OFFERING MEMORANDUM

4701-4709 S FIGUEROA ST

3 units + 8 units with separate APNs located on 16,218 SF of land

LOS ANGELES, CA 90037

Kidder Mathews

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EXECUTIVE SUMMARY

Section 01

11-UNIT *MULTIFAMILY* BUILDING LOCATED IN LOS ANGELES

We are proud to present 4701-4709 S Figueroa St, an 11-unit multifamily community, offered at an 7.97 GRM and an 8.51% cap rate on current rents.

Offered with an attractive, in-place high yield on a fully occupied property, this opportunity consists of an adjacent 3-unit and 8-unit property with two separate parcels, allowing for multiple exit strategies for the next owner, including but not limited to, acquiring both properties together, selling the 3-unit separately for a premium and further reducing your cost basis on the 8-unit property and continuing to drive returns.

Collectively, the 11 units offer a total of ±7,375 rentable square feet with a unit mix of (2)3BD+1BA, (1)2BD+2BA, (2)2BD+1BA and (6)1BD+1BA units which sit on a combined ±16,218 square foot LAC2 zoned double corner lot with a total of ±13 uncovered onsite parking spaces which can continue to serve as parking and/or for future ADU(s).

The 3-unit consists of two separate, single-story structures built in 1919 totaling 2,911 rentable square feet with the (2)3BD+1BA and (1)2BD+2BA units whereas the 8-unit property consists of a single, two-story structure built in 1926 with 4,464 rentable square feet with the (2)2BD+1BA and (6)1BD+1BA units.

As a long-term development site, but utilizing TOC, one can potentially develop up to 66 units, however, there is the ability to utilize the 100% affordable ED1 development standards and acheive 80-90 units on-site.

Contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com for additional information.

PROPERTY OVERVIEW

Section 02

EMPIRE
100% HAND CAR WASH

3-UNITS
APN:5018-027-011
8-UNITS
APN: 5018-027-012

PROPERTY OVERVIEW

LA MEMORIAL COLISEUM
BMO STADIUM
S BROADWAY
E MARTIN LUTHER KING JR BLVD
THOMAS JEFFERSON HIGH SCHOOL
NORMANDIE AVENUE ELEMENTARY
GEORGE WASHINGTON CARVER MIDDLE SCHOOL
E VERNON AVE
4701-4709 S FIGUEROA ST
SOUTH PARK RECREATION CENTER
LOS ANGELES FIRE STATION 21
W 51ST ST
S CENTRAL AVE
W 54TH ST
SOUTH LOS ANGELES WETLANDS PARK
SLAUSON AVE
110
N

FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS	4701-4709 S Figueroa St Los Angeles, CA 90037
LIST PRICE	$1,949,000
NUMBER OF UNITS	11
COST PER UNIT	$177,182
CURRENT GRM	7.97
MARKET GRM	6.59
CURRENT CAP	8.51%
MARKET CAP	10.95%
YEAR BUILT	1919/1926
LOT SIZE	16,218
BUILDING SIZE	7,375
PRICE/SF	$264

$1.949M
LIST PRICE

8.51%
CAP RATE

FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	$244,677		$295,726	
Less: Vacancy	$(7,340)	3%	$(8,872)	3%
Gross Operating Income	$237,337		$286,854	
Less: Expenses	$(71,456)	30.1%	$(73,437)	25.6%
Net Operating Income	**$165,881**		**$213,418**	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate - (1.25%)	$24,363	$24,363
Property Management - (4% Current Rents GOI)	$9,493	$11,474
Insurance - Estimate - ($1,100/Unit)	$11,000	$11,000
Maintenance/Repairs - Estimate - ($750/Unit)	$8,250	$8,250
Utilities - Estimate - ($1,200/Unit)	$13,200	$13,200
Grounds & Gardening - Estimate ($200/month)	$2,400	$2,400
Reserves/Miscellaneous ($250/unit)	$2,750	$2,750
Estimated Total Expenses	**$71,456**	**$73,437**
Per Net SF	**$9.69**	**$9.96**
Expenses Per Unit	**$6,496**	**$6,676**

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SCHEDULED INCOME

			Current Rents	Market Rents
Unit No.	**Beds/Baths**	**Notes**	**Monthly Rent/Unit**	**Monthly Rent/Unit**
4701 S Figueroa				
504	3BD + 1BA	(eligble for 3% increase)	$2,695	$3,100
510	3BD + 1BA		$3,528	$3,100
4701	2BD + 2BA	(eligble for 3% increase)	$1,970	$2,500
4709 S Figueroa				
4707 - 1	2BD + 1BA		$884	$2,295
4707 - 2	1BD + 1BA		$1,395	$1,850
4707 - 3	1BD + 1BA		$863	$1,850
4707 - 4	2BD + 1BA	Vacant	$2,295	$2,300
4709	1BD + 1BA		$1,495	$1,850
4709 1/2	1BD + 1BA		$2,026	$1,850
4711	1BD + 1BA		$1,495	$1,850
4711 1/2	1BD + 1BA		$1,495	$1,850
Monthly Scheduled Gross Income			**$20,141**	**$24,395**
SCEP Income			**$49**	**$49**
Parking Income			**$50**	**$50**
Laundry Income			**$150**	**$150**
Total Monthly Scheduled Gross Income			**$20,390**	**$24,644**
Annual Scheduled Gross Income			**$244,677**	**$295,726**

COMPARABLES

Section 04

5+ UNIT SALE COMPARABLES

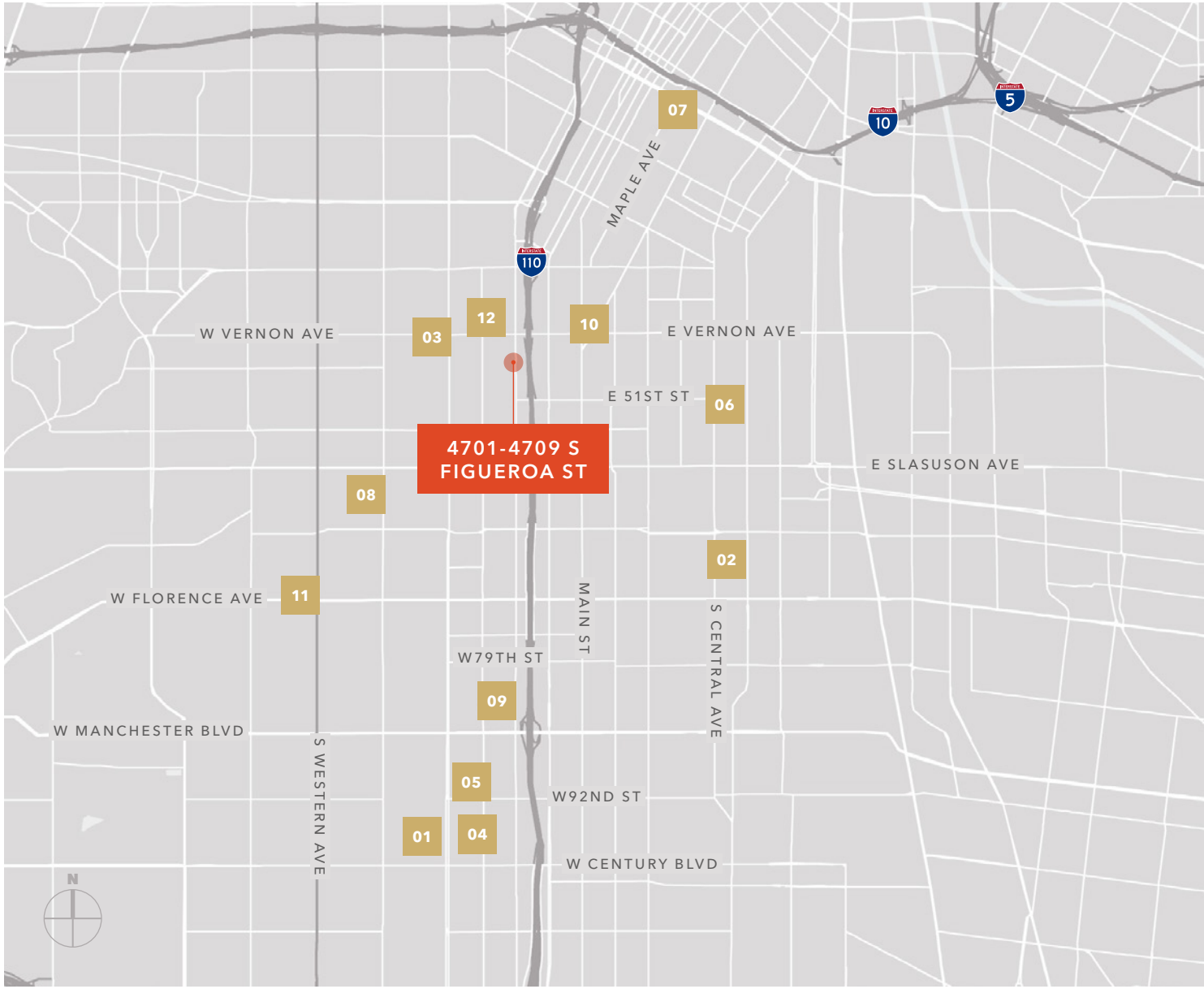
	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	4701-4709 S Figueroa St Los Angeles, CA 90037	1919/1926	11	7,375	16,218	$244,677	$264	$177,182	7.97	8.51%	$1,949,000	SOON	2 separate APN's consisting of 11 units total.
01	1036 W 95th St Los Angeles, CA 90044	1962	9	7,568	9,466	$179,268	$156	$131,111	6.58	9.42%	$1,180,000	5/27/2026	(9)2BD+1BA. (9)Onsite parking. (1) Vacant unit.
02	1139 E 68th St Los Angeles, CA 90001	1927	10	3,096	4,997	$105,562	$237	$73,500	6.96	6.97%	$735,000	5/15/2026	(10)Studios. (3)Vacant units. No parking. Master-Metered. Sold By Casey Lins & Vince Cook
03	1101 W 45th St Los Angeles, CA 90037	1925	20	10,792	7,435	$331,632	$208	$112,500	6.78	7.42%	$2,250,000	4/23/2026	(20)Studios. Master-metered. No parking.
04	820 -824 W 95th St Los Angeles, CA 90044	1965	14	6,471	8,102		$216	$100,000		8.80%	$1,400,000	3/31/2026	(2)Separate structures: 13 unit + SFR. Significant upside in rents. (15)Onsite parking. No Income data.
05	844 W 92nd St Los Angeles, CA 90044	1959	10	4,184	8,110		$233	$97,500		8.00%	$975,000	3/31/2026	Single, two-story structure. Uncovered onsite parking + carports. No income data.
06	1150 E 52nd St Los Angeles, CA 90011	1963	10	7,256	17,381	$193,224	$193	$140,000	7.25	8.97%	$1,400,000	3/27/2026	(1)4BD+2BA, (5)2BD+1BA & (4)1BD+1BA. (10)Onsite parking.
07	424 E 20th St Los Angeles, CA 90011	1922	12	6,076	8,628	$140,988	$191	$96,667	8.23	7.90%	$1,160,000	3/18/2026	(12)1BD+1BA. (5)Separate structures.(3)Vacant Units. No parking.

5+ UNIT SALE COMPARABLES CONT.

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	4701-4709 S Figueroa St Los Angeles, CA 90037	1919/1926	11	7,375	16,218	$244,677	$264	$177,182	7.97	8.51%	$1,949,000	SOON	2 separate APN's consisting of 11 units total.
08	**1512 W 60th St** Los Angeles, CA 90047	1928	6	2,112	7,023	$102,014	$374	$131,667	7.74	7.91%	$790,000	2/27/2026	(6)1BD+1BA. (6)Separate structures - Bungalow property. Sold by Casey Lins & Vince Cook
09	**601 W 82nd St** Los Angeles, CA 90044	1963	20	14,016	18,585	$309,813	$157	$110,000	7.10	7.00%	$2,200,000	2/5/2026	(18)2BD+1BA & (2)1BD+1BA. Property in REAP. Significant upside in rents.
10	**4334 S Main St** Los Angeles, CA 90037	1927	10	4,068	7,003	$159,772	$323	$131,250	8.21	7.55%	$1,312,500	1/16/2026	(6)1BD+1BA & (4)Studios. (6) Uncovered parking + alley access.
11	**1901 W Florence Ave** Los Angeles, CA 90047	1946	6	3,012	5,122	$126,775	$332	$166,667	7.89	7.86%	$1,000,000	1/14/2026	(1)2BD+1BA, (5)1BD+1BA & (1) Studio. (7)Tuckunder parking. Corner lot + alley access. Sold by Casey Lins & Vince Cook.
12	**4302 S Hoover St** Los Angeles, CA 90037	1925	8	5,632	8,419	$200,827	$266	$187,500	7.47	8.30%	$1,500,000	1/7/2026	(6)2BD+1BA & (2)1BD+1BA. Corner lot. (15)Onsite parking.
	Averages						**$241**	**$123,197**	**7.42**	**8.01%**			

Sale Comparables

01	1036 W 95th St Los Angeles, CA 90044
02	1139 E 68th St Los Angeles, CA 90001
03	1101 W 45th St Los Angeles, CA 90037
04	820 -824 W 95th St Los Angeles, CA 90044
05	844 W 92nd St Los Angeles, CA 90044
06	1150 E 52nd St Los Angeles, CA 90011
07	424 E 20th St Los Angeles, CA 90011
08	1512 W 60th St Los Angeles, CA 90047
09	601 W 82nd St Los Angeles, CA 90044
10	4334 S Main St Los Angeles, CA 90037
11	1901 W Florence Ave Los Angeles, CA 90047
12	4302 S Hoover St Los Angeles, CA 90037



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