

# 730 Crenshaw Blvd.

Los Angeles, CA 90005



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THE **JAMES** GROUP



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THE **JAMES** GROUP

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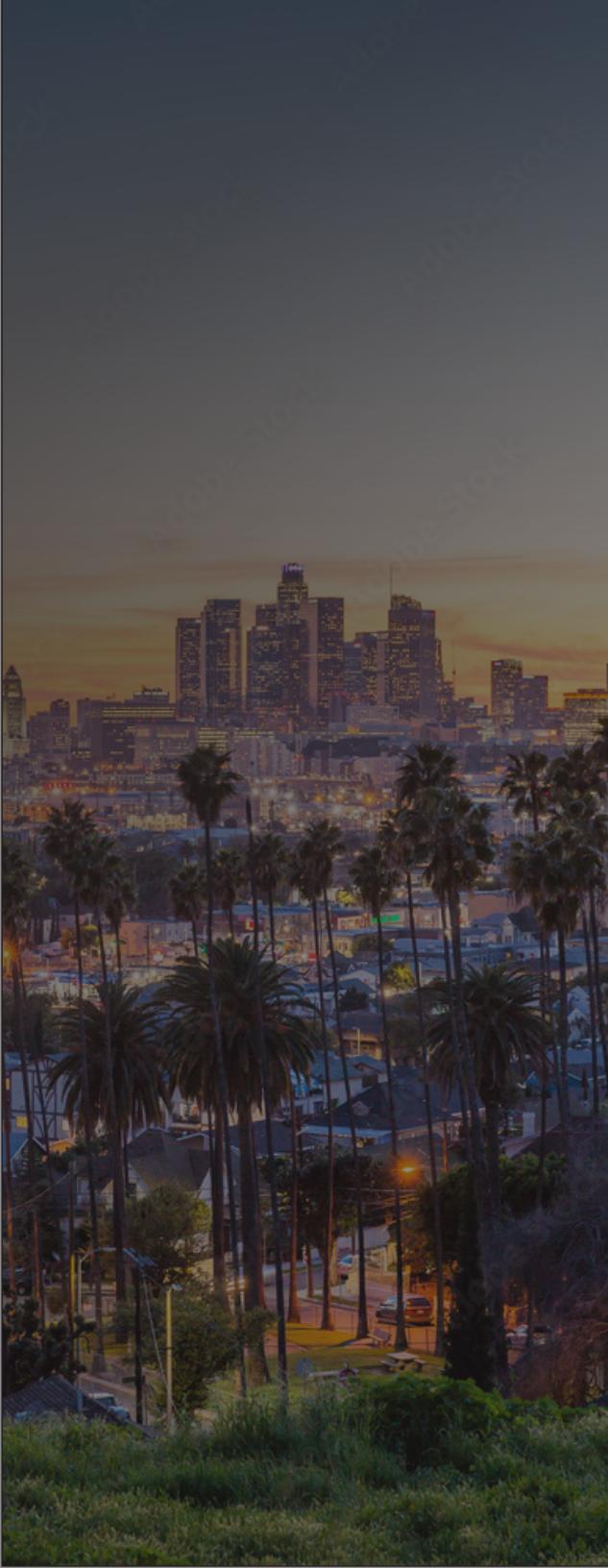
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## Section01

# Executive Summary

# EXECUTIVE SUMMARY

**730 Crenshaw Blvd is a 16 unit multi-family investment located in the Prime Koreatown submarket of Wilshire Park.**

730 Crenshaw Blvd presents a compelling multifamily investment opportunity in Wilshire Park, one of Koreatown's most desirable residential neighborhoods. Located near the intersection of Crenshaw Boulevard and Wilshire Boulevard, the property benefits from walkable access to Koreatown's dining, retail, and daily amenities, as well as proximity to the LA Metro Purple Line (D Line), which provides direct connectivity to Downtown Los Angeles and Beverly Hills and is planned to extend west to University of California, Los Angeles.

The 16-unit property features a highly attractive unit mix of twelve (12) one-bedroom/one-bath units and four (4) two-bedroom/one-bath units, supporting strong rental demand and stable occupancy. Current rents are approximately 22% below market, offering an estimated \$73,000 in gross annual income upside through turnover and market rent adjustments. Additionally, the property may offer the ability to add ADUs in the rear pursuant to California Senate Bill 1211, providing future density and income growth potential. Buyer to verify.

**Prime Location-Koreatown Adjacent. Strong rental demand pocket.**

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- Great unit mix of (12) One Bedrooms, one bathroom units and (4) Two Bedroom, 1 Bath units.
- Large units averaging 700 square feet.



# INVESTMENT SUMMARY

## PRICING SUMMARY

Price	\$3,450,000
Price / Unit	\$215,625
Price / SF	\$308
Cap Rate	5.94%
Market Cap Rate	7.92%
GRM	10.31
Market GRM	8.46

## PROPERTY SUMMARY

Address	730 Crenshaw Blvd
APN	5092-001-031
Year Built	1954
No. of Units	16
Square Feet	11,208
Average Unit SF	700
Lot Size	12,981
Parking	14 Spaces
Zoning	LAR3
Utilities	Separately Metered
Construction	Wood Frame Stucco



# INVESTMENT HIGHLIGHTS



## Prime Koreatown Location – Wilshire Park

Located in Wilshire Park, near the highly desirable intersection of Crenshaw Boulevard and Wilshire Boulevard. This is one of Koreatown's most livable residential pockets, within walking distance to the area's renowned shops, restaurants, and daily amenities.



## Rental Upside Opportunity

Current rents are approximately 22% below market, offering an estimated \$73,000 in gross annual income upside through unit turnover and market rent adjustments, providing a clear path to increased cash flow and long-term value creation.



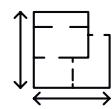
## ADU Development Potential

The property offers the potential to add additional dwelling units (ADUs) pursuant to California Senate Bill 1211, allowing investors to increase density and income. This provides a compelling opportunity to enhance returns and maximize the site's long-term value. Buyer to verify all development potential.



## Wilshire Boulevard & Purple Line Access

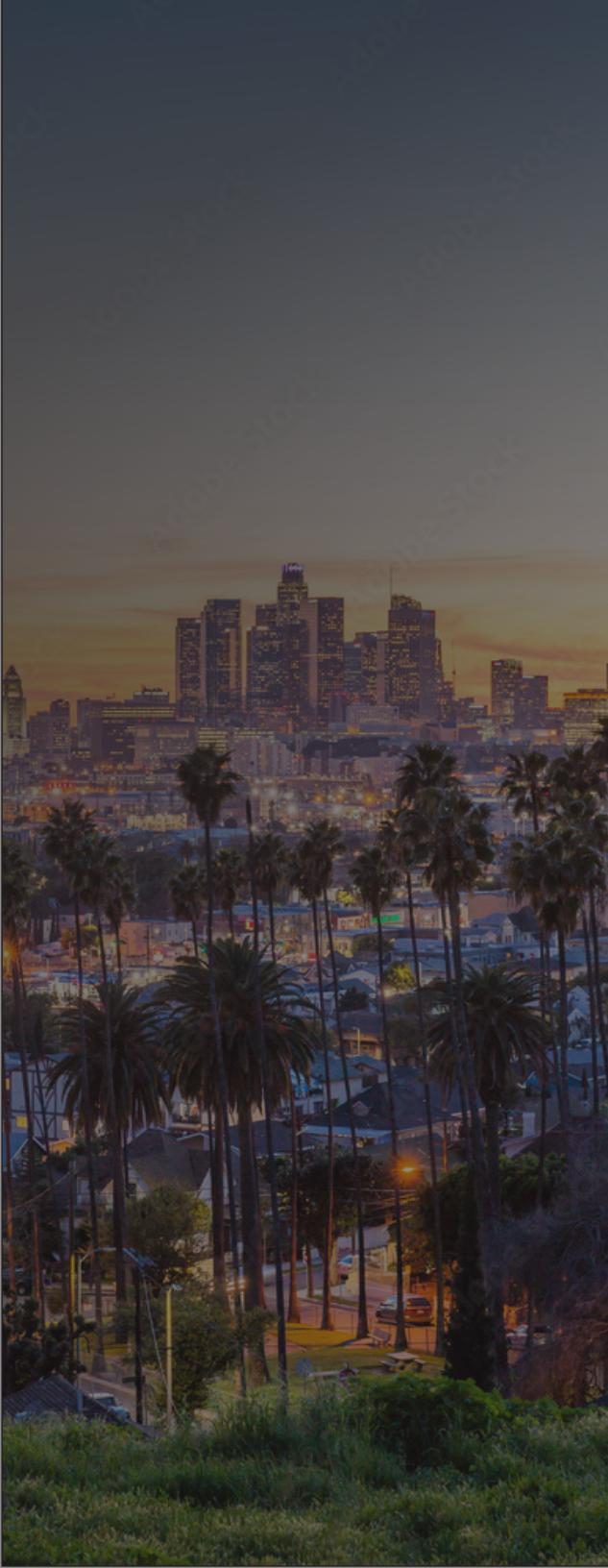
Situated along Wilshire Boulevard with close proximity to the LA Metro Purple Line (D Line), offering direct connectivity to Downtown Los Angeles, Beverly Hills, and the Westside—supporting strong rental demand and long-term rent growth.



## Great Unit Mix

The property features a highly desirable unit mix of twelve (12) one-bedroom / one-bath units and four (4) two-bedroom / one-bath units, catering to strong renter demand in Koreatown and supporting stable occupancy with broad tenant appeal.





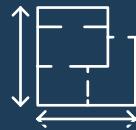
## Section 02

# Property Description

# PROPERTY OVERVIEW

Property Address	730 Crenshaw Blvd. Los Angeles, CA 90005
Year Built	1954
Building SF	11,208
Lot Area SF	12,981
APN	5092-001-031
Zoning	LAR3
No. of Units	16
Unit Mix	(12) 1 Bed / 1 Bath (4) 2 Bed / 1 Bath
Parking	14 Spaces
Construction	Wood-Frame Stucco
Utilities	Individually Metered
Occupancy	100%

730 Crenshaw Blvd is a well-maintained 16-unit multifamily property located in the Wilshire Park area of Koreatown. Built in 1954, the wood-frame stucco building sits on a 12,981 square foot LAR3-zoned lot and contains approximately 11,208 square feet of rentable area. The property features a desirable unit mix of twelve (12) one-bedroom/one-bath units and four (4) two-bedroom/one-bath units, appealing to strong neighborhood rental demand. All units are individually metered for utilities, helping reduce operating expenses. The property is fully occupied and includes fourteen (14) on-site parking spaces. Additionally, the rear of the property may offer the potential to construct ADUs pursuant to California Senate Bill 1211, providing a future opportunity to increase density and income. Buyer to verify.



(12) 1 Bed / 1 Bath  
(4) 2 Bed / 1 Bath



16  
Units



1954  
Year Built

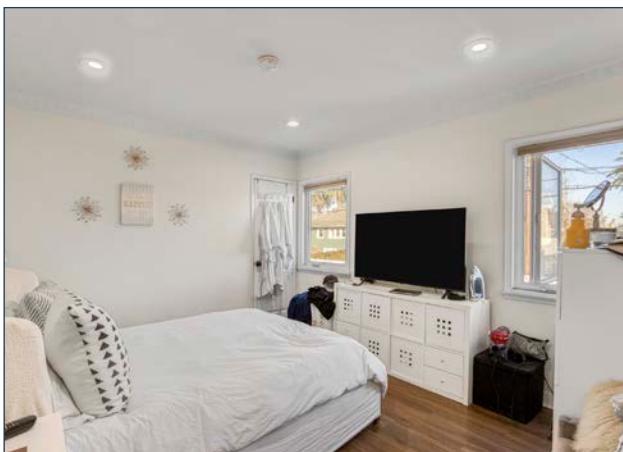
# PARCEL MAP

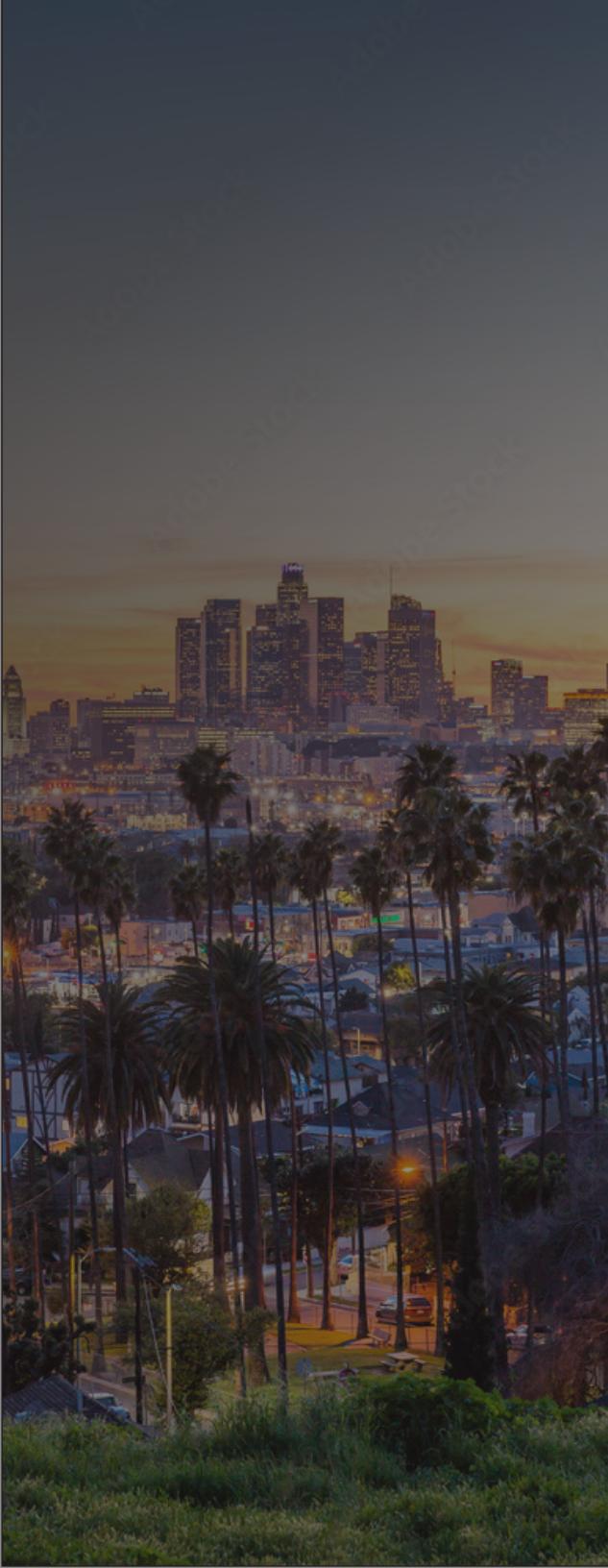


# PROPERTY PHOTOS



# INTERIOR PHOTOS





Section 03

# Financial Summary

# RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Pro Forma Monthly Rent	PF Rent/SF
1	1 Bed, 1 Bath	650	\$1,235.34	\$1.90	\$2,000	\$3.08
2	1 Bed, 1 Bath	650	\$1,173.56	\$1.81	\$2,000	\$3.08
3	1 Bed, 1 Bath	650	\$1,893.80	\$2.91	\$2,000	\$3.08
4	1 Bed, 1 Bath	650	\$1,242.33	\$1.91	\$2,000	\$3.08
5	1 Bed, 1 Bath	650	\$1,208.77	\$1.86	\$2,000	\$3.08
6	1 Bed, 1 Bath	650	\$1,971.00	\$3.03	\$2,000	\$3.08
7	1 Bed, 1 Bath	650	\$1,235.10	\$1.90	\$2,000	\$3.08
8	1 Bed, 1 Bath	650	\$1,903.33	\$2.93	\$2,000	\$3.08
9	2 Bed, 1 Bath	850	\$2,779.42	\$3.27	\$2,500	\$2.94
10	2 Bed, 1 Bath	850	\$1,543.89	\$1.82	\$2,500	\$2.94
11	1 Bed, 1 Bath	650	\$2,000.00	\$3.08	\$2,000	\$3.08
12	2 Bed, 1 Bath	850	\$2,329.54	\$2.74	\$2,500	\$2.94
14	2 Bed, 1 Bath	850	\$2,556.62	\$3.01	\$2,500	\$2.94
15	1 Bed, 1 Bath	650	\$1,143.74	\$1.76	\$2,000	\$3.08
16	1 Bed, 1 Bath	650	\$1,887.45	\$2.90	\$2,000	\$3.08
17	1 Bed, 1 Bath	650	\$1,776.82	\$2.73	\$2,000	\$3.08
TOTAL		11,200	\$27,880.71		\$34,000	

\*\*Rents effective March 1, 2026

# FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,450,000</b>
Down (31.5%)	\$1,086,750
Price/Unit	\$215,625
Price/SF	\$307.82
Cap Rate	5.94%
Proforma Cap Rate	7.92%
GRM	10.31
Proforma GRM	8.46
Street	730 Crenshaw Blvd
City	Los Angeles
State	CA
Zip	90005
No. of Units	16
Building Sq. Ft.	11,208
Lot Size	12,981
Zoning	LAR3
APN	5092-001-031
Year Built	1954
Loan Amount	\$2,363,250
Interest Rate	5.66%
Monthly Payment	(\$13,656.47)
Loan-to-Value	69%
Debt Cover Ratio	1.53
Term	5 Year Fixed

INCOME		Current	Proforma
Base Rental Income		\$334,569	\$408,000
Additional Income (SCEP, RSO, Late Fees, etc)		\$1,760	\$1,760
Gross Potential Income		\$336,329	\$409,760
Less Vacancy	3%	\$10,090	3% \$12,293
Effective Gross Income		\$326,239	\$397,467
Operating Expenses	37%	\$121,342	31% \$124,191
<b>Net Operating Income</b>		<b>\$204,897</b>	<b>\$273,276</b>
Debt Service		-\$133,760	-\$133,760
Pre-Tax Cash Flow	6.55%	\$71,137	12.84% \$139,516
Principal Reduction		\$30,911	\$30,911
Total Return Before Taxes	9.39%	\$102,048	9.99% \$108,605
EXPENSES			
Taxes (1.18738%)		\$41,389	\$41,389
Insurance (Estimated \$1.50/sf)		\$16,812	\$16,812
Utilities (Actual T-12)		\$21,668	\$21,668
Repairs & Maintenance (\$500/Unit)		\$8,000	\$8,000
Management Fee (4.0% of EGI)		\$13,050	\$15,899
Grounds Maintenance (Estimated)		\$1,200	\$1,200
Reserves (\$200/Unit)		\$3,200	\$3,200
Direct Assessments (Actual)		\$2,223	\$2,223
Trash (Estimated)		\$7,800	\$7,800
On-Site Manager (Estimated)		\$6,000	\$6,000
<b>Operating Expenses</b>		<b>\$121,342</b>	<b>\$124,191</b>
Total Expenses per Unit		\$7,584	\$7,762
Total Expenses per SF		\$10.83	\$11.08
RENT SUMMARY			
Unit Mix	No. of Units	Average Rent	Monthly
1 Bed, 1 Bath	12	\$1,556	\$18,671
2 Bed, 1 Bath	4	\$2,302	\$9,209
		Average Rent	Monthly
		\$2,000	\$24,000
		\$2,500	\$10,000

# LOAN OPTIONS

	Option 1	Option 2	Option 3	Option 4
Term	Option 1	Option 2	Option 3	Option 4
Fixed Period	3-Year Fixed	3-Year Fixed	5-Year Fixed	5-Year Fixed
Purchase Price	\$3,450,000	\$3,450,000	\$3,450,000	\$3,450,000
Loan Amount	\$2,365,000	\$2,242,500	\$2,242,500	\$2,242,500
Down Payment	\$1,085,000	\$1,207,500	\$1,207,500	\$1,207,500
Loan-to-Value	68.55%	65%	65%	65%
Debt Coverage Ratio	1.2	1.2	1.2	1.2
Interest Rate	5.66%	5.66%	5.82%	5.92%
Interest Only Period	2-Year IO	3-Year IO	3-Year IO	5-Year IO
Index	30-Day Avg SOFR	30-Day Avg SOFR	30-Day Avg SOFR	30-Day Avg SOFR
Margin	2.35%	2.35%	2.35%	2.35%
Rate Floor/Ceiling	5.66% / 10.66%	5.66% / 10.66%	5.82% / 10.82%	5.92% / 10.92%
Loan Term (Years)	30	30	30	30
Amortization (Years)	30	30	30	30
IO Monthly Payment	\$11,155	\$10,577	\$10,876	\$11,063
PI Monthly Payment	\$13,667	\$12,959	\$13,187	\$13,330
Prepayment Penalty	3-2-1%	3-2-1%	4-3-2-1%	3-2-1%
Loan Fee	1%	1%	1%	1%
Appraisal / Due Diligence	\$4,000	\$3,825	\$3,825	\$3,825



**GARRETT BROOM**  
**TEL:** (310)597-4464  
 garrett@convoy-capcom  
 DRE License: 01940646

- Debt quote provided by Garrett Broom at Convoy Capital 1/29/26
- Rates and programs are subject to change without notice
- Alternative fixed and adjustable rate options may be available upon request.
- Quote subject to satisfactory lender review

# UNDERWRITING NOTES



## INCOME

Income

Building is 94% occupied and Market rents used in vacancy. 2026 Rent Increase included.

Vacancy

Vacancy Rate is 3% of Gross Rental Income.

Proforma

Markets rents used per neighborhood rent survey

Unit SF

Unit Square Footages are estimated and assumed equal in size per unit mix

## EXPENSES

Property Tax Rate

Actual per Los Angeles Tax Assessor 1.199691%

Insurance

Estimated @ \$1.50/sf

Utilities

Actual per T-12

Repairs & Maintenance

Estimated annually \$500 per unit

Management Fee

4.0% of Effective Gross Income.

Direct Assessments

Actual per Los Angeles Tax Assessor

Reserves

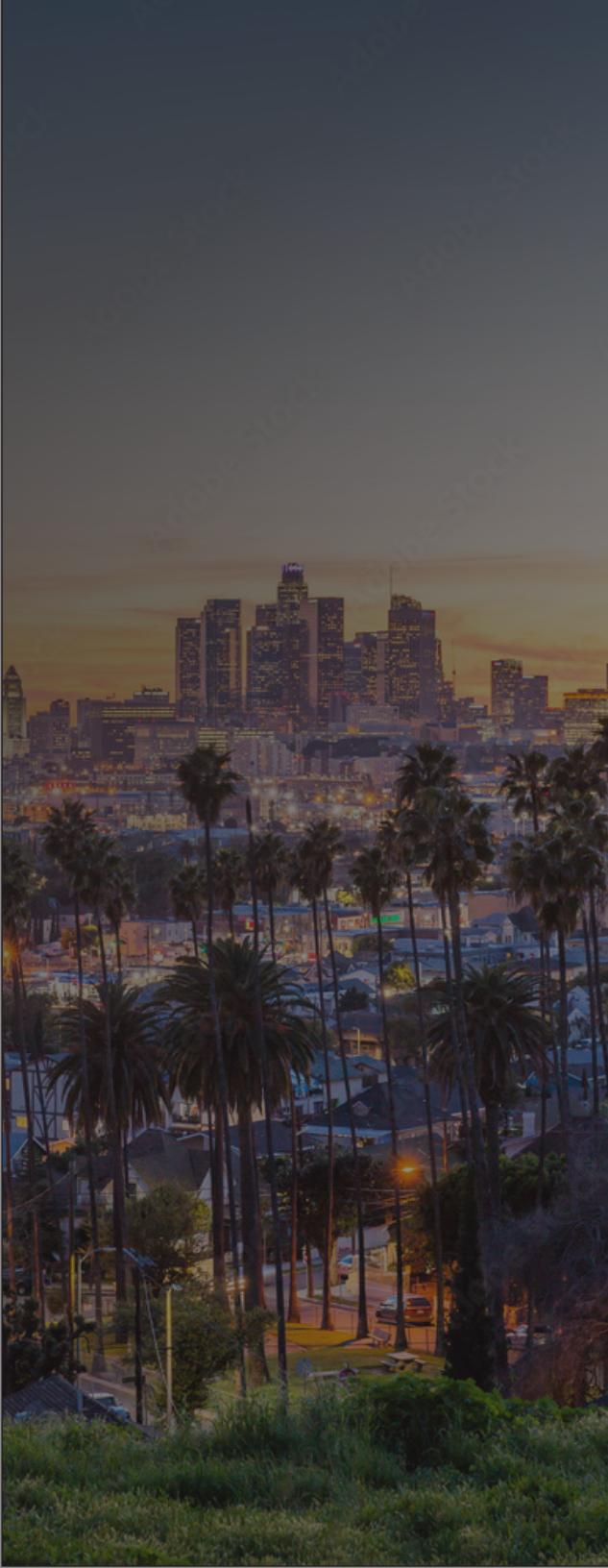
\$200 per unit

Trash

Estimated

On-Site Mgr

Estimated \$6,000/year



## Section 3

# The Comparables

# SALES COMPARABLES



Address	730 Crenshaw Blvd
Price	\$3,450,000
No. Units	16
Year	1954
Price/SF	\$308
Price/Unit	\$215,625
Cap Rate	5.94%
GRM	10.31
Sale Date	
Notes	



Address	5115 Clinton St
Price	\$2,400,000
No. Units	7
Year	1965
Price/SF	\$449
Price/Unit	\$345,714
Cap Rate	5.83%
GRM	10.9
Sale Date	1/30/2026
Notes	



Address	1200 S Citrus Ave
Price	\$2,850,000
No. Units	16
Year	1951
Price/SF	\$277
Price/Unit	\$178,125
Cap Rate	4.37%
GRM	10.73
Sale Date	1/13/2026
Notes	



Address	204 N. Manhattan Pl
Price	\$4,850,000
No. Units	17
Year	1961
Price/SF	\$384
Price/Unit	\$285,294
Cap Rate	7.92%
GRM	12.93
Sale Date	12/26/2026
Notes	



Address	1801 S. Longwood Ave
Price	\$1,400,000
No. Units	7
Year	1962
Price/SF	\$269
Price/Unit	\$200,000
Cap Rate	5.34%
GRM	11.21
Sale Date	12/23/2025
Notes	



Address	946 S. Kingsley Dr.
Price	\$1,326,000
No. Units	6
Year	1961
Price/SF	\$256
Price/Unit	\$221,000
Cap Rate	
GRM	
Sale Date	12/16/2025
Notes	



Address	4651 Council St.
Price	\$2,320,000
No. Units	7
Year	1958
Price/SF	\$312
Price/Unit	\$331,429
Cap Rate	6.00%
GRM	11.12
Sale Date	10/29/2025
Notes	



Address	1046 S. Norton Ave
Price	\$2,00,000
No. Units	9
Year	1962
Price/SF	\$252
Price/Unit	\$222,222
Cap Rate	4.66%
GRM	12.65
Sale Date	10/28/2025
Notes	

# SALES COMPARABLES



Address	730 Crenshaw Blvd
Price	\$3,450,000
No. Units	62
Year	1954
Price/SF	\$308
Price/Unit	\$215,625
Cap Rate	5.94%
GRM	10.31
Sale Date	
Notes	



Address	1419 S. Wilton Pl
Price	\$3,375,000
No. Units	18
Year	1973
Price/SF	\$216
Price/Unit	187,500
Cap Rate	
GRM	
Sale Date	10/16/2025
Notes	



Address	333 S. Serrano Ave
Price	\$1,900,000
No. Units	10
Year	1961
Price/SF	\$138
Price/Unit	\$190,000
Cap Rate	5.26%
GRM	10.75
Sale Date	9/19/2025
Notes	



Address	4171 W. 4th St.
Price	\$3,440,000
No. Units	12
Year	1963
Price/SF	\$269
Price/Unit	\$286,667
Cap Rate	6.15%
GRM	11.98
Sale Date	8/22/2025
Notes	



Address	947 S. St. Andrews Pl.
Price	\$1,650,000
No. Units	6
Year	1963
Price/SF	\$307
Price/Unit	\$275,000
Cap Rate	6.18%
GRM	11.24
Sale Date	8/19/2025
Notes	



Address	1371 Tremaine Ave
Price	\$1,750,000
No. Units	8
Year	1952
Price/SF	\$256
Price/Unit	\$218,750
Cap Rate	6.30%
GRM	
Sale Date	5/9/2025
Notes	



Address	1532-1534 S. Wilton Pl.
Price	\$2,750,000
No. Units	14
Year	1960
Price/SF	\$277
Price/Unit	\$196,429
Cap Rate	5.46%
GRM	10.61
Sale Date	2/19/2025
Notes	

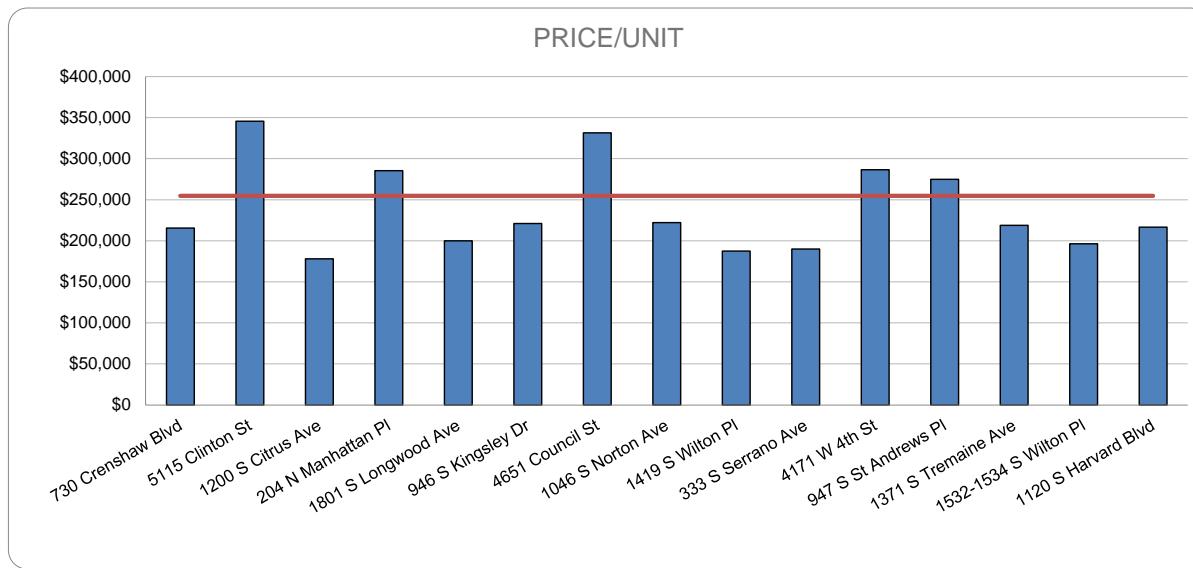


Address	1120 S. Harvard Blvd
Price	\$1,300,000
No. Units	6
Year	1964
Price/SF	\$290
Price/Unit	\$216,667
Cap Rate	5.37%
GRM	12.2
Sale Date	1/30/2026
Notes	

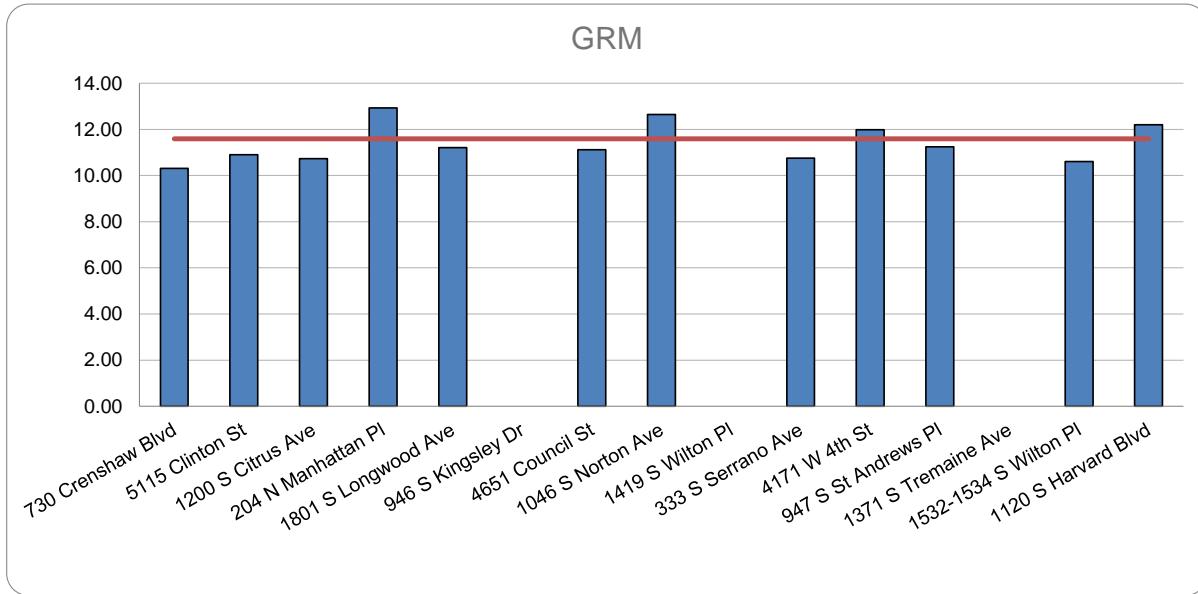
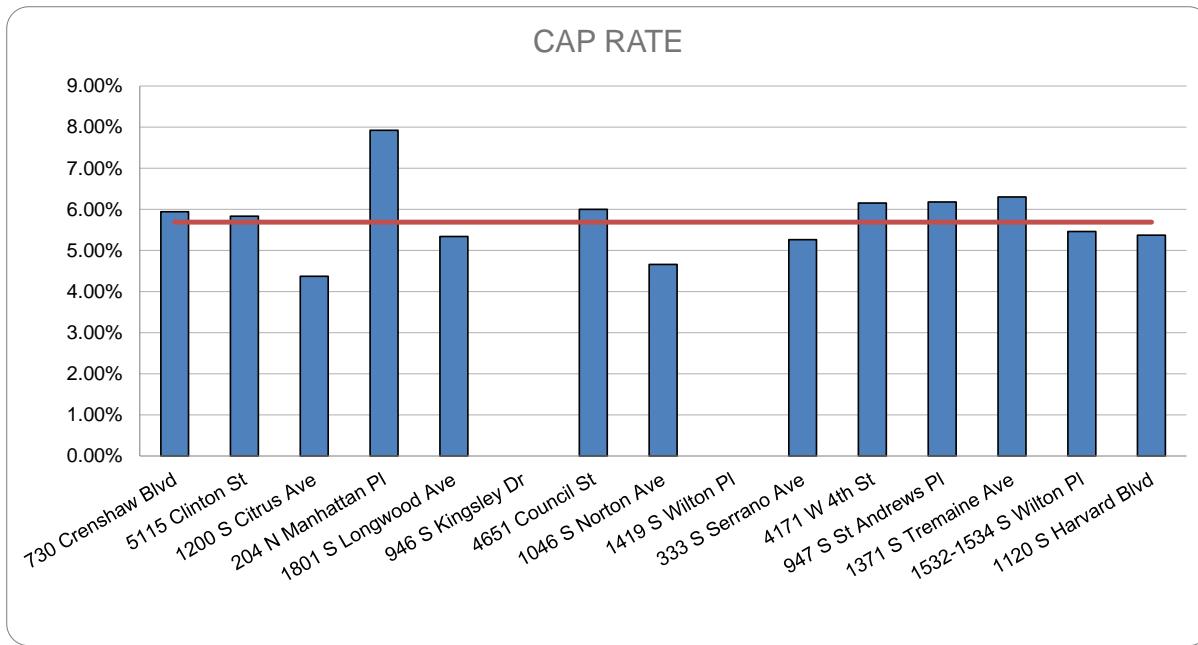
# SALES COMPARABLES

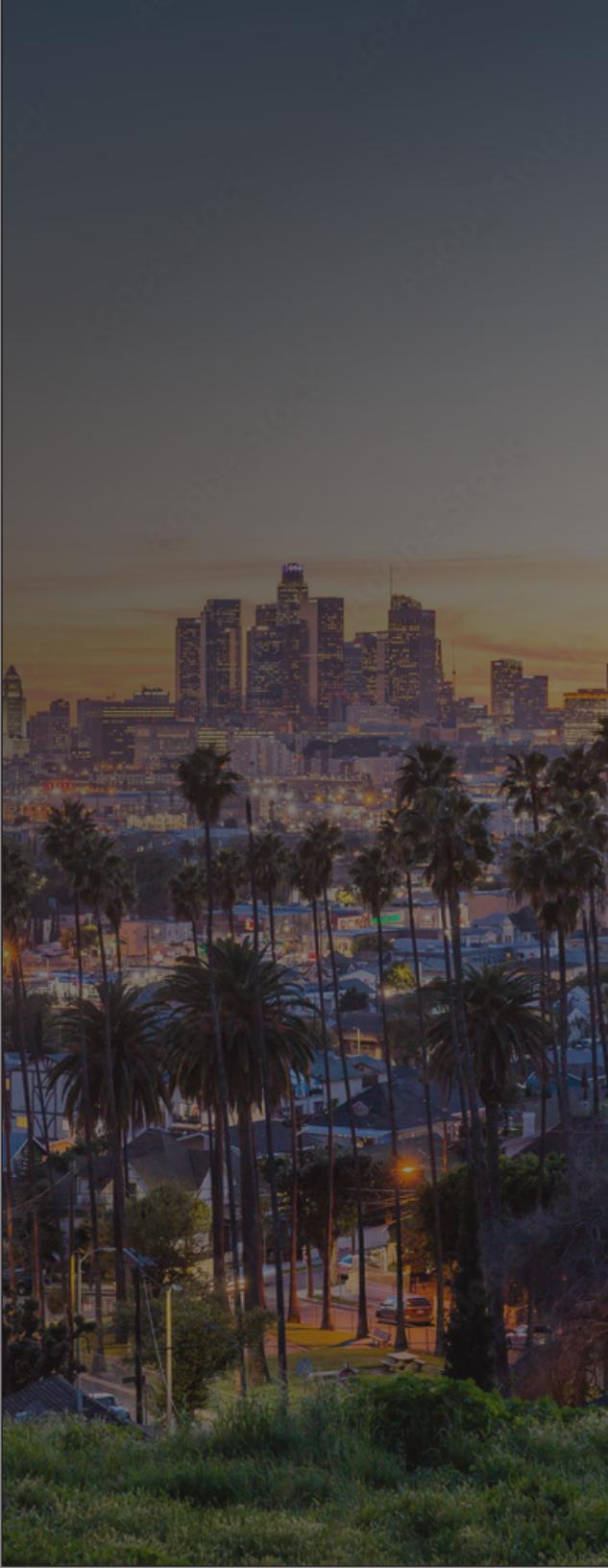
	<b>Address</b>	<b>Price</b>	<b>Units</b>	<b>Year</b>	<b>Price/Unit</b>	<b>Price/SF</b>	<b>Cap</b>	<b>Grm</b>	<b>Sale Date</b>
	<b>730 Crenshaw Blvd</b>	<b>\$3,450,000</b>	<b>16</b>	<b>1954</b>	<b>\$308</b>	<b>\$215,625</b>	<b>5.94%</b>	<b>10.31</b>	
1	5115 Clinton St	\$2,420,000	7	1965	\$448.73	\$345,714	5.83	10.9	1/30/2026
2	1120 S Harvard Blvd	\$1,300,000	6	1964	\$289.66	\$216,667	5.37	12.2	1/30/2026
3	1200 S Citrus Ave	\$2,850,000	16	1951	\$277.29	\$178,125	4.37	10.73	1/13/2026
4	204 N Manhattan Pl	\$4,850,000	17	1961	\$384.07	\$285,294	7.92	12.93	12/26/2025
5	1801 S Longwood Ave	\$1,400,000	7	1962	\$269.13	\$200,000	5.34	11.21	12/23/2025
6	946 S Kingsley Dr	\$1,326,000	6	1961	\$256.58	\$221,000			12/16/2025
7	4651 Council St	\$2,320,000	7	1958	\$311.66	\$331,429	6.00	11.12	10/29/2025
8	1046 S Norton Ave	\$2,000,000	9	1962	\$251.51	\$222,222	4.66	12.65	10/28/2025
9	1419 S Wilton Pl	\$3,375,000	18	1973	\$216.14	\$187,500			10/16/2025
10	333 S Serrano Ave	\$1,900,000	10	1961	\$138.00	\$190,000	5.26	10.75	9/19/2025
11	4171 W 4th St	\$3,440,000	12	1963	\$269.25	\$286,667	6.15	11.98	8/22/2025
12	947 S St Andrews Pl	\$1,650,000	6	1963	\$307.38	\$275,000	6.18	11.24	8/19/2025
13	1371 S Tremaine Ave	\$1,750,000	8	1952	\$256.67	\$218,750	6.30		5/9/2025
14	1532-1534 S Wilton Pl	\$2,750,000	14	1960	\$277.33	\$196,429	5.46	10.61	2/19/2025
	Averages	\$2,380,786	10	1961	\$282.39	\$239,628	5.74	11.48	

# SALES COMPARABLE GRAPHS



# SALES COMPARABLE GRAPHS

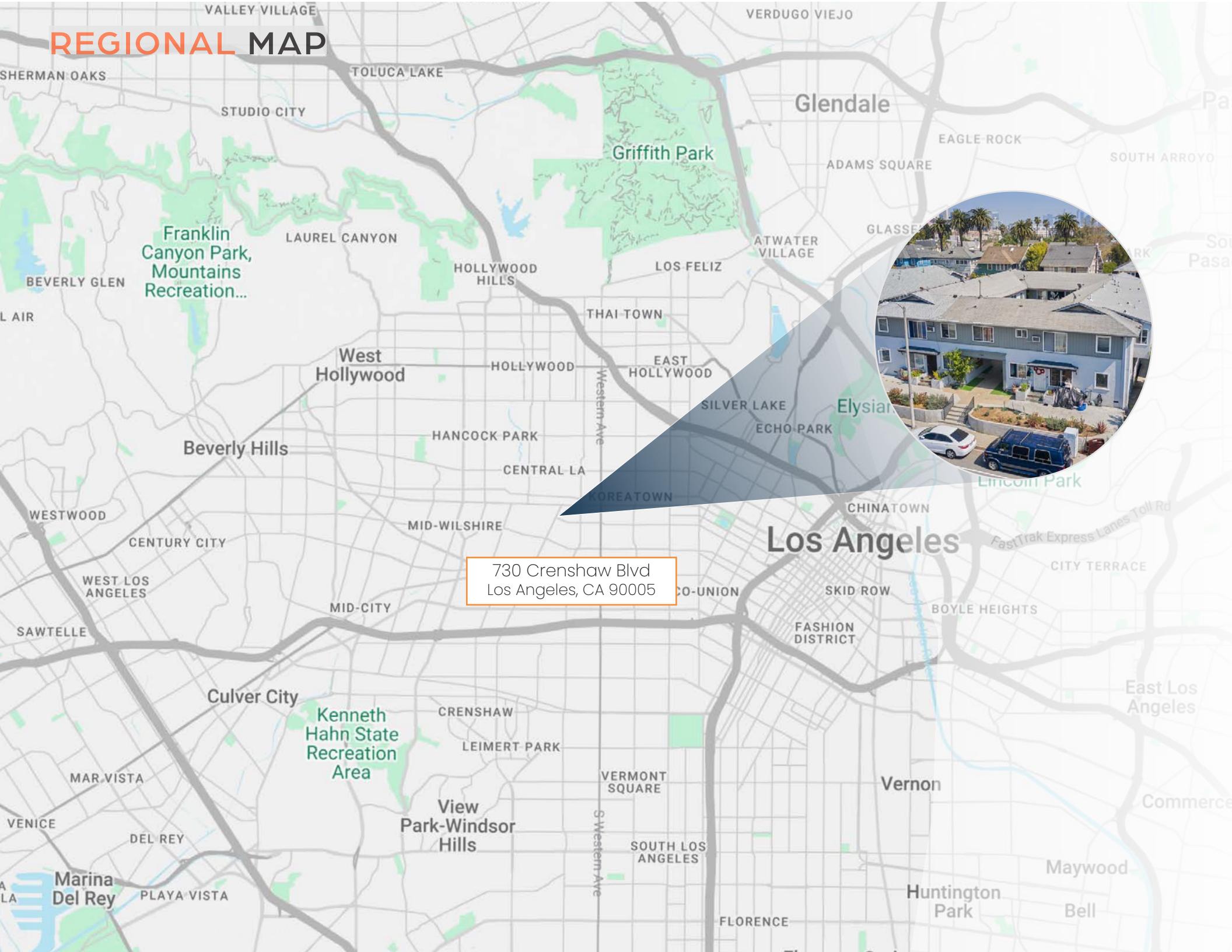




## Section 04

# Market Overview

# REGIONAL MAP



# 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)

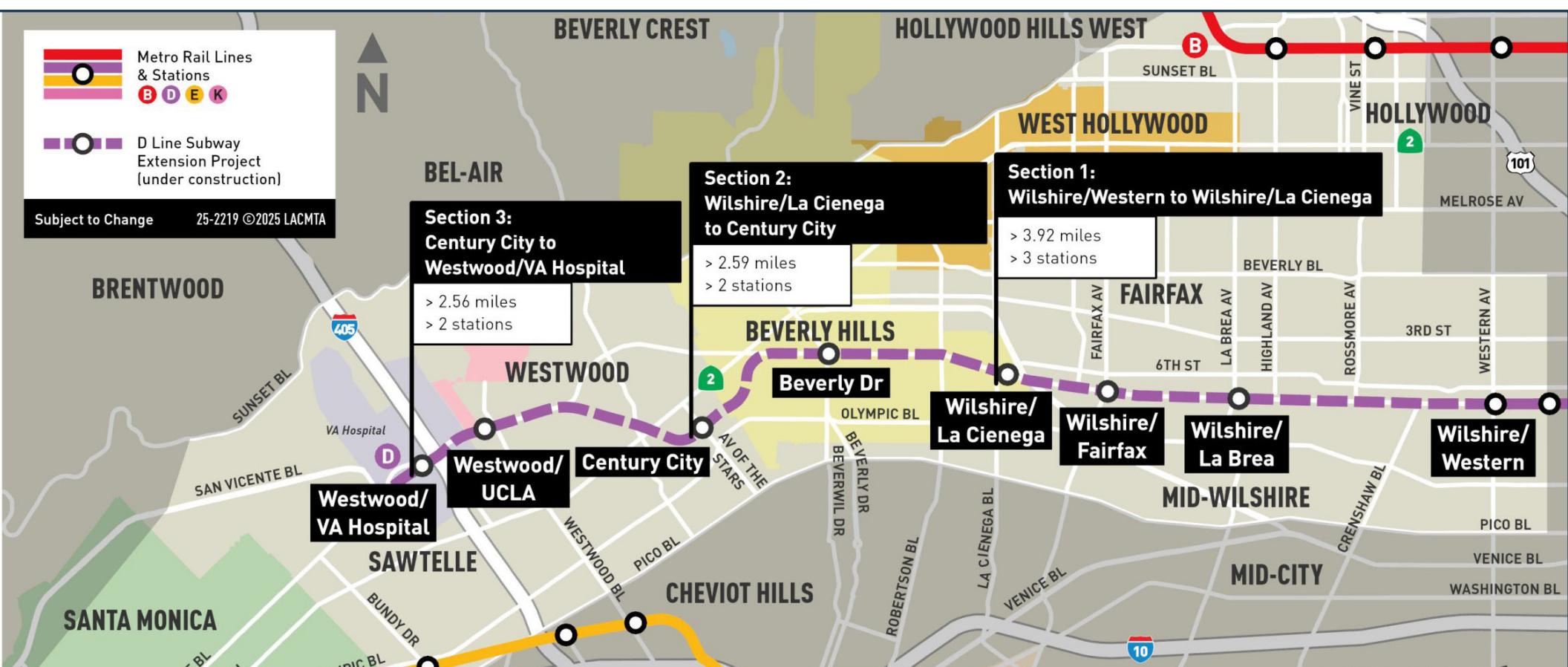
Adds stations at Beverly Drive and Century City.

Expected completion: **2026**

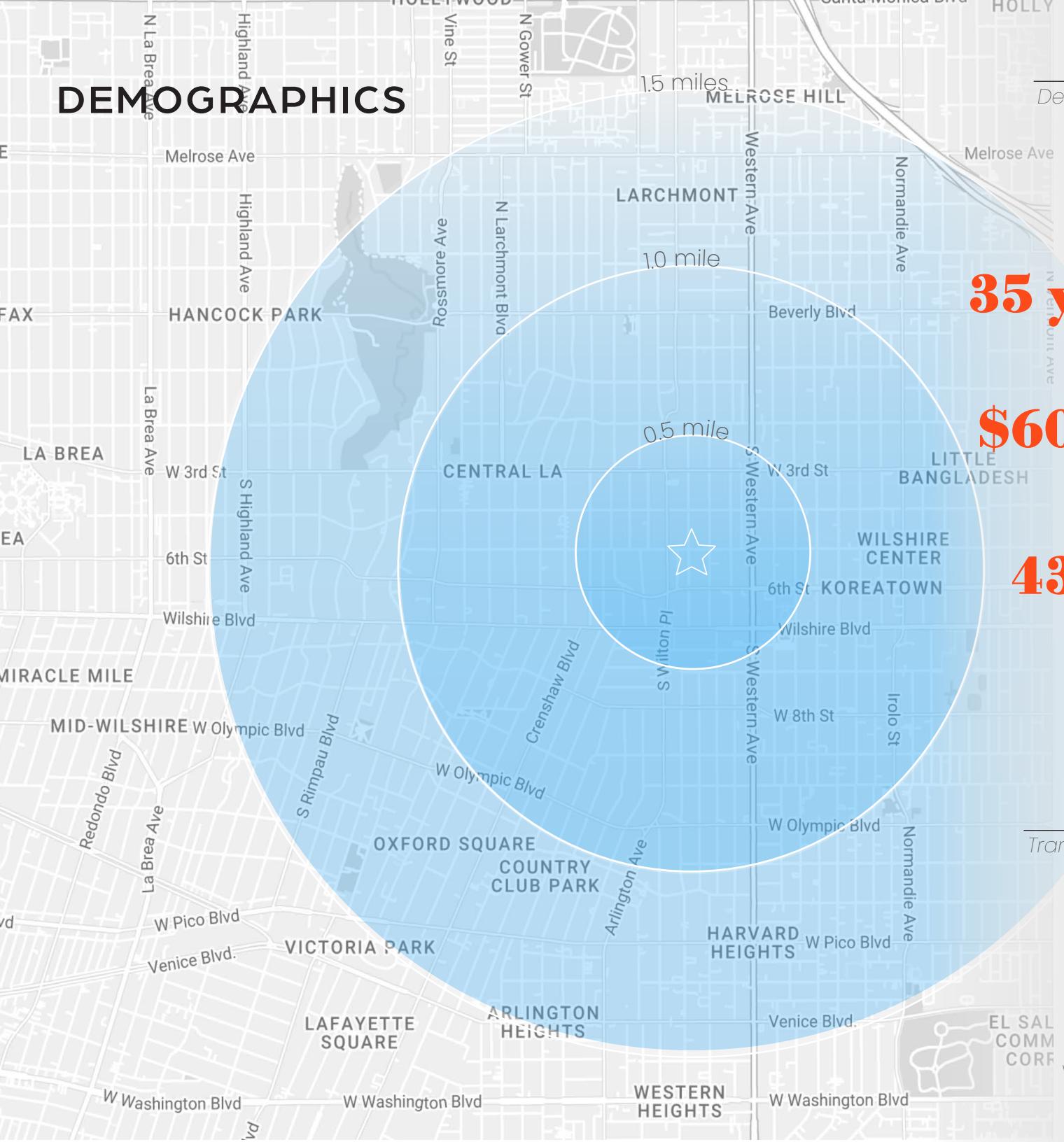
## Phase 3 (Century City to Westwood/VA Hospital)

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

Expected completion: **2027**



# 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



**83**

Very Walkable

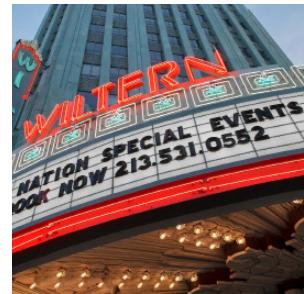
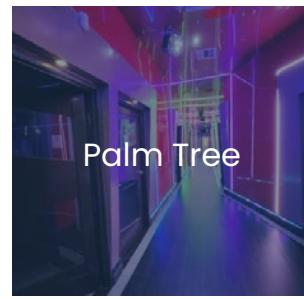
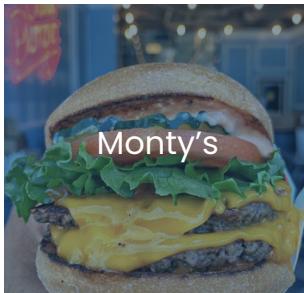
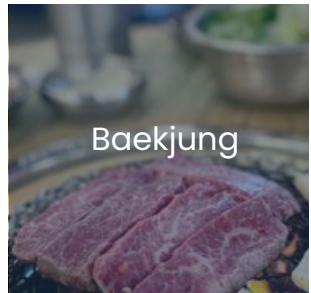
**57**

Bikeable

**70**

Good Transit

# THE NEIBORHOOD



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