

OFFERING MEMORANDUM

6334 BRYNHURST AVE

LOS ANGELES, CA 90043

Marcus & Millichap
THE SCINTA GROUP

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PROPERTY DETAILS

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OFFERING SUMMARY

LIST PRICE	CAP RATE	YEAR BUILT
$3,250,000	7.73%	2013

FINANCIAL

Listing Price	$3,250,000
NOI	$251,285
Cap Rate	7.73%
GRM	7.81
Total Return	$115,413
Price/Unit	$232,143
Price/SF	$237.04

OPERATIONAL

Rentable SF	13,711
Number of Units	14
Lot Size	0.26 Acres
Year Built	2013



PROPERTY DESCRIPTION

The Scinta Group of Marcus & Millichap is pleased to present 6334 Brynhurst Avenue, a 14-unit newer-construction apartment building in the Hyde Park neighborhood of South Los Angeles. Built in 2013, the property offers a diverse unit mix of one 1-bedroom, two 2-bedroom/2-bath, six 3-bedroom and five 4-bedroom units. It has 18 on-site parking spaces. Six units are rent-restricted under a recorded City of Los Angeles covenant, the other eight units rent at market. As newer construction, the property is exempt from the LA Rent Stabilization Ordinance. That gives an investor stable, low-maintenance income and a clear path to rent growth on the market-rate units.

Investment Highlights

- **Newer construction, built [2015], low maintenance**
- **Large 3BD and 4BD family-sized unit mix**
- **18 on-site parking spaces, about 1.3 per unit**
- **Exempt from LA Rent Stabilization Ordinance**
- **Eight market-rate units with rent upside**
- **Only 6 of 14 units rent-restricted**



RETAIL MAP


W 54th St
W 54th St
W 54th St
Slauson Ave
Slauson Auson Ave
Slauson Ave
Crenshaw Blvd
Western Ave
S Van Ness Ave
6334 BRYNHURST AVE
Hyde Park Blvd
Hyde Park Blvd
Hyde Park Blvd
E Hyde Park Blvd
W Gage Ave
E Florence Ave
W Florence Ave
W Florence Ave
W Florence Ave
Western Ave
74th Street
USPS
usbank
DOLLAR TREE
EATBURGER
TACO BELL
Pizza Hut
PAPA JOHNS
metro
MCDONALD'S
boost mobile
Winchells
KRISPY KRUNCHY CHICKEN
Foot Locker
BURGER KING
WELLS FARGO
POPEYES
SUBWAY
FAMILY DOLLAR
IHOP
Pizza Hut
BASKIN ROBBINS
jamba
boost mobile
MCDONALD'S
jack in the box
metro
Little Caesars
FOOD 4 LESS
HIBBETT SPORTS
SUBWAY
GameStop
WALGREENS
Map data ©2026 Go



PROPERTY PHOTOS



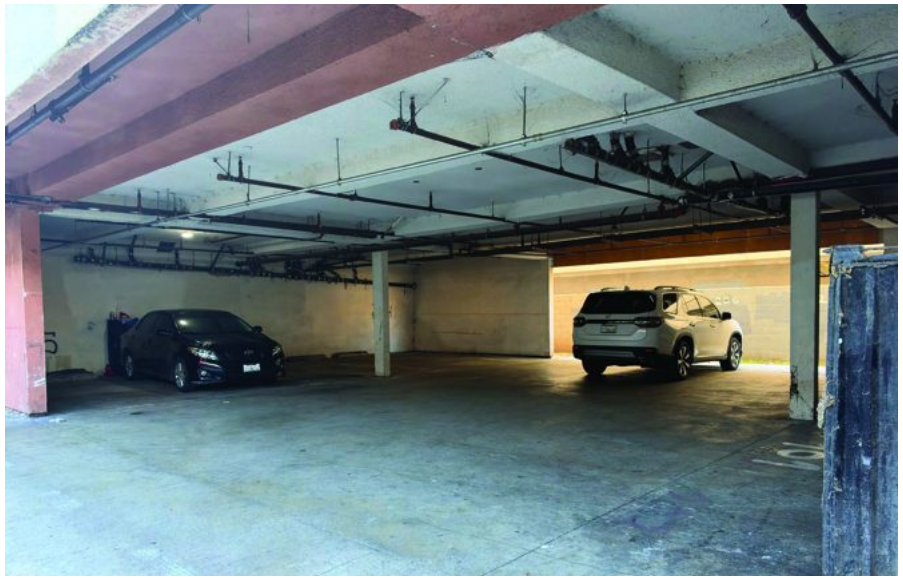






PROPERTY PHOTOS









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FINANCIAL SUMMARY

Rent Roll Summary
Rent Roll Detail
Pricing Detail
Operating Statement

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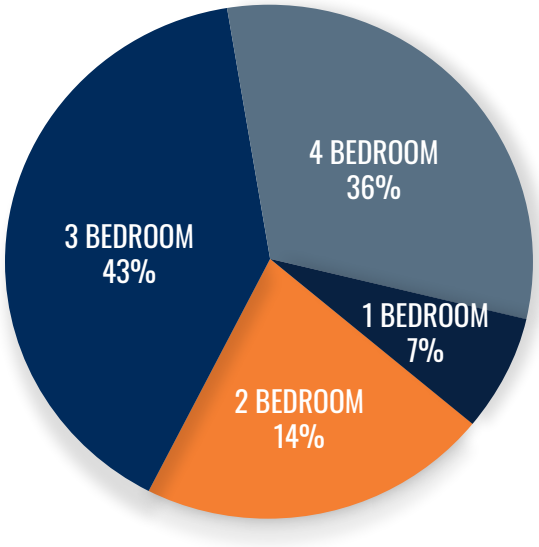
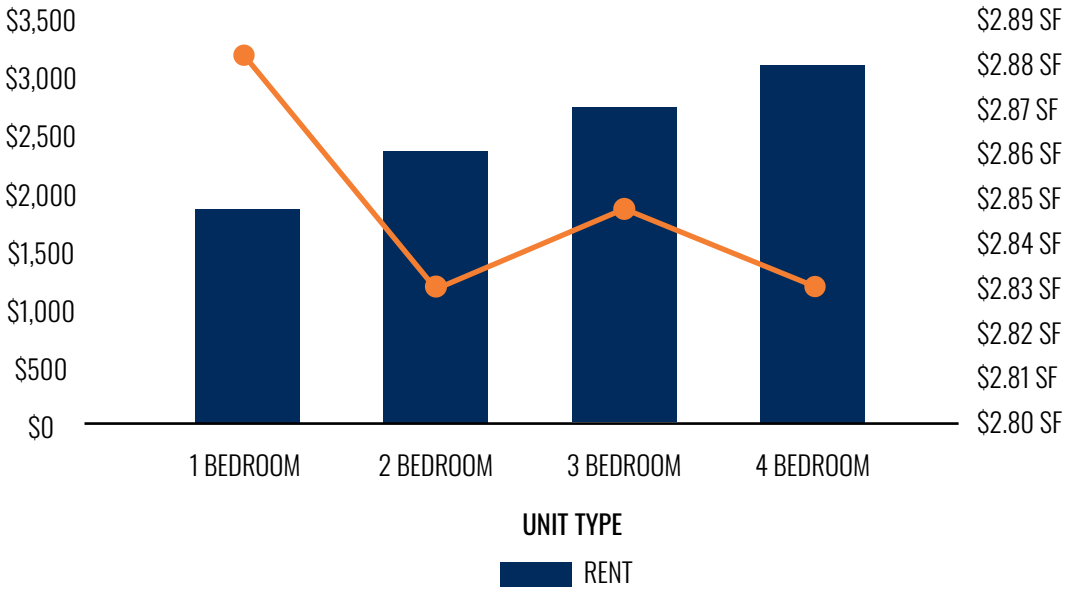
RENT ROLL SUMMARY

			SCHEDULED		POTENTIAL	
UNIT TYPE	# OF UNITS	AVG SQ FEET	AVERAGE RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
1 BD / 1 BA	1	656	$1,750	$1,750	$1,890	$1,890
2 BD / 2 BA	2	844	$2,300	$4,600	$2,388	$4,776
3 BD / 2 BA	6	982	$2,693	$16,160	$2,798	$16,790
4 BD / 2 BA	5	1,095	$2,432	$12,160	$3,100	$15,500
TOTALS/WEIGHTED AVERAGES	**14**	**979**	**$2,476**	**$34,670**	**$2,783**	**$38,956**
GROSS ANNUALIZED RENTS			**$416,040**		**$467,472**	

UNIT DISTRIBUTION



UNIT RENT



RENT ROLL DETAIL

			SCHEDULED		POTENTIAL	
UNIT	UNIT TYPE	SQUARE FEET	RENT/MO	RENT/SF/MO	RENT/MO	RENT/SF/MO
101	1 BD / 1 BA	656	$1,750	$2.67	$1,890	$2.88
102	2 BD / 2 BA	844	$2,200	$2.61	$2,376	$2.82
201	4 BD / 2 BA	1,095	$3,000	$2.74	$3,100	$2.83
202	3 BD / 2 BA	982	$2,790	$2.84	$2,790	$2.84
203	3 BD / 2 BA	982	$2,700	$2.75	$2,790	$2.84
204	3 BD / 2 BA	982	$2,790	$2.84	$2,790	$2.84
205	3 BD / 2 BA	982	$2,840	$2.89	$2,790	$2.84
206	3 BD / 2 BA	982	$2,840	$2.89	$2,840	$2.89
207	4 BD / 2 BA	1,095	$2,840	$2.59	$3,100	$2.83
301	4 BD / 2 BA	1,095	$2,120	$1.94	$3,100	$2.83
302	4 BD / 2 BA	1,095	$2,500	$2.28	$3,100	$2.83
303	3 BD / 2 BA	982	$2,200	$2.24	$2,790	$2.84
304	4 BD / 2 BA	1,095	$1,700	$1.55	$3,100	$2.83
305	2 BD / 2 BA	844	$2,400	$2.84	$2,400	$2.84
TOTAL		**13,711**	**$34,670**	**$2.53**	**$38,956**	**$2.84**

PRICING DETAIL

14 UNITS | 13,711 SF | LOT 0.26 AC | BUILT 20

SUMMARY	
PRICE	$3,250,000
DOWN PAYMENT (40%)	$1,300,000
NUMBER OF UNITS	14
PRICE PER UNIT	$232,143
PRICE PER SQFT	$237.04
RENTABLE SQFT	13,711
LOT SIZE	0.26 Acres
APPROX. YEAR BUILT	2013

RETURNS	CURRENT	MARKET
CAP RATE	7.73%	9.17%
GRM	7.81	6.95
CASH-ON-CASH	7.35%	13.84%
DEBT COVERAGE RATIO	1.61	1.92

FINANCING	1ST LOAN
LOAN AMOUNT	$1,950,000
LOAN TYPE	NEW
INTEREST RATE	7.00%
AMORTIZATION	30 Years
YEAR DUE	2031

# OF UNITS	UNIT TYPE	SF/UNIT	SCHEDULED RENTS	MARKET RENTS
1	1 BEDROOM	656	$1,750	$1,890
2	2 BEDROOM	844	$2,300	$2,388
6	3 BEDROOM	982	$2,693	$2,798
5	4 BEDROOM	1,095	$2,432	$3,100

INCOME		CURRENT		MARKET
GROSS SCHEDULED RENT		$416,040		37.1%
LESS: VACANCY/DEDUCTIONS	4.0%	$16,642	4.0%	$18,699
TOTAL EFFECTIVE RENTAL INCOME		$399,398		$448,773
OTHER INCOME		$0		$0
EFFECTIVE GROSS INCOME		$399,398		$448,773
LESS: EXPENSES	37.1%	$148,113	33.6%	$150,591
NET OPERATING INCOME		$251,285		$298,182
CASH FLOW		$251,285		$335,579
DEBT SERVICE		$155,681		$155,681
NET CASH FLOW AFTER DEBT SERVICE	7.35%	$95,605	13.84%	$179,899
PRINCIPAL REDUCTION		$19,808		$21,240
TOTAL RETURN	**8.88%**	**$115,413**	**15.47%**	**$201,139**

EXPENSES	CURRENT	MARKET
REAL ESTATE TAXES	$42,240	$42,250
INSURANCE	$17,139	$17,139
UTILITIES - ELECTRIC	$3,800	$3,800
UTILITIES - WATER & SEWER	$42,000	$42,000
TRASH REMOVAL	$5,964	$5,964
REPAIRS & MAINTENANCE	$7,000	$7,000
OPERATING RESERVES	$10,000	$10,000
MANAGEMENT FEE	$19,970	$22,439
TOTAL EXPENSES	$148,113	$150,591
EXPENSES/UNIT	$10,579	$10,757
EXPENSES/SF	$10.80	$10.98

OPERATING STATEMENT

INCOME	CURRENT		MARKET		PER UNIT	PER SF
RENTAL INCOME						
GROSS SCHEDULED RENT	416,040		467,472		33,391	34.09
PHYSICAL VACANCY	(16,642)	4.0%	(18,699)	4.0%	(1,336)	(1.36)
TOTAL VACANCY	($16,642)	4.0%	($18,699)	4.0%	($1,336)	($1)
EFFECTIVE GROSS INCOME	**$399,398**		**$448,773**		**$32,055**	**$32.73**

EXPENSES	CURRENT		MARKET		PER UNIT	PER SF
REAL ESTATE TAXES	42,240		42,250		3,018	3.08
INSURANCE	17,139		17,139	$1.25/SF	1,224	1.25
UTILITIES - ELECTRIC	3,800		3,800		271	0.28
UTILITIES - WATER & SEWER	42,000		42,000		3,000	3.06
TRASH REMOVAL	5,964		5,964		426	0.43
REPAIRS & MAINTENANCE	7,000		7,000	$500/Unit	500	0.51
OPERATING RESERVES	10,000		10,000		714	0.73
MANAGEMENT FEE	19,970	5.0%	22,439	5.0%	1,603	1.64
TOTAL EXPENSES	**$148,113**		**$150,591**		**$10,757**	**$10.98**
EXPENSES AS % OF EGI	**37.1%**		**33.6%**			
NET OPERATING INCOME	**$251,285**		**$298,182**		**$21,299**	**$21.75**

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