

OFFERING MEMORANDUM

4701-4709 S FIGUEROA ST

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

8-UNITS
APN: 5018-027-012

3-UNITS
APN: 5018-027-011

LOS ANGELES, CA 90037

km Kidder
Mathews

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*Exclusively
listed by*

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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 8.15 GRM and an 8.29% cap rate on current rents.

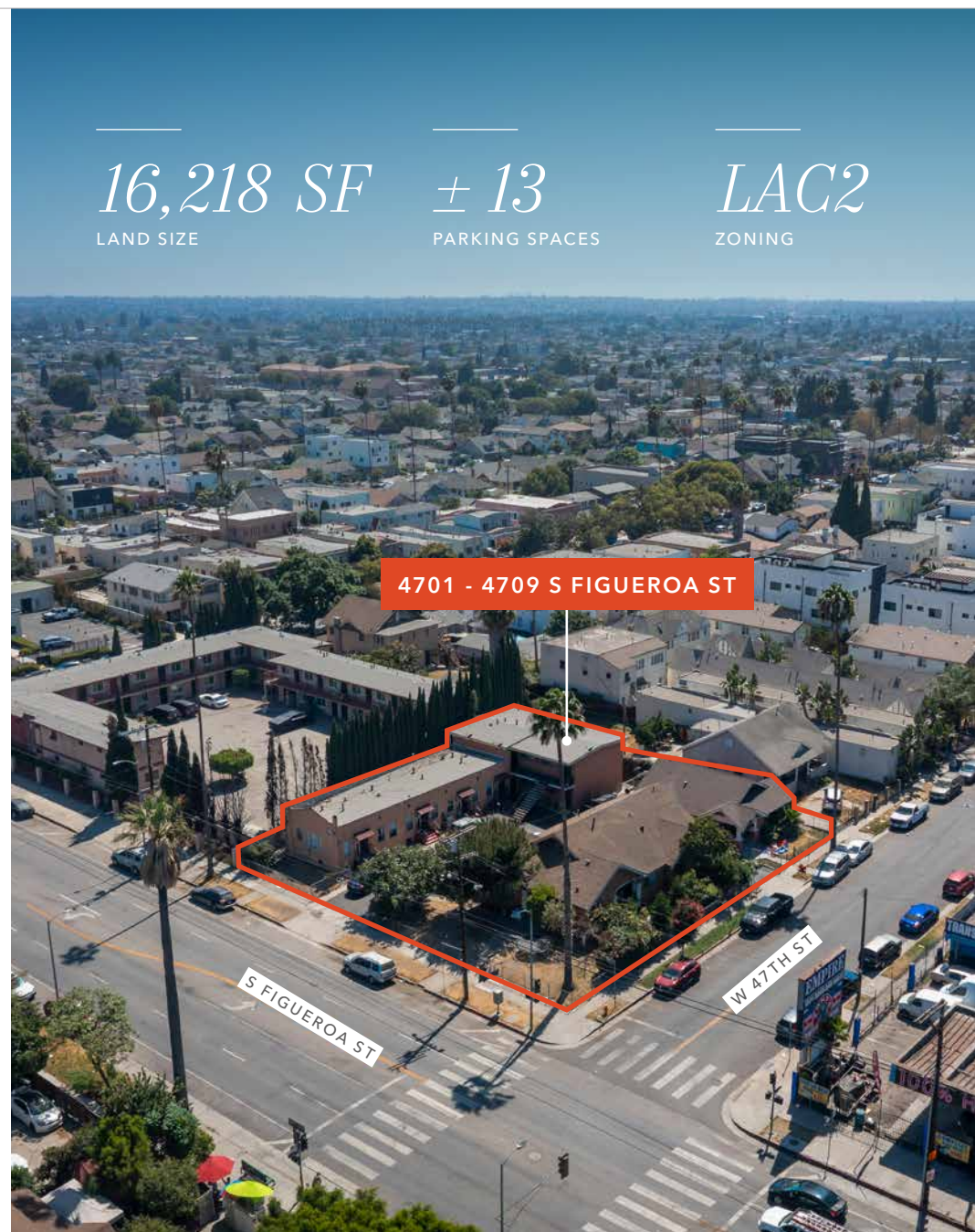
Offered with an attractive, in-place high yield on a fully occupied property, this opportunity consists of an adjacent 3-unit and 8-unit property with two separate parcels, allowing for multiple exit strategies for the next owner, including but not limited to, acquiring both properties together, selling 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 $\pm 7,375$ 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 $\pm 16,218$ 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 achieve 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
CAR WASH

TRANSMIS

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



FINANCIALS

Section 03

EMPIRE
CAR WASH

TRANSMIS

INVESTMENT SUMMARY

ADDRESS	4701-4709 S Figueroa St Los Angeles, CA 90037
LIST PRICE	\$1,995,000
NUMBER OF UNITS	11
COST PER UNIT	\$181,364
CURRENT GRM	8.15
MARKET GRM	6.75
CURRENT CAP	8.29%
MARKET CAP	10.67%
YEAR BUILT	1919/1926
LOT SIZE	16,218
BUILDING SIZE	7,375
PRICE/SF	\$271

\$1.995M
LIST PRICE

8.29%
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	\$(72,031)	30.3%	\$(74,012)	25.8%
Net Operating Income	\$165,306		\$212,843	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate - (1.25%)	\$24,938	\$24,938
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	\$72,031	\$74,012
Per Net SF	\$9.77	\$10.04
Expenses Per Unit	\$6,548	\$6,728

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SCHEDULED INCOME

Unit No.	Beds/Baths	Notes	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
4701 S Figueroa				
504	3BD + 1BA	(eligible for 3% increase)	\$2,695	\$3,100
510	3BD + 1BA		\$3,528	\$3,100
4701	2BD + 2BA	(eligible 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	\$271	\$181,364	8.15	8.29%	\$1,995,000	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	\$271	\$181,364	8.15	8.29%	\$1,995,000	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%			

COMPARABLES

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

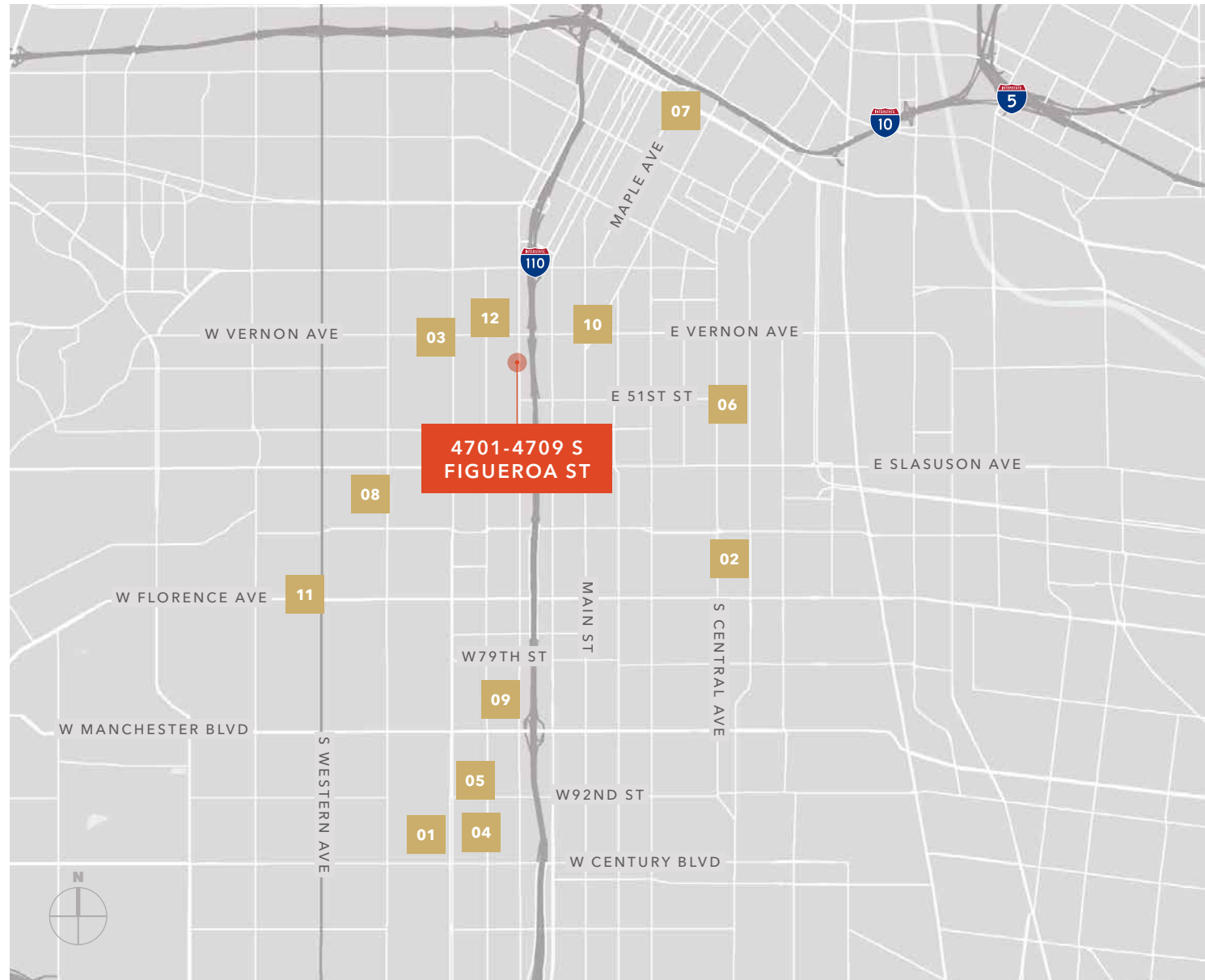
- 08** 1512 W 60th St
Los Angeles, CA 90047

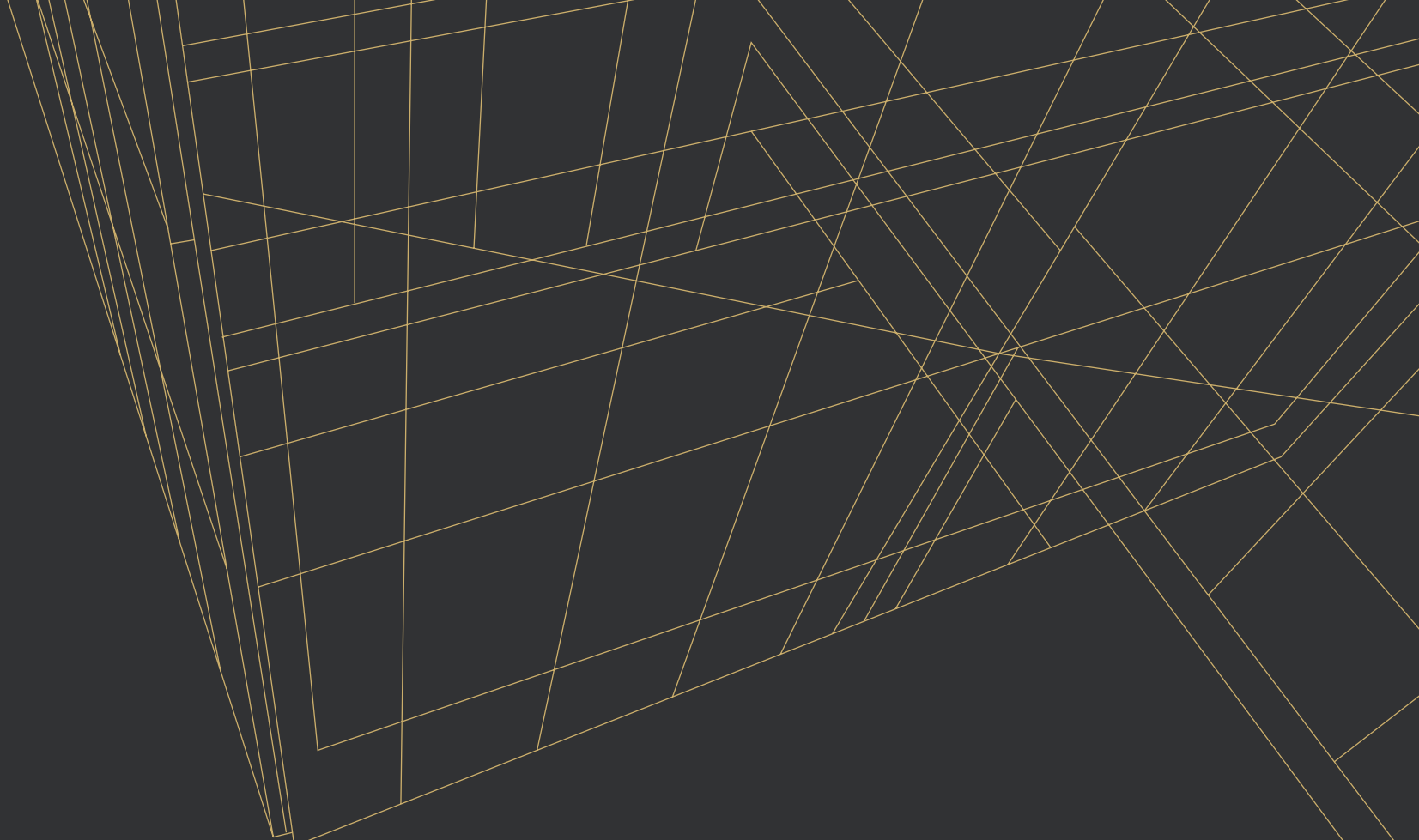
- 09** 601 W 82nd St
Los Angeles, CA 90044

- 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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