LYONSTAHL

1330 S. Catalina St.

Los Angeles, CA 90006

Offering Memorandum

11 Bedroom Co-Living Investment Opportunity

www.JamesGroupRE.com

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THE JAMES GROUP

TABLE OF CONTENTS

Section 1

The Opportunity

EXECUTIVE SUMMARY

1330 S. Catalina St. is a completely renovated, turnkey, 5 unit apartment complex that is being operated a co-living apartment building consisting of 11 bedrooms in Koreatown.

The James Group is pleased to present 1330 S. Catalina St., a renovated apartment buildings consisting of two structures on a single lot. The front building features four two-bedroom, two-bathroom units, with Units 1330, 1332, and 1336 operating as individual bedroom rentals, while Unit 1332 is leased to a single tenant. At the rear of the property, a three-bedroom, one-bathroom home offers individually rented bedrooms, maximizing rental income potential.

1330 S. Catalina St. presents a compelling investment opportunity, particularly in light of impending stricter rent control regulations. With strong rental income already in place, a new investor can avoid legacy tenants and below-market rents. The property has undergone extensive interior and exterior renovations, ensuring modernized living spaces and long-term value. Additionally, the electrical system has been upgraded, improving safety and facilitating insurance coverage. The property is fully secured, offering controlled ingress and egress access at both the front and rear, enhancing privacy and convenience for tenants.

INVESTMENT HIGHLIGHTS

Tremendous Income

The subject property is currently operated as a co-living apartment complex with rooms renting at an average rate of $1,145 per bedroom. With a very low expense ratio, this investment will **cash flow day 1.**

Turnkey Investment

The property has under gone an **extensive interior and exterior renovation.** All units have been renovated including new floors, cabinets, hardware, fixtures, in unit washer/dryer, stainless steel appliances, and air conditioning.

Updated Systems

The **electrical system has been recently replaced** facilitating obtaining insurance coverage and removing future maintenance expenditure for a new owner.

Walker's Paradise

The property's location has a **Walk Score of 92** "Walker's Paradise" Loyola High School, Papa Cristo's Greek Grill, and Dino's Famous Chicken are all walking distance.

Ample Parking On-Site

The large lot has parking for **9 vehicles on-site.** Access is available at the front of the property on Catalina and also from the alley via remote gated entry.


Section 1

The Property

PROPERTY OVERVIEW

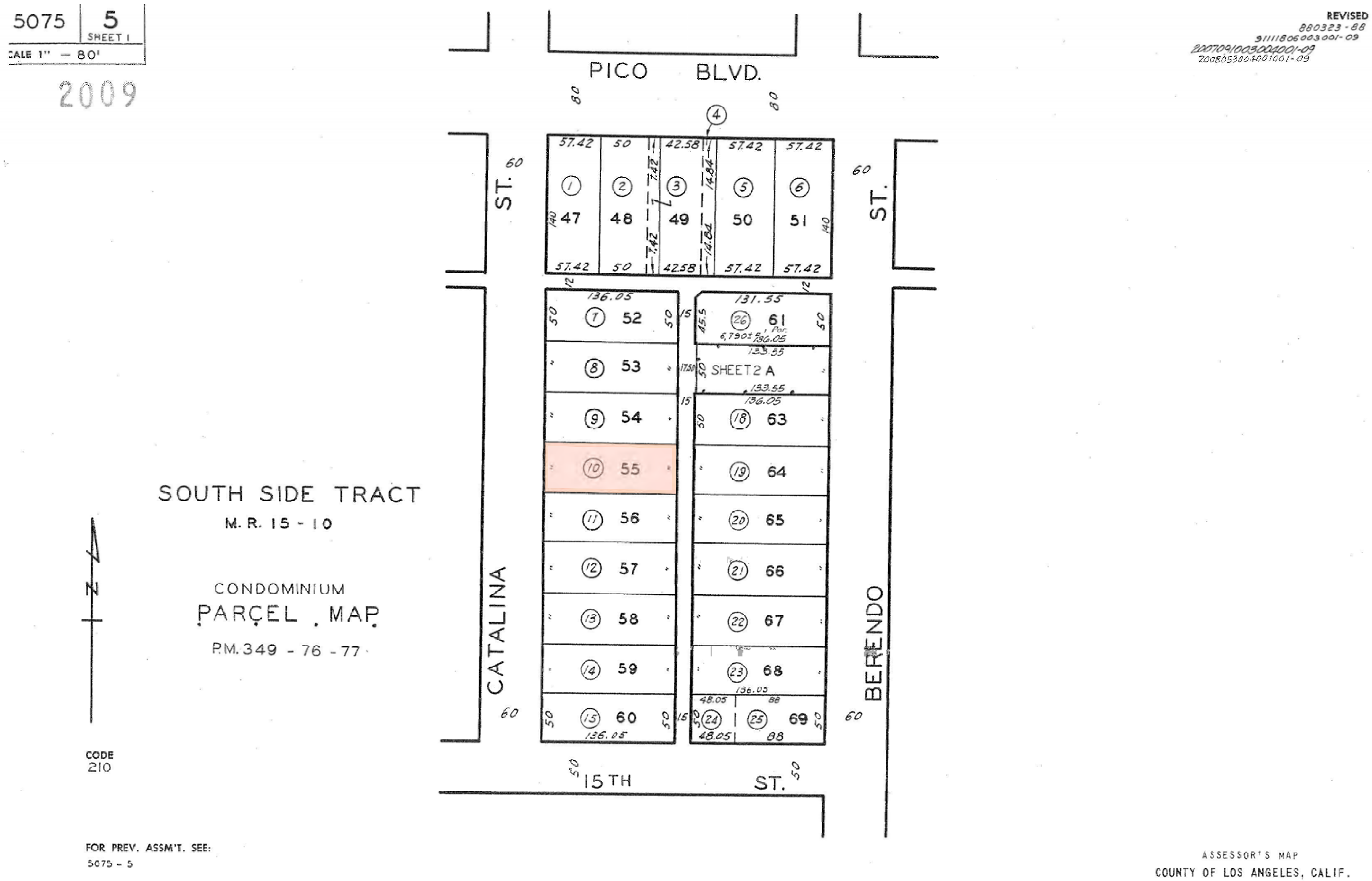
Property Details

No. of Units	5
No. of Bedrooms	11
Year Built	1901/ Renovated 2022
Rentable SF	4,608
Lot Area	6,805
APN	5075-005-010
Zoning	LAR3
Rent Control	LARSO
Roof Type	Pitched
Parking	9 spaces On-Site
Unit Mix	(2) 2 Bed, 2 Bath + Office (2) 2 Bed, 2 Bath (1) 3 Bed/1 Bath (11) Bedrooms
Utilities	Separately Metered Gas and Electricity

Property Description

The subject property is a fully renovated five-unit apartment complex, originally built in 1901, consisting of two structures: a front building with four spacious units and a standalone three-bedroom home at the rear. The front building includes two 2-bedroom, 2-bathroom + office units and two 2-bedroom, 2-bathroom units, while the rear structure is a detached residence with 3 bedrooms and 1 bathroom, totaling 11 individual bedrooms. Ample on-site parking accommodates up to nine vehicles, with access from Catalina Street and a secure remote-controlled entry via the rear alley. The property has undergone a comprehensive interior and exterior renovation, with modernized finishes throughout all units, updated plumbing, enhanced landscaping, and a fully upgraded electrical system to meet contemporary standards.

PARCEL MAP


5075 5
SHEET 1
SCALE 1" = 80'
2009
REVISED
880323-88
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200709100300400I-09
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PICO BLVD.
ST.
CATALINA
BERENDO
15TH ST.
SOUTH SIDE TRACT
M. R. 15 - 10
CONDOMINIUM
PARCEL MAP
P.M. 349 - 76 - 77
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SHEET 2 A
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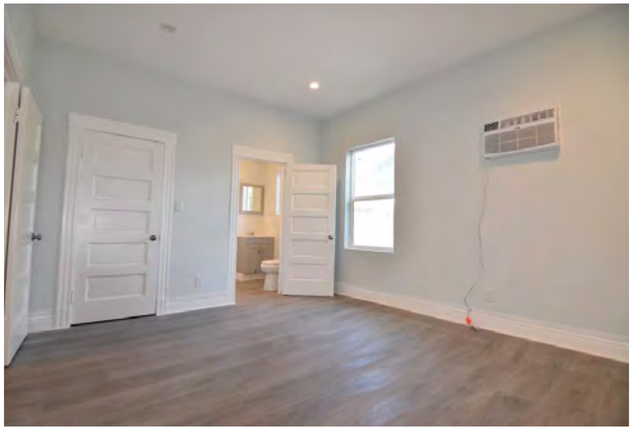
CODE
210
FOR PREV. ASSM'T. SEE:
5075 - 5
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

EXTERIOR PHOTOS

INTERIOR PHOTOS



PROPERTY PHOTOS

PROPERTY PHOTOS


Section 2

The Financials

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Pro Forma Monthly Rent	PF Rent/SF
1330 East Room	1 Bed / 1 Bath	439	$975	$2.22	$1,300	$2.96
1330 West Room	1 Bed / 1 Bath	439	$1,300	$2.96	$1,300	$2.96
1332 East Room	1 Bed / 1 Bath	400	$2,800	$3.19	$2,800	$3.19
1332 West Room	1 Bed / 1 Bath + Office	477				
1334 East Room	1 Bed / 1 Bath	400	$1,100	$2.75	$1,400	$3.50
1334 West Room	1 Bed / 1 Bath + Office	477	$1,100	$2.31	$1,400	$2.94
1336 East Room	1 Bed / 1 Bath	439	$1,030	$2.35	$1,300	$2.96
1336 West Room	1 Bed / 1 Bath	439	$1,300	$2.96	$1,300	$2.96
1338 NE Room	1 Bed / 1 Bath	300	$1,144	$3.81	$1,300	$4.33
1338 SE Room	1 Bed / 1 Bath	398	$900	$2.26	$1,100	$2.76
1338 SW Rom	1 Bed / 1 Bath	398	$1,050	$2.64	$1,100	$2.76
TOTAL		3,810	$12,699		$14,300	

FINANCIAL SUMMARY

Price	**$1,750,000**
Down (40%)	$700,000
Price/Bedroom	$159,091
Price/SF	$379.77
Cap Rate	5.94%
Proforma Cap Rate	6.95%
GRM	11.48
Proforma GRM	10.20

Property

Street	1330 S. Catalina Ave
City	Los Angeles
State	CA
Zip	90006
No. of Bedrooms	11
Bldg SF	4,608
Lot Size	6,805
Zoning	LAR3
APN	5075-005-010
Year Built/ Renovated	1901/2022

Financing

Loan Amount	$1,050,000
Interest Rate	6.75%
Monthly Payment	($6,810.28)
Loan-to-Value	60%
Amortization	30
Term	5 Year Fixed

Operating Data

		Current		Proforma
Base Rental Income		$152,383		$171,600
Gross Potential Income		$152,383		$171,600
Less Vacancy	3%	$4,571	3%	$5,148
Effective Gross Income		$147,812		$166,452
Operating Expenses	30%	$43,846	27%	$44,778
Net Operating Income		$103,966		$121,674
Debt Service		-$81,723		-$81,723
Pre-Tax Cash Flow	3.18%	$22,243	5.71%	$39,951
Principal Reduction		-$11,190		-$11,190
Total Return Before Taxes	4.78%	$33,433	7.31%	$51,141

Expenses

Taxes (1.25%)	$21,875	$21,875
Insurance (Actual 2024)	$3,701	$3,701
Utilities (Actual 2024)	$4,179	$4,179
Repairs & Maintenance ($500/Unit)	$5,500	$5,500
Management Fee (5% of EGI)	$7,391	$8,323
Gardener ($100/month)	$1,200	$1,200
Operating Expenses	$72,966.51	$74,854.85
Total Expenses per Unit	$9,120.81	$9,356.86
Total Expenses per square foot	$11.11	$11.39

Rent Roll Summary

Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
1 Bed / 1 Bath + Office	2	$1,100	$1,100	$1,400	$1,400
1 Bed / 1 Bath	9	$1,160	$11,599	$1,290	$12,900

UNDERWRITING NOTES

INCOME

Income	Building is 100% occupied.
Vacancy	Vacancy Rate is 3.0% of Gross Rental Income.
Proforma	Market Rents based on Rent Analysis of Submarket Area.
Unit SF	Unit Square Footages are Estimated

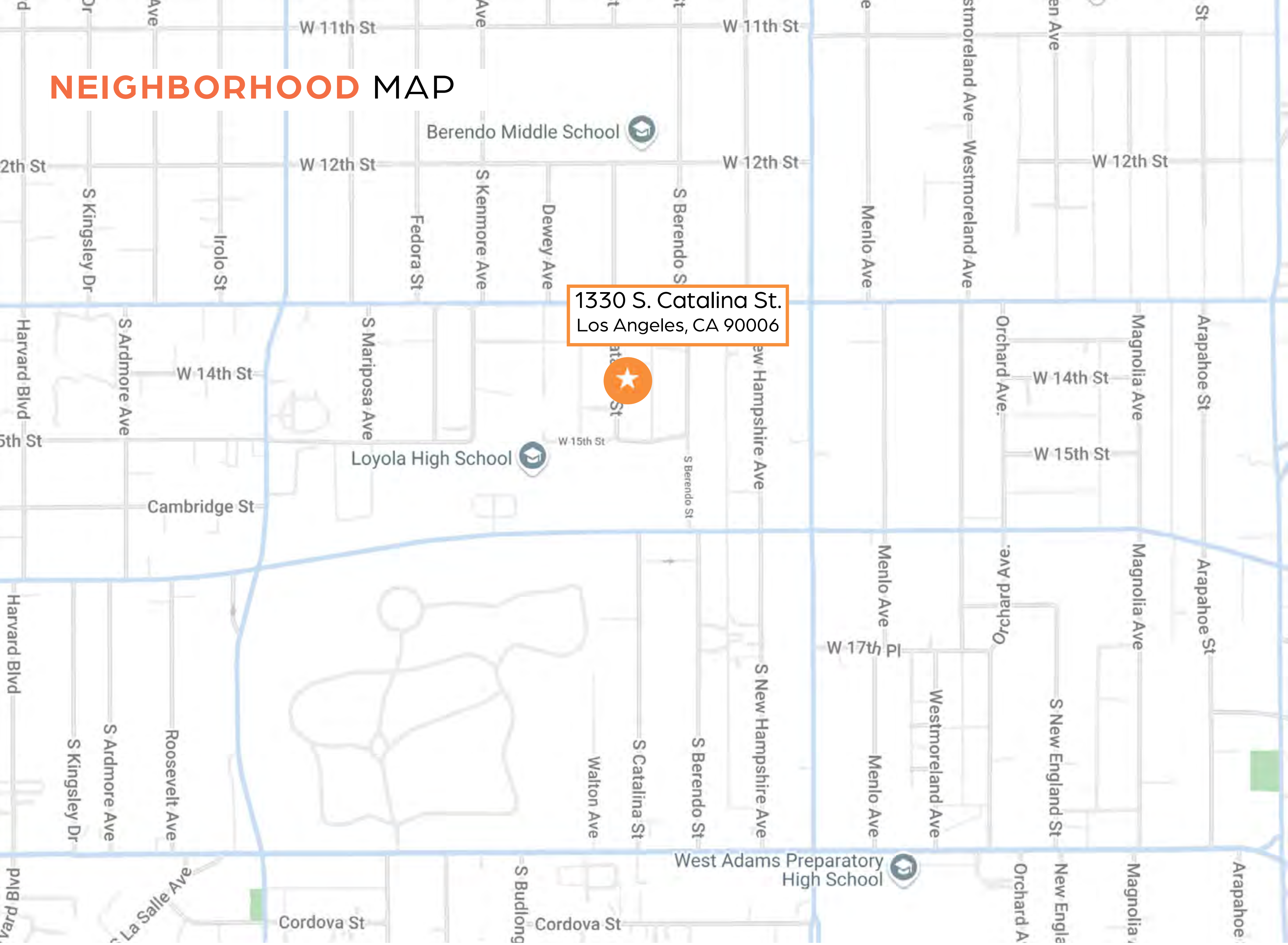
EXPENSES

Property Tax Rate	Actual per Los Angeles Tax Assessor 1.199691%
Insurance	Actuals based on 2024 Expense
Utilities	Actuals based on 2024 Expense
Repairs & Maintenance	Estimated annually $500 per unit
Management Fee	5% of Effective Gross Income.
Direct Assessments	Actual per Los Angeles Tax Assessor
Gardener	$100/month
Reserves	$200 per unit
Trash	City Cans

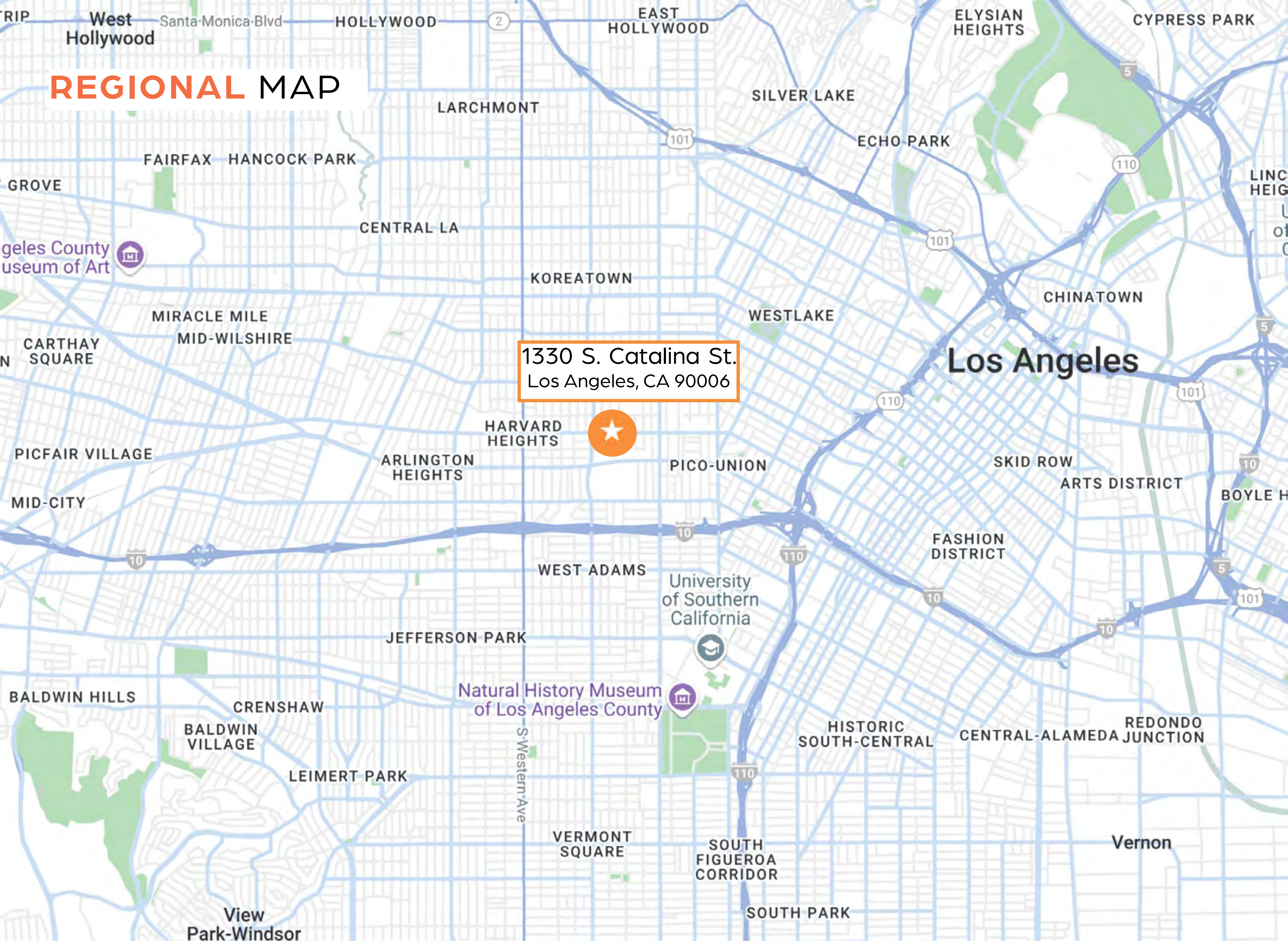
Section 3

The Location

NEIGHBORHOOD MAP



REGIONAL MAP

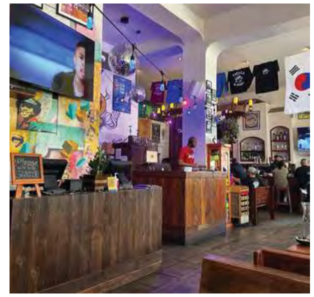


Koreatown

Koreatown, located in central Los Angeles, is a vibrant and bustling neighborhood known for its rich culture, delicious food, and bustling nightlife. It has become a trending social hotspot, attracting young professionals and food enthusiasts alike. The area is famous for its countless Korean BBQ restaurants, trendy cafes, and karaoke bars. In recent years, Koreatown has seen significant development with new high-rise apartment buildings and mixed-use developments popping up, catering to the growing demand for urban living. With its diverse community, lively atmosphere, and convenient location, Koreatown continues to be a must-visit destination for both locals and tourists.

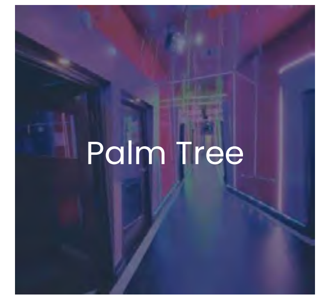



THE NEIBORHOOD





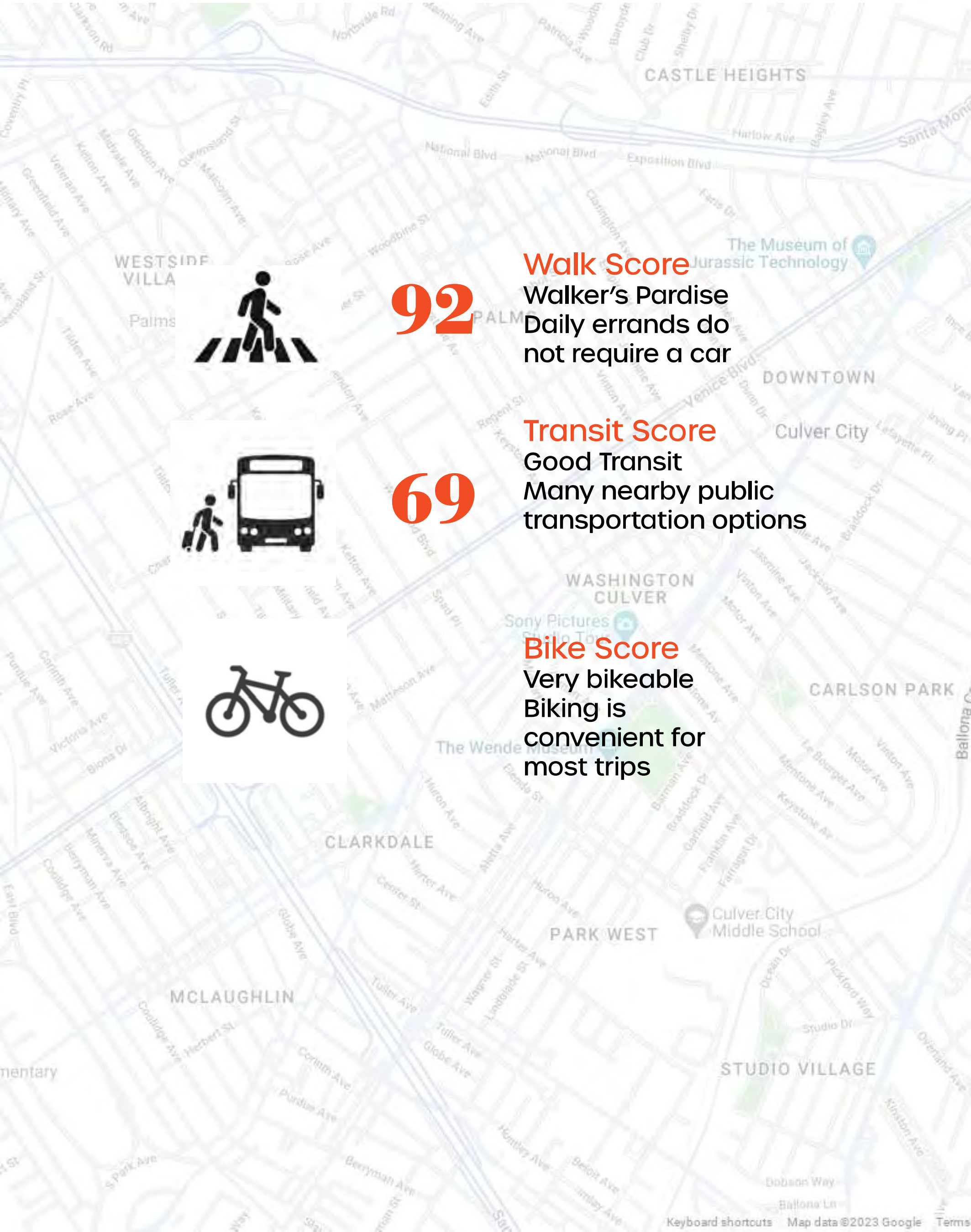






THE STATISTICS



92 **Walk Score**
Walker's Pardise
Daily errands do not require a car

69 **Transit Score**
Good Transit
Many nearby public transportation options

Bike Score
Very bikeable
Biking is convenient for most trips

Demographics

90% — **Household Renters**
90% of the households are renting their homes.

35 years — **Median Age**
The median age of people living in the area is 35 years old.

$99,696 — **Household Income**
The average household income in a 2 mile radius is $99,696.

55,406 — **Population**
There are 55,406 people living in a 1 mile radius

$1,195,412 — **Average Home Value**
Average home value in the immediate area is $1,195,412

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