2-to-4

Portfolio & Co-Living Properties



1107 S. Hobart Blvd. | Los Angeles, CA 90007



1210 S. Fedora St. | Los Angeles, CA 90006



1127 S. Kingsley Dr. | Los Angeles, CA 90006



1700 S. Arapahoe St. | Los Angeles, CA 90006



1236-1238 W. 37th Pl. | Los Angeles, CA 90007



1329 W. 37th Pl. | Los Angeles, CA 90007



KW COMMERCIAL

KIRK GARABEDIAN
COMMERCIAL GROUP
INVESTMENT SALES | MULTI-FAMILY | RETAIL | COMMERCIAL

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I. Co-Living Portfolio (6 Property Portfolio)

1107–1109 1/2 S. Hobart Blvd.	(Koreatown)
1210–1212 1/2 S. Fedora St.	(Koreatown)
1127–1129 1/2 S. Kingsley Dr.	(Koreatown)
1700–1702 1/2 S. Arapahoe St.	(Pico-Union)
1236–1238 1/2 W. 37th Pl.	(USC Area)
1329–1331 1/2 W. 37th Pl.	(USC Area)

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EXCLUSIVE 6-PROPERTY CO-LIVING PORTFOLIO
$11,850,000 | 22 UNITS | 88 BEDROOMS | 6 PROPERTIES

We are pleased to present an exceptional opportunity to acquire a six-property, newer-construction multifamily and co-living investment portfolio strategically located throughout Central Los Angeles, including Koreatown, Pico-Union, and the USC area.

The Co-Living Portfolio consists of 22 residential units, 88 rentable bedrooms, and approximately 33,963 square feet of improvements across six properties constructed in 2020 and 2021. The offering includes four 4-unit properties and two 3-unit properties, featuring modern residential layouts designed to accommodate both traditional multifamily and co-living rental operations.

PORTFOLIO PROPERTIES

1107–1109½ S. Hobart Blvd. — 4 Units | 16 Bedrooms
1210–1212½ S. Fedora St. — 4 Units | 14 Bedrooms
1127–1129½ S. Kingsley Dr. — 4 Units | 14 Bedrooms
1700–1702½ S. Arapahoe St. — 4 Units | 22 Bedrooms
1236–1238½ W. 37th Pl. — 3 Units | 16 Bedrooms
1329–1331½ W. 37th Pl. — 3 Units | 11 Bedrooms

INVESTMENT HIGHLIGHTS

Offered at $11,850,000, the portfolio represents an attractive investment opportunity at approximately $325 per square foot and $134,000 per residential bedroom.

The portfolio currently generates approximately $865,000 in annual scheduled rental income, with an estimated net operating income of $551,000, representing a 4.6% capitalization rate at 66% occupancy. At projected stabilized occupancy, annual rental income is estimated to increase to approximately $1,289,000, with a projected net operating income of $915,000 representing a 7.7% pro forma capitalization rate.

The portfolio presents significant value-add potential through continued lease-up, occupancy stabilization, and rental optimization. Strategically positioned within established Los Angeles rental markets, these newer-construction properties offer investors the opportunity to acquire a substantial multifamily portfolio with existing cash flow, diversified rental income, and considerable long-term income growth potential.

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Portfolio | Co-Living

CO-SHARE PORTFOLIO

6 PROPERTIES | 22 UNITS | 88 BEDS

STUDENT HOUSING PORTFOLIO
CENTRAL LOS ANGELES
(KOREATOWN, PICO-UNION & USC)


1107-1109 1/2 S. Hobart Blvd. KOREATOWN


1210-1212 1/2 S. Fedora St. KOREATOWN


1127-1129 1/2 S. Kingsley Dr. KOREATOWN


1700-1702 1/2 S. Arapahoe St. PICO-UNION


1236-1238 1/2 W. 37th Pl. USC AREA


1329-1331 1/2 W. 37th Pl. USC AREA

LIST PRICE	$11,850,000	CAP RATE (CURRENT)	4.66%	CURRENT ESTIMATED EXPENSES	$313,454
NUMBER OF UNITS	22	CAP RATE (PROFORMA)	7.73%	PERCENT % OF CURRENT INCOME	36%
NUMBER OF BEDS	88	PRICE PER UNIT	$538,636	EXPENSES PER SF OF BUILDING SIZE	$8.60
TOTAL NUMBER OF PROPERTIES	6	PRICE PER BED	$134,659	EXPENSES PER BED COUNT	$3,562
TOTAL SQUARE FOOTAGE	36,441	PRICE PER SF (BLDG)	$325	CURRENT OCCUPANCY	67%
		AVERAGE PRICE PER BUILDING	$1,975,000		

Property Address	Submarket	Price / Per Building	Units	Beds	Est. SF	Year Built	Occupied Beds	Occ.	In-Place Monthly Rent	In-Place Annual Rent	Pro Forma Monthly Rent	Pro Forma Annual Rent
1107-1109 1/2 S. Hobart Blvd.	Koreatown	$2,000,000	4	16	$125,000	2021	12	75%	$13,294	$159,528	$17,695	$212,340
1210-1212 1/2 S. Fedora St.	Koreatown	$2,000,000	4	14	$142,857	2020	14	100%	$15,135	$181,620	$15,135	$181,620
1127-1129 1/2 S. Kingsley Dr.	Koreatown	$2,000,000	4	14	$142,857	2019	9	64%	$9,788	$117,450	$15,400	$184,800
1700-1702 1/2 S. Arapahoe St.	Pico-Union	$2,350,000	4	22	$106,818	2020	2	9%	$2,590	$31,080	$26,590	$319,080
1236-1238 1/2 W. 37th Pl.	USC Area	$1,800,000	3	12	$150,000	2020	12	100%	$16,000	$192,000	$17,150	$205,800
1329-1331 1/2 W. 37th Pl.	USC Area	$1,700,000	3	10	$170,000	2020	10	100%	$15,300	$183,600	$15,450	$185,400
PORTFOLIO TOTALS	**Central LA**	**$11,850,000**	**22**	**88**	**—**	**2020**	**59**	**67%**	**$72,107**	**$865,284**	**$107,420**	**$1,289,040**

INCOME SUMMARY (ANNUAL)

	In-Place (As-Is)		Proforma
Gross Potential Income (All Properties in Co-Share)	$865,284		$1,289,040
Commulative Vacancy Factor	–	3%	($38,671)
Gross Effective Income	**$865,284**		**$1,323,119**

EXPENSE SUMMARY (ANNUAL)

	In-Place (As-Is)	% of Income	Pro Forma (Stabilized)	% of Income
Total Operating Expenses	$313,454	36%	$334,642	27%
Expenses per SF (Building Size)	$8.60		$9.18	

EXPENSE DETAIL (ANNUAL)

Expense Category & Detailed Line Item	In-Place (As-Is)	Per Unit / Other	Pro Forma (Stabilized)	Per Unit / Other	Breakdown Of Expenses
LA County Property Taxes (Prop 13 Reassessment @ ~1.225%)	$145,163	1.23%	$145,163	1.23%	1.225% Tax Rate (Estimated)
Property Insurance (Estimated)	$44,000	$2,000	$44,000	$2,000	$2,000 Per Unit (Estimated)
LADWP Electric & Power (Common Area & Mastered Units)	$14,520	$55	$14,520	$55	$55 Per Unit/Month (Actual & Estimated)
SoCalGas & Spectrum Internet	$2,687	$122	$2,687	$122	$122 Per Unit (Actual)
Building Services & Inspections	$6,820	$310	$6,820	$310	$310 Per Unit/Per Year (Actual & Estimated)
City Fees & Registration (LAHD)	$6,600	$300	$6,600	$300	$300 Per Unit (Actual)
Landscaping	$10,800	$150	$10,800	$150	$150 Per Month/Per Building (Estimated)
Repairs, Maintenance & Vendors	$39,600	$150	$39,600	$150	$150 Per Unit/Per Month (Estimated)
Management Fees	$43,264	5.00%	$64,452	5.00%	
TOTAL ESTIMATED EXPENSES	**$313,454**	**36%**	**$334,642**	**27%**	
Expense $/SF	**$8.60**		**$9.18**		

NET OPERATING INCOME (ANNUAL)

	In-Place (As-Is)	Pro Forma (Stabilized)
Gross Effective Income	$865,284	$1,323,119
Less Total Expences	($313,454)	($334,642)
NET OPERATING INCOME	**$551,830**	**$915,727**

KEY PERFORMANCE METRICS

	In-Place (As-Is)	Pro Forma (Stabilized)
Cap Rate	4.66%	7.73%
GRM	13.70	9.20
Price Per Unit	$538,636	$538,636
Price Per Bed	$134,659	$134,659
Price Per SF (Building)	$325	$325
Average Price Per Building	$1,975,000	$1,975,000

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1107-1109 ½ S. Hobart Blvd
Los Angeles, CA 90006



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1107–1109 1/2 S. HOBART BLVD.

LOS ANGELES, CA 90006 | APN: 5080-018-011

4 UNITS | 16 BEDROOMS
75% OCCUPIED

LIST PRICE	BUILDING SIZE	NUMBER OF UNITS	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
$2,000,000	5,785 SF	4	16	18

INVESTMENT SUMMARY

Price		$2,000,000
Down Payment	50%	$1,000,000
Loan Amount		$1,000,000
Number of Suites		4
Year Built		2021
Total Square Footage		5,785
Total Lot Size		6,213
Price Per Square Foot		$346
Lot Price Per Square Foot		$322
Price Per Unit		$500,000
Total Number of Bedrooms		16
Total Number of Bathrooms		18
Price Per Bedroom		**$125,000**
Current Cap Rate		**5.40%**
Market Cap Rate		**7.59%**
GRM		**12.54**
Pro Forma GRM		**9.42**
Cash on Cash (Day 1)		**3.21%**
Pro Forma Cash on Cash		**7.59%**
DCR (Current / Pro Forma)		**1.42 / 2.00**
APN		**5080-018-011**

OPERATING DATA

	CURRENT	PRO FORMA
Scheduled Gross Income	$159,528	$212,340
Vacancy Reserves	—	$(6,370)
Gross Effective Income	**$159,528**	**$205,970**
Less Expenses	$(51,599)	$(54,240)
NET OPERATING INCOME (NOI)	**$107,929**	**$151,730**

OPERATING EXPENSES (ANNUAL)

Property Tax (1.225%)	$24,500
Insurance (Estimated at $1,500/Unit)	$6,000
LADWP Utilities (Power & Water)	$2,600
SoCalGas & Spectrum Internet	$287
Building Services & Inspections	$1,236
City Fee & Registrations (LAHD)	$1,200
Landscaping (Estimated)	$1,800
Repairs, Maintenance & Vendors (Estimated)	$6,000
Management Fees (5.0%)	$7,976
Total Expenses (Current)	**$51,599**
Total Expenses (Pro Forma)	**$54,240**
Expense Ratio	32.3% / 25.5%
$/SF Expense Rates	$0.74 / $8.92 (Current) $0.78 / $9.38 (Pro Forma)

LOAN ANALYSIS

Loan Balance	$1,000,000
Interest Rate	6.50%
Term	30 Years
Annual Payment	$75,848
Monthly Payment	$6,321
Annual Cash Flow	**$32,081**
Monthly Cash Flow	**$2,673**
Proforma CF Annual	**$75,882**
Proforma CF Monthly	**$6,323**

UNIT SUMMARY	LAYOUT / UNIT MIX	OCC. BEDS	TOTAL BEDS	CURRENT RENT	LEASE DATES	LEASE TYPE	MARKET RENT	STATUS
1107 S. Hobart Blvd.	5 Bed / 5 Bath (2-Story Unit)	5	5	$5,100	06/01/26 – 06/30/27	Full Unit Lease	$5,100	**OCCUPIED**
1107 1/2 S. Hobart Blvd.	3 Bed / 4 Bath (Modified from 4Br)	3	3	$3,600	08/01/26 – 07/31/27	Full Unit Lease	$3,600	**OCCUPIED**
1109 S. Hobart Blvd.	5 Bed / 5 Bath (Co-Living / Individual)	1	5	$1,099	05/15/26 – 06/14/27	1 of 5 Room Leased	$5,500	**PARTIAL**
1109 1/2 S. Hobart Blvd.	3 Bed / 4 Bath (Modified from 4Br)	3	3	$3,495	09/01/26 – 08/31/27	Full Unit Lease	$3,495	**OCCUPIED**
MONTHLY TOTALS		**12**	**16**	**$13,294**	—	—	**$17,695**	

TOTALS (4 UNITS • 16 BEDS)	75% OCCUPIED	$13,294	$17,695	ANNUALIZED INCOME: $159,528 / $212,340

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1107-1109 S. Hobart Blvd
Los Angeles, CA 90006



RENT ROLL

1107–1109 1/2 S. HOBART BLVD.

LOS ANGELES, CA 90006 | APN: 5080-018-011

CO-LIVING RENT ROLL

4 UNITS | 16 BEDS | 75% OCCUPIED

PROPERTY / UNIT / ROOM DESIGNATION	LAYOUT & FLOOR PLAN DETAILS	OCC. BEDS	TOTAL BEDS	OCC. RATE	MONTHLY RENT	MONTHLY PROFORMA	LEASE TERM / DATES	STATUS	NOTES & OPERATIONAL COMMENTS
1107–1109 1/2 S. Hobart Blvd., Los Angeles, CA 90006 (APN: 5080-018-011) – 4 Main Units • 16 Beds • 75% Occupied									
1107 S. Hobart Blvd.	5 Bed / 5 Bath (2-Story Unit)	5	5	100%	$5,100.00	$5,100.00	07/15/26 – 07/14/27	OCCUPIED	Full Unit Lease
• Room 1	2F – 144 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 2	2F – 125 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 3	2F – 113 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 4	2F – 122 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 5	2F – 122 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
1107 1/2 S. Hobart Blvd.	3 Bed / 4 Bath (Modified from 4Br)	3	3	100%	$3,600.00	$3,600.00	08/01/26 – 07/31/27	OCCUPIED	Full Unit Lease
• Room 1	3F – 144 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 2	3F – 125 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 3	3F – 113 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
1109 S. Hobart Blvd.	5 Bed / 5 Bath (Co-Living / Individual)	1	5	20%	$1,099.00	$5,500.00	Room Leases	PARTIAL	1 of 5 Room Leased
• Room 1	2F – 169 SF + Private Bath	–	–	–	$0.00	$1,100.00	—	VACANT	Currently vacant
• Room 2	2F – 133 SF + Private Bath	–	–	–	$1,099.00	$1,100.00	10/1/24 – 11/30/26	LEASED	Leased – Individual Bedroom
• Room 3	2F – 137 SF + Private Bath	–	–	–	$0.00	$1,100.00	—	VACANT	Currently vacant
• Room 4	2F – 142 SF + Private Bath	–	–	–	$0.00	$1,100.00	—	VACANT	Currently vacant
• Room 5	2F – 142 SF + Private Bath	–	–	–	$0.00	$1,100.00	—	VACANT	Currently vacant
1109 1/2 S. Hobart Blvd.	3 Bed / 4 Bath (Modified from 4Br)	3	3	100%	$3,495.00	$3,495.00	09/01/26 – 09/30/27	OCCUPIED	Full Unit Lease
• Room 1	3F – 169 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 2	3F – 133 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 3	3F – 137 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	LEASED	Occupied under full unit lease
1107–1109 1/2 S. Hobart Subtotal	**16 Bedrooms / 18 Bathrooms**	**12**	**16**	**75%**	**$13,294.00**	**$17,695.00**	—	—	—
ANNUALIZED TOTALS					**$159,528.00**	**$212,340.00**			

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1210-1212 ½ S. Fedora St.
Los Angeles, CA 90006



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1210–1212 1/2 S. FEDORA ST.

LOS ANGELES, CA 90006 | APN: 5078-033-020

4 UNITS | 14 BEDROOMS
100% OCCUPIED

LIST PRICE	BUILDING SIZE	NUMBER OF UNITS	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
$2,000,000	5,288 SF	4	14	14

INVESTMENT SUMMARY

Price		$2,000,000
Down Payment	50%	$1,000,000
Loan Amount		$1,000,000
Number of Suites		4
Year Built		2021
Total Square Footage		5,288
Total Lot Size		5,905
Price Per Square Foot		$378.21
Lot Price Per Square Foot		$338.70
Price Per Unit		$500,000
Total Number of Bedrooms		14
Total Number of Bathrooms		14
Price Per Bedroom		**$142,857**
Current Cap Rate		**6.01%**
Market Cap Rate		**6.01%**
GRM		**11.01**
Pro Forma GRM		**11.01**
Cash on Cash (Day 1)		**4.44%**
Pro Forma Cash on Cash		**4.44%**
DCR (Current / Pro Forma)		**1.59 / 1.59**
APN		**5078-033-020**

OPERATING DATA

	CURRENT	PRO FORMA
Scheduled Gross Income	$181,620	$181,620
Vacancy Reserves	3% $(5,449)	3% $(5,449)
Gross Effective Income	**$176,171**	**$176,171**
Less Expenses	$(55,904)	$(55,904)
NET OPERATING INCOME (NOI)	**$120,268**	**$120,268**

OPERATING EXPENSES (ANNUAL)

Property Tax (1.225%)	$24,500
Insurance (Estimated)	$8,000
LADWP Utilities (Power & Water)	$2,600
SoCalGas & Spectrum Internet (Estimated)	$287
Building Services & Inspections (Estimated)	$1,236
City Fee & Registrations (LAHD)	$1,200
Landscaping (Estimated)	$1,800
Repairs, Maintenance & Vendors (Estimated)	$7,200
Management Fees (5.0%)	$9,081
Total Expenses (Current)	**$55,904**
Total Expenses (Pro Forma)	**$55,904**
Expense Ratio	30.8% / 30.8%
CAM Calculations ($/SF)	$0.88 / $10.57 (Current) $0.88 / $10.54 (Pro Forma)

LOAN ANALYSIS

Loan Balance	$1,000,000
Interest Rate	6.50%
Term	30 Years
Annual Payment	$75,848
Monthly Payment	$6,321
Annual Cash Flow	**$44,420**
Monthly Cash Flow	**$3,702**
DCR	**1.59**
Pro DCR	**1.59**

UNIT SUMMARY

UNIT SUMMARY	LAYOUT / UNIT MIX	OCC. BEDS	TOTAL BEDS	CURRENT RENT	LEASE TYPE	LEASE DATES	MARKET RENT	STATUS
1210 S. Fedora St.	3 Bed / 4 Bath (Ground/2F)	3	3	$3,895.00	Full Unit Lease	06/01/26 – 06/30/27	$3,895.00	**OCCUPIED**
1210 1/2 S. Fedora St.	3 Bed / 3 Bath (3rd Floor)	3	3	$3,495.00	Full Unit Lease	08/01/26 – 07/31/27	$3,495.00	**OCCUPIED**
1212 S. Fedora St.	4 Bed / 5 Bath (Ground/2F)	4	4	$3,895.00	Full Unit Lease	05/15/26 – 06/14/27	$3,895.00	**OCCUPIED**
1212 1/2 S. Fedora St.	4 Bed / 4 Bath (3rd Floor)	4	4	$3,850.00	Full Unit Lease	09/01/26 – 08/31/27	$3,850.00	**OCCUPIED**
MONTHLY TOTALS	100% Occupied	**14**	**14**	**$15,135.00**	—	—	**$15,135.00**	

TOTALS (4 UNITS • 14 BEDS)	100% OCCUPIED	$15,135	$15,135	ANNUALIZED INCOME: $181,620 / $181,620

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1210-1212 ½ S. Fedora St.
Los Angeles, CA 90006

RENT ROLL



1210–1212 1/2 S. FEDORA ST.

LOS ANGELES, CA 90006 | APN: 5078-033-020

CO-LIVING RENT ROLL

4 UNITS | 14 BEDS | 100% OCCUPIED

PROPERTY / UNIT / ROOM DESIGNATION	LAYOUT & FLOOR PLAN DETAILS	OCC. BEDS	TOTAL BEDS	OCC. RATE	MONTHLY RENT	MONTHLY PROFORMA	LEASE TERM / DATES	STATUS	NOTES & OPERATIONAL COMMENTS
1210–1212 1/2 S. Fedora St., Los Angeles, CA 90006 (APN: 5078–033–020) — 4 Main Units • 14 Beds • 100% Occupied									
1210 S. Fedora St.	**3 Bed / 4 Bath (Ground/2F)**	**3**	**3**	**100%**	**$3,895.00**	**$3,895.00**	06/01/26 – 06/30/27	**OCCUPIED**	Full Unit Lease
• **Room 1**	2F – 159 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 2**	2F – 145 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 3**	2F – 124 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
1210 1/2 S. Fedora St.	**3 Bed / 3 Bath (3rd Floor)**	**3**	**3**	**100%**	**$3,495.00**	**$3,495.00**	08/01/26 – 07/31/27	**OCCUPIED**	Full Unit Lease
• **Room 1**	3F – 159 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 2**	3F – 145 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 3**	3F – 124 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
1212 S. Fedora St.	**4 Bed / 5 Bath (Ground/2F)**	**4**	**4**	**100%**	**$3,895.00**	**$3,895.00**	05/15/26 – 06/14/27	**OCCUPIED**	Full Unit Lease
• **Room 1**	2F – 166 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 2**	2F – 136 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 3**	2F – 136 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 4**	2F – 145 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
1212 1/2 S. Fedora St.	**4 Bed / 4 Bath (3rd Floor)**	**4**	**4**	**100%**	**$3,850.00**	**$3,850.00**	09/01/26 – 08/31/27	**OCCUPIED**	Full Unit Lease
• **Room 1**	3F – 166 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 2**	3F – 136 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 3**	3F – 136 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room 4**	3F – 145 SF + Private Bath	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
1210–1212 1/2 S. Fedora Subtotal	**14 Bedrooms / 16 Bathrooms**	**14**	**14**	**100%**	**$15,135.00**	**$15,135.00**	—	—	—
ANNUALIZED TOTALS					**$181,620.00**	**$181,620.00**			

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1127-1129 ½ S. Kinglsey Dr.
Los Angeles, CA 90006



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1127–1129 1/2 S. KINGSLEY DR.

LOS ANGELES, CA 90006 | APN: 5080-026-006

4 UNITS | 14 BEDROOMS
64% OCCUPIED

LIST PRICE	BUILDING SIZE	NUMBER OF UNITS	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
$2,000,000	5,990 SF	4	14	14

INVESTMENT SUMMARY

Price		$2,000,000
Down Payment	50%	$1,000,000
Loan Amount		$1,000,000
Number of Suites		4
Year Built		2021
Total Square Footage		5,990
Total Lot Size		5,900
Price Per Square Foot		$333.89
Lot Price Per Square Foot		$338.98
Price Per Unit		$500,000
Total Number of Bedrooms		14
Total Number of Bathrooms		14
Price Per Bedroom		**$142,857**
Current Cap Rate		**3.24%**
Market Cap Rate		**6.16%**
GRM		**17.03**
Pro Forma GRM		**10.82**
Cash on Cash (Day 1)		**-1.11%**
Pro Forma Cash on Cash		**4.73%**
DCR (Current / Pro Forma)		**0.85 / 1.62**
APN		**5080-026-006**

OPERATING DATA

	CURRENT	PRO FORMA
Scheduled Gross Income	$117,456	$184,800
Vacancy Reserves	—	3% ($5,544)
Gross Effective Income	**$117,456**	**$179,256**
Less Expenses	($52,695)	($56,063)
NET OPERATING INCOME (NOI)	**$64,761**	**$123,193**

OPERATING EXPENSES (ANNUAL)

Property Tax (1.225%)	$24,500
Insurance (Estimated)	$8,000
LADWP Utilities (Power & Water)	$2,600
SoCalGas & Spectrum Internet	$287
Building Services & Inspections	$1,236
City Fee & Registrations (LAHD)	$1,200
Landscaping (Estimated)	$1,800
Repairs, Maintenance & Vendors (Estimated)	$7,200
Management Fees (5.0%)	$5,873
Total Expenses (Current)	**$52,695**
Total Expenses (Pro Forma)	**$56,063**
Expense Ratio	44.9% / 30.3%
CAM Calculations ($/SF)	$0.73 / $8.80 (Current)

LOAN ANALYSIS

Loan Balance	$1,000,000
Interest Rate	6.50%
Term	30 Years
Annual Payment	$75,848
Monthly Payment	$6,321
Annual Cash Flow	**($11,088)**
Monthly Cash Flow	**($924)**
Proforma CF Annual	**$47,345**
Proforma CF Monthly	**$3,945**
DCR	**0.85**
Pro DCR	**1.62**

UNIT SUMMARY	LAYOUT / UNIT MIX	OCC. BEDS	TOTAL BEDS	CURRENT RENT	LEASE TYPE	MARKET RENT	STATUS
1127 S. Kingsley Dr.	4 Bed / 4 Bath (Ground/2F)	3	4	$3,347.00	3 of 4 Bedrooms Leased	$4,400.00	**PARTIAL**
1127 1/2 S. Kingsley Dr.	3 Bed / 3 Bath (3rd Floor)	3	3	$3,195.00	Full Unit Lease	$3,300.00	**OCCUPIED**
1129 S. Kingsley Dr.	4 Bed / 4 Bath (Ground/2F)	3	4	$3,246.00	3 of 4 Bedrooms Leased	$4,400.00	**PARTIAL**
1129 1/2 S. Kingsley Dr.	3 Bed / 3 Bath (3rd Floor)	0	3	$0.00	Vacant Unit	$3,300.00	**VACANT**
MONTHLY TOTALS	**64% Occupied**	**9**	**14**	**$9,788.00**	—	**$15,400.00**	

TOTALS (4 UNITS • 14 BEDS)	64% OCCUPIED	$9,788	$15,400	ANNUALIZED INCOME: $117,456 / $184,800

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KW COMMERCIAL

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1127-1129 ½ S. Kingsley Dr.
Los Angeles, CA 90006



RENT ROLL

1127–1129 1/2 S. KINGSLEY DR.
LOS ANGELES, CA 90006 | APN: 5080-026-006

CO-LIVING RENT ROLL
4 UNITS | 14 BEDS | 64% OCCUPIED

PROPERTY / UNIT / ROOM DESIGNATION	LAYOUT & FLOOR PLAN DETAILS	OCC. BEDS	TOTAL BEDS	OCC. RATE	MONTHLY RENT	MONTHLY PROFORMA	LEASE TERM / DATES	STATUS	NOTES & OPERATIONAL COMMENTS
1127–1129 1/2 S. Kingsley Dr., Los Angeles, CA 90006 (APN: 5080-026-006) — 4 Main Units • 14 Beds • 64% Occupied									
1127 S. Kingsley Dr.	**4 Bed / 4 Bath (Ground/2F)**	**3**	**4**	**75%**	**$3,347.00**	**$4,400.00**	Active Lease	**OCCUPIED**	3 of 4 Bedrooms Leased
• **Room 1**	2F – 164 SF + Private Bath	–	–	–	$0.00	$1,100.00	Currently Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 2**	2F – 116 SF + Private Bath	–	–	–	$1,200.00	$1,100.00	7/26/2022 – MTM	**LEASED**	Leased – Individual Bedroom
• **Room 3**	2F – 111 SF + Private Bath	–	–	–	$1,099.00	$1,100.00	7/30/2025 – MTM	**LEASED**	Leased – Individual Bedroom
• **Room 4**	2F – 111 SF + Private Bath	–	–	–	$1,048.00	$1,100.00	03/10/2026 – 3/9/2027	**LEASED**	Leased – Individual Bedroom
1127 1/2 S. Kingsley Dr.	**3 Bed / 3 Bath (3rd Floor)**	**3**	**3**	**100%**	**$3,195.00**	**$3,300.00**	07/01/2026 – 06/30/2027	**OCCUPIED**	Full Unit Lease
• **Room 1**	3F – 153 SF + Private Bath	–	–	–	Included	$1,100.00	—	**LEASED**	Occupied under full unit lease
• **Room 2**	3F – 116 SF + Private Bath	–	–	–	Included	$1,100.00	—	**LEASED**	Occupied under full unit lease
• **Room 3**	3F – 111 SF + Private Bath	–	–	–	Included	$1,100.00	—	**LEASED**	Occupied under full unit lease
1129 S. Kingsley Dr.	**4 Bed / 4 Bath (Ground/2F)**	**3**	**4**	**75%**	**$3,246.00**	**$4,400.00**	Active Lease	**OCCUPIED**	3 of 4 Bedrooms Leased
• **Room 1**	2F – Bedroom + Private Bath	–	–	–	$1,099.00	$1,100.00	2/13/2026 – MTM	**LEASED**	Leased – Individual Bedroom
• **Room 2**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,100.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 3**	2F – Bedroom + Private Bath	–	–	–	$1,099.00	$1,100.00	11/05/2025 – MTM	**LEASED**	Leased – Individual Bedroom
• **Room 4**	2F – Bedroom + Private Bath	–	–	–	$1,048.00	$1,100.00	01/09/2024 – 02/28/2027	**LEASED**	Leased – Individual unit lease
1129 1/2 S. Kingsley Dr.	**3 Bed / 3 Bath (3rd Floor)**	**0**	**3**	**0%**	**$0.00**	**$3,300.00**	Vacant	**VACANT**	Vacant Unit
• **Room 1**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,100.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 2**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,100.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 3**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,100.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 4**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,100.00	Vacant	**VACANT**	Vacant – Individual Bedroom
1127–1129 1/2 S. Kingsley Subtotal	**14 Bedrooms / 14 Bathrooms**	**9**	**14**	**64%**	**$9,788.00**	**$15,400.00**	—	—	—
ANNUALIZED TOTALS					**$117,456.00**	**$184,800.00**			

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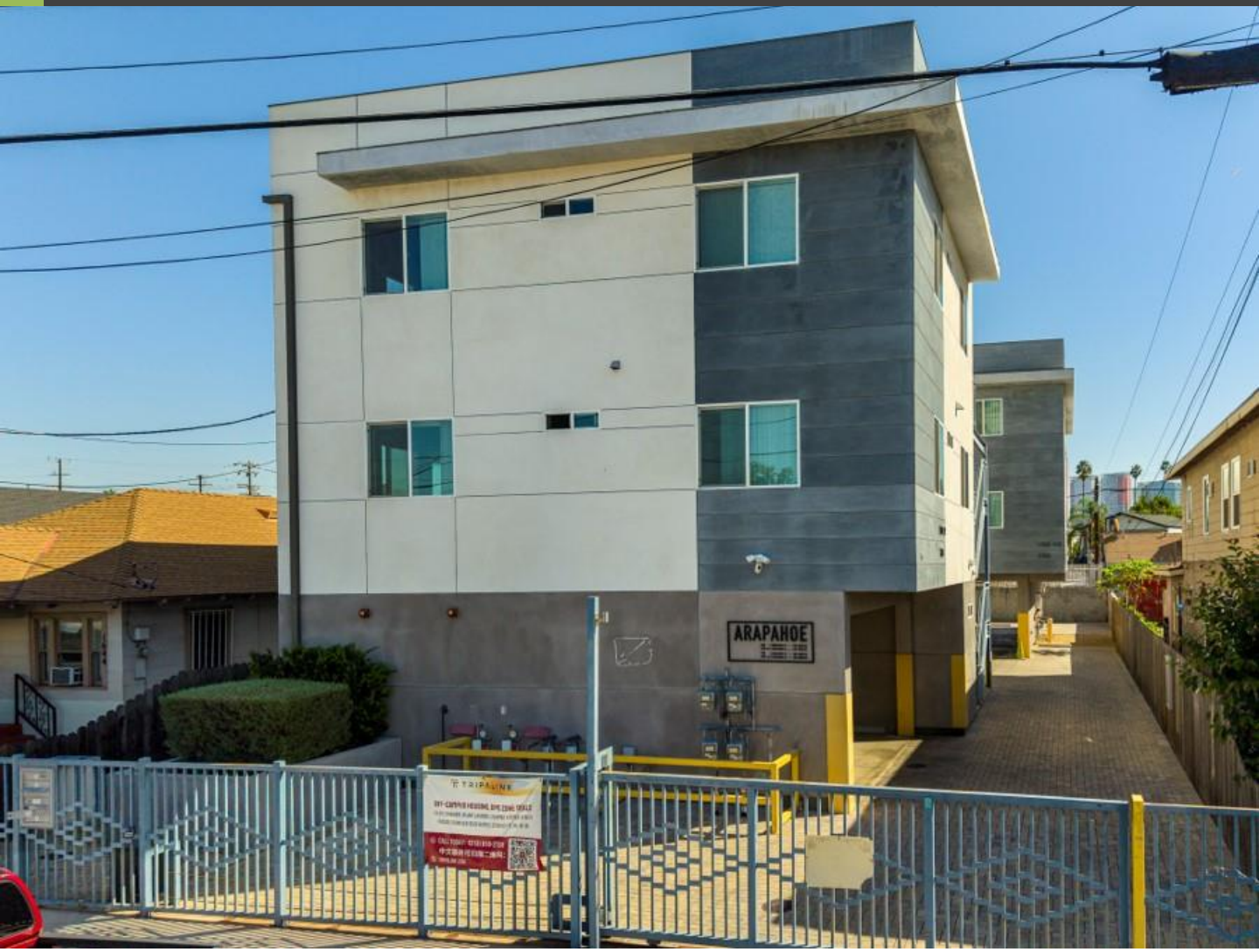




KW COMMERCIAL

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1700-1702 ½ S. Arapahoe St.
Los Angeles, CA 90006



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1700–1702 1/2 S. ARAPAHOE ST.

LOS ANGELES, CA 90006 | APN: 5056-010-025

4 UNITS | 22 BEDROOMS

9% OCCUPIED

LIST PRICE	BUILDING SIZE	NUMBER OF UNITS	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
$2,350,000	8,278 SF	4	22	22

INVESTMENT SUMMARY

Price		$2,350,000
Down Payment	50%	$1,175,000
Loan Amount		$1,175,000
Number of Suites		4
Year Built		2021
Total Square Footage		8,278
Total Lot Size		7,352
Price Per Square Foot		$283.88
Lot Price Per Square Foot		$319.64
Price Per Unit		$587,500
Total Number of Bedrooms		22
Total Number of Bathrooms		22
Price Per Bedroom		**$106,818**
Current Cap Rate		**-0.92%**
Market Cap Rate		**10.32%**
Current GRM		**75.61**
Proforma GRM		**7.36**
Cash on Cash (Day 1)		**-9.42%**
Pro Forma Cash on Cash		**13.05%**

APN	5056-010-025

OPERATING DATA

OPERATING DATA	CURRENT	PRO FORMA
Scheduled Gross Income	$31,080	$319,080
Vacancy Reserves	–	3% ($9,572)
Gross Effective Income	**$31,080**	**$309,508**
Less Expenses	($52,664)	($67,064)
NET OPERATING INCOME (NOI)	($21,584)	$242,443

OPERATING EXPENSES (ANNUAL)

Property Tax (1.225%)	$28,788	$28,788
Insurance (Estimated)	$8,000	$8,000
LADWP Utilities (Power & Water)	$2,600	$2,600
SoCalGas & Spectrum Internet	$287	$287
Building Services & Inspections	$1,236	$1,236
City Fee & Registrations (LAHD)	$1,200	$1,200
Landscaping (Estimated)	$1,800	$1,800
Repairs, Mainterance & Vendors (Est.)	$7,200	$7,200
Management Fees (5.0%)	$1,554	$15,954
Total Expenses	**$52,664**	**$67,064**
Expense Ratio	169.4%	21.0%
CAM Calculations ($/SF)	$0.53	$6.36

LOAN ANALYSIS

Loan Balance	$1,175,000
Interest Rate	6.50%
Term	30 Years
Annual Payment	$89,122
Monthly Payment	$7,427
Annual Cash Flow	**($110,706)**
Monthly Cash Flow	**($9,225)**
Proforma CF Annual	**$153,322**
Proforma CF Monthly	**$12,777**
DCR	**-0.24**
Pro DCR	**2.72**

UNIT SUMMARY

UNIT SUMMARY	LAYOUT / UNIT MIX	OCC. BEDS	TOTAL BEDS	CURRENT RENT	LEASE TYPE	MARKET RENT	STATUS
1700 S. Arapahoe St.	7 Bed / 6 Bath (Co-Living Building)	2	7	$2,590.00	2 of 7 Bedrooms Occupied	$8,590.00	**PARTIAL**
1700 1/2 S. Arapahoe St.	5 Bed / 5 Bath (3rd Floor)	0	5	$0.00	Vacant Unit	$6,000.00	**VACANT**
1702 S. Arapahoe St.	5 Bed / 5 Bath (Ground/2F)	0	5	$0.00	Vacant Unit	$6,000.00	**VACANT**
1702 1/2 S. Arapahoe St.	5 Bed / 5 Bath (3rd Floor)	0	5	$0.00	Vacant Unit	$6,000.00	**VACANT**
MONTHLY TOTALS	**9% Occupied**	**2**	**22**	**$2,590.00**	**–**	**$26,590.00**	

TOTALS (4 UNITS • 22 BEDS)	9% OCCUPIED	$2,590	$26,590	ANNUALIZED INCOME: $31,080 / $319,080

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1700-1702 ½ Arapahoe St.
Los Angeles, CA 90006



RENT ROLL

1700–1702 1/2 S. ARAPAHOE ST.

LOS ANGELES, CA 90006 | APN: 5056-010-025

CO-LIVING RENT ROLL

4 UNITS | 22 BEDS | 9% OCCUPIED

PROPERTY / UNIT / ROOM DESIGNATION	LAYOUT & FLOOR PLAN DETAILS	OCC. BEDS	TOTAL BEDS	OCC. RATE	MONTHLY RENT	MONTHLY PROFORMA	LEASE TERM / DATES	STATUS	NOTES & OPERATIONAL COMMENTS
1700–1702 1/2 S. Arapahoe St., Los Angeles, CA 90006 (APN: 5056-010-025) — 4 Main Units • 22 Beds • 9% Occupied									
1700 S. Arapahoe St.	**7 Bed / 6 Bath (Co-Living Building)**	**2**	**7**	**29%**	**$2,590.00**	**$8,590.00**	Active Leases	**PARTIAL**	**2 of 7 Bedrooms Occupied**
• **Room 1**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 2**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 3**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 4**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 5**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 6**	2F – Bedroom + Private Bath	–	–	–	$1,240.00	$1,240.00	05/01/2025 – MTM	**LEASED**	Occupied – Individual Bedroom
• **Room 7**	2F – Co-Living Bedroom Unit	–	–	–	$1,350.00	$1,350.00	05/01/2025 – MTM	**LEASED**	Occupied – Individual Bedroom
1700 1/2 S. Arapahoe St.	**5 Bed / 5 Bath (3rd Floor)**	**0**	**5**	**0%**	**$0.00**	**$6,000.00**	—	**VACANT**	**100% Vacant Unit**
• **Room 1**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 2**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 3**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 4**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 5**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
1702 S. Arapahoe St.	**5 Bed / 5 Bath (Ground/2F)**	**0**	**5**	**0%**	**$0.00**	**$6,000.00**	—	**VACANT**	**100% Vacant Unit**
• **Room 1**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 2**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 3**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 4**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 5**	2F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
1702 1/2 S. Arapahoe St.	**5 Bed / 5 Bath (3rd Floor)**	**0**	**5**	**0%**	**$0.00**	**$6,000.00**	—	**VACANT**	**100% Vacant Unit**
• **Room 1**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 2**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 3**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 4**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
• **Room 5**	3F – Bedroom + Private Bath	–	–	–	$0.00	$1,200.00	Vacant	**VACANT**	Vacant – Individual Bedroom
1700–1702 1/2 S. Arapahoe Subtotal	**22 Bedrooms / 21 Bathrooms**	**2**	**22**	**9%**	**$2,590.00**	**$26,590.00**	—	—	—
ANNUALIZED TOTALS					**$31,080.00**	**$319,080.00**			

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1236-1238 ½ W. 37th Pl.
Los Angeles, CA 90007



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1236–1238 1/2 W. 37TH PLACE

LOS ANGELES, CA 90007 | APN: 5040-014-012

CO-LIVING PROPERTY

3 UNITS | 12 BEDS | 100% OCCUPIED

LIST PRICE	BUILDING SIZE	NUMBER OF UNITS	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
$1,800,000	5,183 SF	3	12	13

INVESTMENT SUMMARY

Price		$1,800,000
Down Payment	50%	$900,000
Number of Suites		3
Year Built		2020
Total Square Footage		5,183
Total Lot Size		6,601
Price Per Square Foot		$347.29
Lot Price Per Square Foot		$272.69
Price Per Unit		$600,000
Number of Bedrooms		12
Number of Bathrooms		13
Price Per Bedroom		**$150,000**
Current Cap Rate		**7.92%**
Market Cap Rate		**8.30%**
GRM		**9.38**
Proforma GRM		**8.75**
Cash on Cash (Day 1)		**8.25%**
Pro Forma Cash on Cash		**9.02%**
APN		**5040-014-012**

OPERATING DATA

	CURRENT INCOME	PRO-FORMA INCOME
Scheduled Gross Income	$192,000	$205,800
Vacancy Reserves	—	3% $(6,174)
Other Income	—	—
Gross Effective Income	**$192,000**	**$199,626**
Less Expenses	($49,523)	($50,213)
NET OPERATING INCOME (NOI)	**$142,477**	**$149,413**

OPERATING EXPENSES (ANNUAL)

	CURRENT EXPENSES		PRO-FORMA EXPENSES	
Property Tax (1.225%)	$22,050		$22,050	
Insurance (Estimated)	$6,000		$6,000	
LADWP Utilities (Power & Water)	$1,950		$1,950	
SoCalGas & Spectrum Internet	$287		$287	
Building Services & Inspections	$1,236		$1,236	
City Fee & Registrations (LAHD)	$1,200		$1,200	
Landscaping (Estimated)	$1,800		$1,800	
Repairs, Maintenance & Vendors (Est.)	$5,400		$5,400	
Management Fees (Estimated)	$9,600	5.0%	$10,290	5%
Total Expenses	**$49,523**	**25.8%**	**$50,213**	**24.4%**
CAM Calculations ($/SF)	$0.80		$9.55	

LOAN ANALYSIS

Loan Balance	$900,000
Interest Rate	6.50%
Term	30 Years
Annual Payment	$68,263
Monthly Payment	$5,689
Annual Cash Flow	**$74,214**
Monthly Cash Flow	**$6,184**
Proforma CF Annual	**$81,150**
Proforma CF Monthly	**$6,762**
DCR	**2.09**
Pro DCR	**2.19**

UNIT SUMMARY

	FLOOR / ROOM / UNIT MIX	OCC. BEDS	TOTAL BEDS	CURRENT MONTHLY RENT	LEASE TYPE	MARKET RENTS
1236 W. 37th Pl.	4 Bed / 4 Bath (Ground & 2nd Floor)	4	4	$5,000.00	Full Unit Lease	$5,400.00
1236 1/2 W. 37th Pl.	4 Bed / 4 Bath (Co-Living / By Room)	4	4	$5,600.00	4 of 5 Bedrooms Occupied	$5,700.00
1238 W. 37th Pl.	4 Bed / 5 Bath	4	4	$5,400.00	Full Unit Lease	$6,050.00
MONTHLY TOTALS	**100% Occupied**	**12**	**12**	**$16,000.00**	—	**$17,150.00**
	Vacant **0% Vacant**			—	—	—

ANNUALIZED	$192,000	$205,800

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1236-1238 ½ W. 37th Pl.
Los Angeles, CA 90007



RENT ROLL

1236–1238 1/2 W. 37TH PLACE
LOS ANGELES, CA 90007 | APN: 5040-014-012

CO-LIVING RENT ROLL
3 UNITS | 12 BEDS | 100% OCCUPIED

PROPERTY / UNIT / ROOM DESIGNATION	LAYOUT & FLOOR PLAN DETAILS	OCC. BEDS	TOTAL BEDS	OCC. RATE	MONTHLY RENT	MONTHLY PROFORMA	LEASE TERM / DATES	STATUS	NOTES & OPERATIONAL COMMENTS
1236–1238 1/2 W. 37th Place, Los Angeles, CA 90007 (APN: 5040-014-012) — 3 Main Units • 12 Beds • 100% Occupied (USC)									
1236 W. 37th Pl.	4 Bed / 4 Bath (Ground & 2nd Floor)	4	4	100%	$5,000.00	$5,400.00	08/01/26 – 07/31/27	OCCUPIED	Full Unit Lease
• Room 1	G/2F – Bedroom	–	–	–	Included	$1,350.00	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 2	G/2F – Bedroom	–	–	–	Included	$1,350.00	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 3	G/2F – Bedroom	–	–	–	Included	$1,350.00	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 4	G/2F – Bedroom	–	–	–	Included	$1,350.00	Full Unit Lease	LEASED	Occupied under full unit lease
1236 1/2 W. 37th Pl.	4 Bed / 4 Bath (Co-Living / By Room)	4	4	100%	$5,600.00	$5,700.00	4 Student Leases	100% OCCUPIED	4 of 5 Bedrooms Occupied
• Room 1	2nd Floor – Co-Living Bedroom	–	–	–	$1,250.00	$1,350.00	08/10/26 – 07/25/27	OCCUPIED	Individual student lease
• Room 2	2nd Floor – Co-Living Bedroom	–	–	–	$1,350.00	$1,350.00	08/08/26 – 07/25/27	OCCUPIED	Individual student lease
• Room 3	2nd Floor – Co-Living Bedroom	–	–	–	$1,500.00	$1,500.00	08/10/26 – 07/25/27	OCCUPIED	Individual student lease
• Room 4	2nd Floor – Co-Living Bedroom	–	–	–	$1,500.00	$1,500.00	08/10/26 – 07/25/27	OCCUPIED	Individual student lease
1238 W. 37th Pl.	4 Bed / 5 Bath	4	4	100%	$5,400.00	$6,050.00	08/05/26 – 08/04/27	OCCUPIED	Full Unit Lease
• Room 1	G/2F – Bedroom	–	–	–	Included	$1,350.00	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 2	G/2F – Bedroom	–	–	–	Included	$1,350.00	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 3	G/2F – Bedroom	–	–	–	Included	$1,350.00	Full Unit Lease	LEASED	Occupied under full unit lease
• Room 4	G/2F – Bedroom	–	–	–	Included	$2,000.00	Full Unit Lease	LEASED	Occupied under full unit lease
1236–1238 1/2 W. 37th Pl. Subtotal		12	12	100%	$16,000.00	$17,150.00	—	—	—
ANNUALIZED TOTALS					$192,000.00	$205,800.00			







KW COMMERCIAL

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1329-1331 ½ W. 37th Pl.
Los Angeles, CA 90007



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1329–1331 1/2 W. 37TH PLACE

LOS ANGELES, CA 90007 | APN: 5040-010-019

CO-LIVING PROPERTY

3 UNITS | 10 BEDS | 100% OCCUPIED

LIST PRICE	BUILDING SIZE	NUMBER OF UNITS	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
$1,700,000	5,917 SF	3	10	15

INVESTMENT SUMMARY

Price		$1,700,000
Down Payment	50%	$850,000
Number of Suites		3
Year Built		2020
Total Square Footage		5,917
Total Lot Size		7,001
Price Per Square Foot		$287.31
Lot Price Per Square Foot		$242.82
Price Per Unit		$566,667
Number of Bedrooms		10
Number of Bathrooms		15
Price Per Bedroom		**$170,000**
Current Cap Rate		**7.98%**
Market Cap Rate		**7.76%**
GRM		**9.26**
Proforma GRM		**9.17**
Cash on Cash (Day 1)		**8.38%**
Pro Forma Cash on Cash		**7.93%**
APN		**5040-010-019**

OPERATING DATA

	CURRENT	PRO FORMA
Scheduled Gross Income	$183,600	$185,400
Vacancy Reserves	—	3% ($5,562)
Other Income	—	—
Gross Effective Income	**$183,600**	**$179,838**
Less Expenses	($47,878)	($47,968)
NET OPERATING INCOME (NOI)	**$135,722**	**$131,870**

OPERATING EXPENSES (ANNUAL)

	CURRENT EXPENSES		PRO-FORMA EXPENSES	
Property Tax (1.225%)	$20,825		$20,825	
Insurance (Estimated)	$6,000		$6,000	
LADWP Utilities (Power & Water)	$1,950		$1,950	
SoCalGas & Spectrum Internet	$287		$287	
Building Services & Inspections	$1,236		$1,236	
City Fee & Registrations (LAHD)	$1,200		$1,200	
Landscaping (Estimated)	$1,800		$1,800	
Repairs, Maintenance & Vendors (Est.)	$5,400		$5,400	
Management Fees (Estimated)	$9,180	5.0%	$9,270	5%
Total Expenses	**$47,878**	**26.1%**	**$47,968**	**25.9%**
CAM Calculations ($/SF)	$0.67		$8.09	

LOAN ANALYSIS

Loan Balance	$850,000
Interest Rate	6.50%
Term	30 Years
Annual Payment	$64,471
Monthly Payment	$5,373
Annual Cash Flow	**$71,251**
Monthly Cash Flow	**$5,938**
Proforma CF Annual	**$67,399**
Proforma CF Monthly	**$5,617**
DCR	**2.11**
Pro DCR	**2.05**

UNIT SUMMARY

UNIT SUMMARY	FLOOR / ROOM / UNIT MIX	OCC. BEDS	TOTAL BEDS	CURRENT MONTHLY RENT	LEASE TYPE	MARKET RENTS
1329 W. 37th Pl.	4 Bed / 5 Bathroom	4	4	$5,500.00	Full Unit Leased	$5,500.00
1331 ½ W. 37th Pl.	3 Bed / 5 Bath (Co-Living / By Room)	3	3	$4,950.00	Individual Student Leases	$5,100.00
1331 1/2 W. 37th Pl.	3 Bed / 5 Bath (Co-Living / By Room)	3	3	$4,850.00	3 of 5 Bedrooms Occupied	$4,850.00
MONTHLY TOTALS	**100% Occupied**	**10**	**10**	**$15,300.00**	—	**$15,450.00**
	Vacant **0% Vacancy**			—	—	—

ANNUALIZED	$183,600	$185,400

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1329-1331 ½ W. 37th Pl.
Los Angeles, CA 90007



RENT ROLL

1329–1331 1/2 W. 37TH PLACE

LOS ANGELES, CA 90007 | APN: 5040-010-019

CO-LIVING RENT ROLL

3 UNITS | 10 BEDS | 100% OCCUPIED

PROPERTY / UNIT / ROOM DESIGNATION	LAYOUT & FLOOR PLAN DETAILS	OCC. BEDS	TOTAL BEDS	OCC. RATE	MONTHLY RENT	MONTHLY PROFORMA	LEASE TERM / DATES	STATUS	NOTES & OPERATIONAL COMMENTS
1329–1331 1/2 W. 37th Place, Los Angeles, CA 90007 (APN: 5040-010-019) — 3 Main Units • 10 Beds • 100% Occupied (USC)									
1329 W. 37th Pl.	**4 Bed / 5 Bathroom**	**4**	**4**	**100%**	**$5,500.00**	**$5,500.00**	07/20/26 – 07/19/27	**OCCUPIED**	Full Unit Leased
• **Room A**	GF Bedroom + Bathroom	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room B**	GF Bedroom + Bathroom	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room C**	2F Bedroom + Bathroom	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
• **Room D**	2F Bedroom + Bathroom	–	–	–	Included	–	Full Unit Lease	**LEASED**	Occupied under full unit lease
1331 W. 37th Pl.	**3 Bed / 5 Bath (Co-Living / By Room)**	**3**	**3**	**100%**	**$4,950.00**	**$5,100.00**	3 Student Leases	**OCCUPIED**	Individual Student Leases
• **Room 1A**	Ground Floor Bedroom (298 SF)	–	–	–	$1,700.00	$1,700.00	07/24/26 – 07/23/27	**LEASED**	Individual student lease
• **Room 1B**	Ground Floor Bedroom (293 SF)	–	–	–	$1,550.00	$1,700.00	07/24/26 – 07/23/27	**LEASED**	Individual student lease
• **Room 1C**	Ground Floor Bedroom (299 SF)	–	–	–	$1,700.00	$1,700.00	07/24/26 – 07/23/27	**LEASED**	Individual student lease
1331 1/2 W. 37th Pl.	**3 Bed / 5 Bath (Co-Living / By Room)**	**3**	**3**	**100%**	**$4,850.00**	**$4,850.00**	3 Student Leases	**ACTIVE LEASES**	**3 of 5 Bedrooms Occupied**
• **Room 2A**	2F Bedroom + Bathroom	–	–	–	$1,600.00	$1,600.00	08/10/26 – 07/25/27	**LEASED**	Individual student lease
• **Room 2B**	2F Bedroom + Bathroom	–	–	–	$1,650.00	$1,600.00	08/10/26 – 08/09/27	**LEASED**	Individual student lease
• **Room 2C**	2F Bedroom + Bathroom	–	–	–	$1,600.00	$1,600.00	08/10/26 – 07/25/27	**LEASED**	Individual student lease
1329–1331 1/2 W. 37th Pl. Subtotal		**10**	**10**	**100%**	**$15,300.00**	**$15,450.00**	—	—	—
PORTFOLIO GRAND TOTALS		**59**	**88**	**67%**	**$72,107.00**	**$107,420.00**	**66% Occupied**	**Total 22 Units • 93 Beds**	







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