

# OFFERING MEMORANDUM

5164 S Halldale Ave Los Angeles, CA 90062



***LIST PRICE***

**\$1,025,000**

**LYON STAHL**  
INVESTMENT REAL ESTATE

**JACOBSON**  
INVESTMENT GROUP 

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## **5164 S Halldale Ave**

Los Angeles, CA 90062

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# PROPERTY DESCRIPTION

5164 S Halldale Ave Los Angeles, CA 90062

# PROPERTY OVERVIEW



## PROPERTY DETAILS

No. of Units	4
Year Built	1925
Rentable SF	2,130
Lot Area	5,981
APN	5003-008-017
Zoning	LA R2
Rent Control	LA RSO
Unit Mix	(4) 1 Bed/1 Bath

## INVESTMENT HIGHLIGHTS

- The property sits on a spacious lot just under 6,000 SF and comprises four (4) one-bedroom, one-bathroom units, with one delivered vacant
- It offers a going-in cap rate of 5.93% and approximately 14% rental upside
- With one unit delivered vacant, this is an ideal opportunity for an owner/user
- Property has a new Roof installed in 2018, all Copper plumbing and up to date electric breakers
- Conveniently located in South Los Angeles, the property is surrounded by restaurants, shopping centers, and major metropolitan hubs

# INVESTMENT SUMMARY



5164 S Halldale Ave is a well-maintained 4-unit multifamily asset consisting of two side-by-side duplexes on a single lot, each offering convenient on-site parking and a thoughtfully designed layout. All four units are fully renovated 1-Bed/1-Bath apartments featuring modern finishes, updated kitchens and bathrooms, upgraded electrical and plumbing systems, and efficient layouts that maximize livability. These improvements significantly reduce deferred maintenance for the next owner while enhancing long-term tenant desirability. One unit will be delivered vacant at close, creating immediate upside for lease-up or an ideal opportunity for an owner-user. The property currently operates at a strong 5.93% cap rate and a 12.24 GRM, providing a rare combination of healthy in-place income and future value-add potential. With tenants responsible for trash, gas, and electricity, operating expenses remain low, leaving the landlord responsible only for water and allowing for efficient management. Ideally positioned in the heart of the Vermont Square neighborhood, the property benefits from a central location near USC, Downtown Los Angeles, Exposition Park, and numerous employment hubs. Residents enjoy proximity to major transit corridors, retail amenities, and community services. With its strong fundamentals, renovated interiors, and strategic location, 5164 S Halldale Ave presents a rare opportunity to acquire a stabilized, turnkey asset with excellent short-term performance and long-term appreciation potential.

# PROPERTY PHOTOS

5164 S Halldale Ave Los Angeles, CA 90062

# PROPERTY EXTERIOR



# PROPERTY INTERIOR



# LOCATION OVERVIEW

5164 S Halldale Ave Los Angeles, CA 90062

# ABOUT THE AREA

South Los Angeles (South LA) is a vibrant and dynamic region of Los Angeles known for its rich history, cultural diversity, and proximity to major metropolitan amenities. The area has undergone significant revitalization recently, attracting new businesses, developments, and residents while preserving its unique character.



University of Southern California

SoFi Stadium

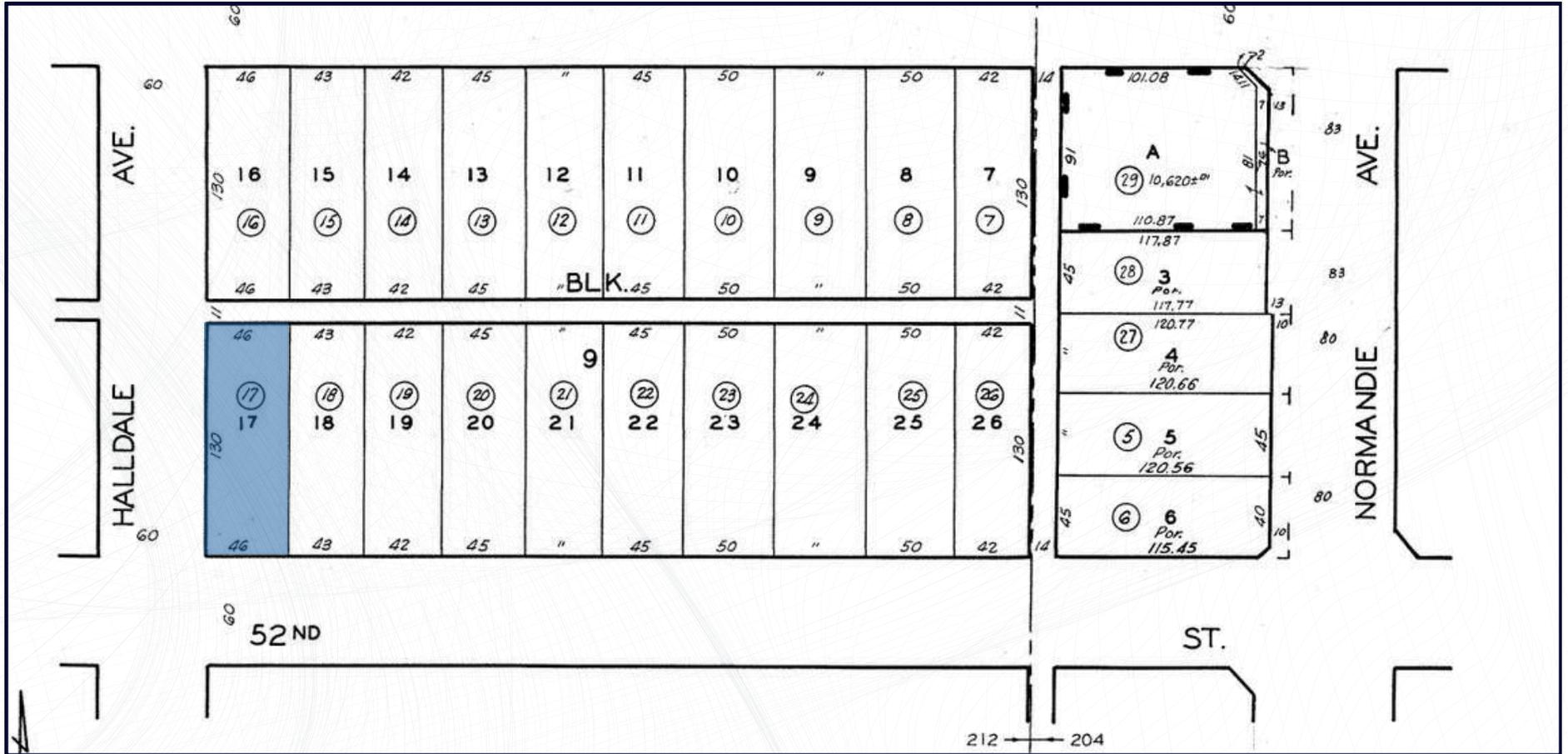


Exposition Park

South Los Angeles benefits from its strategic location with easy access to major freeways such as the I-10, I-110, and I-405. Additionally, its proximity to LAX and the Port of Los Angeles makes it an ideal location for residents and businesses seeking connectivity to national and international markets.

# PARCEL MAP

APN: 5003-008-017



# FINANCIAL ANALYSIS

5164 S Halldale Ave Los Angeles, CA 90062

# RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Pro Forma Rents	Notes
1457	1 Bed/1 Bath	540	\$1,995.00	\$1,995.00	<i>Vacant</i>
1459	1 Bed/1 Bath	540	\$1,596.00	\$1,995.00	
5164	1 Bed/1 Bath	525	\$1,792.85	\$1,995.00	<i>\$150 Parking Included in Rent</i>
5166	1 Bed/1 Bath	525	\$1,596.00	\$1,995.00	
Total Scheduled Rent					\$6,979.85
SCEP LAHD Income					\$17.76
Monthly Scheduled Gross Income					\$6,997.61
Annualized Scheduled Gross Income					\$83,971.32
Rental Upside					14%

# FINANCIAL ANALYSIS

5164 S Halldale Ave		
<b>List Price:</b>		<b>\$1,025,000</b>
<b>Down Payment:</b>	10.0%	\$102,500
<b>Number of units:</b>		4
<b>Cost per Unit:</b>		\$256,250
<b>Current GRM:</b>		12.21
<b>Pro Forma GRM:</b>		10.68
<b>Current Cap Rate:</b>		5.93%
<b>Pro Forma Cap Rate:</b>		7.07%
<b>Year Built:</b>		1925
<b>Approx. Lot Size:</b>		5,981
<b>Approx. Gross RSF:</b>		2,130
<b>Cost per Net RSF:</b>		\$481.22

Proposed Financing			
First Loan Amount:	\$922,500	Amort:	30
Terms:	<b>5.350%</b>	Fixed:	6
Payment	\$5,151	DCR:	0.98

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.25% Purchase Price):	\$12,813	\$12,813
Repairs & Maintenance (\$750/Unit):	\$3,000	\$3,000
Insurance (\$1.1/SF):	\$2,343	\$2,343
Utilities (\$550/Unit):	\$2,200	\$2,200
Landscaping+Pest Control (\$100/Month):	\$1,200	\$1,200
<b>Total Expenses:</b>	<b>\$21,556</b>	<b>\$21,556</b>
Expenses as %/SGI	25.67%	22.46%
Per Net Sq. Ft:	\$10.12	\$10.12
Per Unit:	\$5,389	\$5,389

Annualized Operating Data		Current Rents		Pro Forma Rents	
<b>Scheduled Gross Income:</b>		\$ 83,971		\$ 95,973	
<b>Vacancy Rate Reserve:</b>		\$ 1,679	2% <sup>1</sup>	\$ 1,919	2% <sup>1</sup>
<b>Gross Operating Income:</b>		\$ 82,292		\$ 94,054	22% <sup>1</sup>
<b>Expenses:</b>		\$ 21,556	26% <sup>1</sup>	\$ 21,556	
<b>Net Operating Income:</b>		\$ 60,736		\$ 72,498	
<b>Debt Service:</b>		\$ 61,816		\$ 61,816	
<b>Pre Tax Cash Flows:</b>		\$ (1,080)	-1.05% <sup>2</sup>	\$ 10,682	10.42% <sup>2</sup>
<b>Principal Reduction:</b>		\$ 12,773		\$ 12,773	
<b>Total Return Before Taxes:</b>		\$ 11,693	11.41% <sup>2</sup>	\$ 23,455	22.88% <sup>2</sup>

<sup>1</sup> As a percent of Scheduled Gross Income

<sup>2</sup> As a percent of Down Payment

Scheduled Income:			Current Income		Pro Forma Income	
# of Units	Bdrms/ Baths	Notes	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	1+1	Vacant	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00
1	1+1		\$ 1,596.00	\$ 1,596.00	\$ 1,995.00	\$ 1,995.00
1	1+1	Parking Included in Rent	\$ 1,792.85	\$ 1,792.85	\$ 1,995.00	\$ 1,995.00
1	1+1		\$ 1,596.00	\$ 1,596.00	\$ 1,995.00	\$ 1,995.00
<b>Total Scheduled Rent:</b>				\$6,979.85		\$ 7,980.00
SCEP:				<b>\$17.76</b>		<b>\$17.76</b>
Late Fees:				<b>\$0.00</b>		<b>\$0.00</b>
<b>Monthly Scheduled Gross Income:</b>				\$6,997.61		\$7,997.76
<b>Annualized Scheduled Gross Income:</b>				\$83,971.32		\$95,973.12
Utilities Paid by Tenant:					Trash, Gas and Electric	Rental Upside: <b>14%</b>

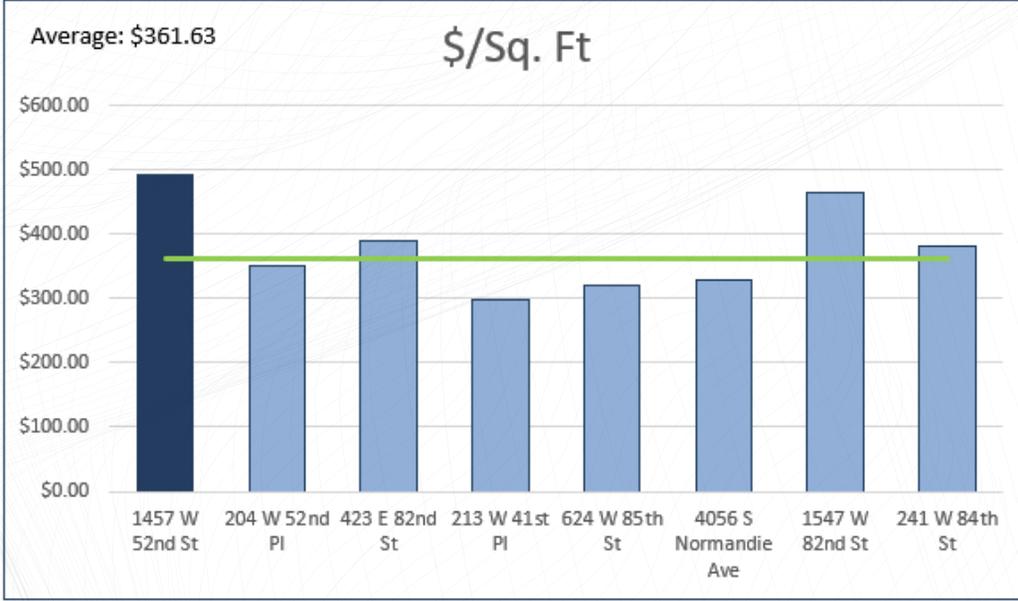
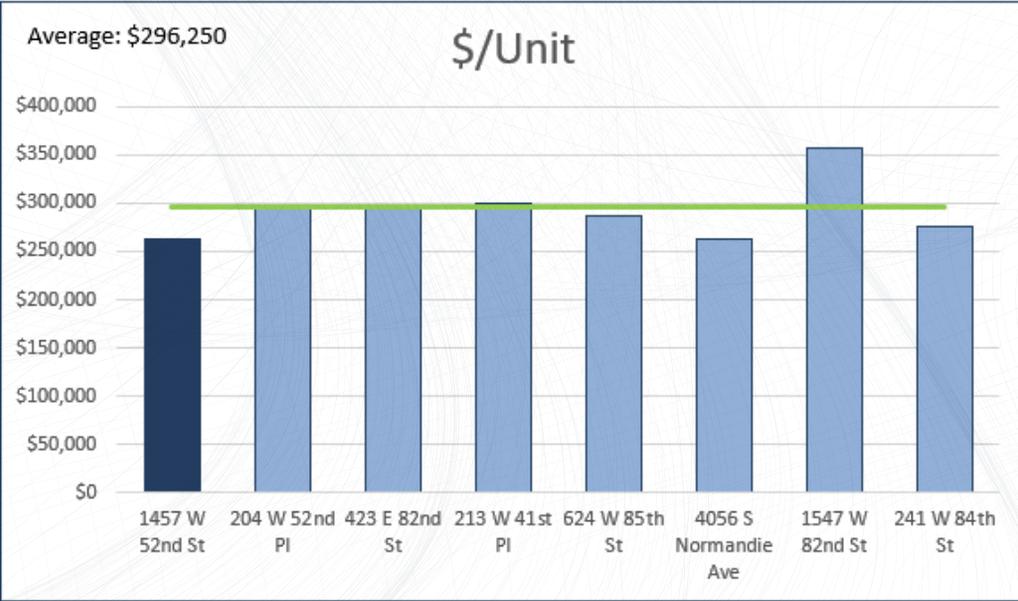
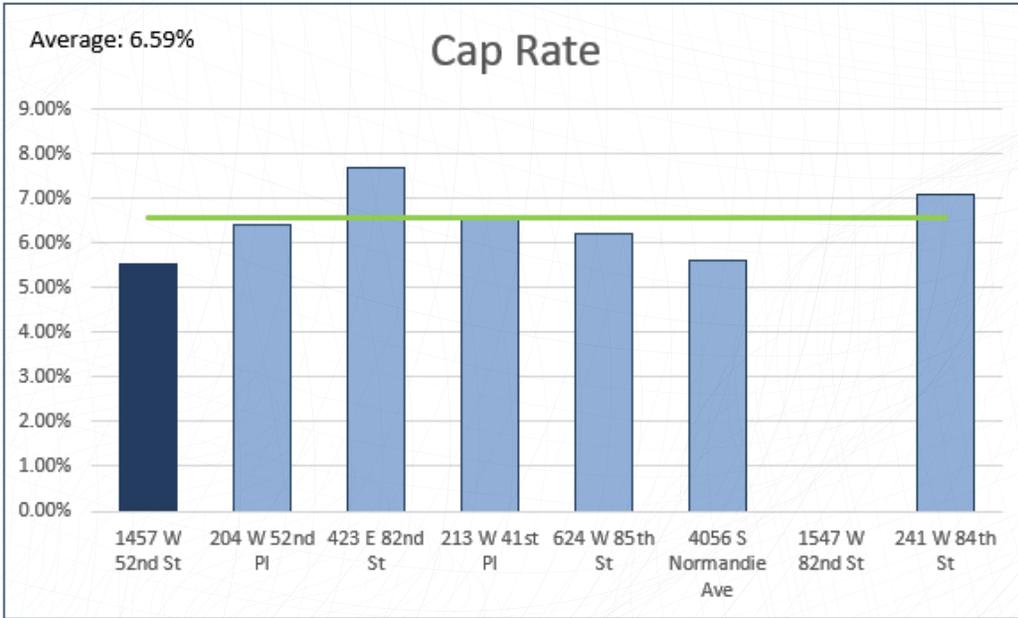
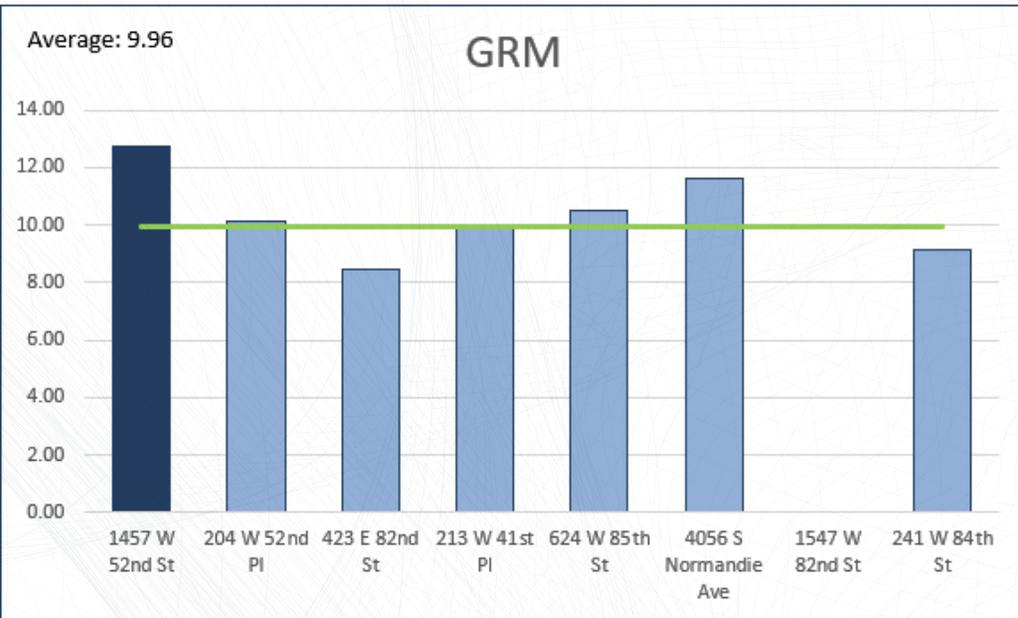
# SALES COMPARABLES

5164 S Halldale Ave Los Angeles, CA 90062

# SALES COMPARABLES

<u>Address</u>	<u>Price</u>	<u>Units</u>	<u>Yr Built</u>	<u>RSF</u>	<u>GRM</u>	<u>Cap Rate</u>	<u>\$/SF</u>	<u>\$/Unit</u>	<u>COE</u>	<u>Unit Mix</u>
204 W 52nd Pl	\$1,190,000	4	1912	3,388	10.12	6.42%	\$351.24	\$297,500	7/15/25	(1) 4+2 (1) 3+2 (2) 1+1
423 E 82nd St	\$1,180,000	4	1966	3,031	8.45	7.69%	\$389.31	\$295,000	5/20/25	(4) 3+1
213 W 41st Pl	\$1,200,000	4	1922	4,024	9.95	6.53%	\$298.21	\$300,000	4/4/25	(2) 3+1 (2) 2+1
624 W 85th St	\$1,150,000	4	1964	3,590	10.48	6.20%	\$320.33	\$287,500	3/27/25	(1) 3+2 (3) 1+1
4056 S Normandie Ave	\$1,050,000	4	1908	3,203	11.62	5.59%	\$327.82	\$262,500	3/25/25	(1) 3+2 (3) 2+1
1547 W 82nd St	\$1,425,000	4	1956	3,067	N/A	N/A	\$464.62	\$356,250	3/12/25	(1) 4+2 (3) 2+2
241 W 84th St	\$1,100,000	4	1962	2,880	9.17	7.09%	\$381.94	\$275,000	1/3/25	(4) 2+1
					<b>9.96</b>	<b>6.59%</b>	<b>\$361.93</b>	<b>\$296,250</b>		
<b>5164 S Halldale Ave</b>	<b>\$1,025,000</b>	<b>4</b>	<b>1925</b>	<b>2,130</b>	<b>12.21</b>	<b>5.93%</b>	<b>\$481.22</b>	<b>\$256,250</b>		<b>(4) 1+1</b>

# SALES COMPARABLES



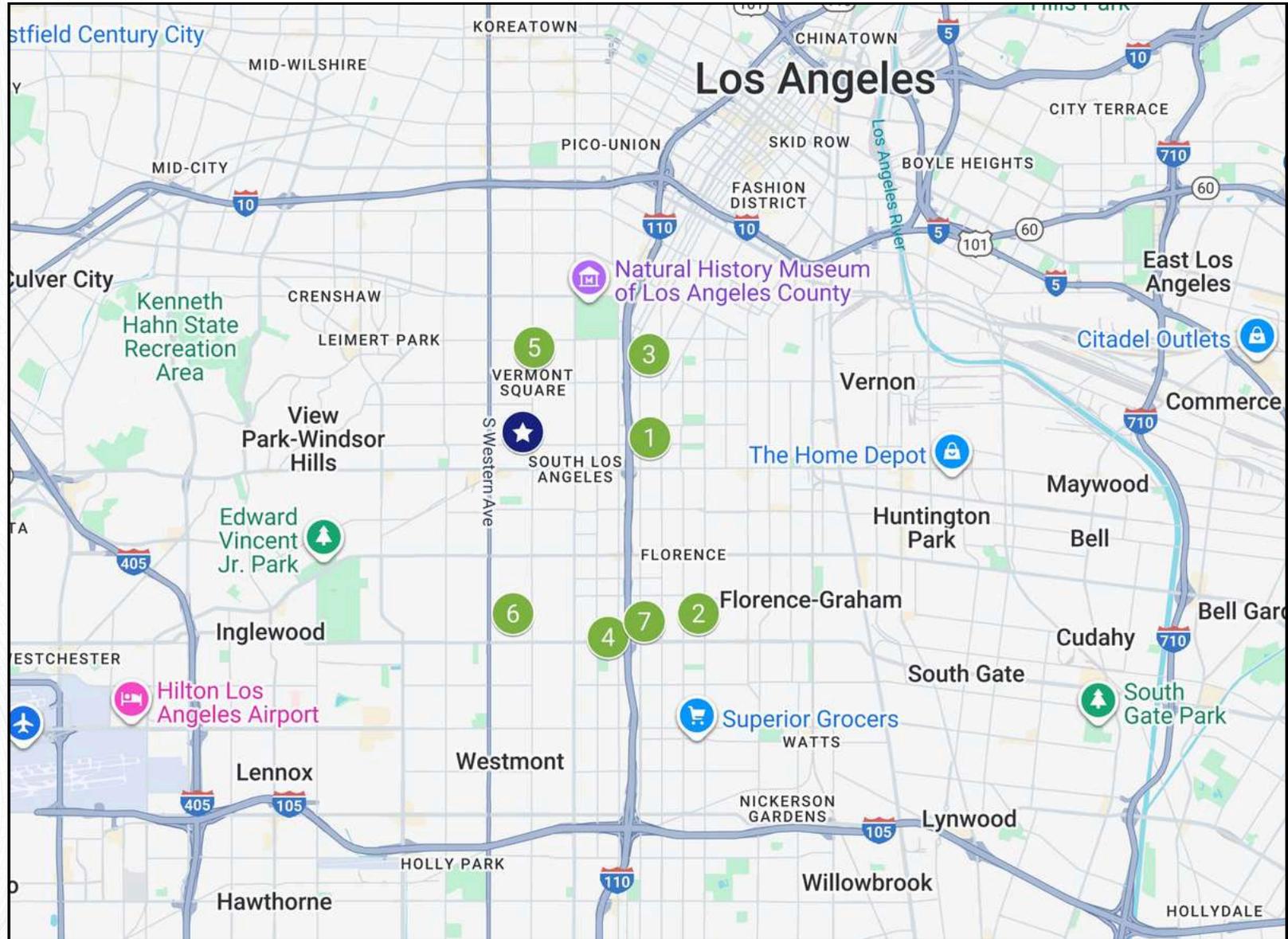
# SALES COMPARABLES: BY LOCATION

## Subject Property

★ 5164 Halldale Ave

## Sales Comparables

- 1 204 W 52nd Pl
- 2 423 E 82nd St
- 3 213 W 41st Pl
- 4 624 W 85th St
- 5 4056 Normandie Ave
- 6 1547 W 82nd St
- 7 241 W 84th St



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