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TAKSA
INVESTMENT GROUP

REMAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

OFFERING MEMORANDUM

311 S NEW HAMPSHIRE AVE

Los Angeles, CA 90020

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Offering Summary

Jonathan Taksa of the Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to present 311 S New Hampshire Avenue, a rare opportunity to acquire a well-maintained 16-unit apartment building located in the heart of Los Angeles' dynamic Koreatown submarket. Built in 1989, the property benefits from exemption to the City of Los Angeles Rent Stabilization Ordinance, providing investors with operational flexibility and the ability to capture substantial rental upside. The property is subject only to AB 1482, allowing for continued rent growth aligned with market performance.

Situated on a desirable residential street just moments from Koreatown's premier dining, retail, and employment centers, 311 S New Hampshire Avenue offers an exceptional unit mix consisting of eight one-bedroom, one-bath units and eight two-bedroom, two-bath units. This balanced configuration appeals to a broad tenant base, including young professionals, couples, and families seeking quality housing in one of Los Angeles' most vibrant urban neighborhoods.

The property has been professionally managed and features desirable amenities including secured subterranean parking and an on-site laundry facility, enhancing tenant convenience while providing additional income potential. With strong in-place income and meaningful rental upside potential, investors are presented with the opportunity to increase cash flow and long-term asset value through strategic management and interior upgrades.

311 S New Hampshire Avenue represents a rare opportunity to acquire a newer-vintage multifamily asset in Koreatown, one of Los Angeles' strongest and most supply-constrained rental markets. The combination of its favorable vintage, ideal unit mix, prime location, and upside potential positions the property as an exceptional long-term investment.

Price \$3,925,000

of Units 16

Year Built 1989

Building Size 11,792 SQFT

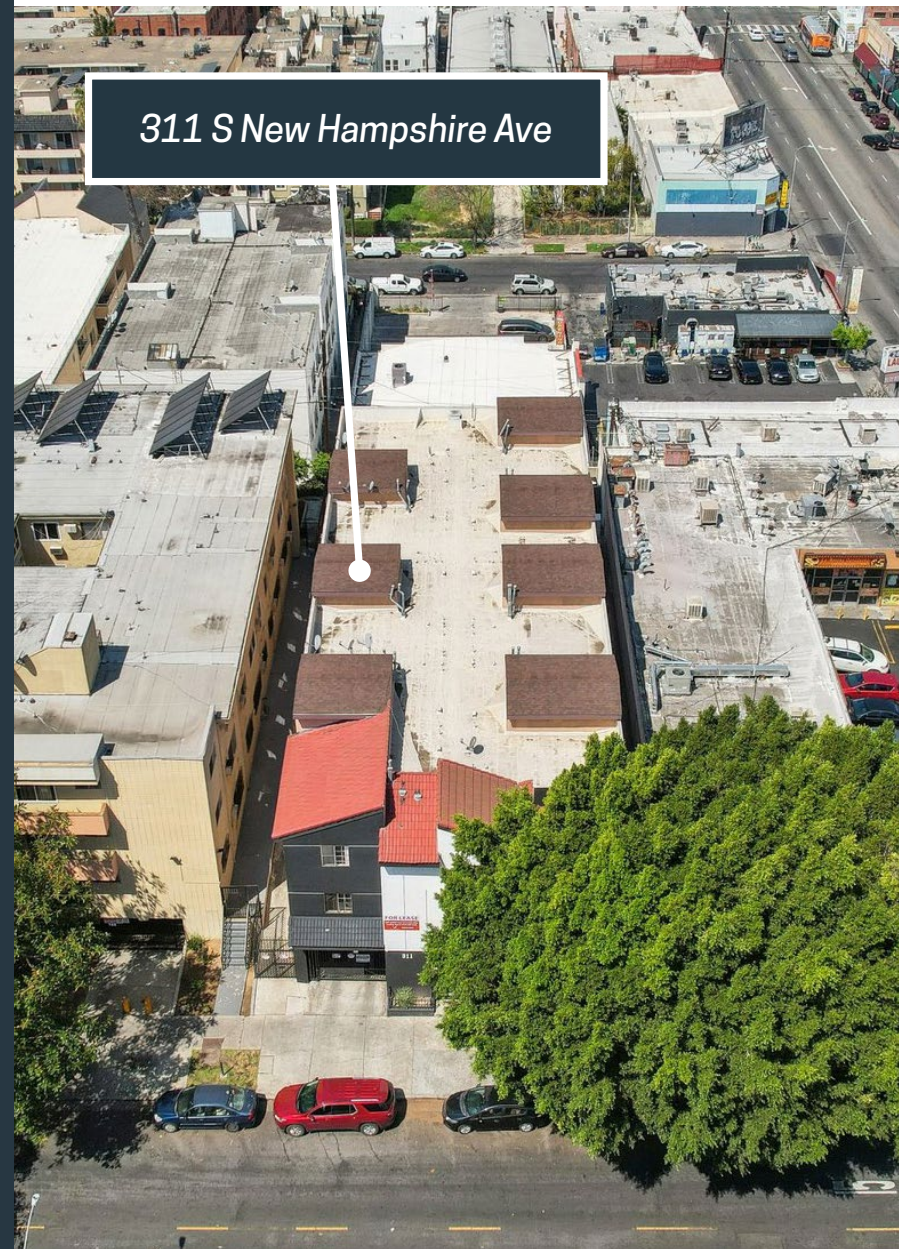
Lot Size 9,015 SQFT

CAP Rate 6.98%

GRM 9.02

Price/Unit \$245,313

Price/SQFT \$332.85



Property & Investment Highlights

Rare 1989 Construction - Exempt from LA City Rent Control

- Built in 1989, the property is exempt from the Los Angeles Rent Stabilization Ordinance, providing significant operational flexibility and allowing ownership to increase rents in accordance with market conditions (subject to AB 1482).

Strong Rental Upside Potential

- Current rents present a compelling opportunity for investors to increase income through strategic unit renovations and repositioning to capture full market rental potential.

Ideal Unit Mix

- The property features a highly desirable and balanced unit mix of:
 - 8 One-Bedroom / One-Bathroom units
 - 8 Two-Bedroom / Two-Bathroom units
- This configuration appeals to a wide tenant demographic and maximizes long-term occupancy stability.

Prime Koreatown Location

- Located in the heart of Koreatown, one of Los Angeles' most dynamic rental markets, the property benefits from proximity to major employment centers, transit, dining, retail, and entertainment.

Subterranean Parking

- Secured subterranean parking provides tenants with convenience and security, a highly valued amenity in dense urban environments.

On-Site Laundry Facility

- The building includes an on-site laundry facility, offering additional income potential and tenant convenience.

Professionally Managed Asset

- The property has been professionally managed, ensuring operational efficiency and ease of ownership transition.

Strong Long-Term Investment Fundamentals

- Koreatown continues to experience strong rental demand driven by its central location, vibrant lifestyle amenities, and proximity to major employment hubs.

Transportation in 90020

Walker's Paradise 95/100

Excellent Transit 77/100

Bikeable 68/100





311 S New Hampshire Ave



311 S New Hampshire Ave























Property Summary

311 S New Hampshire Ave

Price	\$3,925,000
# of Units	16
Unit Mix	(8) 2+2, (8) 1+1
Year Built	1989
Lot Size	9,015 SQFT
Building Size	11,792 SQFT
Zoning	LA-C2
Construction	Wood Frame

Roof Type	Flat
Parking	Subterranean Garage
Ownership	Fee Simple
Price/Unit	\$245,313
Price/SQFT	\$332.85
Assessor's Parcel #	5502-007-014
Cross Streets	Near 3rd St & S New Hampshire Ave

Rent Roll

311 S New Hampshire Ave

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
101	Occupied	2+2	850	\$2,343	\$2.76	\$2,575	\$3.03	\$232	11/1/14
102	Occupied	1+1	600	\$1,454	\$2.42	\$1,995	\$3.33	\$541	7/5/12
103	Occupied	1+1	600	\$1,575	\$2.63	\$1,995	\$3.33	\$420	10/1/10
104	Occupied	2+2	850	\$2,343	\$2.76	\$2,575	\$3.03	\$232	8/1/16
105	Occupied	2+2	850	\$2,334	\$2.75	\$2,575	\$3.03	\$241	9/1/14
106	Occupied	2+2	850	\$2,181	\$2.57	\$2,575	\$3.03	\$394	9/1/08
107	Occupied	1+1	600	\$1,454	\$2.42	\$1,995	\$3.33	\$541	9/1/09
108	Occupied	1+1	600	\$1,575	\$2.63	\$1,995	\$3.33	\$420	1/1/10
201	Vacant **	2+2	850	\$2,575	\$3.03	\$2,575	\$3.03	\$0	--
202 *	Occupied	1+1	600	\$1,975	\$3.29	\$1,995	\$3.33	\$20	5/20/25
203	Occupied	1+1	600	\$1,616	\$2.69	\$1,995	\$3.33	\$379	9/1/17
204	Vacant ***	2+2	850	\$2,575	\$3.03	\$2,575	\$3.03	\$0	--
205	Occupied	2+2	850	\$2,500	\$2.94	\$2,575	\$3.03	\$75	1/1/24
206	Occupied	2+2	850	\$2,205	\$2.59	\$2,575	\$3.03	\$370	3/1/10
207	Occupied	1+1	600	\$1,616	\$2.69	\$1,995	\$3.33	\$379	7/1/16
208	Occupied	1+1	600	\$1,998	\$3.33	\$1,995	\$3.33	(\$3)	3/29/25
Units	Occupied	OCC%	Approx. SQFT	Current Rent	Avg. Total Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease	
16	14	88%	11,600	\$32,317	\$2.79	\$36,560	\$3.15	\$4,243	

* Property key holder

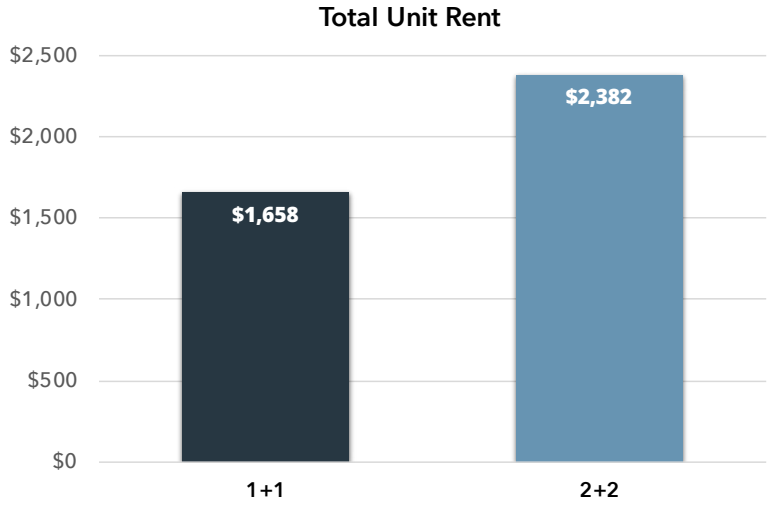
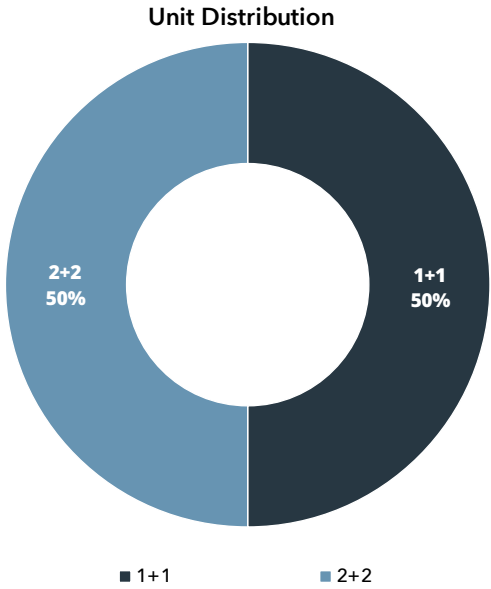
** Unit 201 is vacant as of 6/30/26

*** Unit 204 is vacant as of 5/31/26

Rent Roll Summary

311 S New Hampshire Ave

Unit Type	# of Units	Avg. SQFT	Scheduled			Potential	
			Rental Range	Avg. Rent	Monthly Income	Avg. Rent	Monthly Income
1+1	8	600	\$1,454 - \$1,998	\$1,658	\$13,263	\$1,995	\$15,960
2+2	8	850	\$2,181 - \$2,575	\$2,382	\$19,055	\$2,575	\$20,600
Totals/Weighted Averages	16	725		\$2,020	\$32,317	\$2,285	\$36,560
Gross Annualized Rents					\$387,807	\$438,720	



Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

Operating Data

311 S New Hampshire Ave

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	\$387,807	\$24,238	\$438,720	\$27,420
Laundry Income	\$3,000	\$188	\$3,000	\$188
Parking Income	\$21,720	\$1,358	\$21,720	\$1,358
RUBS Income	\$22,800	\$1,425	\$22,800	\$1,425
Gross Potential Income	\$435,327	\$27,208	\$486,240	\$30,390
Less Vacancy (3%)	(\$11,634)	(\$727)	(\$13,162)	(\$823)
Effective Gross Income	\$423,693	\$26,481	\$473,078	\$29,567
Estimated Expenses	Current	Per Unit	Pro Forma	Per Unit
Taxes (1.18738%)	\$46,605	\$2,913	\$46,605	\$2,913
Off-Site Management (4%)	\$15,512	\$970	\$17,549	\$1,097
On-Site Manager *	\$4,800	\$300	\$4,800	\$300
Insurance	\$17,688	\$1,106	\$17,688	\$1,106
Repairs & Maintenance	\$25,737	\$1,609	\$25,737	\$1,609
Utilities **	\$16,000	\$1,000	\$16,000	\$1,000
Contract Services (Landscaping, Pest Control)	\$7,033	\$440	\$7,033	\$440
Trash	\$13,718	\$857	\$13,718	\$857
Miscellaneous	\$2,500	\$156	\$2,500	\$156
Total Estimated Expenses	\$149,593	\$9,350	\$151,630	\$9,477
Expenses per SQFT	\$12.69		\$12.86	
Expenses per Unit	\$9,350		\$9,477	
% of Gross Income	38.57%		34.56%	
Net Operating Income	\$274,100	\$17,131	\$321,449	\$20,091

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

* Assumes key holder at \$400/month

** Assumes industry standard of \$1,000/unit/year

Financial Summary

311 S New Hampshire Ave

Building Data

# of Units	16
Year Built	1989
Year Renovated	N/A
Lot Size (SQFT)	9,015
Building Size (SQFT)	11,792
APN	5502-007-014
Parking	Subterranean Garage

Financial Indicators

Price	\$3,925,000
Down, 100%	\$3,925,000
Current CAP	6.98%
Market CAP	8.19%
Price/Unit	\$245,313
Price/Gross SQFT	\$332.85
Current GRM	9.02
Market GRM	8.07
Ownership	Fee Simple

Income Analysis

	Current	Market
Gross Potential Income	\$387,807	\$438,720
Less: Vacancy	(\$11,634)	(\$13,162)
Less: Non-Revenue Units	\$0	\$0
Less: Bad Debt	\$0	\$0
Less: Concession Loss	\$0	\$0
Total Rental Income	\$376,173	\$425,558
Laundry Income	\$3,000	\$3,000
Parking Income	\$21,720	\$21,720
RUBS Income	\$22,800	\$22,800
Effective Gross Income	\$423,693	\$473,078
Less: Expenses	\$149,593	\$151,630
Net Operating Income	\$274,100	\$321,449
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$274,100	\$321,449

Expense Summary

	Current	Market
Taxes	\$46,605	\$46,605
Off-Site Management	\$15,512	\$17,549
On-Site Manager	\$4,800	\$4,800
Insurance	\$17,688	\$17,688
Repairs & Maintenance	\$25,737	\$25,737
Utilities	\$16,000	\$16,000
Contract Services	\$7,033	\$7,033
Trash	\$13,718	\$13,718
Miscellaneous	\$2,500	\$2,500
Total Expenses	\$149,593	\$151,630

Financial Summary

311 S New Hampshire Ave

Unit Mix			Current				Market (Renovated)				Loss-to-Lease
Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	
1+1	8	600	\$1,454 - \$1,998	\$1,658	\$2.76	\$13,263	\$1,995	\$1,995	\$3.33	\$15,960	\$2,697
2+2	8	850	\$2,181 - \$2,575	\$2,382	\$2.80	\$19,055	\$2,575	\$2,575	\$3.03	\$20,600	\$1,545
Totals/ Weighted Avg.	16	725		\$2,020	\$2.79	\$32,317		\$2,285	\$3.15	\$36,560	\$4,243
Annual Current:						\$387,807	Annual Market:				\$438,720



Koreatown

Koreatown stands as one of Los Angeles' most densely populated and economically vibrant neighborhoods, centrally located just minutes from Downtown Los Angeles, Hollywood, Silver Lake, and West Los Angeles. Renowned for its world-class dining, nightlife, and cultural amenities, Koreatown continues to attract a diverse and growing population of young professionals and urban renters.

The neighborhood benefits from exceptional connectivity, with convenient access to major transportation corridors including Wilshire Boulevard, Olympic Boulevard, and the 10 and 110 Freeways. Additionally, multiple Metro rail lines and bus routes provide seamless access to Downtown Los Angeles and surrounding employment hubs.

Koreatown's ongoing revitalization and strong rental demand have solidified its reputation as one of Los Angeles' premier multifamily investment markets. Continued population growth, limited new supply relative to demand, and its central location contribute to sustained rent growth and long-term investment stability.



Demographics (90020)



Population
38,400



Square Miles
1



Population Density
32,477 people/sq. mile



Total Households
16,808



Average Adjusted Gross Income
\$1,232,410



Unemployment Rate
6.1%

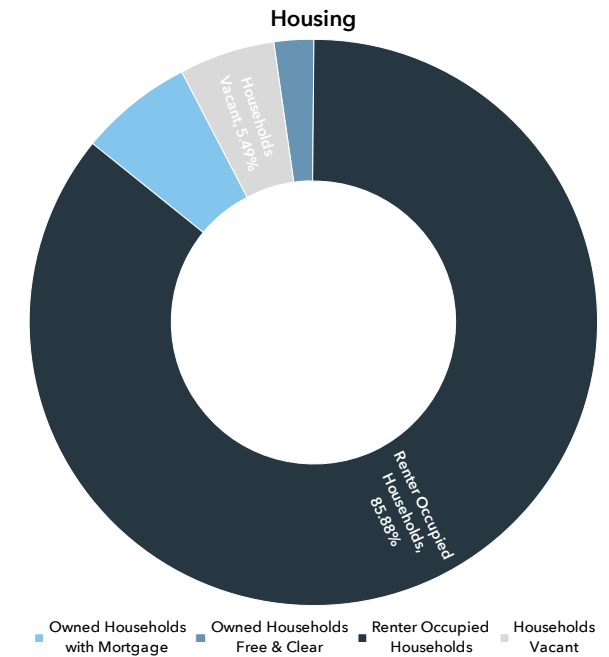
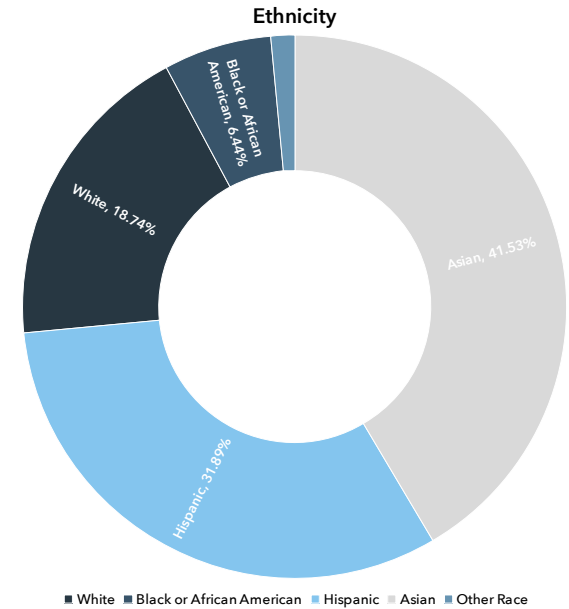


Median Household Income
\$51,013



% High Income Households
2.6%

**All information gathered from the most recent United States Census data*



Los Angeles County Overview



Population
10,014,009



**Median Household
Income**
\$83,411



Housing Units
3,591,981



**Renter-Occupied
Housing Units**
50.3%



Square Miles
4,084



Median Rent
\$1,666



Cities
88



**Unemployment
Rate**
6.1%

Source: data.lacounty.gov

Top Employers in the County

Employer	Number of Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California (Non-Education)	33,900
University of Southern California	21,000
Northrop Grumman Corp.	16,600
Amazon	16,200
Providence Health & Services	15,900
Target Corp.	15,000
Kroger Co.	14,900
Cedars-Sinai Medical Center	14,900
Walt Disney Co.	13,000
LA County Metropolitan Transportation	12,900
Allied Universal	12,800
NBCUniversal	12,000
Long Beach Unified School District	11,900

Source: laalmanac.com





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