

6519 Crenshaw Blvd  
Los Angeles, CA 90043



Offering Memorandum  
14 Unit Apartment Building

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THE **JAMES** GROUP

JACOBSON   
INVESTMENT GROUP

EXCLUSIVE  
LISTING  
AGENTS:

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**WILL JAMES**

*First VP, Investments*

West Los Angeles Office

**TEL:** (310)600-9858

[will@lyonstahl.com](mailto:will@lyonstahl.com)

CA License: 01734419

**PETER JAMES**

*First VP, Investments*

West Los Angeles Office

**TEL:** (310)467-7581

[peter@lyonstahl.com](mailto:peter@lyonstahl.com)

CA License: 01748556

**AARON JACOBSON**

*Senior Associate*

West Los Angeles Office

**TEL:** (310)729-1559

[aaron@lyonstahl.com](mailto:aaron@lyonstahl.com)

CA License: 02100737



Section 1

# Executive Summary

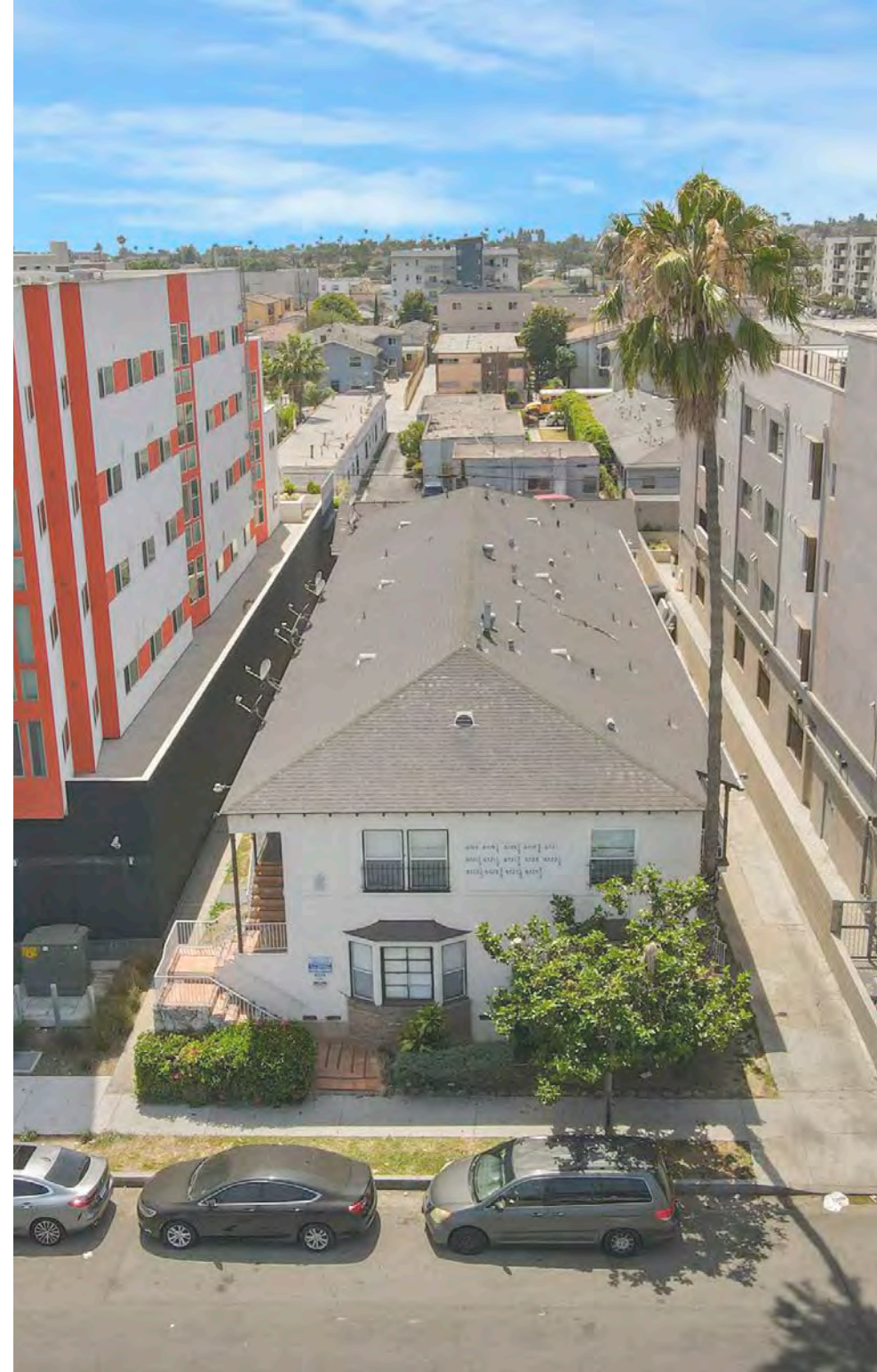
# EXECUTIVE SUMMARY

***Part of a Portfolio! 6519 Crenshaw is cash flow opportunity in the Crenshaw corridor in a great Hyde Park location, a short walk to a Crenshaw Metro stop.***

Part of a Portfolio! Can be sold individually or as a portfolio. 6519 Crenshaw Blvd is an opportunity for an investor to acquire 14 units in a great Hyde Park location, just a short walk to a Crenshaw Metro Stop. The investment offers excellent cash flow day one, while still offering future upside potential. The building features an excellent unit mix consisting of (6) 1 bed, 1 bath, (2) 2 bed, 1 bath, (3) 3 bed, 1 bath, (3) single, 1 bath units. The units are spread out over 7,576 square feet of gross leasable area and sit on a large 10,765 square foot lot that is zoned LAC2. The building was built in 1941.

## Highlights:

- Excellent cash flow opportunity on a rare 14 unit opportunity in Hyde Park.
- Strong unit mix consisting of (6) 1 bed, 1 bath, (2) 2 bed, 1 bath, (3) 3 bed, 1 bath, (3) single, 1 bath units
- Offered at a 7.56% current cap rate and 8.05 GRM, excellent metrics offering a great return on investment
- Located just south Hyde Park Blvd walking distance to a Crenshaw Metro stop.



# INVESTMENT SUMMARY

## PRICING SUMMARY

Price	\$2,375,000
Price / Unit	\$169,643
Price / SF	\$313
Cap Rate	7.56%
Market Cap Rate	9.86%
GIM	8.05
Market GIM	6.68

## PROPERTY SUMMARY

Address	6519 Crenshaw Blvd
APN	4006-018-006
Year Built	1941
No. of Units	14
Square Feet	7,576
Average Unit SF	541
Lot Size	10,765
Zoning	LAC2
Utilities	Separately Metered
Construction	Wood Frame Stucco





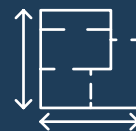
## Section 2

# The Property

# PROPERTY OVERVIEW

Property	6519 Crenshaw Blvd,
Address	Los Angeles, CA 90043
Year Built	1941
Building SF	7,576
Lot Area SF	10,765
APN	4006-018-006
Zoning	LAC2
No. of Units	14
Unit Mix	(6) 1 Bed, 1 Bath, (2) 2 Bed, 1 Bath (3) 3 Bed, 1 Bath, (3) Single, 1 Bath
Construction	Wood-Frame Stucco
Utilities	Individually Metered
Occupancy	100%

The subject property is a 14 unit apartment building located at 6519 Crenshaw Blvd, just south of Hyde Park Blvd on Crenshaw Blvd. The structure is wood frame and stucco. The building was built in 1941 and consists of 7,576 square feet of gross leasable area and sits on a 10,765 square foot lot zoned LAC2. The unit mix consists of (6) 1 Bed, 1 Bath, (2) 2 Bed, 1 Bath (3) 3 Bed, 1 Bath, (3) Single, 1 Bath units. The utilities are separately metered. The building is 100% occupied offering a stabilized opportunity with excellent in place cash flow.



**541 sf**  
Average Unit Size



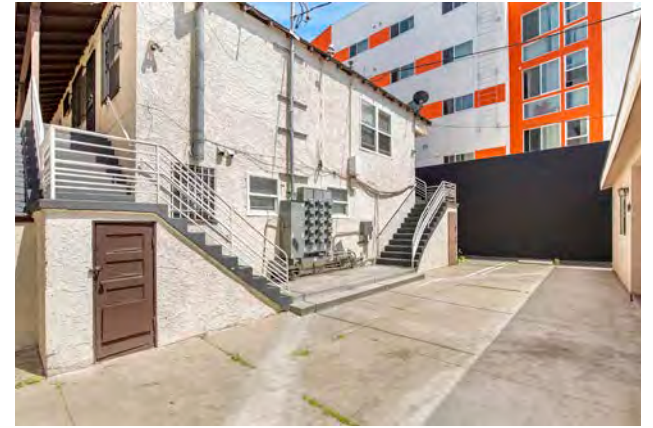
**14**  
Units



**1941**  
Year Built



# PROPERTY PHOTOS





6519 Crenshaw Blvd

# PROPERTY PHOTOS



6519 Crenshaw Blvd



Section 3

# The Financials

# RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	PF Rent	PF Rent/SF	Comments
6519	1 Bed / 1 Bath	500	\$975	\$1.95	\$1,800	\$3.60	HACLA
6519.25	1 Bed / 1 Bath	500	\$1,600	\$3.20	\$1,800	\$3.60	\$3,209
6519.5	1 Bed / 1 Bath	500	\$843	\$1.69	\$1,800	\$3.60	
6519.75	1 Bed / 1 Bath	500	\$1,600	\$3.20	\$1,800	\$3.60	
6521	Single / 1 Bath	350	\$1,800	\$5.14	\$1,500	\$4.29	Hopics
6521.25	2 Bed / 1 Bath	600	\$2,800	\$4.67	\$2,200	\$3.67	Hopics
6521.5	2 Bed / 1 Bath	600	\$2,800	\$4.67	\$2,200	\$3.67	Hopics
6521.75	Single / 1 Bath	350	\$913	\$2.61	\$1,500	\$4.29	
6523	1 Bed / 1 Bath	500	\$810	\$1.62	\$1,800	\$3.60	
6523.25	1 Bed / 1 Bath	500	\$1,385	\$2.77	\$1,800	\$3.60	HACLA
6523.5	Single / 1 Bath	350	\$1,055	\$3.01	\$1,500	\$4.29	
6523.75	3 Bed / 1 Bath	750	\$2,157	\$2.88	\$2,850	\$3.80	
6525.25	3 Bed / 1 Bath	750	\$3,350	\$4.47	\$2,850	\$3.80	Hopics
6525.5	3 Bed / 1 Bath	750	\$2,500	\$3.33	\$2,850	\$3.80	\$3,922
<b>TOTAL</b>		<b>7,500</b>	<b>\$24,588</b>		<b>\$28,250</b>		

# FINANCIAL SUMMARY

## Price **\$2,375,000**

Down (25%)	\$593,750
Price/Unit	\$169,643
Price/SF	\$313
Cap Rate	7.56%
Proforma Cap Rate	9.23%
GRM	8.05
Proforma GRM	7.01

## Property

Address	6519 Crenshaw Blvd
City	Los Angeles
State	CA
Zip	90043
No. of Units	14
Net Rentable Sq. Ft.	7,576
Lot Size	10,765
Zoning	LAC2
APN	4006-018-006
Year Built	1941

## Financing

Loan Amount	\$1,781,250
Interest Rate	6.25%
Monthly Payment	(\$10,967)
Loan-to-Value	75%
Debt Cover Ratio	30
Term	5 Year Fixed

## Operating Data

		Current		Proforma
Base Rental Income		\$295,056		\$339,000
Gross Potential Income		\$295,056		\$339,000
Less Vacancy	5%	\$14,753	5%	\$16,950
Effective Gross Income		\$280,303		\$322,050
Operating Expenses	36%	\$100,850	32%	\$102,937
Net Operating Income		\$179,454		\$219,113
Debt Service		-\$131,610		-\$131,610
Pre-Tax Cash Flow	8.06%	\$47,844	14.74%	\$87,503
Principal Reduction		-\$20,873		-\$20,873
Total Return Before Taxes	11.57%	\$68,717	18.25%	\$108,376

## Expenses

Taxes (1.25%)	\$29,688	\$29,688
Insurance (\$1.75/sf)	\$13,258	\$13,258
Utilities(T-12)	\$29,389	\$29,389
Repairs & Maintenance (\$750/unit)	\$10,500	\$10,500
Gardener (\$100/month)	\$1,200	\$1,200
Reserves(\$200/month)	\$2,800	\$2,800
Management Fee (5.0%)	\$14,015	\$16,103
Operating Expenses	\$100,850	\$102,937
Total Expenses per Unit	\$7,204	\$7,353
Total Expenses per square foot	\$13	\$14

## Rent Roll Summary

Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
1 Bed / 1 Bath	6	\$1,202	\$7,213	\$1,800	\$10,800
2 Bed / 1 Bath	2	\$2,800	\$5,600	\$2,200	\$4,400
3 Bed / 1 Bath	3	\$2,669	\$8,007	\$2,850	\$8,550
Single / 1 Bath	3	\$1,256	\$3,768	\$1,500	\$4,500

# UNDERWRITING NOTES

## INCOME

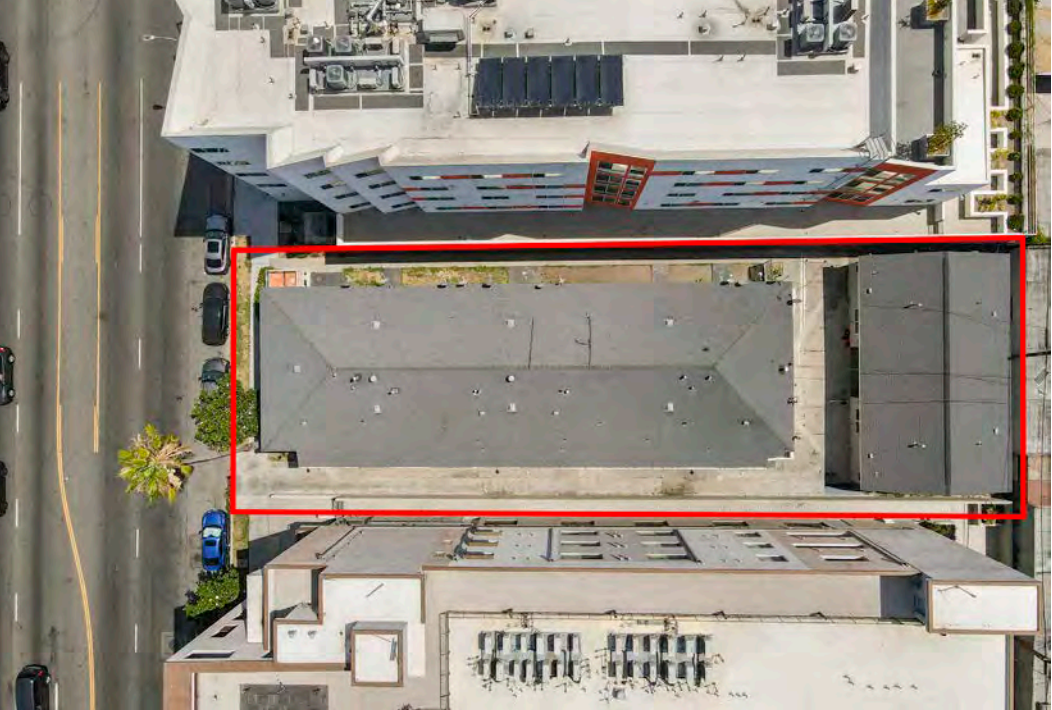
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Income	Building is 100% occupied.
Vacancy	Vacancy Rate is 5% of Gross Rental Income.
Proforma	Market Rents based on Rent Analysis of Submarket Area.
Unit SF	Unit Square Footages are Estimated

## EXPENSES

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Property Tax Rate	Estimated at 1.25%
Insurance	Estimated at \$1.75/sf
Utilities	Actual
Repairs & Maintenance	Estimated annually \$750 per unit
Management Fee	5% of Effective Gross Income.
Direct Assessments	Actual per Los Angeles Tax Assessor
Gardener	\$100/month
Reserves	\$200 per unit





## Section 4

# The Location

# LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most popular city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather.

From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles Metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work on health services/biomedical activities and 190,000 people in aerospace.





# SOFI STADIUM

The new home for the Los Angeles Chargers and Rams is currently the largest stadium in the NFL. Costing upwards of \$5 billion, the 3 million square foot is able to seat 70,240. The stadium will be home to the 2022 Super Bowl and the Summer Olympics in 2028.



# INTUIT DOME

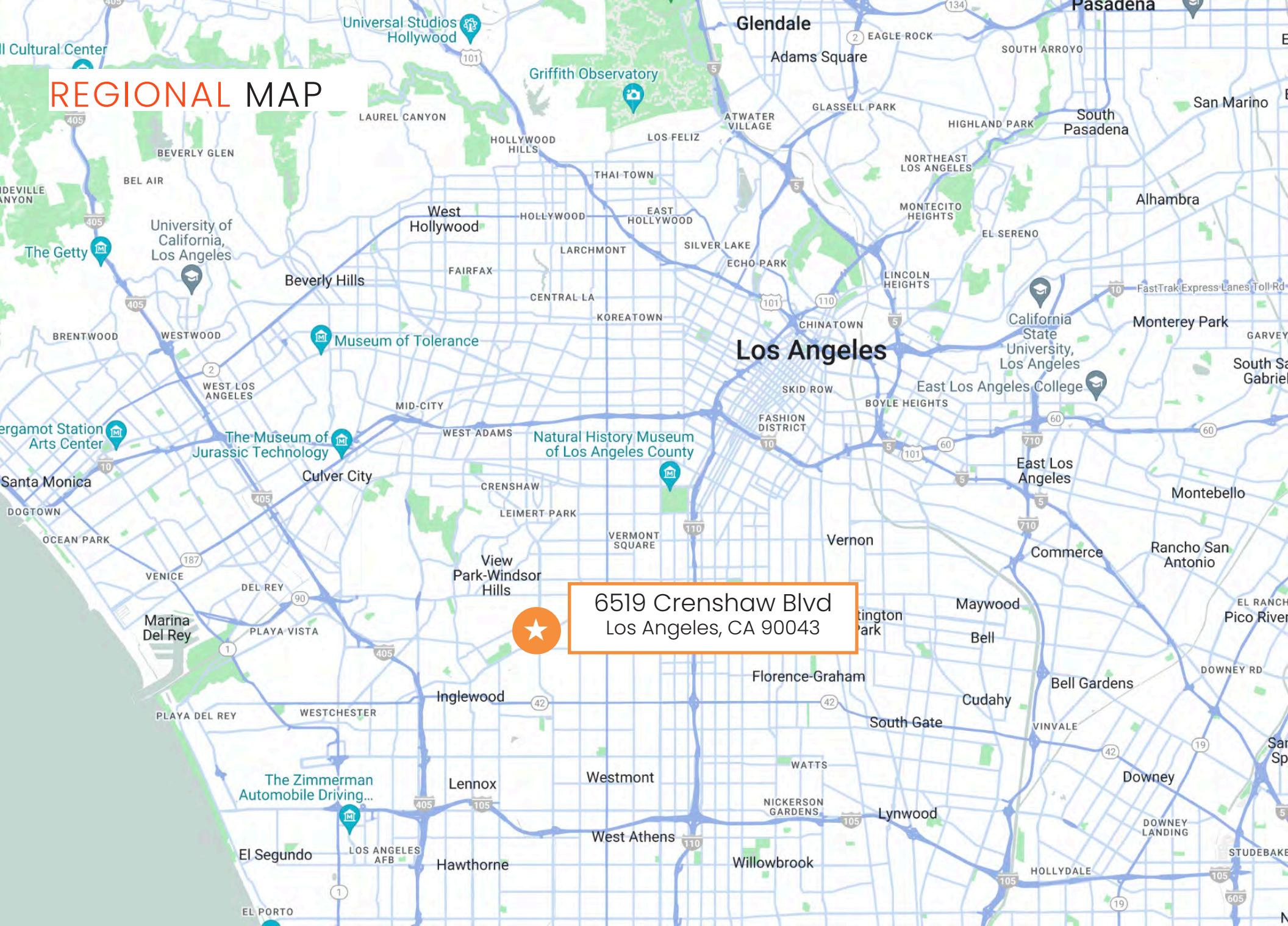
The NFL stadium isn't the only professional sporting arena to call the Inglewood area home. The Los Angeles Clippers relocated from Downtown's Crypto.com Arena (formerly Staples Center) into their new state-of-the-art home in Inglewood. The Intuit Dome opened in August 2024, seating 18,000 fans and featuring a new practice facility, retail space, and outdoor plazas with basketball courts open to the public. The arena has quickly become one of the premier sports and entertainment venues in the country, further cementing the Inglewood/South LA corridor as a world-class destination.



# HOLLYWOOD PARK

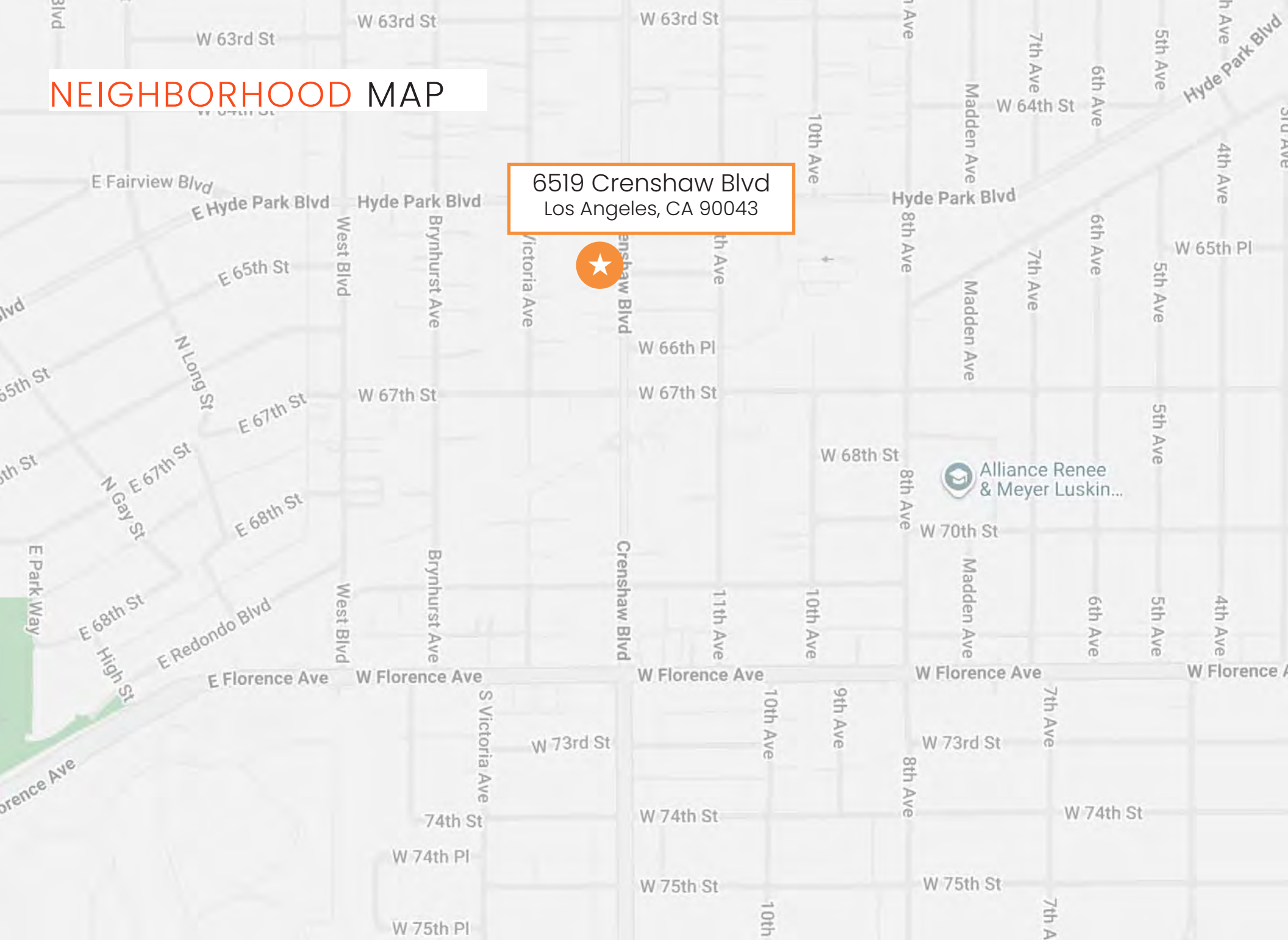
Hollywood Park spans approximately 300 acres and is central to the Westside, South Bay and greater Los Angeles communities. Modern architecture, dramatic open space, and state-of-the-art technology differentiate the physical place. One end of the projects is anchored by a 500,000 s.f retail and entertainment district that offers local and global fashions and flavors to deliver shopping, dining, recreation, entertainment and nightlife unlike any place else. This retail district is complimented by luxury apartments and best-in-class office campuses that offer great design and cutting-edge technology while prioritizing opportunities for social interaction.

# REGIONAL MAP



6519 Crenshaw Blvd  
Los Angeles, CA 90043

# NEIGHBORHOOD MAP



6519 Crenshaw Blvd  
Los Angeles, CA 90043

**Peter James**

First Vice President  
(310)467-7581  
Peter@LyonStahl.com  
DRE# 01748556

**Aaron Jacobson**

Senior Associate  
(310)729-1559  
Aaron@Lyonstahl.com  
License #: 2100737

**Will James**

First Vice President  
(310)600-9858  
Will@LyonStahl.com  
DRE#01734419

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