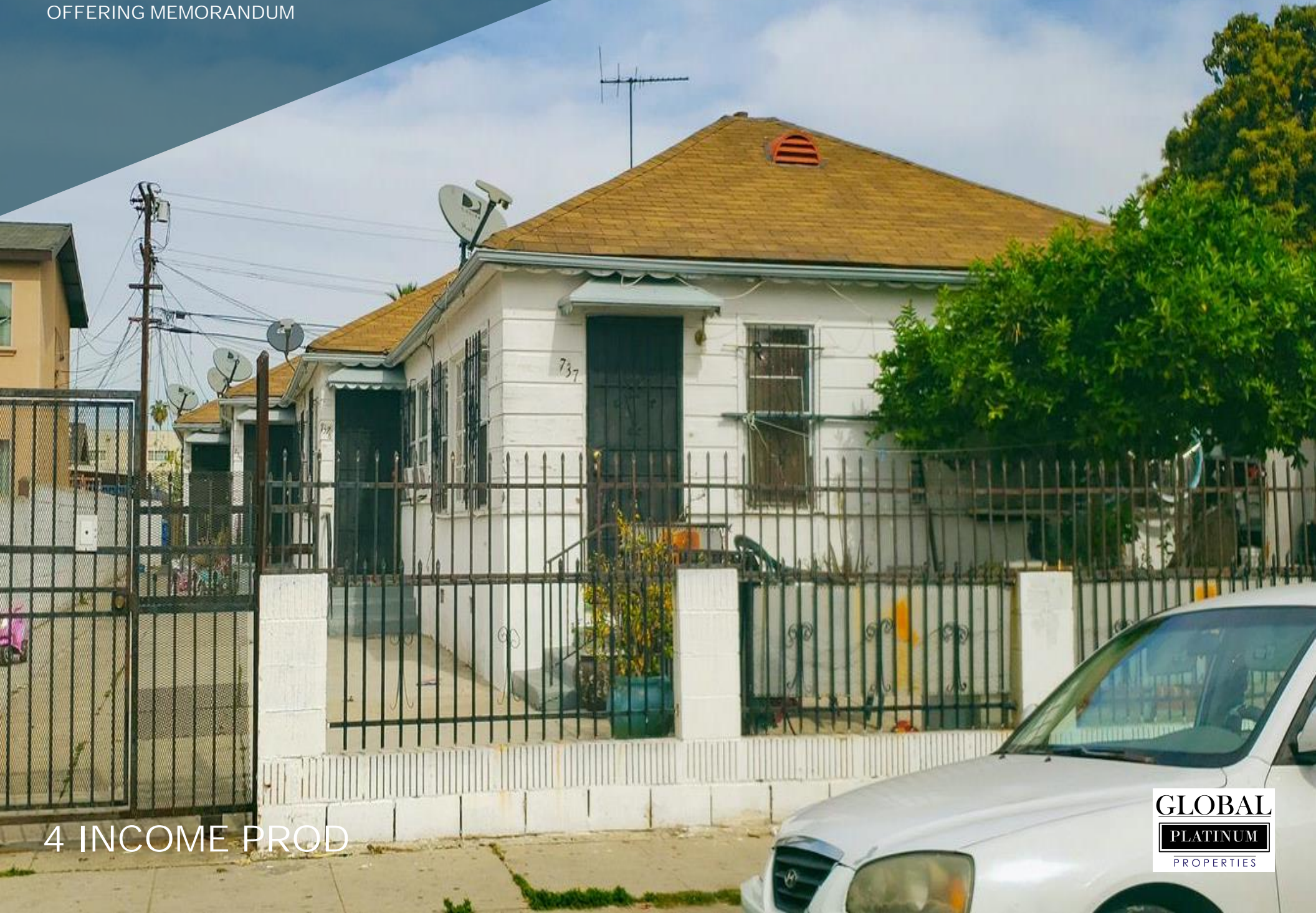


737 WEST

747 West 77th Street | Los Angeles, CA

OFFERING MEMORANDUM



4 INCOME PROD

737 West

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4311 S. Wilshire Blvd., #506
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OFFERING SUMMARY

ADDRESS	747 West 77th Street Los Angeles CA 90044
COUNTY	USA
MARKET	South Los Angeles
SUBMARKET	South Los Angeles
BUILDING SF	2,677 SF
LAND SF	7,000
NUMBER OF UNITS	4
YEAR BUILT	1950
APN	6020019023
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$799,000
PRICE PSF	\$298.47
PRICE PER UNIT	\$199,750
OCCUPANCY	100.00 %
NOI (CURRENT)	\$37,300
NOI (Pro Forma)	\$39,688
CAP RATE (CURRENT)	4.67 %
CAP RATE (Pro Forma)	4.97 %
GRM (CURRENT)	13.03
GRM (Pro Forma)	12.54

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	65,457	490,303	1,142,967
2019 Median HH Income	\$33,207	\$37,035	\$39,608
2019 Average HH Income	\$46,010	\$51,806	\$55,758



LOCATION! LOCATION! AND CASH FLOW!!! This fourplex is low maintenance with established tenants in place. The subject consists of 4 attached residential units that sit on an R3, 7,000 SF lot (Located in a Tier 1 TOC)! . All 4 units will be delivered occupied (Great tenants!). All numbers all actual, not Pro-forma. Each unit comprises 2 bedrooms and 1 bathroom (Assessors records show 1 bed + 1 Bath per unit, buyer to conduct their own due diligence). Each unit has a private backyard and a common front yard. All are separately metered for gas and power. 4 X 1 car garages, accessible from the alley.

Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	4	0	\$1,240	\$0.00	\$4,960	\$1,290	\$0	\$5,159
Totals/Averages	4	0	\$1,240	\$0.00	\$4,960	\$1,290	\$0	\$5,159

Unit Mix Summary



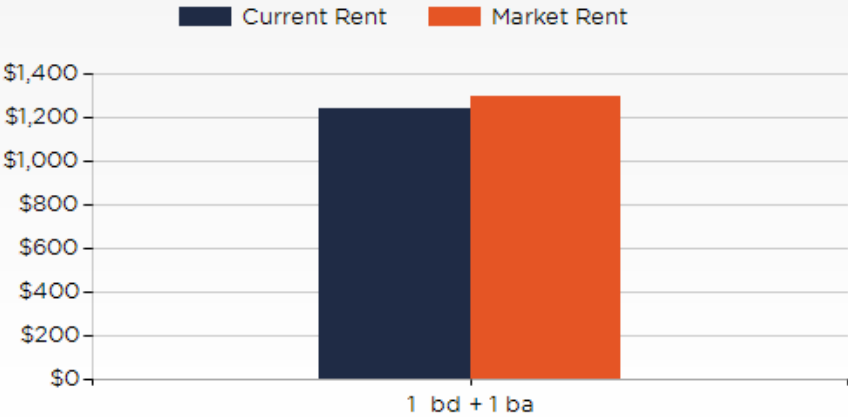
Unit Mix SF

1 bd + 1 ba

Unit Mix Revenue



Actual vs. Market Revenue



Location Summary

- Centrally located to schools, public transit, major commercial thoroughfares, 110 and the 105 freeways. Less than 3 miles from Hollywood Park tomorrow. Minutes to SoFi Stadium (Inglewood), downtown Los Angeles, USC Village and much more. Definitely a great hold for any novice or beginner investor or developer.

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	2,677
LAND SF	7,000
LAND ACRES	.16
YEAR BUILT	1950
# OF PARCELS	1
ZONING TYPE	[Q]R3-1
BUILDING CLASS	c
TOPOGRAPHY	FLAT
LOCATION CLASS	C+
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
PARKING RATIO	1:1

UTILITIES

WATER	OWNER
TRASH	OWNER
GAS	TENANT
ELECTRIC	TENANT
RUBS	OWNER

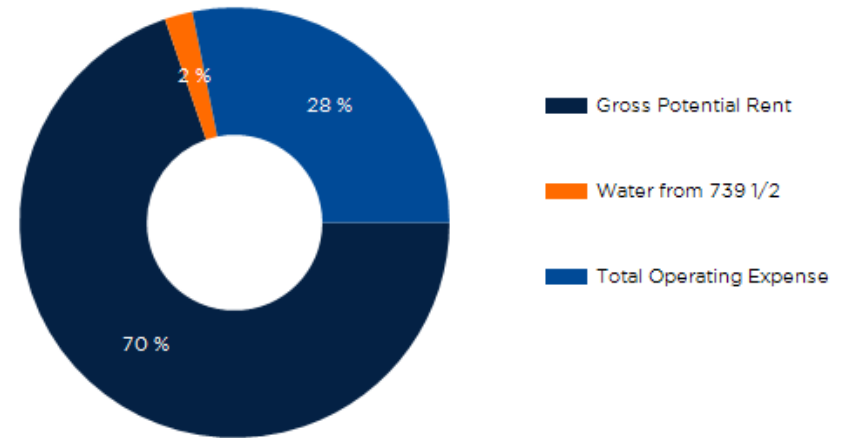
CONSTRUCTION

FOUNDATION	RAISED
FRAMING	WOOD/STUCCO
EXTERIOR	STUCCO
PARKING SURFACE	CONCRETE
ROOF	SHINGLE
STYLE	TRADITIONAL
LANDSCAPING	MINIMAL

Unit	Unit Mix	Monthly	Market Rent
737	1 bd + 1 ba	\$1,250	\$1,300
737 1/2	1 bd + 1 ba	\$1,136	\$1,182
739	1 bd + 1 ba	\$1,324	\$1,377
739 1/2	1 bd + 1 ba	\$1,250	\$1,300
Totals/Averages		\$4,960	\$5,159

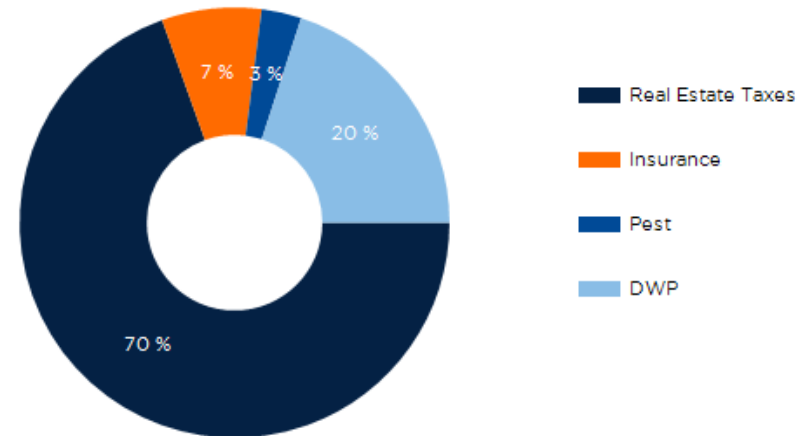
INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$59,520	\$61,908
Water from 739 1/2	\$1,800	\$1,800
Effective Gross Income	\$61,320	\$63,708
Less: Expenses	\$24,020	\$24,020
Net Operating Income	\$37,300	\$39,688

REVENUE ALLOCATION



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$4,175	\$16,700	\$4,175	\$16,700
Insurance	\$450	\$1,800	\$450	\$1,800
Pest	\$180	\$720	\$180	\$720
DWP	\$1,200	\$4,800	\$1,200	\$4,800
Total Operating Expense	\$6,005	\$24,020	\$6,005	\$24,020
Expense / SF		\$8.97		\$8.97
% of EGI		39.17 %		37.70 %

DISTRIBUTION OF EXPENSES



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	58,256	437,411	1,064,003
2010 Population	62,481	468,128	1,097,192
2019 Population	65,457	490,303	1,142,967
2024 Population	66,557	498,769	1,161,271
2019 African American	18,568	147,221	307,430
2019 American Indian	497	3,761	8,948
2019 Asian	239	2,147	23,094
2019 Hispanic	45,826	334,893	778,926
2019 Other Race	25,478	191,058	424,127
2019 White	17,849	125,794	329,210
2019 Multiracial	2,760	19,919	48,407
2019-2024: Population: Growth Rate	1.65 %	1.70 %	1.60 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,025	25,622	57,202
\$15,000-\$24,999	2,671	18,936	43,739
\$25,000-\$34,999	2,135	15,927	37,213
\$35,000-\$49,999	2,596	19,100	46,016
\$50,000-\$74,999	2,727	21,050	53,093
\$75,000-\$99,999	1,460	11,819	30,403
\$100,000-\$149,999	974	10,499	28,603
\$150,000-\$199,999	290	3,062	9,103
\$200,000 or greater	180	1,888	6,109
Median HH Income	\$33,207	\$37,035	\$39,608
Average HH Income	\$46,010	\$51,806	\$55,758

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,785	130,085	317,148
2010 Total Households	16,552	124,027	302,251
2019 Total Households	17,057	127,902	311,481
2024 Total Households	17,235	129,331	315,045
2019 Average Household Size	3.82	3.81	3.61
2000 Owner Occupied Housing	5,122	46,625	106,766
2000 Renter Occupied Housing	10,874	72,237	188,815
2019 Owner Occupied Housing	4,829	45,355	103,643
2019 Renter Occupied Housing	12,228	82,548	207,838
2019 Vacant Housing	1,528	9,449	21,257
2019 Total Housing	18,585	137,351	332,738
2024 Owner Occupied Housing	5,002	46,819	106,938
2024 Renter Occupied Housing	12,234	82,511	208,107
2024 Vacant Housing	1,533	9,391	21,443
2024 Total Housing	18,768	138,722	336,488
2019-2024: Households: Growth Rate	1.05 %	1.10 %	1.15 %

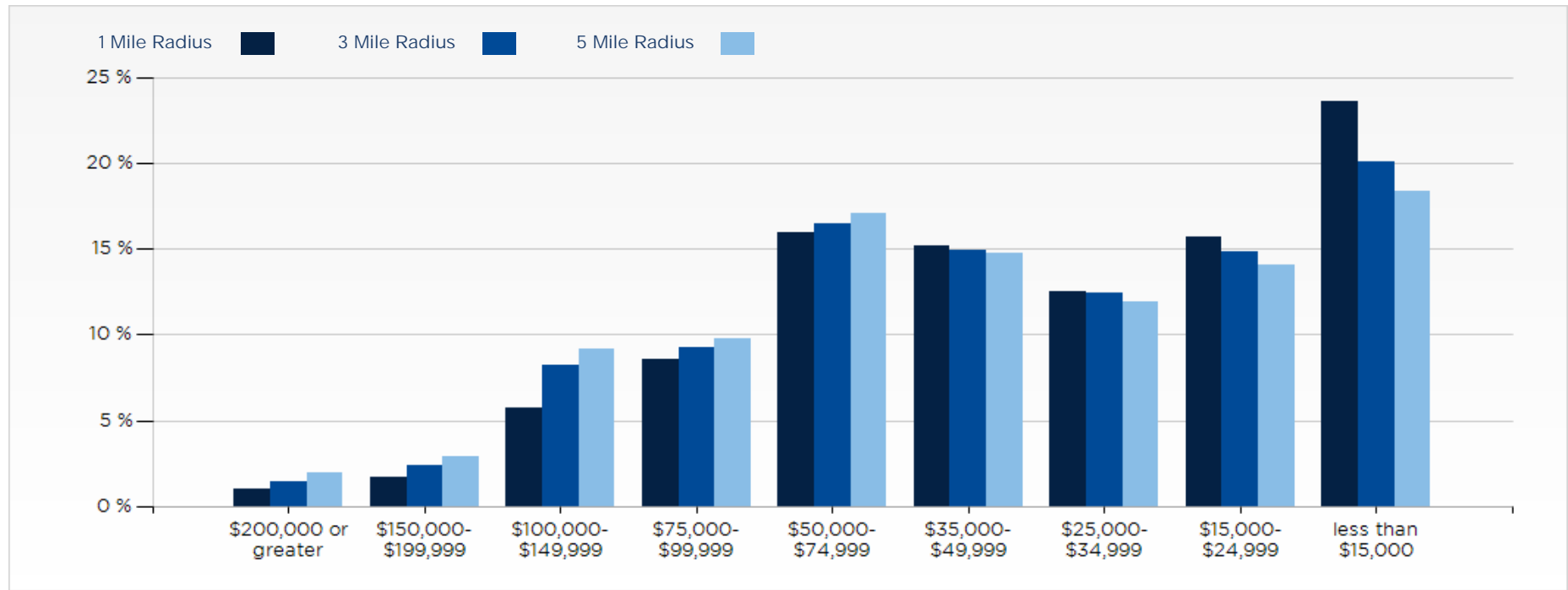
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	5,191	38,023	88,346
2019 Population Age 35-39	4,383	32,822	77,194
2019 Population Age 40-44	3,716	28,430	66,599
2019 Population Age 45-49	3,644	28,183	66,011
2019 Population Age 50-54	3,436	26,497	62,421
2019 Population Age 55-59	3,162	24,609	58,186
2019 Population Age 60-64	2,653	21,137	50,149
2019 Population Age 65-69	1,977	15,993	39,029
2019 Population Age 70-74	1,275	11,174	28,113
2019 Population Age 75-79	823	7,309	18,486
2019 Population Age 80-84	521	4,497	11,392
2019 Population Age 85+	504	4,165	11,022
2019 Population Age 18+	45,116	344,424	823,247
2019 Median Age	29	30	30

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,176	\$39,945	\$42,609
Average Household Income 25-34	\$48,890	\$52,572	\$55,790
Median Household Income 35-44	\$36,696	\$39,322	\$42,442
Average Household Income 35-44	\$50,094	\$55,486	\$60,019
Median Household Income 45-54	\$41,261	\$48,979	\$51,716
Average Household Income 45-54	\$54,073	\$62,270	\$67,010
Median Household Income 55-64	\$35,390	\$38,705	\$42,673
Average Household Income 55-64	\$46,433	\$51,882	\$57,506
Median Household Income 65-74	\$25,684	\$30,672	\$33,214
Average Household Income 65-74	\$35,465	\$43,715	\$47,825
Average Household Income 75+	\$25,620	\$32,520	\$35,290

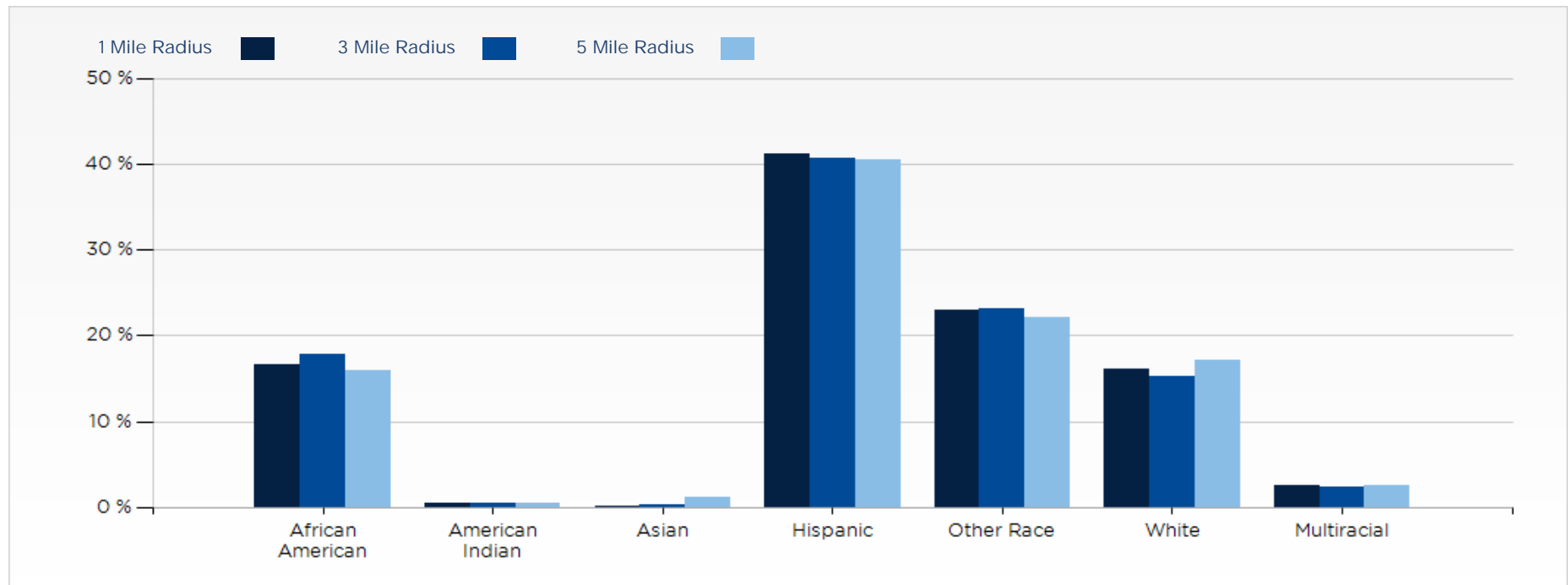
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	5,485	40,855	94,695
2024 Population Age 35-39	4,802	35,611	82,867
2024 Population Age 40-44	4,314	32,306	75,552
2024 Population Age 45-49	3,584	27,777	64,724
2024 Population Age 50-54	3,528	27,178	63,624
2024 Population Age 55-59	3,169	24,879	58,760
2024 Population Age 60-64	2,866	22,650	53,642
2024 Population Age 65-69	2,336	18,908	44,957
2024 Population Age 70-74	1,655	13,740	33,531
2024 Population Age 75-79	1,035	9,225	23,439
2024 Population Age 80-84	593	5,293	13,760
2024 Population Age 85+	539	4,538	11,974
2024 Population Age 18+	46,494	355,282	848,265
2024 Median Age	31	32	32

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,818	\$48,290	\$50,958
Average Household Income 25-34	\$57,586	\$61,355	\$65,294
Median Household Income 35-44	\$43,863	\$47,509	\$51,490
Average Household Income 35-44	\$60,851	\$66,662	\$72,192
Median Household Income 45-54	\$50,359	\$56,479	\$59,571
Average Household Income 45-54	\$65,325	\$74,314	\$79,759
Median Household Income 55-64	\$42,317	\$47,015	\$51,454
Average Household Income 55-64	\$57,073	\$62,839	\$68,969
Median Household Income 65-74	\$29,182	\$35,187	\$37,326
Average Household Income 65-74	\$42,595	\$51,928	\$56,683
Average Household Income 75+	\$30,384	\$39,191	\$42,721

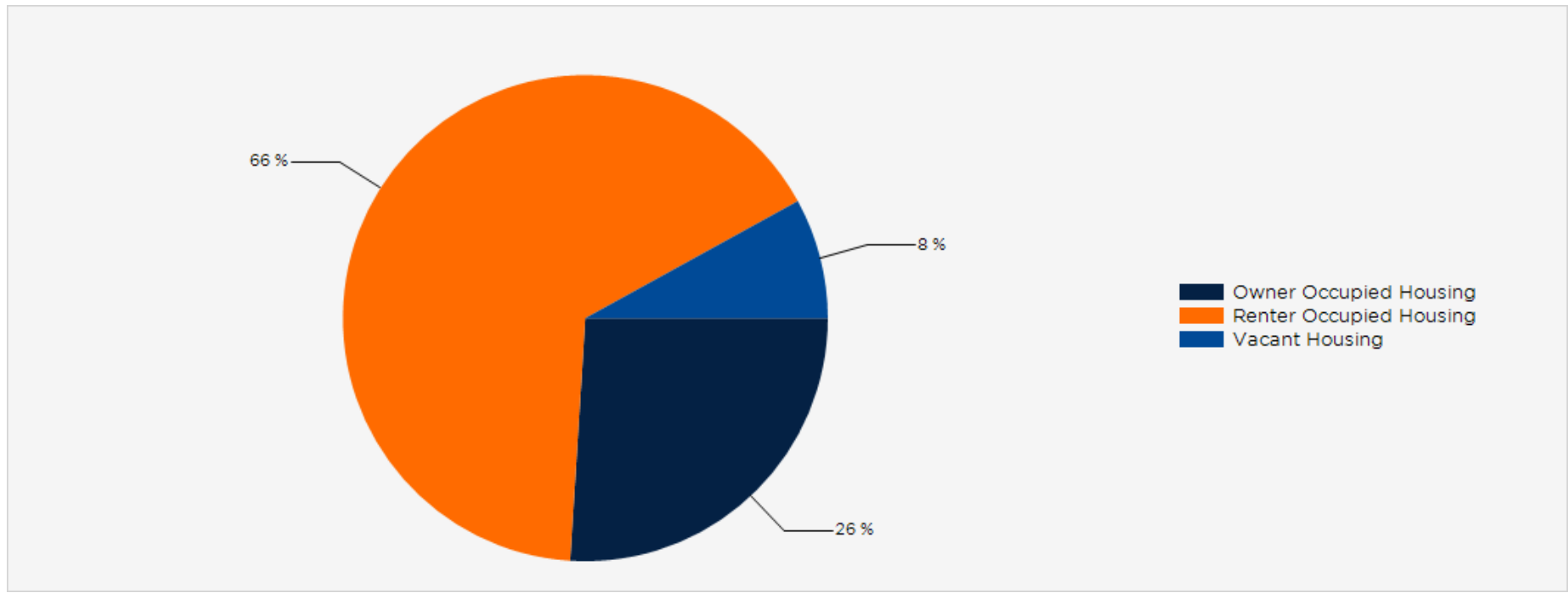
2019 Household Income



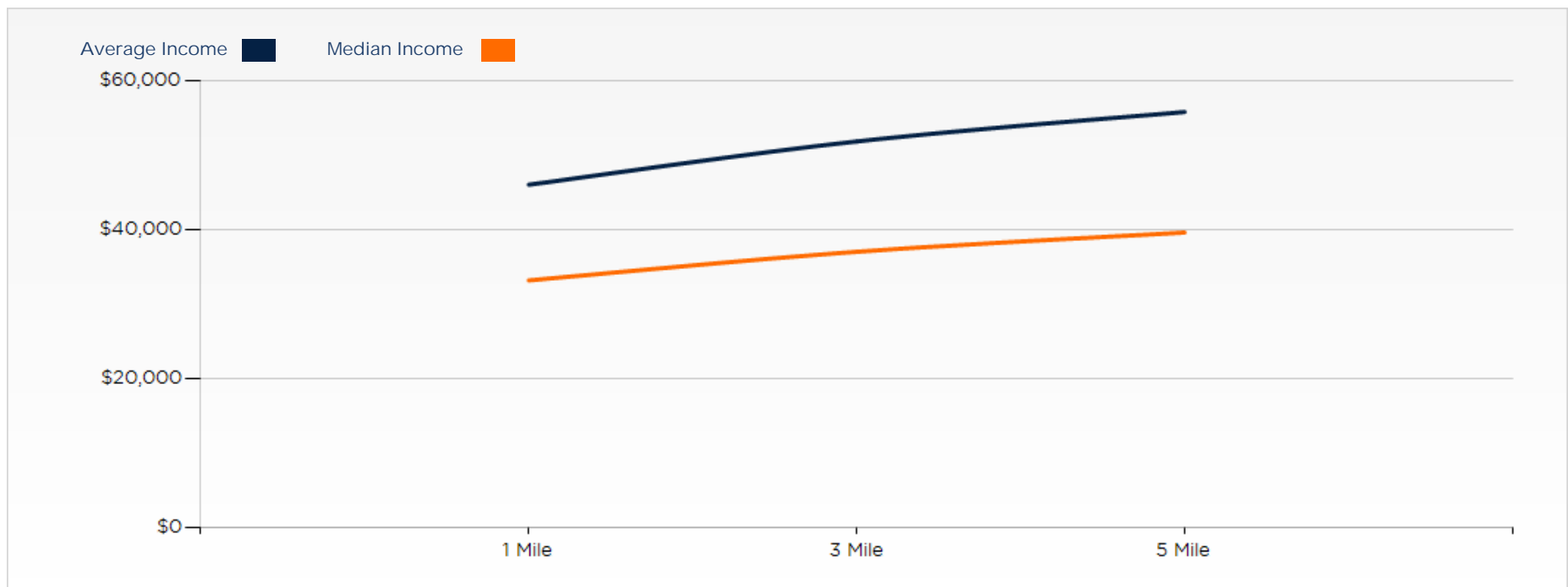
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



737 West

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