

2744 S REDONDO BLVD LOS ANGELES, CA 90016

# OFFERING MEMORANDUM



***LIST PRICE***

**\$1,595,000**

**LYON STAHL**  
INVESTMENT REAL ESTATE

**JACOBSON**  
INVESTMENT GROUP 

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Los Angeles, CA 90016

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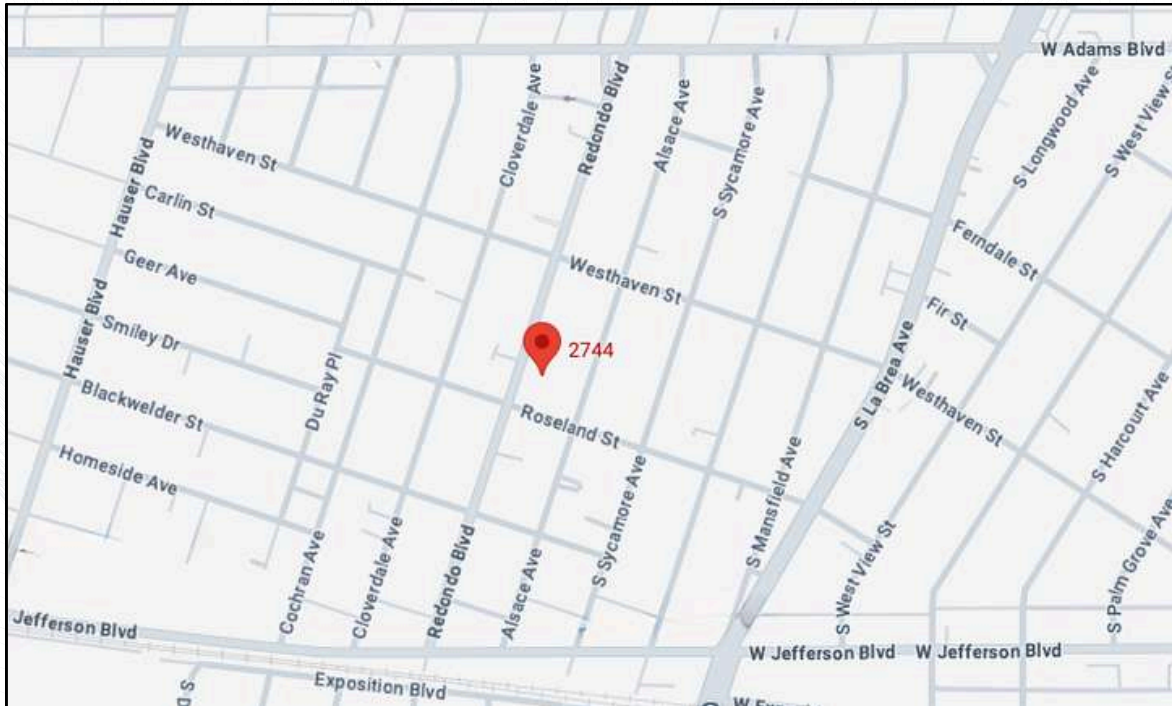
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# PROPERTY DESCRIPTION

2744 S Redondo Blvd Los Angeles, CA 90016

# PROPERTY OVERVIEW



## INVESTMENT HIGHLIGHTS

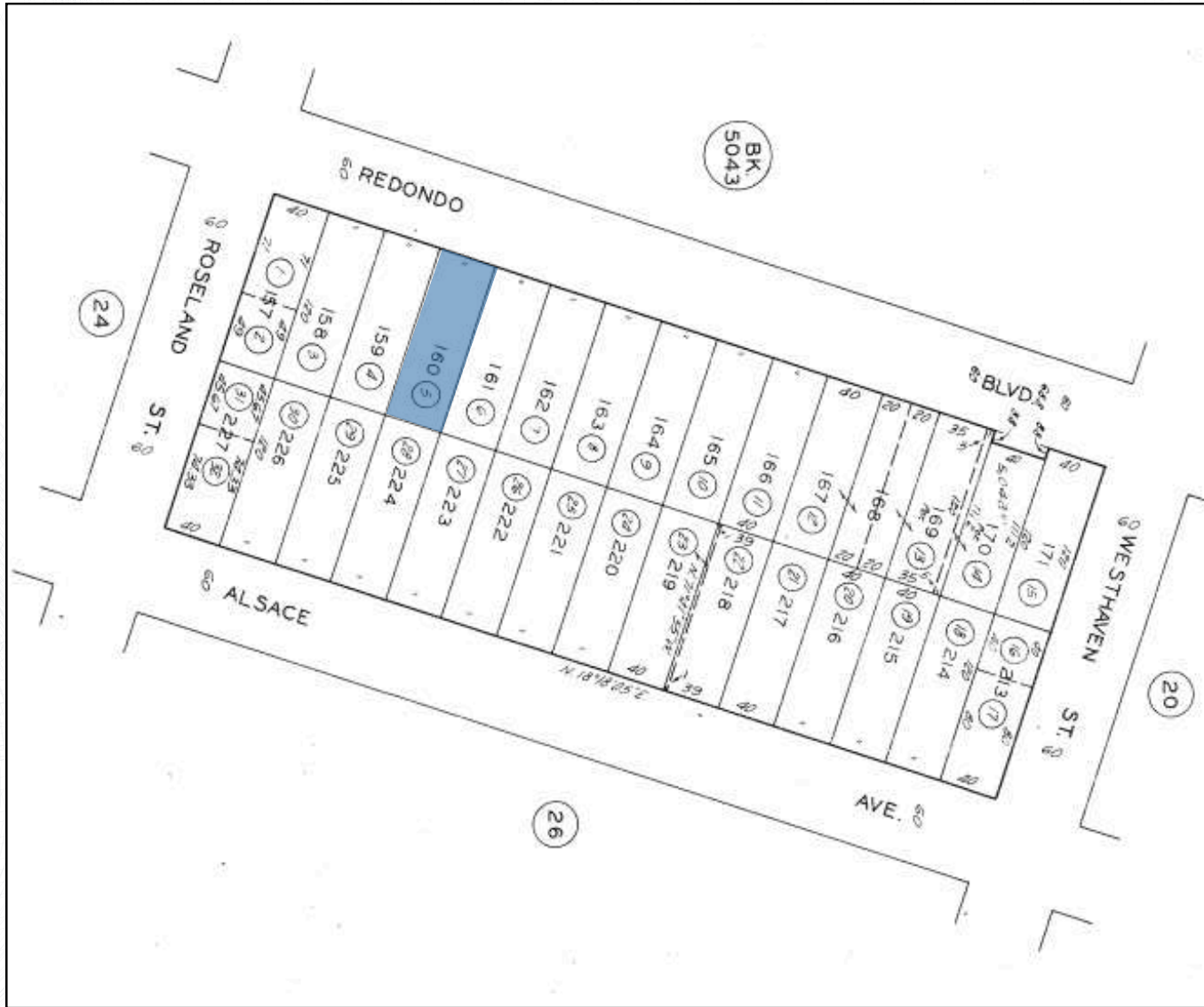
- Desirable unit mix, consisting of (4) 3 Bed/1 Bath Units, spread out over 4,372 Square Feet
- With a going-in cap rate of 5.90%, the property offers approximately 24% rental upside through rent increases and the potential addition of ADUs (Buyer to Verify)
- Conveniently located in West Adams, in close proximity to trendy coffee shops, restaurants, and major metropolitan hubs

## PROPERTY DETAILS

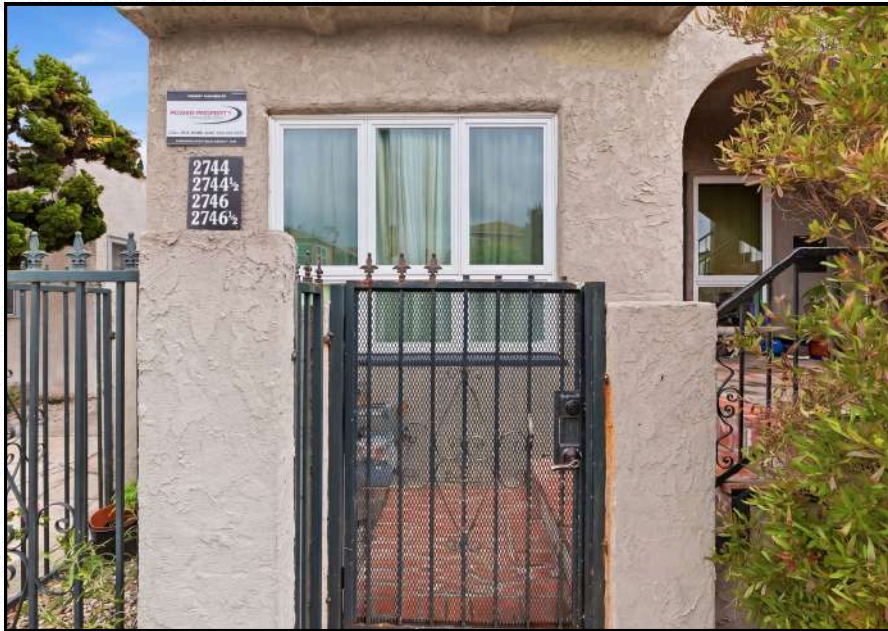
Address	2744 S Redondo Blvd
City, State, Zip	Los Angeles, CA 90016
Units	4
Building Sq Ft.	4,372
Land Sq Ft.	4,804
Year Built	1931
Occupancy	100%
Zoning	LA RD 1.5
Parking	4
APN	5049-025-005
Rent Control	LA RSO
Unit Mix	(4) 3 Bed/1 Bath

# PARCEL MAP

APN: 5049-025-005



# INVESTMENT SUMMARY



2744 S Redondo Boulevard presents an opportunity to acquire a well-located 4-unit multifamily property in the desirable West Adams neighborhood of Los Angeles. The property features a highly desirable unit mix consisting of (4) 3 bedroom/1 bath units, currently generating just over \$11,000 in monthly rental income.

Priced at \$398,750 per unit and \$364.82 per square foot, the property provides investors with an opportunity to acquire a large-unit asset in one of Los Angeles' most sought-after rental submarkets. The property is currently operating at a 5.90% cap rate with approximately 24% rental upside, presenting meaningful potential to increase cash flow through rent growth.

The property is ideally located in West Adams, offering convenient access to Downtown Los Angeles, University of Southern California, and major transportation corridors including Interstate 10 and Interstate 110, providing connectivity to major employment, retail, and entertainment destinations throughout Los Angeles.

# PROPERTY PHOTOS

2744 S Redondo Blvd Los Angeles, CA 90016

# PROPERTY EXTERIOR



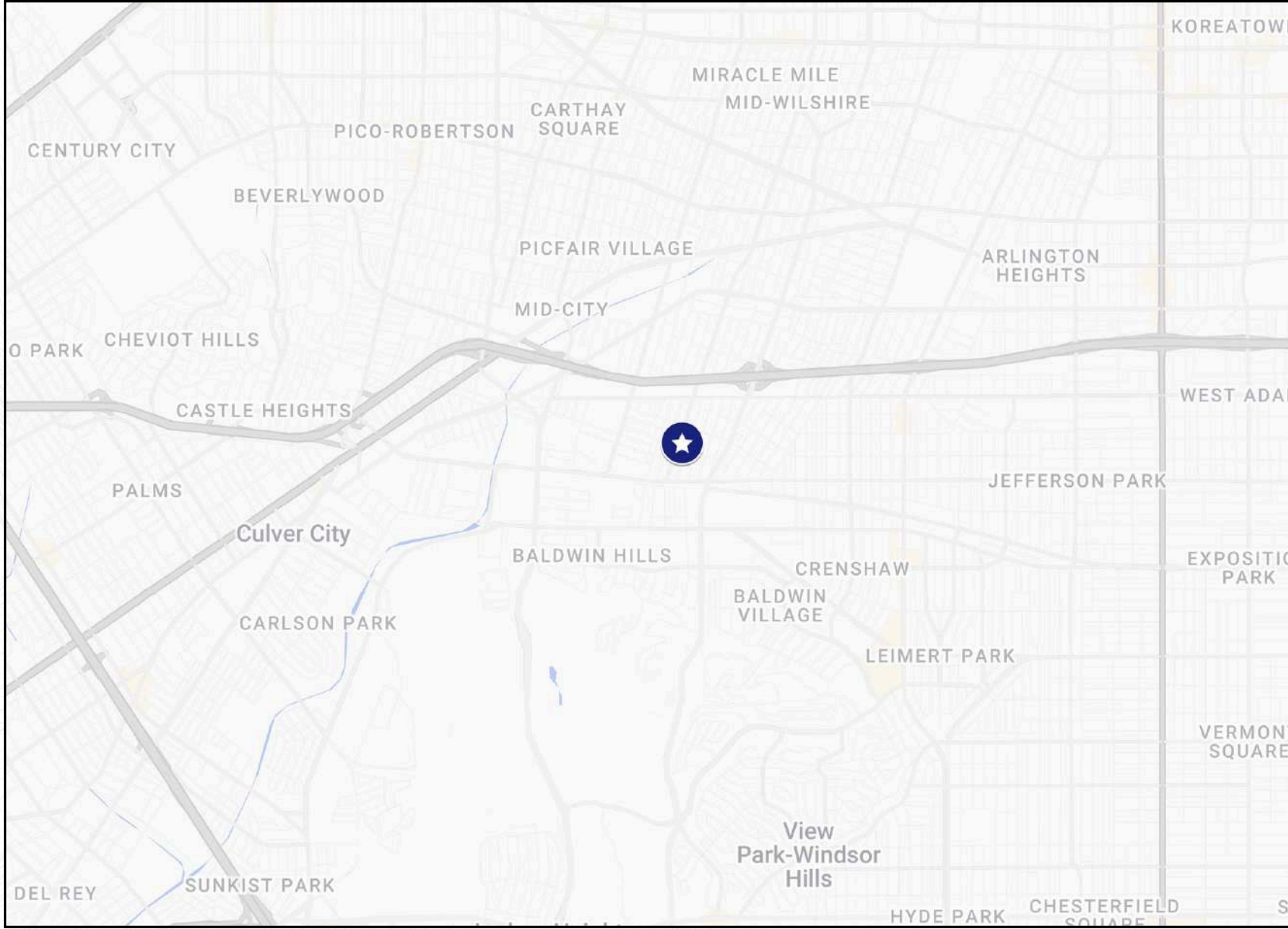
# PROPERTY EXTERIOR



# LOCATION OVERVIEW

2744 S Redondo Blvd Los Angeles, CA 90016

# LOCATION MAP



# CITY OVERVIEW: LOS ANGELES

As the most populous county in the nation, Los Angeles remains a global center for culture, innovation, and commerce. The region's diverse economy is driven by entertainment, technology, healthcare, logistics, and aerospace, supported by a highly educated workforce, world-class universities, and unparalleled infrastructure. Los Angeles continues to attract residents, investors, and businesses from around the world.

Across the county, major development projects continue to redefine the skyline and strengthen local communities. Thousands of new housing units, creative office campuses, and mixed-use developments are underway – from the revitalization of Downtown Los Angeles and Hollywood to large-scale projects in Inglewood, Culver City, and the Westside.



Landmark developments such as SoFi Stadium – a \$5 billion sports and entertainment destination – and the new \$2 billion Intuit Dome, home of the Los Angeles Clippers, have catalyzed a wave of surrounding investment.

As a hub for Fortune 500 companies, global media production, and international trade through the Ports of Los Angeles and Long Beach, the region's economy remains resilient and diverse. With continuous infrastructure improvements, housing growth, and private investment, Greater Los Angeles is well positioned for long-term economic strength and cultural leadership.



# ABOUT THE AREA

West Adams is a historic neighborhood in Los Angeles, known for its charming early 20th-century architecture and diverse cultural vibe. In addition to its historical charm, West Adams boasts a variety of restaurants, coffee shops, and local businesses, offering residents and visitors plenty of dining and amenities. It's a vibrant, up-and-coming community that blends the old with the new.



Highly Likely

Mizlala



Cento Pasta Bar

With its proximity to major transit routes and nearby cultural landmarks like the Los Angeles County Museum of Art (LACMA), West Adams is an exciting area that is both a peaceful residential enclave and a dynamic center of activity.

# FINANCIAL ANALYSIS

2744 S Redondo Blvd Los Angeles, CA 90016

# INVESTMENT SUMMARY

## 2744 S Redondo Blvd

List Price:	\$1,595,000
Cost Per Unit:	\$398,750
Cost Per SF:	\$364.82
Current GRM:	11.80
Pro Forma GRM:	9.51
Current Cap Rate:	5.90%
Pro Forma Cap Rate:	7.85%

## Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
4	3+1	100%	\$2,815	\$11,263	\$3,495	\$13,980

# RENT ROLL

<u>Unit No.</u>	<u>Unit Type</u>	<u>Unit SF</u>	<u>Monthly Rent</u>	<u>Pro Forma Rents</u>
2744	3+1	1118	\$ 2,758.34	\$ 3,495.00
*2744.5	3+1	1093	\$ 2,873.70	\$ 3,495.00
2746	3+1	1118	\$ 2,752.98	\$ 3,495.00
2746.5	3+1	1093	\$ 2,878.85	\$ 3,495.00

	<u>Current</u>	<u>Pro Forma</u>
Total Scheduled Rent	\$11,263.87	\$13,980.00
Annualized Total Scheduled Rent	\$135,166.44	\$167,760.00
Rental Upside		24%

\*Unit 2744.5 is currently leased at \$2,790 and will be increased 3% to \$2,873.70 effective 6/1/2026

# INCOME AND EXPENSES

## Income Summary

	Current	Pro Forma
Scheduled Gross Income	\$ 135,166	\$ 167,760
Vacancy Cost (5% SGI)	\$ 6,758	\$ 8,388
Gross Operating Income	\$ 128,408	\$ 159,372

## Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.25% Purchase Price)	\$ 19,938	\$ 19,938
Repairs & Maintenance (\$1,000/Unit)	\$ 4,000	\$ 4,000
Insurance (Actual)	\$ 4,020	\$ 4,020
Utilities (\$1,300/Unit)	\$ 5,200	\$ 5,200
Trash (\$0)	\$ -	\$ -
Landscaping (\$40/Month)	\$ 480	\$ 480
Pest Control (\$50/Month)	\$ 600	\$ 600

	Current	Pro Forma
Total Operating Expenses	\$ 34,238	\$ 34,238
Net Operating Income	\$ 94,171	\$ 125,135

# FINANCIAL ANALYSIS

2744 S Redondo Blvd		
<b>List Price:</b>		<b>\$1,595,000</b>
<b>Down Payment:</b>	30.0%	\$478,500
<b>Number of units:</b>		4
<b>Cost per Unit:</b>		\$398,750
<b>Current GRM:</b>		11.80
<b>Pro Forma GRM:</b>		9.51
<b>Current Cap Rate:</b>		5.90%
<b>Pro Forma Cap Rate:</b>		7.85%
<b>Year Built:</b>		1931
<b>Approx. Lot Size:</b>		4,804
<b>Approx. Gross RSF:</b>		4,372
<b>Cost per Net RSF:</b>		\$364.82

Annualized Operating Data	Current Rents	Pro Forma Rents
<b>Scheduled Gross Income:</b>	\$ 135,166	\$ 167,760
<b>Vacancy Rate Reserve:</b>	\$ 6,758	\$ 8,388
<b>Gross Operating Income:</b>	\$ 128,408	\$ 159,372
<b>Expenses:</b>	\$ 34,238	\$ 34,238
<b>Net Operating Income:</b>	\$ 94,171	\$ 125,135
<b>Debt Service:</b>	\$ 80,328	\$ 80,328
<b>Pre Tax Cash Flows:</b>	\$ 13,843	\$ 44,807
<b>Principal Reduction:</b>	\$ 13,711	\$ 13,711
<b>Total Return Before Taxes:</b>	\$ 27,554	\$ 58,517

1 As a percent of Scheduled Gross Income      2 As a percent of Down Payment

Proposed Financing			
First Loan Amount:	\$1,116,500	Amort:	30
Terms:	<b>6.000%</b>	Fixed:	5
Payment	\$6,694	DCR:	1.17

Scheduled Income:						
# of Units	Bdrms/ Baths	Notes	Current Income		Pro Forma Income	
			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	3+1		\$ 2,758.34	\$ 2,758.34	\$ 3,495.00	\$ 3,495.00
1	3+1		\$ 2,873.70	\$ 2,873.70	\$ 3,495.00	\$ 3,495.00
1	3+1		\$ 2,752.98	\$ 2,752.98	\$ 3,495.00	\$ 3,495.00
1	3+1		\$ 2,878.85	\$ 2,878.85	\$ 3,495.00	\$ 3,495.00

\*Unit 2744.5 is currently leased at \$2,790 and will be increased 3% to \$2,873.70 effective 6/1/2026

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.25% Purchase Price):	\$19,938	\$19,938
Direct Assessments (\$0):	\$0	\$0
Repairs & Maintenance (\$1000/Unit):	\$4,000	\$4,000
Insurance (Actuals):	\$4,020	\$4,020
Utilities (\$1300/Unit):	\$5,200	\$5,200
Trash (\$0/Month):	\$0	\$0
Landscaping (\$40/Month):	\$480	\$480
Pest Control (\$50/Month):	\$600	\$600
<b>Total Expenses:</b>	<b>\$34,238</b>	<b>\$34,238</b>
Expenses as %/SGI	25.33%	20.41%
Per Net Sq. Ft:	\$7.83	\$7.83
Per Unit:	\$8,559	\$8,559

<b>Total Scheduled Rent:</b>	\$11,263.87	\$13,980.00
Laundry:	<b>\$0.00</b>	<b>\$0.00</b>
Additional Income:	<b>\$0.00</b>	<b>\$0.00</b>
SCEP:	<b>\$0.00</b>	<b>\$0.00</b>
<b>Monthly Scheduled Gross Income:</b>	\$11,263.87	\$13,980.00
<b>Annualized Scheduled Gross Income:</b>	\$135,166.44	\$167,760.00
Utilities Paid by Tenant:	Gas and Electric	Rental Upside: <b>24%</b>

# SALES COMPARABLES

2744 S Redondo Blvd Los Angeles, CA 90016

# SALES COMPARABLES

<u>Address</u>	<u>Price</u>	<u>Units</u>	<u>Yr Built</u>	<u>RSF</u>	<u>GRM</u>	<u>Cap Rate</u>	<u>\$/SF</u>	<u>\$/Unit</u>	<u>COE</u>	<u>Unit Mix</u>
2309 Hauser Blvd	\$1,595,000	4	1965	4,712	12.11	5.37%	\$338.50	\$398,750	11/25/25	(4) 3+2
2672 S Redondo Blvd	\$1,775,000	4	1965	4,019	9.16	7.10%	\$441.65	\$443,750	11/3/25	(1) 4+2 (3) 3+1 (1) 1+1
2531 Hauser Blvd	\$1,065,000	4	1940	2,735	8.88	7.32%	\$389.40	\$266,250	10/23/25	(2) 1+1 (3) 0+1
2120 Carmona Ave	\$1,350,000	4	1963	4,982	14.86	4.37%	\$270.98	\$337,500	9/5/25	(3) 3+2 (2) 2+1
2747 S Mansfield Ave	\$1,250,000	4	1924	2,630	11.69	5.56%	\$475.29	\$312,500	1/4/25	(1) 2+1 (2) 1+1 (1) 0+1
3020 West Blvd	\$1,974,000	4	1927	3,476	15.36	4.23%	\$567.89	\$493,500	1/3/25	(1) 3+2 (1) 1+1 (2) 0+1
<b>Average</b>					<b>12.01</b>	<b>5.66%</b>	<b>\$413.95</b>	<b>\$375,375</b>		
<b>2744 S Redondo Blvd</b>	<b>\$1,595,000</b>	<b>4</b>	<b>1931</b>	<b>4,372</b>	<b>11.80</b>	<b>5.90%</b>	<b>\$364.82</b>	<b>\$398,750</b>		<b>(4) 3+1</b>

# SALES COMPARABLES



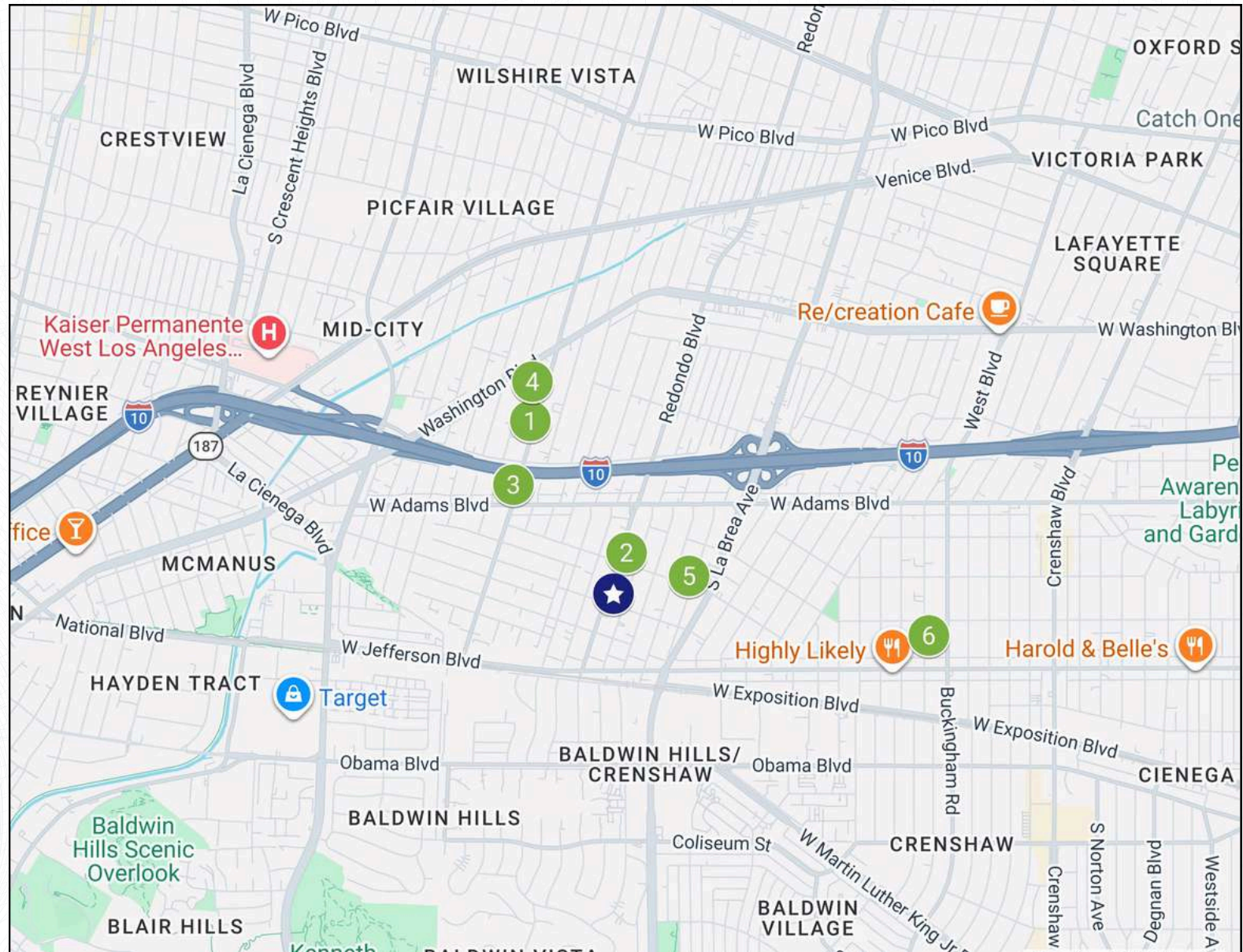
# SALES COMPARABLES: BY LOCATION

## Subject Property

★ 2744 Redondo Blvd

## Sales Comparables

- 1 2309 Hauser Blvd
- 2 2672 Redondo Blvd
- 3 2531 Hauser Blvd
- 4 2120 Carmona Ave
- 5 2747 S Mansfield Ave
- 6 3020 West Blvd



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