

FOR SALE

11-UNIT APARTMENT BUILDING

942 Menlo Ave, Los Angeles, CA 90006



KORUS
REAL ESTATE

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Menlo Ave



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Aerial Map

W 7th St

W 8th St (+27,292 VPD)

Hanmi Bank

942 Menlo Ave
Los Angeles, CA 90006

Vermont Ave (+41,501 VPD)

Menlo Ave

S Hoover St (+47,847 VPD)



W Olympic Blvd (+47,847 VPD)



PROPERTY INFORMATION

942 Menlo Ave, Los Angeles, CA 90006



SALE PRICE

\$2,350,000



APN

5076-002-025



BUILDING SIZE

6,616 Sq. Ft.



LAND SIZE

8,763 Sq. Ft.



UNITS

1 (One) 2 BR + 1 BTH
5 (Five) 1 BR + 1 BTH
5 (Five) Studio + 1 BTH
11 Units



ANNUAL NOI

\$100,831



CAP RATE

4.3%

GRM: 14.6



ZONING

R4-1

T.O.C.: Tier 4



BUILT

1962



PARKING

8 Parking
Spaces



FINANCIAL ANALYSIS

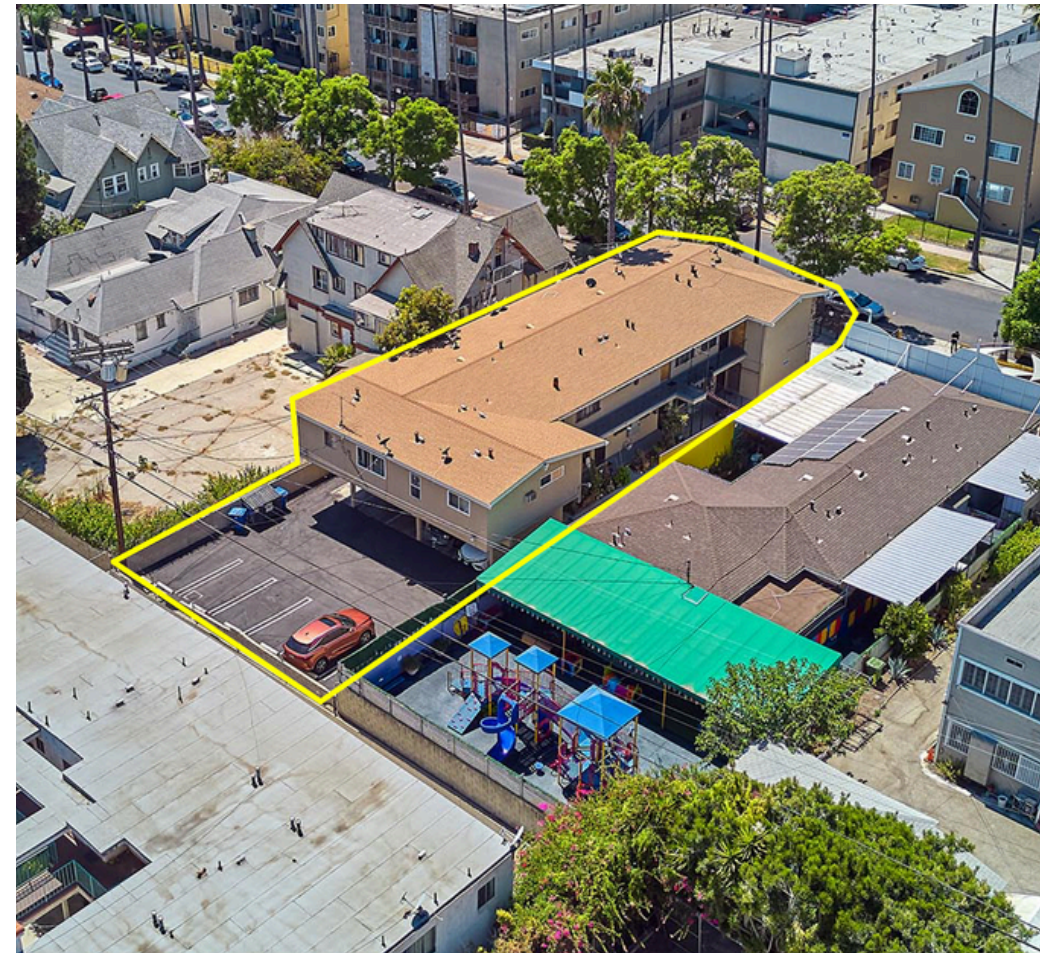
Annual Revenue	Current
Annual Gross Income	\$156,840
Miscellaneous Income	\$3,600
Total Annual Net Income	\$160,440

Operating Expense	
Property Taxes	\$29,539
Insurance	\$3,480
Utilities (Electricity, Water, Trash)	\$24,120
Management	\$1,170
Repairs & Maintenance	\$1,300
Annual Net Operating Income	\$100,831
CAP Rate	4.3%
GRM	14.6

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY HIGHLIGHTS

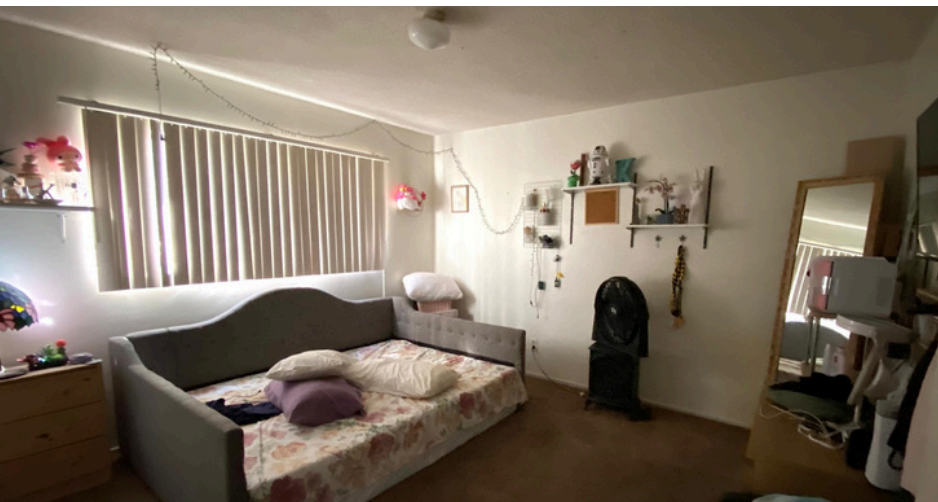
- Central Koreatown location
- Soft story seismic retrofitting has been completed.
- Close proximity to Downtown Los Angeles
- ±614,580 Residents within a 3-mile Radius



RENT ROLL

Unit #	Units	MONTHLY RENT	Projected Rent	Annual Rent	Lease Commencement	Lease Termination
Unit 1	2 BR + 1 BA	\$1,372	\$2,300	\$16,464	Month-to-Month	Month-to-Month
Unit 2	1 BR + 1 BA	\$1,252	\$1,600	\$15,024	Month-to-Month	Month-to-Month
Unit 3	1 BR + 1 BA	\$1,639	\$1,800	\$19,668	Month-to-Month	Month-to-Month
Unit 4	1 BR + 1 BA	\$1,252	\$1,600	\$15,024	Month-to-Month	Month-to-Month
Unit 5	1 BR + 1 BA	\$1,534	\$1,700	\$18,408	Month-to-Month	Month-to-Month
Unit 6	1 BR + 1 BA	\$1,282	\$1,600	\$15,384	Month-to-Month	Month-to-Month
Unit 7	Studio + 1 BA	\$737	\$1,400	\$8,844	Month-to-Month	Month-to-Month
Unit 8	Studio + 1 BA	\$974	\$1,400	\$11,688	Month-to-Month	Month-to-Month
Unit 9	Studio + 1 BA	\$921	\$1,400	\$11,052	Month-to-Month	Month-to-Month
Unit 10	Studio + 1 BA	\$1,086	\$1,400	\$13,032	Month-to-Month	Month-to-Month
Unit 11	Studio + 1 BA	\$1,021	\$1,400	\$12,252	Month-to-Month	Month-to-Month
	LAUNDRY			\$3,600		
	TOTAL	\$13,070	\$17,600	\$160,440	Month-to-Month	Month-to-Month





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated Population	126,720	614,580	1,229,994
2028 Projected Population	124,611	599,513	1,195,445
2010 Census Population	121,830	615,868	1,254,969
Households			
2023 Estimated Households	49,969	236,272	465,887
2028 Projected Households	49,119	242,087	478,727
2010 Census Households	47,981	241,153	483,702
Income			
2023 Estimated Average Household Income	\$58,456	\$74,829	\$83,853
2023 Median Household Income	\$41,367	\$50,275	\$57,296



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