6536 Victoria Ave

Los Angeles, CA 90043

Offering Memorandum

10 Unit Apartment Building

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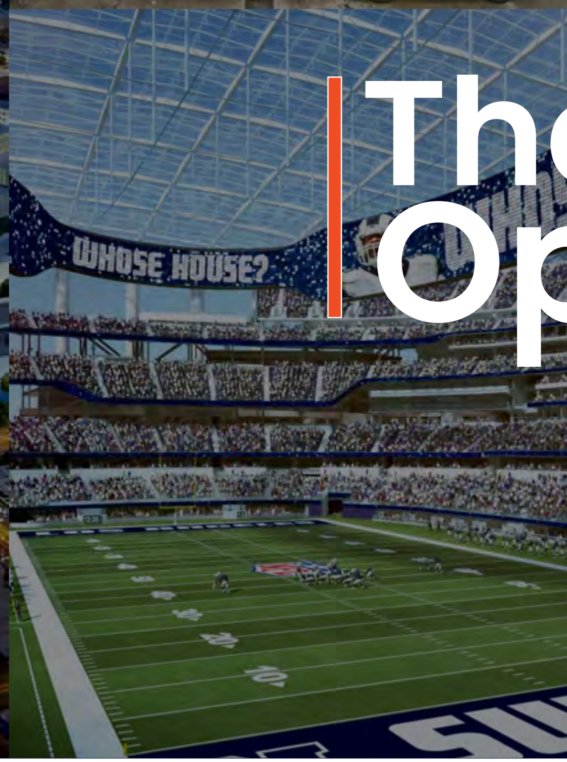
This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or 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 occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

JACOBSON INVESTMENT GROUP

THE JAMES GROUP

The Group COMMERCIAL REAL ESTATE



Section 1

The Opportunity

EXECUTIVE SUMMARY

Part of a 4 Building Portfolio! 6536 Victoria Ave is a 10 unit apartment offering with excellent in-place cash flow in a great View Park location.

Part of a 4 Building Portfolio! Can be sold individually or as a portfolio. 6536 Victoria Ave offers investors excellent in-place cash flow on day one with the benefit of additional upside in rents. The subject property offers an investor a great unit mix consisting of (4) 1 Bed / 1 Bath and (6) 2 Bed / 1 Bath units. The bungalow style units were built in 1931 and consist of 5,688 square feet of gross leasable area. The oversized 11,359 square foot lot is zoned LAR3 and features carport and open parking in the rear of the lot.

Highlights:

- Excellent current cap rate offering investor cash flow day one with huge upside potential
- Great unit mix consisting of (4) 1 Bed / 1 Bath and (6) 2 Bed / 1 Bath units spread out over 5,688 square feet
- Oversize lot measuring 11,359 square feet that is zoned LAR3
- Strategically located in an area that has seen growth and is located in close proximity to the major business hubs of Los Angeles

Section 2

The Property

PROPERTY OVERVIEW

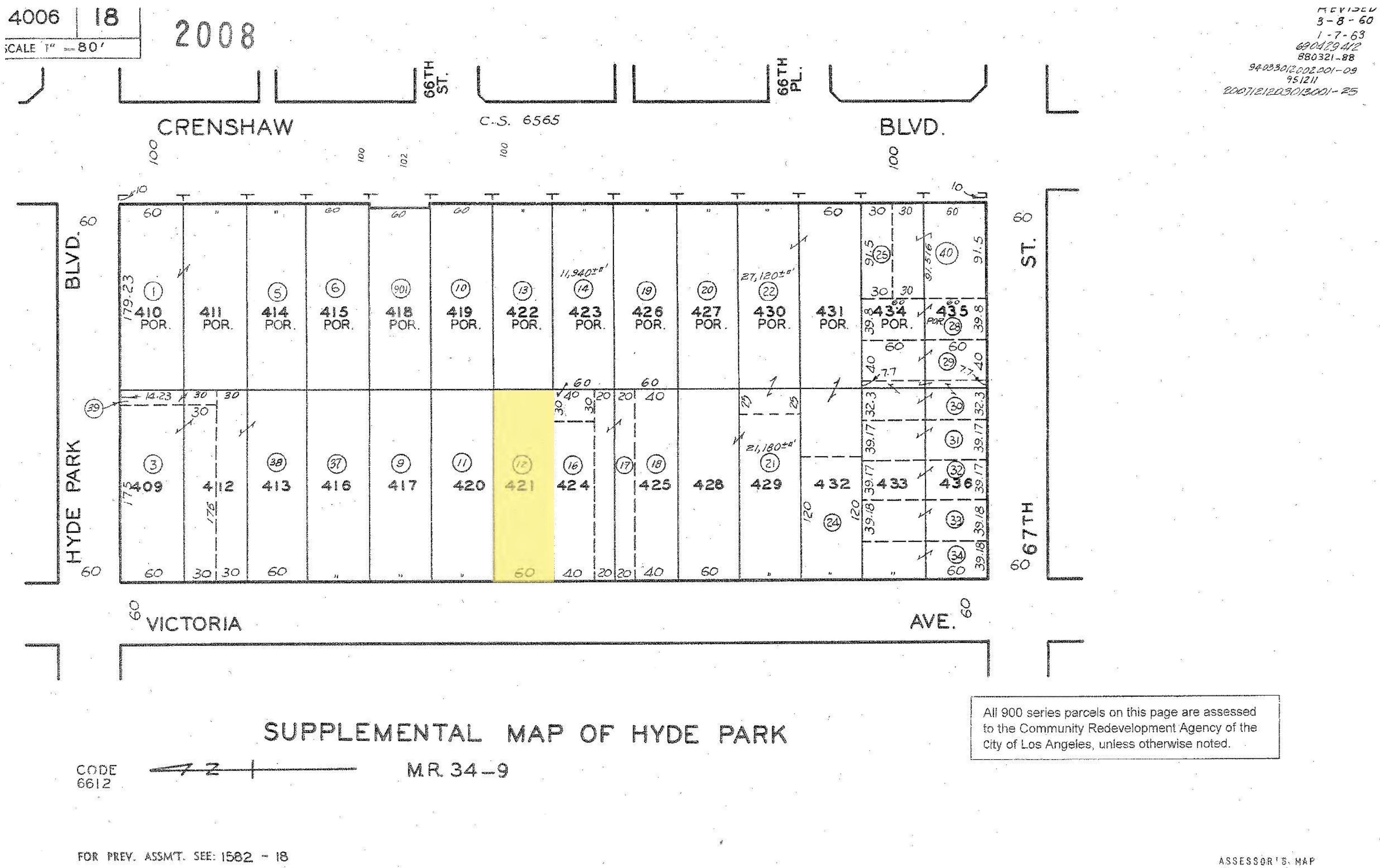
PROPERTY DETAILS

No. of Units	10
Year Built	1931
Rentable SF	5,688
Lot Area	11,359
APN	4006-018-012
Zoning	LAR3
Rent Control	LA RSO
Roof Type	Flat
Unit Mix	(4) 1 Bed / 1 Bath
	(6) 2 Bed / 1 Bath
Utilities	Separately Metered

PROPERTY DESCRIPTION

The subject property is a 10 unit apartment building located in the View Park submarket of Los Angeles, on Victoria Ave, south of Hyde Park Blvd between West Blvd and Crenshaw Blvd . The one story structure is wood frame stucco. The zoning for 11,359 square foot lot is LAR3. The building was built in 1931 and the units are subject to LARSO with utilities separately metered. The unit mix consists of (4) 1 Bed / 1 Bath and (6) 2 Bed / 1 Bath units spread out across 5,688 square feet. There is a carport structure in the rear of the lot and additional open parking in the rear as well. The building is secured by a gate with an interior courtyard between the bungalow units.

PARCEL MAP



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SCALE 1" = 80'
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CRENSHAW
C.S. 6565
BLVD.
66TH ST.
66TH PL.
HYDE PARK BLVD.
67TH ST.
VICTORIA AVE.
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SUPPLEMENTAL MAP OF HYDE PARK
CODE 6612
M.R. 34-9
FOR PREV. ASSM'T. SEE: 1582 - 18
ASSESSOR'S MAP
All 900 series parcels on this page are assessed to the Community Redevelopment Agency of the City of Los Angeles, unless otherwise noted.

PROPERTY PHOTOS









PROPERTY PHOTOS

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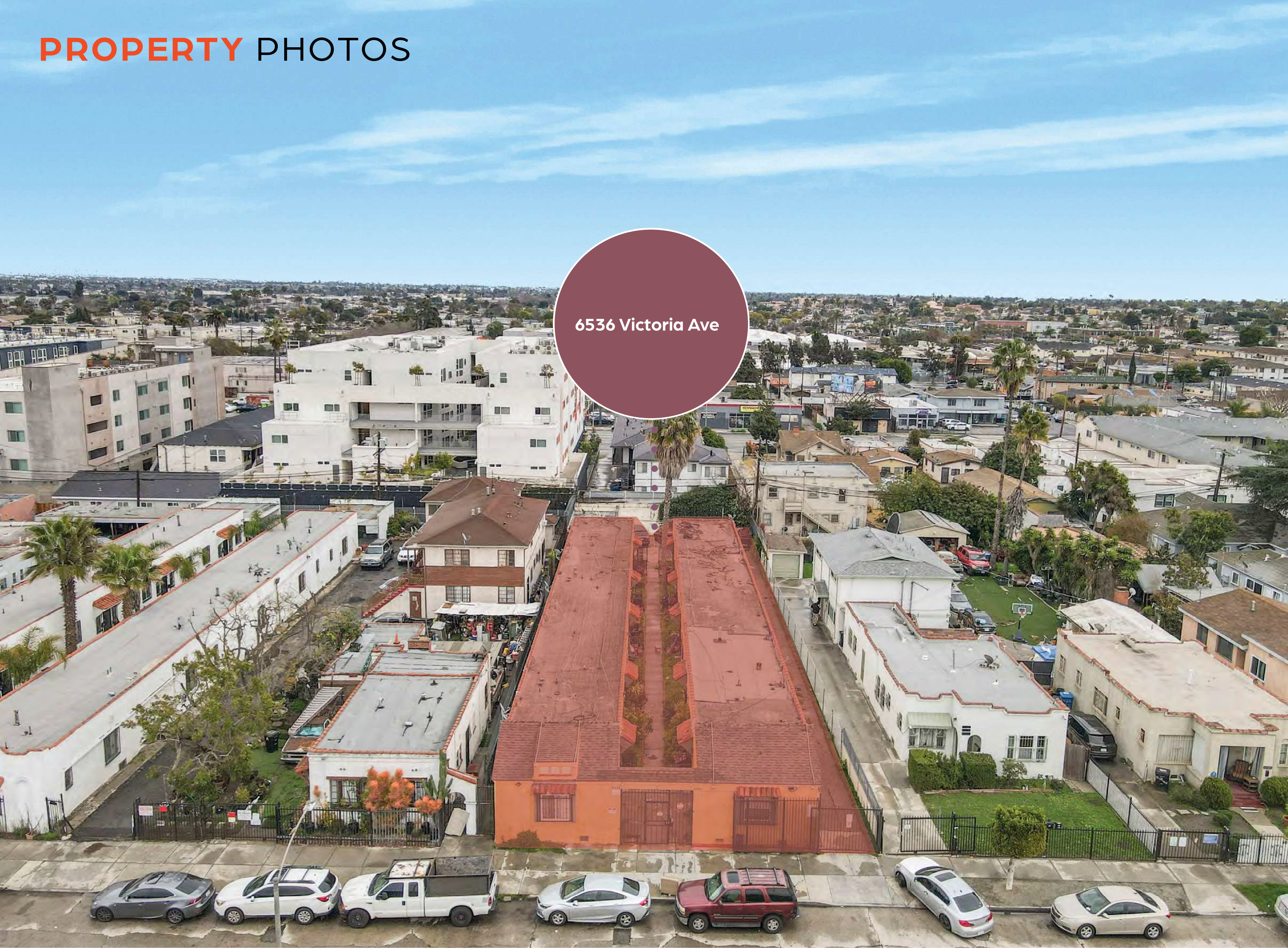


Section 3

The Financials

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	PF Rent	PF Rent/SF	Comments
6536	2 Bed / 1 Bath	615	$2,750	$4.47	$2,795	$4.54	
6536.25	1 Bed / 1 Bath	500	$706	$1.41	$2,195	$4.39	
6536.5	2 Bed / 1 Bath	615	$3,052	$4.96	$2,795	$4.54	
6536.75	2 Bed / 1 Bath	615	$1,993	$3.24	$2,795	$4.54	
6538	2 Bed / 1 Bath	615	$1,836	$2.99	$2,795	$4.54	
6538.25	1 Bed / 1 Bath	500	$706	$1.41	$2,195	$4.39	
6538.5	2 Bed / 1 Bath	615	$2,080	$3.38	$2,795	$4.54	
6538.75	1 Bed / 1 Bath	500	$706	$1.41	$2,195	$4.39	
6540	2 Bed / 1 Bath	615	$2,050	$3.33	$2,795	$4.54	
6540.25	1 Bed / 1 Bath	500	$1,391	$2.78	$2,195	$4.39	
TOTAL		**5,690**	**$17,269**		**$25,550**		

FINANCIAL SUMMARY

Price	**$1,900,000**
Down (25%)	$570,000
Price/Unit	$190,000
Price/SF	$334
Cap Rate	7.11%
Proforma Cap Rate	11.67%
GRM	9.17
Proforma GRM	6.20

Property

Address	6536 S Victoria Ave
City	Los Angeles
State	CA
Zip	90043
No. of Units	10
Net Rentable Sq. Ft.	5,688
Lot Size	11,359
Zoning	LA R3
APN	4006-018-012
Year Built	1931

Financing

Loan Amount	$1,425,000
Interest Rate	6.25%
Monthly Payment	($8,774)
Loan-to-Value	75%
Debt Cover Ratio	30
Term	5 Year Fixed

Operating Data

		Current		Proforma
Base Rental Income		$207,226		$306,600
Gross Potential Income		$207,636		$307,010
Less Vacancy	3%	$6,229	5%	$15,351
Effective Gross Income		$201,407		$291,660
Operating Expenses	33%	$66,336	24%	$69,946
Net Operating Income		$135,071		$221,714
Debt Service		-$105,288		-$105,288
Pre-Tax Cash Flow	6.27%	$29,784	24.51%	$116,426
Principal Reduction		-$16,698		-$16,698
Total Return Before Taxes	9.79%	$46,482	28.03%	$133,125

Expenses

Taxes (1.25% of Purchase Price)	$23,750	$23,750
Insurance ($1.50/SF)	$8,532	$8,532
Utilities(Actuals)	$15,150	$15,150
Trash(Actuals)	$1,147	$1,147
Repairs & Maintenance ($650/Month)	$6,500	$6,500
Gardener ($100/Month)	$1,200	$1,200
Reserves($200/Unit)	$2,000	$2,000
Management Fee (4.0%)	$8,056	$11,666
Operating Expenses	$66,336	$69,946
Total Expenses per Unit	$6,634	$6,995
Total Expenses per square foot	$12	$12

Rent Roll Summary

Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
1 Bed / 1 Bath	4	$877	$3,508	$2,195	$8,780
2 Bed / 1 Bath	6	$2,294	$13,761	$2,795	$16,770

SECTION 8 VOUCHER STANDARDS

Bedroom Size	Voucher Payment Standard
0	$1,920
1	$2,172
2	$2,748
3	$3,528
4	$3,888
5	$4,471
6	$5,054

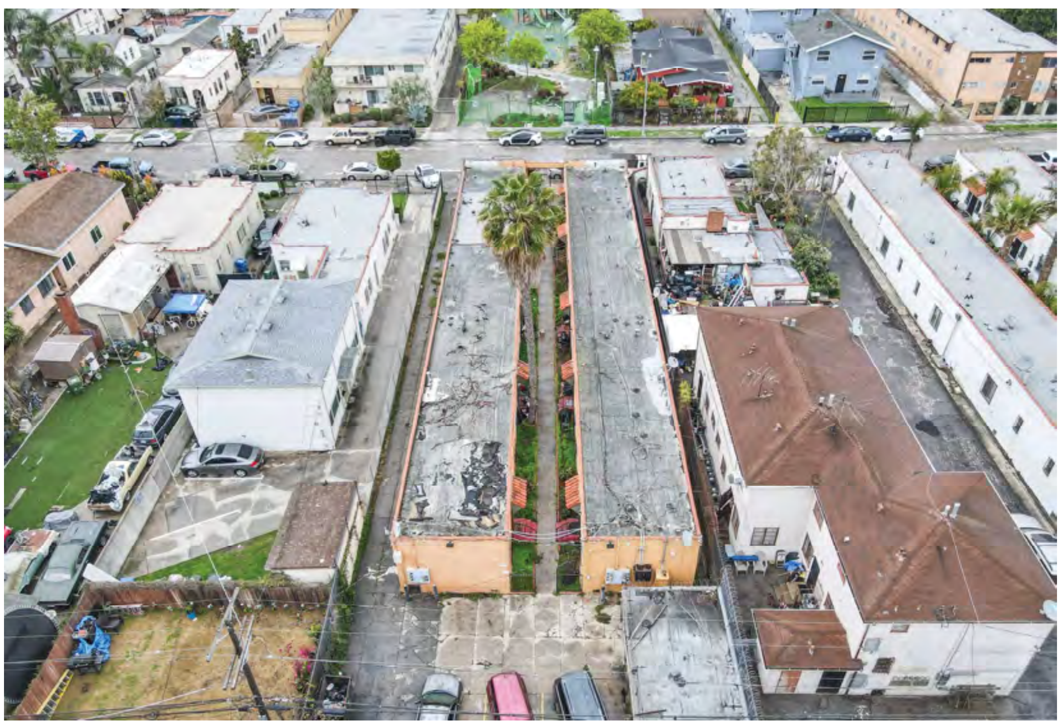
Voucher Payment Standards (VPS)

The Section 8 Department Voucher Payment Standard is the most the Housing Authority can pay to help a family with rent. The family's voucher will show the number of bedrooms authorized by the Housing Authority, based on the number of persons in the family.

The Housing Authority establishes Voucher Payment Standards (VPS) based on the Fair Market Rents, (FMR), which are established at least annually by the U.S. Department of Housing and Urban Development (HUD). The VPS is the maximum subsidy the Housing Authority can provide toward the contract rent (rent plus utility allowance for utilities, stove or refrigerator paid or provided by the tenant). If the contract rent (rent plus utility allowance) is more than the VPS, the family must make up the difference out of its own pocket.

The Housing Authority must use the SMALLER of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the VPS. For example, if a family locates a two-bedroom unit with a three-bedroom voucher, the two bedroom VPS must be used to calculate the tenant portion of the rent.

The following chart depicts the VPS for the Housing Authority of the City of Los Angeles (HACLA).



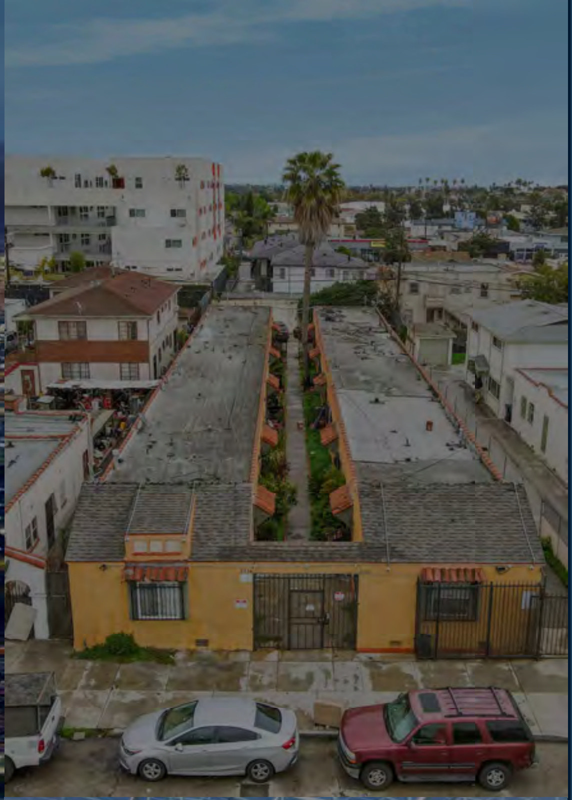
UNDERWRITING NOTES

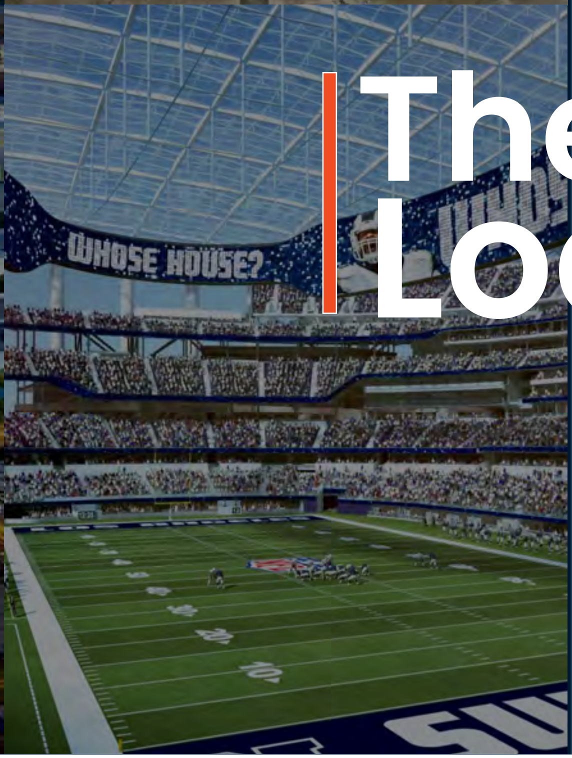
INCOME

Income	Building is 100% occupied.
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

EXPENSES

Property Tax Rate	1.25%
Insurance	Estimated $1.5/sf
Utilities	Actual T12
Repairs & Maintenance	Estimated annually $650 per unit
Management Fee	4% of Effective Gross Income.
Gardener	$100/month
Reserves	$200 per unit
Trash	Actual





Section 4

The Location

LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most popular city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. WIth an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather.

From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles Metropolitan area, with more tha 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-country area is also a major tech center, with more than 700,000 people at work on health services/biomedical activities and 190,000 people in aerospace.

SOFI STADIUM

The new home for the Los Angeles Chargers and Rams is currently the largest stadium in the NFL. Costing upwards of $5 billion, the 3 million square foot is able to seat 70,240. The stadium will be home to the 2022 Super Bowl and the Summer Olympics in 2018.

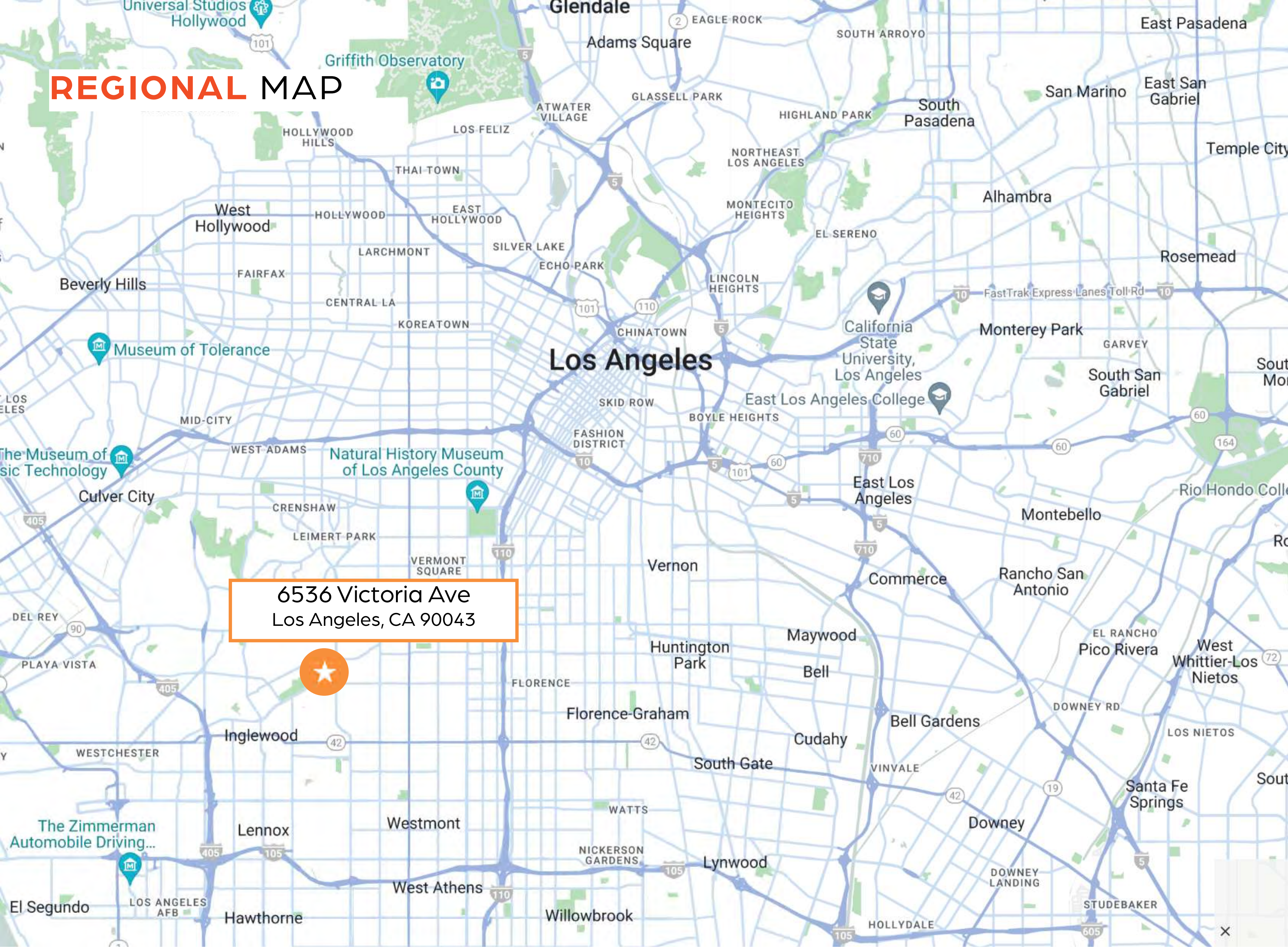
INTUIT DOME

The NFL stadium isn't the only professional sporting area bound for Inglewood. The Los Angeles Clippers will move out to Downtown's L.A. Staples Center and into the South Los Angeles City. Construction the brand Intuit Dome broke ground in 2021, and should be ready for the 2023 season. The city released a document that spells out it would seat 18,000 fans and would be joined by a new practice facility, retail space, and outdoor plazas with basketball courts that are open to the public.

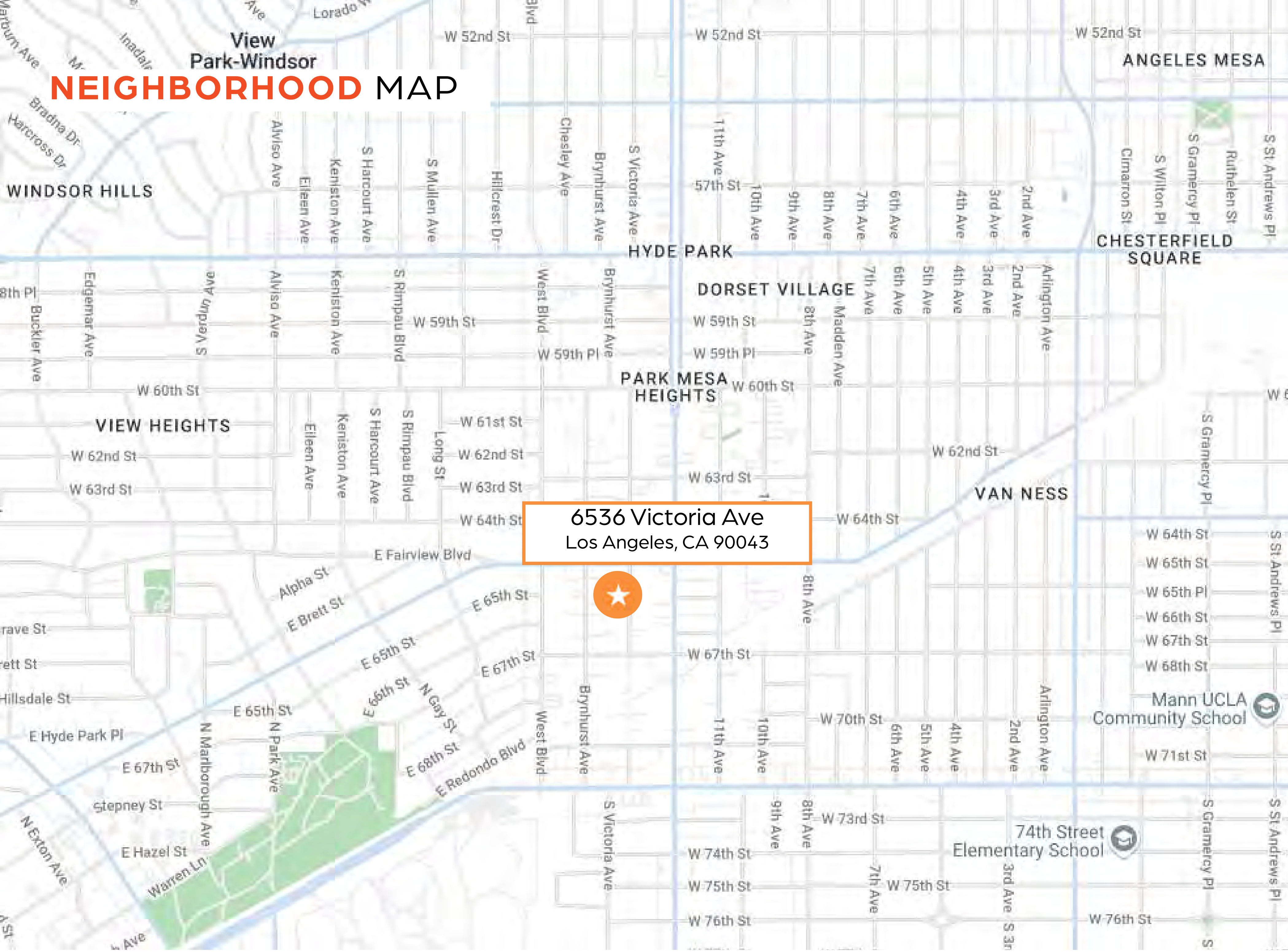
HOLLYWOOD PARK

Hollywood Park spans approxiamtely 300 acres and is central to the Westside, South Bay and greater Los Angeles communities. Modern architecture, dramatic open space, and state-of-the-art technology differentiate the physical place. One end of the projects is anchored by a 500,000 s.f retail and entertainment district that offers local and global fashions and flavors to deliver shopping, dining, recreation, entertainment and nightlife unlike any place else. This retail district is complimented by luxury apartments and best-in-class office campuses that offer great design and cutting-edge technology while prioritizing opportunities for social interaction.

REGIONAL MAP



NEIGHBORHOOD MAP



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