

OFFERING MEMORANDUM

162 W 65TH ST LOS ANGELES, CA 90003



LYON STAHL
INVESTMENT REAL ESTATE

JACOBSON
INVESTMENT GROUP 

LIST PRICE

\$1,195,000

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Los Angeles, CA 90003

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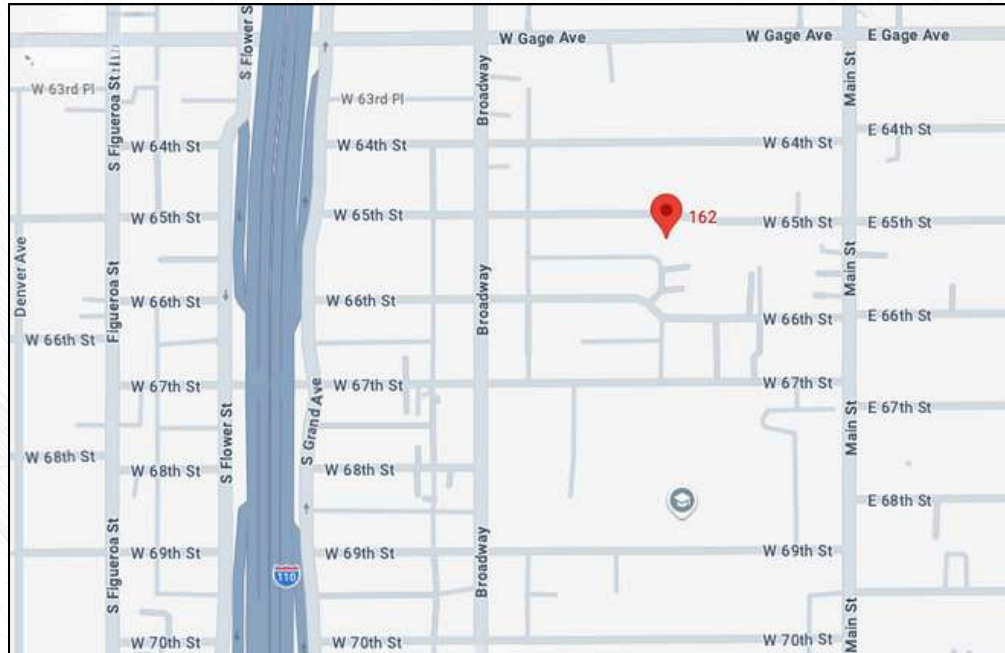
SECTION 5

PROPERTY DESCRIPTION

162 W 65th St Los Angeles, CA 90003

PROPERTY OVERVIEW

PROPERTY DETAILS



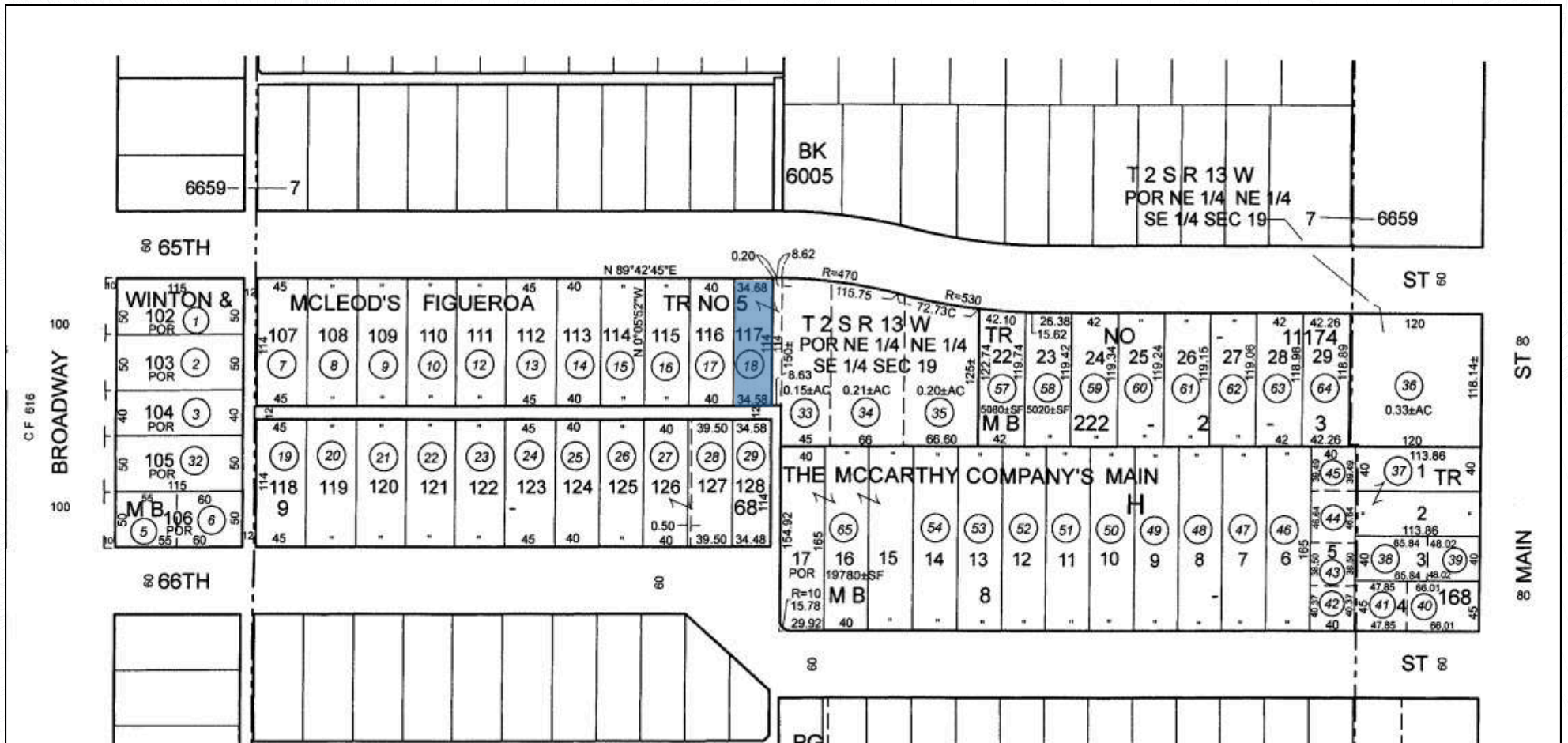
No. of Units	4
Year Built	1941
Rentable SF	3,312
Lot Area	6,690
APN	6012-001-033
Zoning	R2-1
Rent Control	LA RSO
Unit Mix	(1) 1 Bed/1 Bath (1) 2 Bed/1 Bath (1) 3 Bed/2 Bath (1) 4 Bed/2 Bath

INVESTMENT HIGHLIGHTS

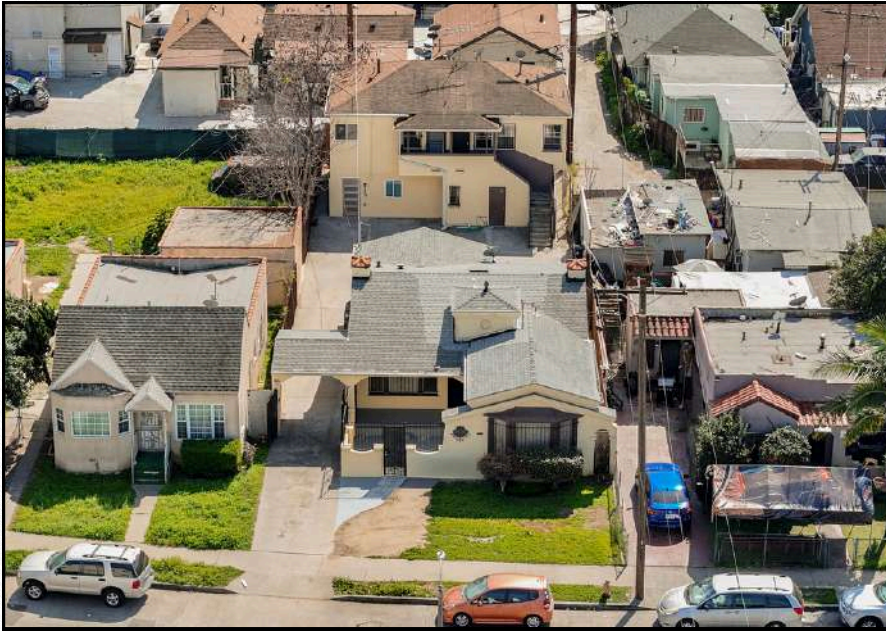
- Desirable unit mix consisting of (1) 1 Bed/1 Bath, (1) 2 Bed/1 Bath, (1) 3 Bed/2 Bath, and (1) 4 Bed/2 Bath front house, with 3 of 4 units delivered vacant
- The property sits on a 6,690 SF lot, and measures at over 3,300 SF
- Conveniently located in South Los Angeles, in close proximity to several trendy coffee shops, restaurants, and major metropolitan hubs

PARCEL MAP

APN: 6012-001-033



INVESTMENT SUMMARY



162 W 65th St offers a rare opportunity to purchase a four-unit property in a strong pocket of South Los Angeles, with 3 of 4 units delivered vacant. The property features a great mix of units including a large, vacant 4-bedroom/2-bath front house, along with three additional units consisting of (1) 1-bedroom/1-bath, (1) 2-bedroom/1-bath, and (1) newly constructed 3-bedroom/2-bath unit. The variety of unit sizes makes it attractive to a wide range of renters.

With a majority of the units delivered vacant, the next owner has the flexibility to lease the units at full market rents from day one. Based on market rents, the property has the potential to generate over \$11,000 per month in gross income, making it a strong opportunity for an investor seeking solid cash flow.

The property could also be ideal for an owner-user looking to live in the front house while collecting income from the other units to help offset their mortgage.

The property is conveniently located in South Los Angeles with easy access to Downtown LA, USC, and the growing Inglewood area, along with major transportation routes and employment centers throughout the city.



PROPERTY PHOTOS

162 W 65th St Los Angeles, CA 90003

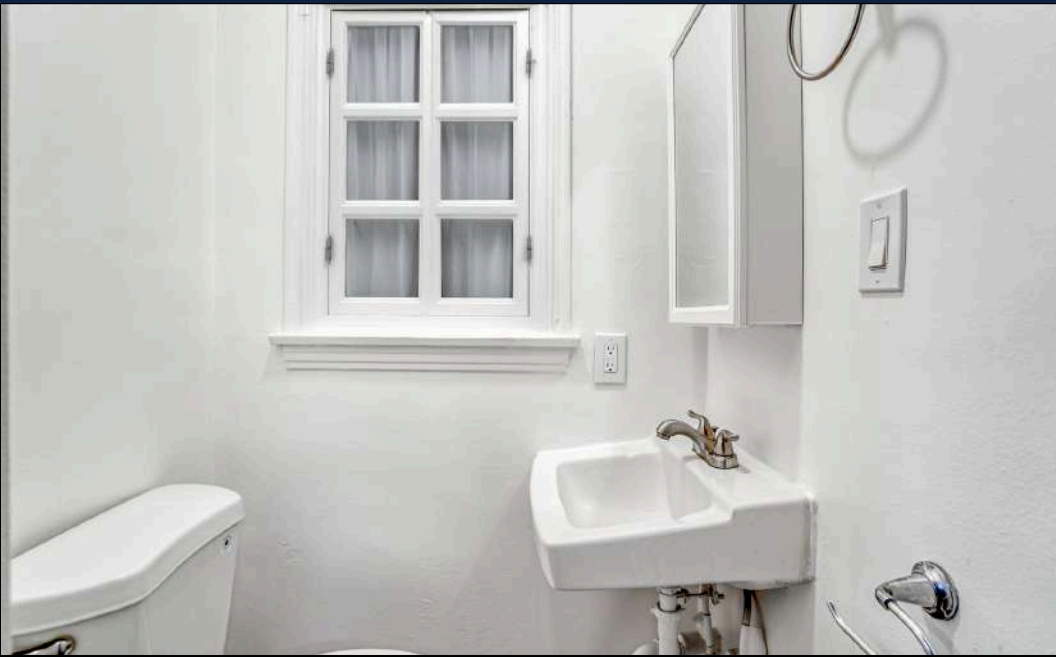
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

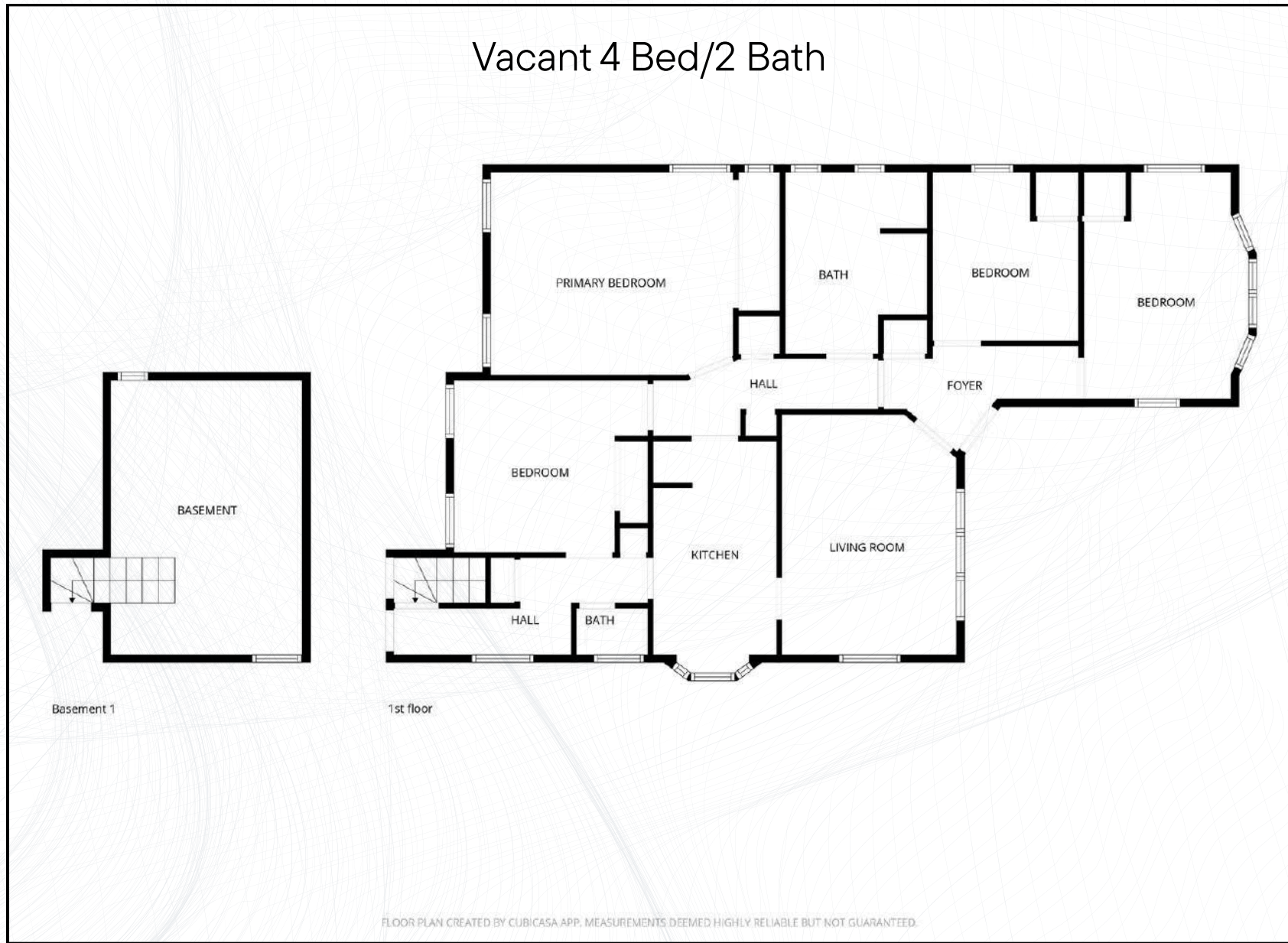


PROPERTY PHOTOS



FLOOR PLAN

Vacant 4 Bed/2 Bath



LOCATION OVERVIEW

162 W 65th St Los Angeles, CA 90003

CITY OVERVIEW: LOS ANGELES

As the most populous county in the nation, Los Angeles remains a global center for culture, innovation, and commerce. The region's diverse economy is driven by entertainment, technology, healthcare, logistics, and aerospace, supported by a highly educated workforce, world-class universities, and unparalleled infrastructure. Los Angeles continues to attract residents, investors, and businesses from around the world.

Across the county, major development projects continue to redefine the skyline and strengthen local communities. Thousands of new housing units, creative office campuses, and mixed-use developments are underway – from the revitalization of Downtown Los Angeles and Hollywood to large-scale projects in Inglewood, Culver City, and the Westside.



Landmark developments such as SoFi Stadium – a \$5 billion sports and entertainment destination – and the new \$2 billion Intuit Dome, home of the Los Angeles Clippers, have catalyzed a wave of surrounding investment.

As a hub for Fortune 500 companies, global media production, and international trade through the Ports of Los Angeles and Long Beach, the region's economy remains resilient and diverse. With continuous infrastructure improvements, housing growth, and private investment, Greater Los Angeles is well positioned for long-term economic strength and cultural leadership.



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

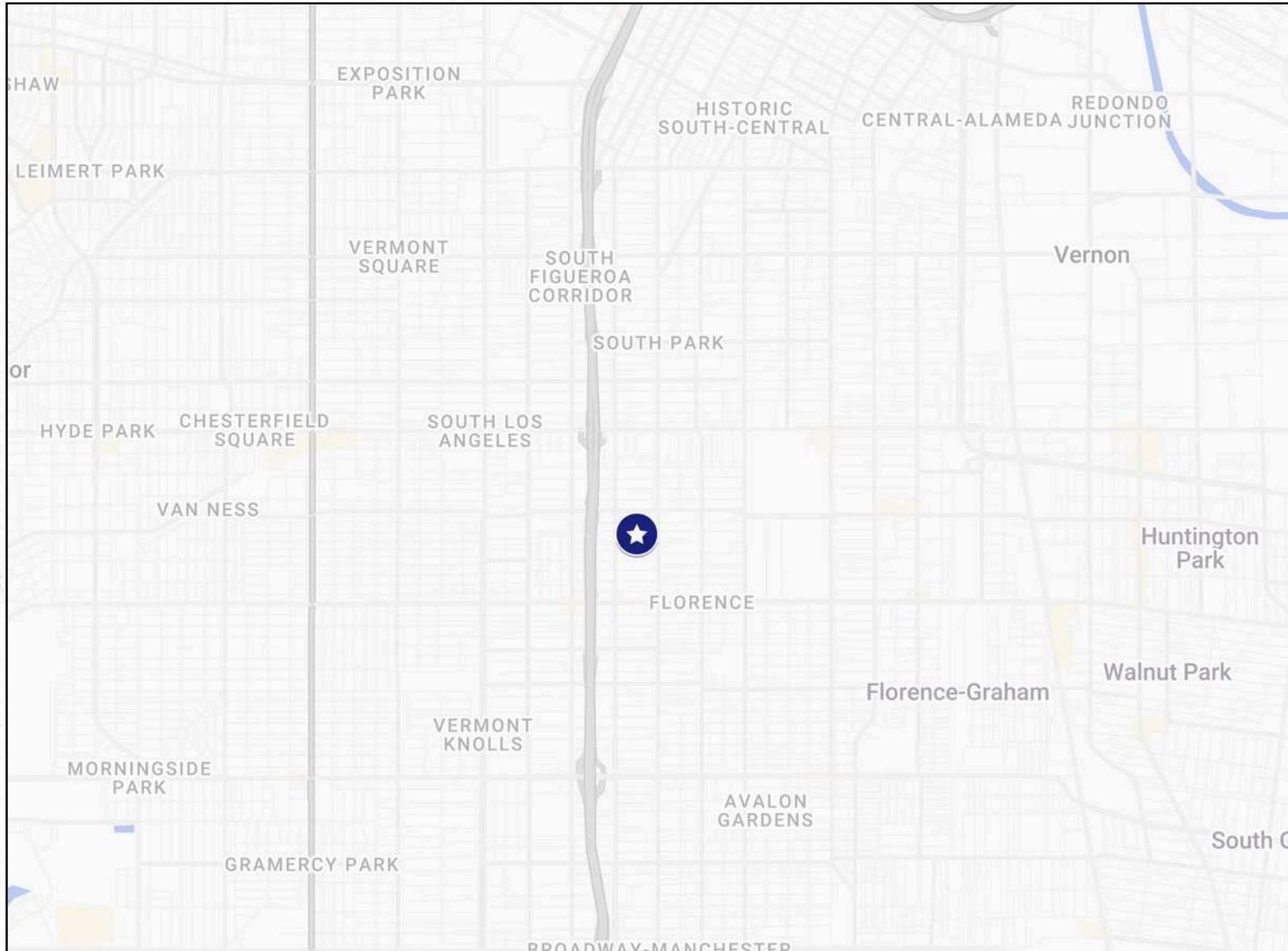
SoFi Stadium



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.

LOCATION MAP



FINANCIAL ANALYSIS

162 W 65th St Los Angeles, CA 90003

INVESTMENT SUMMARY

162 W 65th St

List Price:	\$1,195,000
Cost Per Unit:	\$298,750
Cost Per SF:	\$360.81
Current GRM:	8.61
Pro Forma GRM:	8.60
Current Cap Rate:	8.61%
Pro Forma Cap Rate:	8.62%

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
1	1+1	25%	\$2,087	\$2,095	\$2,095	\$2,095
1	2+1	25%	\$2,695	\$2,695	\$2,695	\$2,695
1	3+2	25%	\$3,195	\$3,195	\$3,195	\$3,195
1	4+2	25%	\$3,595	\$3,595	\$3,595	\$3,595

RENT ROLL

<u>Unit No.</u>	<u>Unit Type</u>	<u>Unit SF</u>	<u>Monthly Rent</u>	<u>Pro Forma Rents</u>	<u>Notes</u>
1	4+2	1100	\$ 3,595.00	\$ 3,595.00	<i>Vacant Front House</i>
2	2+1	800	\$ 2,695.00	\$ 2,695.00	<i>Vacant</i>
3	1+1	600	\$ 2,087.00	\$ 2,095.00	<i>HACLA</i>
4	3+2	850	\$ 3,195.00	\$ 3,195.00	<i>Vacant</i>

Total Scheduled Rent	\$11,572.00
Annualized Total Scheduled Rent	\$138,864.00

INCOME AND EXPENSES

Income Summary

	Current	Pro Forma
Scheduled Gross Income	\$ 138,864	\$ 138,960
Vacancy Cost (5% SGI)	\$ 6,943	\$ 6,948
Gross Operating Income	\$ 131,921	\$ 132,012

Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.25% Purchase Price)	\$ 14,938	\$ 14,938
Repairs & Maintenance (\$1,000/Unit)	\$ 4,000	\$ 4,000
Insurance (\$1.00/SF)	\$ 3,312	\$ 3,312
Utilities (\$1,100/Unit)	\$ 4,400	\$ 4,400
Trash (\$0)	\$ -	\$ -
Landscaping (\$125/Month)	\$ 1,500	\$ 1,500
Pest Control (\$75/Month)	\$ 900	\$ 900
Total Operating Expenses	\$ 29,050	\$ 29,050
Net Operating Income	\$ 102,871	\$ 102,963

FINANCIAL ANALYSIS

162 W 65th St		
List Price:		\$1,195,000
Down Payment:	5.0%	\$59,750
Number of units:		4
Cost per Unit:		\$298,750
Current GRM:		8.61
Pro Forma GRM:		8.60
Current Cap Rate:		8.61%
Pro Forma Cap Rate:		8.62%
Year Built:		1941
Approx. Lot Size:		6,690
Approx. Gross RSF:		3,312
Cost per Net RSF:		\$360.81

Proposed Financing			
First Loan Amount:	\$1,135,250	Amort:	30
Terms:	5.500%	Fixed:	5
Payment	\$6,446	DCR:	1.33

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.25% Purchase Price):	\$14,938	\$14,938
Direct Assessments (\$0):	\$0	\$0
Repairs & Maintenance (\$1000/Unit):	\$4,000	\$4,000
Insurance (\$1/SF):	\$3,312	\$3,312
Utilities (\$1100/Unit):	\$4,400	\$4,400
Trash (\$0/Month):	\$0	\$0
Landscaping (\$125/Month):	\$1,500	\$1,500
Pest Control (\$75/Month):	\$900	\$900
Property Management (\$0% SGI):	\$0	\$0
Onsite Management (\$0/Month):	\$0	\$0
Total Expenses:	\$29,050	\$29,050
Expenses as %/SGI	20.92%	20.90%
Per Net Sq. Ft:	\$8.77	\$8.77
Per Unit:	\$7,262	\$7,262

Annualized Operating Data	Current Rents	Pro Forma Rents
Scheduled Gross Income:	\$ 138,864	\$ 138,960
Vacancy Rate Reserve:	\$ 6,943	\$ 6,948
Gross Operating Income:	\$ 131,921	\$ 132,012
Expenses:	\$ 29,050	\$ 29,050
Net Operating Income:	\$ 102,871	\$ 102,963
Debt Service:	\$ 77,350	\$ 77,350
Pre Tax Cash Flows:	\$ 25,521	\$ 25,613
Principal Reduction:	\$ 15,293	\$ 15,293
Total Return Before Taxes:	\$ 40,814	\$ 40,905

1 As a percent of Scheduled Gross Income

2 As a percent of Down Payment

Scheduled Income:						
# of Units	Bdrms/ Baths	Notes	Current Income		Pro Forma Income	
			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	4+2	Vacant Front House	\$ 3,595.00	\$ 3,595.00	\$ 3,595.00	\$ 3,595.00
1	2+1	Vacant	\$ 2,695.00	\$ 2,695.00	\$ 2,695.00	\$ 2,695.00
1	1+1	HACLA	\$ 2,087.00	\$ 2,087.00	\$ 2,095.00	\$ 2,095.00
1	3+2	Vacant	\$ 3,195.00	\$ 3,195.00	\$ 3,195.00	\$ 3,195.00
Total Scheduled Rent:				\$11,572.00		\$11,580.00
Laundry:				\$0.00		\$0.00
Additional Income:				\$0.00		\$0.00
SCEP:				\$0.00		\$0.00
Monthly Scheduled Gross Income:				\$11,572.00		\$11,580.00
Annualized Scheduled Gross Income:				\$138,864.00		\$138,960.00
Utilities Paid by Tenant:				Trash, Gas and Electric	Rental Upside:	0%

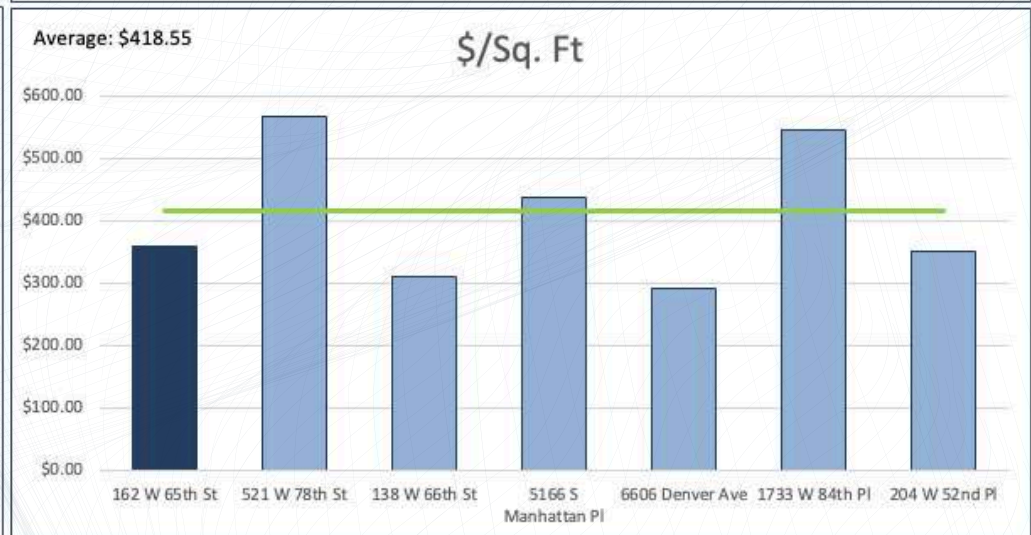
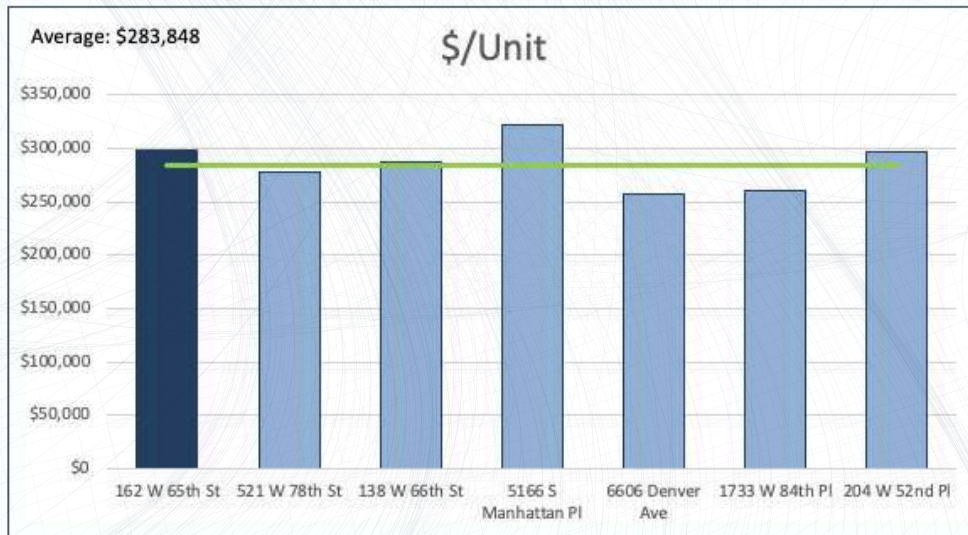
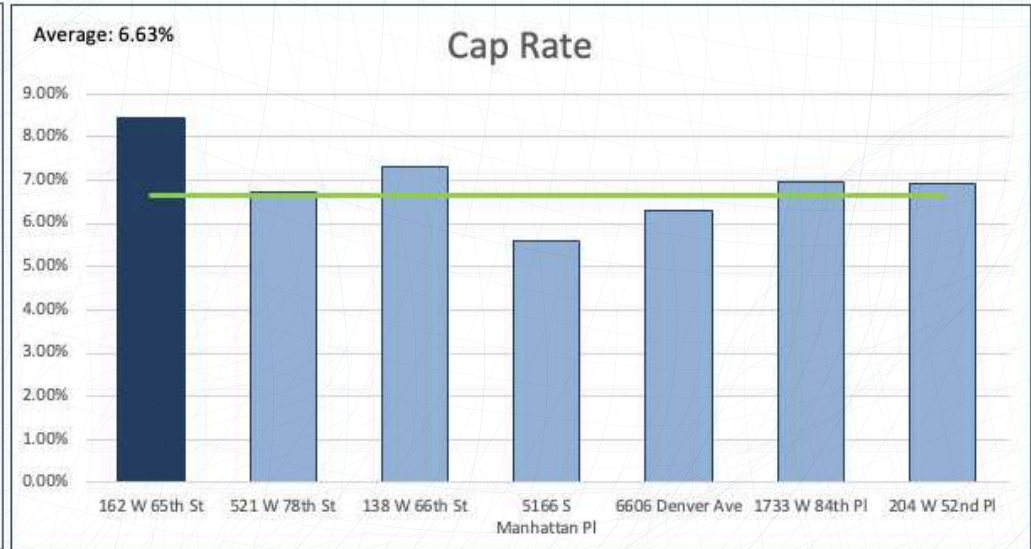
SALES COMPARABLES

162 W 65th St Los Angeles, CA 90003

SALES COMPARABLES

Address	Price	Units	Yr Built	RSF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix	Notes
521 W 78th St	\$1,115,000	4	1913	1,963	10.44	6.70%	\$568.01	\$278,750	1/8/26	(3) 2+1 (1) 0+1	Fully Vacant
138 W 66th St	\$1,147,355	4	1910	3,667	9.56	7.32%	\$312.89	\$286,839	1/5/26	(2) 3+1 (2) 2+1	Fully Vacant
5166 S Manhattan Pl	\$1,290,000	4	1922	2,934	12.50	5.60%	\$439.67	\$322,500	12/5/25	(2) 2+1 (2) 1+1	Fully Vacant
6606 Denver Ave	\$1,030,000	4	1961	3,512	10.31	6.31%	\$293.28	\$257,500	10/3/25	(4) 2+1	1/4 Vacant
1733 W 84th Pl	\$1,040,000	4	1924	1,904	10.08	6.95%	\$546.22	\$260,000	9/12/25	(2) 2+1 (2) 1+1	Fully Vacant
204 W 52nd Pl	\$1,190,000	4	1912	3,388	10.12	6.91%	\$351.24	\$297,500	7/15/25	(1) 4+2 (1) 3+1 (2) 1+1	1/4 Vacant
Average					10.50	6.63%	\$418.55	\$283,848			
162 W 65th St	\$1,195,000	4	1941	3,312	8.61	8.61%	\$360.81	\$298,750		(1) 4+2 (1) 3+2 (1) 2+1 (1) 1+1	3 / 4 Vacant

SALES COMPARABLES



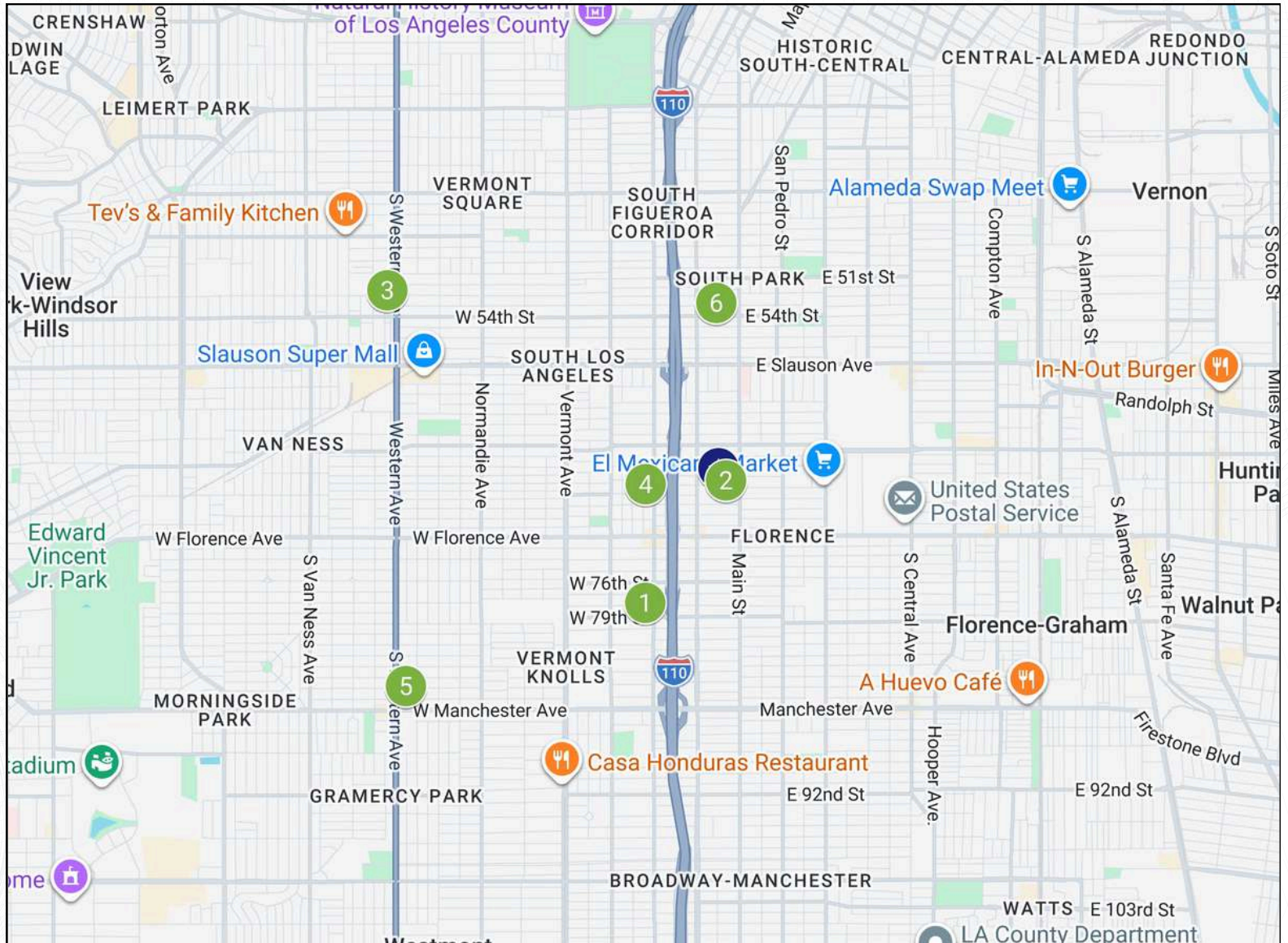
SALES COMPARABLES: BY LOCATION

Subject Property

📍 162 W 65th St

Sales Comparables

- 1 521 W 78th St
- 2 138 W 66th St
- 3 5166 S Manhattan Pl
- 4 6606 Denver Ave
- 5 1733 W 84th Pl
- 6 204 W 52nd Pl



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