OFFERING MEMORANDUM

925 W 84TH ST

LOS ANGELES, CA 90044

7-UNIT MULTIFAMILY | BUILT 1915 | VALUE-ADD

9 Bedrooms | 7 Bathrooms | 4,620 SF Building | 9,066 SF Lot

CONFIDENTIAL · FOR QUALIFIED INVESTORS ONLY

ASKING PRICE

$1,525,000

Value-Add Opportunity in Rapidly Revitalized South Los Angeles

SEBASTIAN LOPEZ · THE AVE AGENCY · DRE #02239260

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This offering represents a compelling value-add investment opportunity in the multifamily sector located in the rapidly revitalized South Los Angeles neighborhood. The historic 7-unit property, built in 1915, sits on a generous 9,066 square foot lot with significant development and operational improvement potential. Currently operating at 43% occupancy, the property is positioned for substantial cash flow and value appreciation upon lease-up to stabilized occupancy.

INVESTMENT HIGHLIGHTS

METRIC	CURRENT	PRO FORMA
Occupancy	43% (3 of 7 units)	95%
Annual NOI	($19,065)	$98,597
Cap Rate	-1.25%	6.47%
Cash-on-Cash Return	**-20.50%**	**4.76%**

KEY VALUE DRIVERS

- Significant occupancy upside: **52% additional lease-up** required to reach stabilization
- Strong pro forma cap rate of **6.47%** at 95% occupancy and 30-year amortization at 6.00%
- Lender-friendly **DSCR of 1.28x** provides comfortable debt servicing capacity
- Robust pro forma NOI of **$98,597** supports strong value appreciation and refinance potential
- Strategic South LA location positioned in rapidly gentrifying neighborhood with significant public and private investment
- Large 9,066 SF lot provides expansion and development opportunity for qualified operators

$1,525,000
ASKING PRICE

6.47%
PRO FORMA CAP RATE

$98,597
PRO FORMA NOI

1.28x
DSCR

$217,857
PRICE PER UNIT

4
UNITS VACANT

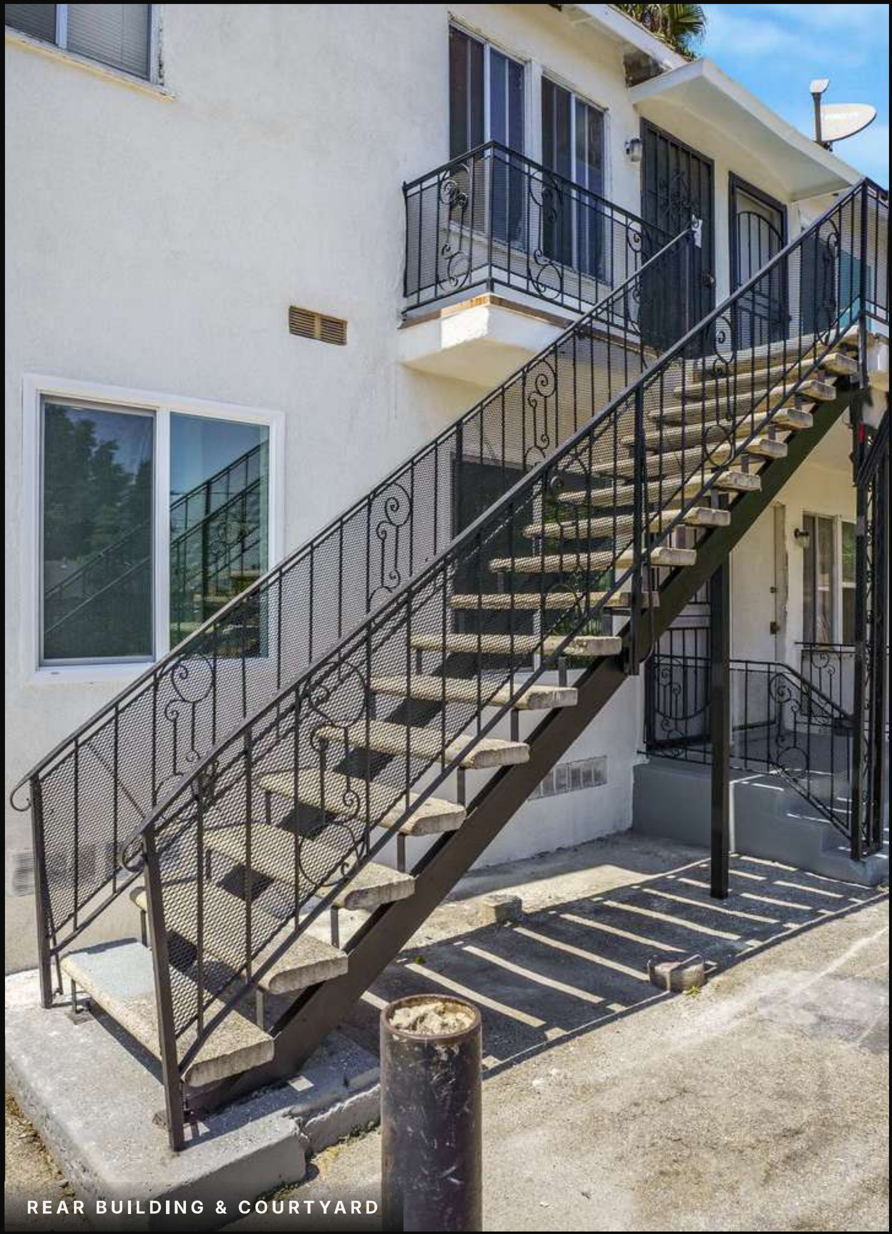
PROPERTY DESCRIPTION

BUILDING & SITE OVERVIEW

Address	925 W 84th Street, Los Angeles, CA 90044
Property type	Multi-family residential apartment building
Year built	1915
Building SF	4,620
Lot SF	9,066
Zoning	Multifamily Residential
Unit count	7 units total
Bedrooms / bathrooms	9 bd / 7 ba
Average unit size	~660 SF
Current occupancy	43% (3 of 7)

LOT & LAND VALUE

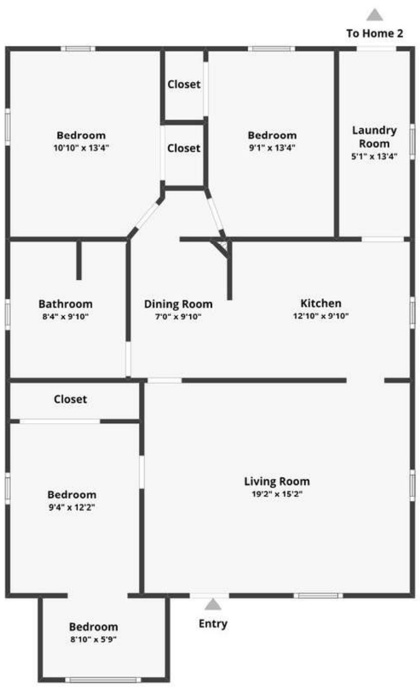
The generous 9,066 square foot lot provides significant potential for qualified developers seeking adaptive reuse, renovation, or expansion opportunities consistent with local zoning.



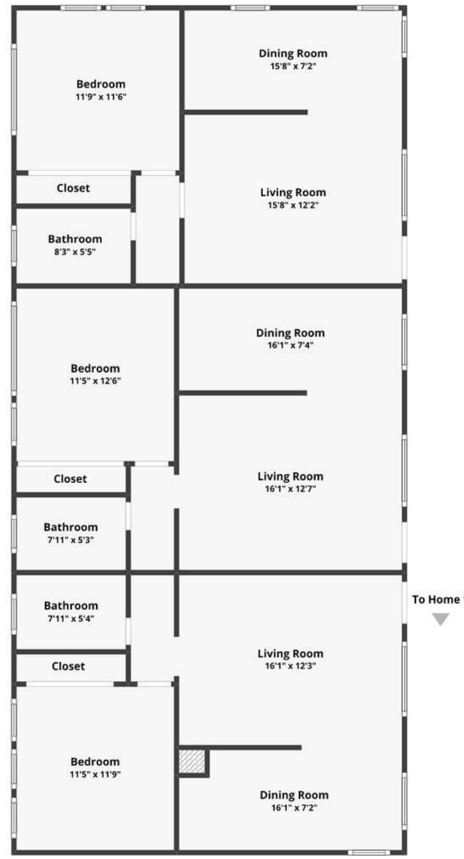
REAR BUILDING & COURTYARD

FLOOR PLANS

925 W 84th St, Los Angeles, CA 90044



HOME 1 - FLOOR 1



HOME 2 - FLOOR 2

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.

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EXTERIOR

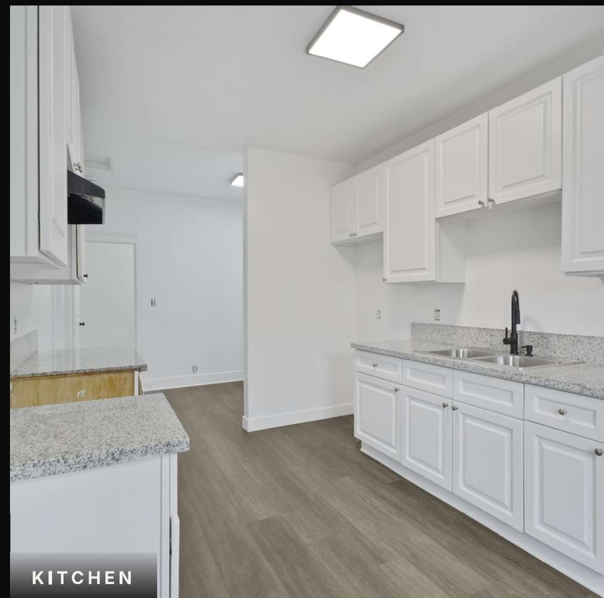

STREET ELEVATION & 9,066 SF LOT


ON-SITE PARKING


SECOND FLOOR WALKWAY

INTERIOR

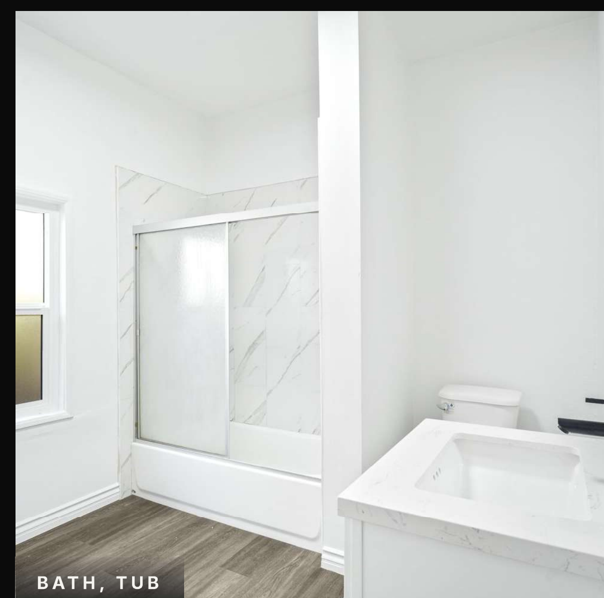

LIVING ROOM


KITCHEN


DINING & KITCHEN


BEDROOM


BATH, WALK-IN SHOWER


BATH, TUB

LOCATION & MARKET OVERVIEW

SUBMARKET PROFILE

The subject property is strategically positioned in South Los Angeles, a neighborhood undergoing significant revitalization and investment. The area has transitioned into an increasingly attractive market for multifamily investors, driven by strong population demand, improving infrastructure, and substantial public and private sector investment initiatives.

SOUTH LOS ANGELES DEMOGRAPHICS

South Los Angeles represents a population base of approximately 783,000+ residents with a median age of 33 years. The area has demonstrated strong demographic resilience with multi-ethnic populations including significant African American and Latino communities. The region maintains a median household size of 3.43 individuals, supporting strong demand for multifamily housing.

REGIONAL GROWTH CONTEXT

Greater Los Angeles is experiencing substantial real estate investment momentum. Over $100 billion in commercial real estate development is projected through 2030, with particular emphasis on neighborhood revitalization, mixed-use development, and multifamily housing production. The City of Los Angeles is actively addressing housing shortages through regulatory reform, transit-oriented development incentives, and adaptive reuse programs that benefit properties like the subject asset.

ECONOMIC DEVELOPMENT & REVITALIZATION

South Los Angeles is benefiting from significant revitalization initiatives and targeted investment:

JORDAN DOWNS TRANSFORMATION

A landmark $1.5 billion+ redevelopment converting a WWII-era housing complex into 1,500 new affordable and market-rate homes, creating a model for community-centered development.

VERMONT-SLAUSON REVITALIZATION

$500,000+ in federal funding securing infrastructure improvements to the Vermont-Slauson Shopping Center, creating 150+ new jobs and supporting small business growth.

COMMERCIAL ACQUISITION FUND

County-backed initiative providing recovery loans up to $2 million for commercial property acquisition by nonprofits and small businesses, strengthening economic development capacity.

AFFORDABLE HOUSING DEVELOPMENT

Multiple multifamily projects delivering hundreds of affordable and moderate-income housing units, addressing the region's housing shortage.

RENT ROLL

CURRENT RENT ROLL

UNIT	TYPE	CURRENT RENT	STATUS
1	3 bed / 1 bath	Vacant	Vacant
2	1 bed / 1 bath	$732	Occupied
3	1 bed / 1 bath	$1,343	Occupied
4	1 bed / 1 bath	$1,128	Occupied
5	1 bed / 1 bath	Vacant	Vacant
6	1 bed / 1 bath	Vacant	Vacant
7	1 bed / 1 bath	Vacant	Vacant
Total		**$3,203 / mo**	**3 of 7 · 43%**
Annualized		**$38,436**	

PRO FORMA RENT ROLL · 100% OCCUPANCY

UNIT	TYPE	PRO FORMA RENT	OCCUPANCY
1	3 bed / 1 bath	$3,300	Occupied
2	1 bed / 1 bath	$1,850	Occupied
3	1 bed / 1 bath	$1,850	Occupied
4	1 bed / 1 bath	$1,850	Occupied
5	1 bed / 1 bath	$1,850	Occupied
6	1 bed / 1 bath	$1,850	Occupied
7	1 bed / 1 bath	$1,850	Occupied
Total		**$14,400 / mo**	**7 of 7 · 100%**
Annualized		**$172,800**	

KEY INSIGHTS

REVENUE POTENTIAL

Monthly rent moves from $3,203 to $14,400 at full occupancy, an increase of **$11,197 per month** or 349%.

UNIT 1 PREMIUM

The single 3 bed / 1 bath unit is projected at $3,300 against $1,850 for each 1 bed / 1 bath, a premium of **$1,450 per month.**

CURRENT OCCUPANCY

43%, three of seven units. All four vacant units must be leased to reach the pro forma targets shown throughout this memorandum.

Unit mix totals 9 bedrooms and 7 bathrooms across seven units. Annualized figures tie to the Gross Scheduled Income shown in the Financial Analysis that follows. Rents and unit configurations are as supplied by ownership and should be verified against a certified rent roll, executed leases, and tenant estoppels during due diligence.

FINANCIAL ANALYSIS

PURCHASE TERMS & FINANCING

Asking price	$1,525,000
Down payment (30%)	$457,500
Loan amount (70% LTV)	$1,067,500
Interest rate	6.00%
Amortization	30 years
Monthly debt service	$6,400

THE LEASE-UP IS THE RETURN

Leasing four additional units from 43% to 95% occupancy increases NOI by $117,662 and carries the property from a negative operating position to a 6.47% cap rate on the asking price.

PRO FORMA INCOME STATEMENT (STABILIZED)

INCOME & EXPENSES	ANNUAL
Gross Scheduled Income	$172,800
Less: Vacancy Allowance (5%)	($8,640)
Gross Operating Income	**$164,160**
OPERATING EXPENSES	
Property Taxes	$16,775
Water / Sewer	$14,400
Insurance	$6,000
Repairs & Maintenance	$5,000
Utilities & Other	$6,200
Property Management (6%)	$10,368
Total Operating Expenses	**($65,563)**
Net Operating Income (NOI)	**$98,597**

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FINANCIAL ANALYSIS

INVESTMENT METRICS & RETURNS

METRIC	RESULT
Cap Rate	6.47%
Gross Rent Multiplier (GRM)	8.83x
Price Per Unit	$217,857
Monthly Debt Service	$6,400
Annual Debt Service	$76,800
Annual Pre-Tax Cash Flow	$21,797
Debt Service Coverage Ratio (DSCR)	1.28x
Cash-on-Cash Return (Year 1)	**4.76%**

CURRENT OPERATIONS VS. STABILIZED PRO FORMA

METRIC	CURRENT	PRO FORMA
Occupancy	43%	95%
Gross Scheduled Income	$38,436	$172,800
Gross Operating Income	$38,436	$164,160
Operating Expenses	($57,501)	($65,563)
Net Operating Income	($19,065)	$98,597
Cap Rate	-1.25%	6.47%
Annual Cash Flow	($100,033)	$21,797
Cash-on-Cash Return	**-20.50%**	**4.76%**

The transformation from current to pro forma operations represents a clear value-add opportunity. With approximately 52% additional lease-up, NOI increases by $117,662, generating a positive cash flow position and strong risk-adjusted returns for investors. This improvement illustrates both the challenge and opportunity inherent in the investment thesis.

MARKET ANALYSIS & COMPARABLE SALES

The following comparable sales reflect multifamily transactions within the subject property's submarket over the past 12 months (January 2025 to July 2026). These transactions provide benchmark data for valuation and market positioning.

PROPERTY ADDRESS	SALE DATE	SALE PRICE	BLDG SF	$ / SF
1234 W 89th St	Apr. 15, 2026	$1,560,000	3,867 SF	$404
525 W 85th St	May 29, 2026	$1,550,000	4,209 SF	$368
1344 W 83rd Pl	Mar. 12, 2026	$1,410,000	3,996 SF	$353
426 W 77th St	Jun. 15, 2026	$1,315,000	4,576 SF	$287
212 W 84th St	Jan. 22, 2026	$875,000	3,952 SF	$221
850 W 83rd St	Jul. 15, 2025	$1,400,000	6,524 SF	$215
Subject Property · 925 W 84th St	**Active**	**$1,525,000**	**4,620 SF**	**$330**

MARKET OBSERVATIONS

PRICE RANGE

Recent sales have ranged from $875,000 to $1,560,000, reflecting variation based on property condition, unit count, and operational performance.

PER-SQUARE-FOOT PRICING

$/SF metrics range from $215 to $404, with an average of approximately $341/SF across comparable sales. This range reflects differences in occupancy, condition, and value-add potential.

SUBJECT PROPERTY POSITIONING

The asking price of $1,525,000 aligns favorably within recent market activity at approximately $330/SF, positioning the property competitively for value-add investors.

MARKET STRENGTH

The frequency of sales in this submarket indicates healthy investor demand for multifamily assets, particularly those with clear operating improvement potential.

INVESTMENT OPPORTUNITY & RISK FACTORS

INVESTMENT OPPORTUNITY

This property represents a classic value-add real estate investment opportunity. The core investment thesis is predicated on:

OCCUPANCY UPLIFT

Leasing 4 additional units from current 43% to stabilized 95% occupancy represents the primary value driver, increasing NOI by $117,662.

MARKET TAILWINDS

Strategic location in rapidly revitalizing South Los Angeles supported by substantial public and private sector investment initiatives.

FAVORABLE FINANCING

6.00% fixed interest rate and 70% LTV provides attractive leverage with conservative 1.28x DSCR at stabilization.

HOLD-AND-REFINANCE POTENTIAL

Upon stabilization, refinancing at higher NOI-to-value multiples could enable equity recovery or permanent financing for tax-efficient hold strategies.

KEY RISK FACTORS

Prospective investors should carefully consider the following risk factors:

MARKET & LEASING RISK

The investment thesis depends entirely on successful lease-up. Market conditions, rental rate softness, or higher than anticipated turnover could impact the timeline and achievability of pro forma occupancy.

INTEREST RATE & FINANCING RISK

Refinancing risk exists if rates remain elevated or lender requirements tighten. The pro forma assumes stable financing; changes in lending conditions could impact exit strategy returns.

OPERATIONAL & MAINTENANCE RISK

The 1915 vintage building may require unexpected repairs or capital improvements beyond operating expense reserves. A comprehensive property inspection is strongly advised.

ECONOMIC CYCLE RISK

A broader economic downturn or LA real estate market correction could pressure both lease-up timelines and exit valuations, impacting investor returns.

REGULATORY & TAX RISK

California's complex rental, property tax, and residential regulations may evolve, affecting property operations and returns. Investors should consult tax and legal advisors.

EXIT STRATEGY & VALUE CREATION

POTENTIAL EXIT PATHWAYS

Qualified investors have multiple pathways to achieve returns:

HOLD & GENERATE CASH FLOW

Upon stabilization, the property generates approximately $21,797 in annual pre-tax cash flow ($6,058 after DSCR). Long-term holds benefit from inflation-protected income and principal paydown via debt service.

REFINANCE & RECAPITALIZE

At stabilized occupancy and NOI, the property becomes eligible for conventional refinancing at likely higher valuations based on improved cash flow. A refinance could recover capital while maintaining control of the cash-flowing asset.

SALE & CAPITAL EVENT

A 3 to 5 year hold with stabilization and modest cap rate compression could achieve 6 to 10% annual returns. Sale proceeds could be deployed into a larger opportunity or structured as a 1031 exchange.

$117,662
NOI INCREASE

$21,797
STABILIZED CASH FLOW

4.76%
CASH-ON-CASH YR 1

3–5yr
TARGET HOLD

1031
EXCHANGE ELIGIBLE

RESUMEN DE INVERSIÓN

925 W 84th Street es un edificio multifamiliar de **7 unidades** en el sur de Los Ángeles, ofrecido en **$1,525,000**. Construido en 1915, está sobre un lote de 9,066 pies cuadrados y actualmente opera al 43% de ocupación, con cuatro de las siete unidades vacías.

Ahí está toda la oportunidad. Cuatro unidades vacías significan que el comprador fija esas rentas a precio de mercado desde el primer día. Rentar esas cuatro unidades, de 43% a 95% de ocupación, aumenta el ingreso operativo neto en $117,662 y lleva la propiedad de una posición negativa a un cap rate de 6.47%.

Estabilizada, la propiedad genera $98,597 de ingreso operativo neto, $21,797 de flujo anual después del pago de la deuda, y un retorno sobre efectivo de 4.76% en el primer año, con 30% de enganche al 6.00% fijo a 30 años. La cobertura de deuda es de 1.28x.

El lote de 9,066 pies cuadrados es más grande de lo que ocupa el edificio de 4,620 pies, lo que abre la posibilidad de expansión o desarrollo para un operador calificado, sujeto a la zonificación local.

Toda la tesis de inversión depende de rentar las unidades vacías. El comprador debe evaluar el tiempo y el costo de estabilizar la propiedad, además de realizar su propia investigación completa con asesores independientes.

Corro los números contigo antes de que hagas una oferta. Hablo español y contesto mi propio teléfono.

$1,525,000
PRECIO

7
UNIDADES

4
UNIDADES VACÍAS

6.47%
CAP RATE ESTABILIZADO

$98,597
INGRESO OPERATIVO NETO

$217,857
PRECIO POR UNIDAD

OFFERING TERMS & CONDITIONS

OFFERING TERMS

Asking price	**$1,525,000**
Due diligence period	**45–60 days**
Closing timeline	**90–120 days**
Property condition	**As-is**

Due diligence and closing timelines to be negotiated with buyer from executed purchase agreement.

TARGET INVESTORS

Owner-operators, institutional investors, value-add sponsors, 1031 exchange buyers, and qualified private investors.

PROPERTY CONDITION & DISCLOSURES

This property is offered on an "as-is" basis. Buyers are strongly encouraged to conduct comprehensive due diligence including:

- Professional building inspections and structural assessments
- Environmental review and Phase I/II environmental site assessments if warranted
- Independent appraisal by qualified MAI appraiser
- Tenant verification, lease audits, and income verification
- Utility and operational data review

CONFIDENTIALITY

This Offering Memorandum is confidential and intended solely for qualified investors under consideration. Recipients agree not to disclose the contents or property information without express consent of the seller and their representatives.

DISCLAIMER & LIMITATIONS

This Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation for any investment. The information contained herein is based on sources believed to be reliable but is not guaranteed for accuracy or completeness.

Prospective buyers should conduct their own due diligence and consult with qualified advisors regarding financial, tax, legal, and investment considerations. Past performance does not guarantee future results. All projections and pro forma statements are estimates only and subject to change based on market conditions, operational results, and other factors.

Neither the seller nor their representatives make any representation regarding the achievability of pro forma occupancy rates, rental rates, operating expenses, or financial projections. Investors assume full responsibility for verifying all representations and conducting independent analysis.

All information is presented in compliance with applicable fair housing law. Educational only · Solo educativo.

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CONTACT INFORMATION

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For questions, property inquiries, financial detail, or to schedule a showing, contact me directly. I will walk you through the underwriting line by line and answer whatever the memorandum does not.

Hablo español.

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