

837 N KINGSLEY DR

837 N KINGSLEY DR, Los Angeles CA 90029



OFFERING MEMORANDUM



837 N KINGSLEY DR

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Demographics
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01

Executive Summary

Investment Summary

Location Summary

837 N KINGSLEY DR

OFFERING SUMMARY

ADDRESS	837 N KINGSLEY DR Los Angeles CA 90029
COUNTY	Los Angeles
BUILDING SF	6,848 SF
LAND SF	7,148 SF
NUMBER OF UNITS	4
APN	5535-034-019
OWNERSHIP TYPE	Fee Simple

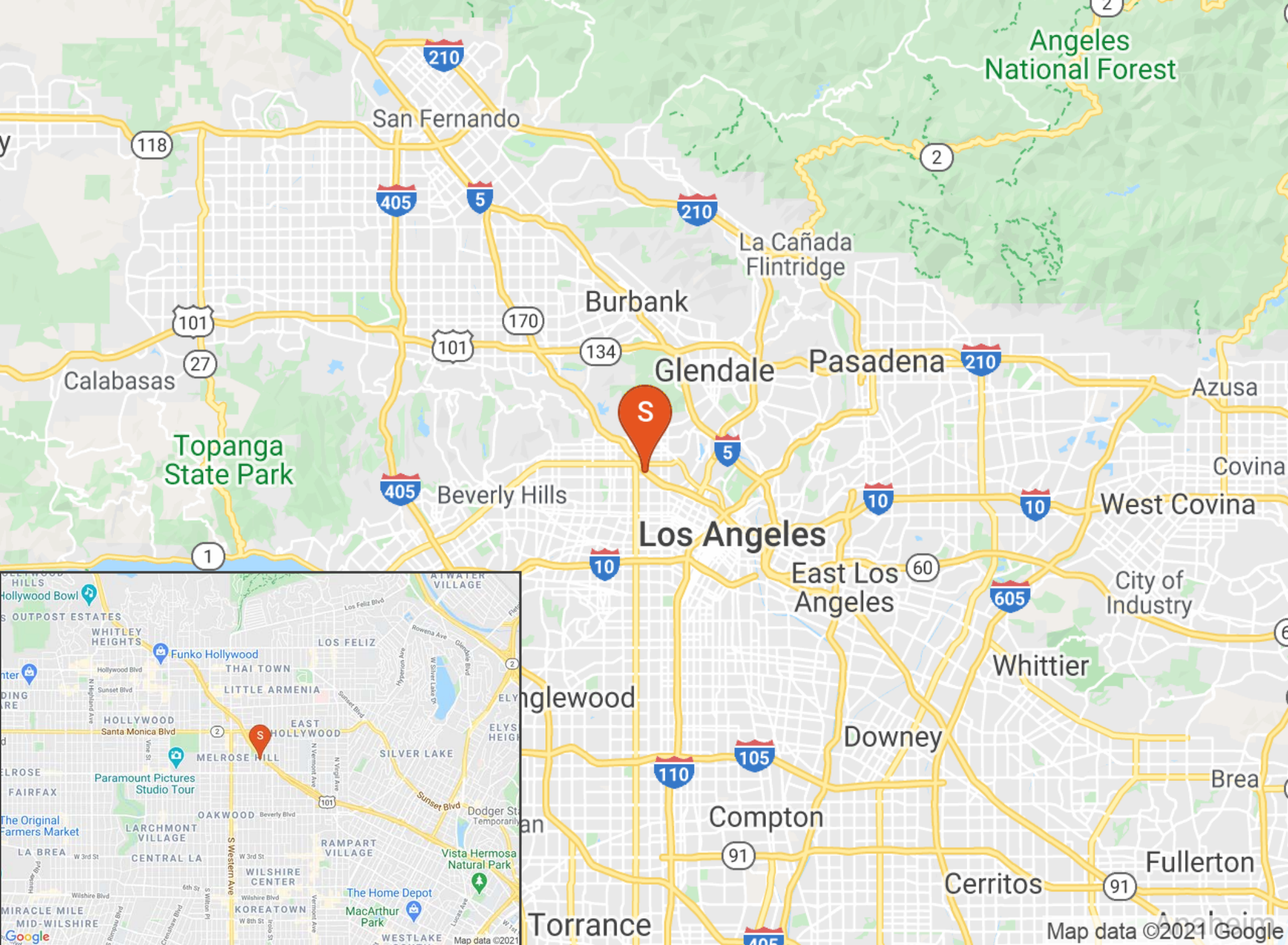
FINANCIAL SUMMARY

OFFERING PRICE	\$3,450,000
PRICE PSF	\$503.80
PRICE PER UNIT	\$862,500
OCCUPANCY	97.00 %
NOI (CURRENT)	\$144,686
NOI (Pro Forma)	\$144,686
CAP RATE (CURRENT)	4.19 %
CAP RATE (Pro Forma)	4.19 %
GRM (CURRENT)	15.99
GRM (Pro Forma)	15.99

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2020 Population	90,181	560,208	1,109,374
2020 Median HH Income	\$38,994	\$48,840	\$52,603
2020 Average HH Income	\$56,262	\$78,179	\$84,480







02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

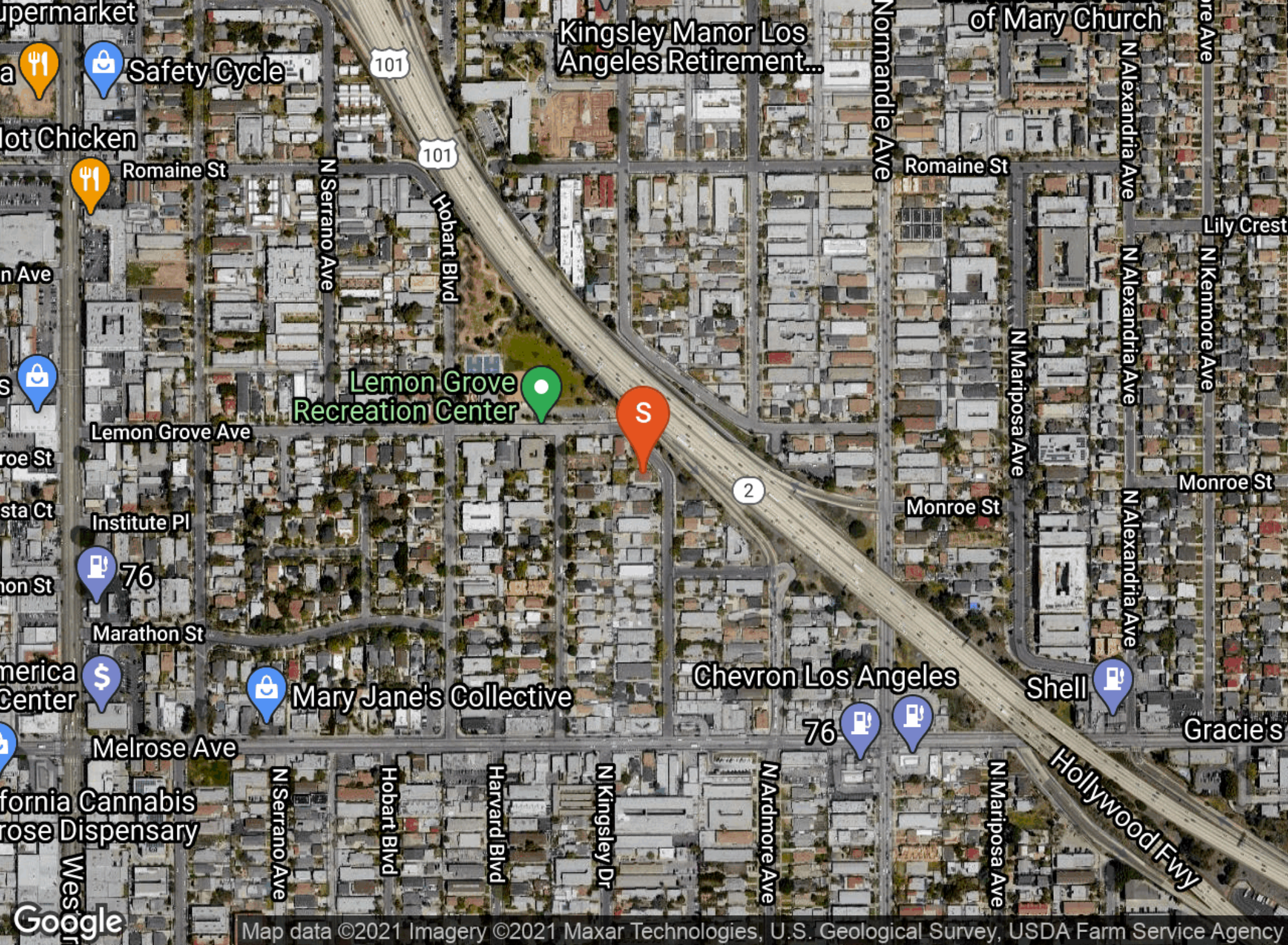
Pictures with Captions

837 N KINGSLEY DR

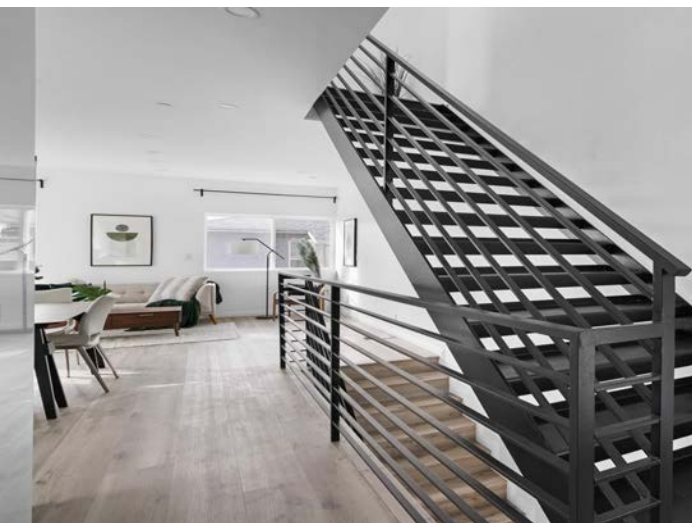
PROPERTY FEATURES

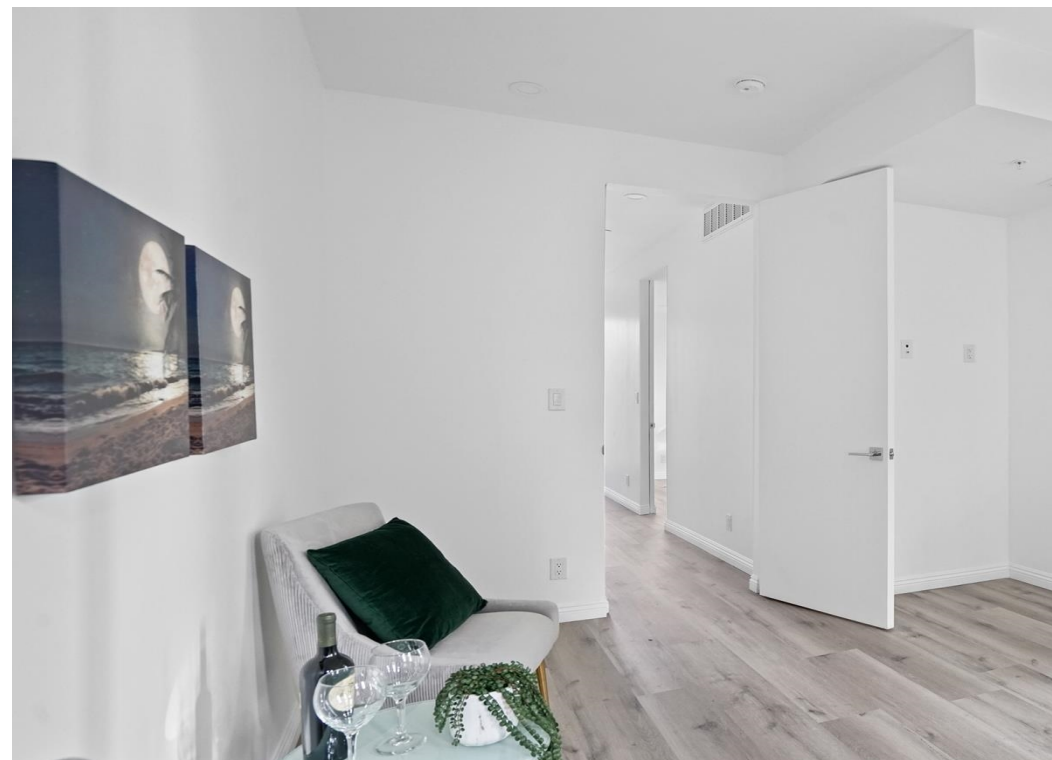
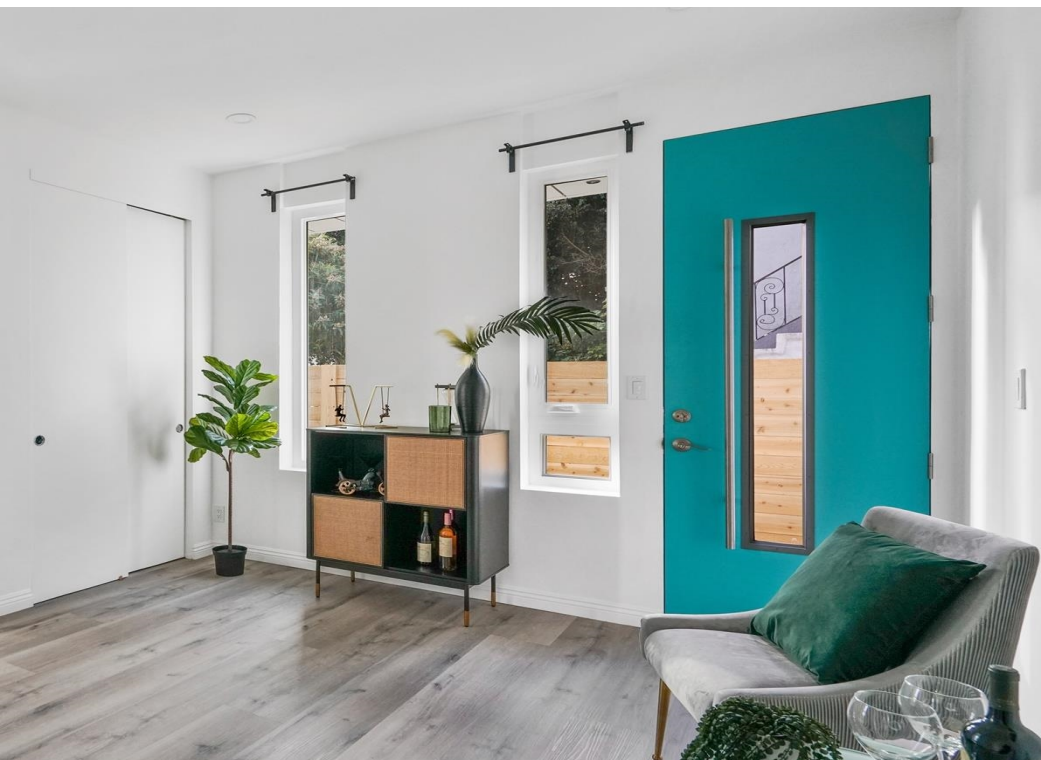
NUMBER OF UNITS	4
BUILDING SF	6,848
LAND SF	7,148
# OF PARCELS	1
ZONING TYPE	LARD1.5
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	2

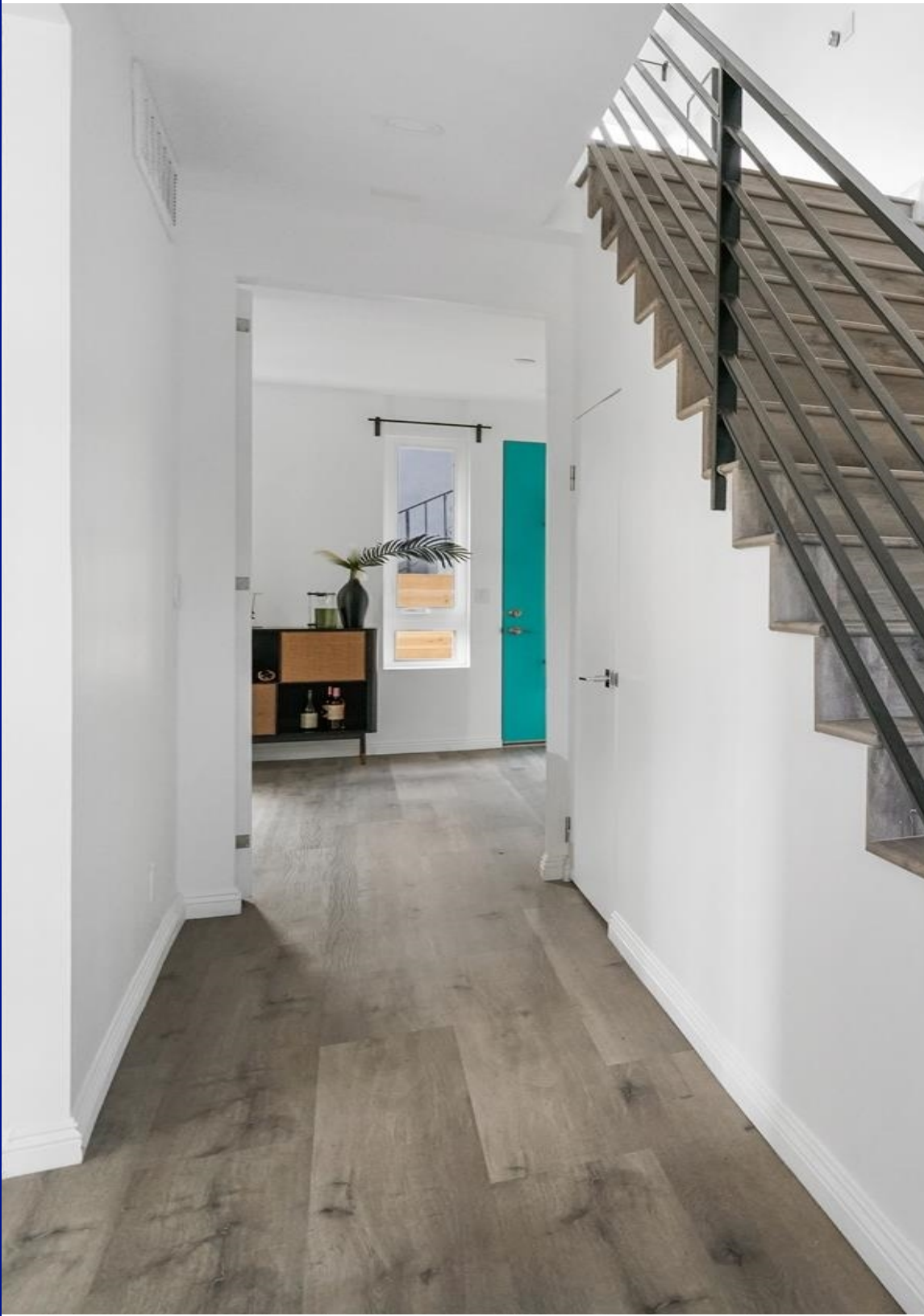




Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency







03

Rent Roll

Rent Roll Details

837 N KINGSLEY DR

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date
837	4 bd + 4 ba	1,835	\$2.45	\$4,495	\$4,495	1/15/2022
837 1/2	4 bd + 4 ba	1,653	\$2.72	\$4,495	\$4,495	1/22/2022
839	4 bd + 4 ba	1,630	\$2.76	\$4,495	\$4,495	1/1/2022
839 1/2	4 bd + 4 ba	1,730	\$2.60	\$4,495	\$4,495	2/15/2022
Totals/Averages			\$2.63	\$17,980	\$17,980	





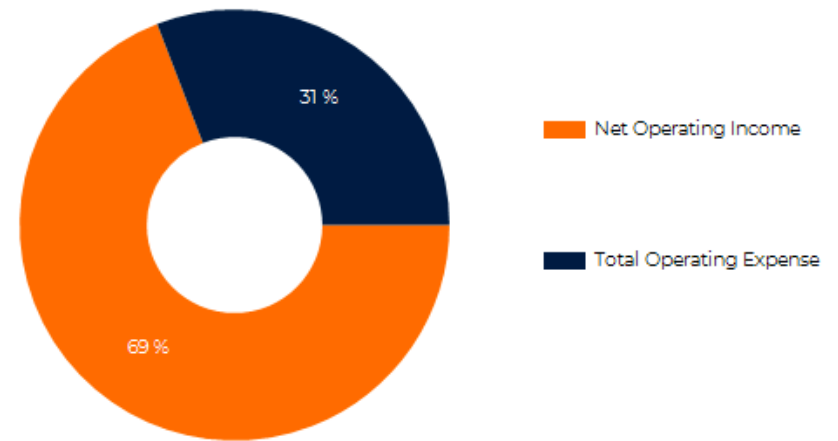
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Financial Analysis

Income & Expense
Multiyear Cash Flow Assumptions
Multiyear Cash Flow Projections
Financial Metrics

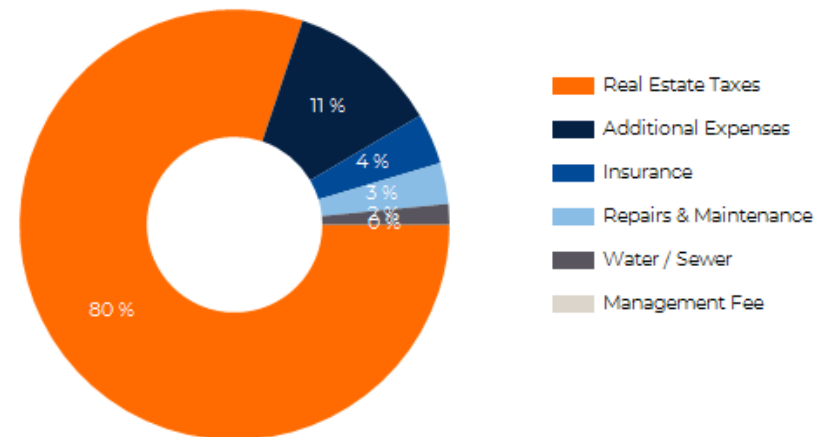
INCOME	CURRENT		PRO FORMA	
Gross Potential Income	\$215,760		\$215,760	
Less: General Vacancy	\$6,473	3.0 %	\$6,473	3.0 %
Effective Gross Income	\$209,287		\$209,287	
Less: Expenses	\$64,602		\$64,602	
Net Operating Income	\$144,686		\$144,686	
Cash Flow	\$144,686		\$144,686	

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$46,740	\$11,685	\$46,740	\$11,685
Insurance	\$2,223	\$556	\$2,223	\$556
Management Fee	\$6,279	\$1,570	\$6,279	\$1,570
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	\$64,602	\$16,150	\$64,602	\$16,150
Expense / SF	\$9.43		\$9.43	
% of EGI	30.87 %		30.87 %	

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

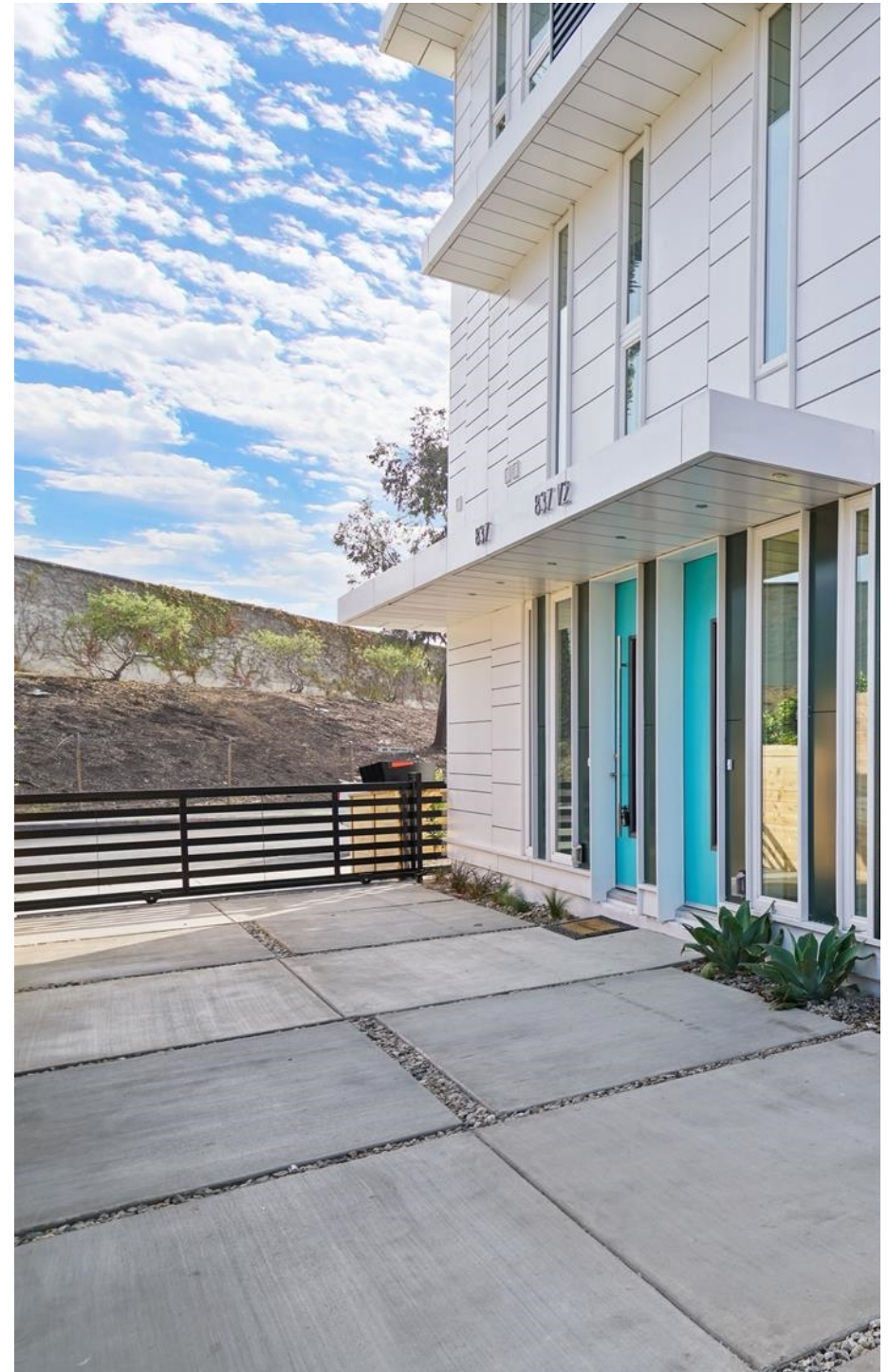
Offering Price	\$3,450,000
Analysis Period	14 year(s)

INCOME - Growth Rates

Gross Potential Rent	4.00 %
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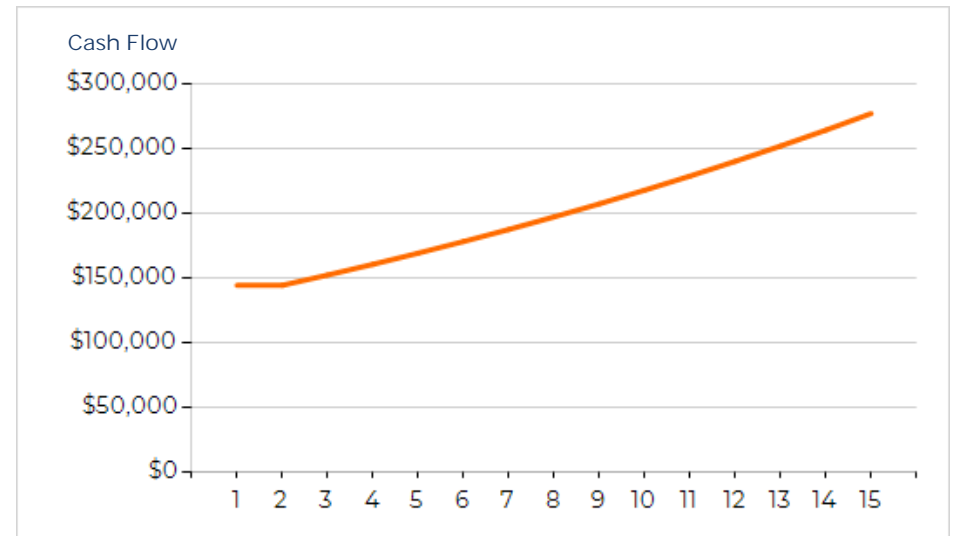
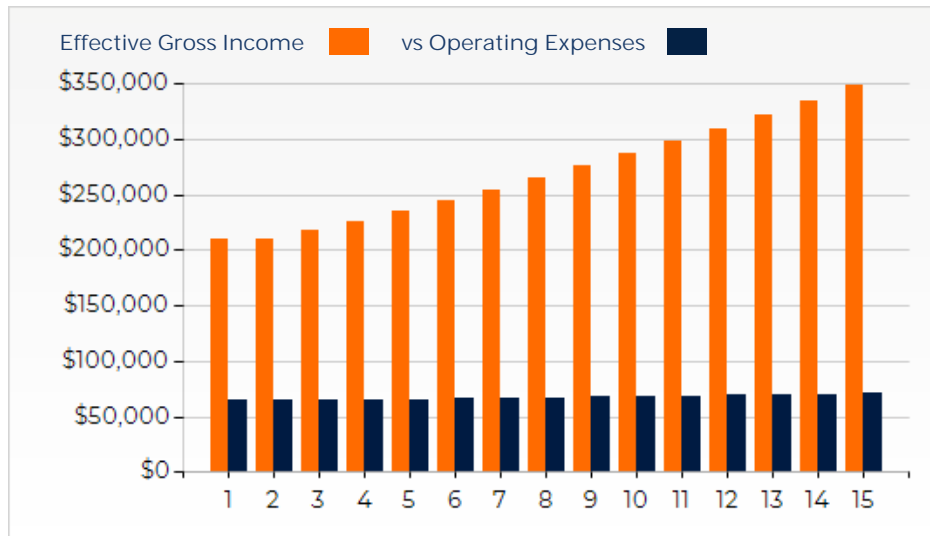
EXPENSES - Growth Rates

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

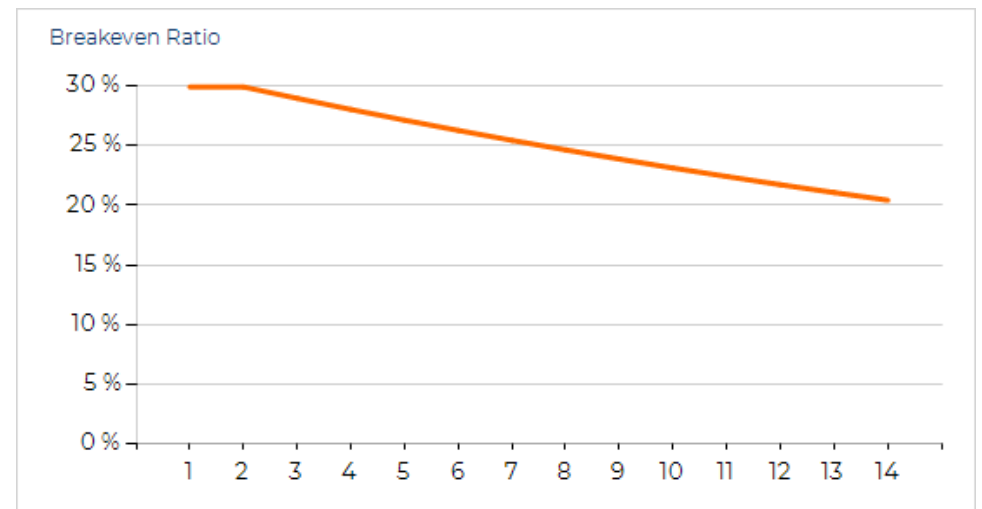
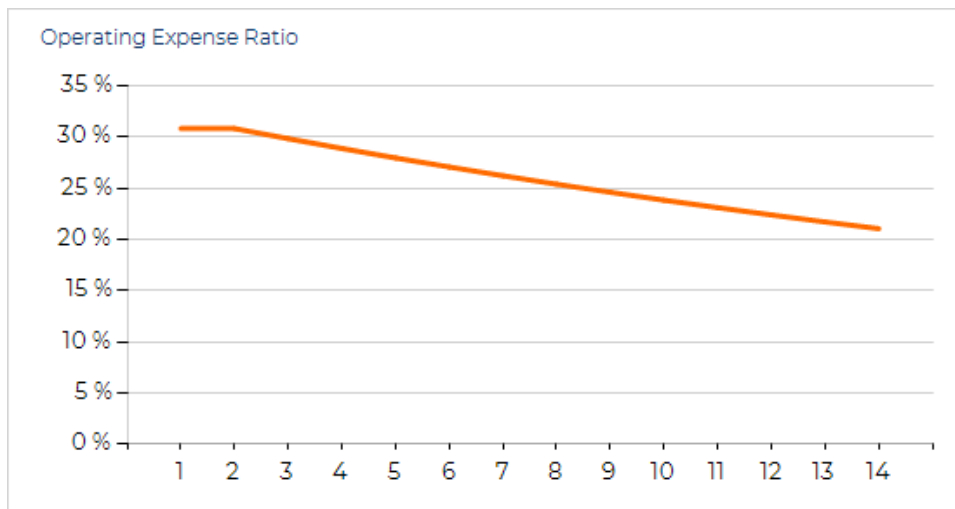
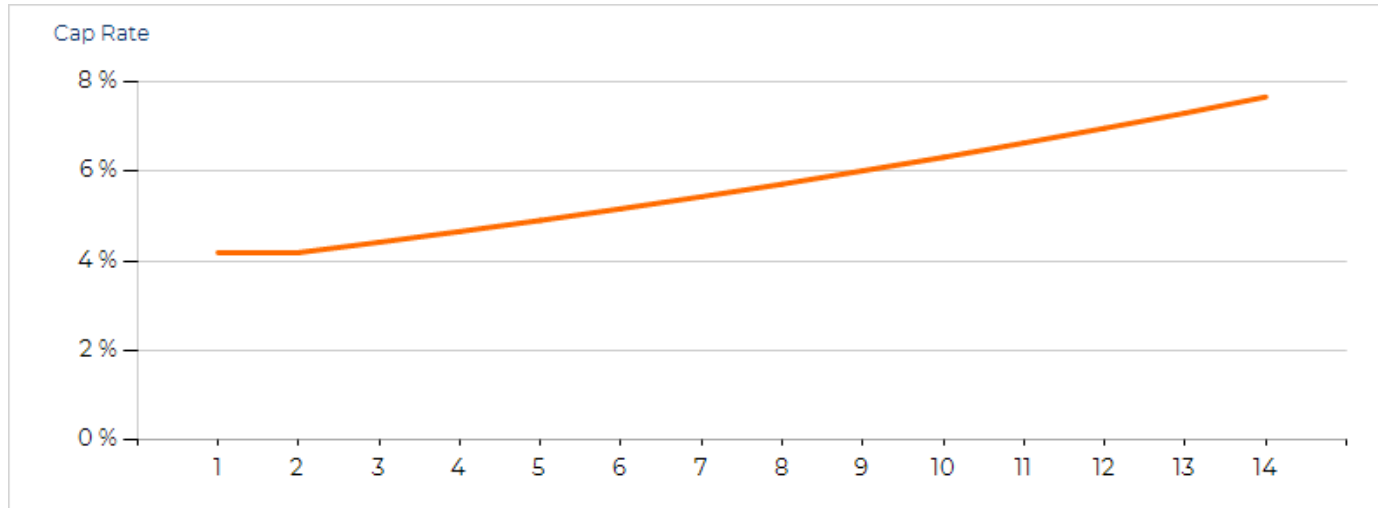


CASH FLOW

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	\$2,223	\$2,223	\$2,267	\$2,313	\$2,359	\$2,406	\$2,454	\$2,503	\$2,554	\$2,605	\$2,657	\$2,710	\$2,764	\$2,819	\$2,876
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	\$64,602	\$64,602	\$65,018	\$65,449	\$65,893	\$66,351	\$66,824	\$67,312	\$67,817	\$68,338	\$68,875	\$69,431	\$70,005	\$70,597	\$71,209
Net Operating Income	\$144,686	\$144,686	\$152,640	\$160,916	\$169,527	\$178,486	\$187,806	\$197,503	\$207,591	\$218,086	\$229,006	\$240,365	\$252,184	\$264,478	\$277,269



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	4.19 %	4.19 %	4.42 %	4.66 %	4.91 %	5.17 %	5.44 %	5.72 %	6.02 %	6.32 %	6.64 %	6.97 %	7.31 %	7.67 %	8.04 %
Operating Expense Ratio	30.86 %	30.86 %	29.87 %	28.91 %	27.98 %	27.10 %	26.24 %	25.41 %	24.62 %	23.85 %	23.12 %	22.41 %	21.72 %	21.06 %	20.43 %
Gross Multiplier (GRM)	15.99	15.99	15.38	14.78	14.22	13.67	13.14	12.64	12.15	11.68	11.23	10.80	10.39	9.99	9.60
Breakeven Ratio	29.94 %	29.94 %	28.98 %	28.05 %	27.15 %	26.29 %	25.46 %	24.66 %	23.89 %	23.14 %	22.43 %	21.74 %	21.08 %	20.44 %	19.82 %
Price / SF	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80	\$503.80
Price / Unit	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500	\$862,500
Income / SF	\$30.56	\$30.56	\$31.78	\$33.05	\$34.37	\$35.75	\$37.18	\$38.67	\$40.21	\$41.82	\$43.49	\$45.23	\$47.04	\$48.93	\$50.88
Expense / SF	\$9.43	\$9.43	\$9.49	\$9.55	\$9.62	\$9.68	\$9.75	\$9.82	\$9.90	\$9.97	\$10.05	\$10.13	\$10.22	\$10.30	\$10.39





05

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	97,622	567,981	1,062,483
2010 Population	89,614	533,463	1,040,013
2020 Population	90,181	560,208	1,109,374
2025 Population	90,501	582,796	1,153,798
2020 African American	2,617	23,874	93,423
2020 American Indian	730	4,537	8,364
2020 Asian	18,157	126,085	210,062
2020 Hispanic	53,851	266,283	500,479
2020 Other Race	28,365	136,404	252,876
2020 White	35,585	241,348	488,338
2020 Multiracial	4,639	27,312	55,095
2020-2025: Population: Growth Rate	0.35 %	3.95 %	3.95 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,427	34,346	71,266
\$15,000-\$24,999	4,440	26,461	46,676
\$25,000-\$34,999	4,192	24,561	41,080
\$35,000-\$49,999	4,532	30,608	53,718
\$50,000-\$74,999	5,494	37,286	69,692
\$75,000-\$99,999	2,905	22,999	46,371
\$100,000-\$149,999	2,551	25,258	54,177
\$150,000-\$199,999	781	10,531	24,697
\$200,000 or greater	842	16,312	38,077
Median HH Income	\$38,994	\$48,840	\$52,603
Average HH Income	\$56,262	\$78,179	\$84,480

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	32,597	226,033	422,547
2010 Total Households	31,119	217,257	415,154
2020 Total Households	31,163	228,367	445,762
2025 Total Households	31,162	237,781	465,610
2020 Average Household Size	2.80	2.41	2.40
2000 Owner Occupied Housing	3,057	32,429	80,399
2000 Renter Occupied Housing	28,400	183,687	320,852
2020 Owner Occupied Housing	2,639	31,367	80,338
2020 Renter Occupied Housing	28,524	197,000	365,423
2020 Vacant Housing	2,562	22,276	43,779
2020 Total Housing	33,725	250,643	489,541
2025 Owner Occupied Housing	2,721	32,056	82,140
2025 Renter Occupied Housing	28,440	205,725	383,470
2025 Vacant Housing	2,821	23,626	45,659
2025 Total Housing	33,983	261,407	511,269
2020-2025: Households: Growth Rate	0.00 %	4.05 %	4.40 %



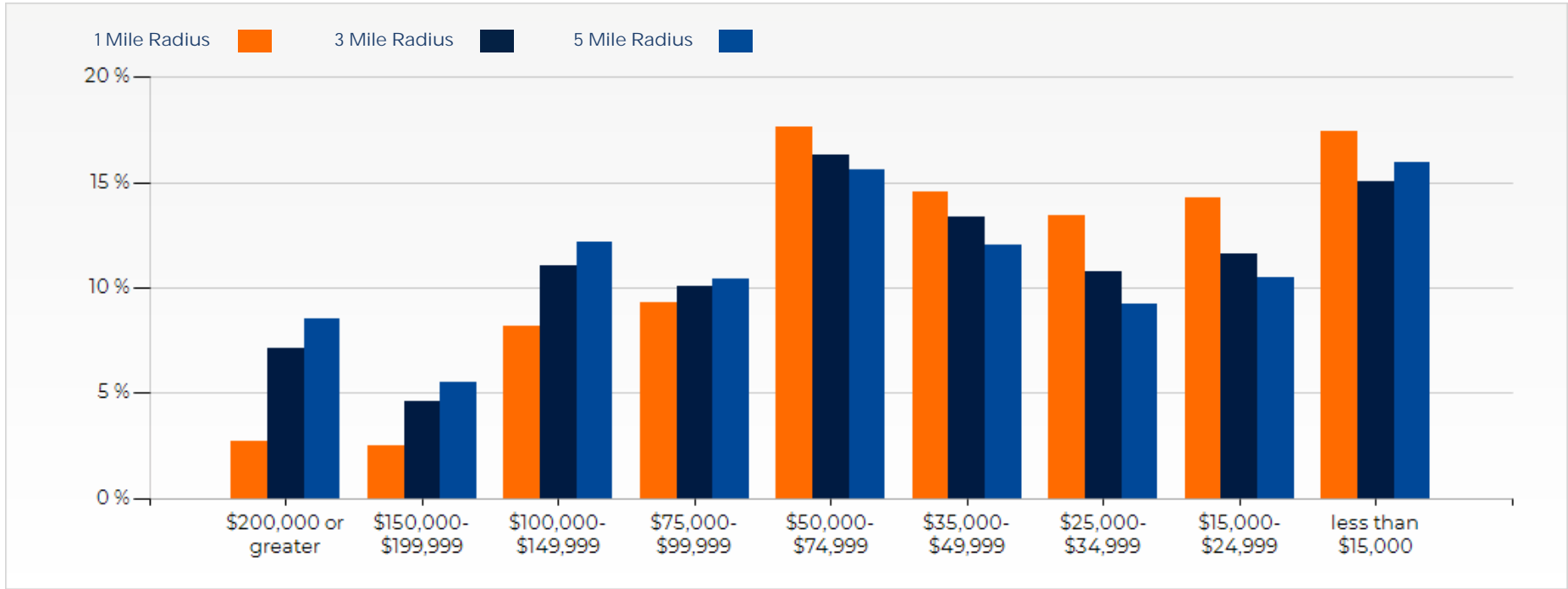
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	8,021	55,058	105,683
2020 Population Age 35-39	7,285	50,764	96,516
2020 Population Age 40-44	6,321	42,365	81,079
2020 Population Age 45-49	6,136	39,302	76,212
2020 Population Age 50-54	6,008	35,394	69,998
2020 Population Age 55-59	5,411	31,832	63,635
2020 Population Age 60-64	4,686	27,734	55,441
2020 Population Age 65-69	3,806	22,568	45,371
2020 Population Age 70-74	2,753	17,340	35,391
2020 Population Age 75-79	1,873	11,590	24,029
2020 Population Age 80-84	1,229	7,968	16,692
2020 Population Age 85+	1,213	8,407	18,589
2020 Population Age 18+	72,192	459,738	914,215
2020 Median Age	36	37	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,302	\$53,378	\$57,381
Average Household Income 25-34	\$60,050	\$73,545	\$79,491
Median Household Income 35-44	\$42,097	\$53,472	\$61,069
Average Household Income 35-44	\$60,841	\$86,208	\$96,441
Median Household Income 45-54	\$50,844	\$59,984	\$68,327
Average Household Income 45-54	\$69,501	\$99,660	\$110,895
Median Household Income 55-64	\$38,032	\$50,337	\$53,785
Average Household Income 55-64	\$54,883	\$85,005	\$90,116
Median Household Income 65-74	\$29,313	\$36,214	\$38,565
Average Household Income 65-74	\$42,803	\$62,449	\$64,966
Average Household Income 75+	\$31,950	\$44,185	\$45,893

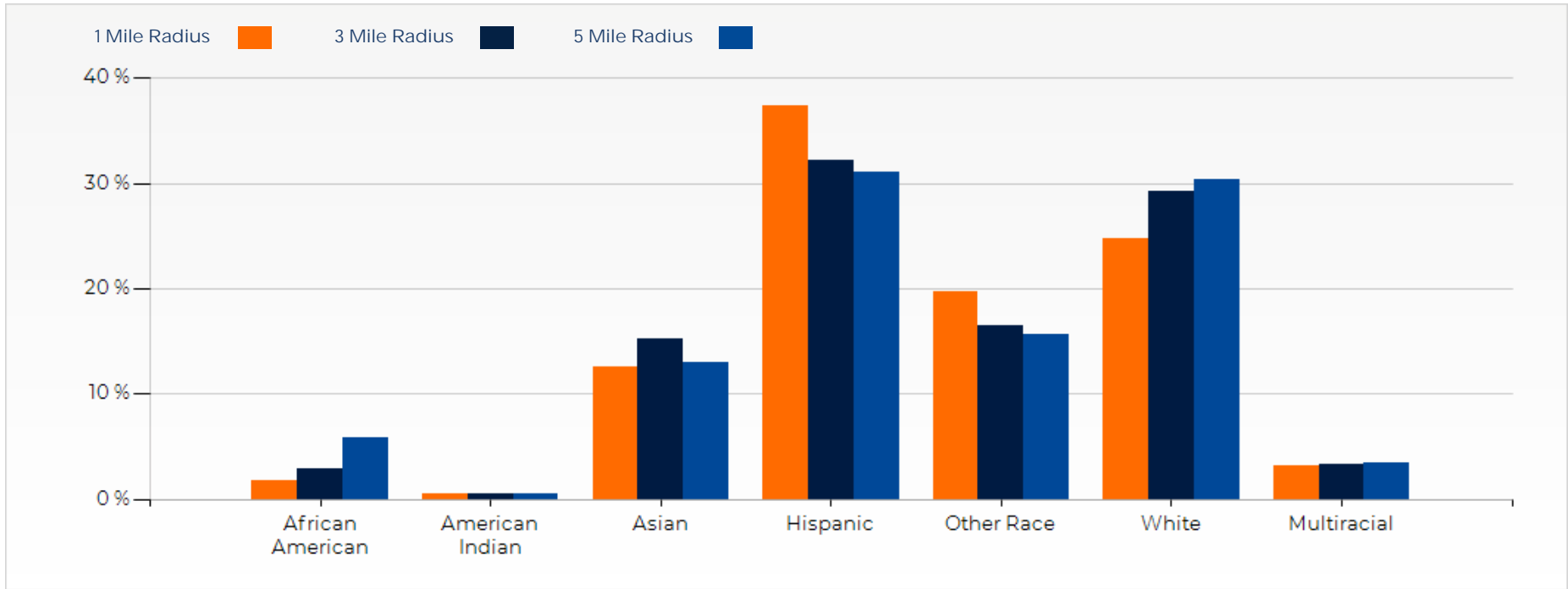
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8,000	56,773	109,551
2025 Population Age 35-39	7,420	50,165	96,885
2025 Population Age 40-44	6,905	46,378	88,887
2025 Population Age 45-49	5,961	39,439	76,889
2025 Population Age 50-54	5,874	36,858	72,015
2025 Population Age 55-59	5,688	33,289	66,224
2025 Population Age 60-64	4,877	29,722	59,170
2025 Population Age 65-69	4,064	24,854	50,239
2025 Population Age 70-74	3,263	20,405	41,582
2025 Population Age 75-79	2,306	15,005	31,002
2025 Population Age 80-84	1,488	9,537	20,039
2025 Population Age 85+	1,311	9,248	20,092
2025 Population Age 18+	73,362	482,098	959,841
2025 Median Age	38	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,335	\$60,620	\$66,175
Average Household Income 25-34	\$68,419	\$84,701	\$91,314
Median Household Income 35-44	\$47,628	\$61,013	\$71,398
Average Household Income 35-44	\$69,308	\$98,352	\$109,633
Median Household Income 45-54	\$56,582	\$68,420	\$79,450
Average Household Income 45-54	\$80,996	\$113,019	\$126,368
Median Household Income 55-64	\$45,000	\$56,287	\$61,251
Average Household Income 55-64	\$64,671	\$97,224	\$104,462
Median Household Income 65-74	\$32,829	\$40,182	\$43,470
Average Household Income 65-74	\$49,339	\$72,452	\$75,675
Average Household Income 75+	\$36,687	\$51,734	\$53,467

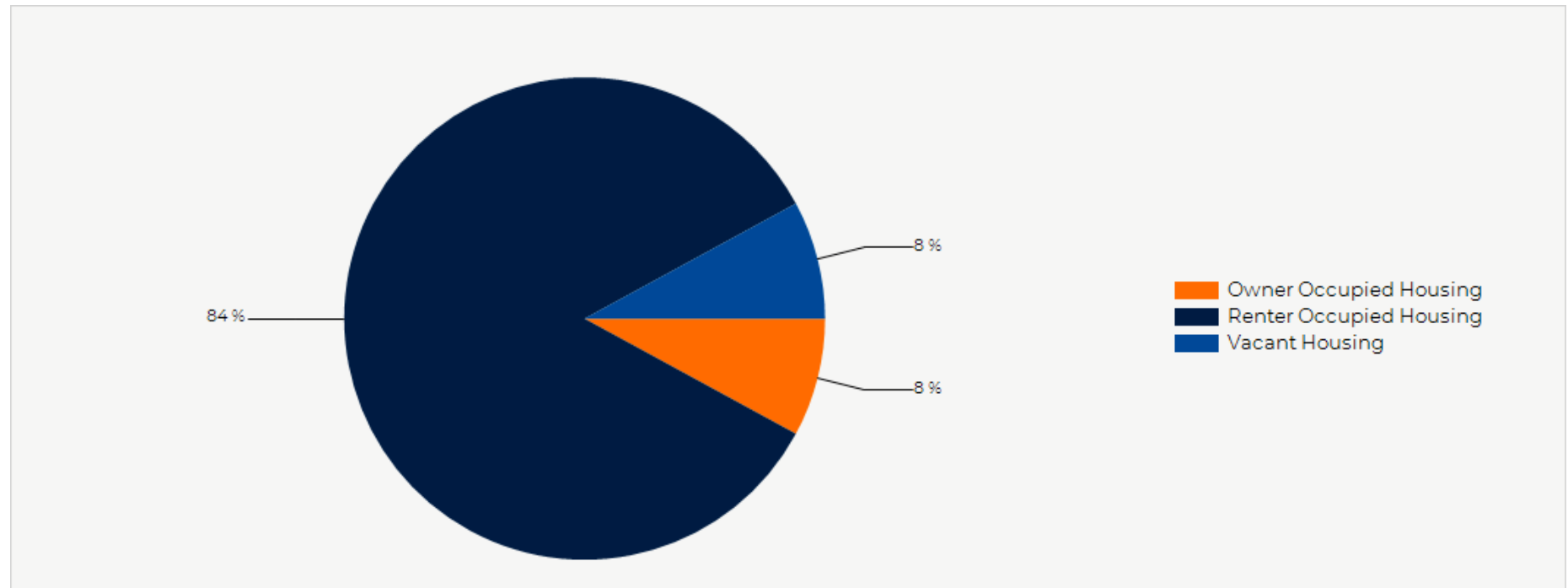
2020 Household Income



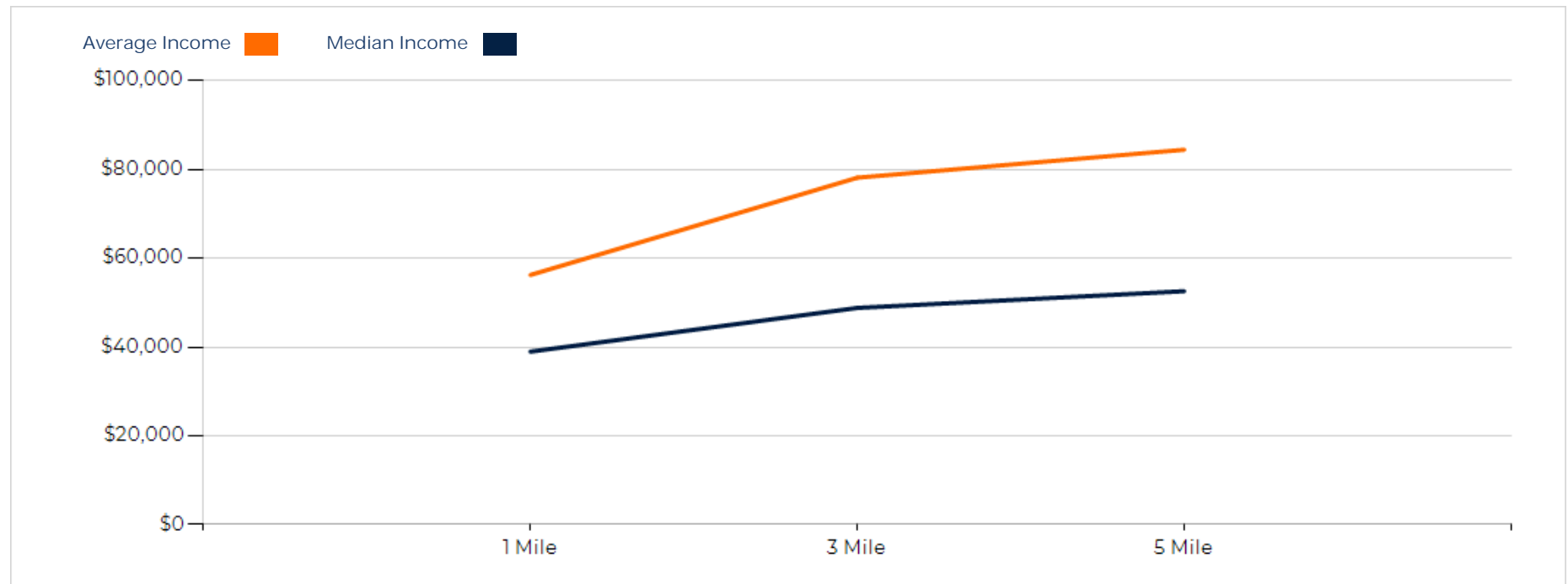
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



837 N KINGSLEY DR

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