

OFFERING MEMORANDUM

# 2505 MALABAR ST

LIST PRICE: \$1,250,000



Photo edited for illustrative purposes and may not reflect the property's actual condition.

LOS ANGELES, CA 90033

**km** Kidder  
Mathews

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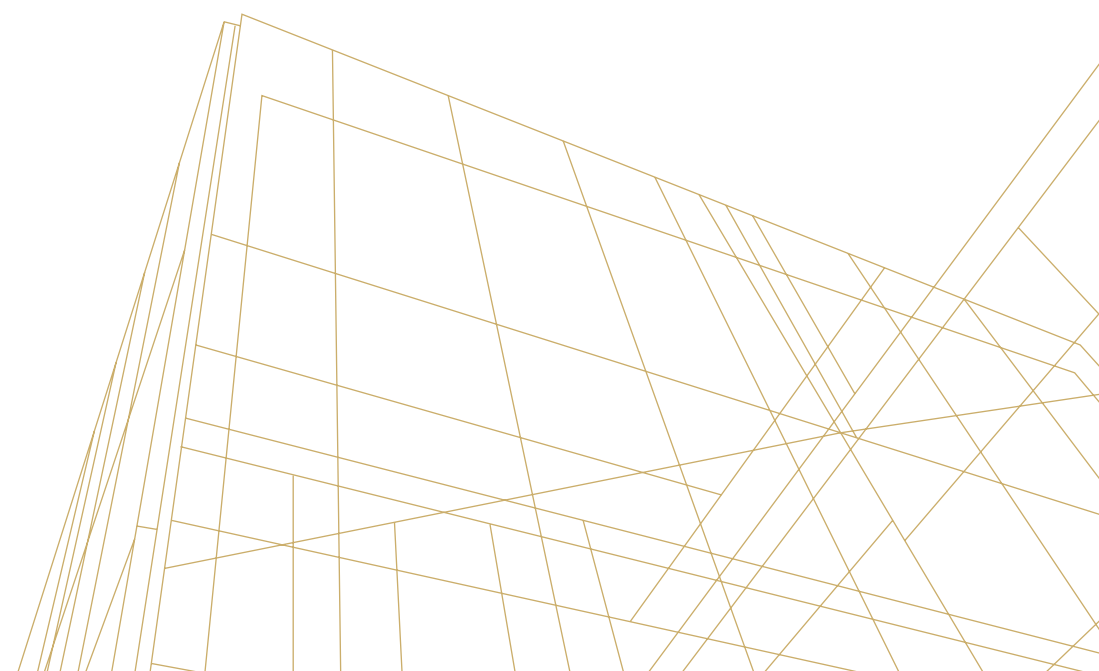
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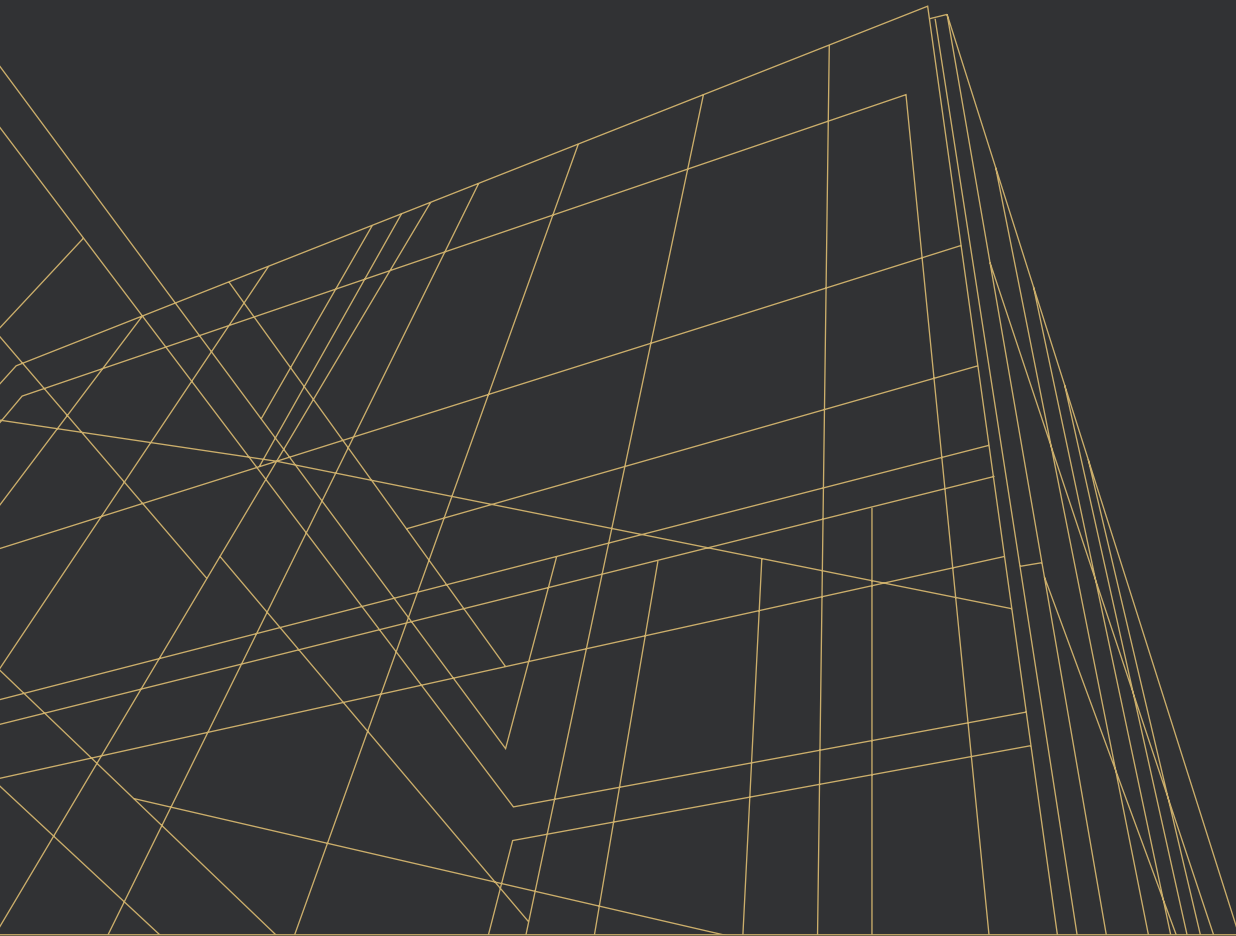
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# EXECUTIVE SUMMARY

*Section 01*

# PRIME *VALUE-ADD* OPPORTUNITY IN THE HEART OF BOYLE HEIGHTS

## INVESTMENT SUMMARY

Darin Spillman at Kidder Mathews is pleased to present 2505 Malabar Street, a ten-unit courtyard bungalow-style apartment community located in the heart of Boyle Heights, one of Los Angeles' most dynamic and centrally connected neighborhoods.

The property is comprised of 10 one-bedroom, one-bath units, offering investors an attractive value-add opportunity with approximately 35% rental upside through renovation and repositioning.

3 units are currently vacant, allowing an investor immediate rental upside.

Ideally situated just minutes from Downtown Los Angeles, 2505 Malabar Street benefits from strong renter demand driven by the area's high population density, walkable amenities, and access to major transportation corridors. The classic bungalow design and efficient one-bedroom layouts appeal to a broad tenant base, ensuring continued ease of leasing and long-term income stability.

*\$1,250,000*

ASKING PRICE

*\$125,000*

PRICE PER UNIT



ADDRESS	2505 Malabar St, Los Angeles, CA 90033
YEAR BUILT	1924
BUILDING SF	±4,974
LOT SF	±7,002
ZONING	LARD1.5
APN	5177-020-025

## INVESTMENT HIGHLIGHTS

### THREE VACANCIES & HIGH-DEMAND UNIT MIX

Efficient one-bedroom layouts cater to the deep pool of working professionals and students seeking affordable housing near the urban core. 3 units are currently vacant, allowing an investor immediate rental upside.

### DESIRABLE BOYLE HEIGHTS LOCATION

Prime central-L.A. location just minutes from Downtown, offering strong connectivity and access to major employment hubs, schools, and shopping.

### CHARMING COURTYARD BUNGALOW ARCHITECTURE

Ten classic 1-bedroom / 1-bath units arranged around a landscaped courtyard create a timeless, highly leasable community feel.

### COMPELLING VALUE-ADD OPPORTUNITY

Approximately 35% rental upside through interior modernization and operational efficiencies.

### TRANSIT-ORIENTED & WALKABLE SUBMARKET

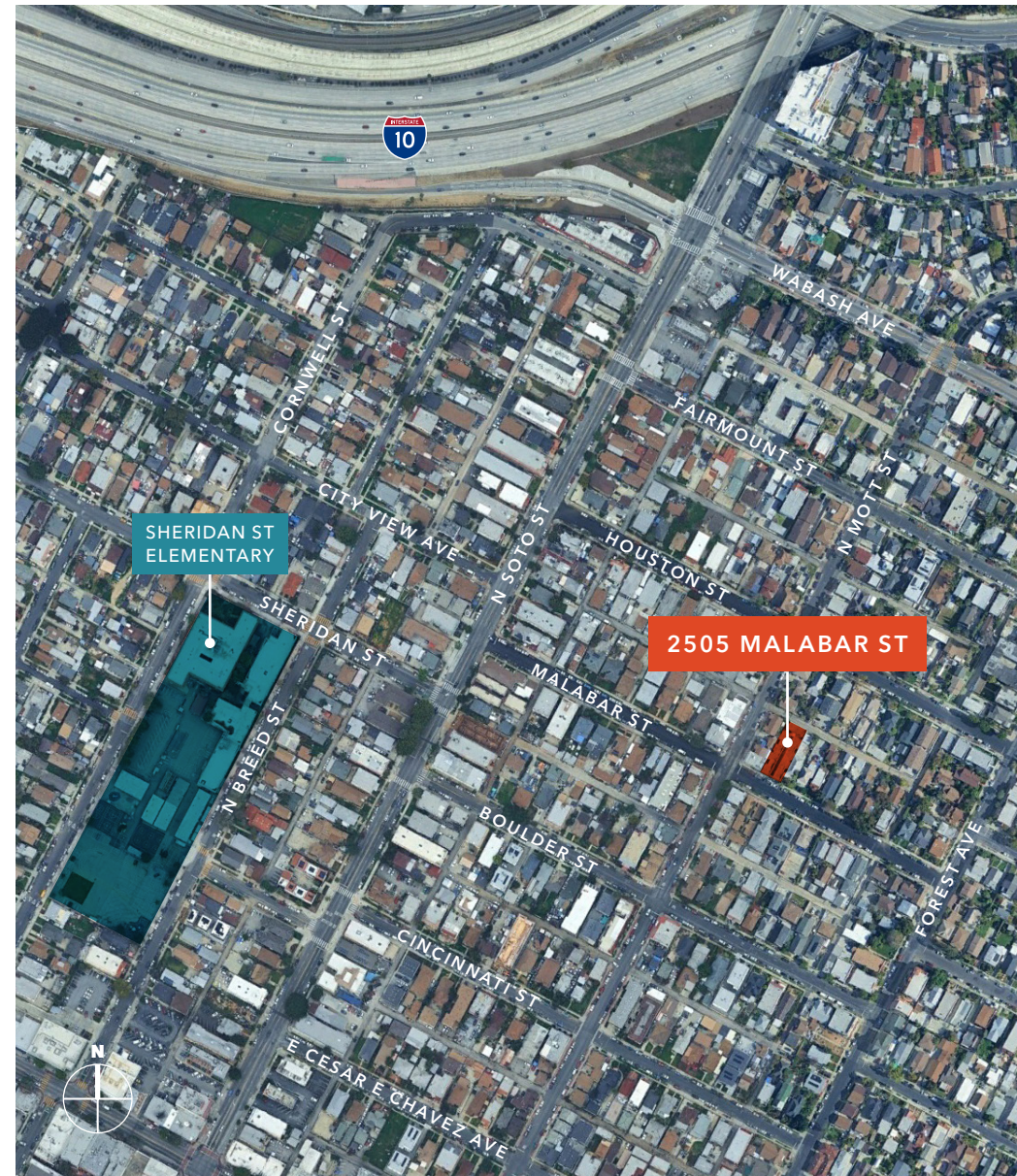
Within walking distance to public transportation, neighborhood amenities, and key community institutions.

### PROVEN RENT GROWTH & LOW VACANCY

Boyle Heights continues to outperform with sustained rental demand and historically low turnover.

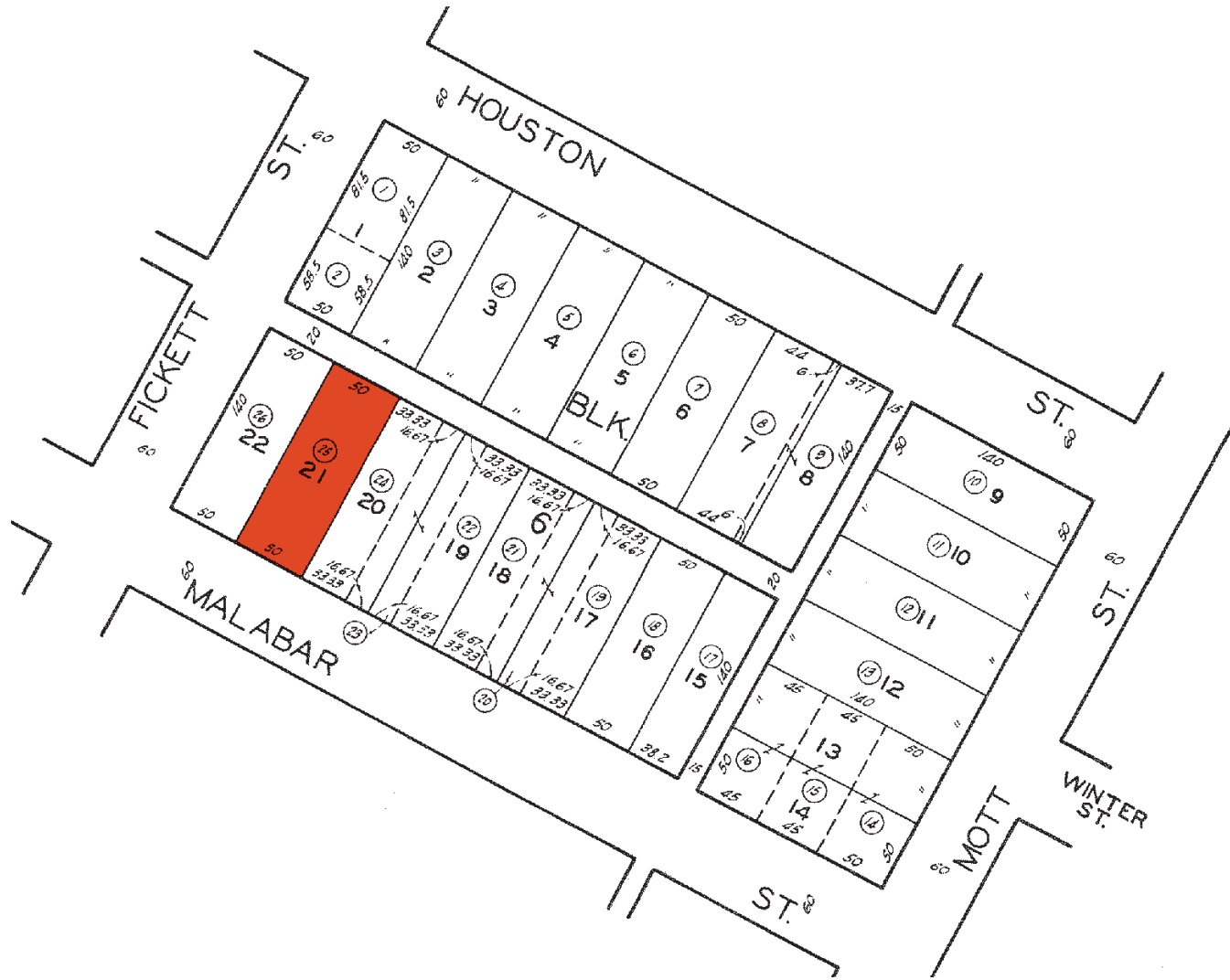
### STRONG LONG-TERM FUNDAMENTALS

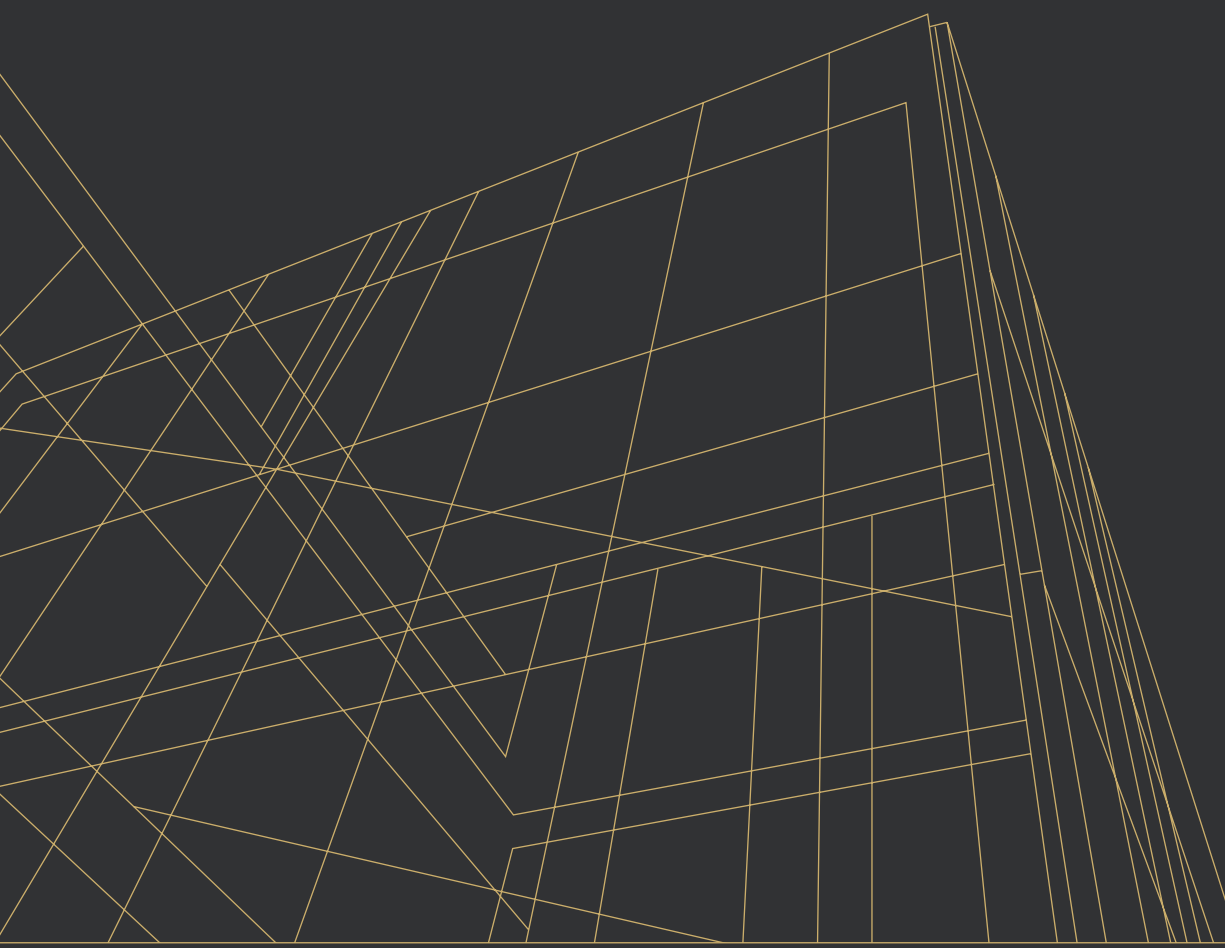
Located in a supply-constrained, high-density market benefiting from continued investment spillover from Downtown Los Angeles.





# PLAT MAP





# FINANCIALS

*Section 02*

# FINANCIAL SUMMARY

## PRICING DETAILS

OFFERING PRICE	\$1,250,000
STABILIZED CAP	6.7%
MARKET CAP	12.2%
STABILIZED GRM	9.5
MARKET GRM	6.2
COST PER SF	\$251
COST PER UNIT	\$125,000
CASH ON CASH RETURN	6.7%
EXPENSES PER UNIT	\$4,518
EXPENSES PER SF	\$9.08

## BUILDING DATA

UNITS	10
YEAR BUILT	1924
TOTAL LAND SF	±7,002 SF
TOTAL BLDG GROSS SF	±4,974 SF
PARKING SPACES	0

## SOURCE OF INCOME

Unit Type	# of Units	CURRENT RENT		MARKET RENT	
		Avg Monthly Rent/Unit	Monthly Income	Avg Monthly Rent/Unit	Monthly Income
1 bed / 1 bath	10	\$1,063.00	\$10,638.00	\$1,650.00	\$16,500.00
	Rental Income		\$10,638.00		\$16,500.00
	Laundry Income		\$300.00		\$300.00
<b>Total Monthly Income</b>			<b>\$10,938.00</b>		<b>\$16,800.00</b>
<b>Total Annual Income</b>			<b>\$131,256.00</b>		<b>\$201,600.00</b>

## EST. ANN. OPERATING EXPENSES

	Pro Forma	PSF	
REAL ESTATE TAXES	\$15,625.00	\$3.14	1.25% of List Price
UTILITIES	\$8,084.00	\$1.63	Water, Sewer, Electricity, Gas
CLEANING	\$1,700.00	\$0.34	-
SUPPLIES	\$2,267.00	\$0.46	-
GENERAL / FIRE INSURANCE	\$9,200.00	\$1.84	-
REPAIRS & MAINTENANCE	\$8,300.00	\$1.67	-
<b>Total Operating Expenses</b>	<b>\$45,176</b>	<b>\$9.08</b>	

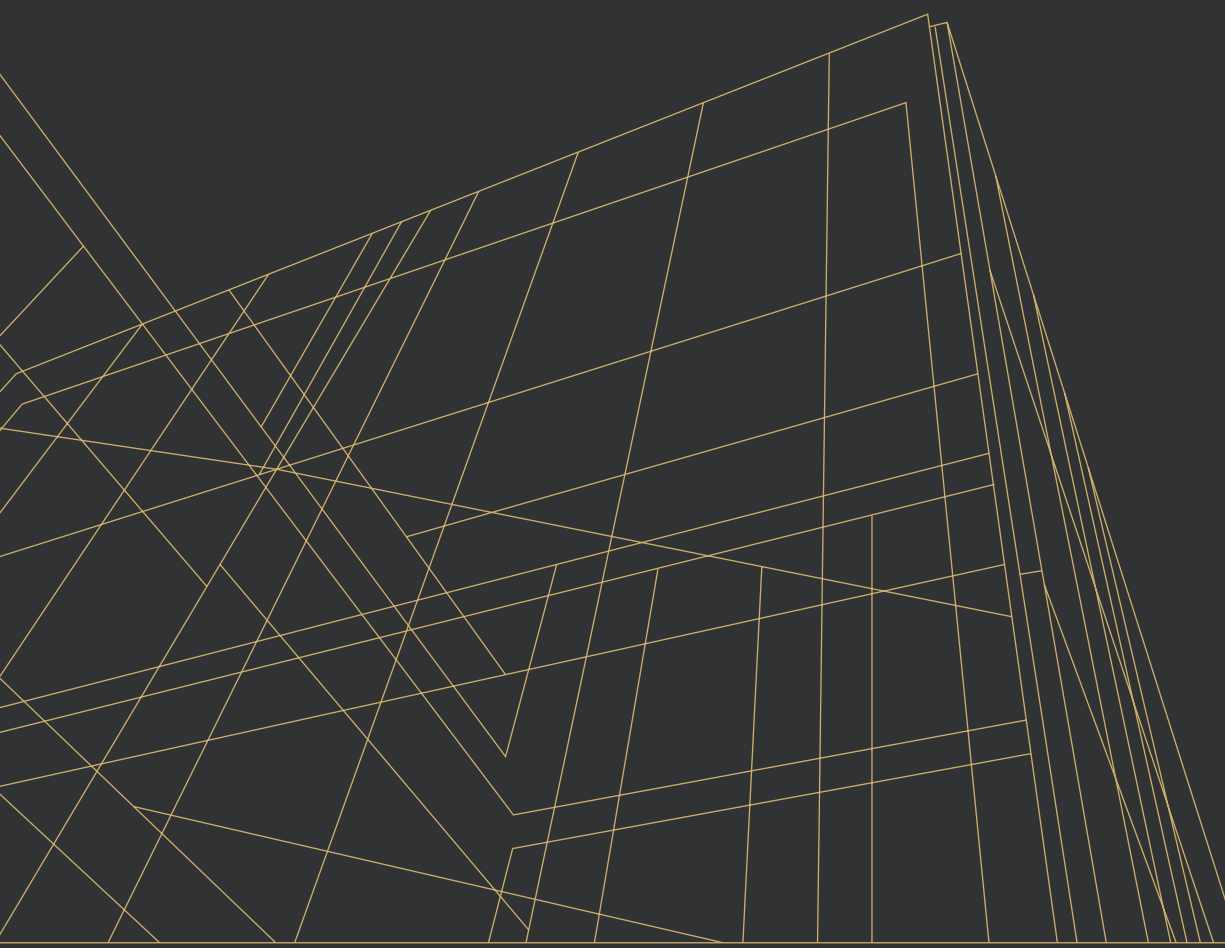
## EST. ANN. OPERATING DATA

	CURRENT RENT		MARKET RENT	
SCHEDULED GROSS INCOME		\$131,256.00		\$201,600.00
LESS VACANCY	2.0%	-\$2,625.12	2.0%	-\$4,032.00
GROSS OPERATING INCOME		\$128,630.88		\$197,568.00
LESS EXPENSES	40%	-\$45,176.00	25%	-\$45,176.00
<b>Total Annual Income</b>		<b>\$69,025.36</b>		<b>\$134,752.00</b>

# RENT ROLL

Unit #	Unit Type	CURRENT RENT	MARKET RENT	Lease Type	Notes
2505	1 Bed / 1 Bath	\$1,650.00	\$1,650.00	MTM	Vacant
2505 1/4	1 Bed / 1 Bath	\$867.00	\$1,650.00	MTM	
2505 1/2	1 Bed / 1 Bath	\$1,650.00	\$1,650.00	MTM	Vacant
2505 3/4	1 Bed / 1 Bath	\$1,650.00	\$1,650.00	MTM	Vacant
2507	1 Bed / 1 Bath	\$767.00	\$1,650.00	MTM	
2507 1/2	1 Bed / 1 Bath	\$800.00	\$1,650.00	MTM	
2509	1 Bed / 1 Bath	\$825.00	\$1,650.00	MTM	
2509 1/4	1 Bed / 1 Bath	\$720.00	\$1,650.00	MTM	
2509 1/2	1 Bed / 1 Bath	\$885.00	\$1,650.00	MTM	
2509 3/4	1 Bed / 1 Bath	\$824.00	\$1,650.00	MTM	
<b>Total Monthly Income</b>		<b>\$10,638.00</b>	<b>\$16,500.00</b>		





# LOCATION OVERVIEW

*Section 03*

## LOCATION OVERVIEW



*Boyle Heights is a vibrant and historically rich neighborhood located just east of Downtown Los Angeles.*

Known for its strong cultural identity, it has been home to diverse communities over the years. The area is recognized for its deep roots in Chicano culture, and it serves as an important cultural hub in LA with numerous murals, galleries, and cultural events reflecting the community's heritage. Boyle Heights has a unique blend of old and new, with classic, early 20th-century architecture contrasting with newer developments.

The neighborhood is largely residential, with a mix of single-family homes, duplexes, and apartment buildings. It offers a rich array of Mexican eateries, bakeries, and markets, as well as being home to the iconic Mariachi Plaza. Boyle Heights also boasts a variety of parks and recreational spaces, such as Hollenbeck Park, which provide green spaces for residents to enjoy.

The community continues to advocate for maintaining its character and accessibility and is a neighborhood where history, activism, and cultural pride intersect.

### BOYLE HEIGHTS MULTIFAMILY STATS (YTD)

3.4%

VACANCY

\$1,789

AVG ASKING RENT / UNIT

# LOCATION OVERVIEW

CHINATOWN

UNION STATION

LITTLE TOKYO

SAN ANTONIO DE PADUA CATHOLIC CHURCH

UNIVERSITY OF SOUTHERN CALIFORNIA HEALTH SCIENCES CAMPUS

HAZARD PARK

PICO / ALISO STATION

ADVENTIST HEALTH WHITE MEMORIAL

STATE ST RECREATION CENTER

SHERIDAN ST ELEMENTARY

2505 MALABAR ST

EL TEPEYAC CAFE

MARIACHI PLAZA

MARIACHI PLAZA STATION

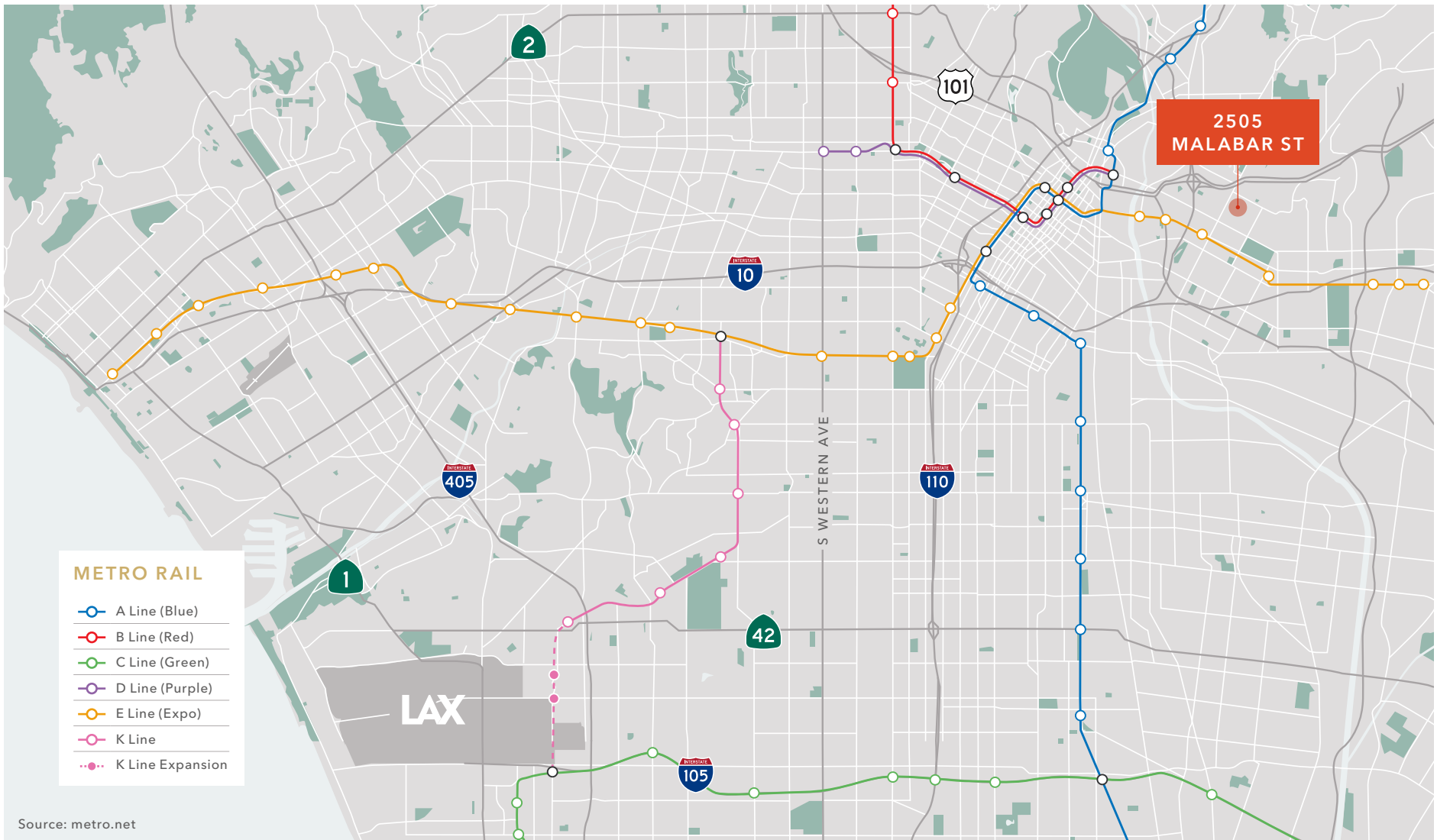
SOTO STATION

EL 7 MARES

ARTS DISTRICT

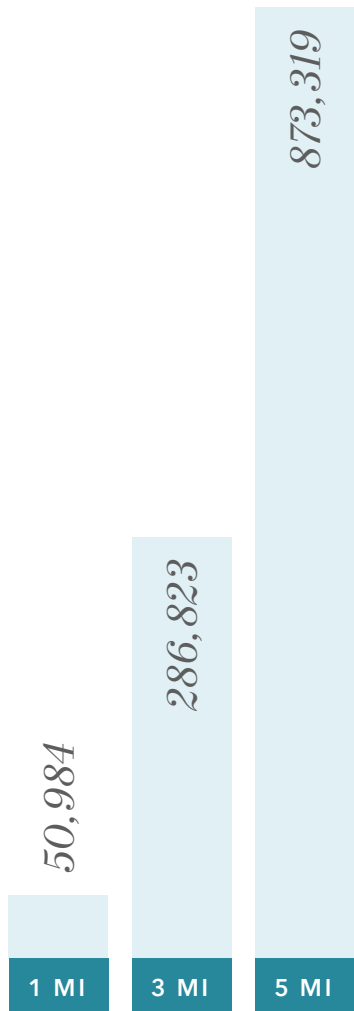
Food 4 Less

# LOS ANGELES METRO MAP

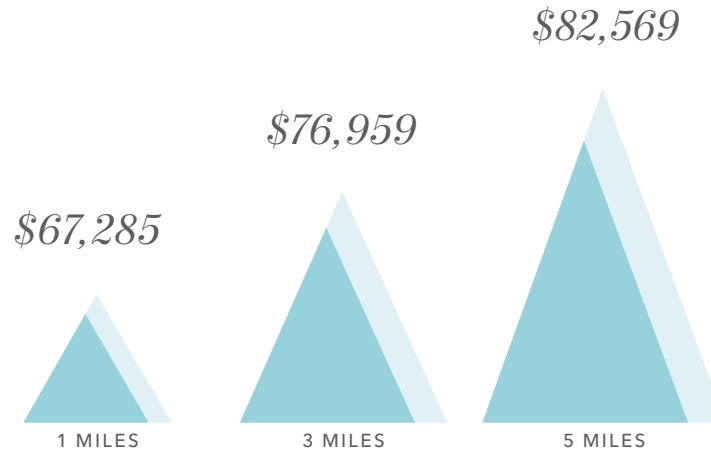


# DEMOGRAPHICS

## ESTIMATED POPULATION



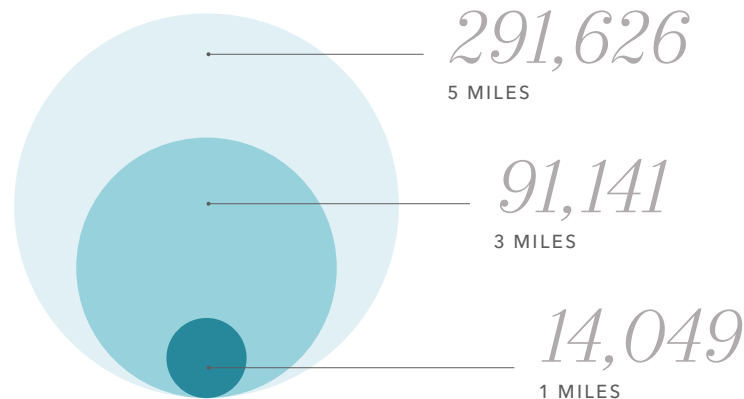
## AVERAGE HOUSEHOLD INCOME



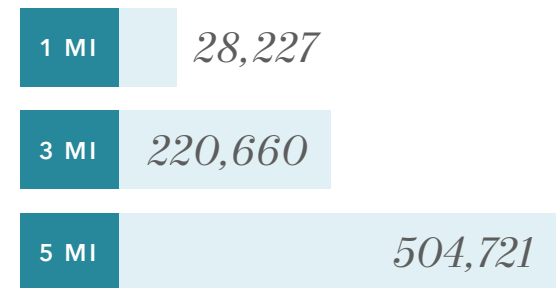
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



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