

KINGSLEY DR. PROJECT

N KINGSLEY DR. | LOS ANGELES, CA

Offering Memorandum

RTI- 6 UNITS IN EAST HOLLYWOOD

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OFFERING SUMMARY

ADDRESS	N KINGSLEY DR. LOS ANGELES CA 90029
COUNTY	LOS ANGELES
MARKET	LOS ANGELES
SUBMARKET	EAST HOLLYWOOD
BUILDING SF	9,345 SF
LAND SF	8,773 SF
NUMBER OF UNITS	6
YEAR BUILT	2022
APN	5535-036-021
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,100,000
PRICE PSF	\$224.72
PRICE PER UNIT	\$350,000
NOI (CURRENT)	\$310,200
NOI (Pro Forma)	\$310,200
CAP RATE (CURRENT)	14.77 %
CAP RATE (Pro Forma)	14.77 %
GRM (CURRENT)	5.38
GRM (Pro Forma)	5.38

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	90,160	511,293	1,090,472
2021 Median HH Income	\$43,165	\$55,019	\$57,918
2021 Average HH Income	\$59,699	\$84,695	\$89,794

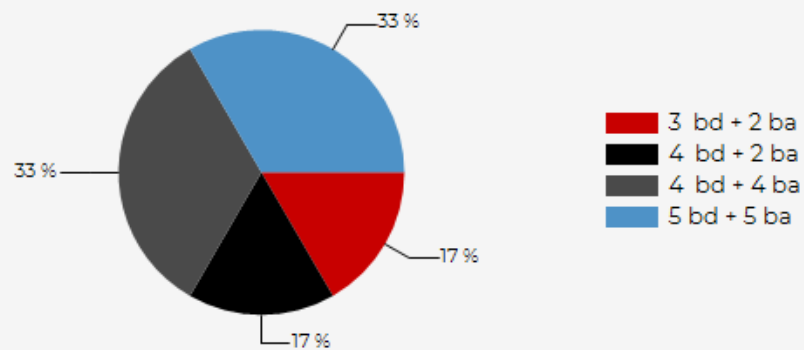


PROPERTY FEATURES

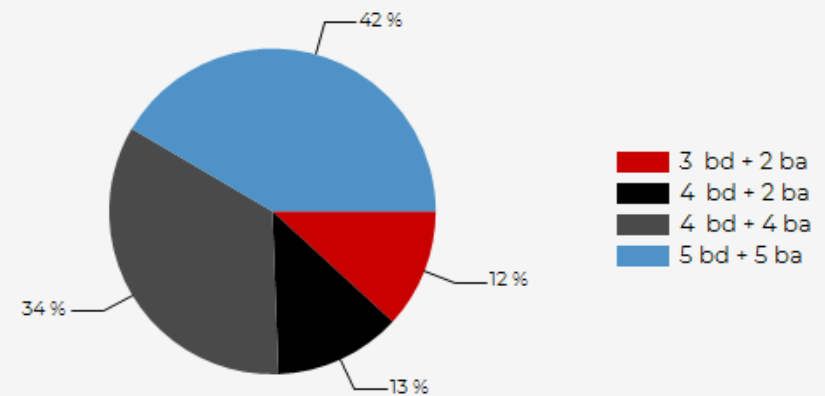
NUMBER OF UNITS	6
BUILDING SF	9,345
LAND SF	8,773
YEAR BUILT	2022
# OF PARCELS	1
ZONING TYPE	LAD1.5
TOPOGRAPHY	FLAT
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	3

			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
3 bd + 2 ba	1	1,095	\$5,000	\$4.57	\$5,000	\$5,000	\$4.57	\$5,000
4 bd + 2 ba	1	1,162	\$5,000	\$4.30	\$5,000	\$5,000	\$4.30	\$5,000
4 bd + 4 ba	2	1,576	\$5,250	\$3.33	\$10,500	\$5,250	\$3.33	\$10,500
5 bd + 5 ba	2	1,920	\$6,000	\$3.13	\$12,000	\$6,000	\$3.13	\$12,000
Totals/Averages	6	1,542	\$5,417	\$3.83	\$32,500	\$5,417	\$3.83	\$32,500

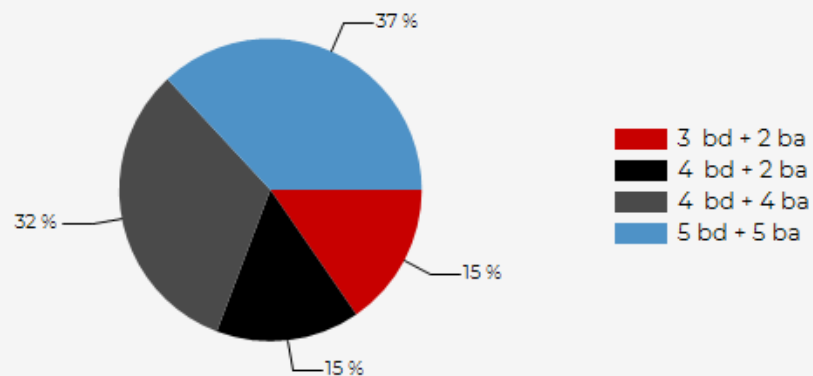
Unit Mix Summary



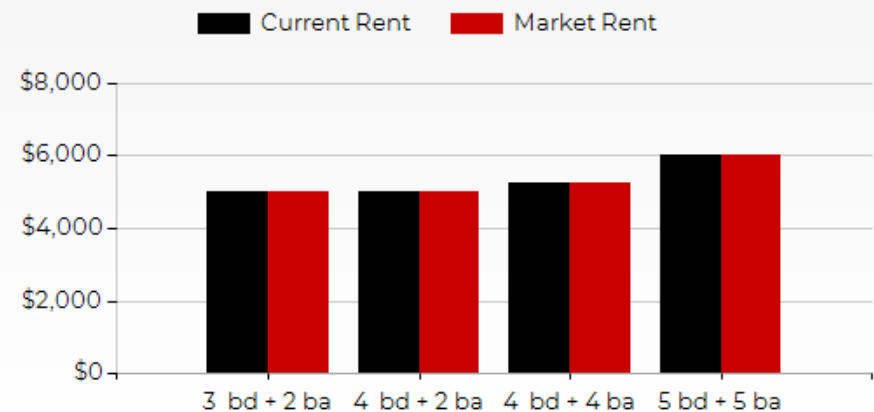
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent
1	5 bd + 5 ba	1,920	\$3.13	\$6,000	\$6,000
2	5 bd + 5 ba	1,920	\$3.13	\$6,000	\$6,000
3	4 bd + 4 ba	1,492	\$3.52	\$5,250	\$5,250
4	4 bd + 4 ba	1,660	\$3.16	\$5,250	\$5,250
5	3 bd + 2 ba	1,095	\$4.57	\$5,000	\$5,000
ADU	4 bd + 2 ba	1,162	\$4.30	\$5,000	\$5,000
Totals/Averages			\$3.63	\$32,500	\$32,500

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	97,620	521,451	1,047,718
2010 Population	89,320	487,424	1,023,454
2021 Population	90,160	511,293	1,090,472
2026 Population	90,960	535,639	1,137,868
2021 African American	2,858	20,186	84,948
2021 American Indian	670	3,912	8,036
2021 Asian	15,970	118,171	212,404
2021 Hispanic	50,644	232,843	479,264
2021 Other Race	26,563	117,998	239,986
2021 White	39,234	225,153	489,179
2021 Multiracial	4,773	25,284	54,747
2021-2026: Population: Growth Rate	0.90 %	4.65 %	4.25 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,644	28,154	64,639
\$15,000-\$24,999	4,187	21,917	42,380
\$25,000-\$34,999	3,864	20,568	38,484
\$35,000-\$49,999	4,448	25,800	47,994
\$50,000-\$74,999	5,851	36,896	70,532
\$75,000-\$99,999	3,532	24,412	49,491
\$100,000-\$149,999	3,512	26,783	61,093
\$150,000-\$199,999	962	11,229	27,580
\$200,000 or greater	901	17,141	41,418
Median HH Income	\$43,165	\$55,019	\$57,918
Average HH Income	\$59,699	\$84,695	\$89,794

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	33,897	210,725	419,015
2010 Total Households	32,533	201,919	411,726
2021 Total Households	32,902	212,905	443,619
2026 Total Households	33,133	222,858	464,430
2021 Average Household Size	2.65	2.36	2.37
2000 Owner Occupied Housing	2,529	31,802	79,368
2000 Renter Occupied Housing	30,081	169,936	318,886
2021 Owner Occupied Housing	2,308	32,141	82,000
2021 Renter Occupied Housing	30,594	180,764	361,619
2021 Vacant Housing	3,055	21,291	45,200
2021 Total Housing	35,957	234,196	488,819
2026 Owner Occupied Housing	2,350	32,508	82,941
2026 Renter Occupied Housing	30,783	190,350	381,489
2026 Vacant Housing	3,278	21,965	46,067
2026 Total Housing	36,411	244,823	510,497
2021-2026: Households: Growth Rate	0.70 %	4.60 %	4.60 %

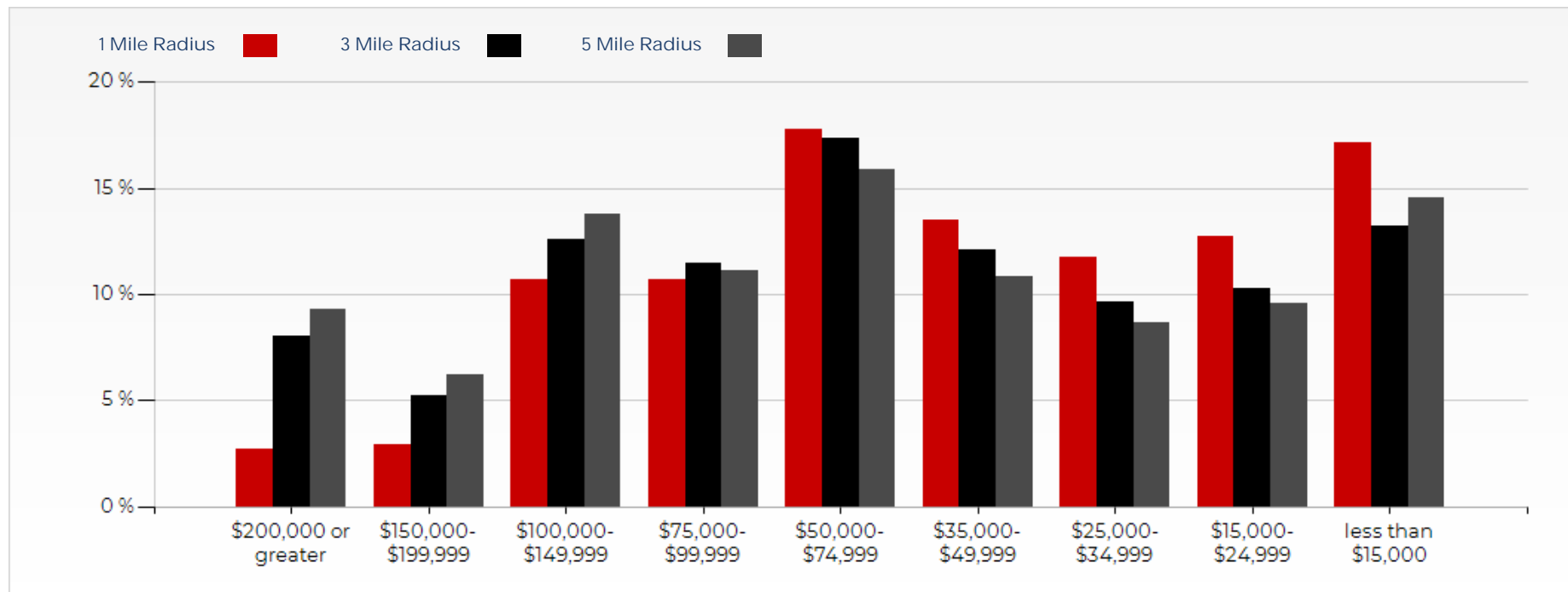
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	8,499	50,688	104,904
2021 Population Age 35-39	7,695	47,360	96,245
2021 Population Age 40-44	6,512	39,805	81,164
2021 Population Age 45-49	5,912	35,350	73,135
2021 Population Age 50-54	5,743	32,073	67,618
2021 Population Age 55-59	5,343	29,017	61,899
2021 Population Age 60-64	4,876	26,206	55,898
2021 Population Age 65-69	4,010	21,563	46,252
2021 Population Age 70-74	2,987	17,269	37,591
2021 Population Age 75-79	2,007	11,552	25,757
2021 Population Age 80-84	1,364	7,735	17,546
2021 Population Age 85+	1,322	7,896	18,880
2021 Population Age 18+	73,526	423,025	903,767
2021 Median Age	37	37	37

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,256	\$59,194	\$63,571
Average Household Income 25-34	\$64,410	\$79,409	\$86,331
Median Household Income 35-44	\$49,137	\$61,708	\$68,579
Average Household Income 35-44	\$64,670	\$93,863	\$102,541
Median Household Income 45-54	\$55,423	\$66,796	\$74,812
Average Household Income 45-54	\$73,274	\$105,236	\$113,441
Median Household Income 55-64	\$41,560	\$56,261	\$59,700
Average Household Income 55-64	\$58,214	\$93,891	\$97,555
Median Household Income 65-74	\$31,874	\$41,336	\$43,401
Average Household Income 65-74	\$46,860	\$71,005	\$72,375
Average Household Income 75+	\$35,391	\$51,780	\$53,384

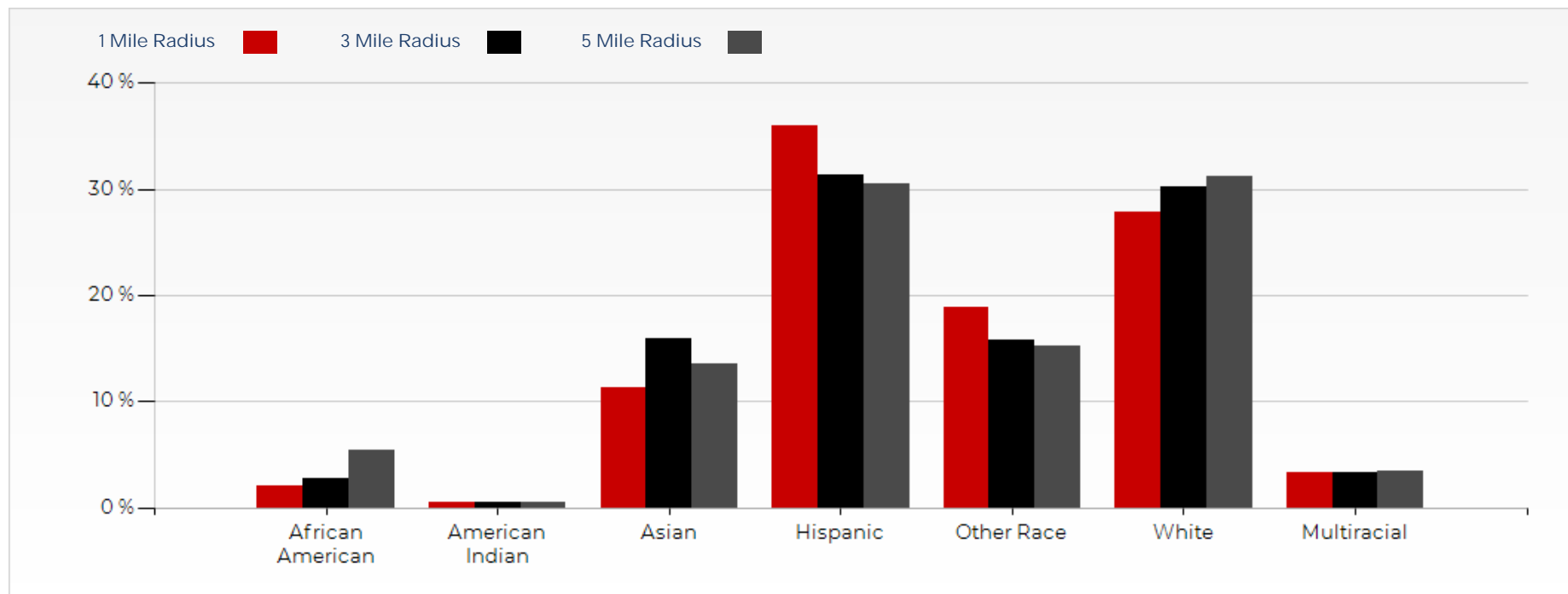
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	8,405	51,026	106,168
2026 Population Age 35-39	7,777	46,917	96,898
2026 Population Age 40-44	7,201	43,391	88,570
2026 Population Age 45-49	6,138	37,408	77,510
2026 Population Age 50-54	5,659	33,459	69,593
2026 Population Age 55-59	5,558	30,827	65,090
2026 Population Age 60-64	4,873	27,306	57,791
2026 Population Age 65-69	4,240	23,656	50,816
2026 Population Age 70-74	3,441	19,589	42,496
2026 Population Age 75-79	2,481	14,956	32,937
2026 Population Age 80-84	1,568	9,401	21,235
2026 Population Age 85+	1,460	8,908	20,885
2026 Population Age 18+	75,015	445,929	950,537
2026 Median Age	38	38	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,549	\$70,316	\$76,685
Average Household Income 25-34	\$75,399	\$93,033	\$101,568
Median Household Income 35-44	\$56,303	\$73,029	\$80,513
Average Household Income 35-44	\$75,629	\$108,037	\$118,274
Median Household Income 45-54	\$65,297	\$79,537	\$89,165
Average Household Income 45-54	\$87,627	\$121,047	\$130,801
Median Household Income 55-64	\$51,750	\$66,782	\$72,992
Average Household Income 55-64	\$70,081	\$108,865	\$114,692
Median Household Income 65-74	\$36,636	\$50,468	\$53,118
Average Household Income 65-74	\$56,127	\$84,418	\$86,671
Average Household Income 75+	\$43,563	\$63,496	\$65,510

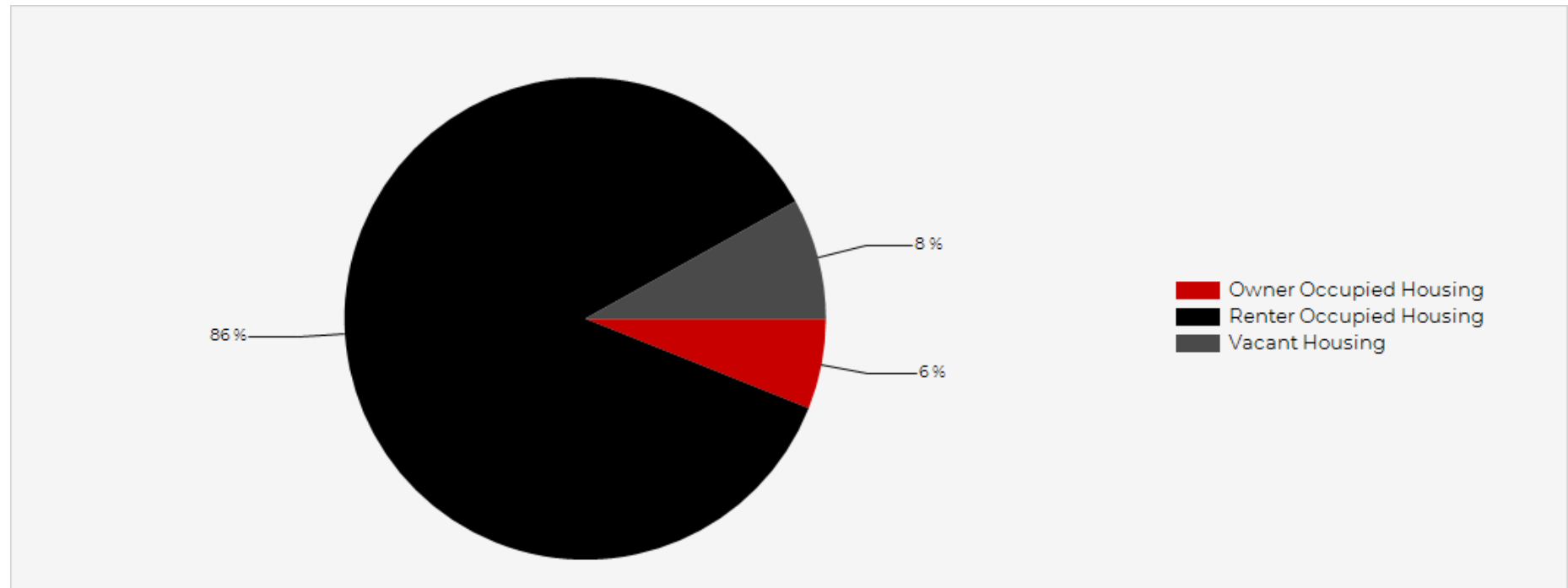
2021 Household Income



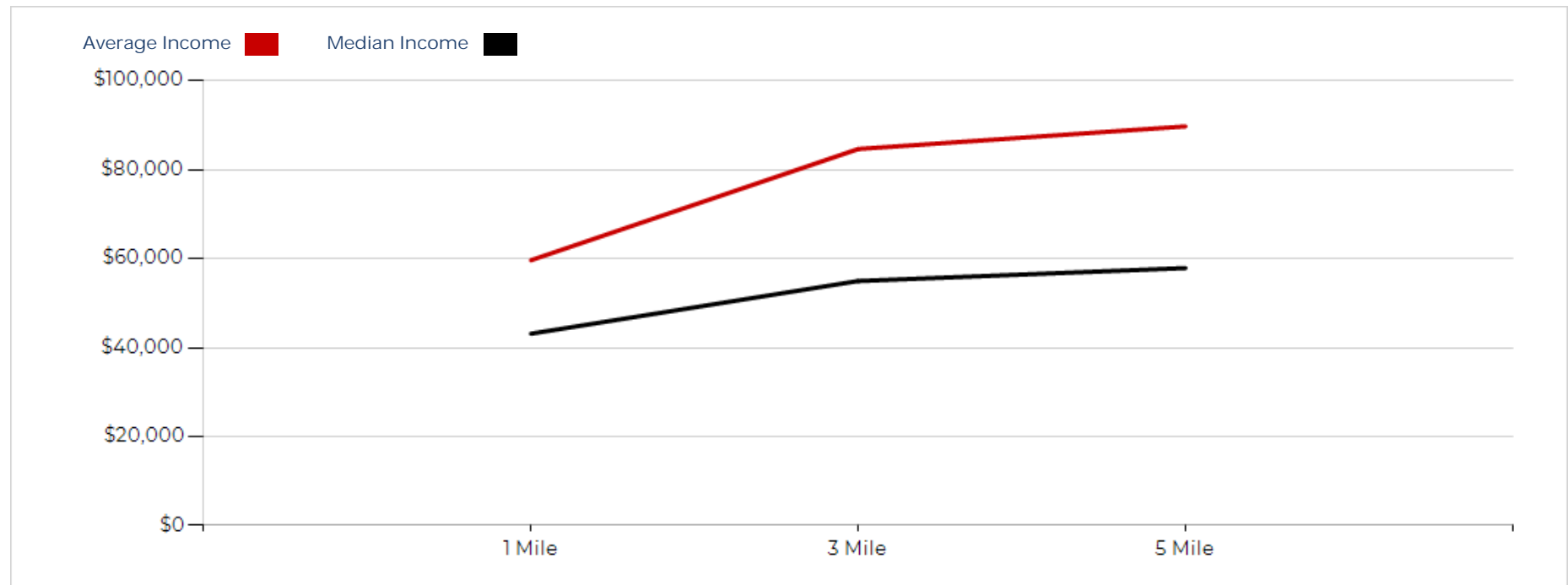
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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