



16 Unit Multifamily Investment
Offering Memorandum

THE JAMES GROUP
www.JamesGroupRE.com

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THE **JAMES** GROUP

TABLE OF CONTENTS

04

Executive Summary

08

Property Description

14

Financial Summary

23

Market Overview



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THE **JAMES** GROUP



Section 01

Executive Summary

EXECUTIVE SUMMARY

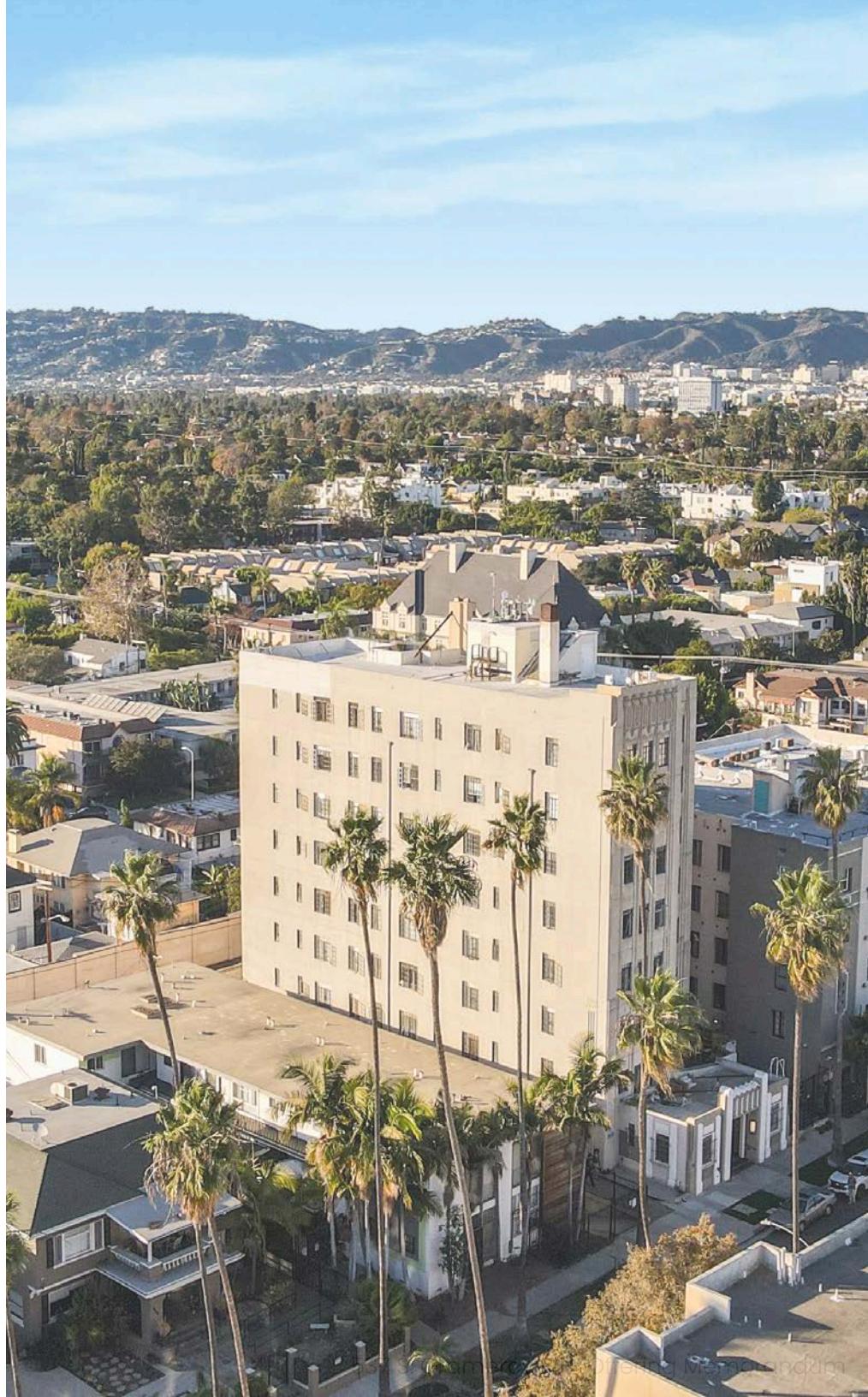
537 S. Gramercy Pl. is a 16 unit apartment building located in Prime Koreatown two blocks from the Wilshire /Western intersection.

The James Group is proud to present 537 S. Gramercy Place, a well-located 16-unit multifamily investment opportunity in the heart of Koreatown, one of Los Angeles' most supply-constrained and high-demand rental submarkets. The property is ideally situated just two blocks from Wilshire Boulevard, offering tenants walkable access to neighborhood retail, dining, and daily amenities. The Wilshire/Western Metro station is located just three blocks away, providing convenient connectivity to Downtown Los Angeles, Hollywood, and the Westside.

Constructed in 1959, the wood-frame stucco property spans approximately 8,720 square feet on an 8,406-square-foot lot with an efficient average unit size of 545 square feet. Building amenities include 16 on-site parking spaces, secured intercom entry, on-site laundry, and a completed soft-story seismic retrofit. Utilities are separately metered for gas and electricity, supporting operational efficiency.

From an investment perspective, the property offers approximately 27% upside in rents, presenting a compelling value-add opportunity. Offered at attractive in-place pricing with favorable financing options, 537 S. Gramercy Place is positioned within a proven high-occupancy market with strong and consistent rental demand.

- Prime Koreatown Location (2 blocks from Wilshire/Western)
- Efficient unit mix of (7) Studios and (9) One bedroom units..
- Future D Line Expansion 30 minute commute to UCLA



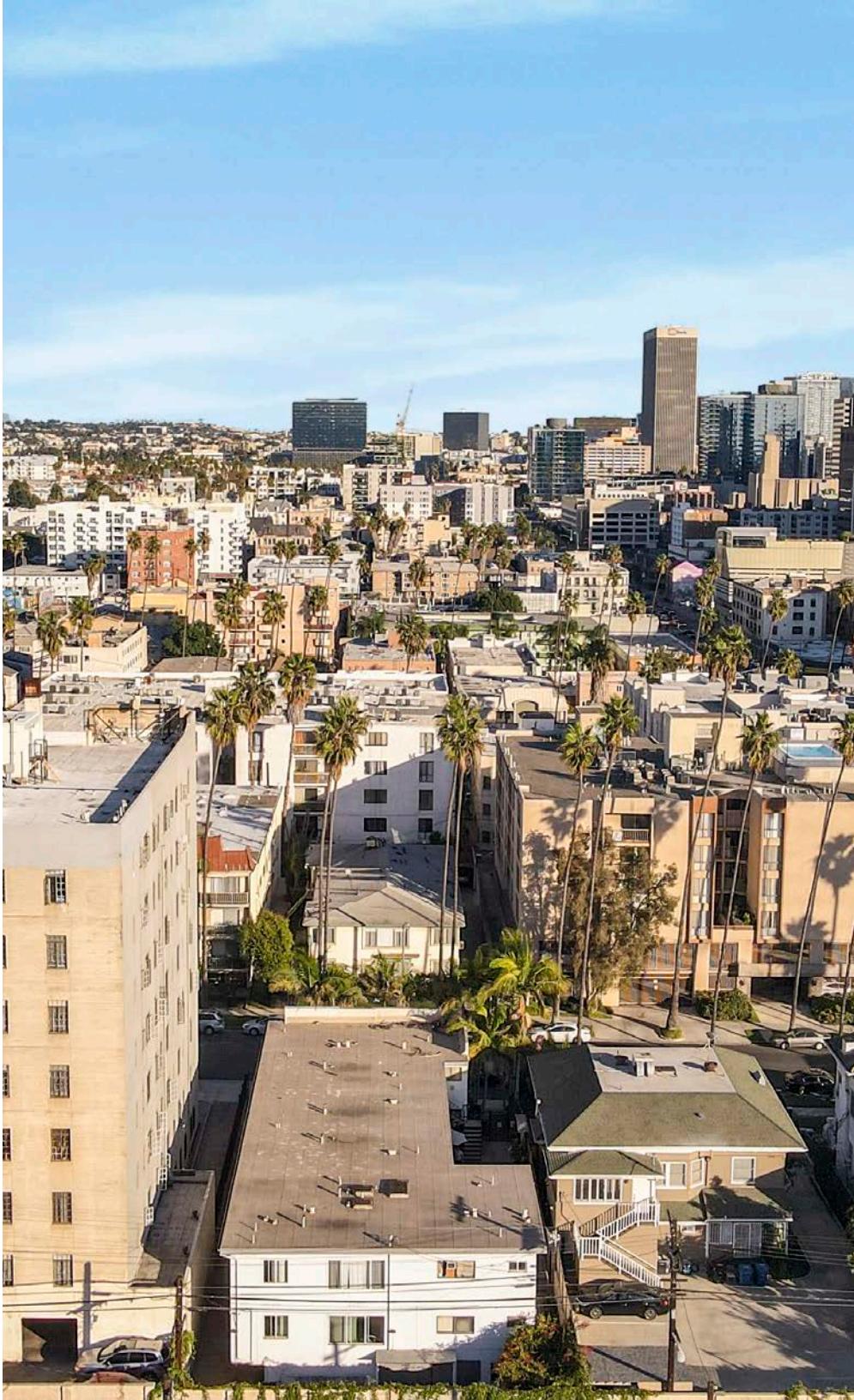
INVESTMENT SUMMARY

PRICING SUMMARY

Price	\$3,400,000
Price / Unit	\$212,500
Price / SF	\$389
Cap Rate	5.12%
Market Cap Rate	7.38%
GIM	11.29
Market GIM	8.87

PROPERTY SUMMARY

Address	537 S. Gramercy Pl.
APN	5504-026-004
Year Built	1959
No. of Units	16
Square Feet	8,720
Average Unit SF	545
Lot Size	8,406
Parking	16 Spaces
Zoning	LAR4
Utilities	Separately Metered
Construction	Wood Frame Stucco

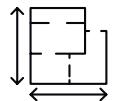


INVESTMENT HIGHLIGHTS



Prime Koreatown Location

The property is located in **Prime Koreatown**, two blocks from the Wilshire Blvd / Western Ave intersection..



Efficient Unit Mix

The sixteen units consists of (7) One Bedroom and (9) Studio Units.



Upside Potential

Current rents are below market leaving approximately \$125,000 in additional upside. Current rents are approximately \$1.85/sf. There is approximately **27% upside in rents**.



Subterranean Parking

The property offers secured remote **on-site parking** enough to fit 16 vehicles.



D Line Expansion

The property is located along **LA Metro's D Line** (Purple Line), which has plans to expand Westward towards with completion to UCLA by 2027.



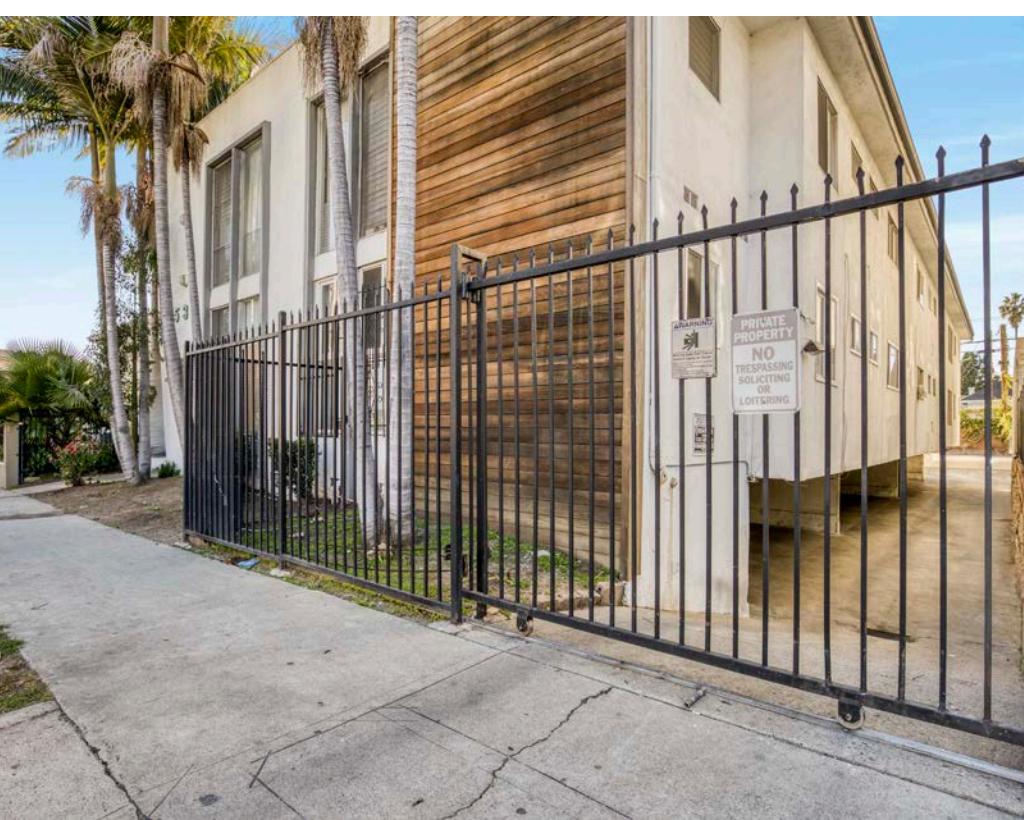


Section 2

Property Description

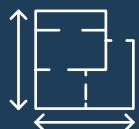
PROPERTY OVERVIEW

Property Address	537 S. Gramercy Pl, Los Angeles, CA 90020
Year Built	1959
Building SF	8,720
Lot Area SF	8,406
APN	5504-026-004
Zoning	LAR4
No. of Units	16
Unit Mix	(7) 1 Bed / 1 Bath (9) Studio / 1 Bath
Parking	16 Subterranean Spaces
Construction	Wood-Frame Stucco
Utilities	Individually Metered
Occupancy	100%



537 S. Gramercy Place is a well-located multifamily investment opportunity situated in the heart of Mid-Wilshire / Koreatown, one of Los Angeles' most supply-constrained rental submarkets. The property consists of 16 units totaling 8,720 building square feet on an 8,406 square foot lot. Built in 1959, the asset features wood-frame stucco construction and is located on a quiet residential street with convenient access to major employment centers, transit lines, and neighborhood retail.

The property offers a strong unit mix of seven (7) one-bedroom / one-bath units and nine (9) studio units, supporting consistent rental demand. The building is 100% occupied, individually metered for utilities, and includes 16 secured subterranean parking spaces. Both the main entrance and parking garage are secured with an intercom system and remote-controlled parking gate, enhancing tenant safety and appeal. Additionally, the soft-story seismic retrofit has been completed, removing a major capital expenditure item for a new owner. The property has been well maintained by current ownership and features on-site laundry for tenant convenience. A new investor has the opportunity to further improve select units and capitalize on rental upside in a proven, high-barrier-to-entry Los Angeles rental market.



(7) 1 Bed / 1 Bath
(9) Studio / 1 Bath



16
Units



1959
Year Built

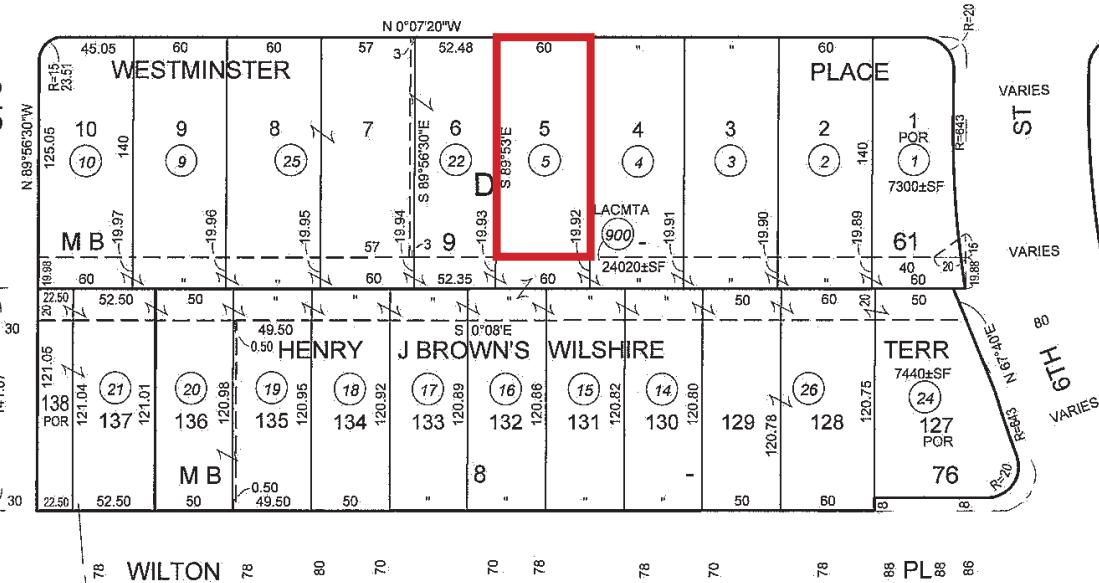
PARCEL MAP

MAPPING AND GIS
SERVICES
SCALE 1" = 80'

PG
29

70 GRAMERCY

PL 70



HENRY J BROWN'S
WILSHIRE TERR RESUB
MB 10-11

PG
19

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PROPERTY PHOTOS



AERIAL PHOTOS



537
SOUTH
GRAMERCY
PLACE

AERIAL PHOTOS





Section 3

Financial Summary

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Pro Forma Monthly	PF Rent/SF
1	Studio, 1 Bath	725	\$1,600	\$2.21	\$1,800	\$2.48
2	Studio, 1 Bath	725	\$1,800	\$2.48	\$1,800	\$2.48
3	1 Bed, 1 Bath	725	\$1,800	\$2.48	\$2,250	\$3.10
4	1 Bed, 1 Bath	725	\$2,000	\$2.76	\$2,250	\$3.10
5	1 Bed, 1 Bath	725	\$2,200	\$3.03	\$2,250	\$3.10
6	Studio, 1 Bath	725	\$600	\$0.83	\$1,800	\$2.48
7	1 Bed, 1 Bath	725	\$1,183	\$1.63	\$2,250	\$3.10
8	Studio, 1 Bath	725	\$1,568	\$2.16	\$1,800	\$2.48
9	Studio, 1 Bath	725	\$923	\$1.27	\$1,800	\$2.48
10	Studio, 1 Bath	725	\$894	\$1.23	\$1,800	\$2.48
11	1 Bed, 1 Bath	725	\$2,100	\$2.90	\$2,250	\$3.10
12	1 Bed, 1 Bath	725	\$1,848	\$2.55	\$2,250	\$3.10
13	Studio, 1 Bath	725	\$1,205	\$1.66	\$1,800	\$2.48
14	Studio, 1 Bath	725	\$1,700	\$2.34	\$1,800	\$2.48
15	1 Bed, 1 Bath	725	\$2,000	\$2.76	\$2,250	\$3.10
16	Studio, 1 Bath	725	\$1,664	\$2.30	\$1,800	\$2.48
TOTAL		11,600	\$25,086		\$31,950	

FINANCIAL SUMMARY

Price

\$3,400,000

Down (38%) \$1,292,000

Price/Unit \$212,500

Price/SF \$389.91

Cap Rate 5.12%

Proforma Cap Rate 7.38%

GRM 11.29

Proforma GRM 8.87

Street 537 S. Gramercy Pl

City Los Angeles

State CA

Zip 90020

No. of Units 16

Building Sq. Ft. 8,720

Lot Size 8,406

Zoning LAR4

APN 5504-026-004

Year Built 1959

Loan Amount \$2,108,000

Interest Rate 5.65%

Monthly Payment (\$12,168.13)

Loan-to-Value 62%

Debt Cover Ratio 1.19

Term 5 Year Fixed

INCOME

		Current	Proforma
Base Rental Income		\$301,027	\$383,400
Additional Income		\$797	\$797
Gross Potential Income		\$301,824	\$384,197
Less Vacancy	3%	\$9,055	3% \$11,526
Effective Gross Income		\$292,769	\$372,671
Operating Expenses	41%	\$118,682	33% \$121,878
Net Operating Income		\$174,087	\$250,793
Debt Service		-\$146,018	-\$146,018
Pre-Tax Cash Flow	2.17%	\$28,070	8.11% \$104,776
Principal Reduction		-\$27,624	-\$27,624
Total Return Before Taxes	4.31%	\$55,694	10.25% \$132,399

EXPENSES

Taxes (1.25%)		\$42,500	\$42,500
Insurance (\$1.50/sq. ft.)		\$13,080	\$13,080
Utilities (Actual 2024)		\$21,006	\$21,006
Repairs & Maintenance (\$500/Unit)		\$8,000	\$8,000
Management Fee (4% of EGI)		\$11,711	\$14,907
Reserves (\$200/Unit)		\$3,200	\$3,200
On-site Manager		\$6,000	\$6,000
Trash (Actual 2024)		\$13,185	\$13,185
Operating Expenses		\$118,682	\$121,878
Total Expenses per Unit		\$7,418	\$7,617
Total Expenses per SF		\$13.61	\$13.98

RENT SUMMARY

Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
1 Bed, 1 Bath	7	\$1,876	\$13,131	\$2,250	\$15,750
Studio, 1 Bath	9	\$1,328	\$11,954	\$1,800	\$16,200

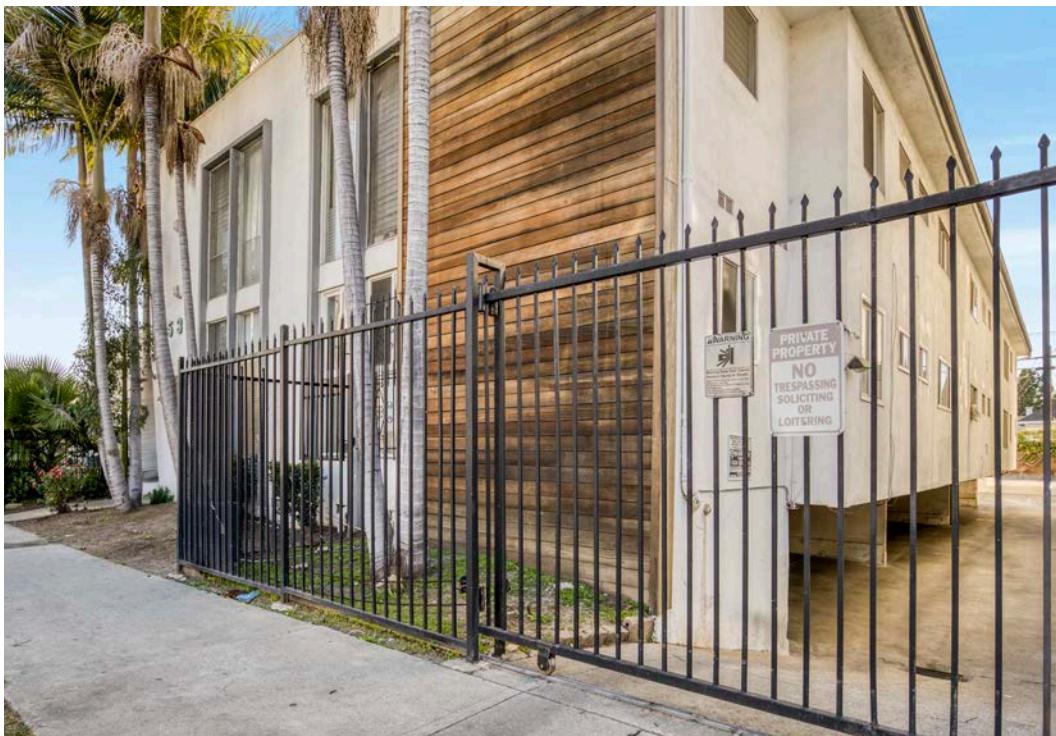
UNDERWRITING NOTES

INCOME

Income	Building is 100% occupied and market rent used in vacancy.
Vacancy	Vacancy Rate is 3% of Gross Rental Income.
Proforma	Market Rents based on Rent Analysis of Submarket Area.
Unit SF	Unit Square Footages are Estimated and assumed equal in size

EXPENSES

Property Tax Rate	Actual per Los Angeles Tax Assessor 1.199398%
Insurance	Estimated @ \$1.50/sf
Utilities	Actual 2024
Repairs & Maintenance	Estimated annually \$500 per unit
Management Fee	4.0% of Effective Gross Income.
Direct Assessments	Actual per Los Angeles Tax Assessor
Reserves	\$200 per unit
Trash	Actual 2024 Expense





Section 4

Market Overview

D LINE EXPANSION

Once fully complete, this nine-mile subway will connect Koreatown to Westwood in under 30 minutes—providing tenants fast access to major employment, medical, and educational hubs. The extension's westbound route delivers seamless access to Beverly Hills, Century City's business core, and UCLA's bustling campus. This makes the property especially attractive to students, medical staff, and professionals seeking reliable transit options without the gridlock of Wilshire Blvd or the 405.

Approximate Trip Time (from Wilshire/Western)

La Cienega: ~3 minutes

Century City: ~8–10 minutes

Westwood/UCLA & VA Campus: ~12–15 minutes

Phase 1 (Wilshire/Western to Wilshire/La Cienega)

Adds stops at La Brea, Fairfax, and La Cienega.

Expected completion: **Late 2025**

Phase 2 (La Cienega to Century City)

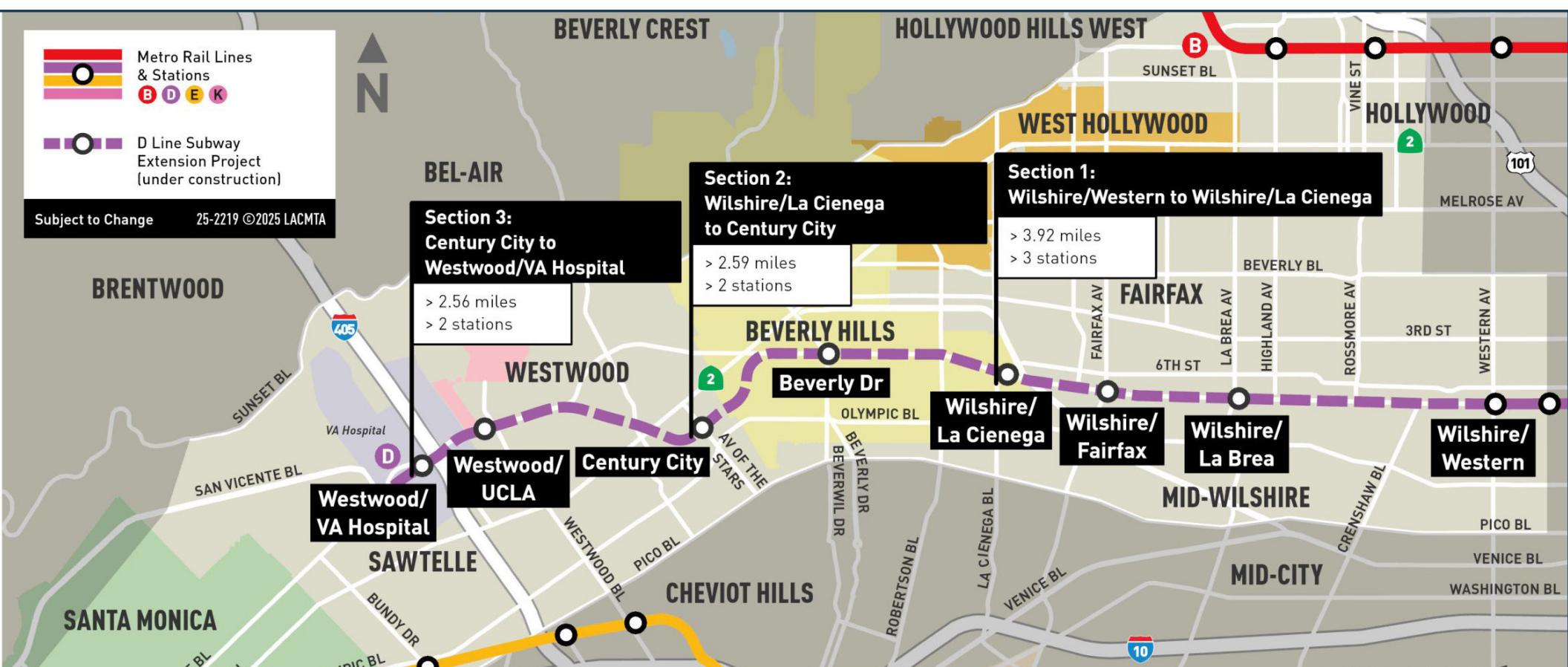
Adds stations at Beverly Drive and Century City.

Expected completion: **2026**

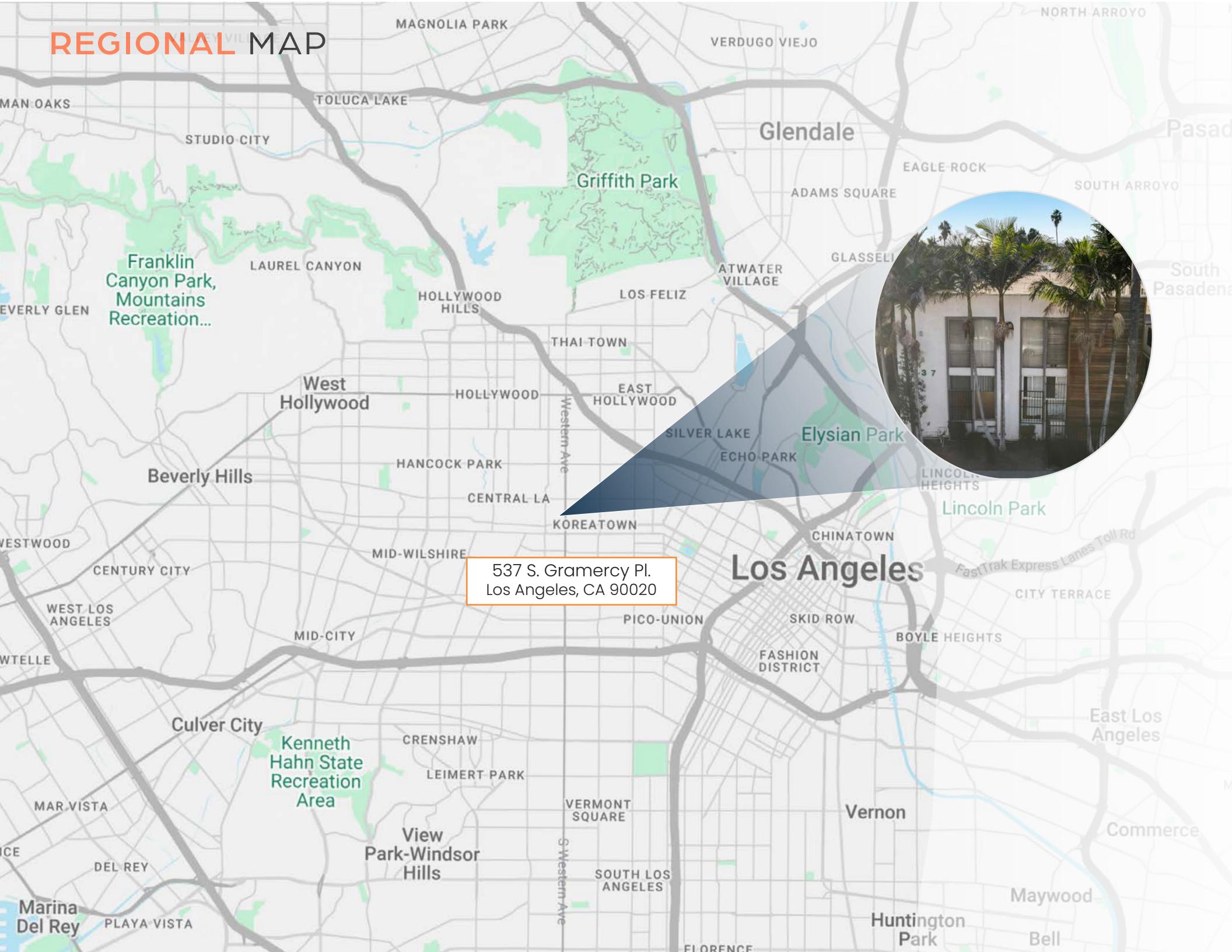
Phase 3 (Century City to Westwood/VA Hospital)

Includes UCLA, Westwood Village, and the VA Medical Center.

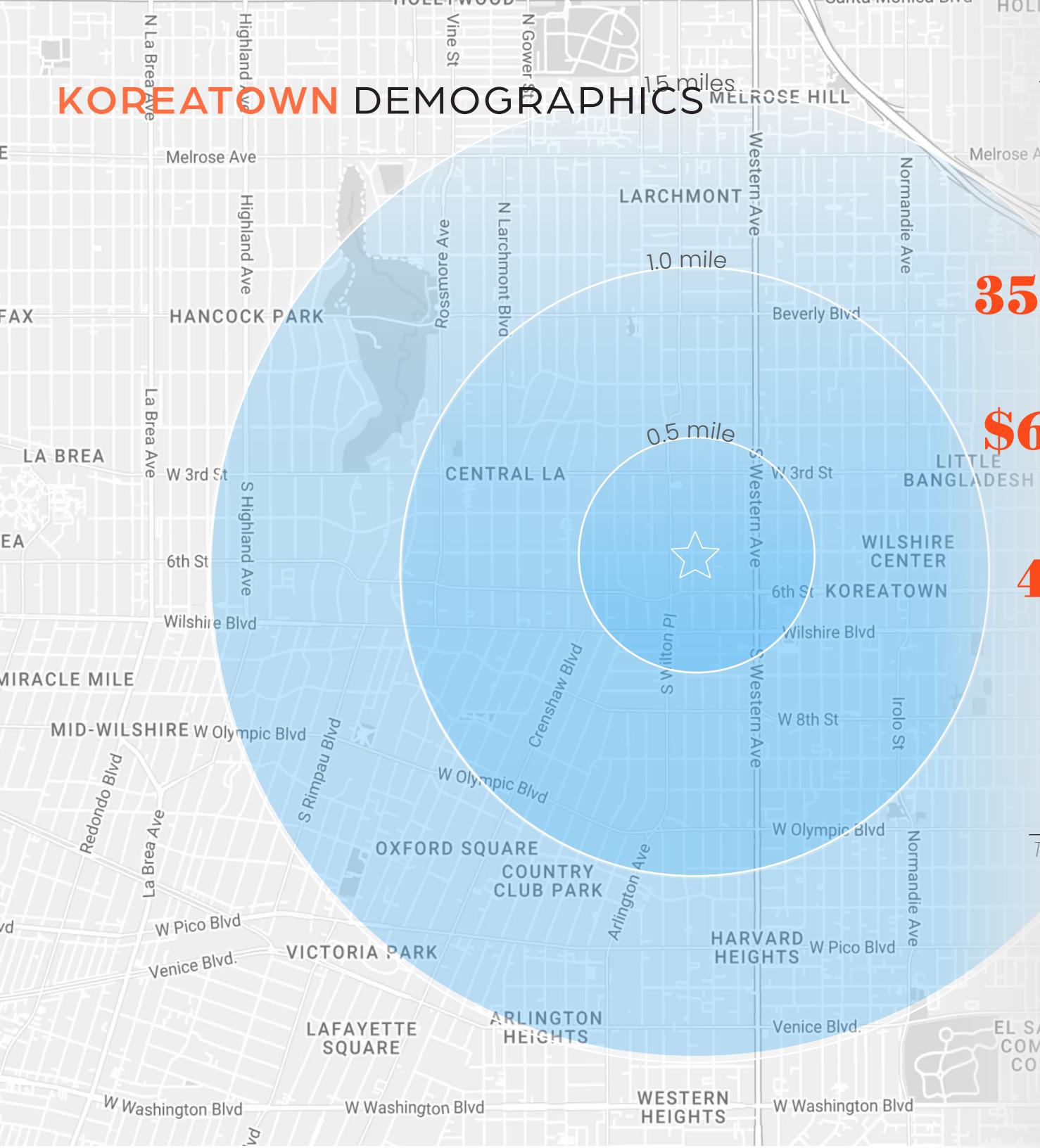
Expected completion: **2027**



REGIONAL MAP



KOREATOWN DEMOGRAPHICS



Demographics

60%

Household Renters
60% of the households in Koreatown are renting their homes.

35 years

Median Age
The median age of people living in Koreatown is 35 years old.

\$60,000

Household Income
The average household income in Koreatown is \$60,000 a year.

43,000

Population
There are 43,000 people living in the Koreatown submarket

30%

Public Transportation
25% of the people in Koreatown use public transportation to get to work.

Transportation



97

Walker's Paradise

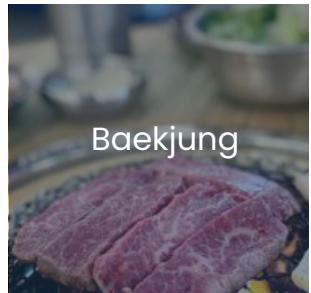
64

Bikeable

77

Excellent Transit

THE NEIBORHOOD



Baekjung



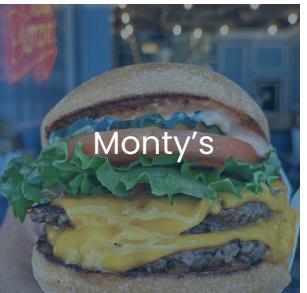
BCD



Escala



Guelaguetza



Monty's



Palm Tree



Alchemist



Han Bat



The Wiltern



Jilli



California Market



The Line Hotel



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