837 W. 85TH STREET
LOS ANGELES, CA 90044

The property features a diverse and highly desirable unit mix consisting of one 4-bedroom/2-bathroom single-family residence, two 2-bedroom/1-bathroom units, and two 1-bedroom/1-bathroom units. Three of the five units have been renovated, and the property is currently fully occupied, providing stable in-place income and strong cash flow.

BRC Advisors
REAL ESTATE INVESTMENT SERVICES

Offering Memorandum

Exclusive Multi-Family Listing

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A tenant’s past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant’s projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant’s history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer’s own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer’s own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer’s legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

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REAL ESTATE INVESTMENT SERVICES

Street Address	837 W. 85th Street
City	Los Angeles
State	CA
Zip Code	90044
APN	6032-011-026
Rentable Square Feet	3,896
Lot Size	5,003
Year Built	1956

5-Unit Investment Offering
City of Los Angeles

A well-located five-unit multifamily offering in South Los Angeles featuring recent renovations, a balanced unit mix, with rental upside, delivering strong in-place income and durable long-term fundamentals.

837 W. 85th Street is a fully occupied five-unit multifamily investment property located in Los Angeles, California 90044. The property offers an attractive and diversified unit mix consisting of one four-bedroom, two-bathroom single-family residence, two two-bedroom, one-bathroom units, and two one-bedroom, one-bathroom units.

The improvements total approximately 3,896 rentable square feet and are situated on an approximately 5,003-square-foot lot. The property also provides ample on-site parking for residents.

Offered at $1,025,000, the property represents a stable, income-producing investment opportunity with an attractive 7.71 gross rent multiplier and a 7.98% capitalization rate. The property is currently fully occupied, providing an investor with immediate and consistent rental income from the date of acquisition.

Recent capital improvements include the installation of a new roof in 2023, and three of the five units have been remodeled. The property has also received its required SB 721 balcony and exterior elevated-element clearance, reducing near-term capital exposure for a new owner.

With its strong current cash flow, favorable unit mix, recent improvements, and full occupancy, 837 W. 85th Street offers investors a compelling opportunity to acquire a stabilized multifamily asset at an attractive basis in the Los Angeles market.

Investment Highlights

Balanced Unit Mix

Unit mix of one 4-bedroom/2-bathroomtwo 2-bedroom/1-bath units and two 1-bedroom/1-bath unit appealing to a broad renter base and supporting stable occupancy.

Recently Renovated Units

Three out of five units have been recently renovated, providing a turnkey investment profile and minimizing near-term capital expenditure requirements.

Capital Improvements & Amenities

Newer exterior paint, newer roof (2023), new vinyl windows, owner owed laundry equipment and common area laundry room.

On-Site Parking

The property offers on-site parking, a valuable amenity in a dense Los Angeles submarket that supports tenant retention.

Separately Metered Utilities

Each unit is separately metered for gas and electricity, allowing for efficient utility management and improved operating expense control.

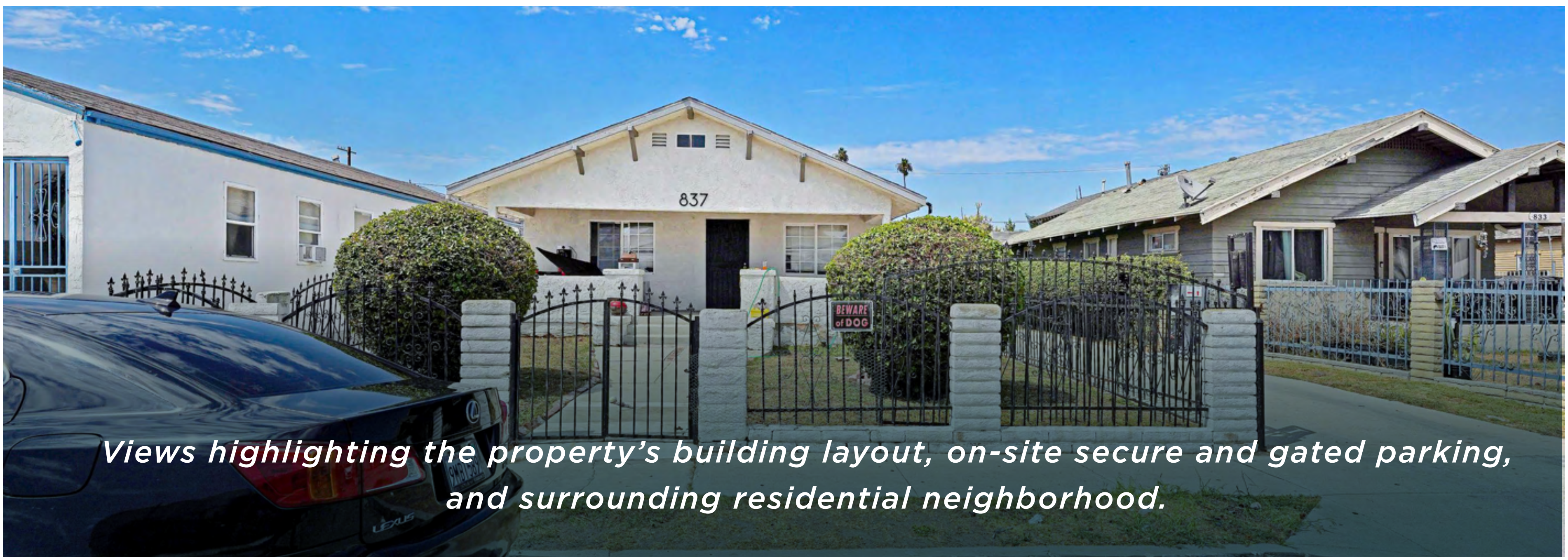
Strong Rental Market

The asset is located within a strong rental demand market, supported by a dense residential population and long-term housing fundamental

Strategic Location

The property benefits from proximity to major employment centers and transportation corridors, providing convenient access throughout the greater Los Angeles metro.

Property Photos



Views highlighting the property's building layout, on-site secure and gated parking, and surrounding residential neighborhood.

Income and Expenses

INCOME		STABILIZED		MARKET	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
2	1+1	$1,937	$3,873	$2,100	$4,200
2	2+1	$1,535	$3,069	$2,300	$4,600
2	4+2	$4,132	$4,132	$4,250	$4,250
Laundry Income			$0		$0
Rental Income			$11,074		$13,050
TOTAL MONTHLY INCOME			**$11,074**		**$13,050**
GROSS POTENTIAL INCOME			**$132,884**		**$156,600**
Vacancy/Collection Allowance (GPR)		5%	$6,644	5%	$7,830
EFFECTIVE GROSS INCOME			**$126,239**		**$148,770**

EXPENSES		CURRENT	MARKET
Taxes (1.20% x Sales Price)	28%	$12,300	$12,300
Insurance ($2.10/sq. ft.)	19%	$8,182	$8,182
Maintenance & Repair ($500/unit)	6%	$2,500	$2,500
Water ($1,100 x 6 month)	15%	$6,600	$6,600
Landscaping ($85/month)	2%	$1,020	$1,020
Gas ($150/month)	4%	$1,800	$1,800
Trash ($345/month)	9%	$4,140	$4,140
Pest Control ($35/month)	1%	$420	$420
Off-Site Management (5% of SGI)	15%	$6,644	$7,830
TOTAL	**100%**	**$43,606**	**$44,792**

Financial Analysis

PRICING DETAILS		
Offering Price		$1,025,000
Down Payment	30%	$307,500
Number of Units		5
Price Per Unit		$205,000
Rentable Square Feet		3,896
Price Per SF		$263.09
GRM - Current		7.71
CAP Rate - Current		7.98%
GRM - Market		6.55
CAP Rate - Market		10.03%
Year Built		1956
Lot Size		5003
Type of Ownership		Fee Simple

FINANCING	
Loan Amount	$717,500
Loan Type	Proposed New
Interest Rate	6.25%
Amoritization	3 Year Fixed (30)
Term	30
Monthly Payments	$4,418
Annual Payments	$53,013

ANNUALIZED OPERATING DATA		CURRENT		MARKET
Scheduled Gross Income		$132,884		$156,600
Less Vacancy	5%	$6,644	5%	$7,830
Gross Operating Income		$126,239		$148,770
Less Expenses	33%	$44,411	29%	$45,977
NET OPERATING INCOME		**$81,829**		**$102,793**
Less Loan Payment		$53,013		$53,013
Net Cash Flow After Loan Payments	9.37%	$28,815	16.19%	$49,780
Principal Reduction		$8,389		$8,389
TOTAL RETURN	**12.10%**	**$37,205**	**18.92%**	**$58,169**

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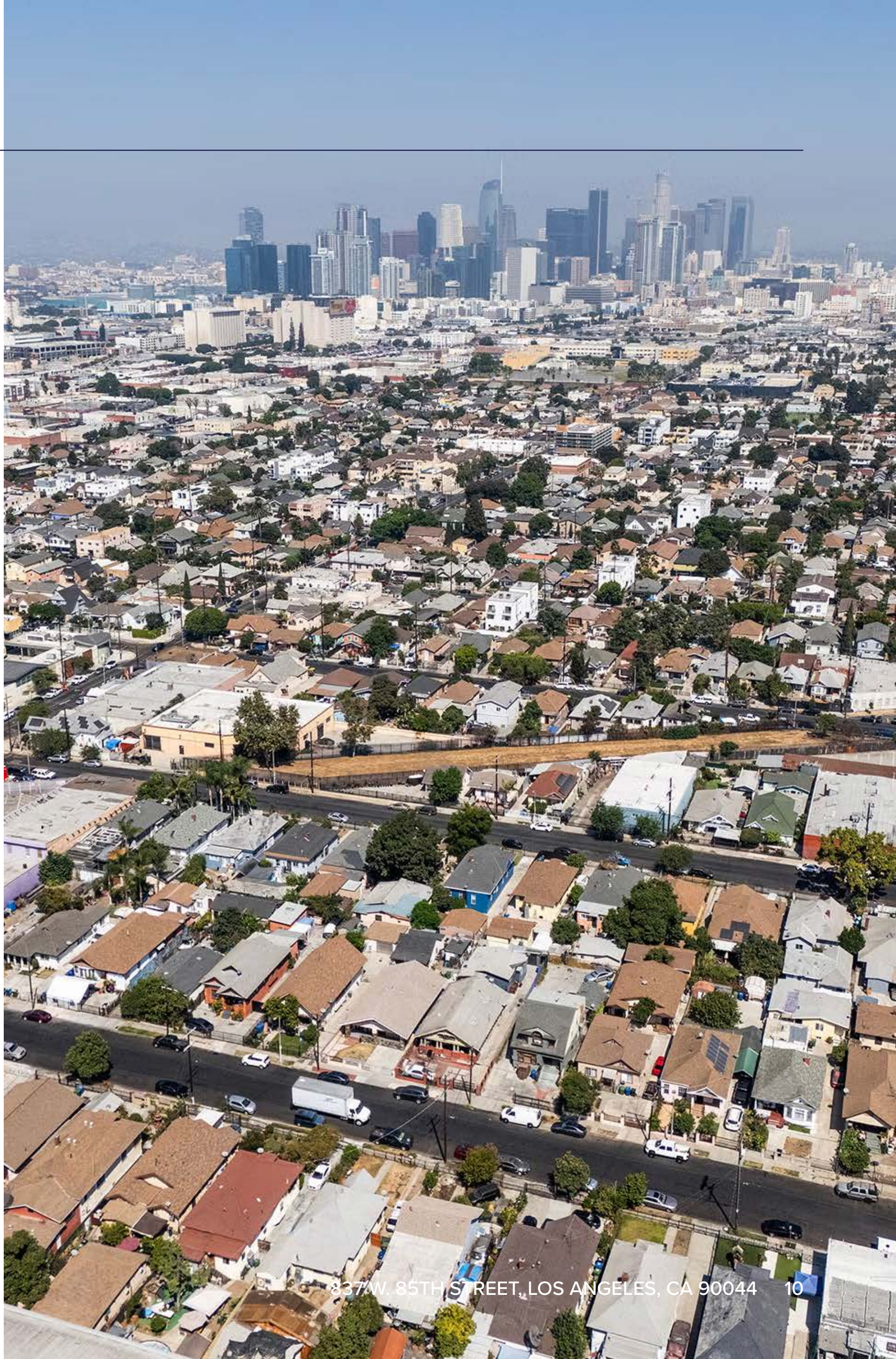
Rent Roll

Unit #	Unit Type	Tenant Portion	HUD Portion	Current Rent	Market Rent	Rental Upside	Notes
1	1+1	$360	$2,114	$2,070.00	$2,100	1%	Section 8
2	1+1	$349	$1,561	$1,803.00	$2,100	14%	Section 8
3	2+1	$1,063	$1,400	$1,841.00	$2,300	20%	Section 8
4	2+1			$1,228.13	$2,300	47%	
5	4+2			$4,131.50	$4,250	3%	SFR - Section 8
Total				**$11,074**	**$13,050**		



South Los Angeles

Centrally located within South Los Angeles, offering direct connectivity to Inglewood, LAX, and major employment hubs across the greater Los Angeles.

The subject property is located in South Los Angeles, a centrally positioned and densely populated submarket that continues to benefit from long-term public and private reinvestment. The area offers direct access to Downtown Los Angeles, Inglewood, the South Bay, and the Westside, positioning the property within one of the region's most connected urban corridors. South Los Angeles has historically served as a vital residential base for the greater LA metro, supported by strong employment access and sustained housing demand.

The property benefits from exceptional regional connectivity, highlighted by close proximity to Los Angeles International Airport, one of the busiest airports in the world and a major economic engine for Southern California. LAX supports hundreds of thousands of jobs across aviation, hospitality, logistics, and professional services, driving consistent rental demand throughout surrounding neighborhoods. Additional access to major freeways enhances commuter mobility and reinforces the area's appeal to a broad tenant base.

South Los Angeles is further strengthened by its adjacency to Inglewood's rapidly expanding entertainment and mixed-use corridor, anchored by SoFi Stadium at Hollywood Park and the newly developed Intuit Dome. These destinations host year-round sporting events, concerts, and global entertainment, generating sustained visitation, employment opportunities, and ongoing infrastructure investment that positively impact surrounding residential neighborhoods.

From an investment perspective, South Los Angeles represents a compelling environment for multifamily ownership, driven by persistent housing demand, limited for-sale housing affordability, and proximity to major employment nodes. The area's strong renter base, combined with long-term demographic stability and ongoing reinvestment, supports durable occupancy and income resilience. These fundamentals position multifamily assets in South Los Angeles as attractive long-term holdings within the greater Los Angeles market.

Inglewood, California

Home to world-class sports and entertainment destinations, Inglewood continues to emerge as a premier live-event and redevelopment corridor.

Inglewood has emerged as one of the most nationally recognized cities in Los Angeles County, transitioning from a historically residential market into a globally visible destination city. This transformation is driven by city-backed redevelopment initiatives and landmark projects that have repositioned Inglewood as a long-term growth node rather than a peripheral submarket.

At the core of this evolution is the Hollywood Park district, anchored by SoFi Stadium, a world-class venue hosting major sporting events, international concerts, and large-scale cultural programming. The district has catalyzed substantial surrounding investment, including mixed-use development, infrastructure upgrades, and job creation that extend well beyond event days.

Inglewood's prominence is further reinforced by the addition of the Intuit Dome, the future home of the Los Angeles Clippers. Together, these venues establish Inglewood as a year-round entertainment hub, elevating the city's profile and strengthening its appeal to residents, employers, and investors seeking exposure to long-term urban revitalization.

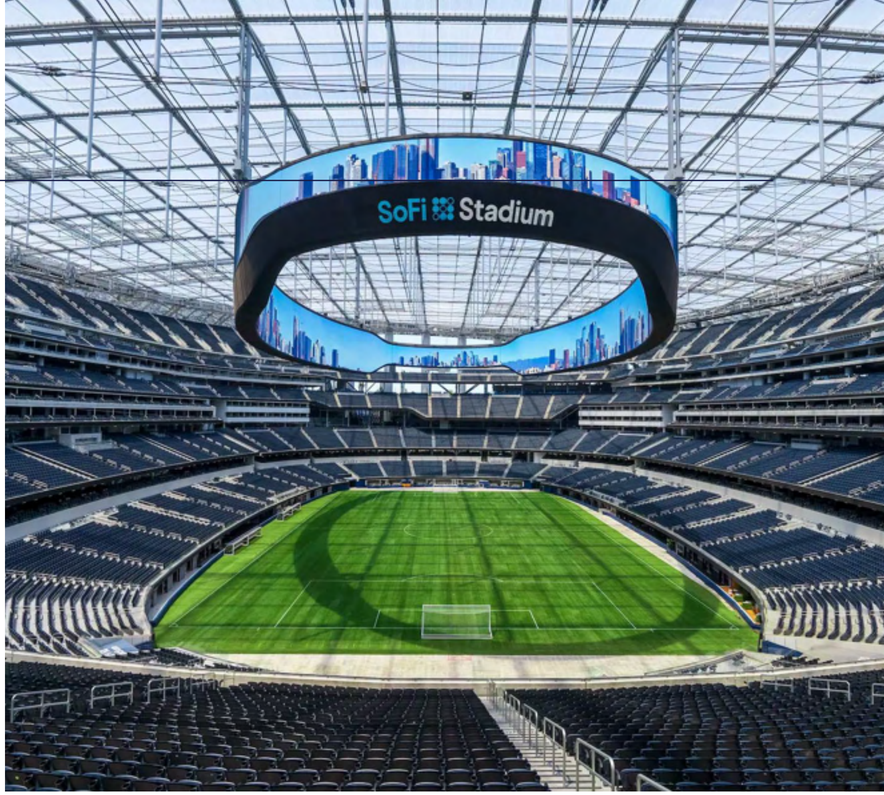
From an investment perspective, Inglewood offers a compelling case for multifamily ownership, supported by sustained renter demand, ongoing redevelopment, and limited new housing supply relative to job and population growth. The city's increasing national visibility, combined with continued public and private reinvestment, positions multifamily assets in Inglewood to benefit from long-term demand durability and neighborhood transformation.

Area Overview

SoFi Stadium

SoFi Stadium is a world-class sports and entertainment venue that has fundamentally reshaped Inglewood's economic and national profile. As the home of two NFL franchises and a premier global events destination, the stadium hosts a diverse calendar of programming including professional football, international soccer, concerts, award shows, and large-scale cultural events. This consistent year-round activity generates sustained regional visitation and significant economic impact well beyond traditional event days.

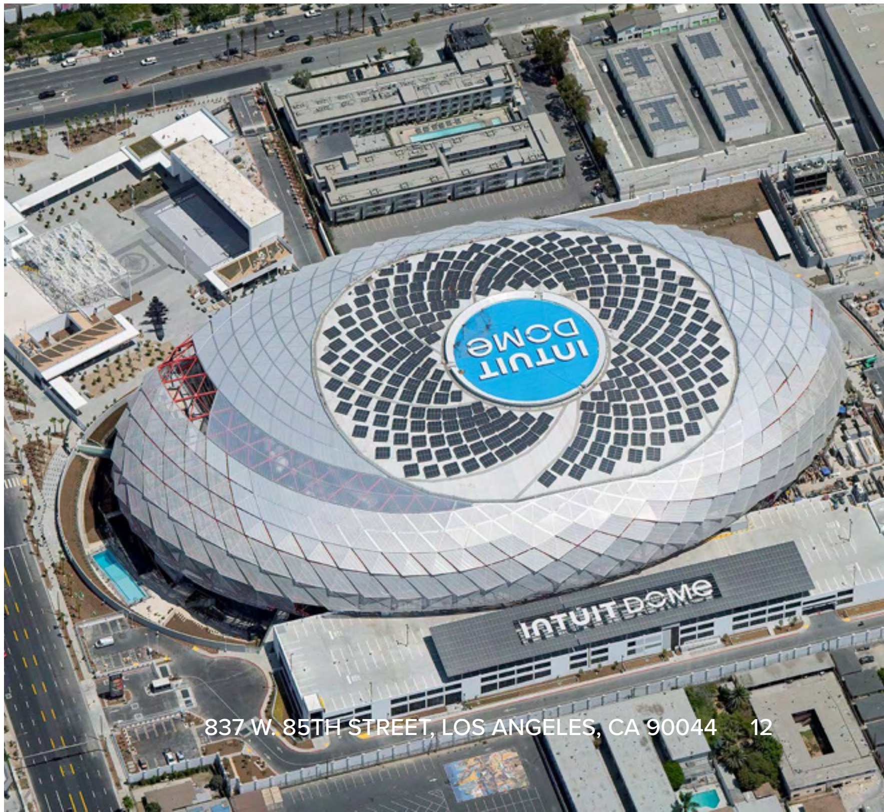
The stadium serves as the anchor of the larger Hollywood Park mixed-use development, which includes retail, hospitality, office, and residential components designed to support long-term urban activation. Its presence has accelerated infrastructure improvements, transit connectivity, and surrounding redevelopment, drawing both public and private investment into the area. SoFi Stadium's global visibility continues to elevate Inglewood as a destination market, reinforcing long-term demand drivers tied to employment, tourism, and population growth.



Intuit Dome

Intuit Dome is a state-of-the-art sports and entertainment venue that further cements Inglewood's position as a premier destination city within Los Angeles County. Purpose-built as the future home of the Los Angeles Clippers, the arena is designed to host NBA games, concerts, and major live events year-round, driving consistent visitation and economic activity beyond a traditional sports calendar.

The development of Intuit Dome represents a significant private investment in Inglewood, accompanied by infrastructure upgrades, enhanced transportation access, and increased employment opportunities. Its highly programmed event schedule is expected to generate steady foot traffic, benefiting surrounding residential and commercial neighborhoods while reinforcing long-term demand fundamentals. Together with SoFi Stadium and the broader Hollywood Park district, Intuit Dome contributes to a critical mass of world-class venues that elevate Inglewood's national visibility. This concentration of entertainment-driven investment continues to attract capital, support redevelopment, and strengthen the city's long-term growth trajectory—creating durable tailwinds for residential and multifamily assets in the surrounding market.



Area Overview

Space X Headquarters

SpaceX maintains its global headquarters in Hawthorne, directly adjacent to Inglewood, anchoring one of Southern California's most significant aerospace and advanced manufacturing employment hubs. The campus houses engineering, research, manufacturing, and mission operations for one of the world's most influential private technology companies, supporting thousands of high-skill jobs in the immediate trade area.

SpaceX's presence reinforces the broader Inglewood–South Bay corridor as a center for innovation, technical talent, and long-term employment stability. The concentration of aerospace, engineering, and technology workers in the surrounding area supports consistent housing demand, particularly for rental product serving a workforce seeking proximity to employment while maintaining access to regional amenities.

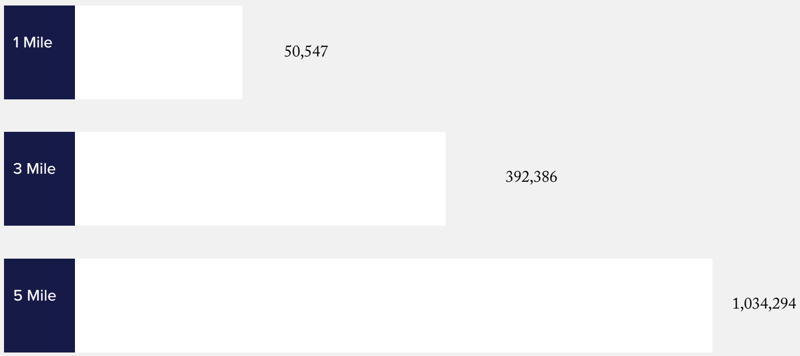
Los Angeles International Airport

Los Angeles International Airport is one of the busiest airports in the world and a critical economic engine for Southern California, serving tens of millions of passengers annually. As a global gateway for domestic and international travel, LAX supports a vast employment base across aviation, hospitality, logistics, tourism, and professional services, creating sustained economic activity throughout the surrounding region.

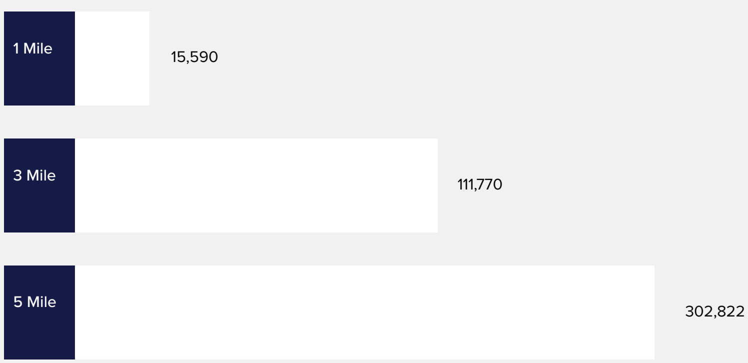
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further reinforcing LAX's role as a cornerstone of the regional economy. Its scale and ongoing reinvestment provide long-term employment stability and durable demand drivers for nearby residential communities.

Demographics

Population	1-Mile	3-Mile	5-Mile
2026 Estimate	50,547	392,386	1,034,294



Households	1-Mile	3-Mile	5-Mile
2026Estimate	15,590	111,770	302,822
Average Income	$63,626	$71,539	$75,596
Median Income	$44,601	$53,864	$57,062



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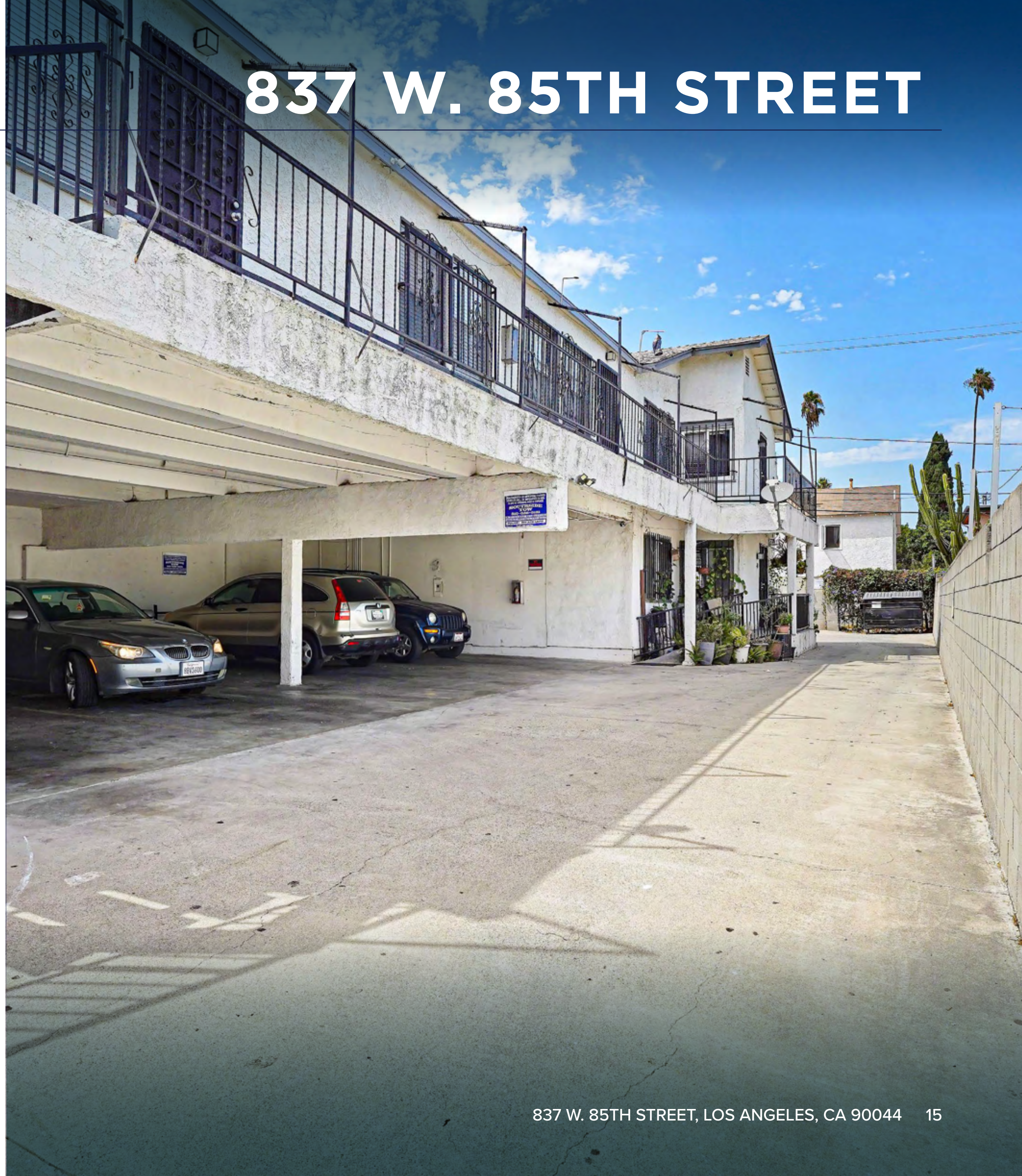
The Team

837 W. 85TH STREET



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