



Offering Memorandum

La Prada Vista

6060 La Prada St. Los Angeles, CA 90042
Multifamily Investment Opportunity

FOR SALE

PROPERTY WEBSITE

lucrumre.com



EQUITY
UNION
COMMERCIAL



Investment Contacts

La Prada Vista

Lucrum Group | Equity Union

Raymond Rodriguez IV

Founding Partner

D: +1 866-582-7865

M: +1 818-581-5829

ray@lucrumre.com

Lic. #01402283

Matt Freedman

Partner

D: +1 310-275-3800

M: +1 818-585-6888

matt@lucrumre.com

Lic. #01487954



Disclaimer

All materials and information received or derived from EQUITY UNION and Lucrum ("Broker") its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Broker its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the material or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Broker will not investigate or verify any such matters or conduct due diligence for a part unless otherwise agreed in writing.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspection and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Broker makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Broker does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rent from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Broker in compliance with all applicable fair housing and equal opportunity laws.

Confidentiality Agreement

The contents included in this brochure are proprietary, paid for and include customized branded and/or trademarked materials that are to be kept strictly confidential. It is intended to be referred to only by the party receiving it from Broker. It should not be copied, duplicated, or otherwise made available to any other person, entity or competitor without the express written consent and approval of Broker. Any copying of proprietary material or brand will be a violation to your use of this brochure.



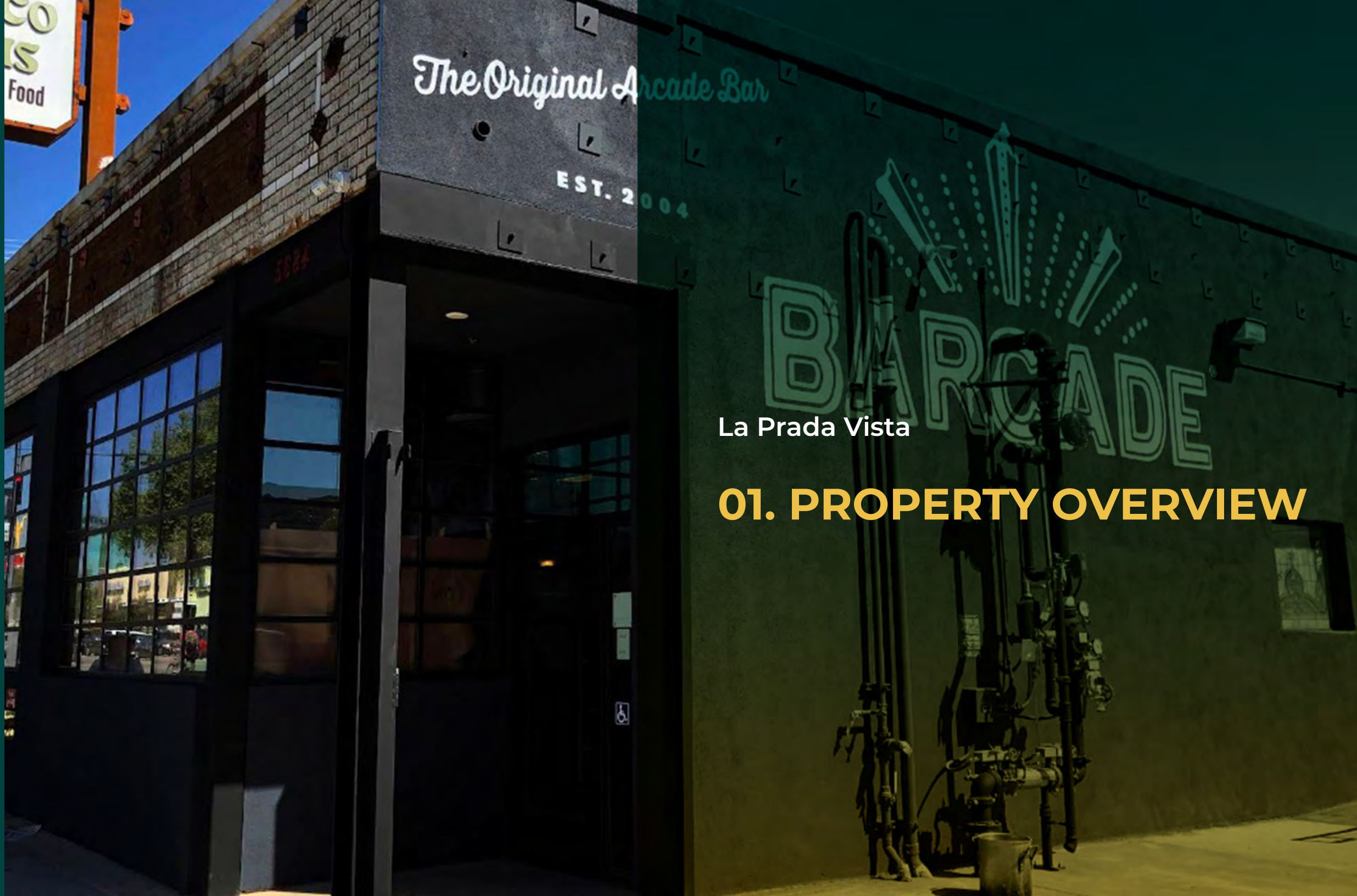


La Prada Vista

TABLE OF CONTENTS

- 01. Property Overview
- 02. Financial Analysis
- 03. Comparables
- 04. Area Overview





La Prada Vista

01. PROPERTY OVERVIEW



La Prada Vista

Property Overview

Street Address:	6060 La Prada St.
City:	Los Angeles
State:	California
Zip Code:	90042
APN:	5486-005-020
Rentable Square Feet:	± 6,048 SF*
Lot Size:	± 9,195 SF
Year Built:	1955 & 2024
Number of Units:	8
Number of Buildings:	2
Number of Stories:	2
Water:	Master-Metered
Electric:	Individually-Metered
Gas:	Individually-Metered
Construction:	Wood-Frame
Roof:	Pitched
Parking:	4
Zoning:	LARD1.5
Unit Mix:	(2) 1 Bed/1 Bath ADUs (1) 1 Bed/1 Bath (5) 2 Beds/1 Bath



** The provided rentable square footage of the building is approximate and not guaranteed; we are not liable for any inaccuracies.*



La Prada Vista



Property Description

Lucrum Real Estate Group is proud to present La Prada—Vista, a beautifully maintained, value-added multifamily investment opportunity located in the highly coveted submarket of Highland Park, Los Angeles.

This charming apartment community features the original apartment building consisting of six units built in 1955 and a new detached structure in the rear of the lot consisting of two new Accessory Dwelling Units (ADUs) built in 2024. The unit mix includes:

Unit Mix

- (2)** 1-Bedroom + 1-Bath: (ADUs)
- (1)** 1-Bedroom + 1-Bath
- (5)** 2-Bedroom + 1-Bath

Construction is wood frame with freshly painted stucco exterior and pitched roof, the property spans approximately ±6,048 square feet on a ±9,195 square foot lot zoned LARD1.5. Originally built as a 6-unit building, the seller has added two newly constructed ADUs, bringing the total unit count to 8. Please note that the additional square footage for the ADUs has not yet been reflected on title.

Most units are tastefully updated with renovated bathrooms, kitchens, attractive laminate flooring, new counter-tops, backsplash, cabinets and include spacious floorplans, closets and storage cabinets. Each unit is individually metered for gas and electricity.



Trash service is included in LADWP and billed to tenants. Select units have highly upgraded island kitchens with new modern bathrooms, with recessed lighting throughout the unit.

Recent upgrades that were completed in 2024, coinciding with the ADU construction, include new roof, new Siemens electrical systems and new meters throughout. The solar accompanying the ADU units are owned outright. The driveway rear parking lot and decking has recently been resurfaced, and the property has been upgraded with copper plumbing.

While significant upgrades have been completed, La Prada Vista still offers considerable value-add potential and opportunity to capture substantial untapped rental income. This makes it an exceptional acquisition for investors seeking a well-located asset in a consistently appreciating market.

Location Description

Nestled just seven miles northeast of Downtown Los Angeles, Highland Park is one of the city's most exciting and fastest-evolving neighborhoods, offering multifamily investors a rare opportunity to capitalize on historically rising rents and strong appreciation. Once a working-class enclave, this storied neighborhood has transformed into a vibrant, culturally rich community that artfully blends historic charm with modern urban appeal.

Highland Park's rental market is surging, driven by limited housing supply, ongoing gentrification, and strong demand from young professionals, creatives, and entrepreneurs. Rental rates have increased by 7.5% year-over-year, with most vacancies filled within 10 to 15 days—underscoring a high-demand environment ideal for stable occupancy and consistent cash flow.





This walkable neighborhood boasts a Walk Score of 84 and is defined by tree-lined streets, Craftsman bungalows, Spanish-style homes, and a growing collection of contemporary infill developments. Its central corridors—Figueroa Street and York Boulevard—serve as cultural and commercial hubs, alive with indie bookstores, vintage boutiques, contemporary art galleries, and acclaimed restaurants like Kitchen Mouse Café and Villa’s Tacos. Iconic destinations like Highland Park Bowl and the Lodge Room further enhance the neighborhood’s draw as a lifestyle-centric community.

Beyond its vibrant cultural scene, Highland Park has emerged as a hub for L.A.’s creative economy. Proximity to downtown, an influx of co-working spaces, and over \$20 million in public investments toward infrastructure and parks have made it a magnet for startups, remote workers, and small business owners.

Transportation access is another key asset with direct service via the Metro Gold Line, residents enjoy seamless connections to downtown and beyond, bolstering the area's appeal for renters who seek a car-free lifestyle. In addition, Highland Park is surrounded by other prime sub-markets such as Pasadena, Eagle Rock, Glassell Park and Downtown LA.

Whether you're seeking a stabilized asset or a value-add opportunity, Highland Park offers the rare combination of historic character, urban energy, and investment fundamentals. With rising rents, strong occupancy, and deep cultural roots, this neighborhood is positioned for continued growth, and for those looking to invest in the future of Los Angeles, Highland Park is a market to invest in.





La Prada Vista

Property Highlights

- + Two new 1-bedroom + 1-bath ADU's not subject to RSO
- + Attractive 5.11% Cap Rate at asking price
- + New roof and copper plumbing
- + Over 60% of the building consists of 2-bedroom units
- + Select units offer remodeled island kitchens and modern baths
- + All new Siemens electrical panels and meters
- + Resurfaced driveway, parking lot decking, & freshly painted
- + Garage parking spaces at the rear of the property
- + Trash service is included in LADWP and billed to tenants
- + New owned solar panels servicing the ADU units reducing overall utility expenses
- + Charming & beautifully maintained apartment community





La Prada Vista

Location Highlights

- + **Strong Rental Market:** Highland Park has seen year over year rental growth of over $\pm 7.5\%$ brought on by low inventory and increased demand
- + **Low Vacancy Rates:** Units in Highland Park typically rent within 10–15 days, ensuring high occupancy and reduced downtime between tenants
- + **Desirable Tenant Demographic:** The area draws young professionals, creatives, and entrepreneurs—ideal tenants for stabilized, long-term occupancy
- + **Prime Location:** Located only a few miles from Downtown Los Angeles, Pasadena & Glendale, making Highland Park a desired location for young professionals
- + **Transit Connected:** Situated within close proximity to the Metro Gold Line, which route spans from Highland Park, to DTLA, and to Azusa
- + **Investor Friendly:** Rising rents, low vacancy rates the ideal and public improvements create an ideal environment for multifamily investors
- + **High Walkability:** Boasting a Walk Score of 84, residents enjoy easy access to cafes, restaurants, parks, and local amenities, promoting a strong live-work-play lifestyle

- + **Surrounded by Thriving Submarkets:** Bordering vibrant neighborhoods such as Pasadena, Eagle Rock, Glassell Park, and Downtown LA, adding extended demand and further rent growth potential











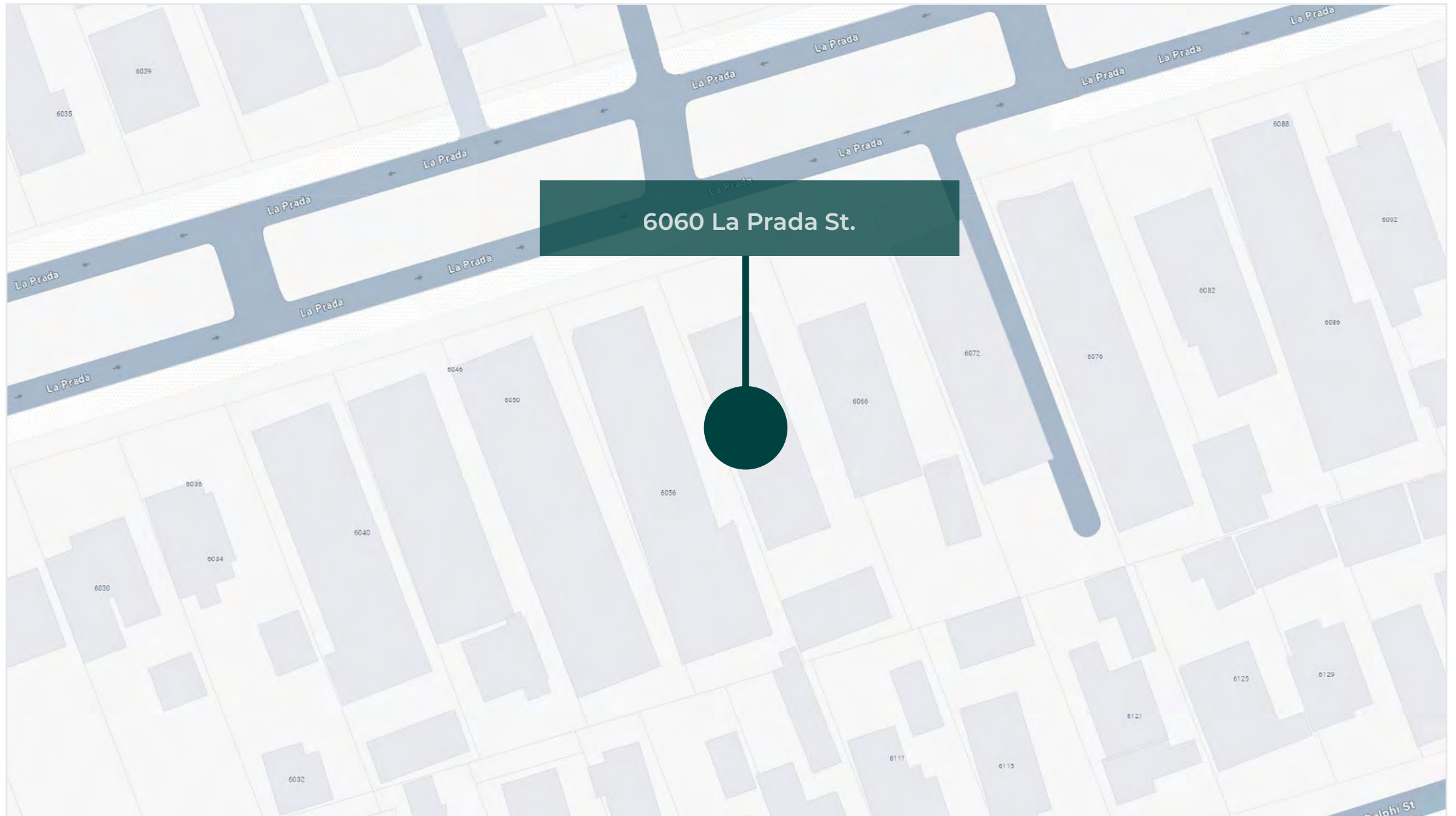








Street Map





Satellite Map (3D)





La Prada Vista

02. FINANCIALS



Financials

Pricing Details

Price	\$2,295,000	
Number of units	8	
Price per unit	\$286,875	
Price per Square Foot	\$379.46	
Gross Square Footage	± 6,048	
Lot Size	± 9,195 SF	
Year Built	1955 & 2024	
Returns	Current	Pro Forma
CAP Rate	5.11%	6.54%
GRM	12.09	10.26

Rent Roll Summary

# of Units	Unit Type	AVG Current	Pro Forma
2	1 Bed + 1 Bath ADU	\$2,098	\$2,150
1	1 Bed + 1 Bath	\$1,413	\$2,150
5	2 Beds + 1 Bath	\$1,999	\$2,395



Financials

Operating Data

Annual Income		Current		Pro Forma
Scheduled Gross Income		\$189,832		\$223,680
Less: Vacancy/Deductions	3.00%*	(\$5,695)	3.00%*	(\$6,710)
Gross Operating Income		\$184,137		\$216,970
Less: Expenses	35.19%*	(\$66,807)	29.87%*	(\$66,807)
Net Operating Income		\$117,331		\$150,163
Less Debt Service		(\$91,534)		(\$91,534)
Pre-Tax Cash Flow	2.65%**	\$25,796	6.01%**	\$58,629
Plus Principal Reduction		\$17,266		\$17,266
Total Return Before Taxes	4.42%**	\$43,062	7.78%**	\$75,894
Expenses				
Real Estate Taxes				\$28,688
Insurance				\$10,642
Utilities & Trash				\$8,515
Maintenance & Repairs				\$7,600
Misc. / Reserves				\$2,000
Off-Site Management				\$9,362
Total Expenses				\$66,807
Per Square Foot				\$11.05
Per Unit				\$8,350.84

* 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	2 Beds/1 Bath	--	\$2,295.00	--	\$2,395.00	--	--
2	2 Beds/1 Bath	--	\$1,240.99	--	\$2,395.00	--	--
3	1 Bed/1 Bath	--	\$1,412.96	--	\$2,150.00	--	--
4	2 Beds/1 Bath	--	\$2,295.96	--	\$2,395.00	--	--
5	2 Beds/1 Bath	--	\$1,778.58	--	\$2,395.00	--	--
6	2 Beds/1 Bath	--	\$2,386.80	--	\$2,395.00	--	--
7	1 Bed/1 Bath	--	\$2,095.00	--	\$2,150.00	--	ADU
8	1 Bed/1 Bath	--	\$2,100.00	--	\$2,150.00	--	ADU
Totals		--	\$15,605.29	--	\$18,425.00	--	--



Financials

Rent Roll

Other Income	--	Monthly Income	--	Pro Forma Income	--	Note
Laundry Income	--	\$180.00	--	\$180.00	--	--
Other Income	--	\$35.00	--	\$35.00	--	--
Total Other Income	--	\$215.00	--	\$215.00	--	--
Monthly SGI	--	\$15,820.29	--	\$18,640.00	--	--



Financials

Loan Options

Indicative Loan Pricing		La Prada Vista		
Loan Product	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 7-Year Fixed	
Purchase Price	\$2,295,000	\$2,295,000	\$2,295,000	
Loan Amount	\$975,000	\$1,305,000	\$1,575,000	
Amortization	30 Years	30 Years	30 Years	
Prepay	3%, 2%	5%, 4%, 3%	5%, 5%, 4%, 3%, 2%	
Loan Term	10 Years	10 Years	10 Years	
Minimum Debt Coverage Ratio	1.2	1.2	1.2	
Max Loan to Value	58%	57%	56%	
Debt Coverage Ratio as Underwritten	1.2	1.2	1.2	
Estimated Interest Rate	5.66%	5.78%	5.96%	
Impounds	No	No	No	
Approximate Annual Payment (As Underwritten)	\$91,534	\$91,686	\$91,696	

The interest rates listed above and any spreads derived there from are subject to market influences, which may impact loan proceeds. All terms are subject to review and approval by the lender and are subject to change until rate/spread lock. This analysis is based upon information provided by Convoy Capital. Final terms and conditions are subject to change | May 2025.





La Prada Vista

03. COMPARABLES



Rent Comparables



1 Bed + 1 Bath

#	Property	Units	Built	Rent	SF	Rent/SF	Distance	Notes
1	6317 Monterey Rd. Highland Park, CA 90042	30	1988	\$2,200.00	650	\$3.38	2.0 Miles	--
2	5525 Ash St. Highland Park, CA 90042	40	1960	\$2,699.00	639	\$4.22	1.6 Miles	--
3	6108 Strickland Ave. Highland Park, CA 90042	4	1949	\$2,400.00	500	\$4.80	0.3 Miles	--
4	376 N. Ave. 57 Highland Park, CA 90042	24	1962	\$2,295.00	695	\$3.30	1.6 Miles	--
5	343 N. Ave. 52 Highland Park, CA 90042	34	1969	\$2,008.00	750	\$2.68	2.1 Miles	--
Average		26	1966	\$2,320.00	647	\$3.68	1.5 Miles	--
	6060 La Prada St. Pro Forma Rent	8	1955	\$2,150.00	--	--	--	--
	6060 La Prada St. Current Ave. Rent	8	1955	\$1,413.00 - \$2,098.00	--	--	--	--



Rent Comparables

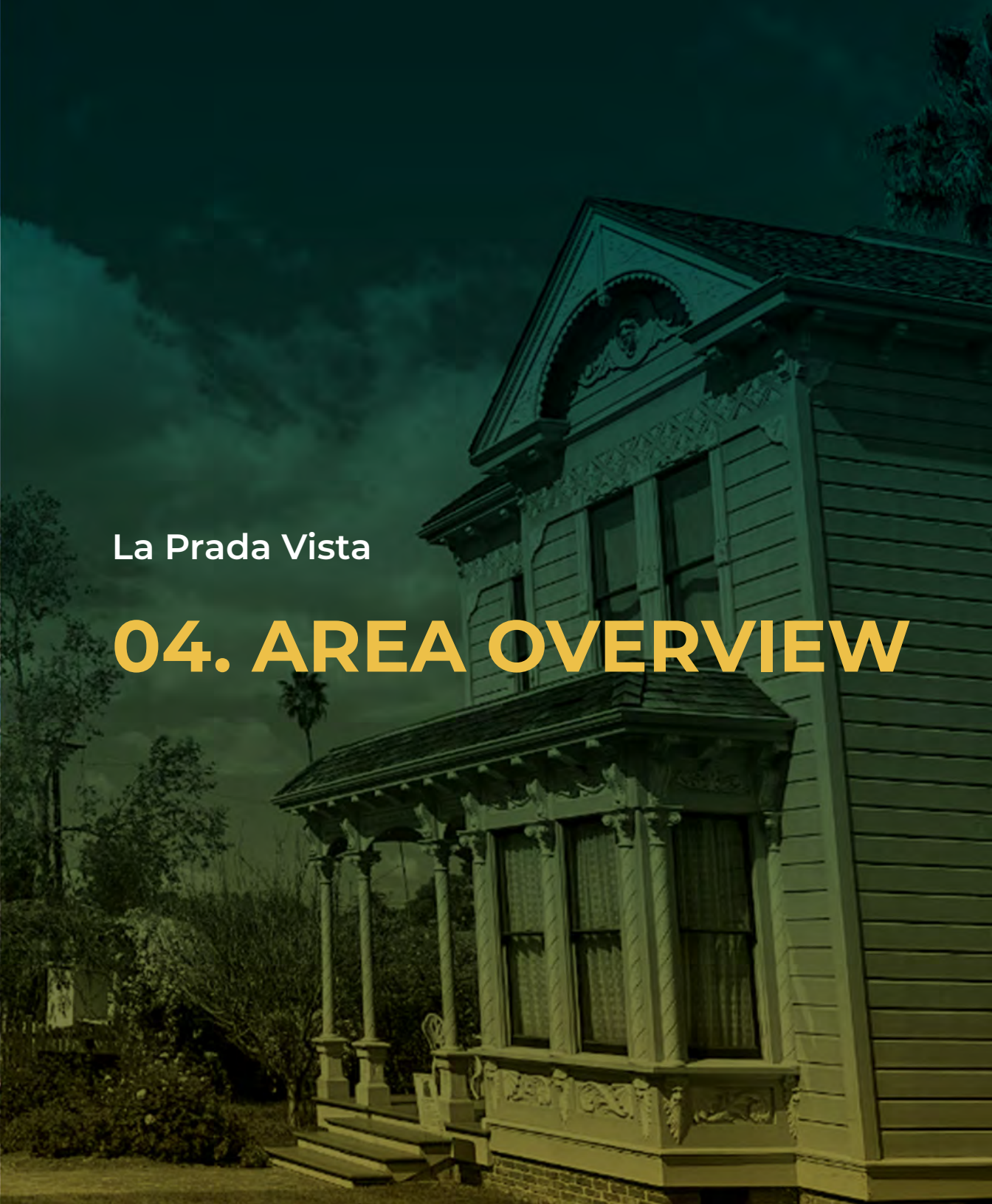
2 Beds + 1 Bath

#	Property	Units	Built	Rent	SF	Rent/SF	Distance	Notes
1	6317 Monterey Rd. Highland Park, CA 90042	30	1988	\$2,850.00	800	\$3.56	2.0 Miles	--
2	6311-6313 Monterey Rd. Highland Park, CA 90042	40	1989	\$2,950.00	815	\$3.62	2.0 Miles	--
3	6612 N. Figueroa St. Highland Park, CA 90042	4	1923	\$2,700.00	890	\$3.03	0.3 Miles	--
4	5910 Monte Vista St. Highland Park, CA 90042	4	1905	\$3,200.00	830	\$3.86	1.4 Miles	--
5	612 San Pascual Ave. Highland Park, CA 90042	16	1965	\$3,250.00	938	\$3.46	1.6 Miles	--
Average		19	1954	\$2,990.00	855	\$3.51	1.5 Miles	--
	6060 La Prada St. Pro Forma Rent	8	1955	\$2,395.00	--	--	--	--
	6060 La Prada St. Current Ave. Rent	8	1955	\$1,999.00	--	--	--	--



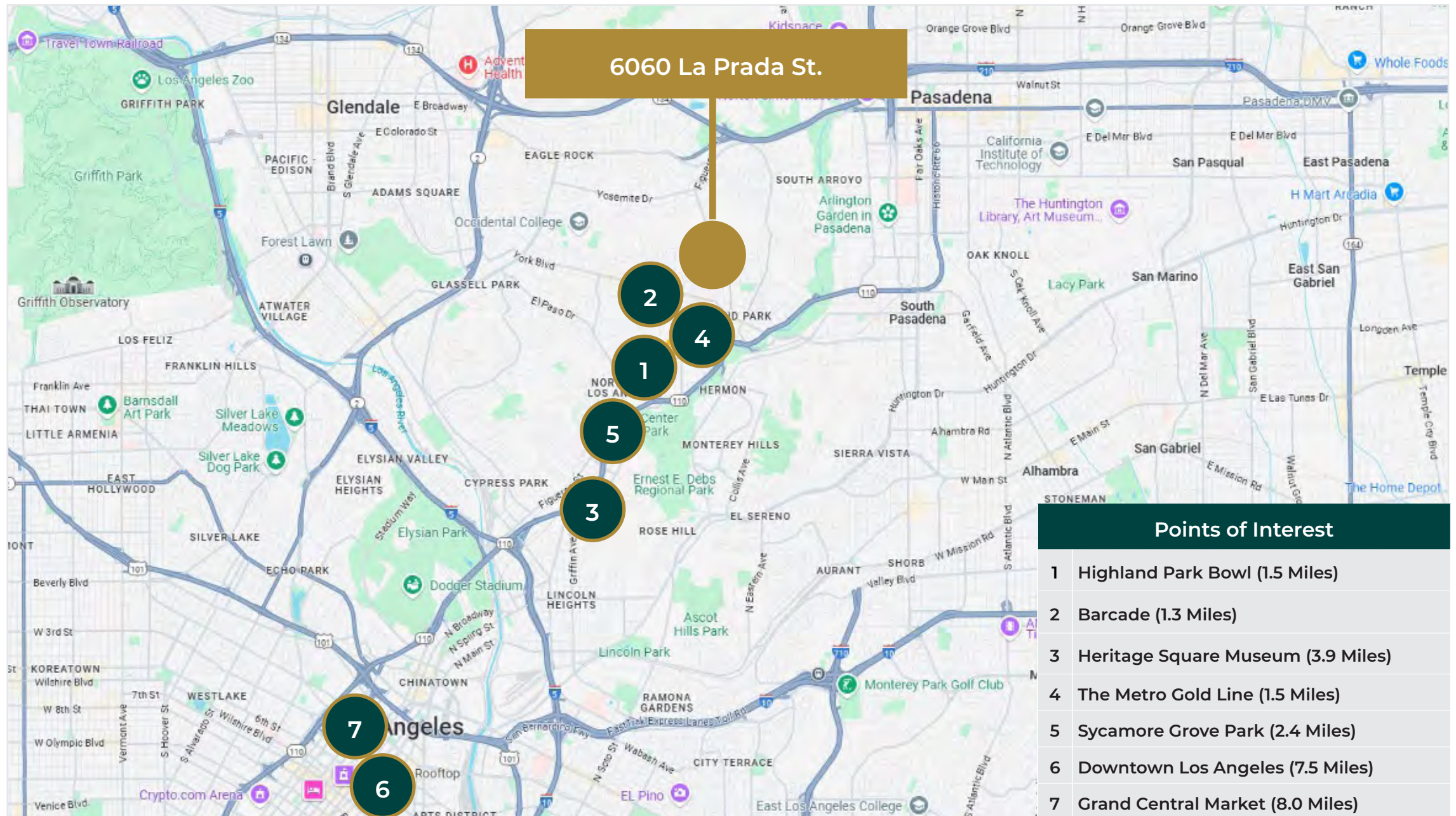
La Prada Vista

04. AREA OVERVIEW





Points of Interest





La Prada Vista

Points of Interest



Highland Park Bowl (1.5 Miles)

Highland Park Bowl, in Los Angeles, is the city's oldest operating bowling alley, originally opening its doors in 1927 during Prohibition and swanky homage to the roaring 20's.



Heritage Square Museum (3.9 Miles)

Explores the settlement and development of Southern California during its first 100 years of statehood through historic restoration and preservation of eight historic structures located at the museum.



Barcade (1.3 Miles)

Barcade is the originator of the arcade bar concept and the largest operator of arcade bars in the United States.



The Metro Gold Line (1.5 Miles)

Is a light rail line in Los Angeles providing transportation from Union Station to Pasadena, and the Eastside Extension from Union Station to East Los Angeles.



La Prada Vista

Points of Interest



Sycamore Grove Park (2.4 Miles)

Sycamore Grove Park is a historic 15-acre public park established in 1905, and is one of the city's oldest parks, offering a blend of natural beauty, recreational facilities, and cultural landmarks.



Downtown Los Angeles (7.5 Miles)

Downtown, comprising diverse smaller areas such as Chinatown, Little Tokyo and the Arts District, offers renowned art museums, cutting-edge restaurants & hip bars.



Grand Central Market (8.0 Miles)

Grand Central Market is a historic public market and food hall located in Downtown Los Angeles, offering a diverse range of food vendors and a vibrant atmosphere. It has been a downtown Los Angeles staple since 1917.



Demographics

Highland Park, Los Angeles, CA

Highland Park, in northeast Los Angeles, is a sought-after neighborhood blending historic charm with modern developments. Known for its Spanish Revival homes, craftsman bungalows, and vibrant arts scene, it attracts young professionals, artists, and families. With walkable streets, trendy cafes, and easy access to downtown LA, Highland Park offers diverse real estate options, from single-family homes to multi-family units, making it an ideal spot for homebuyers and investors.

QUICK FACTS:

+ Highland Park is one of Los Angeles' oldest neighborhoods, founded in the late 19th century, and is home to several historic landmarks.

- + Known for its vibrant arts scene, the area boasts numerous galleries, cultural events, and a growing number of independent businesses.
- + Highland Park has seen significant gentrification, making it one of the hottest neighborhoods in Los Angeles for both homebuyers and investors.
- + The neighborhood is known for its walkable streets, with many amenities such as cafes, restaurants, and shops just a short stroll away.
- + Despite rapid development, Highland Park retains a close-knit, diverse community, blending longtime residents with newcomers..



Average Household
Income

\$125,850



Median Age

38 years old



2021 Estiamted
Population

58,344



Total Households

21,490



Bahcelors Degree
or Higherr

38.16%



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.





Investment Contacts

Raymond A. Rodriguez IV

Founding Partner

D: +1 866-582-7865

M: +1 818-581-5829

ray@lucrumre.com

Lic. #01402283

Matt Freedman

Partner

M: +1 310.275.3800

matt@lucrumre.com

Lic. #01487954



EQUITY
UNION
COMMERCIAL