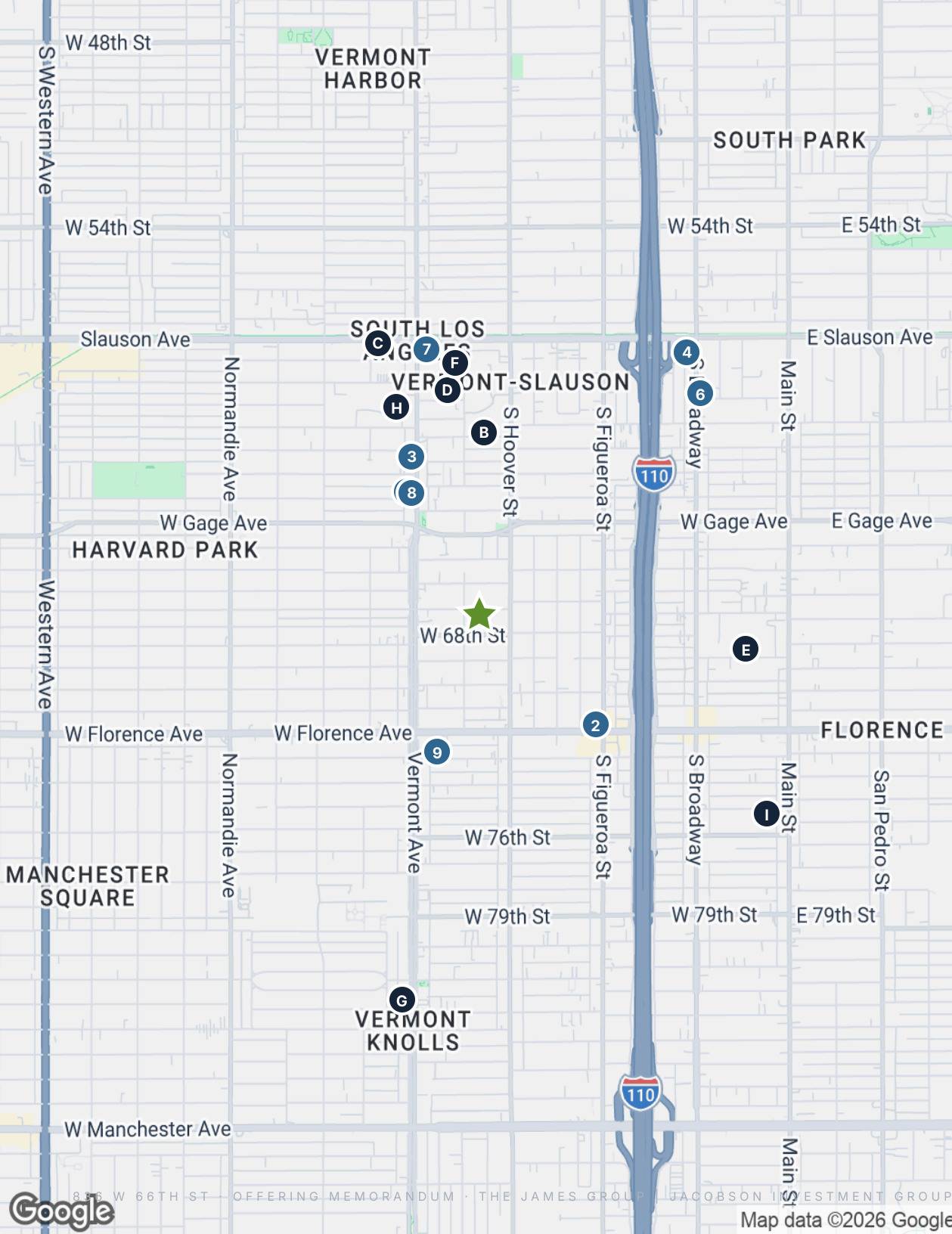
Loan information may change. Contact your broker for current quotes.

|                            |            |        | 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 |
| Single                     | 8          | 300    | \$851           | \$2.84      | \$6,811        | \$1,400         | \$4.67      | \$11,200       |
| 1 Bed / 1 Bath             | 3          | 400    | \$1,039         | \$2.60      | \$3,118        | \$1,700         | \$4.25      | \$5,100        |
| TOTALS / WEIGHTED AVERAGES | 11         | 327    | \$903           | \$2.76      | \$9,929        | \$1,482         | \$4.53      | \$16,300       |
| GROSS ANNUALIZED RENTS     |            |        |                 |             | \$119,148      | \$195,600       |             |                |



Section 04

# Market *Overview*



## AREA AMENITIES

# Surrounding Amenities

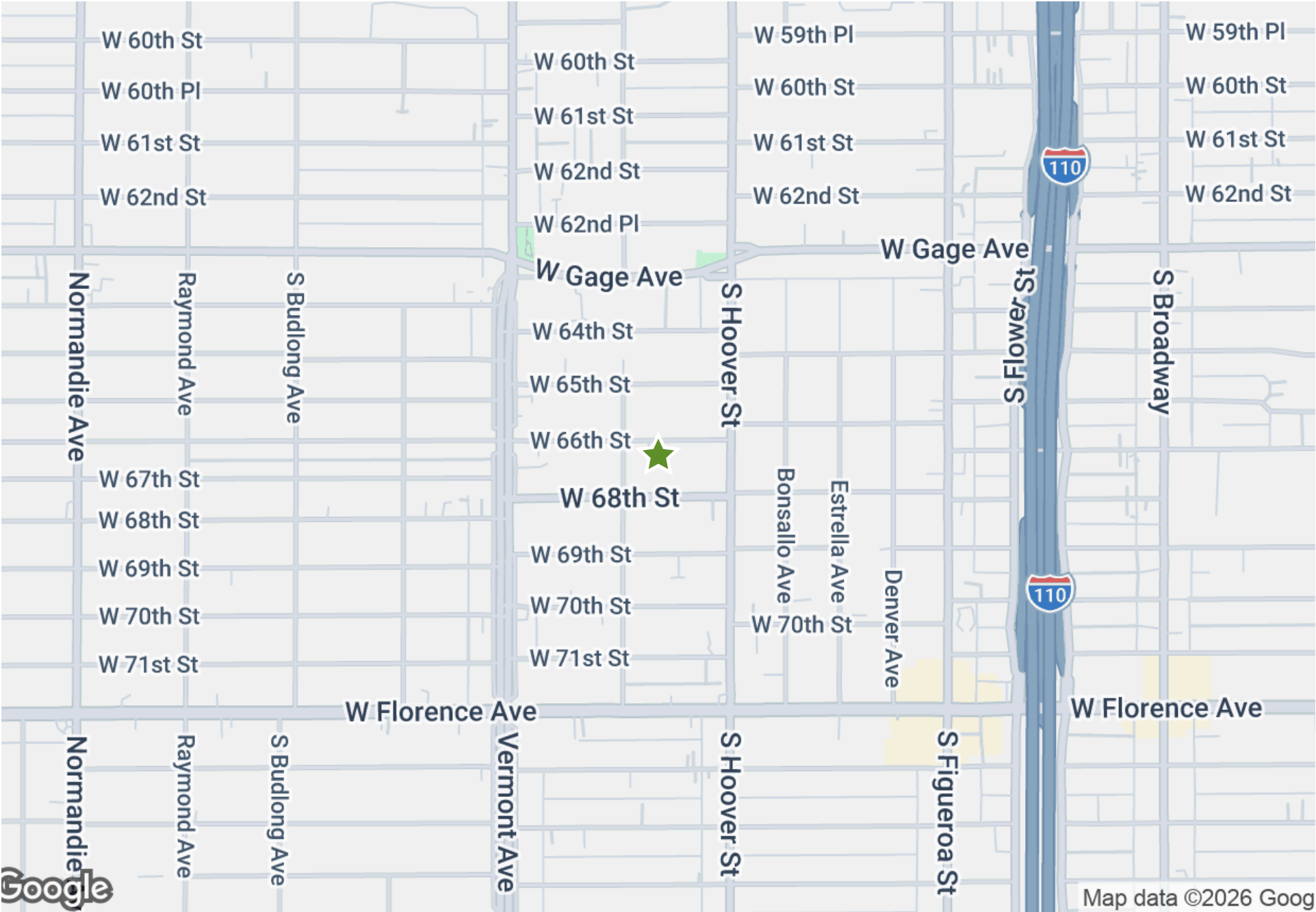
### ★ SUBJECT PROPERTY

#### ● DINING & COFFEE

|   |                         |        |   |                           |        |
|---|-------------------------|--------|---|---------------------------|--------|
| 1 | El Super                | 0.8 mi | 6 | Mayordomia                | 0.8 mi |
| 2 | McDonald's              | 0.4 mi | 7 | McDonald's                | 0.7 mi |
| 3 | Paseo San Miguel        | 0.4 mi | 8 | Cevixela (Los originales) | 0.4 mi |
| 4 | Tacos Gavilan           | 0.9 mi | 9 | El Super                  | 0.4 mi |
| 5 | La Chancla Night Market | 0.4 mi |   |                           |        |

#### ● SHOPPING & SERVICES

|   |                                |        |   |                         |        |
|---|--------------------------------|--------|---|-------------------------|--------|
| A | Ross Dress for Less            | 0.6 mi | E | Bethune Middle School   | 0.7 mi |
| B | Augustus F Hawkins High School | 0.5 mi | F | Superior Grocers        | 0.7 mi |
| C | El Super                       | 0.8 mi | G | Smart & Final           | 1.0 mi |
| D | dd's DISCOUNTS                 | 0.6 mi | H | John Muir Middle School | 0.6 mi |
|   |                                |        | I | 75th Street Elementary  | 0.9 mi |



## DEMOGRAPHICS

836 W 66th St  
Los Angeles, CA 90044

### Within 3 Miles

66%

#### Household Renters

66% of the households within 3 miles of the property are renting their homes.

33 years

#### Median Age

The median age of people living within 3 miles of the property is 33 years old.

\$79,296

#### Household Income

The average household income within 3 miles of the property is \$79,296 a year.

486,618

#### Population

There are 486,618 people living within 3 miles of the property.

\$650,400

#### Median Home Value

Median home value within 3 miles of the property is \$650,400 (U.S. Census ACS).

### Transportation



75

Very Walkable



73

Very Bikeable



65

Good Transit

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