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Offering Memorandum

EXPOSITION PARK TRIPLEX

STEPS FROM GEORGE LUCAS MUSEUM
1033 W. 39TH PL., LOS ANGELES CA 90037

Exposition Park Triplex

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1033 W. 39th Pl. Los Angeles CA 90037
COUNTY	LOS ANGELES
MARKET	Los Angeles
SUBMARKET	South Los Angeles
BUILDING SF	2,547 SF
LAND SF	4,253
NUMBER OF UNITS	3
YEAR BUILT	1909/1939
YEAR RENOVATED	2013
APN	5037019037
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,375,000
PRICE PSF	\$539.85
PRICE PER UNIT	\$458,333
NOI (CURRENT)	\$76,750
NOI (Pro Forma)	\$80,218
CAP RATE (CURRENT)	5.58 %
CAP RATE (Pro Forma)	5.83 %
GRM (CURRENT)	14.41
GRM (Pro Forma)	13.91

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	58,757	544,032	1,321,219
2020 Median HH Income	\$32,092	\$38,020	\$42,057
2020 Average HH Income	\$46,442	\$56,523	\$64,490



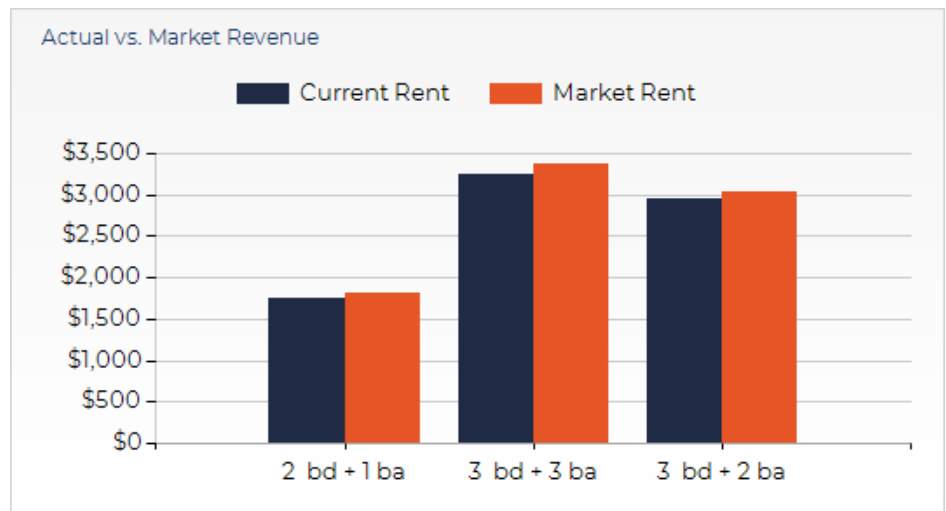
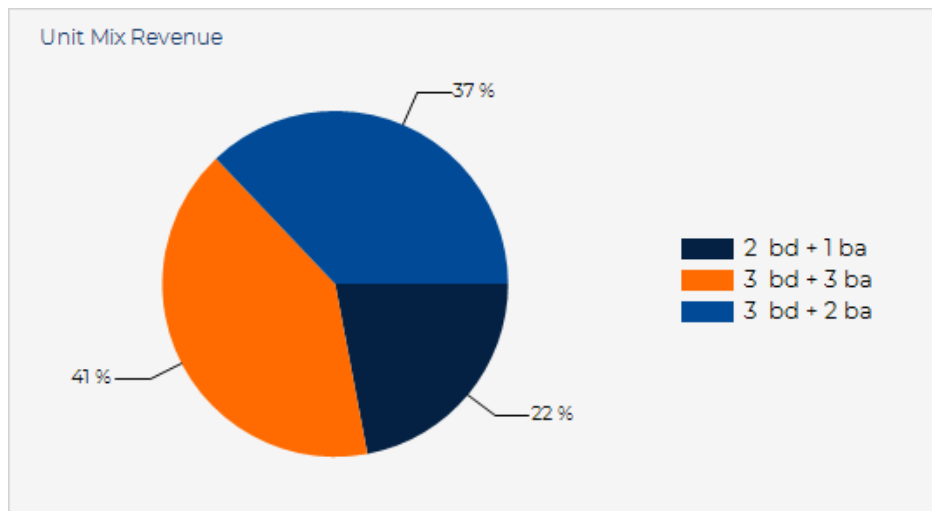
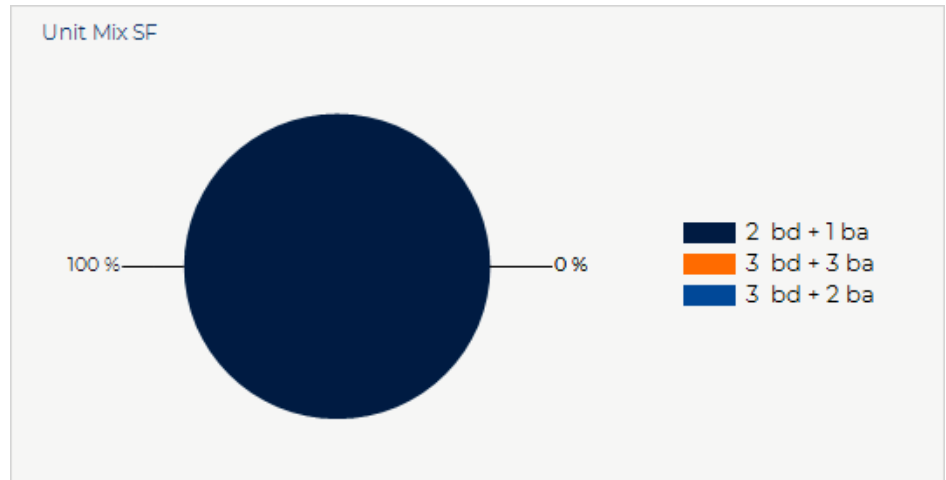
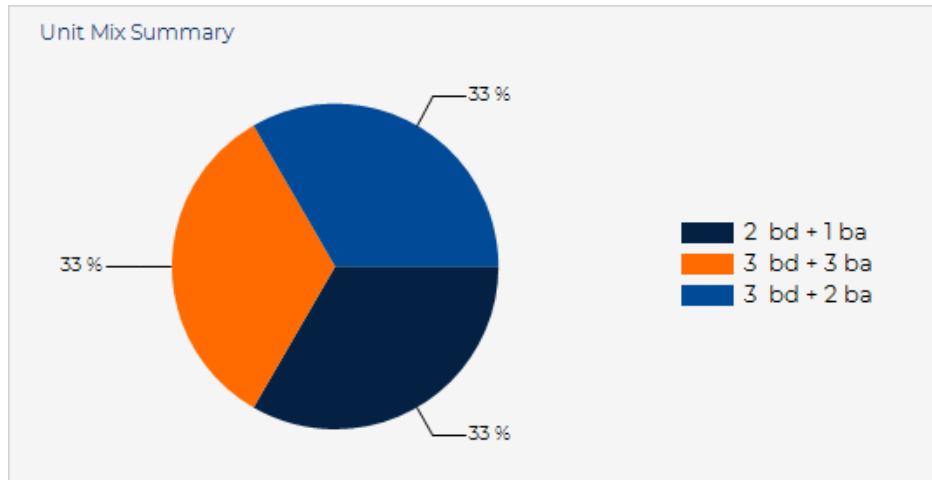
Description

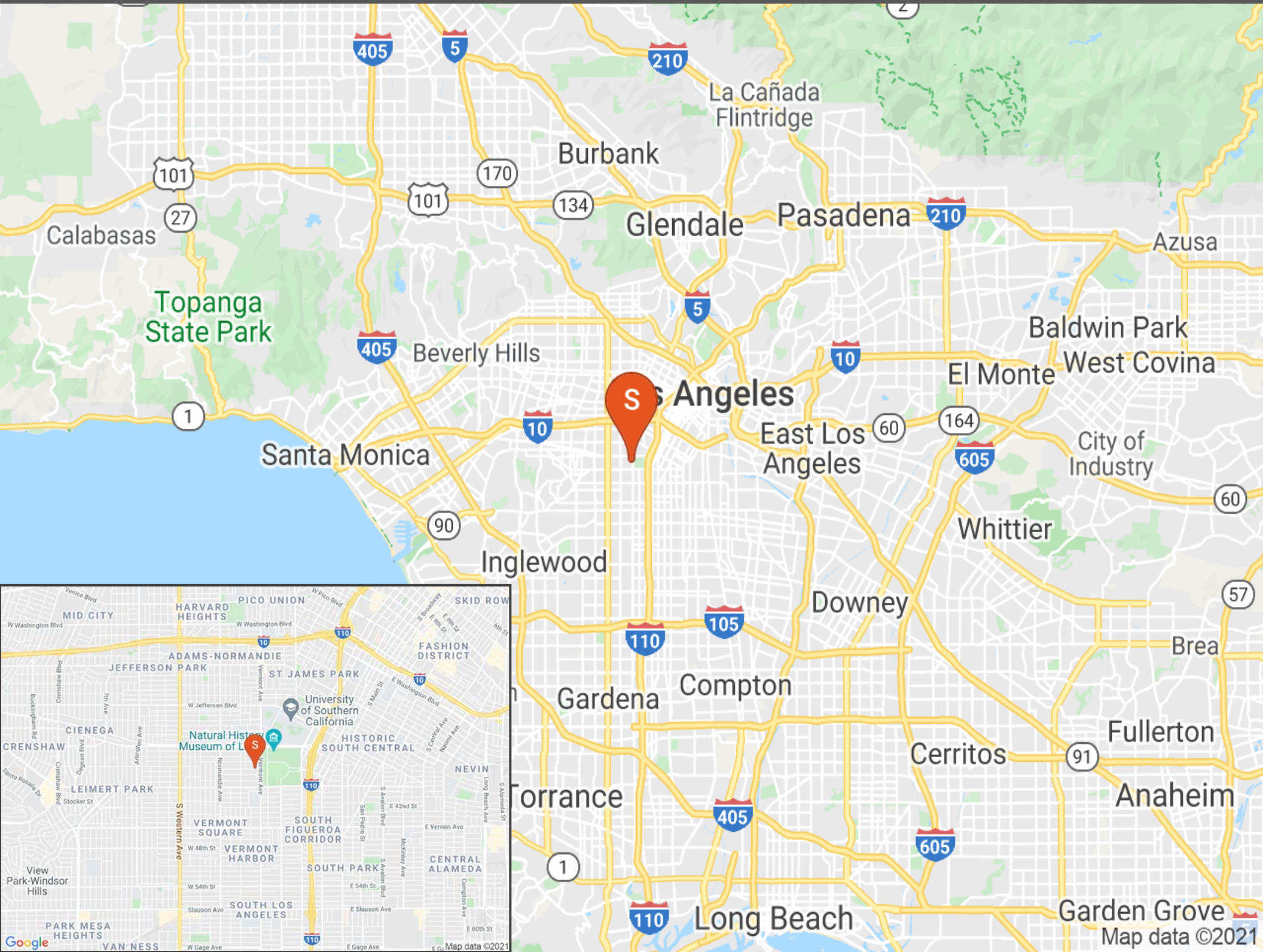
- 3 UNITS near the USC campus, George Lucas Museum, Colesium, LAFC, and more! Very clean property, recently remodeled. 2 of the 3 units are leased out at market rents. The 3rd unit is a 3 bedroom, 2 bathroom unit that is vacant but can be delivered occupied. The said complex consists of 2 buildings totaling 2,547 square feet and sit on a corner, Rd1.5 lot. There are 2(X) 2 car garages (tandem) parking, private yard, balconies, and common areas. All units have in-unit washers and dryers and are separately metered for gas and power. Walking distance to Exposition Park, USC, transit, shopping, and much more! Do not miss out!

Highlights

- Very clean property, recently remodeled.
- Near the USC campus, George Lucas Museum, Colesium, LAFC, and more!
- 2 of the 3 units are leased out at market rents.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	1	814	\$1,750	\$2.15	\$1,750	\$1,820	\$2.24	\$1,820
3 bd + 3 ba	1	0	\$3,250		\$3,250	\$3,380		\$3,380
3 bd + 2 ba	1	0	\$2,950		\$2,950	\$3,039		\$3,039
Totals/Averages	3	271	\$2,650	\$2.15	\$7,950	\$2,746	\$2.24	\$8,239







02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

PROPERTY FEATURES

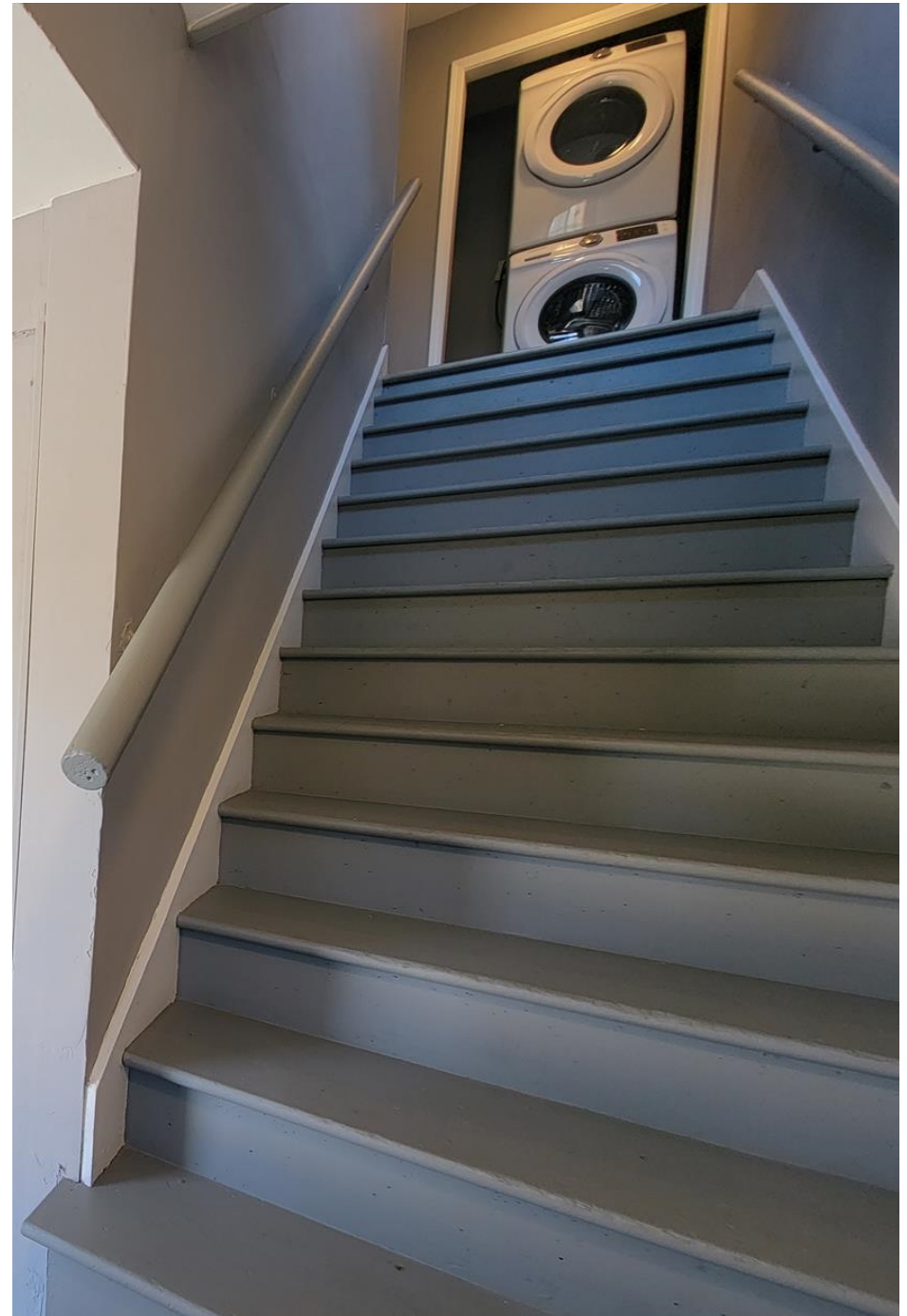
NUMBER OF UNITS	3
BUILDING SF	2,547
LAND SF	4,253
YEAR BUILT	1909/1939
YEAR RENOVATED	2013
# OF PARCELS	1
ZONING TYPE	LARD1.5
TOPOGRAPHY	Flat
LOCATION CLASS	A+
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	4
PARKING RATIO	1.3:1
WASHER/DRYER	Included

UTILITIES

WATER	owner
TRASH	owner
GAS	tenant
ELECTRIC	teanant
RUBS	owner

CONSTRUCTION

FRAMING	Wood
EXTERIOR	Stucco

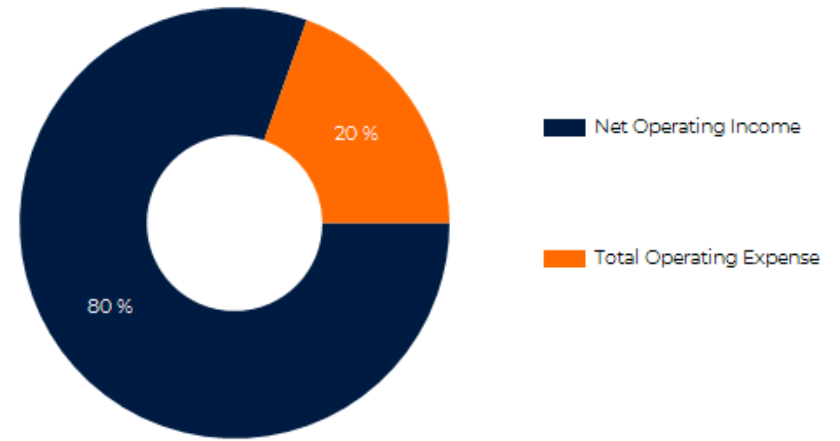




03 Financial Analysis
Income & Expense

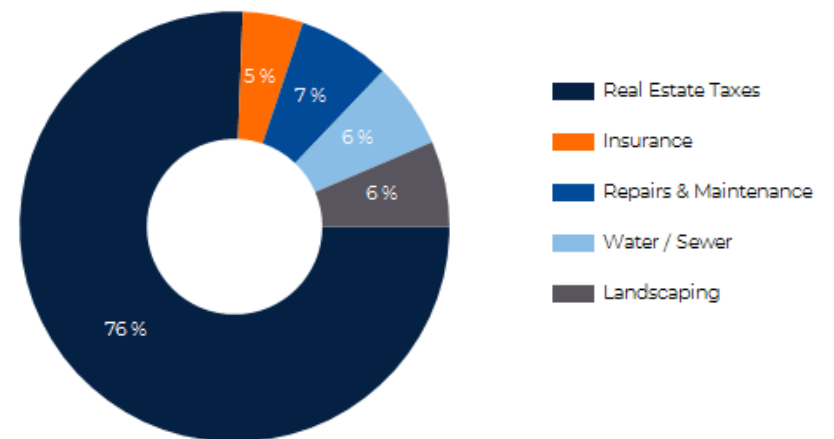
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$95,400	\$98,868
Less: Expenses	\$18,650	\$18,650
Net Operating Income	\$76,750	\$80,218

REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$4,700	\$14,100	\$4,700	\$14,100
Insurance	\$283	\$850	\$283	\$850
Repairs & Maintenance	\$433	\$1,300	\$433	\$1,300
Water / Sewer	\$400	\$1,200	\$400	\$1,200
Landscaping	\$400	\$1,200	\$400	\$1,200
Total Operating Expense	\$6,217	\$18,650	\$6,217	\$18,650
Expense / SF		\$7.32		\$7.32
% of EGI		19.55 %		18.86 %

DISTRIBUTION OF EXPENSES
CURRENT





04 Demographics

- Demographic Details
- Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	51,707	498,904	1,229,376
2010 Population	56,803	516,513	1,253,938
2020 Population	58,757	544,032	1,321,219
2025 Population	59,562	556,110	1,361,670
2020 African American	12,463	106,697	262,499
2020 American Indian	534	4,913	11,483
2020 Asian	3,944	40,689	157,943
2020 Hispanic	38,208	371,637	802,254
2020 Other Race	22,751	209,984	434,553
2020 White	16,109	156,030	393,018
2020 Multiracial	2,861	25,281	60,434
2020-2025: Population: Growth Rate	1.35 %	2.20 %	3.00 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,895	31,364	78,872
\$15,000-\$24,999	2,290	22,350	54,203
\$25,000-\$34,999	1,784	18,662	46,933
\$35,000-\$49,999	2,224	23,400	59,586
\$50,000-\$74,999	2,238	24,873	68,505
\$75,000-\$99,999	1,145	13,650	40,525
\$100,000-\$149,999	967	13,702	42,648
\$150,000-\$199,999	346	4,563	16,381
\$200,000 or greater	204	4,436	17,855
Median HH Income	\$32,092	\$38,020	\$42,057
Average HH Income	\$46,442	\$56,523	\$64,490

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,774	154,044	407,473
2010 Total Households	14,746	147,899	400,744
2020 Total Households	15,092	156,999	425,507
2025 Total Households	15,271	161,612	442,084
2020 Average Household Size	3.57	3.37	3.02
2000 Owner Occupied Housing	3,419	37,480	95,760
2000 Renter Occupied Housing	10,969	105,056	285,573
2020 Owner Occupied Housing	3,062	36,594	93,724
2020 Renter Occupied Housing	12,029	120,405	331,783
2020 Vacant Housing	1,350	14,773	39,091
2020 Total Housing	16,442	171,772	464,598
2025 Owner Occupied Housing	3,140	37,545	95,950
2025 Renter Occupied Housing	12,131	124,067	346,133
2025 Vacant Housing	1,443	15,290	40,766
2025 Total Housing	16,714	176,902	482,850
2020-2025: Households: Growth Rate	1.20 %	2.90 %	3.85 %



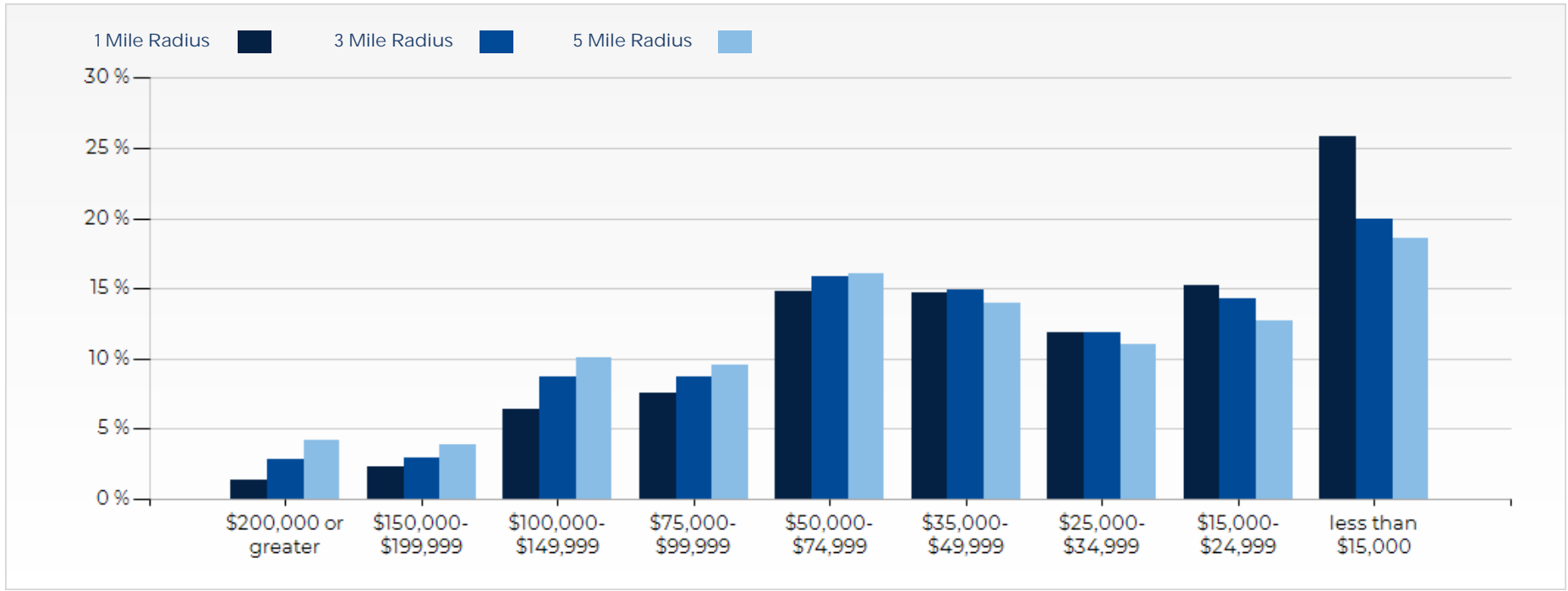
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	4,522	44,753	111,479
2020 Population Age 35-39	3,659	38,573	98,667
2020 Population Age 40-44	3,162	33,020	85,014
2020 Population Age 45-49	3,076	31,511	81,963
2020 Population Age 50-54	2,906	29,997	77,396
2020 Population Age 55-59	2,743	27,187	70,500
2020 Population Age 60-64	2,287	23,834	61,390
2020 Population Age 65-69	1,776	18,510	48,472
2020 Population Age 70-74	1,230	13,231	35,678
2020 Population Age 75-79	776	8,628	23,861
2020 Population Age 80-84	487	5,573	15,770
2020 Population Age 85+	447	5,720	15,869
2020 Population Age 18+	44,686	404,374	1,004,611
2020 Median Age	28	31	33

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,410	\$44,876	\$49,731
Average Household Income 25-34	\$50,047	\$59,866	\$65,978
Median Household Income 35-44	\$36,096	\$40,422	\$45,792
Average Household Income 35-44	\$52,749	\$61,791	\$70,845
Median Household Income 45-54	\$43,906	\$50,545	\$54,104
Average Household Income 45-54	\$59,321	\$69,649	\$79,015
Median Household Income 55-64	\$35,349	\$39,366	\$43,325
Average Household Income 55-64	\$44,988	\$56,366	\$66,409
Median Household Income 65-74	\$25,683	\$30,580	\$33,414
Average Household Income 65-74	\$35,569	\$44,723	\$51,828
Average Household Income 75+	\$24,896	\$33,075	\$38,270

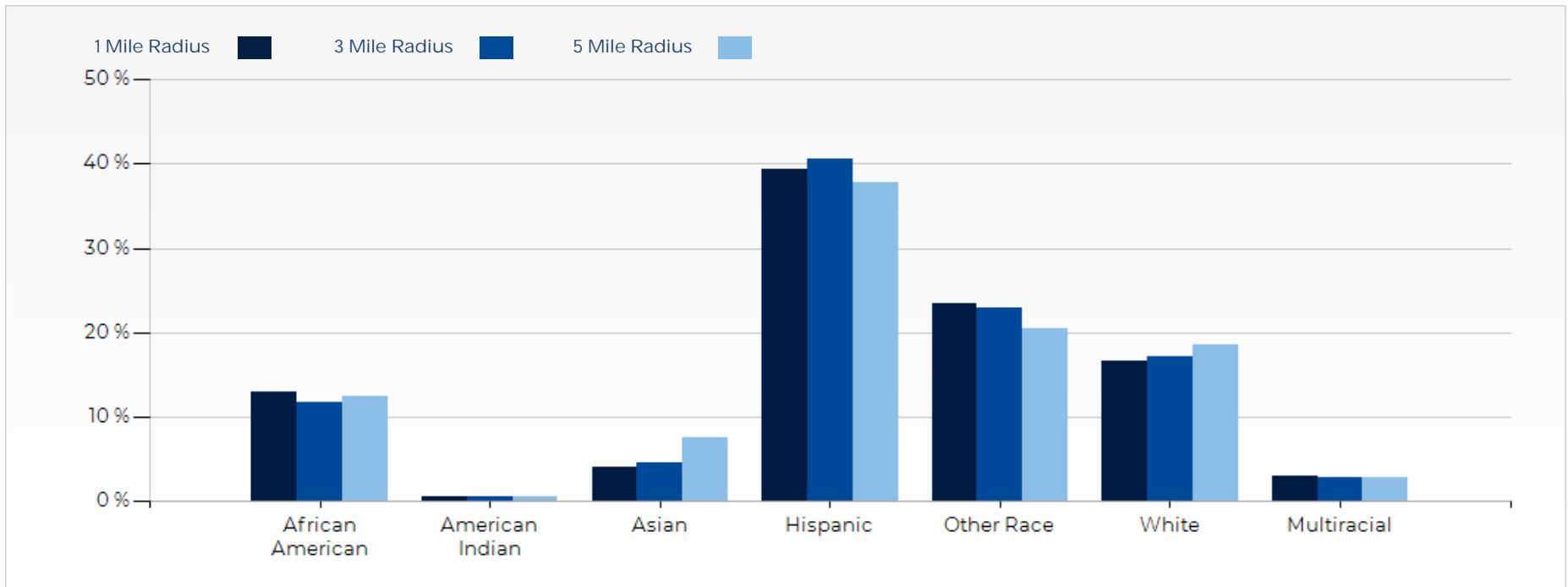
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,645	46,880	118,139
2025 Population Age 35-39	4,126	41,748	104,097
2025 Population Age 40-44	3,587	37,142	94,457
2025 Population Age 45-49	3,132	32,100	82,859
2025 Population Age 50-54	2,875	30,320	78,660
2025 Population Age 55-59	2,776	28,355	73,340
2025 Population Age 60-64	2,481	25,154	65,529
2025 Population Age 65-69	2,027	21,349	55,323
2025 Population Age 70-74	1,598	16,196	43,235
2025 Population Age 75-79	1,039	11,346	30,990
2025 Population Age 80-84	590	6,819	19,114
2025 Population Age 85+	493	6,205	17,487
2025 Population Age 18+	45,744	419,551	1,050,234
2025 Median Age	30	33	34

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,432	\$50,994	\$54,750
Average Household Income 25-34	\$55,414	\$67,194	\$74,951
Median Household Income 35-44	\$39,001	\$45,822	\$52,228
Average Household Income 35-44	\$57,862	\$71,126	\$81,026
Median Household Income 45-54	\$50,147	\$55,036	\$59,334
Average Household Income 45-54	\$66,708	\$79,701	\$89,625
Median Household Income 55-64	\$38,557	\$44,410	\$50,200
Average Household Income 55-64	\$50,980	\$64,836	\$76,485
Median Household Income 65-74	\$27,869	\$34,373	\$36,569
Average Household Income 65-74	\$39,991	\$51,224	\$59,252
Average Household Income 75+	\$28,119	\$37,584	\$43,767

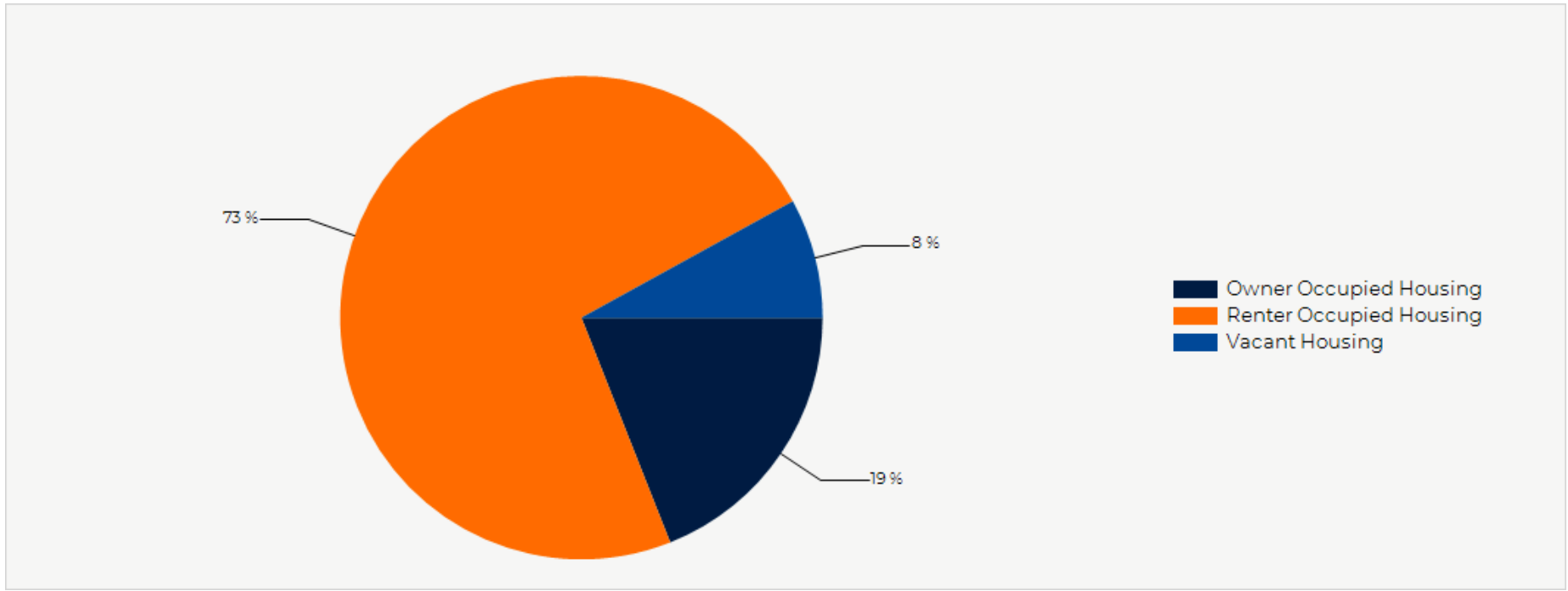
2020 Household Income



2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median

