

4553 SATURN ST

4553 SATURN ST, Los Angeles CA 90019



OFFERING MEMORANDUM

PEAK
COMMERCIAL

4553 SATURN ST

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01

Executive Summary

Investment Summary

Location Summary

4553 SATURN ST

OFFERING SUMMARY

ADDRESS	4553 SATURN ST Los Angeles CA 90019
COUNTY	Los Angeles
BUILDING SF	5,440 SF
LAND SF	7,000 SF
NUMBER OF UNITS	4
APN	5071-013-063

FINANCIAL SUMMARY

OFFERING PRICE	\$3,450,000
PRICE PSF	\$634.19
PRICE PER UNIT	\$862,500
OCCUPANCY	97.00 %
NOI (CURRENT)	\$145,537
NOI (Pro Forma)	\$145,537
CAP RATE (CURRENT)	4.22 %
CAP RATE (Pro Forma)	4.22 %
GRM (CURRENT)	15.99
GRM (Pro Forma)	15.99

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2020 Population	52,121	476,424	1,286,216
2020 Median HH Income	\$51,076	\$52,514	\$53,110
2020 Average HH Income	\$74,568	\$83,122	\$85,819







02

Property Description

Property Features

Aerial Map

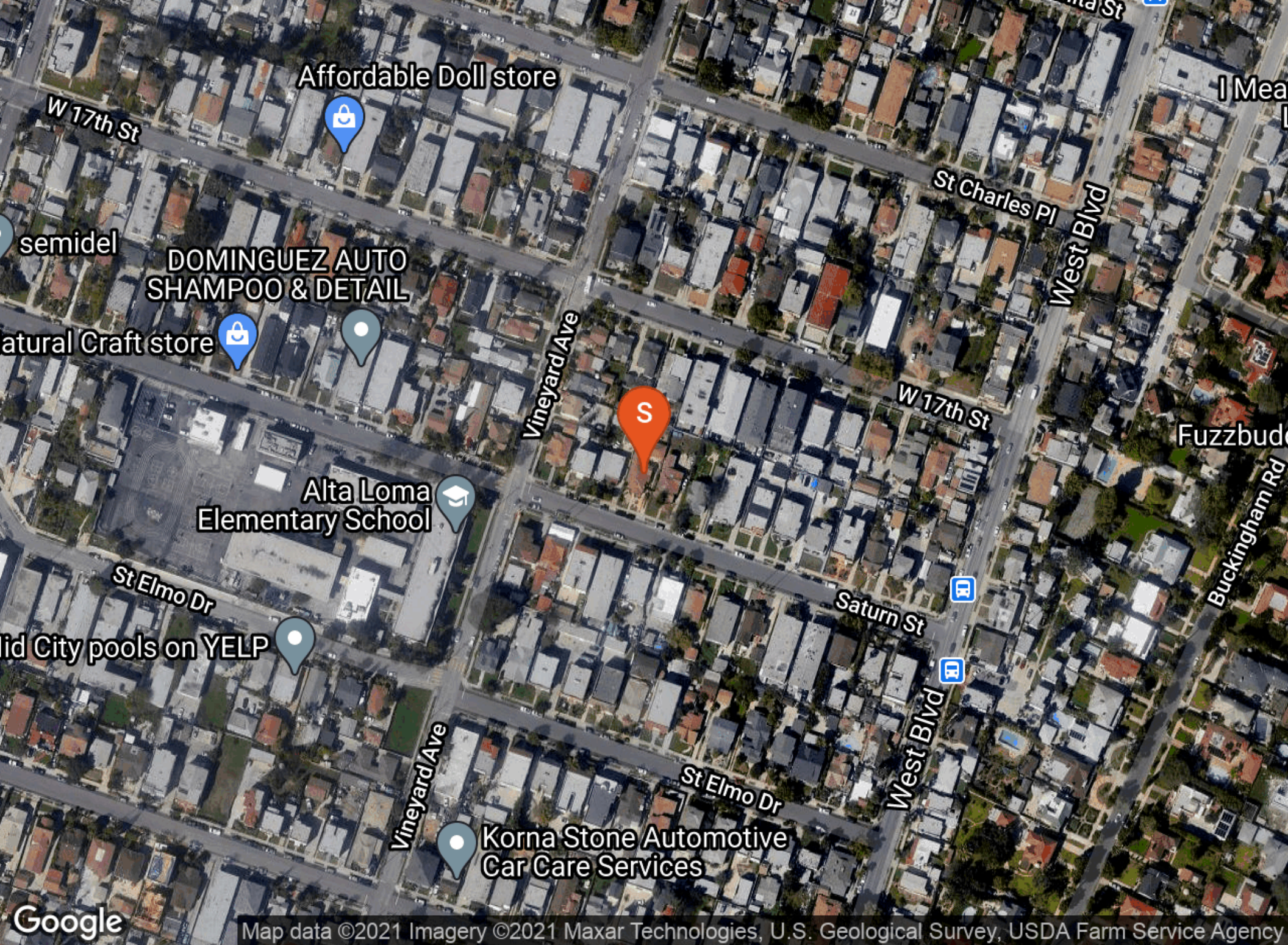
Pictures with Captions

4553 SATURN ST

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	5,440
LAND SF	7,000
# OF PARCELS	1
ZONING TYPE	LARD1.5
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	2





Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency







03

Rent Roll

Rent Roll Details

4553 SATURN ST

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date
4551	4 bd + 3 ba	1,400	\$3.21	\$4,495	\$4,495	2/7/2022
4551 1/2	4 bd + 3 ba	1,320	\$3.41	\$4,495	\$4,495	10/17/2021
4553	4 bd + 3 ba	1,320	\$3.41	\$4,495	\$4,495	11/1/2021
4553 1/2	4 bd + 3 ba	1,400	\$3.21	\$4,495	\$6,000	1/1/2022
Totals/Averages			\$3.31	\$17,980	\$17,980	

4555

04

Financial Analysis

Income & Expense

Multiyear Cash Flow Assumptions

Multiyear Cash Flow Projections

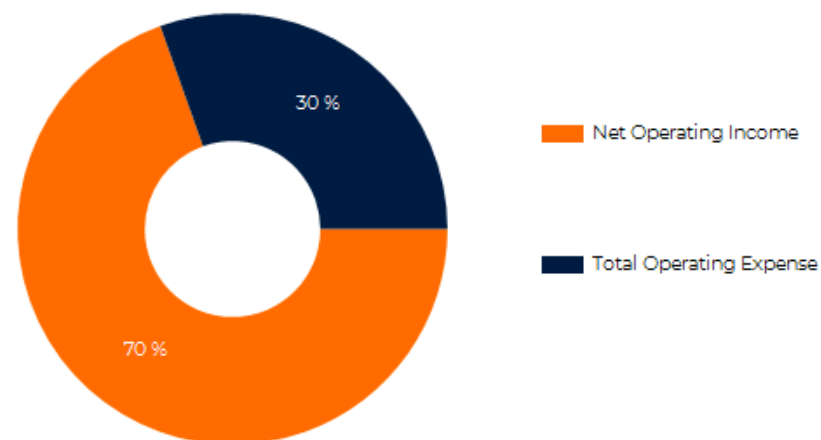
Financial Metrics

Disposition Sensitivity Analysis

4553 SATURN ST

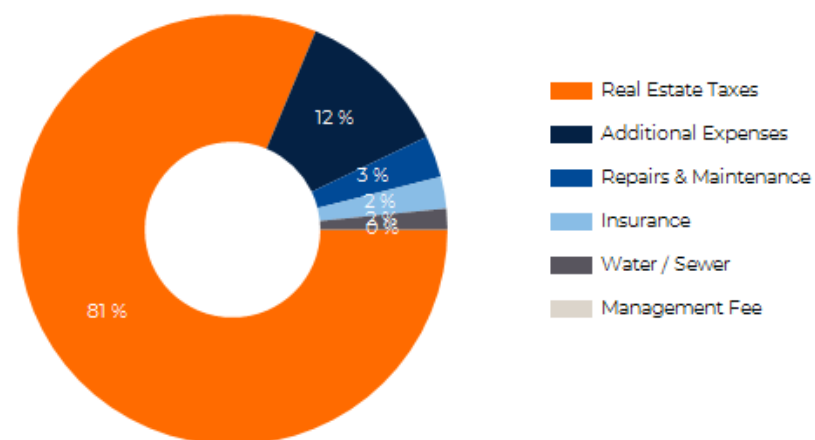
INCOME	CURRENT		PRO FORMA	
Gross Potential Income	\$215,760		\$233,820	
Less: General Vacancy	\$6,473	3.0 %	\$6,473	3.0 %
Effective Gross Income	\$209,287		\$209,287	
Less: Expenses	\$63,751		\$63,751	
Net Operating Income	\$145,537		\$145,537	
Cash Flow	\$145,537		\$145,537	

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$46,740	\$11,685	\$46,740	\$11,685
Insurance	\$1,372	\$343	\$1,372	\$343
Management Fee	\$6,279	\$1,570	\$6,804	\$1,701
Repairs & Maintenance	\$1,800	\$450	\$1,800	\$450
Water / Sewer	\$900	\$225	\$900	\$225
Landscaping	\$600	\$150	\$600	\$150
Waste Management	\$4,560	\$1,140	\$4,560	\$1,140
Pest Control	\$600	\$150	\$600	\$150
Misc. Expenses	\$900	\$225	\$900	\$225
Total Operating Expense	\$63,751	\$15,938	\$63,751	\$15,938
Expense / SF	\$11.71		\$11.81	
% of EGI	30.46 %		30.46 %	

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

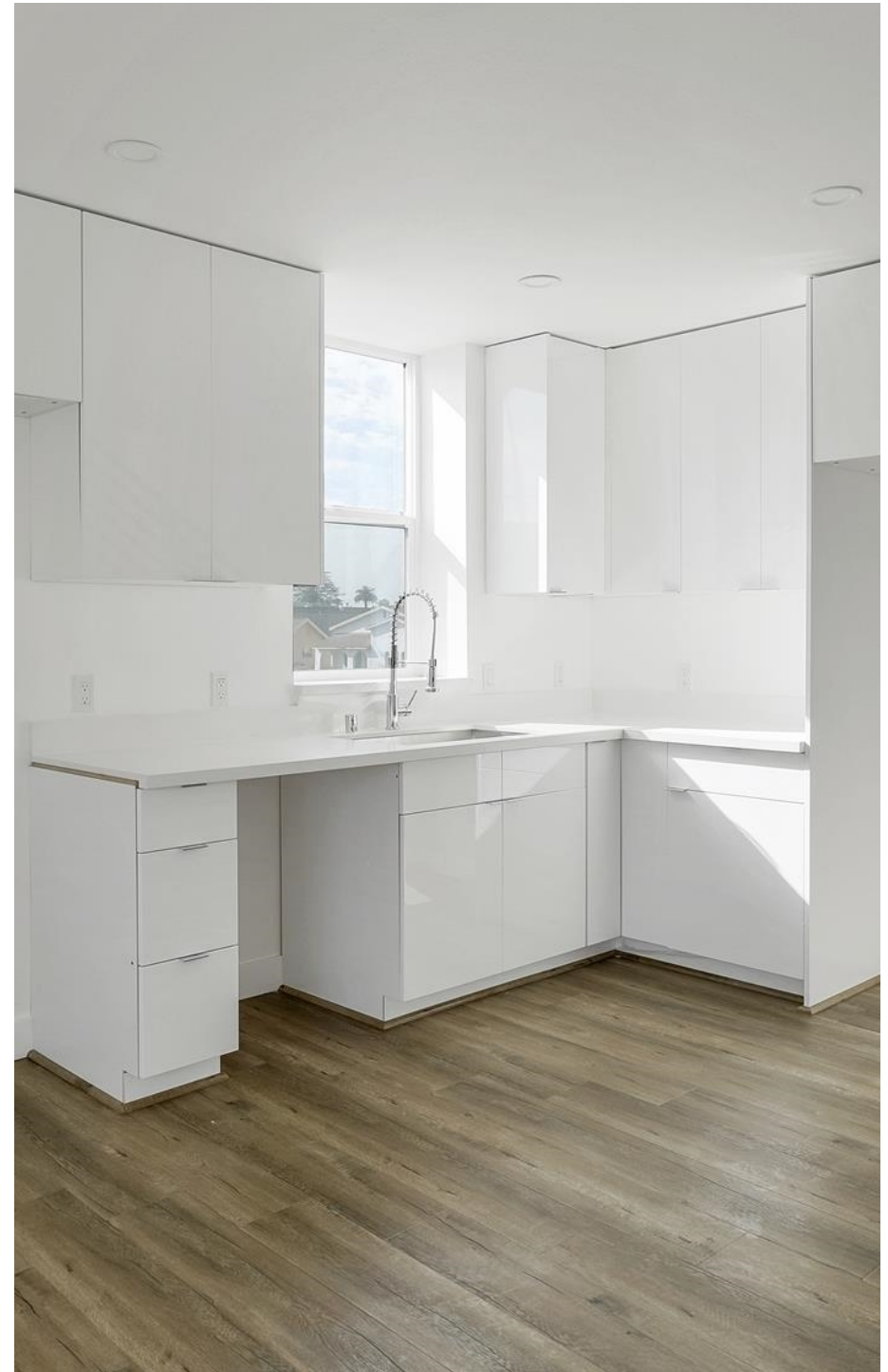
Offering Price	\$3,450,000
Analysis Period	14 year(s)

INCOME - Growth Rates

Gross Potential Rent	4.00 %
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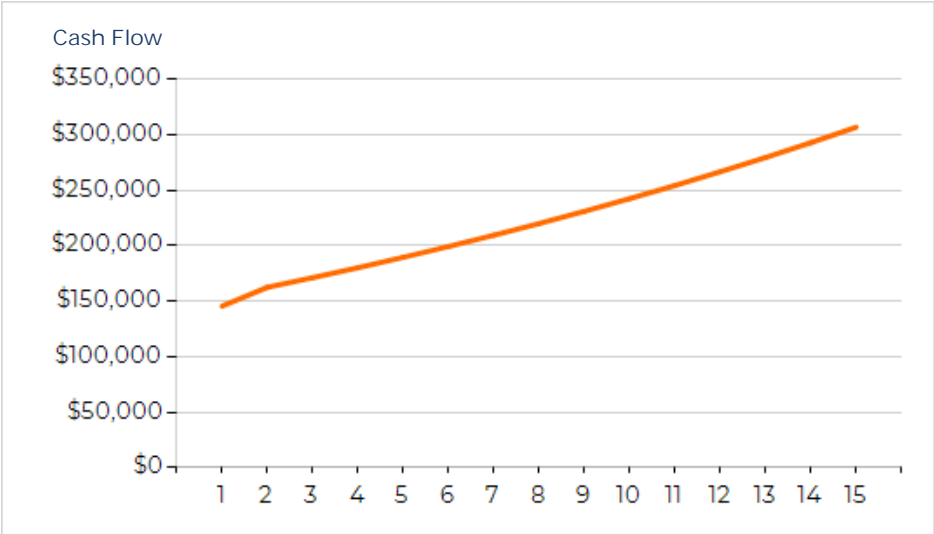
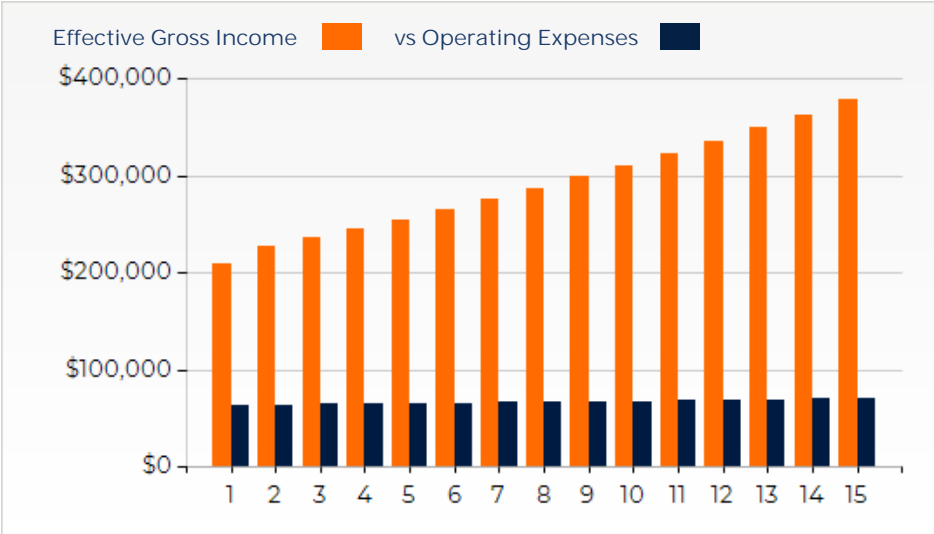
EXPENSES - Growth Rates

Insurance	2.00 %
Water / Sewer	2.00 %
Landscaping	2.00 %
Waste Management	2.00 %

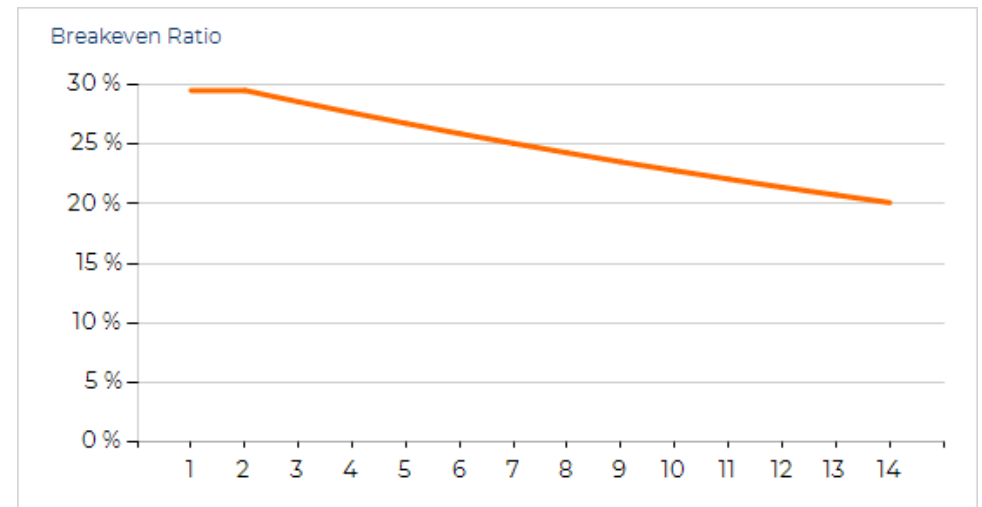
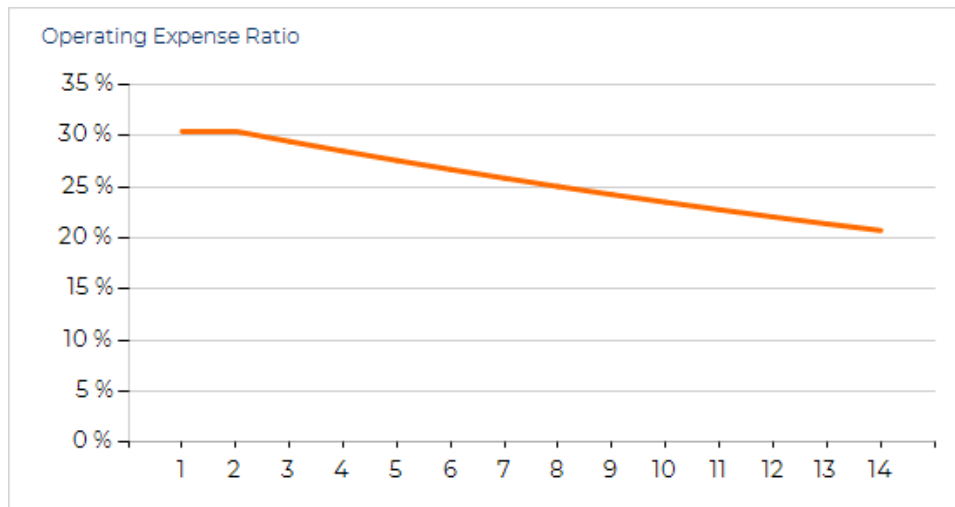
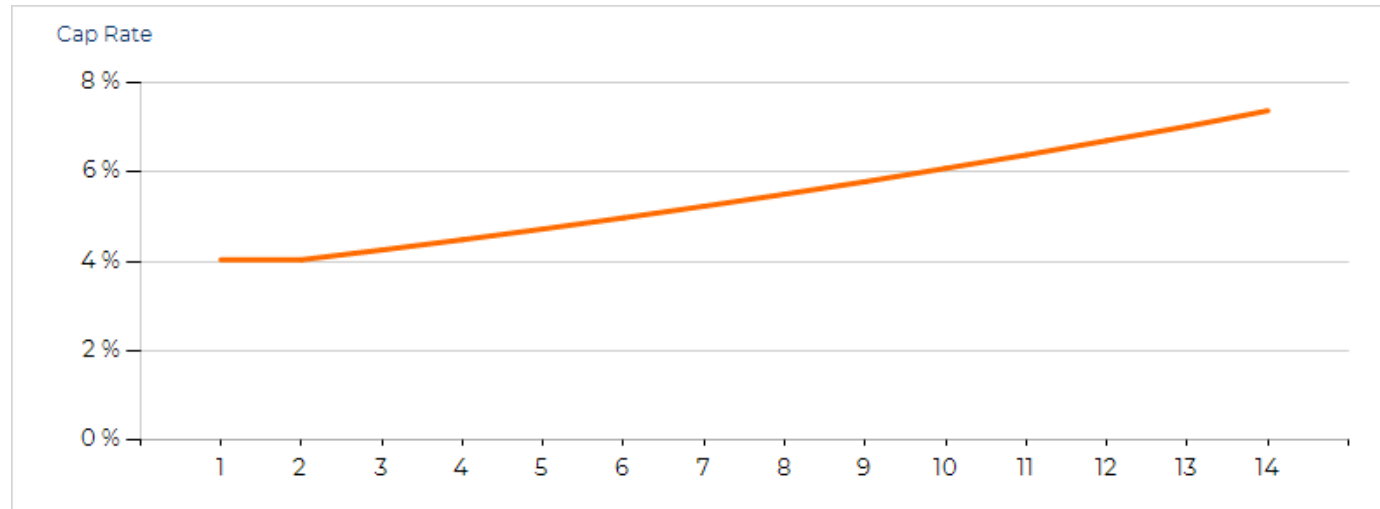


CASH FLOW

Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Gross Potential Revenue															
Gross Rental Income	\$215,760	\$215,760	\$224,390	\$233,366	\$242,701	\$252,409	\$262,505	\$273,005	\$283,925	\$295,282	\$307,094	\$319,378	\$332,153	\$345,439	\$359,256
General Vacancy	-\$6,473	-\$6,473	-\$6,732	-\$7,001	-\$7,281	-\$7,572	-\$7,875	-\$8,190	-\$8,518	-\$8,858	-\$9,213	-\$9,581	-\$9,965	-\$10,363	-\$10,778
Effective Gross Income	\$209,287	\$209,287	\$217,659	\$226,365	\$235,420	\$244,836	\$254,630	\$264,815	\$275,408	\$286,424	\$297,881	\$309,796	\$322,188	\$335,076	\$348,479
Operating Expenses															
Real Estate Taxes	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740	\$46,740
Insurance	\$1,372	\$1,372	\$1,399	\$1,427	\$1,456	\$1,485	\$1,515	\$1,545	\$1,576	\$1,608	\$1,640	\$1,672	\$1,706	\$1,740	\$1,775
Management Fee	\$6,279	\$6,279	\$6,530	\$6,791	\$7,063	\$7,345	\$7,639	\$7,944	\$8,262	\$8,593	\$8,936	\$9,294	\$9,666	\$10,052	\$10,454
Repairs & Maintenance	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Water / Sewer	\$900	\$900	\$918	\$936	\$955	\$974	\$994	\$1,014	\$1,034	\$1,054	\$1,076	\$1,097	\$1,119	\$1,141	\$1,164
Landscaping	\$600	\$600	\$612	\$624	\$637	\$649	\$662	\$676	\$689	\$703	\$717	\$731	\$746	\$761	\$776
Waste Management	\$4,560	\$4,560	\$4,651	\$4,744	\$4,839	\$4,936	\$5,035	\$5,135	\$5,238	\$5,343	\$5,450	\$5,559	\$5,670	\$5,783	\$5,899
Pest Control	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Misc. Expenses	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900
Total Operating Expense	\$63,751	\$63,751	\$64,150	\$64,563	\$64,989	\$65,430	\$65,884	\$66,354	\$66,839	\$67,340	\$67,858	\$68,393	\$68,946	\$69,518	\$70,108
Net Operating Income	\$145,537	\$145,537	\$153,508	\$161,802	\$170,430	\$179,407	\$188,745	\$198,461	\$208,568	\$219,083	\$230,023	\$241,403	\$253,242	\$265,558	\$278,370



Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
CAP Rate	4.04 %	4.04 %	4.26 %	4.49 %	4.73 %	4.98 %	5.24 %	5.51 %	5.79 %	6.09 %	6.39 %	6.71 %	7.03 %	7.38 %	7.73 %
Operating Expense Ratio	30.46 %	30.46 %	29.47 %	28.52 %	27.60 %	26.72 %	25.87 %	25.05 %	24.26 %	23.51 %	22.78 %	22.07 %	21.39 %	20.74 %	20.11 %
Gross Multiplier (GRM)	16.69	16.69	16.04	15.43	14.83	14.26	13.71	13.19	12.68	12.19	11.72	11.27	10.84	10.42	10.02
Breakeven Ratio	29.55 %	29.55 %	28.59 %	27.67 %	26.78 %	25.92 %	25.10 %	24.31 %	23.54 %	22.81 %	22.10 %	21.41 %	20.76 %	20.12 %	19.51 %
Price / SF	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76	\$661.76
Price / Unit	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Income / SF	\$38.47	\$38.47	\$40.01	\$41.61	\$43.27	\$45.00	\$46.80	\$48.67	\$50.62	\$52.65	\$54.75	\$56.94	\$59.22	\$61.59	\$64.05
Expense / SF	\$11.71	\$11.71	\$11.79	\$11.86	\$11.94	\$12.02	\$12.11	\$12.19	\$12.28	\$12.37	\$12.47	\$12.57	\$12.67	\$12.77	\$12.88



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	UNLEVERED IRR
0.25%	\$71,762,678	\$17,940,669	\$13,192	\$71,762,678	66.37%
0.50%	\$35,881,339	\$8,970,335	\$6,596	\$35,881,339	48.72%
0.75%	\$23,920,893	\$5,980,223	\$4,397	\$23,920,893	39.37%
1.00%	\$17,940,669	\$4,485,167	\$3,298	\$17,940,669	33.15%
1.25%	\$14,352,536	\$3,588,134	\$2,638	\$14,352,536	28.56%
1.50%	\$11,960,446	\$2,990,112	\$2,199	\$11,960,446	24.95%
1.75%	\$10,251,811	\$2,562,953	\$1,885	\$10,251,811	22.01%
2.00%	\$8,970,335	\$2,242,584	\$1,649	\$8,970,335	19.53%
2.25%	\$7,973,631	\$1,993,408	\$1,466	\$7,973,631	17.40%

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	UNLEVERED IRR
0.25%	\$92,009,035	\$23,002,259	\$16,913	\$92,009,035	35.83%
0.50%	\$46,004,518	\$11,501,129	\$8,457	\$46,004,518	27.96%
0.75%	\$30,669,678	\$7,667,420	\$5,638	\$30,669,678	23.65%
1.00%	\$23,002,259	\$5,750,565	\$4,228	\$23,002,259	20.73%
1.25%	\$18,401,807	\$4,600,452	\$3,383	\$18,401,807	18.54%
1.50%	\$15,334,839	\$3,833,710	\$2,819	\$15,334,839	16.81%
1.75%	\$13,144,148	\$3,286,037	\$2,416	\$13,144,148	15.38%
2.00%	\$11,501,129	\$2,875,282	\$2,114	\$11,501,129	14.18%
2.25%	\$10,223,226	\$2,555,807	\$1,879	\$10,223,226	13.14%



05

Demographics

Demographic Details

Demographic Charts

4553 SATURN ST

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	51,900	465,967	1,230,107
2010 Population	51,261	459,138	1,221,399
2020 Population	52,121	476,424	1,286,216
2025 Population	52,282	489,894	1,329,295
2020 African American	14,032	91,310	191,513
2020 American Indian	463	3,340	9,500
2020 Asian	4,840	83,967	186,353
2020 Hispanic	28,554	210,005	589,103
2020 Other Race	15,712	110,924	313,339
2020 White	14,026	163,049	519,089
2020 Multiracial	3,005	23,295	64,963
2020-2025: Population: Growth Rate	0.30 %	2.80 %	3.30 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,555	25,666	77,062
\$15,000-\$24,999	1,854	19,031	51,769
\$25,000-\$34,999	1,640	17,364	46,856
\$35,000-\$49,999	2,606	23,619	61,435
\$50,000-\$74,999	3,065	30,021	79,113
\$75,000-\$99,999	1,908	18,630	52,669
\$100,000-\$149,999	2,028	21,061	60,946
\$150,000-\$199,999	1,006	10,138	27,765
\$200,000 or greater	1,037	14,376	43,883
Median HH Income	\$51,076	\$52,514	\$53,110
Average HH Income	\$74,568	\$83,122	\$85,819

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	18,689	181,928	491,679
2010 Total Households	17,540	174,364	475,372
2020 Total Households	17,699	179,906	501,498
2025 Total Households	17,667	184,344	519,032
2020 Average Household Size	2.90	2.62	2.51
2000 Owner Occupied Housing	4,873	42,775	110,940
2000 Renter Occupied Housing	12,687	130,546	355,630
2020 Owner Occupied Housing	4,429	40,063	107,888
2020 Renter Occupied Housing	13,270	139,843	393,610
2020 Vacant Housing	1,672	15,958	46,532
2020 Total Housing	19,371	195,864	548,030
2025 Owner Occupied Housing	4,541	40,897	109,998
2025 Renter Occupied Housing	13,126	143,448	409,034
2025 Vacant Housing	1,794	16,974	48,745
2025 Total Housing	19,461	201,318	567,777
2020-2025: Households: Growth Rate	-0.20 %	2.45 %	3.45 %



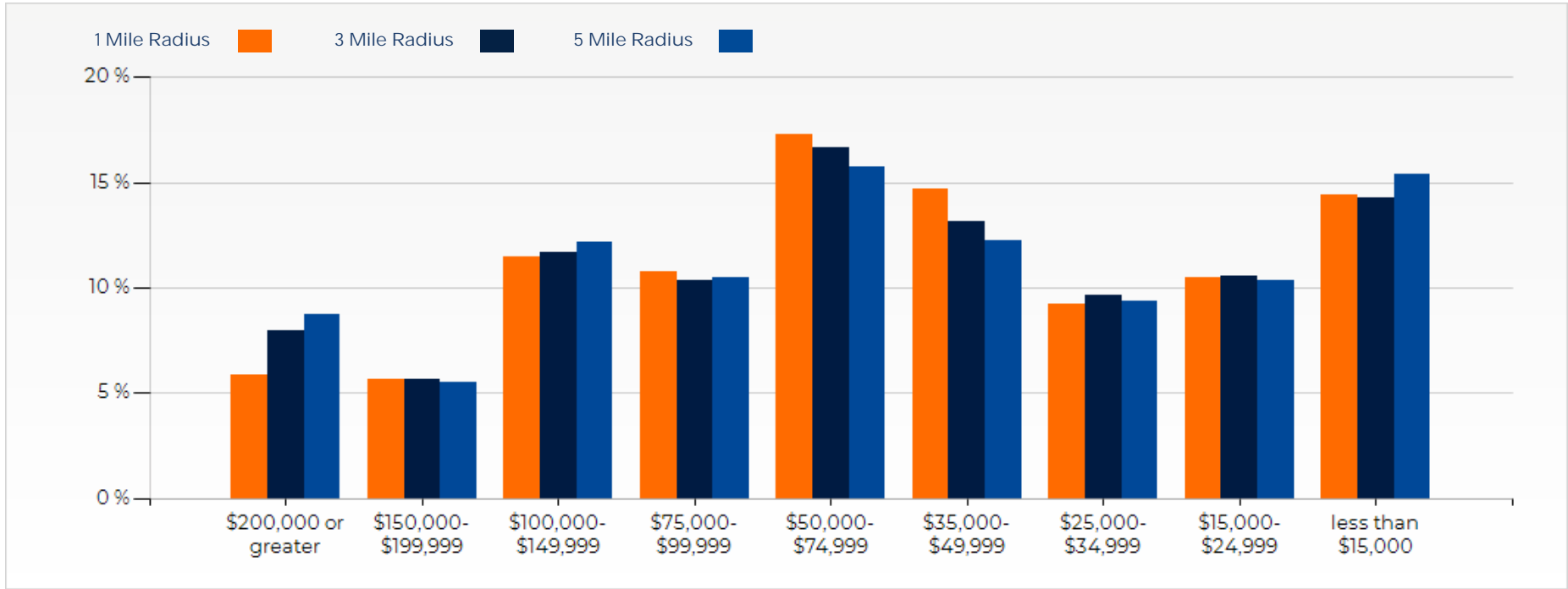
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	4,049	40,337	117,680
2020 Population Age 35-39	3,907	38,237	106,142
2020 Population Age 40-44	3,510	33,102	89,330
2020 Population Age 45-49	3,501	31,825	84,139
2020 Population Age 50-54	3,331	30,231	78,951
2020 Population Age 55-59	3,183	28,096	73,459
2020 Population Age 60-64	2,794	24,957	65,268
2020 Population Age 65-69	2,260	20,134	52,916
2020 Population Age 70-74	1,574	15,445	40,553
2020 Population Age 75-79	998	10,227	27,477
2020 Population Age 80-84	629	6,809	18,811
2020 Population Age 85+	672	7,578	21,146
2020 Population Age 18+	40,358	377,832	1,035,126
2020 Median Age	35	36	36

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,726	\$56,550	\$57,025
Average Household Income 25-34	\$74,719	\$78,229	\$78,406
Median Household Income 35-44	\$54,349	\$59,351	\$59,794
Average Household Income 35-44	\$81,728	\$94,755	\$95,393
Median Household Income 45-54	\$68,934	\$66,738	\$68,109
Average Household Income 45-54	\$95,843	\$106,268	\$111,127
Median Household Income 55-64	\$51,175	\$53,781	\$55,089
Average Household Income 55-64	\$74,447	\$87,867	\$94,108
Median Household Income 65-74	\$39,483	\$40,506	\$40,486
Average Household Income 65-74	\$56,487	\$65,040	\$70,173
Average Household Income 75+	\$40,195	\$48,255	\$52,827

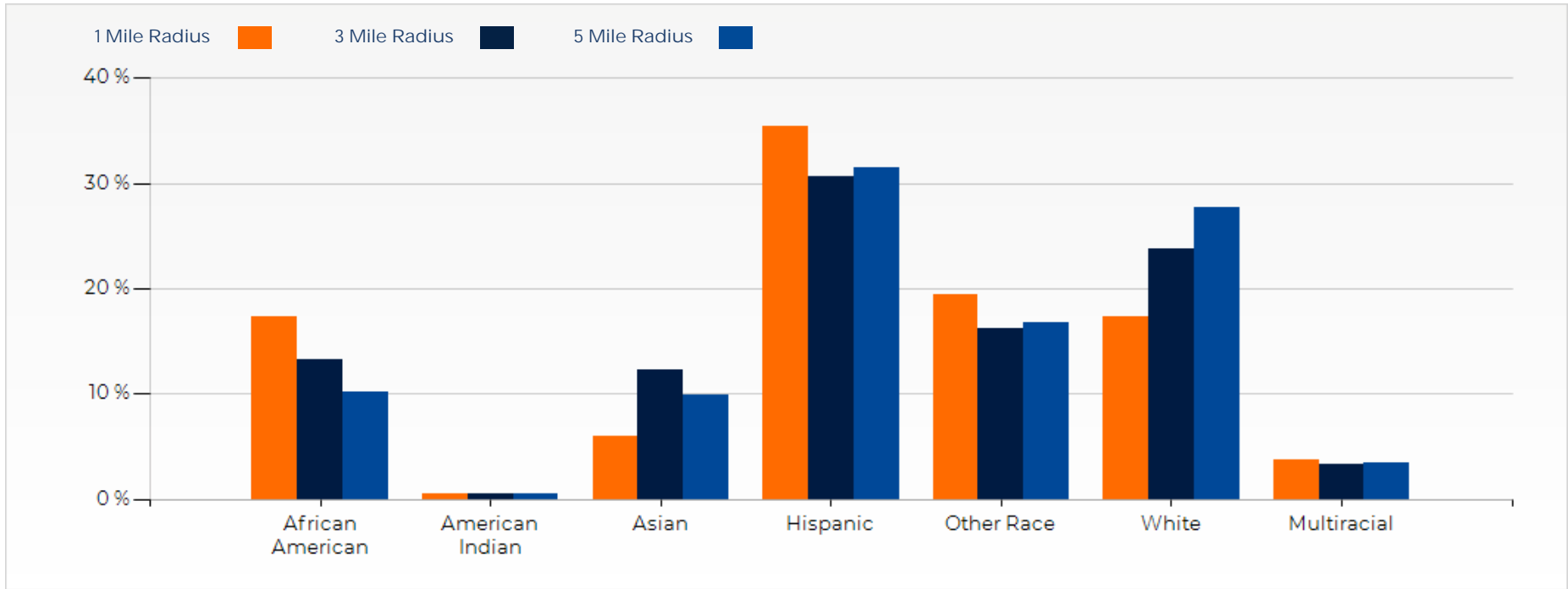
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,470	42,348	122,424
2025 Population Age 35-39	3,851	37,837	107,852
2025 Population Age 40-44	3,695	35,595	98,604
2025 Population Age 45-49	3,369	31,543	84,830
2025 Population Age 50-54	3,263	30,221	80,188
2025 Population Age 55-59	3,212	28,604	74,984
2025 Population Age 60-64	2,799	26,278	68,683
2025 Population Age 65-69	2,400	22,148	59,026
2025 Population Age 70-74	1,918	17,929	47,638
2025 Population Age 75-79	1,255	13,154	35,126
2025 Population Age 80-84	787	8,213	22,503
2025 Population Age 85+	702	8,083	22,576
2025 Population Age 18+	41,308	393,785	1,081,147
2025 Median Age	36	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,020	\$63,506	\$65,766
Average Household Income 25-34	\$85,532	\$89,989	\$90,382
Median Household Income 35-44	\$63,802	\$68,201	\$69,948
Average Household Income 35-44	\$94,990	\$108,449	\$109,068
Median Household Income 45-54	\$80,068	\$76,161	\$78,618
Average Household Income 45-54	\$111,972	\$120,918	\$126,069
Median Household Income 55-64	\$57,818	\$60,130	\$62,368
Average Household Income 55-64	\$88,731	\$101,031	\$107,742
Median Household Income 65-74	\$44,050	\$44,891	\$45,378
Average Household Income 65-74	\$65,915	\$74,518	\$80,921
Average Household Income 75+	\$46,269	\$55,198	\$60,772

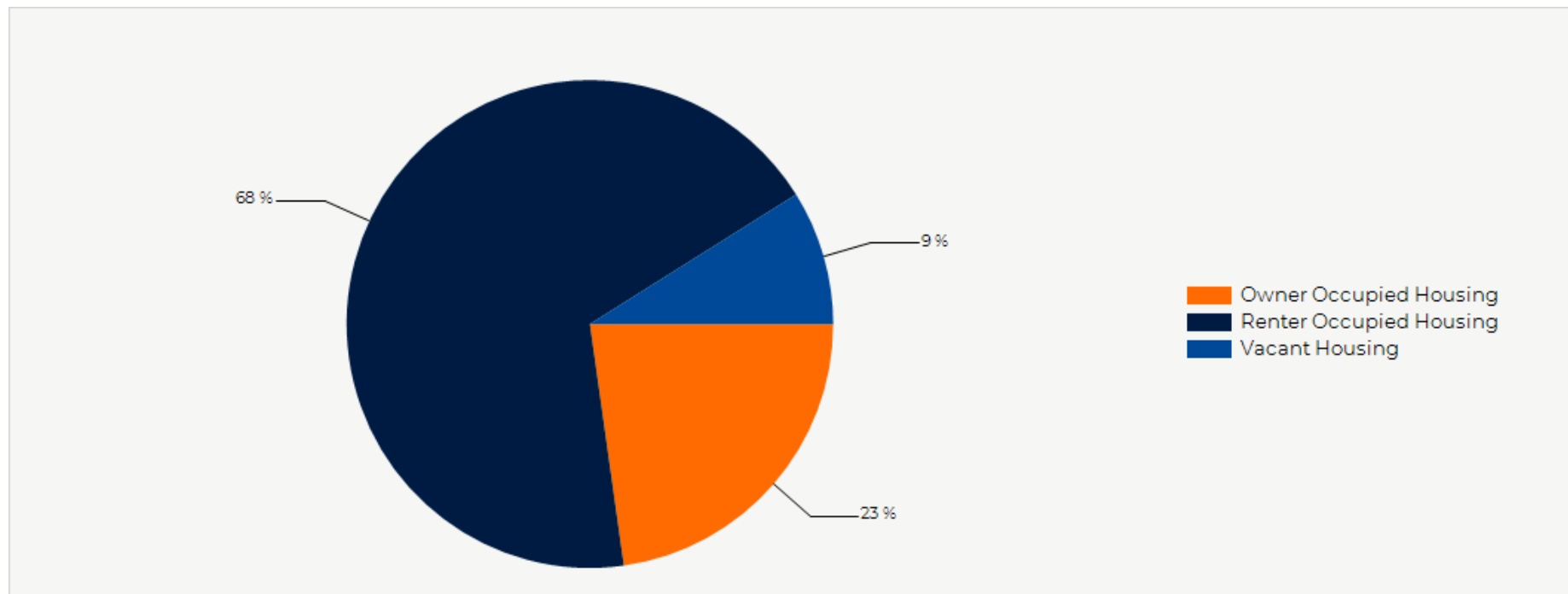
2020 Household Income



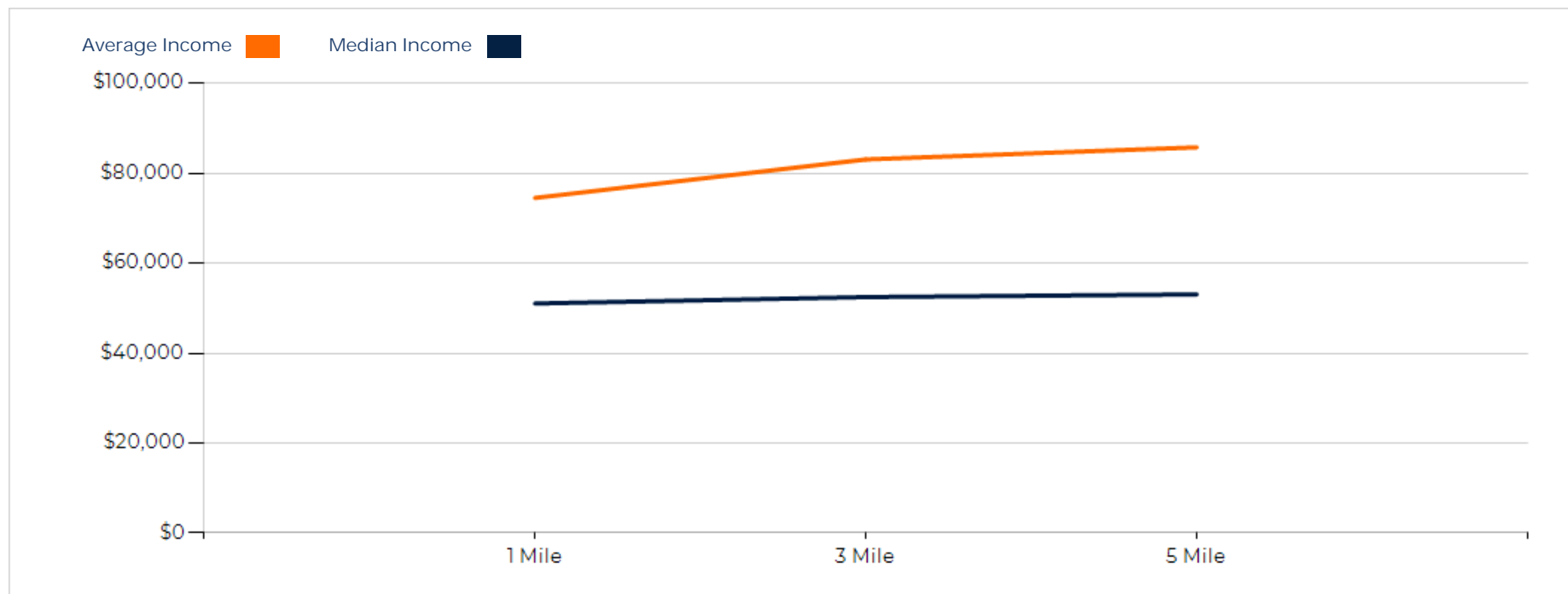
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



4553 SATURN ST

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