



OFFERING MEMORANDUM

IMPERIAL HOMES & APARTMENTS

2075 E. IMPERIAL HIGHWAY | LOS ANGELES, CA 90059

Multifamily

FOR SALE

PROPERTY WEBSITE

—lucrumre.com





INVESTMENT CONTACT

IMPERIAL HOMES & APARTMENTS

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IMPERIAL HOMES & APARTMENTS

TABLE OF CONTENTS

01. PROPERTY OVERVIEW
02. FINANCIAL ANALYSIS
03. AREA OVERVIEW





IMPERIAL HOMES & APARTMENTS

01. PROPERTY OVERVIEW



IMPERIAL HOMES & APARTMENTS

PROPERTY OVERVIEW

Street Address:	2075 E Imperial Hwy.
City:	Los Angeles
State:	California
Zip Code:	90059
APN:	6067-013-008
Rentable Square Feet:	6,099 SF
Lot Size:	18,686 SF
Year Built:	1929
Number of Units:	6
Number of Buildings:	2 Detached Homes + 1 Fourplex
Number of Stories:	2
Water:	Master-Metered
Electric:	2075 - Master-Metered 2077- Individually Metered
Gas:	Individually Metered
Construction:	Wood-frame Stucco
Roof:	Flat & pitched
Parking:	Garage & Open Lot
Zoning:	LARD2
Unit Mix:	(4) 1 Bed /1 Bath (1) 3 Beds/1.5 Baths (1) 3 Bed/2 Baths





IMPERIAL HOMES & APARTMENTS



PROPERTY DESCRIPTION

On behalf of ownership as the exclusive listing agent, Lucrum Real Estate Group of KW Commercial is proud to offer for sale – for the first time in 19 years, Imperial Homes & Apartments. This unique investment opportunity is located at 2075 E Imperial Highway.

Imperial Homes & Apartments is a multifamily community totaling 6 garden-style units comprised of 3 separate structures including 2 detached homes & a 4-unit apartment building. The homes were built in 1922 & 1929 and the fourplex was built in 1949. The fourplex is 2 stories and offers four spacious one-bedroom/one-bath units and a laundry room at the rear of the structure. The front house is a large single story three-bedroom/ 1.5 bath with attached garage. The rear home is a spacious single story three-bedroom/two-bath currently vacant and in need of significant rehab. The structures are wood frame with painted stucco exterior. Roofing for both homes is pitched and flat for the fourplex.

The total building square feet is +/- 6,099 on a large +/- 18,686 square foot lot zoned LARD2. The lot is in an Opportunity Zone and designated Transit Oriented Communities (TOC) Tier 3!

The exterior apartment building and front house were painted along with the windows being upgraded. Four of the 6 units have been renovated to different degrees. There was electrical and roof work done throughout the apartment building and front home. Common



area amenities include laundry room, plenty of on-site parking and massive backyard.

LOCATION DESCRIPTION

2075 E Imperial Hwy is located in Watts, Los Angeles, CA south of Santa Ana Blvd., north of the 105 and east of Willowbrook Ave. Nearby destinations include California Science Centers, coffee shops, grocery stores, parks & recreation center. The closest grocery store is Pink Store Market and nearby coffee shops include Watts Coffee House, Donut Town & Water, Café Oaxaca, Dulce Vida, & Starbucks.

Low vacancy rates in Watts coupled with continued low interest rates have led to multifamily investment properties becoming a highly attractive asset class. With many units at below market rents amidst a thriving rental market, 2075 E Imperial Hwy offers astute investors significant rental upside potential of roughly 21..9%.





IMPERIAL HOMES & APARTMENTS

PROPERTY HIGHLIGHTS

- + Excellent unit mix
- + Potential owner user investment
- + Large lot and yard with vacant 3+2
- + Significant rental upside potential of roughly 21.9%
- + Value add & rental upside

LOCATION HIGHLIGHTS

- + Large 18,686± square foot lot, zoned LARD2
- + Strong rental market
- + Central Los Angeles location
- + Convenient access to 105 and 110
- + Located in an Opportunity Zone & TOC Tier 3
- + Close to shopping, public transportation with a Walk Score of 64





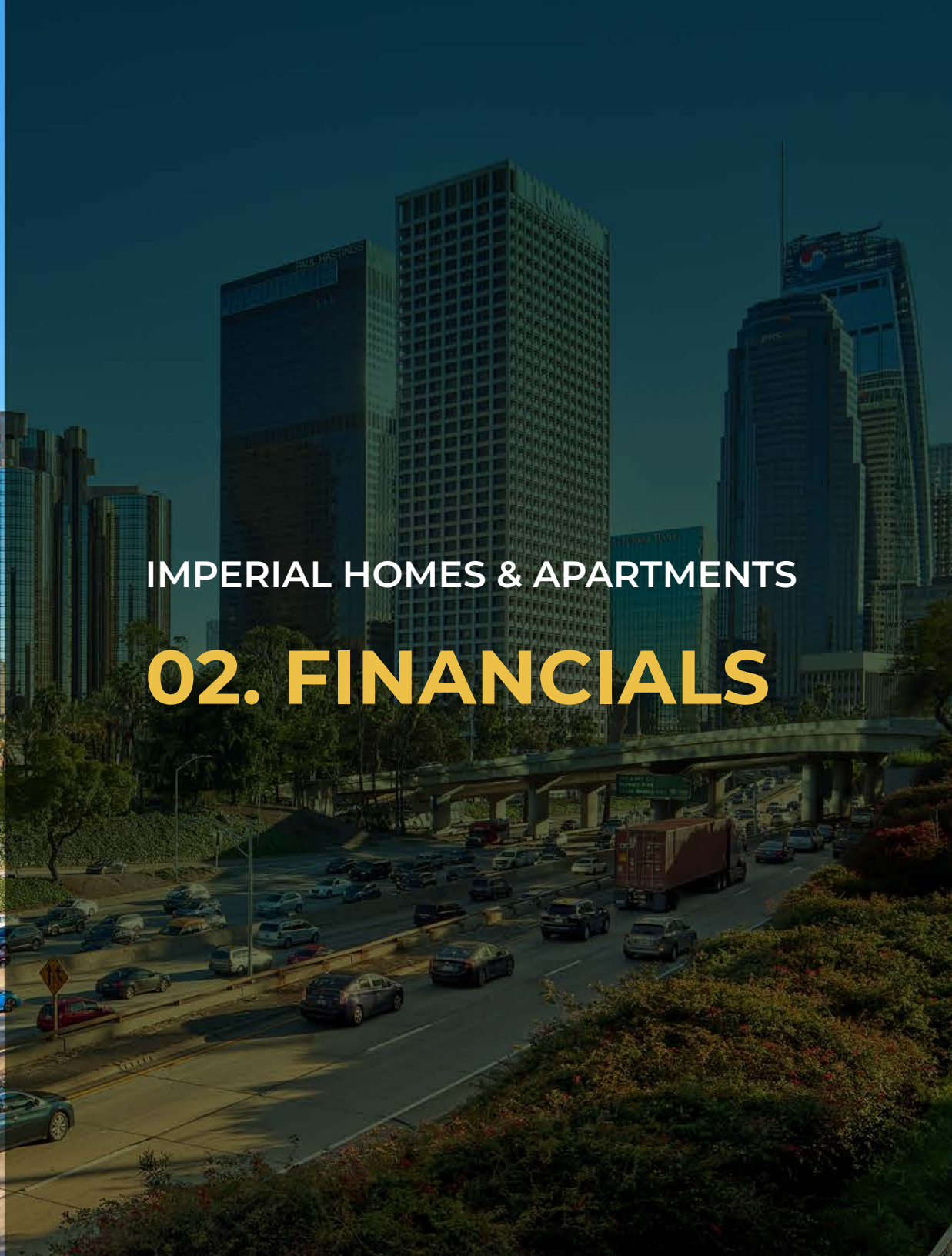


STREET MAP



SATELLITE MAP (3D)





IMPERIAL HOMES & APARTMENTS
02. FINANCIALS



FINANCIALS **PRICING DETAILS**

PRICE	\$ 1,185,000
Number of units	6
Price per unit	\$ 197,500
Price per Square Foot	\$ 194.29
Gross Square Footage	6,099
Lot Size	18,686
Year Built	1929

RETURNS	CURRENT	PRO FORMA
CAP Rate	5.23%	7.07%
GRM	11.67	9.56

RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG CURRENT	PRO FORMA
4	1 + 1	\$ 1,178	\$ 1,450
1	3 + 1.5 HM	\$ 1,600	\$ 2,295
1	3 + 2 HM	\$ 2,150	\$ 2,150



FINANCIALS OPERATING DATA

ANNUAL INCOME		CURRENT		PRO FORMA
Scheduled Gross Income		\$ 101,544		\$ 123,960
Less: Vacancy/Deductions	3.0%*	(\$ 3,046)	3.0%*	(\$ 3,719)
Gross Operating Income		\$ 98,498		\$120,241
Less: Expenses	35.94%*	(\$ 36,499)	29.44%*	(\$ 36,499)
Net Operating Income		\$ 61,998		\$83,472
Less Debt Service		(\$41,505)		(\$41,505)
Pre-Tax Cash Flow	4.94%**	\$20,493	10.18%**	\$42,237
Plus Principal Reduction		\$14,782		\$14,782
Total Return Before Taxes	8.51%**	\$35,275	13.75%**	\$57,019

EXPENSES

Real Estate Taxes				\$ 14,813
Insurance				\$ 3,050
Utilities				\$ 7,020
Maintenance & Repairs				\$ 3,600
Offsite Management				\$ 5,017
Rubbish				\$ 1,500
Misc. + Reserves				\$ 1,500
Total Expenses				\$ 36,499
Per Square Foot				\$ 5.98
Per Unit				\$ 6,083.20

* As a percentage of Scheduled Gross Income.

**As a percentage of Down Payment.



FINANCIALS RENT ROLL

#	UNIT TYPE	SF	RENT	RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	NOTE
1	3 Beds/2 Baths	-	\$2,150.00	-	\$2,150.00	-	Vacant Rear House
2	3 Bed/1.5 Baths	-	\$ 1,600.00	-	\$ 2,295.00	-	Front House With Garage
3	1 Bed/1 Bath	-	\$1,412.00	-	\$1,450.00	-	Section 8 Tenant
4	1 Bed/1 Bath	-	\$1,450.00	-	\$1,450.00	-	Owner Occupied
5	1 Bed/1 Bath	-	\$ 1,000.00	-	\$1,450.00	-	-
6	1 Bed/1 Bath	-	\$ 850.00	-	\$1,450.00	-	-



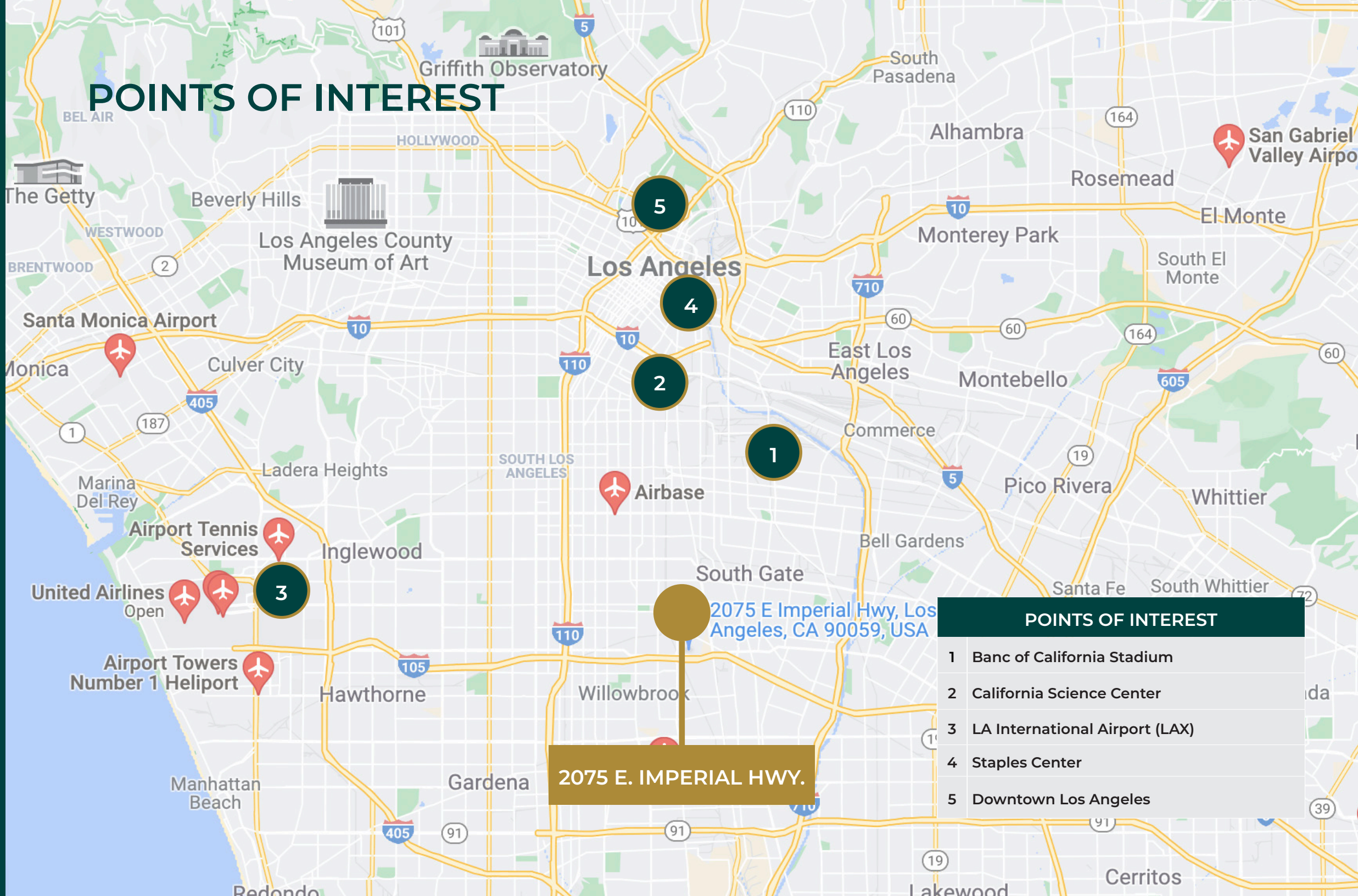
IMPERIAL HOMES & APARTMENTS

03. AREA OVERVIEW





POINTS OF INTEREST



2075 E. IMPERIAL HWY.

2075 E Imperial Hwy, Los Angeles, CA 90059, USA

POINTS OF INTEREST	
1	Banc of California Stadium
2	California Science Center
3	LA International Airport (LAX)
4	Staples Center
5	Downtown Los Angeles



DEMOGRAPHICS

WATTS, LOS ANGELES, CA

Watts is a neighborhood in southern Los Angeles, California. It is located within the South Los Angeles region, bordering the cities of Lynwood and South Gate to the east and southeast, respectively, and the unincorporated community of Willowbrook to the south.

Watts has a population of 33,609. There are 15,989 male residents living in Watts and 17,620 female residents. The total number of households is 8,058 with 4 people per household on average. The median age of the current population is 28 with 8,809 people being married and 16,453 being single.

The employment numbers show that there are 61.48% white collar employees and 38.52% blue collar employees in Watts.

There are several types of homes for sale in Watts, Los Angeles such as Single Family Homes, and Condominiums. The typical home value of homes in Watts is \$508,167. This value is seasonally adjusted and only includes the middle price tier of homes. Watts home values have gone up 20.9% over the past year.



AVERAGE HOUSEHOLD
INCOME

\$ 52, 935.91



MEDIAN AGE

28 years old



2020 ESTIMATED
POPULATION

33,609



TOTAL HOUSEHOLDS

8,058



BACHELORS DEGREE
OR HIGHER

4.83%



OVERVIEW

LOS ANGELES, CALIFORNIA

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



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, 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. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.





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