

# OFFERING MEMORANDUM

10714 S Broadway Los Angeles, CA 90061



***LIST PRICE***

**\$870,000**

**LYON STAHL**  
INVESTMENT REAL ESTATE

**JACOBSON**  
INVESTMENT GROUP 

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Aaron Jacobson

Senior Associate

(310) 729-1559

Aaron@LyonStahl.com

DRE# 02100737

## 10714 S Broadway

Los Angeles, CA 90061

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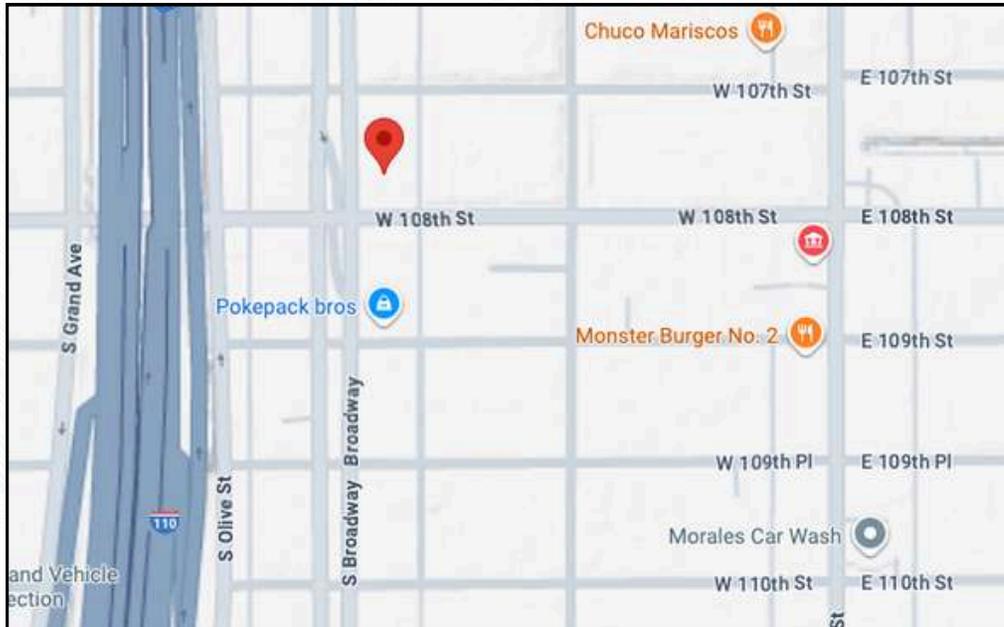
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# PROPERTY DESCRIPTION

10714 S Broadway Los Angeles, CA 90061

# PROPERTY OVERVIEW



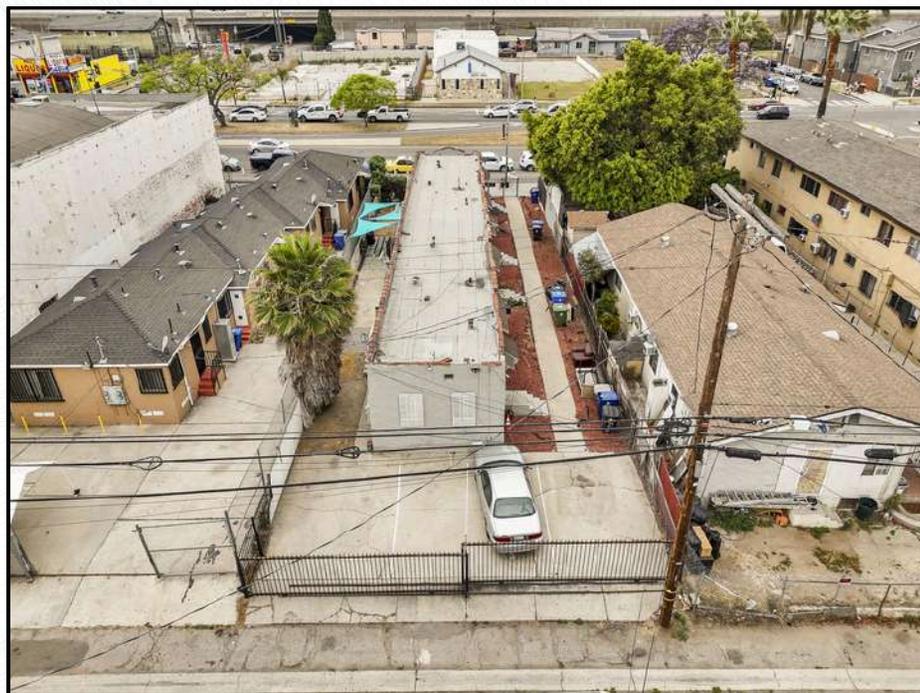
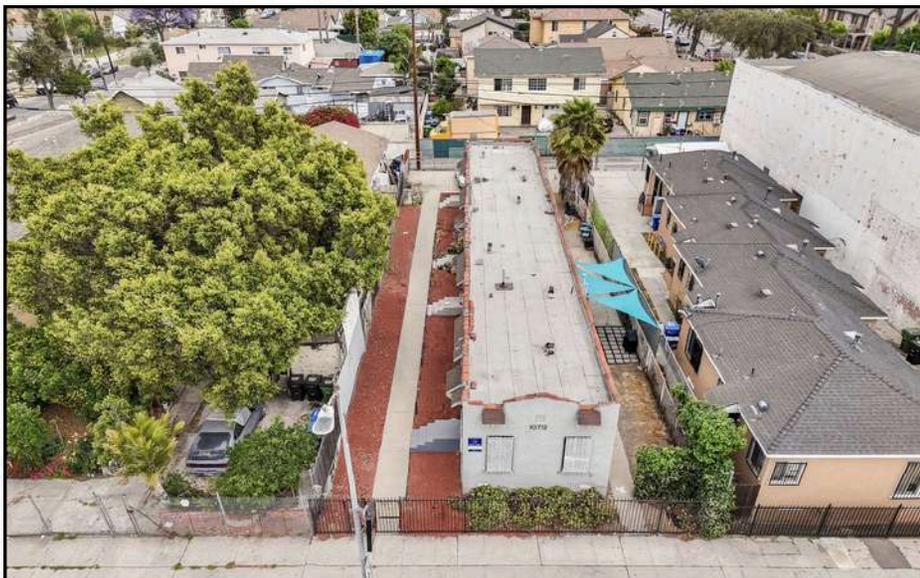
## PROPERTY DETAILS

No. of Units	4
Year Built	1930
Rentable SF	1,870
Lot Area	6,160
APN	6074-011-034
Zoning	LA C2
Rent Control	LA RSO
Unit Mix	(4) 1 Bed/1 Bath

## INVESTMENT HIGHLIGHTS

- The property sits on a spacious lot just over 6,000 SF and comprises of (4) one-bedroom, one-bathroom units.
- It offers a going-in cap rate of 5.14% and approximately 45% in rental upside.
- Conveniently located in South Los Angeles, the property is surrounded by restaurants, shopping centers, and major metropolitan hubs.

# INVESTMENT SUMMARY

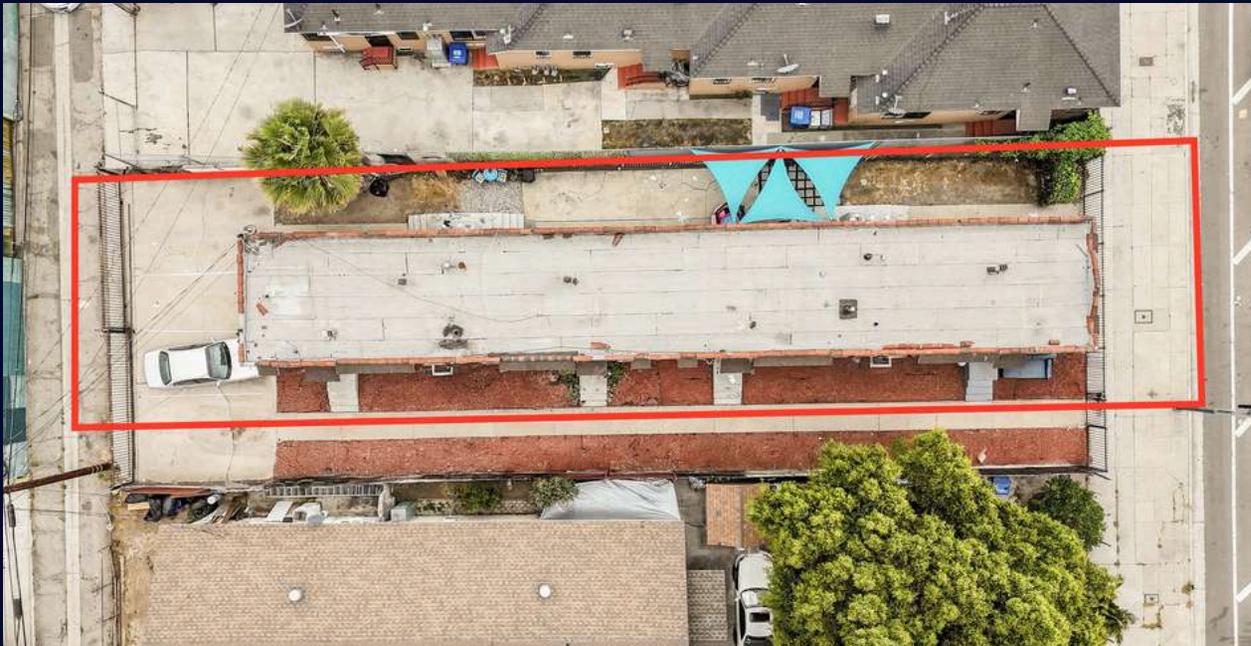
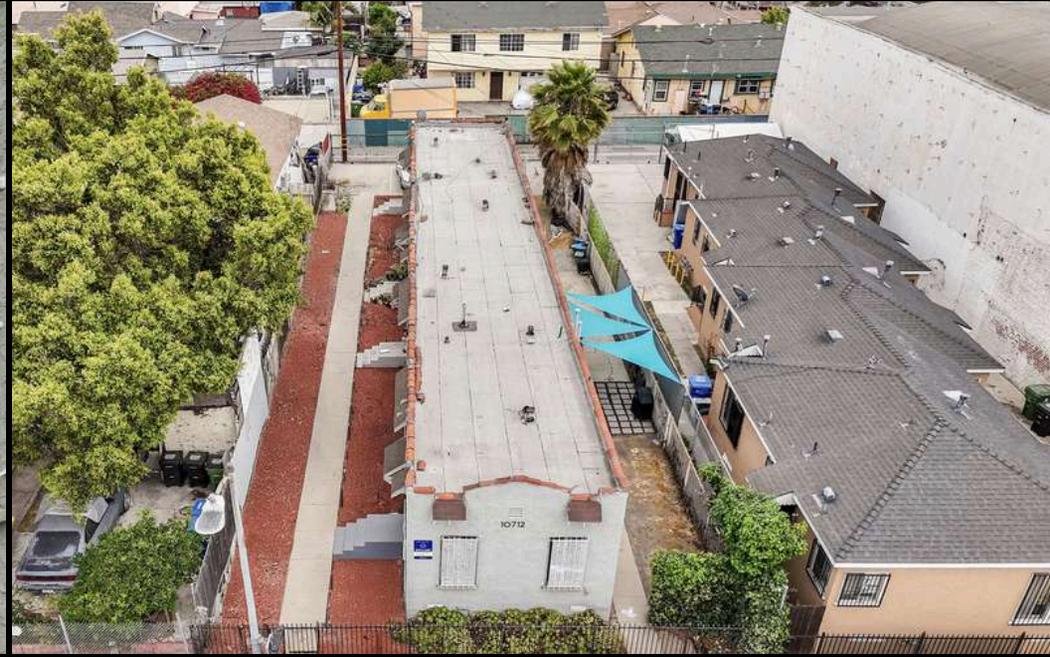


10714 S Broadway is a charming 4-unit apartment building located in South Los Angeles. The renovated asset is currently operating at 5%+ CAP providing investors with solid in-place cash flow. The asset sits on a 6,160 SF C2-zoned lot, offering future development potential while generating steady income. The property also has 4 Car parking lot in the back, that can be a potential ADU Possibility (Buyer to verify). Property has updated electrical panels, updated copper plumbing, updated interior & exteriors. Positioned along a high-visibility corridor with excellent access to freeways, public transportation, and local amenities, the property appeals to a broad tenant base.

# PROPERTY PHOTOS

10714 S Broadway Los Angeles, CA 90061

# PROPERTY PHOTOS



# LOCATION OVERVIEW

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# 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.



# FINANCIAL ANALYSIS

10714 S Broadway Los Angeles, CA 90061

# RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Pro Forma Rents	Notes
1	1 Bed/1 Bath	468	\$1,495.00	\$1,995.00	
2	1 Bed/1 Bath	468	\$1,500.00	\$1,995.00	\$25 Parking Included
3	1 Bed/1 Bath	468	\$1,500.00	\$1,995.00	\$25 Parking Included
4	1 Bed/1 Bath	468	\$984.25	\$1,995.00	
Total Scheduled Rent					\$5,479.25
SCEP:					\$17.76
Monthly Scheduled Gross Income					\$5,497.01
Annualized Scheduled Gross Income					\$65,964.12
Rental Upside					45%

# FINANCIAL ANALYSIS

10712 S Broadway		
<b>List Price:</b>		<b>\$870,000</b>
<b>Down Payment:</b>	40.0%	\$348,000
<b>Number of units:</b>		4
<b>Cost per Unit:</b>		\$217,500
<b>Current GRM:</b>		13.19
<b>Pro Forma GRM:</b>		9.07
<b>Current Cap Rate:</b>		5.14%
<b>Pro Forma Cap Rate:</b>		8.48%
<b>Year Built:</b>		1930
<b>Approx. Lot Size:</b>		6,160
<b>Approx. Gross RSF:</b>		1,870
<b>Cost per Net RSF:</b>		\$465.24

Proposed Financing			
First Loan Amount:	\$522,000	Amort:	30
Terms:	<b>6.000%</b>	Fixed:	6
Payment	\$3,130	DCR:	1.19

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.25% Purchase Price):	\$10,875	\$10,875
Repairs & Maintenance (\$750/Unit):	\$3,000	\$3,000
Insurance (\$1.25/SF):	\$2,338	\$2,338
Utilities (T-12):	\$1,874	\$1,874
Landscaping+Pest (\$100/Month):	\$1,200	\$1,200
<b>Total Expenses:</b>	<b>\$19,286</b>	<b>\$19,286</b>
Expenses as %/SGI	29.24%	20.10%
Per Net Sq. Ft:	\$10.31	\$10.31
Per Unit:	\$4,822	\$4,822

Annualized Operating Data	Current Rents	Pro Forma Rents
<b>Scheduled Gross Income:</b>	\$ 65,964	\$ 95,973
<b>Vacancy Rate Reserve:</b>	\$ 1,979	\$ 2,879
		3% <sup>1</sup>
<b>Gross Operating Income:</b>	\$ 63,985	\$ 93,094
<b>Expenses:</b>	\$ 19,286	\$ 19,286
		20% <sup>1</sup>
<b>Net Operating Income:</b>	\$ 44,699	\$ 73,808
<b>Debt Service:</b>	\$ 37,556	\$ 37,556
<b>Pre Tax Cash Flows:</b>	\$ 7,143	\$ 36,252
		10.42% <sup>2</sup>
<b>Principal Reduction:</b>	\$ 6,410	\$ 6,410
<b>Total Return Before Taxes:</b>	\$ 13,553	\$ 42,662
		12.26% <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		\$ 1,495.00	\$ 1,495.00	\$ 1,995.00	\$ 1,995.00
1	1+1	\$25 Parking Included	\$ 1,500.00	\$ 1,500.00	\$ 1,995.00	\$ 1,995.00
1	1+1	\$25 Parking Included	\$ 1,500.00	\$ 1,500.00	\$ 1,995.00	\$ 1,995.00
1	1+1		\$ 984.25	\$ 984.25	\$ 1,995.00	\$ 1,995.00
<b>Total Scheduled Rent:</b>				\$5,479.25		\$7,980.00
SCEP:				<b>\$17.76</b>		<b>\$17.76</b>
Parking:				<b>\$0.00</b>		<b>\$0.00</b>
Laundry:				<b>\$0.00</b>		<b>\$0.00</b>
<b>Monthly Scheduled Gross Income:</b>				\$5,497.01		\$7,997.76
<b>Annualized Scheduled Gross Income:</b>				\$65,964.12		\$95,973.12
Utilities Paid by Tenant:				Trash, Gas and Electric	Rental Upside:	<b>45%</b>

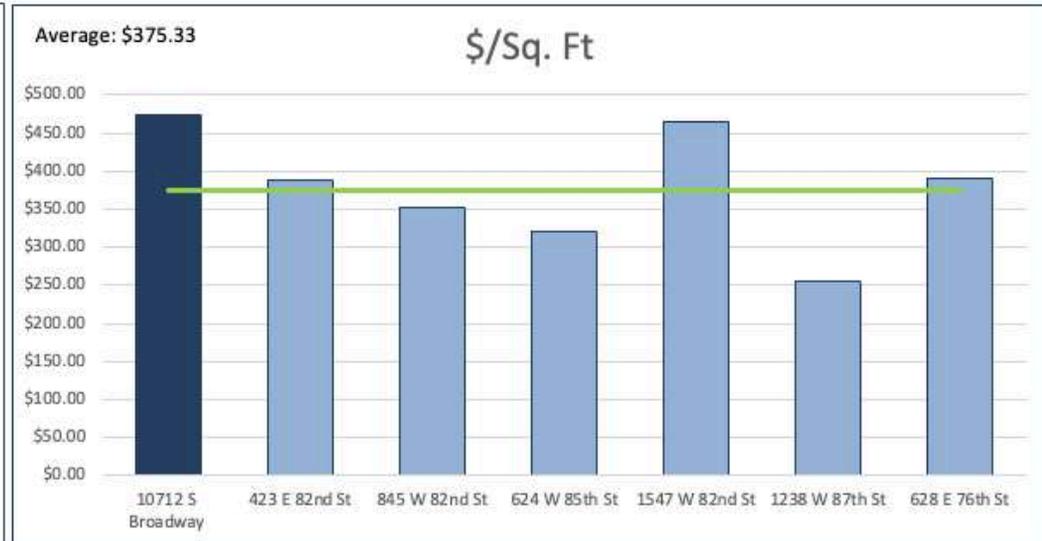
# SALES COMPARABLES

10714 S Broadway Los Angeles, CA 90061

# 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>
423 E 82nd St	\$1,180,000	4	1966	3,031	8.45	7.69%	\$389.31	\$295,000	5/19/25	(4) 3+1
845 W 82nd St	\$965,000	4	1934	2,738	11.83	5.50%	\$352.45	\$241,250	3/27/25	(2) 2+1 (2) 1+1
624 W 85th St	\$1,150,000	4	1964	3,590	10.48	6.20%	\$320.33	\$287,500	3/13/25	(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
1238 W 87th St	\$1,160,000	4	1965	4,554	10.84	5.99%	\$254.72	\$290,000	1/30/25	(1) 3+3 (3) 2+1
628 E 76th St	\$985,000	4	1939	2,520	10.83	6.00%	\$390.87	\$246,250	1/16/25	(4) 1+1
<i>Average</i>					<b>10.48</b>	<b>6.28%</b>	<b>\$375.33</b>	<b>\$279,107</b>		
<b>10714 S Broadway</b>	<b>\$875,000</b>	<b>4</b>	<b>1930</b>	<b>1,870</b>	<b>13.26</b>	<b>5.10%</b>	<b>\$467.91</b>	<b>\$218,750</b>		<b>(4) 1+1</b>

# SALES COMPARABLES



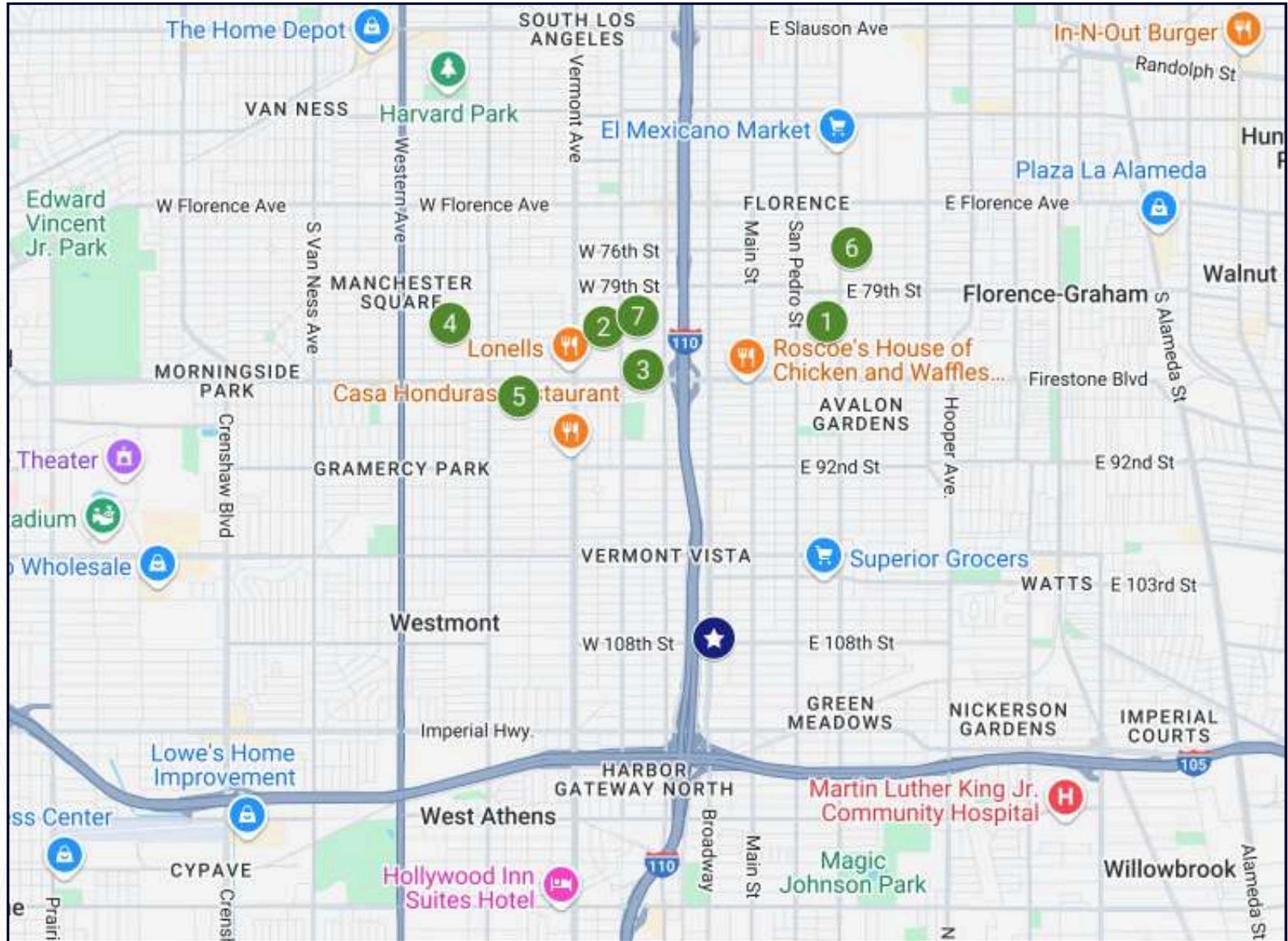
# SALES COMPARABLES: BY LOCATION

## Subject Property

★ 10714 S Broadway

## Sales Comparables

- 1 423 E 82nd St
- 2 845 W 82nd St
- 3 624 W 85th St
- 4 1547 W 82nd St
- 5 1238 W 87th St
- 6 628 E 76th St
- 7 636 W 81st St



EXCLUSIVELY PREPARED BY:

AARON JACOBSON  
(310) 729-1559  
AARON@LYONSTAHL.COM  
DRE#02100737

**LYON STAHL**  
INVESTMENT REAL ESTATE

**JACOBSON**  
INVESTMENT GROUP 