OFFERING MEMORANDUM

1905 E 78TH STREET
Los Angeles, CA 90001 (4 Units)

5907 CONVERSE AVE
Los Angeles, CA 90001 (4 Units)

Converse & 78th Portfolio

2 Buildings | 8 Units

Florence-Graham Neighborhood

9.8% Market CAP Rate
$162,500/Unit | $234/SF

Available Together or Separately

SGV+ MULTIFAMILY | COMPASS COMMERCIAL

Converse & 78th Portfolio

1905 E 78TH STREET & 5917 CONVERSE AVE

Los Angeles, CA 90001

EXCLUSIVELY LISTED BY:

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SGV+ MULTIFAMILY | COMPASS COMMERCIAL

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5907 CONVERSE AVE
Los Angeles, CA 90001 (4 Units)

1905 E 78TH STREET
Los Angeles, CA 90001 (4 Units)

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01 INVESTMENT SUMMARY

INVESTMENT SUMMARY

SGV+ Multifamily Group of Compass Commercial Inc., as the Exclusive Listing Agent, is proud to present 5917 Converse Avenue and 1905 E 78th Street — a two-property multifamily portfolio consisting of two separate 4-unit properties located in the Florence-Graham neighborhood of Unincorporated Los Angeles.

The Florence-Graham neighborhood is a **strongly renter-oriented market, with more than 65% of occupied housing units being renter-occupied**. Strategically positioned near the **I-110, I-105, and I-710 freeways**, the portfolio offers convenient access to major employment centers throughout Los Angeles County.

Downtown Los Angeles is approximately 6 miles north, providing access to one of the region's largest employment hubs. Tenants also benefit from proximity to the **Florence Metro Station**, providing rail connectivity to Downtown Los Angeles and Downtown Long Beach. Numerous grocery stores, big-box retailers, neighborhood shops, restaurants, schools, parks, and other daily-needs amenities are located throughout the surrounding area.

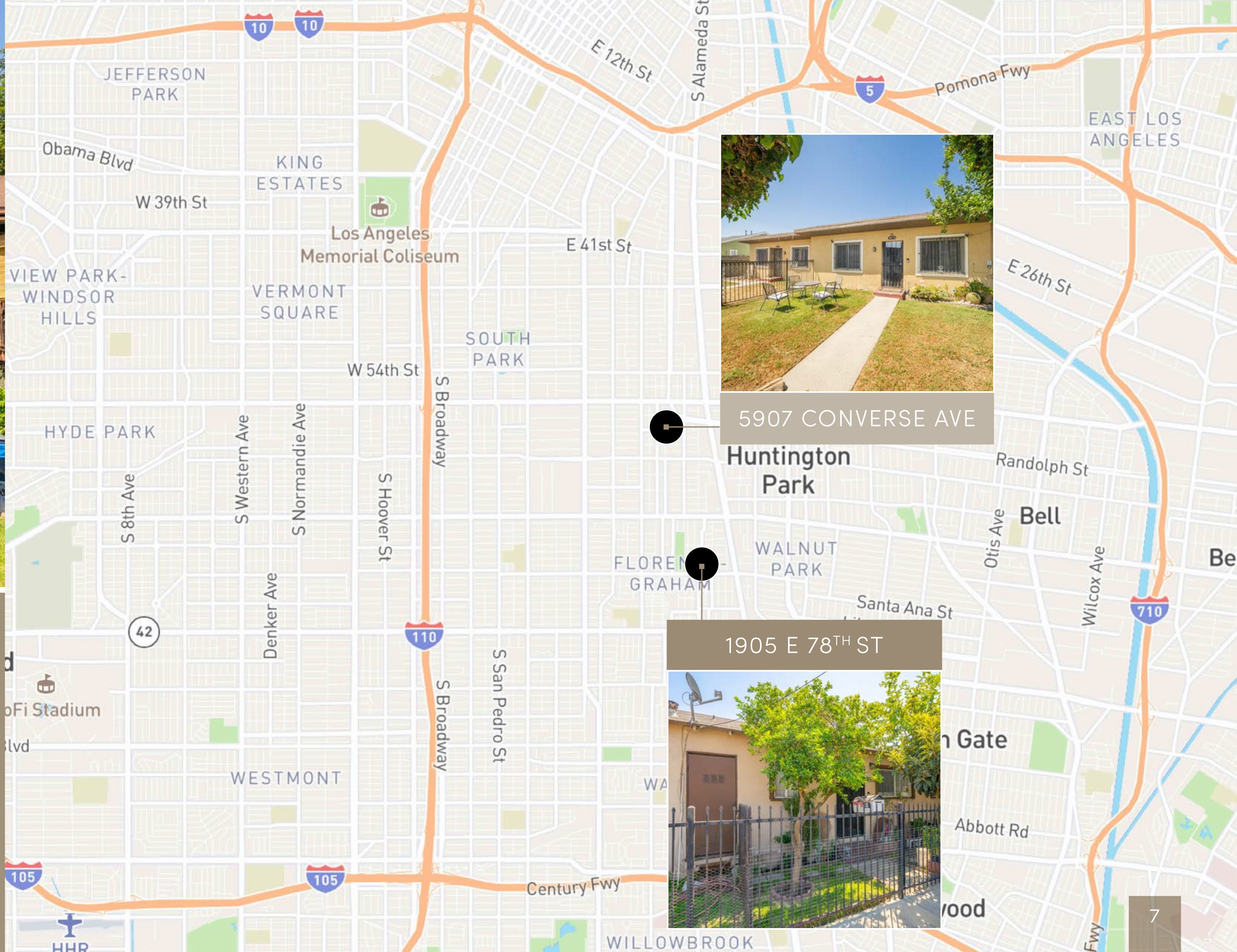
PORTFOLIO OPPORTUNITY

Combined, **5917 Converse Avenue and 1905 E 78th Street** are being offered at an attractive **$162,500 per unit and approximately $234 per SF** — metrics that are well below recent comparable 3- and 4-unit sales in the surrounding market.

The portfolio also presents the opportunity to capture **more than $91,000 in additional annual rental income** through the stabilization of below-market rents.

Beyond the immediate income upside, a savvy investor will recognize additional potential in the properties' **high-density R3 zoning,** coupled with their approximately **8,500 SF and 9,500 SF lots**. The combination of favorable zoning, large parcels, existing improvements, and significant rental upside may provide additional long-term value through future development or redevelopment potential.

02 PROPERTIES OVERVIEW

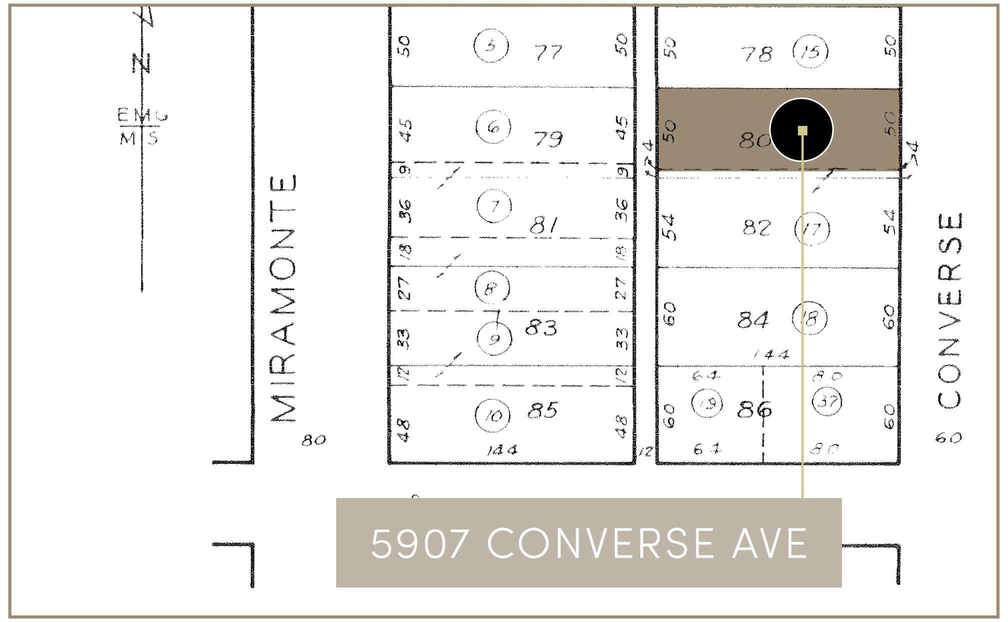


5917 CONVERSE AVENUE

5917 Converse Avenue offers approximately **2,550 SF of rentable living area** across two separate structures situated on a generous **8,457 SF lot**. The property consists of **four 1-bedroom/1-bathroom units**, averaging approximately **638 SF per unit**.

The property is currently generating just over **$38,000 in annual rental income**, equivalent to approximately **$789 per unit per month.** An investor familiar with prevailing market rents for comparable units in the surrounding area will recognize a significant opportunity to increase revenue, with the potential to capture more than **$1,000 of additional monthly rental income per unit**.

Upon stabilization, the property offers the potential to achieve an approximately **9.69% CAP Rate and 7.47 GRM**.



Purchase Price	$650,000
Year Built	1947
APN	6008-038-018
Unit Mix	4 - 1B/1B
$/Unit	$162,500
$/SF	$255
Current Cap	2.45%
Pro Forma Cap	9.69%
Current GRM	16.89
Pro Forma GRM	7.47
Rentable SF	±2,550 SF
Lot Size SF	±8,457 SF
Average Unit SF	638
Number of Stories	2
No. of Buildings	2
Parking	Surface

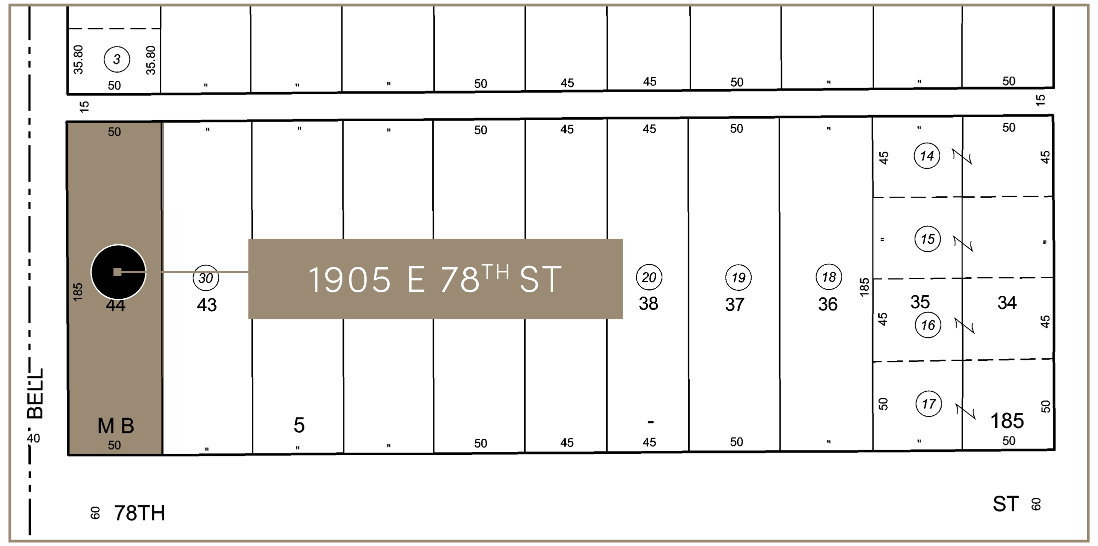
CONVERSE AVE PHOTOS

1905 E 78TH STREET

1905 E 78th Street offers approximately **3,011 SF of rentable living area** across three separate structures situated on an expansive **9,465 SF lot**. Like Converse Avenue, the property consists of **four 1-bedroom/1-bathroom units**, with larger units averaging approximately **750 SF each.**

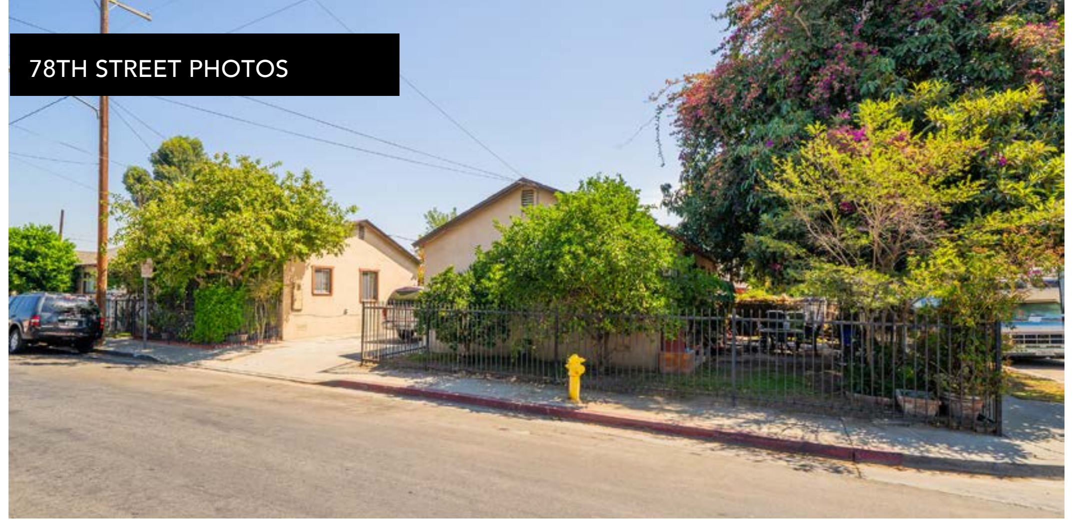
The property is currently generating more than **$48,500 in annual rental income**, equivalent to approximately **$1,011 per unit per month.** With an opportunity to capture **more than $800 in additional monthly rental income per unit**, an investor has substantial upside through the stabilization of rents to market levels.

Upon stabilization, the property offers the potential to achieve an approximately **9.83% CAP Rate and 7.13 GRM.**



Purchase Price	$650,000
Year Built	1954
APN	6025-020-029
Unit Mix	4 - 1B/1B
$/Unit	$162,500
$/SF	$216
Current Cap	3.96%
Pro Forma Cap	9.83%
Current GRM	13.40
Pro Forma GRM	7.13
Rentable SF	±3,011 SF
Lot Size SF	±9,465 SF
Average Unit SF	750
Number of Stories	1
No. of Buildings	3
Parking	Tuckunder

78TH STREET PHOTOS



INVESTMENT HIGHLIGHTS

- **Two-Property, 8-Unit Portfolio:** Opportunity to acquire two separate 4-unit multifamily properties in Florence-Graham (available individually or as Portfolio), offering **8 total units, approximately 5,561 SF of rentable area, and nearly 18,000 SF of combined land.**

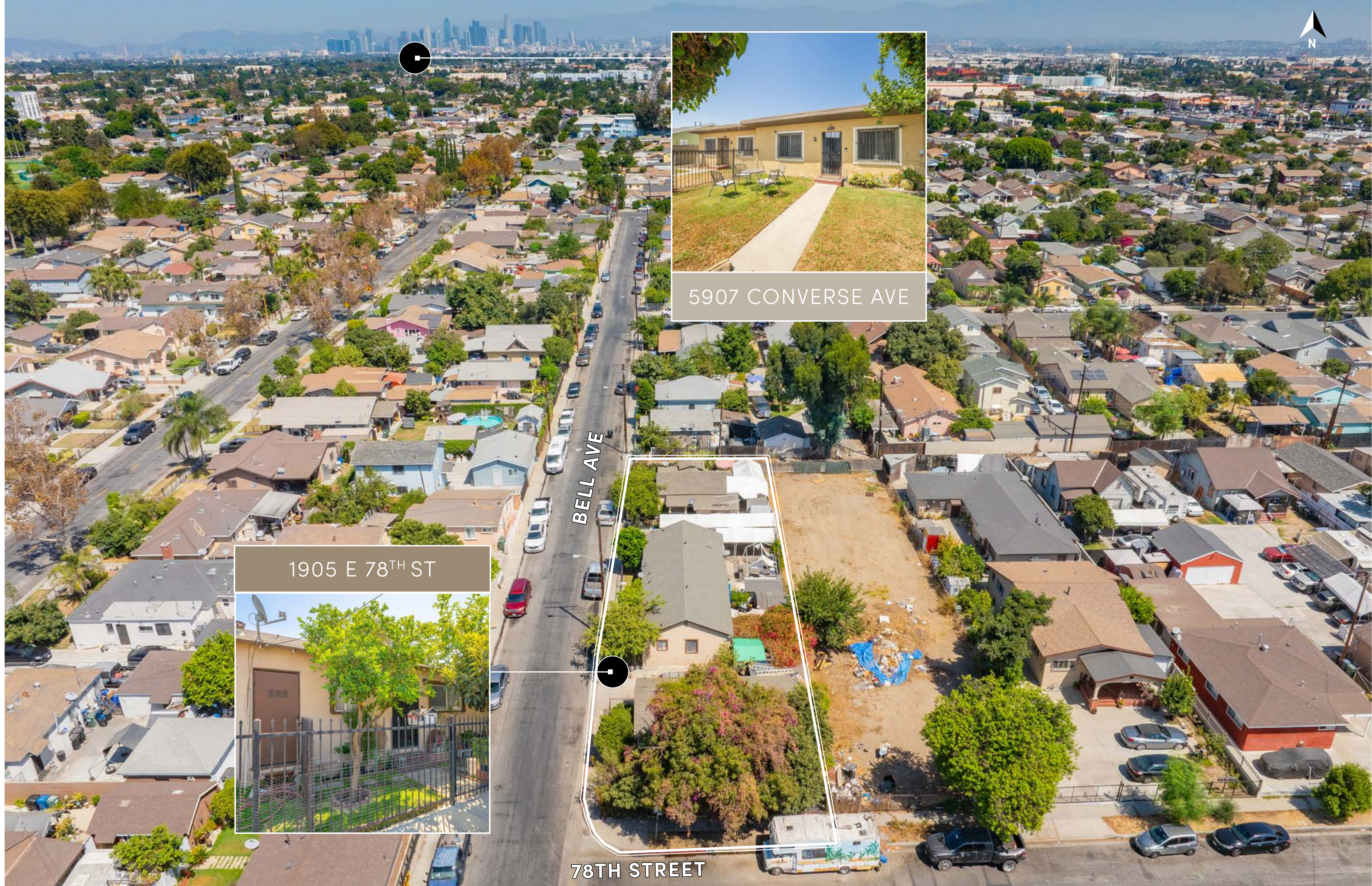
- **Significant Rental Upside:** Both properties offer substantial below-market rental income, with the portfolio providing an estimated **$91,000+ in additional annual rental income potential** through rent stabilization.

- **Attractive In-Place & Stabilized Economics:** Offered at approximately **$162,500 per unit and $234/SF**, with projected stabilized CAP rates of approximately **9.69% at Converse Avenue and 9.83% at 78th Street.**

- **Renter-Focused Location with Strong Connectivity:** Located in a market where **more than 65% of occupied housing units are renter-occupied**, with convenient access to the **I-110, I-105, I-710, Metro rail, Downtown Los Angeles, and major employment centers throughout Los Angeles County**.

- **Large Lots & R3 Zoning Provide Additional Upside: Both properties sit on large, high-density R3-zoned parcels,** creating potential long-term value through redevelopment or additional density, subject to applicable zoning and governmental approvals.

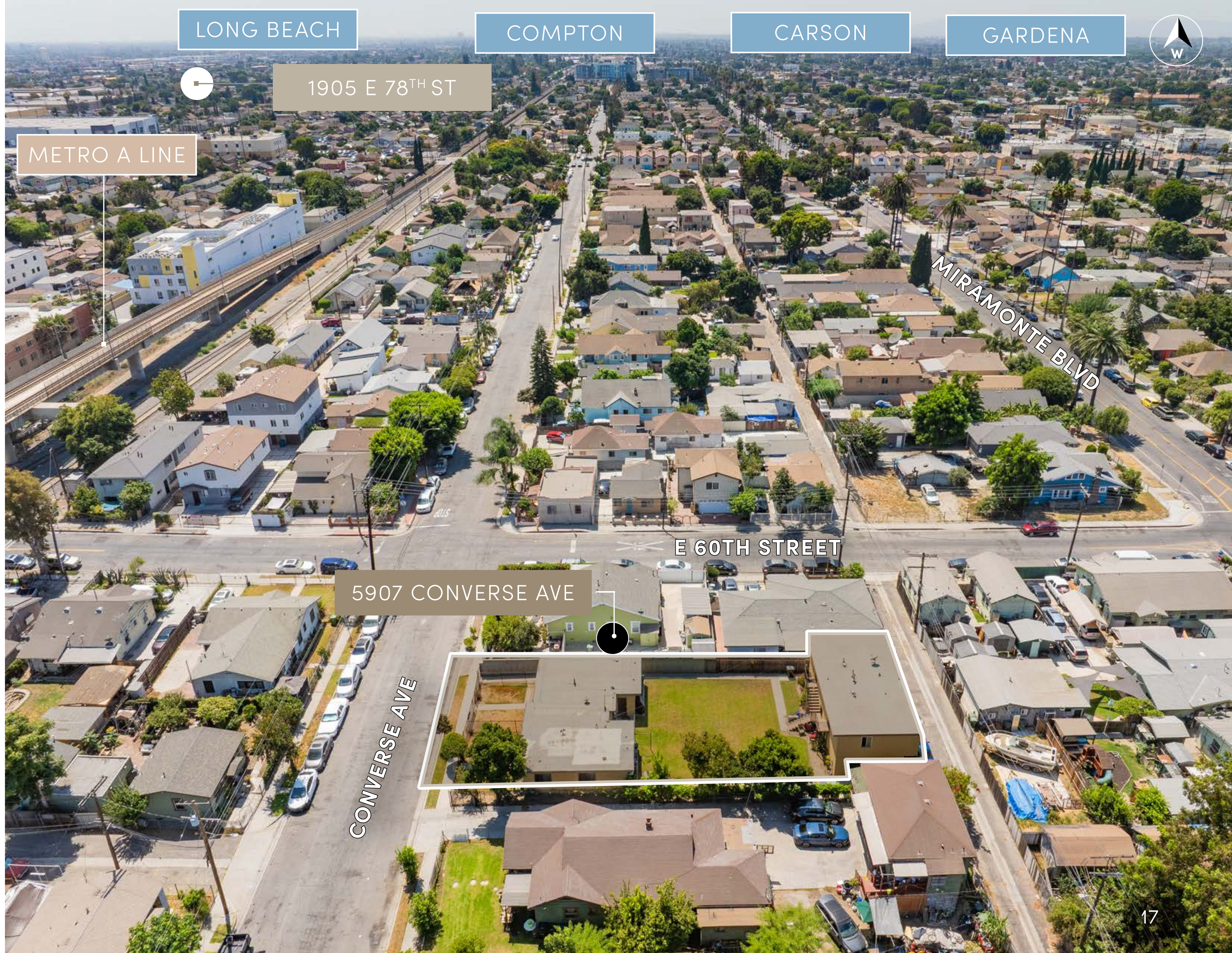
- Residential Financing available to maximize leverage



5907 CONVERSE AVE

1905 E 78TH ST


SAN FERNANDO VALLEY
HOLLYWOOD
DTLA
GLENDALE
5907 CONVERSE AVE
BELL AVE
1905 E 78TH ST
78TH STREET


LONG BEACH
COMPTON
CARSON
GARDENA
1905 E 78TH ST
METRO A LINE
MIRAMONTE BLVD
E 60TH STREET
5907 CONVERSE AVE
CONVERSE AVE

5907 Converse Avenue

03 FINANCIAL OVERVIEW

UNIT MIX

UNIT TYPE	Number of Units	Average Unit SF	Average Actual Rent Monthly	Average Actual Rent/SF	Total Actual Rent Monthly	Total Actual Rent Annual
1B/1B	4	638	$789	$1.24	$3,156	$37,875
AVERAGES	4	638	$789	$1.24	$3,156	$37,875

PRO FORMA

UNIT TYPE	Number of Units	Average Unit SF	Average Pro Forma Rent Monthly	Average Pro Forma Rent/SF	Total Pro Forma Rent Monthly	Total Pro Forma Rent Annual
1B/1B	4	638	$1,800	$2.82	$7,200	$86,400
AVERAGES	4	638	$1,800	$2.82	$7,200	$86,400

RENT ROLL

Unit	Unit Type	Unit SF	Monthly Actual Rent	Annual Actual Rent	Actual Rent/SF	Monthly Pro Forma Rent	Annual Pro Forma Rent	Pro Forma Rent/SF
1	1B/1B	638	$400	$4,800	$0.63	$1,800	$21,600	$2.82
2	1B/1B	638	$901	$10,815	$1.41	$1,800	$21,600	$2.82
3	1B/1B	638	$875	$10,500	$1.37	$1,800	$21,600	$2.82
4	1B/1B	638	$980	$11,760	$1.54	$1,800	$21,600	$2.82
Total: 4		2,550	$3,156	$37,875		$7,200	$86,400	
Average		638	$789		$1.24	$1,800		$2.82

OPERATING STATEMENT

Income	Current		Per Unit	Pro Forma		Per Unit
Gross Potential Rent	$37,875		$9,469	$86,400		$21,600
Other Income (1)	$600		$86	$600		$150
Total Other Income	$600		$150	$600		$150
Gross Potential Income	**$38,475**		**$9,619**	**$87,000**		**$21,750**
Less: Vacancy/Turnover	$1,154	3%	$289	$2,610	3%	$653
Effective Gross Income	**$37,321**		**$9,330**	**$84,390**		**$21,098**

Expenses		% Of EGI			% Of EGI	
New Real Estate Taxes (2)	$10,207	27.35%	$2,552	$10,207	12.10%	$2,552
Insurance (3)	$3,716	9.96%	$929	$3,716	4.40%	$929
Water (4)	$3,056	8.19%	$764	$3,056	3.62%	$764
Landscaping (5)	$1,440	3.86%	$360	$1,440	1.71%	$360
Repairs & Maintenance (6)	$3,000	8.04%	$750	$3,000	3.55%	$750
Total Expenses	**$21,419**	**57.39%**	**$5,355**	**$21,419**	**25.38%**	**$5,355**
Expense per SF	$8.40			$8.40		
Net Operating Income	**$15,902**		**$3,975**	**$62,971**		**$15,743**

UNDERWRITING NOTES

2025 Operating Statement

1. Other Income: Actual Additional Rent for Unit 5921 1/2.
2. New Tax: 1.175148%, Direct Assessments of $2,568.83
3. Insurance: Actual
4. Water: Actual
    - Electic: Paid for by Tenants
    - Gas: Paid for by Tenants
    - Trash: Paid for Individually by Tenants
5. Landscaping: Estimated at $120/mo
6. Repairs & Maintenance: Estimated at $750/Unit/Year

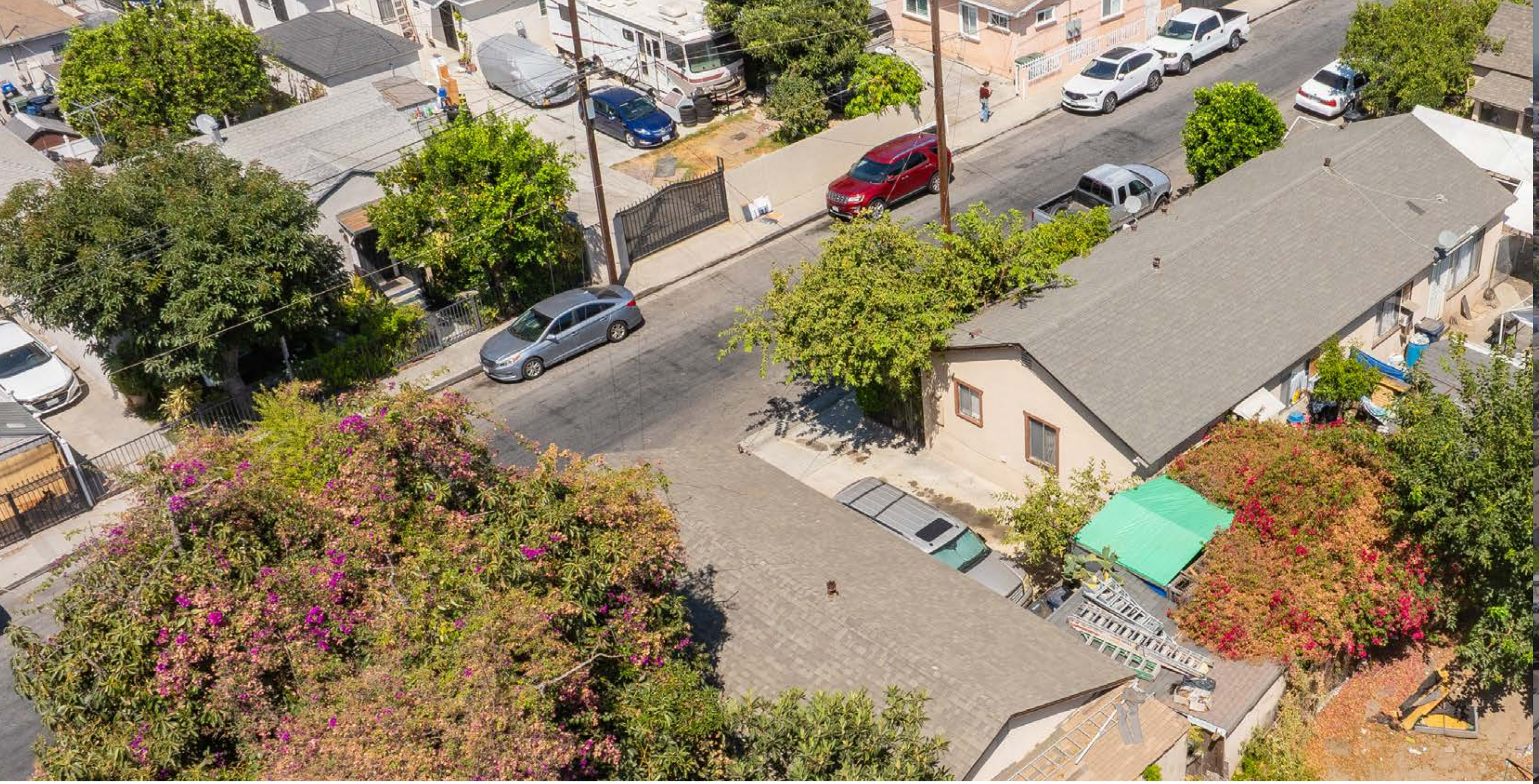
FINANCIAL OVERVIEW

5917 CONVERSE AVENUE | LOS ANGELES, CA	
Price	$650,000
Down Payment / 75%	$485,000
Number of Units	4
Cost Per Unit	$162,500
Cost per Net RSF	$254.90
Current CAP Rate	2.45%
Market CAP Rate	9.69%
Current GRM	16.89
Market GRM	7.47
Year Built	1947
Rentable Square Feet	±2,550
Lot Size	±8,457

PROPOSED FINANCING	
Loan Amount / 25%	$165,000
Underwriting Interest Rate	6.25%
Term/Amortization	5 Year Fixed/ 30 Years
Index	SOFR

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	$37,875	$86,400
Total Other Income	$600	$600
Gross Potential Income	$38,475	$87,000
Less: Vacancy/Turnover (3% of Total GPI)	($1,154)	($2,610)
Effective Gross Income	$37,321	$84,390
Less: Expenses	($21,419)	($21,419)
Net Operating Income	$15,903	$62,971
Less: Loan Payments	($12,191)	($12,191)
Debt Coverage Ratio	1.30	5.17
Net Cash Flow After Debt Service	$3,711 (0.77%)	$50,780 (10.47%)
Principal Reduction	$1,997	$1,997
Total Return	$5,708 (1.18%)	$52,777 (10.88%)

EXPENSES	CURRENT	PRO FORMA
New Real Estate Taxes	$10,207	$10,207
Insurance	$3,716	$3,716
Water	$3,056	$3,056
Landscaping	$1,440	$1,440
Reserves & Replacements	$3,000	$3,000
Total Expenses	$21,419	$21,419
Expenses/SF	$8.40	$8.40
Expenses/Unit	$5,355	$5,355
% of EGI	57.39%	25.38%



1905 78th Street

03 FINANCIAL OVERVIEW

UNIT MIX

UNIT TYPE	Number of Units	Average Unit SF	Average Actual Rent Monthly	Average Actual Rent/ SF	Total Actual Rent Monthly	Total Actual Rent Annual
1B/1B	4	750	$1,011	$1.35	$4,043	$48,513
AVERAGES	4	750	$1,011	$1.35	$4,043	$48,513

PRO FORMA

UNIT TYPE	Number of Units	Average Unit SF	Average Pro Forma Rent Monthly	Average Pro Forma Rent/SF	Total Pro Forma Rent Monthly	Total Pro Forma Rent Annual
1B/1B	4	750	$1,900	$2.53	$7,600	$91,200
AVERAGES	4	750	$1,900	$2.53	$7,600	$91,200

RENT ROLL

Unit	Unit Type	Unit SF	Monthly Actual Rent	Annual Actual Rent	Actual Rent/SF	Monthly Pro Forma Rent	Annual Pro Forma Rent	Pro Forma Rent/SF
1	1B/1B	750	$1,004	$12,051	$1.34	$1,900	$22,800	$2.53
2	1B/1B	750	$1,030	$12,360	$1.37	$1,900	$22,800	$2.53
3	1B/1B	750	$1,004	$12,051	$1.34	$1,900	$22,800	$2.53
4	1B/1B	750	$1,004	$12,051	$1.34	$1,900	$22,800	$2.53
Total: 4		3,011	$4,043	$48,513		$7,600	$91,200	
Average		753	$1,011		$1.35	$1,900		$2.53

OPERATING STATEMENT

Income	Current		Per Unit	Pro Forma		Per Unit
Gross Potential Rent	$48,513		$12,128	$91,200		$22,800
Total Other Income	$0		$0	$0		$0
Gross Potential Income	$48,513		$12,128	$91,200		$22,800
Less: Vacancy/Turnover	$1,455	3%	$364	$2,736	3%	$684
Effective Gross Income	$47,058		$11,764	$88,464		$22,116

Expenses		% Of EGI			% Of EGI	
New Real Estate Taxes (1)	$10,319	21.93%	$2,580	$10,319	11.66%	$2,580
Insurance (2)	$4,000	8.50%	$1,000	$4,000	4.52%	$1,000
Water (3)	$2,823	6.00%	$706	$2,823	3.19%	$706
Landscaping (4)	$1,200	2.55%	$300	$4,423	5.00%	$1,106
Repairs & Maintenance (5)	$3,000	6.38%	$750	$3,000	3.39%	$750
Total Expenses	$21,342	45.35%	$5,335	$24,565	27.77%	$6,141
Expense per SF	$7.09			$8.16		
Net Operating Income	$25,716		$6,429	$63,899		$15,975

UNDERWRITING NOTES

2025 Operating Statement

1. New Tax: 1.1751%, Direct Assessments of $2,680.88
2. Insurance: Estimated at $1,000/Unit/Year
3. Water: Actual
   - Electic: Paid for by Tenants
   - Gas: Paid for by Tenants
   - Trash: Paid for Individually by Tenants
4. Landscaping: Estimated at $100/mo
5. Repairs & Maintenance: Estimated at $750/Unit/Year

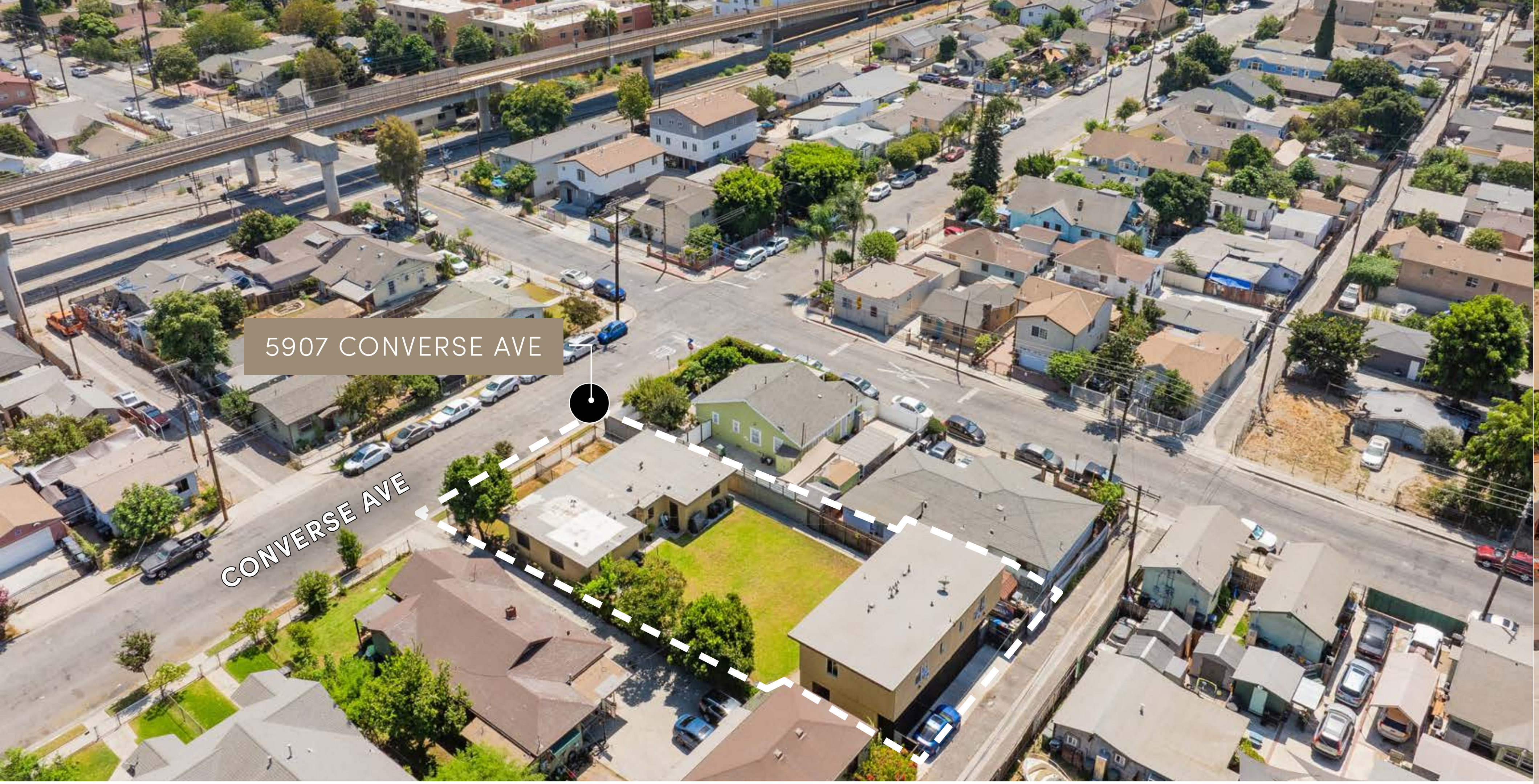
FINANCIAL OVERVIEW

1905 E 78TH STREET	
Price	$650,000
Down Payment / 59%	$381,500
Number of Units	4
Cost Per Unit	$162,500
Cost per Net RSF	$215.88
Current CAP Rate	3.96%
Market CAP Rate	9.83%
Current GRM	13.40
Market GRM	7.13
Year Built	1954
Rentable Square Feet	±3,011
Lot Size	±9,465

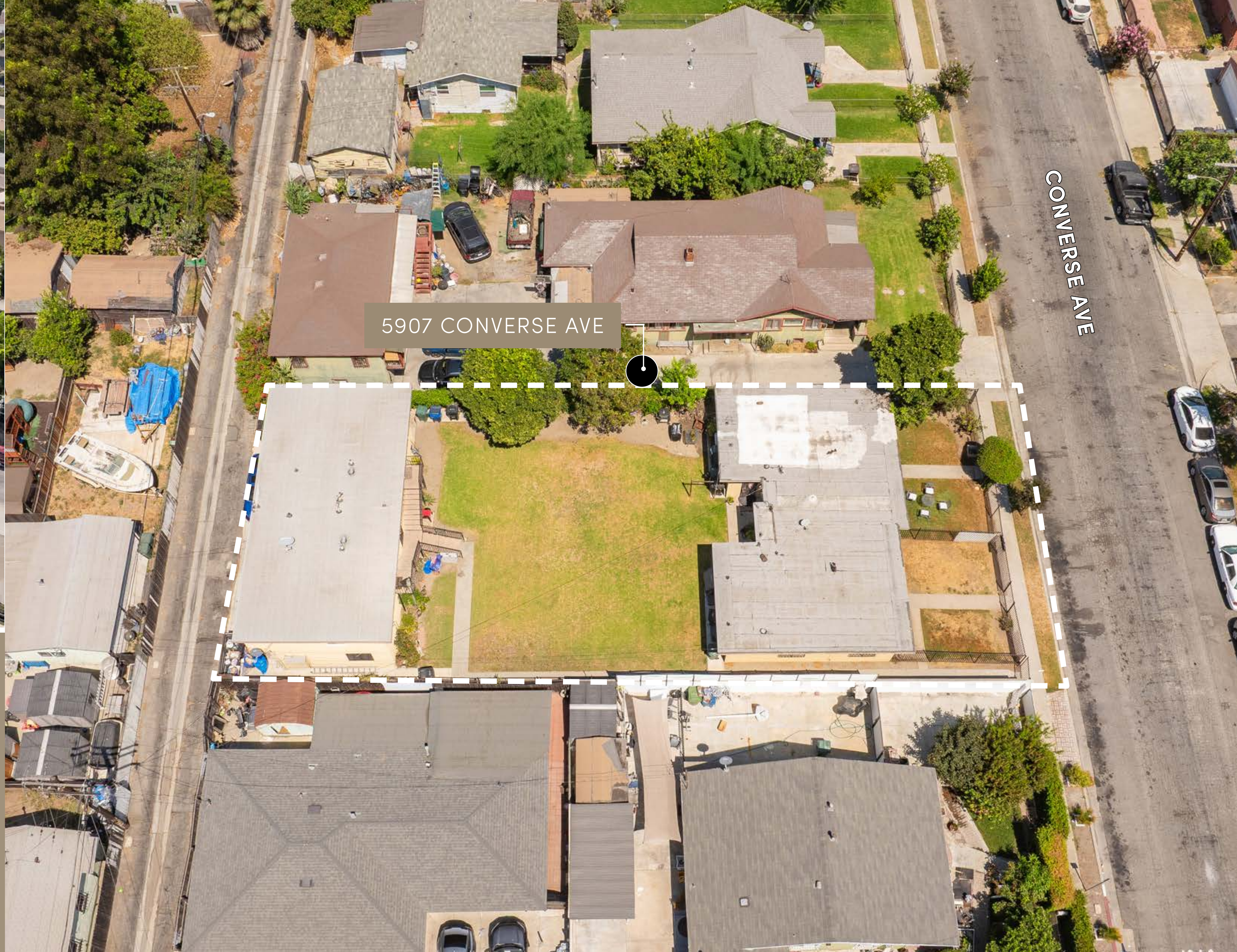
PROPOSED FINANCING	
Loan Amount / 41%	$268,500
Underwriting Interest Rate	6.25%
Term/Amortization	5 Year Fixed/ 30 Years
Index	SOFR

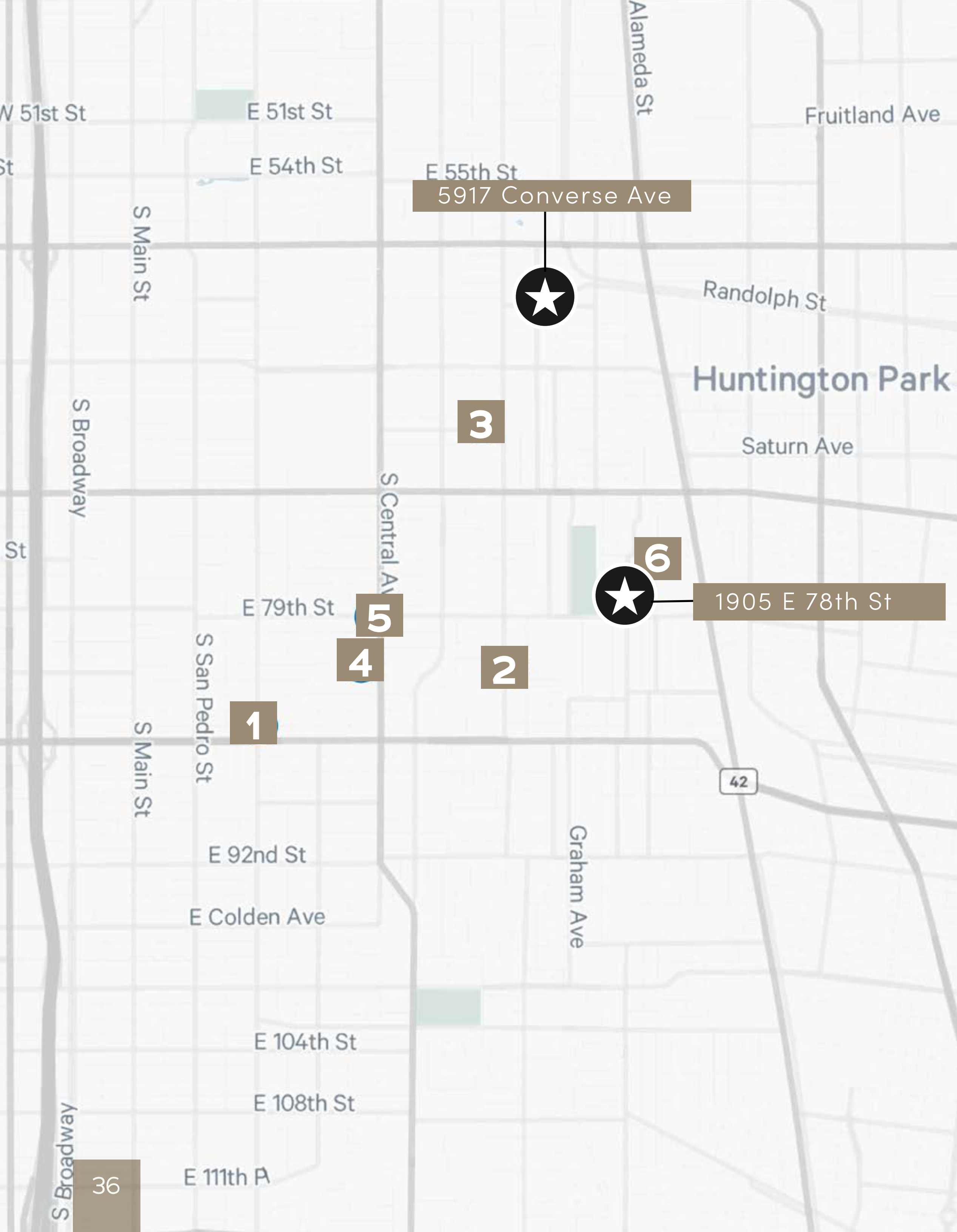
INCOME	CURRENT	PRO FORMA
Gross Potential Rent	$48,513	$91,200
Total Other Income	$0	$0
Gross Potential Income	$48,513	$91,200
Less: Vacancy/Turnover (3% of Total GPI)	($1,455)	($2,736)
Effective Gross Income	$47,058	$88,464
Less: Expenses	($21,342)	($24,565)
Net Operating Income	$25,717	$63,899
Less: Loan Payments	($19,838)	($19,838)
Debt Coverage Ratio	1.30	3.22
Net Cash Flow After Debt Service	$5,878 (1.54%)	$44,061 (11.55%)
Principal Reduction	$3,250	$3,250
Total Return	$9,128 (2.39%)	$47,310 (12.40%)

EXPENSES	CURRENT	PRO FORMA
New Real Estate Taxes	$10,319	$10,319
Insurance	$4,000	$4,000
Water	$2,823	$2,823
Landscaping	$1,200	$4,423
Reserves & Replacements	$3,000	$3,000
Total Expenses	$21,342	$24,565
Expenses/SF	$7.09	$8.16
Expenses/Unit	$5,335	$6,141
% of EGI	45.35%	27.77%



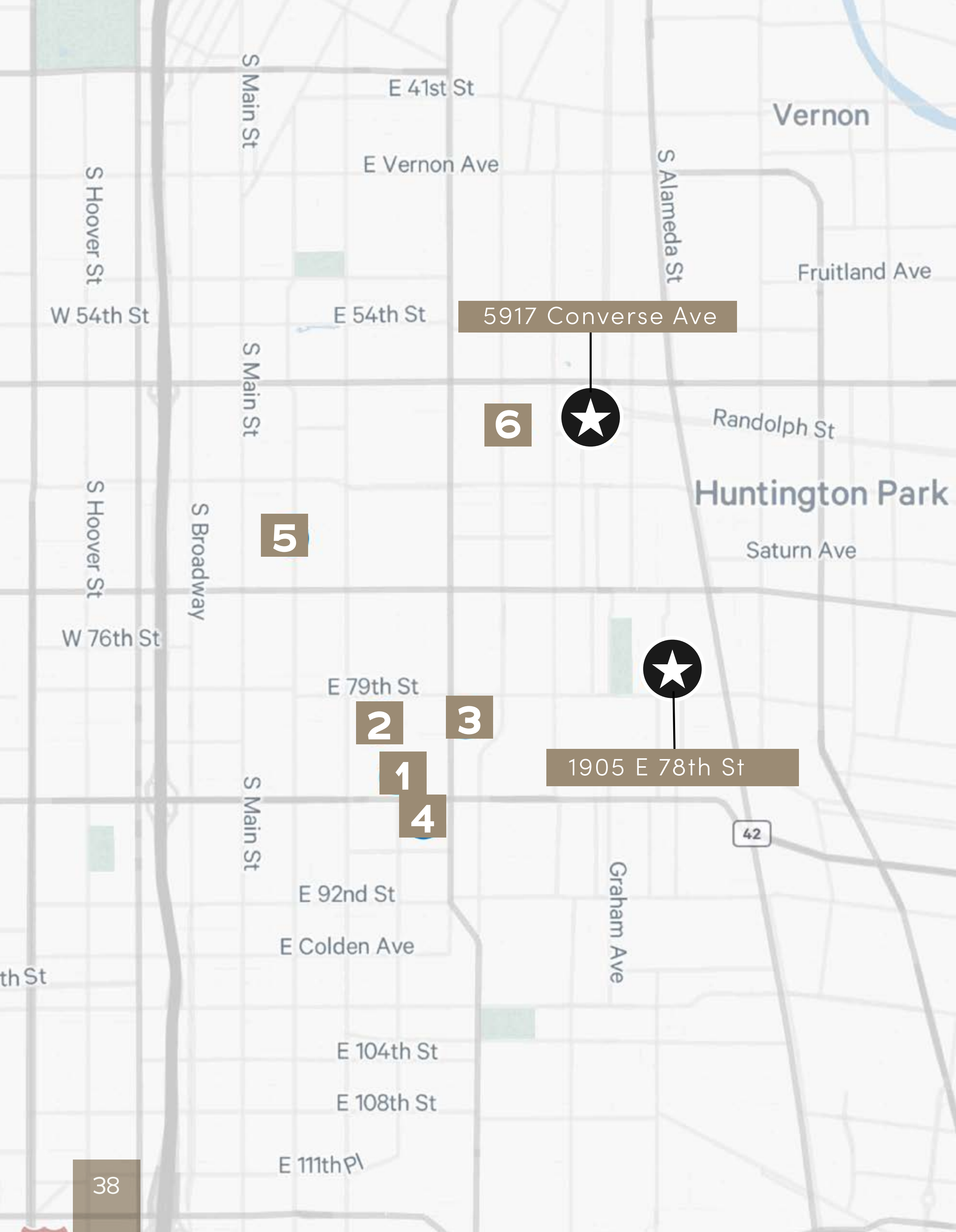
04 SALES & RENT COMPARABLES





SALES COMPARABLES

	ADDRESS	CITY	YEARS BUILT	PRICE	SOLD DATE	# OF UNITS	$/UNIT	$/SF	CAP RATE	GRM	SQ FT	LOT SIZE	AVERAGE UNIT SIZE	AVG RENT/ UNIT	UNIT MIX
★	**5917 Converse Ave**	**Los Angeles**	**1947**	**$650,000**	**TBD**	**4**	**$162,500**	**$255**	**2.45%**	**16.89**	**2,550**	**8,457**	**638**	**$789**	**4 - 1B/1B**
	1905 E 78th St	**Los Angeles**	**1954**	**$650,000**	**TBD**	**4**	**$162,500**	**$216**	**3.96%**	**13.40**	**3,011**	**9,465**	**753**	**$1,011**	**4 - 1B/1B**
1	604 E 85th St	Los Angeles	1960	$825,000	4/17/26	4	$206,250	$264	5.21%	13.00	3,128	4,001	782	$1,322	1 - 1B/1B, 3 - 2B/1B
2	8230 Compton Ave	Los Angeles	1923	$1,040,000	3/18/26	4	$260,000	$481	7.30%	9.62	2,160	4,448	540	$2,252	3 - 1B/1B, 1 - 2B/2B
3	1415 E 68th St	Los Angeels	1922	$720,000	10/28/25	3	$240,000	$288	3.21%	19.35	2,500	4,563	833	$2,000	2 - 1B/1B, 1 - 2B/1B
4	922 E 82nd St	Los Angeles	1932	$850,000	12/18/25	4	$212,500	$226	5.06%	12.83	3,762	5,102	941	$1,380	1 - 1B/1B, 2 - 2B/1B, 1 - 3B/2B SFR
5	1018 E 79th ST	Los Angeles	1928	$900,000	4/1/25	4	$225,000	$378	-	-	2,380	6,502	595	$2,000	4 - 1B/1B (vacant)
6	1915 E 78th St	Los Angeles	1964	$815,000	2/5/26	3	$271,667	$283	-	-	2,879	9,155	960	-	1 - 2B/1B, 2 - 3B/2B
						SOLD AVERAGE	**$235,903**	**$320**	**5.20%**	**13.70**			**775**	**$1,791**	



RENT COMPARABLES

	ADDRESS	CITY	# OF UNITS	YEAR BUILT	UNIT TYPE	UNIT SF	RENT	RENT/SF	PROPERTY FEATURES
	5917 Converse Ave	**Los Angeles**	**4**	**1947**	**1B/1B**	**638**	**$789**	**$1.24**	Fenced front yard, indvidiual porch, security doors, ample street parking, wall-to-wall carpet, wall AC/Heating
	1905 E 78th St	**Los Angeles**	**4**	**1954**	**1B/1B**	**600**	**$1,011**	**$1.68**	Fenced front yard, indvidiual porch, security doors, ample street parking, wall-to-wall carpet, wall AC/Heating
1	754 E 84th Pl	Los Angeles	4	1926	1B/1B	650	$1,900	$2.92	Lightly renovated unit with new floors, dated kitchens, dated bathrooms, recessed lighting, and ample sotrage space. Appliances included.
2	716 E 81st St	Los Angeles	3	1929	1B/1B	680	$1,995	$2.93	Renovated unit featuring new flooring, new kitchens, new bathrooms, fresh paint, base moldings, and ceiling fans in rooms. Stove included.
3	1134 E 81st St	Los Angeles	8	1949	1B/1B	400	$1,843	$4.61	Renovated unit featuring new flooring, well-upgraded kitchens with new granite counters and new shaker cabinetry, new stainless steel appliances, wall AC & Heater, secured access, on-site parking, and short-distance to Metro.
4	859 E 87th Pl	Los Angeles	3	1951	1B/1B	500	$1,700	$3.40	Unrenovated unit with a mix of wood/tile flooring, floor furnace, and on-site parking.
5	6717 San Pedro St	Los Angeles	8	1949	1B/1B	650	$1,900	$2.92	Renovated unit features new wood-like laminate flooring, fresh paint, renovated kitchens with stove and refriferator included, ample cabinetry, trash paid for by landlord, and on-site parking.
6	1318 E 59th Pl	Los Angeles	4	1956	1B/1B	604	$2,163	$3.58	*Subsidized Housing Voucher via Brilliant Corners

05 AREA OVERVIEW

LOS ANGELES OVERVIEW

Greater Los Angeles Regional Growth & Market Overview

The Greater Los Angeles real estate market continues to demonstrate long-term structural resilience, driven by a persistent supply-and-demand imbalance for quality housing. As one of the world's largest urban economies, the region gains strength from its diverse employment base spanning entertainment, international trade, technology, healthcare, and commercial logistics. Robust infrastructure investments, ongoing urban infill projects, and steady regional job creation reinforce long-term property values and ensure strong, sustained investor demand across key metro submarkets.

Demographic Landscape & Income Drivers

Demographics across Los Angeles County reflect a dense, working-class population base characterized by high renter ratios and strong household formation rates. With median home prices remaining out of reach for a significant portion of residents, multi-family and residential rental properties experience consistently low vacancy rates. Steady population density creates a reliable tenant pipeline, while incremental wage growth and a high concentration of multi-generational households provide sustained economic stability for neighborhood housing stock.

Immediate Area Profile: Florence-Graham / 90001 ZIP Code

The properties located at 1905 E 78th Street and 5917 Converse Avenue sit in the heart of the Florence-Graham community in Los Angeles (ZIP code 90001). This immediate corridor is an exceptionally high-demand rental submarket, benefiting from a high walkability score, convenient access to public transit (including Metro A Line rail connectivity), and immediate proximity to major thoroughfares like Alameda Street and the I-110 and I-105 freeways. Tenants are strategically positioned near key regional employment hubs, including Downtown Los Angeles, the Industrial District of Vernon, and the busy logistics corridors surrounding the Ports of Los Angeles and Long Beach. The submarket maintains a high concentration of long-term renters, offering property owners consistent rental income streams and minimal turn-over downtime.

Local Amenities, Entertainment & Regional Tourism

Residents enjoy quick access to Southern California's premier sports, entertainment, and cultural destinations. Downtown Los Angeles—home to Crypto.com Arena, Peacock Theater, and the LA LIVE entertainment district—is just minutes to the north, while the world-class SoFi Stadium and YouTube Theater complex in Inglewood sit just a short drive to the west. Renowned global landmarks including Hollywood, Dodger Stadium, and the coastal beaches of Santa Monica and Manhattan Beach are all within a direct commute. Adding to the area's economic vitality, Los Angeles County welcomes nearly 50 million visitors annually, generating over $42 billion in local economic impact and continually supporting job growth across the local service, hospitality, and transportation sectors.

NEARBY RETAILERS

Proximity to the University of Southern California (USC)

Located just around 5 miles south of the main University Park Campus, these properties boast direct, commute-friendly proximity to USC via the I-110 corridor and Metro light rail connections. This short distance positions the location as an attractive, cost-effective residential alternative for thousands of students, graduate researchers, healthcare professionals, faculty, and administrative staff seeking off-campus housing close to central Los Angeles.

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2025 POPULATION	470,526	1,053,898	3,500,087
2025 AVERAGE HOUSEHOLD INCOME	$81,705	$85,981	$109,341
2025 AVERAGE HOME VALUE	$706,088	$727,887	$906,190
PLACE OF WORK/2025 BUSINESSES	9,352	28,270	131,944
2025 RENTER OCCUPIED HOUSING UNITS	83,992 / 65.9%	187,000 / 6.23%	768,813 / 61.6%

Converse & 78th Portfolio

1905 E 78TH STREET & 5917 CONVERSE AVE

Los Angeles, CA 90001

Exclusively Listed by:

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