

OFFERING MEMORANDUM

6500 S MAIN ST LOS ANGELES, CA 90003



LIST PRICE

\$1,900,000

LYON STAHL
INVESTMENT REAL ESTATE

JACOBSON
INVESTMENT GROUP 

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Los Angeles, CA 90003

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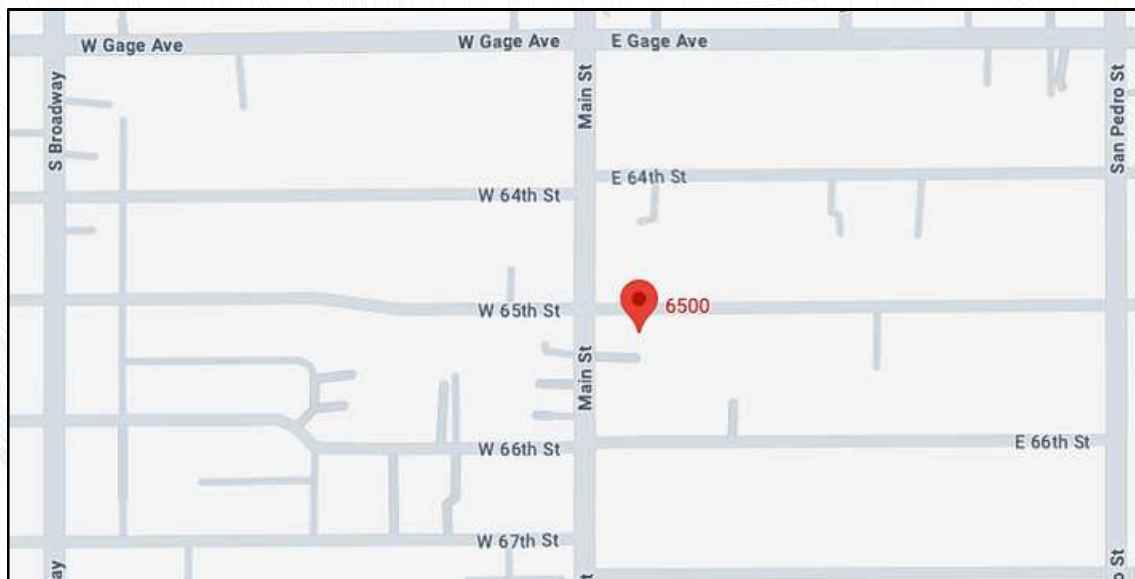
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SECTION 5

PROPERTY DESCRIPTION

6500 S Main St Los Angeles, CA 90003

PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

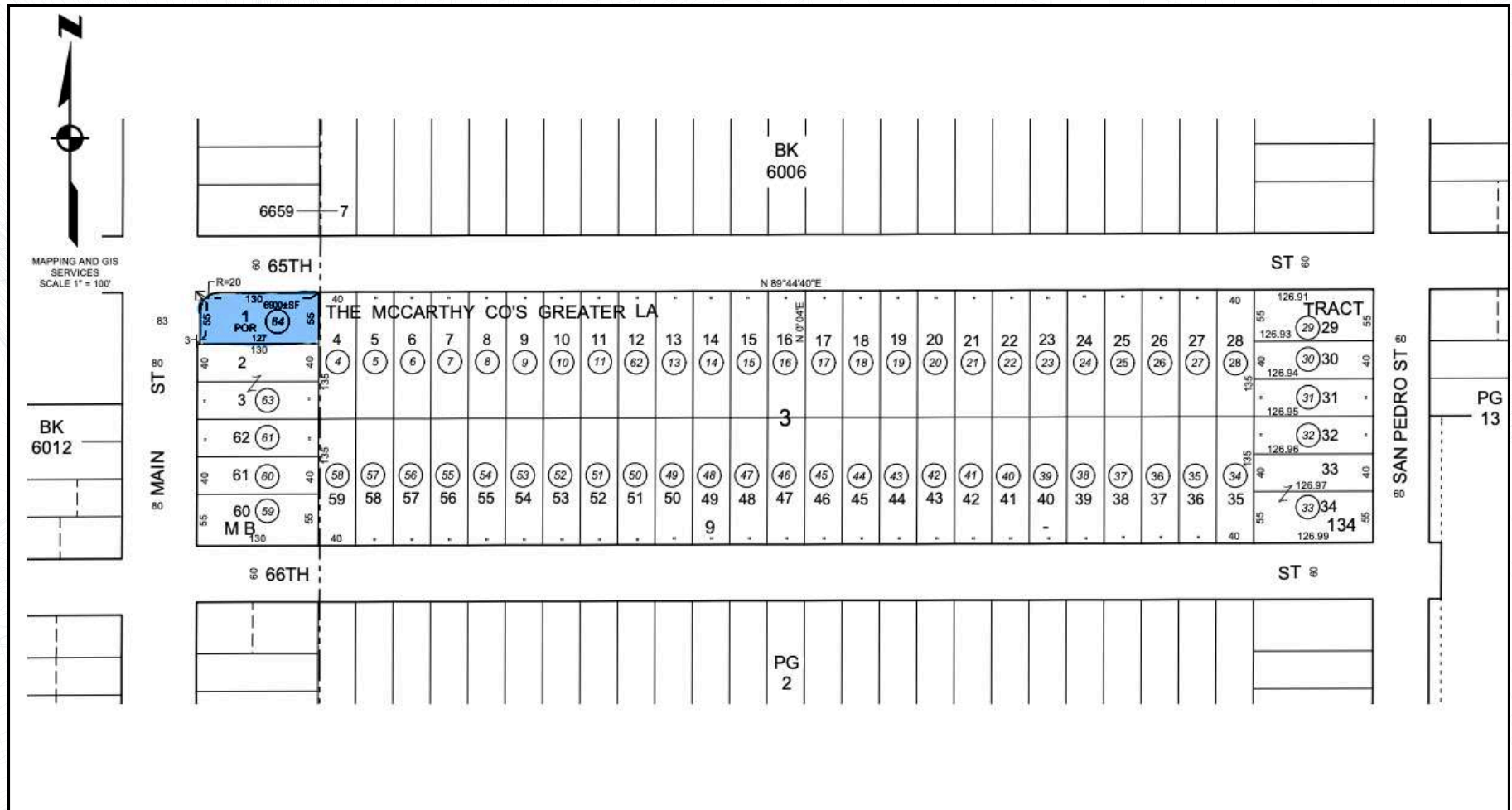
- Desirable unit mix, consisting of (2) 4 Bed/3 Bath and (2) 6 Bed/3 Bath Units, each measuring at an average of 1,665 Square Feet
- All four units will be delivered vacant, allowing a buyer to collect market rents from future tenants
- Including 8 parking spaces, the property lot measures at over 7,000 Square Feet
- Conveniently located in South Los Angeles, in close proximity to several trendy coffee shops, restaurants, and major metropolitan hubs

PROPERTY DETAILS

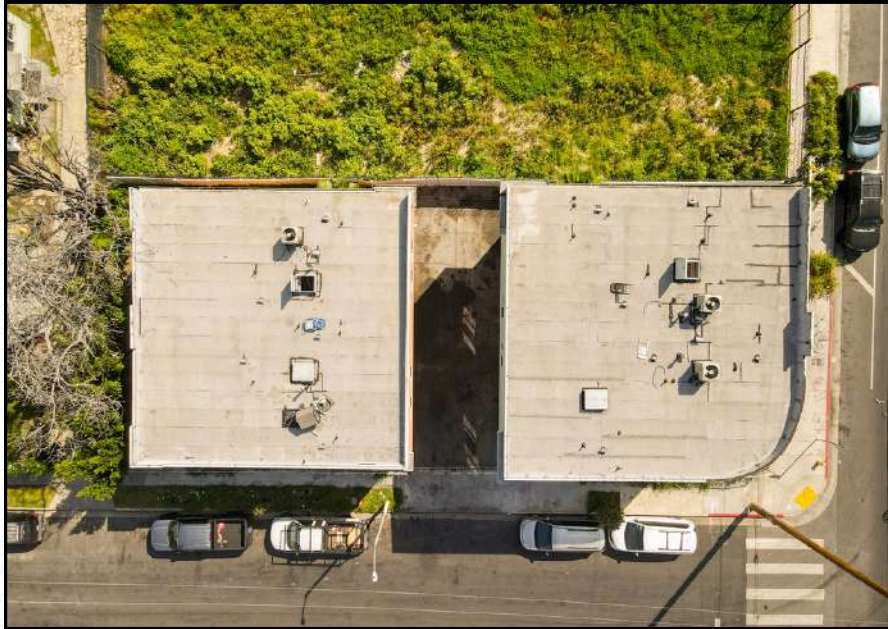
No. of Units	4
Year Built	2021
Rentable SF	6,660
Lot Area	7,150
APN	6011-001-064
Zoning	LA C2
Rent Control	None
Unit Mix	(2) 4 Bed/3 Bath (2) 6 Bed/3 Bath

PARCEL MAP

APN: 6011-001-064



INVESTMENT SUMMARY



6500 S Main St presents an excellent opportunity to purchase a fully vacant four-unit property in South Los Angeles. The property features a great mix of units, including (2) 6 Bedroom- 3 Bath and (2) 4 Bedroom-3 Bath Units. With each unit measuring at an average of 1,665 Square Feet, the oversized units makes it attractive to a wide range of renters.

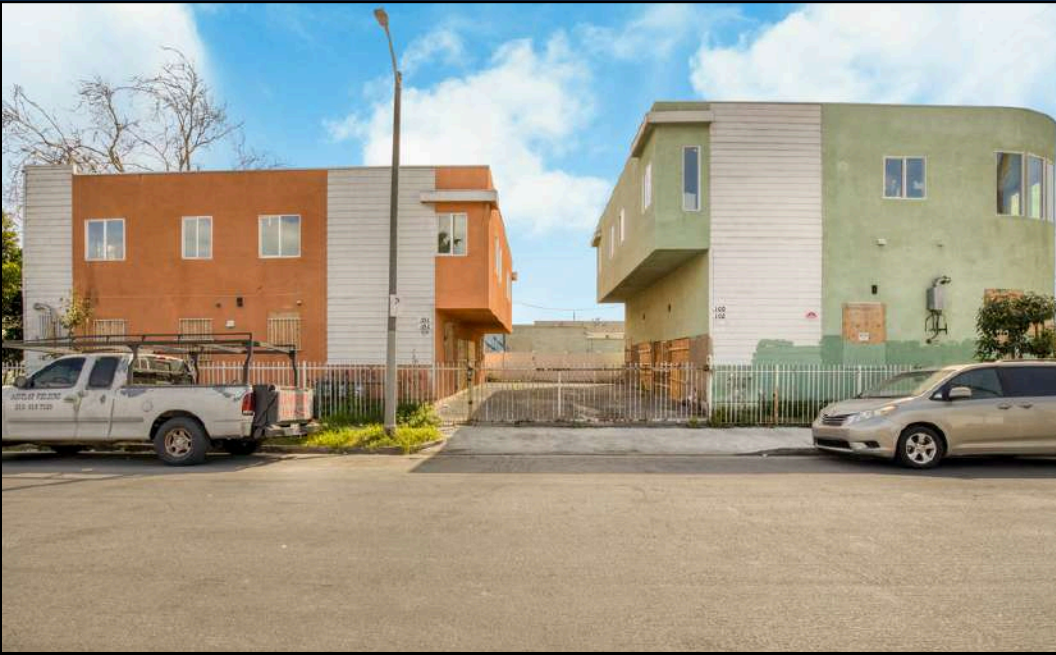
With all four units delivered vacant, the next owner has the ability to lease the units at full market rents from day one. Based on market rents, the property has the potential to generate \$19,000 per month in gross income, making it a strong opportunity for an investor seeking solid cash flow. The property could also be ideal for an owner-user looking to live in one of the units 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, along with major transportation routes and employment centers throughout the city.

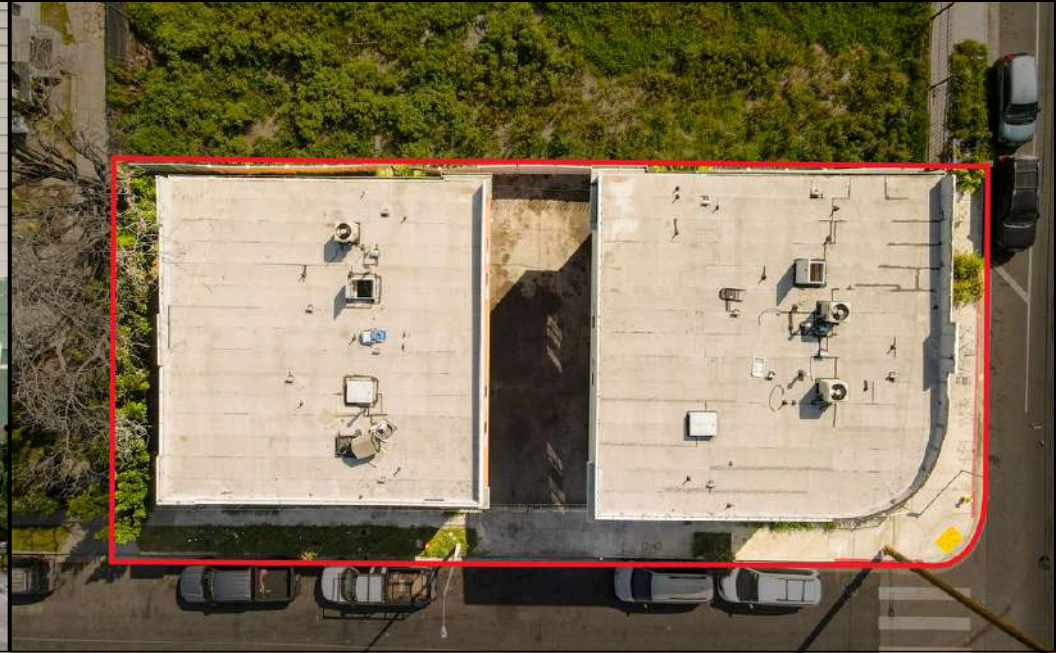
PROPERTY PHOTOS

6500 S Main St Los Angeles, CA 90003

PROPERTY EXTERIOR



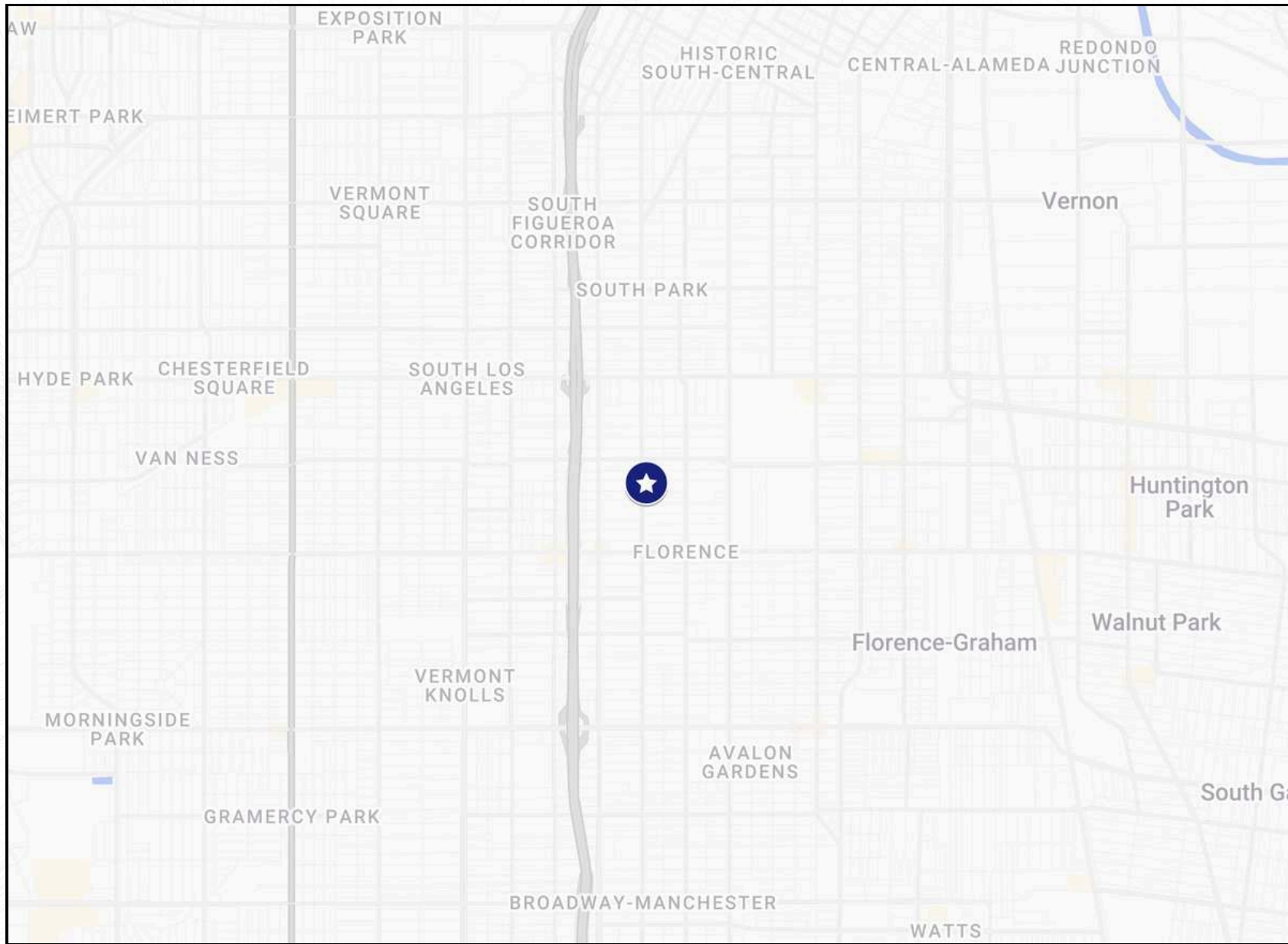
PROPERTY EXTERIOR



LOCATION OVERVIEW

6500 S Main St Los Angeles, CA 90003

LOCATION MAP



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.

FINANCIAL ANALYSIS

6500 S Main St Los Angeles, CA 90003

INVESTMENT SUMMARY

6500 S Main St

List Price:	\$1,900,000
Cost Per Unit:	\$475,000
Cost Per SF:	\$285.29
Current GRM:	8.33
Pro Forma GRM:	8.33
Current Cap Rate:	9.06%
Pro Forma Cap Rate:	9.06%

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
2	4+3	50%	\$4,000	\$8,000	\$4,000	\$8,000
2	6+3	50%	\$5,500	\$11,000	\$5,500	\$11,000

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	6+3	1728	\$ 5,500.00	\$ 5,500.00	<i>Vacant</i>
2	6+3	1728	\$ 5,500.00	\$ 5,500.00	<i>Vacant</i>
3	4+3	1603	\$ 4,000.00	\$ 4,000.00	<i>Vacant</i>
4	4+3	1603	\$ 4,000.00	\$ 4,000.00	<i>Vacant</i>

Total Scheduled Rent	\$19,000.00
Annualized Total Scheduled Rent	\$228,000.00

INCOME AND EXPENSES

Income Summary

	Current	Pro Forma
Scheduled Gross Income	\$ 228,000	\$ 228,000
Vacancy Cost (5% SGI)	\$ 11,400	\$ 11,400
Gross Operating Income	\$ 216,600	\$ 216,600

Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.25% Purchase Price)	\$ 23,750	\$ 23,750
Repairs & Maintenance (\$1,000/Unit)	\$ 4,000	\$ 4,000
Insurance (\$1.25/SF)	\$ 8,325	\$ 8,325
Utilities (\$1,400/Unit)	\$ 5,600	\$ 5,600
Trash (\$0)	\$ -	\$ -
Landscaping (\$150/Month)	\$ 1,800	\$ 1,800
Pest Control (\$80/Month)	\$ 960	\$ 960
Total Operating Expenses	\$ 44,435	\$ 44,435
Net Operating Income	\$ 172,165	\$ 172,165

FINANCIAL ANALYSIS

6500 S Main St		
List Price:		\$1,900,000
Down Payment:	30.0%	\$570,000
Number of units:		4
Cost per Unit:		\$475,000
Current GRM:		8.33
Pro Forma GRM:		8.33
Current Cap Rate:		9.06%
Pro Forma Cap Rate:		9.06%
Year Built:		2021
Approx. Lot Size:		7,150
Approx. Gross RSF:		6,660
Cost per Net RSF:		\$285.29

Proposed Financing			
First Loan Amount:	\$1,330,000	Amort:	30
Terms:	8.500%	Fixed:	5
Payment	\$9,421	DCR:	1.52

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.25% Purchase Price):	\$23,750	\$23,750
Repairs & Maintenance (\$1000/Unit):	\$4,000	\$4,000
Insurance (\$1.25/SF):	\$8,325	\$8,325
Utilities (\$1400/Unit):	\$5,600	\$5,600
Trash (\$0/Month):	\$0	\$0
Landscaping (\$150/Month):	\$1,800	\$1,800
Pest Control (\$80/Month):	\$960	\$960
Total Expenses:	\$44,435	\$44,435
Expenses as %/SGI	19.49%	19.49%
Per Net Sq. Ft:	\$6.67	\$6.67
Per Unit:	\$11,109	\$11,109

Annualized Operating Data	Current Rents	Pro Forma Rents
Scheduled Gross Income:	\$ 228,000	\$ 228,000
Vacancy Rate Reserve:	\$ 11,400 5% ¹	\$ 11,400 5% ¹
Gross Operating Income:	\$ 216,600	\$ 216,600
Expenses:	\$ 44,435 19% ¹	\$ 44,435 19% ¹
Net Operating Income:	\$ 172,165	\$ 172,165
Debt Service:	\$ 113,050	\$ 113,050
Pre Tax Cash Flows:	\$ 59,115 10.37% ²	\$ 59,115 10.37% ²
Principal Reduction:	\$ -	\$ -
Total Return Before Taxes:	\$ 59,115 10.37% ²	\$ 59,115 10.37% ²

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	6+3	Vacant	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
1	6+3	Vacant	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
1	4+3	Vacant	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
1	4+3	Vacant	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Total Scheduled Rent:				\$19,000.00		\$19,000.00
Laundry:				\$0.00		\$0.00
Additional Income:				\$0.00		\$0.00
SCEP:				\$0.00		\$0.00
Monthly Scheduled Gross Income:				\$19,000.00		\$19,000.00
Annualized Scheduled Gross Income:				\$228,000.00		\$228,000.00
Utilities Paid by Tenant:				Trash, Gas and Electric	Rental Upside:	0%

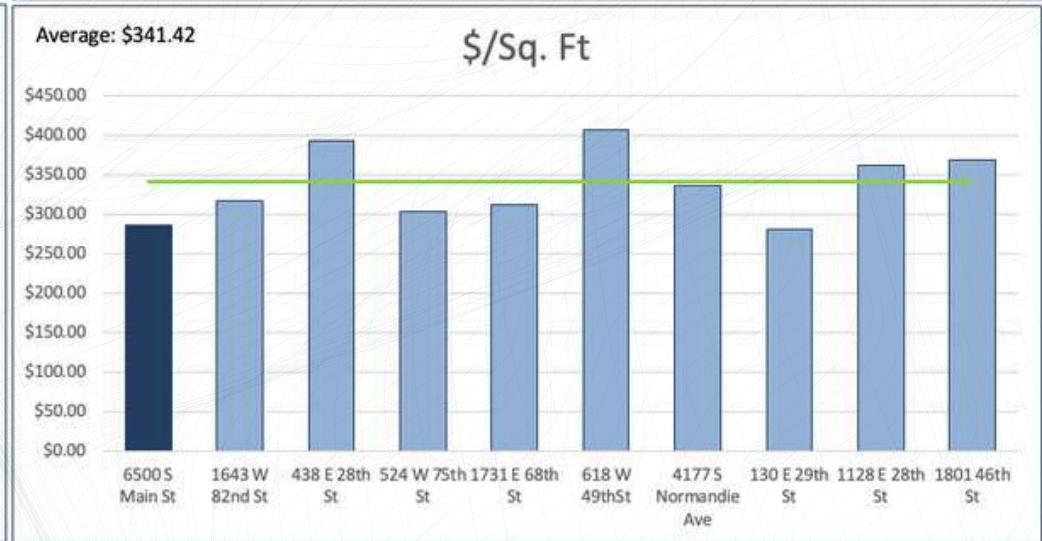
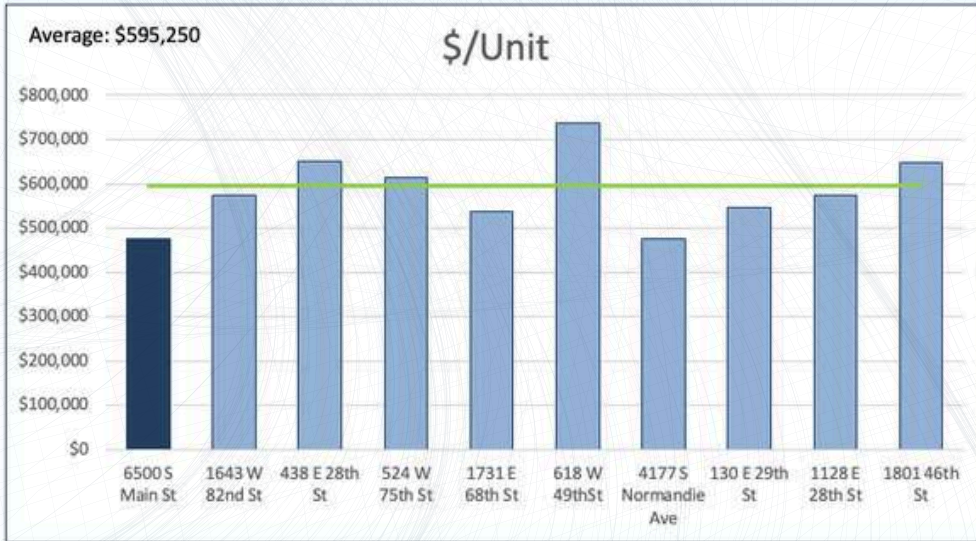
SALES COMPARABLES

6500 S Main St Los Angeles, CA 90003

SALES COMPARABLES

Address	Price	Units	Yr Built	RSF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix	Notes
1643 W 82nd St	\$2,299,000	4	2025	7,264	9.58	7.31%	\$316.49	\$574,750	12/4/25	(4) 5+5	Fully Vacant
438 E 28th St	\$2,600,000	4	2025	6,623	11.40	6.14%	\$392.57	\$650,000	8/1/25	(4) 5+5	Fully Vacant
524 W 75th St	\$2,450,000	4	2025	8,088	10.21	6.86%	\$302.92	\$612,500	6/18/25	(4) 5+5	Fully Vacant
1731 E 68th St	\$2,150,000	4	2024	6,905	9.43	7.42%	\$311.37	\$537,500	4/8/25	(1) 4+4 (3) 5+5	Fully Vacant
618 W 49 th St	\$2,950,000	4	2024	7,264	13.66	5.13%	\$406.11	\$737,500	4/1/25	(2) 5+5 (1) 4+4 (1) 3+2	Fully Vacant
4177 S Normandie Ave	\$1,900,000	4	2020	5,666	9.65	7.25%	\$335.33	\$475,000	12/16/24	(2) 4+4 (2) 3+2	Fully Vacant
130 E 29th St	\$2,185,000	4	2020	7,808	11.10	6.30%	\$279.84	\$546,250	11/14/24	(2) 4+3 (2) 4+4	Fully Vacant
1128 E 28th St	\$2,300,000	4	2023	6,378	11.69	5.99%	\$360.61	\$575,000	11/7/24	(2) 5+3 (2) 4+3	Fully Vacant
1801 46th St	\$2,595,000	4	2024	7,060	13.19	5.31%	\$367.56	\$648,750	10/14/24	(2) 5+5 (2) 4+4	Fully Vacant
<i>Average</i>					<i>11.10</i>	<i>6.41%</i>	<i>\$341.42</i>	<i>\$595,250</i>			
6500 S Main St	\$1,900,000	4	2021	6,660	8.33	9.06%	\$285.29	\$475,000		(2) 6+3 (2) 4+3	Fully Vacant

SALES COMPARABLES



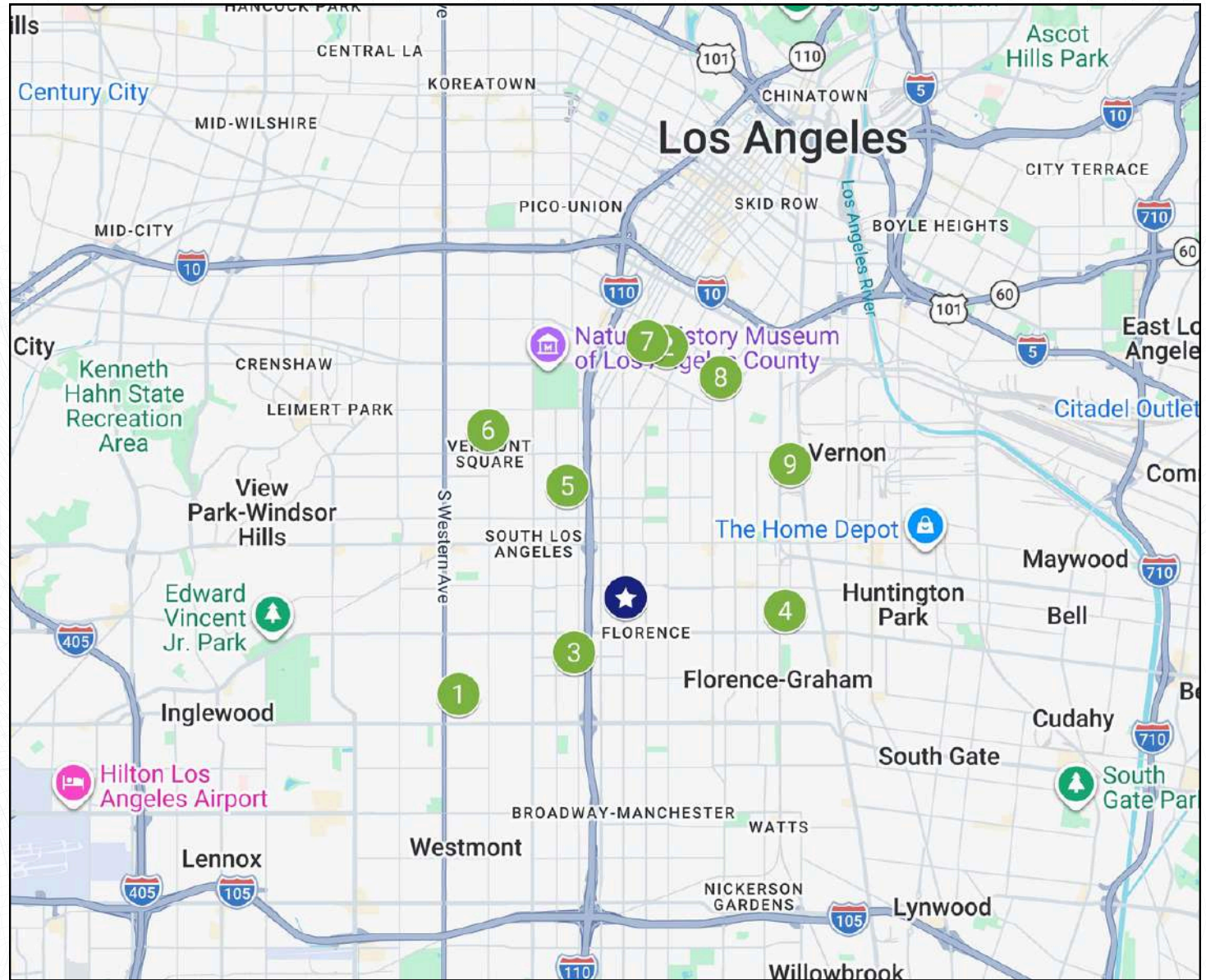
SALES COMPARABLES: BY LOCATION

Subject Property

★ 6500 Main St

Sales Comparables

- 1 1643 W 82nd St
- 2 438 E 28th St
- 3 524 W 75th St
- 4 1731 E 68th St
- 5 618 W 49th St
- 6 4177 Normandie Ave
- 7 130 E 29th St
- 8 1128 E 28th St
- 9 1801 E 46th St



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