




Alex Tank Real Estate Investments
THE CREATIVE COMPANY WITH HUMAN FLAIR

Offering Memorandum

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4533 Saturn St.

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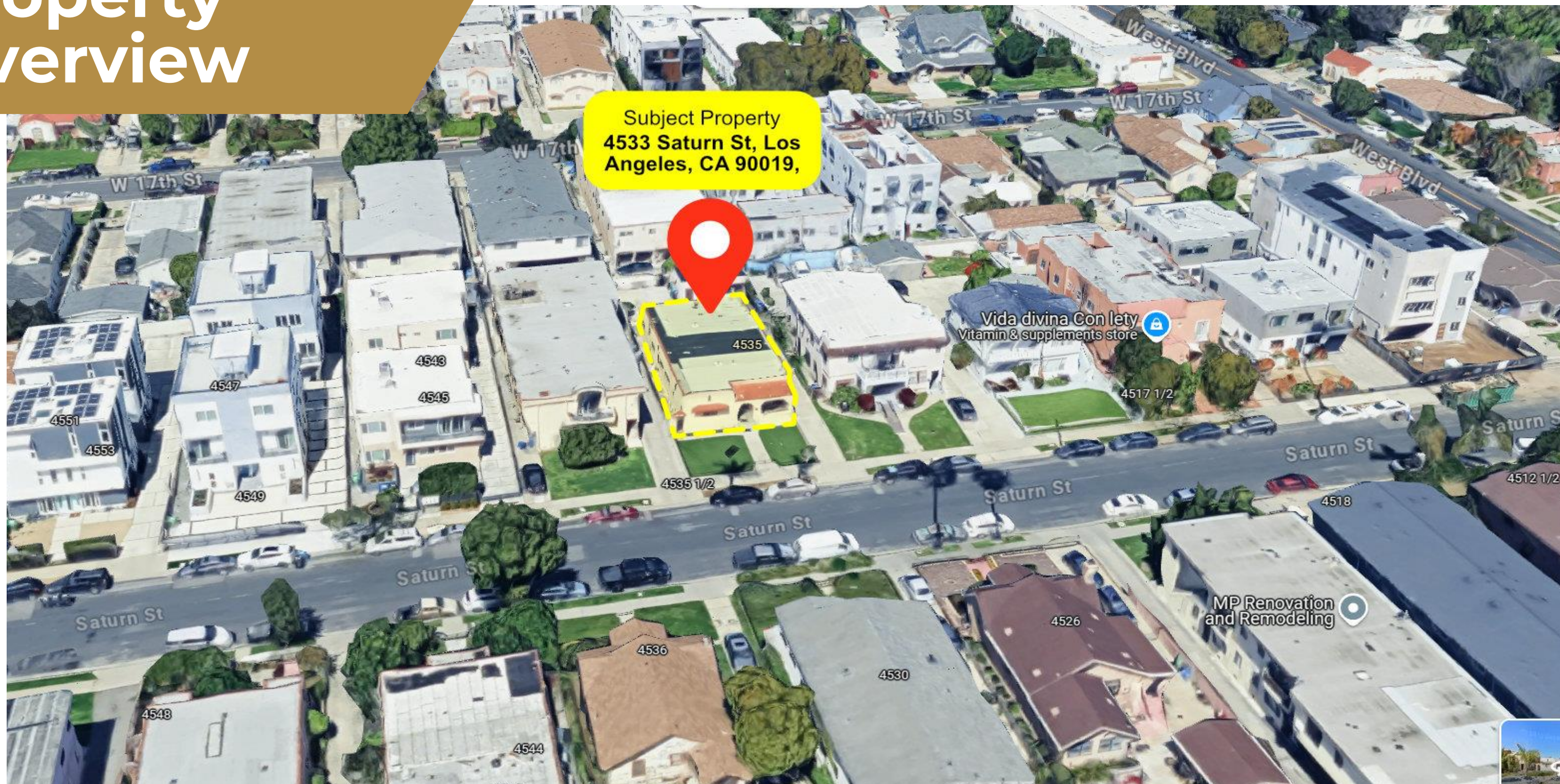
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Property Overview

Property Type: **Residential**
Year Built/Renovated: **1923/2017**
Unit 1 : **3 BR and 1.5 Bath**
Unit 2 : **2 BR and 1 Bath**
Unit 3 : **1 BR and 1 Bath**
Building Size : **2,512 SF or more**
Lot Size : **7,002 SF**
Width : **50 Feet**
Depth : **140 Feet**
Total Annual rent : **\$78,000**



Property Overview



Community

MIDCITY COMMUNITY INSIGHTS (CRMLS)

Median Home Value : **\$2,015,512**

School : **Los Angeles Unified
School District**

Median Home Value Rating : **10 / 10**

Family Friendly Score : **6 / 100**

Total Crime Risk Score: **22 / 100**

Walkable Score : **96 / 100**

Home Price Forecast : **\$2,086,217**

Last 2 Yr Home Appreciation : **24%**



Investment Overview

Rental Demand: Strong demand for rental properties in the area, ensuring consistent occupancy.

Appreciation Potential: Located in a high-growth neighborhood with increasing property values.

Income Stability: Ideal for long-term rental income with a competitive market rate.

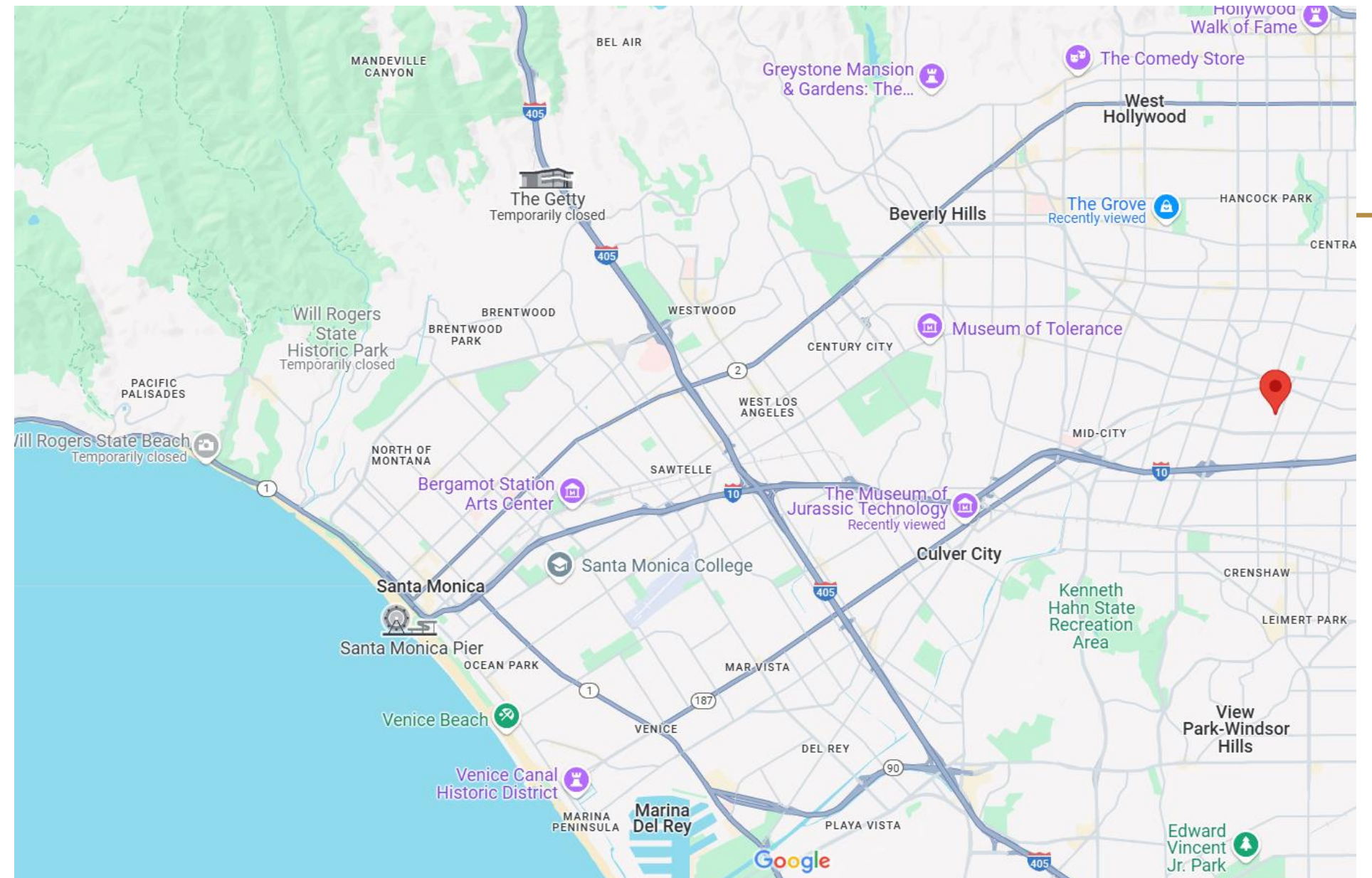
Low Maintenance: Recently updated interiors reduce ongoing repair and maintenance costs.



Investment Overview

Prime residential area with rising property values, ideal for three individuals or a small family. Offers privacy, shared spaces, and close proximity to **Hollywood, Santa Monica Beach** and **Beverly Hills**.

Asking Price **\$1.4M**



Property Upgrade

- All copper pipelines.
- All PVC piping for sewage with few clean-out places external.
- All Double insulated PVC windows.
- All artificial grass in front and cement in the back.
- Hardwood/tiles throughout all units

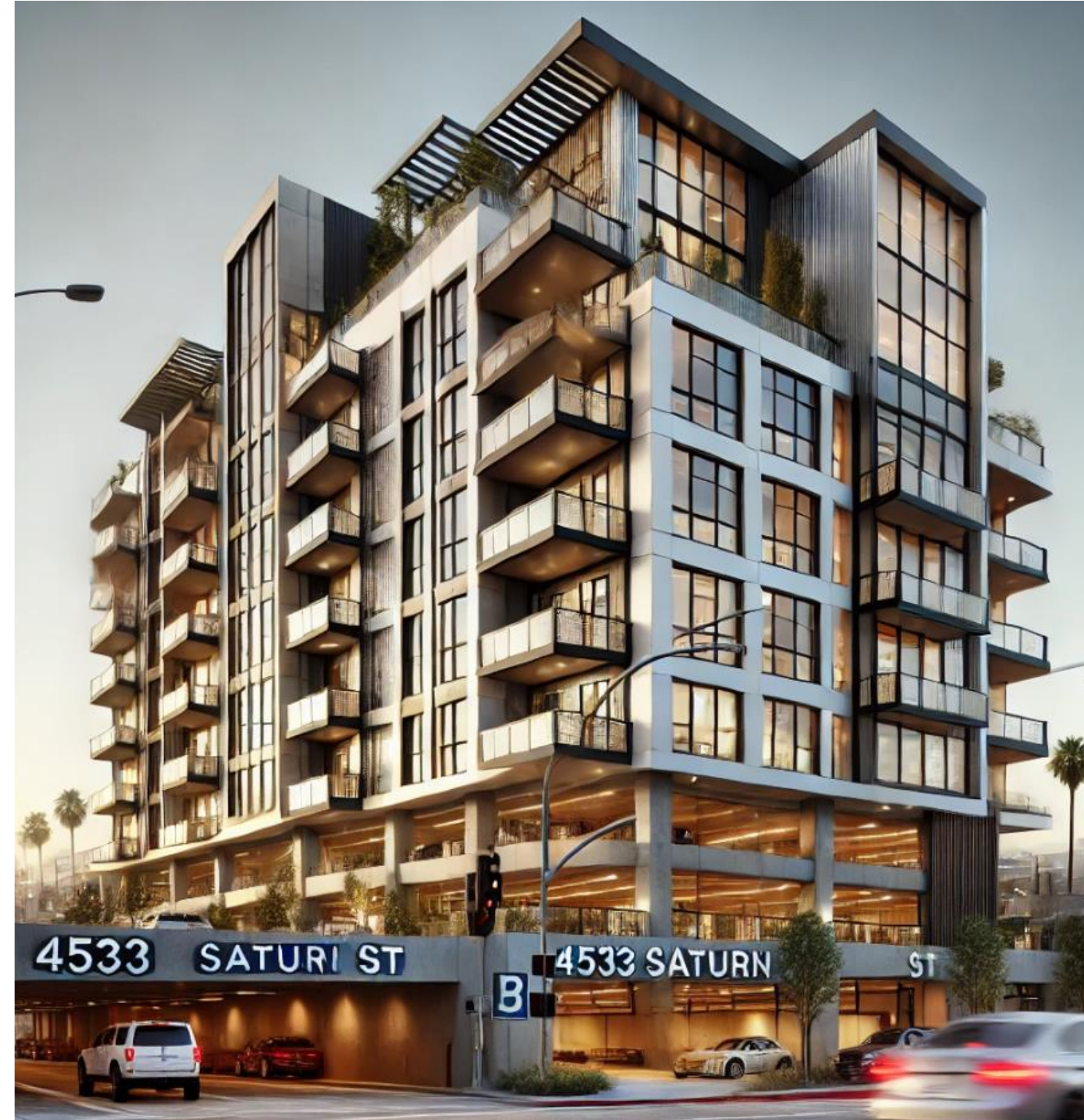


Potential Future Development

4-Story Residential Building

A proposed plan for a modern 4-story residential building with garage parking offers an excellent investment opportunity. The new development would maximize the property's potential, increasing rental income and property value.





Financial Overview

Rent Roll

Unit No.	Unit Type	Comments	Rent
1	3 Bedroom + 1.5 Bath	Occupied	\$3,700
2	2 Bedroom + 1 Bath	Occupied	\$1,200
3	1 Bedroom + 1 Bath	Occupied	\$1,490
4	2 Bedroom + 2 Bath Proposed	Proposed ADU	\$2,500
5	1 Bedroom + 1 Bath Proposed	Proposed ADU	\$1,500
Total Monthly Rent			\$10,390

Financial Overview

Income & Expenses

Annual Income	Current	Pro Forma
Gross Potential Income	\$78,000	\$108,000
Expense	\$4,800	\$7,200
EBITDA	\$73,200	\$100,800

ROI (Cash on Cash) | 5.22% | 7.2%

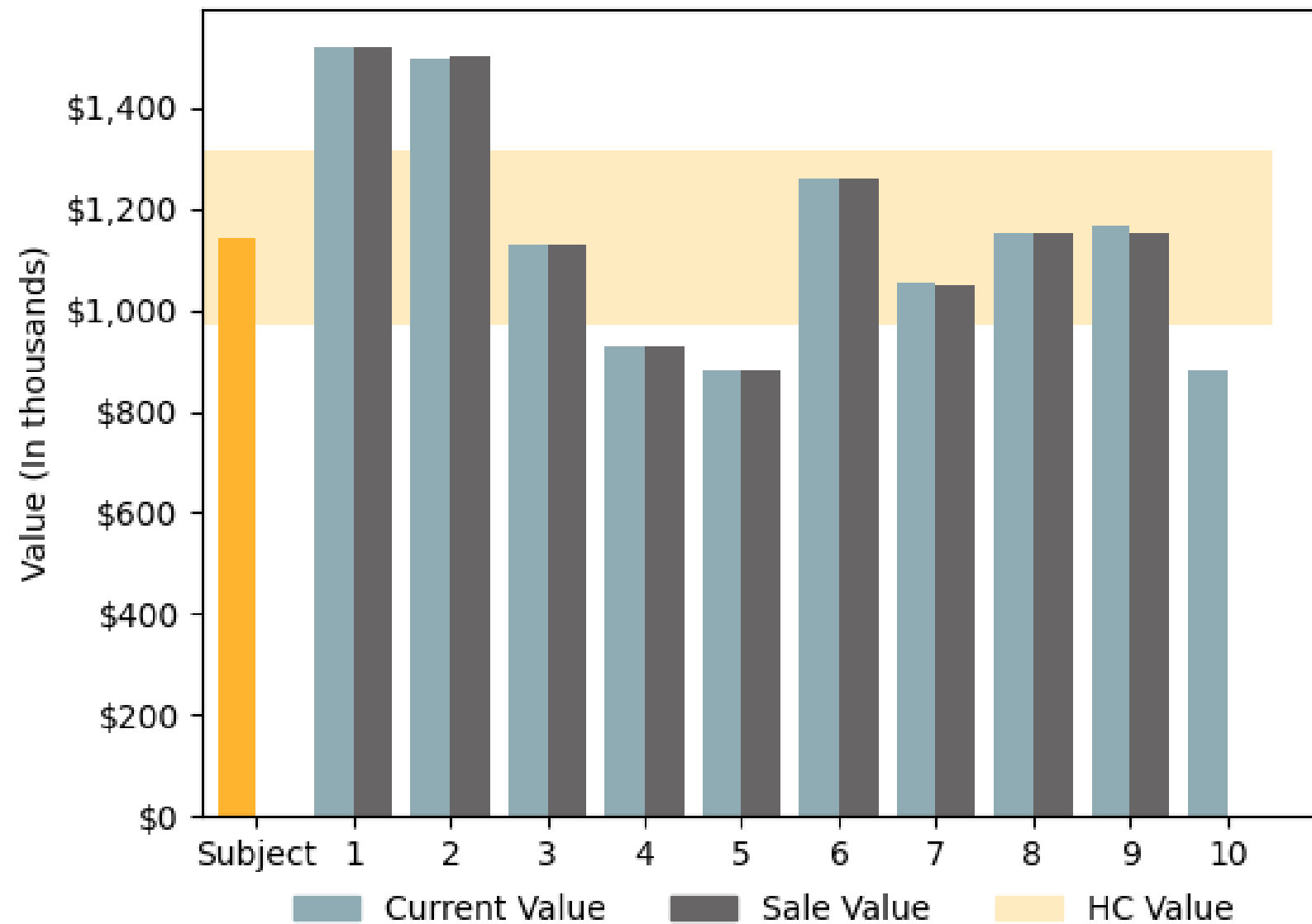
Equity Gain | End of Year 1 : \$70,000 | End of Year 2 : \$140,000

Unrealized Cash Over Cash ROI | Year 1 : 10% | Year 2 : 17.14% | Year 3 : 24%

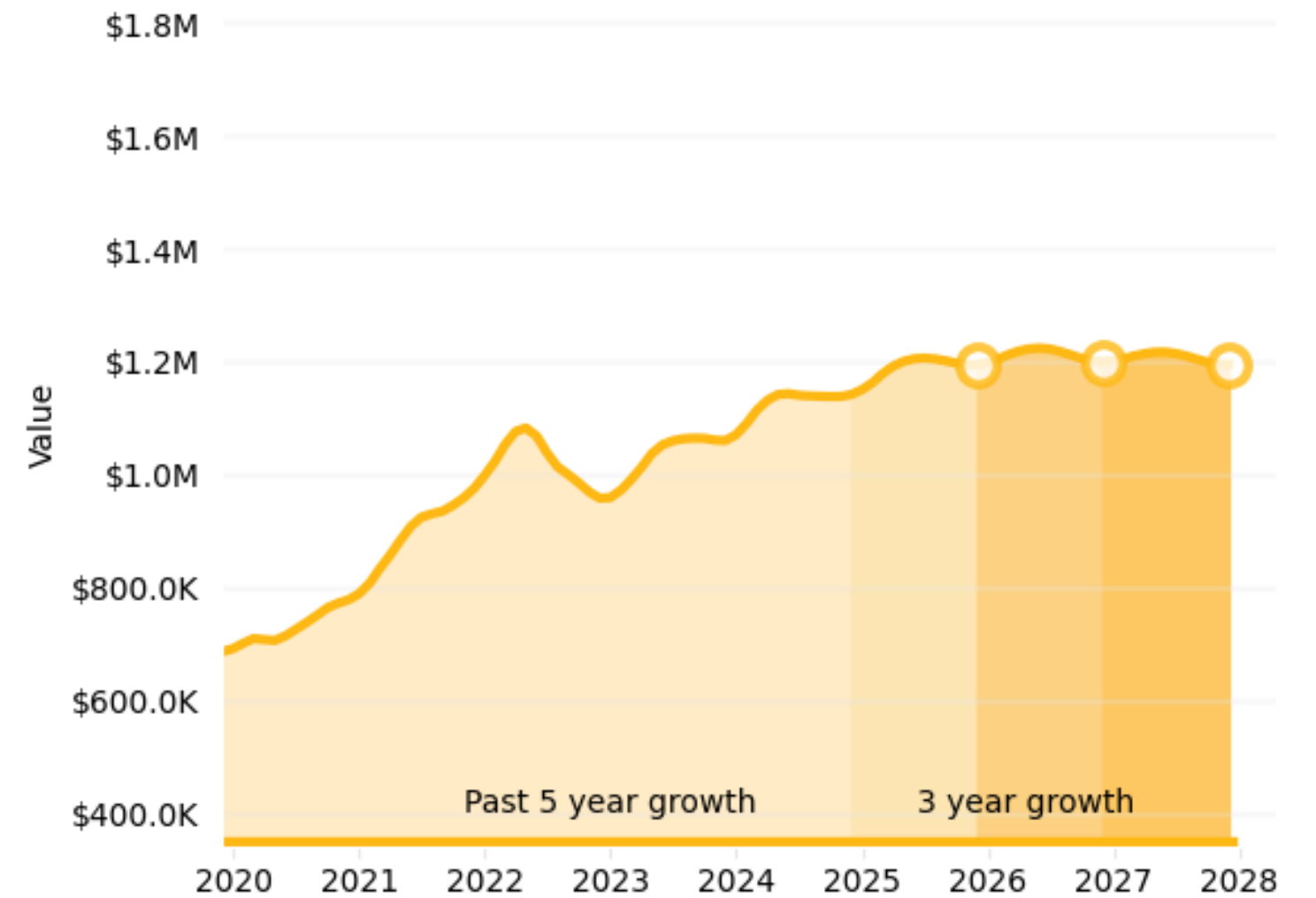
Economy Overview



Risk Level : Very Low



Recent Similar Comparable (Past 12 Months)




Value Forecast

Market Overview

4533 Saturn St is located in the heart of Los Angeles, offering residents easy access to a vibrant community filled with amenities



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Market Overview



Population

2022

3.88 M

Median Age

36.5 Year



Income

Median Household Income

\$76,244

↑ **9.27%**

1 year Growth



Employment

city supports approximately

4.7 M





Business

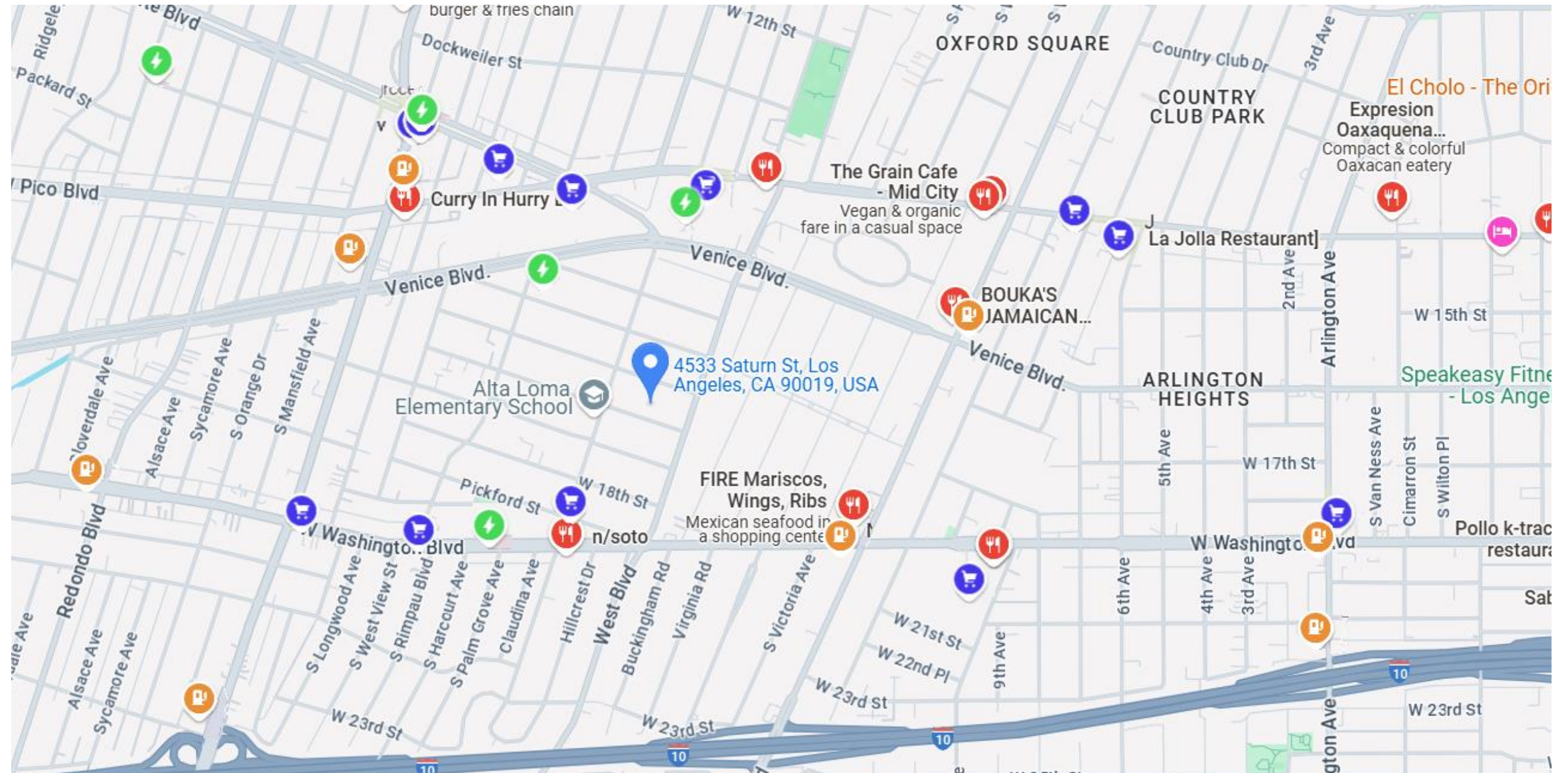
244,000

Within the City of Los Angeles, the Office of Finance maintains a monthly updated list of active businesses registered with the city.

Market Overview

Grocery, Gas Station, EV Charging, and Restaurant—everything you need, all within easy reach.

-  Restaurant
-  Gas Station
-  Grocery
-  EV Charging



Market Overview



Hollywood Walk of Fame



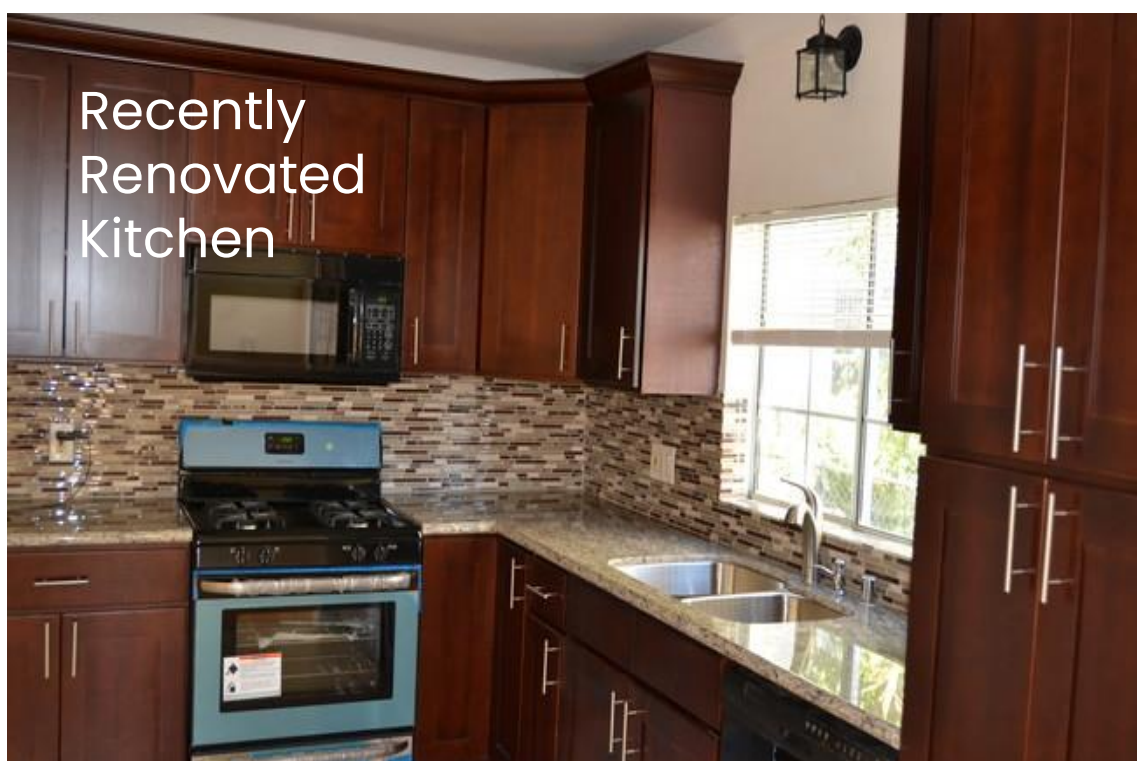
Santa Monica



Beverly Center



Spacious and Inviting Rooms



Recently Renovated Kitchen



Elegant, modern Flooring



Notice to Purchasers

Agency

Real estate brokers and their agents play a crucial role in transactions, guided by both legal requirements and established practices:

- Brokers and agents can represent any party in a real estate deal.
- Unless agreed otherwise, brokers typically represent the listing broker and seller, while buyers are considered customers.
- The broker and their agents owe clients duties of disclosure, loyalty, and faithfulness, while treating all parties fairly.
- Even when representing the seller, brokers can provide information to buyers, show properties, and assist in making offers.
- Brokers must accurately answer customer questions, disclose material property information, and promptly share all offers with both customers and clients.

Alex Tank Real Estate Investment is the listing broker for the property submitted in this informational brochure. They represent the seller and will be paid a commission by the seller.

DISCLAIMER: This report's information is based on data available at publication. Alex Tank Real Estate Investment and its owners do not guarantee its accuracy. Purchasers should rely on their own financial projections. Financial statements may contain errors, omissions, or changes. Alex Tank Real Estate Investment makes no claims about the property's condition; buyers should conduct their own inspections. Information is subject to prior sale or withdrawal without notice. For questions, please consult the broker or seek professional advice.