OFFERING MEMORANDUM

1433 E 61ST ST

LOS ANGELES, CA 90001

8-UNIT VALUE-ADD MULTIFAMILY INVESTMENT OPPORTUNITY
7.69% CURRENT CAP RATE | 7.30 GRM | 7 ON-SITE PARKING SPACES

Marcus & Millichap
THE NEEMA GROUP

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LOS ANGELES, CA 90001

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THE NEEMA GROUP

EXECUTIVE SUMMARY

1433 E 61ST ST, LOS ANGELES, CA 90001

The Neema Group of Marcus & Millichap is pleased to present 1433 E 61st Street, an 8-unit multifamily investment opportunity in South Los Angeles. The property sits on a 6,957 square foot lot with 4,456 square feet of gross building area, originally constructed in 1957 and configured entirely as 1 Bedroom + 1 Bathroom units, providing an incoming owner a uniform, easy-to-manage rent roll with consistent tenant appeal.

The two-story, wood-frame building includes 7 open parking spaces at the rear of the property, and gas and electricity are separately metered by unit, allowing utility expenses to be passed through to tenants and simplifying ownership.

Units feature vinyl plank flooring in the living room, tile flooring in the kitchen, and a wall heater. Bathrooms have been improved with new tile surround at the tub and a new vanity, while kitchens remain in original condition, presenting a clear value-add opportunity for a future ownership group to renovate and push rents to market.

At a purchase price of $1,000,000 ($125,000 per unit), the offering reflects a 7.69% current cap rate and a 7.30 GRM. With approximately 18.07% rental upside to market, an investor can achieve a pro forma cap rate of 9.93% and a 6.18 GRM through targeted renovation and lease up to market rents. 1433 E 61st Street represents a rare opportunity to acquire a stabilized, income-producing asset in South Los Angeles with straightforward value-add potential through kitchen renovations and rent growth to market levels.

PROPERTY SUMMARY

1433 E 61ST ST, LOS ANGELES, CA 90001

PROPERTY INFORMATION

ADDRESS:	1433 E 61st St, Los Angeles, CA 90001
NUMBER OF UNITS:	8
APPROX. GROSS SF:	4,456 SF
APPROX. LOT SIZE:	6,957 SF
YEAR BUILT:	1957
PROPERTY TYPE:	Multifamily
UNIT MIX:	(8) 1+1

PRICING INFORMATION

SALE PRICE:	$1,000,000
PRICE PER UNIT	$125,000
PRICE PER SF:	$224
CURRENT CAP RATE:	7.69%
CURRENT GRM:	7.30
MARKET CAP RATE:	9.93%
MARKET GRM:	6.18

RENT ROLL

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UNIT	UNIT TYPE	CURRENT RENTS	MARKET RENTS	NOTES
1	1+1	$1,484	$1,685	
2	1+1	$1,038	$1,685	
3	1+1	$1,685	$1,685	Vacant
4	1+1	$1,456	$1,685	
5	1+1	$1,494	$1,685	
6	1+1	$1,537	$1,685	
7	1+1	$1,685	$1,685	Vacant
8	1+1	$1,038	$1,685	
TOTAL		**$11,417**	**$13,480**	

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Rental Income:	**$137,007**		**$161,760**	
Less Vacancy Rate Reserve:	$(6,850)	5.0%	$(8,088)	5.0%
Gross Effective Rental Income:	$130,156		$153,672	
Other Income:	$258		$258	
Effective Gross Income:	$130,414		$153,930	
Less Expenses:	$53,472	39.0%	$54,647	33.8%
Net Operating Income:	**$76,942**		**$99,282**	
Reserves	$(1,600)		$(1,600)	
Less Debt Service:	$(44,332)		$(44,332)	
Pre-Tax Cash Flow:	**$31,011**	**7.8%**	**$53,351**	**13.3%**
Plus Principal Reduction:	**$7,262**		**$7,262**	
Total Return Before Taxes:	**$38,272**	**9.6%**	**$60,612**	**15.2%**

ESTIMATED ANNUALIZED EXPENSES	CURRENT EXPENSES	MARKET EXPENSES
Taxes: Rate 1.19%	$11,900	$11,900
Insurance	$10,377	$10,377
Utilities	$7,743	$7,743
Repairs & Maintenance	$6,000	$6,000
Management	$6,508	$7,684
Landscaping	$980	$980
Pest Control	$4,330	$4,330
License & Fees	$720	$720
Fire Monitoring	$190	$190
Direct Assessment	$4,723	$4,723
Total Expenses:	**$53,472**	**$54,647**
Per Net Sq. Ft.:	$12.00	$12.26
Per Unit:	$6,684	$6,831

SCHEDULED INCOME		CURRENT RENTS		MARKET RENTS	
No. of Units	Unit Type	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income
8	1+1	$1,427	$11,417	$1,685	$13,480
		Total Monthly Scheduled Rent:	**$11,417**		**$13,480**
		SCEP	$258		$258
		Monthly Scheduled Gross Income:	**$11,439**		**$13,501**
		Annual Scheduled Gross Income:	**$137,264**		**$162,018**

SUMMARY	
Price:	**$1,000,000**
Down Payment: 40%	**$400,000**
Number of Units:	**8**
Cost per Legal Unit:	$125,000
Current GRM:	7.30
Market GRM:	6.18
Current CAP:	7.69%
Market CAP:	9.93%
Approx. Age:	1957
Approx. Lot Size:	6,957
Approx. Gross SF:	4,456
Cost per Net GSF:	$224

NEW POTENTIAL FINANCING	
New First Loan:	$600,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	$3,694
DCR:	1.74

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracy.

INVESTMENT HIGHLIGHTS

§
The Neema Group of Marcus & Millichap is pleased to present 1433 E 61st Street, an 8 unit multifamily investment opportunity in South Los Angeles. The property sits on a 6,957 square foot lot with 4,456 square feet of gross building area and was originally constructed in 1957.

§
The building is configured entirely as 1 Bedroom + 1 Bathroom units, offering a uniform, easy to manage unit mix with consistent tenant appeal.

§
The building consists of a two story, wood frame structure with gas and electricity separately metered by unit, allowing utility expenses to be passed through to tenants and simplifying ownership.

§
The property offers 7 open parking spaces located at the rear of the building, a meaningful amenity for tenants and a point of differentiation in the submarket.

§
Interior unit features include vinyl plank flooring in the living room, tile flooring in the kitchen, and a wall heater. Bathrooms have been improved with new tile surround at the tub and a new vanity, while kitchens remain in original condition, presenting a clear value add opportunity for a future ownership group.

§
At a purchase price of $1,000,000 ($125,000 per unit), the offering reflects a 7.69% current cap rate and a 7.30 GRM. With approximately 18.07% rental upside to market, an investor can achieve a pro forma cap rate of 9.93% and a 6.18 GRM through targeted renovation and lease up to market rents.

§
This presents a rare opportunity to acquire a stabilized, income producing asset in South Los Angeles with straightforward value add potential through kitchen renovations and rent growth to market levels.

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THE NEEMA GROUP

SALE COMPARABLES

1433 E 61ST ST, LOS ANGELES, CA 90001

	1433 E 61ST ST LOS ANGELES, CA 90001	7500 AVALON BLVD LOS ANGELES, CA 90003	4523 WALL ST LOS ANGELES, CA 90011	1150 E 52ND ST LOS ANGELES, CA 90011
SALE PRICE	$1,000,000	$925,000	$800,000	$1,400,000
YEAR BUILT	1957	1957	1959	1963
NO. OF UNITS	8	8	6	10
PRICE PER UNIT	$125,000	$115,625	$133,333	$140,000
PRICE PER SF	$224	$203	$177	$193
ACTUAL CAP RATE	7.69%	5.67%	-	-
GRM	7.30	8.99	-	-
SALE DATE	For Sale	8/24/2026	6/24/2026	3/27/2026

SALE COMPARABLES

1433 E 61ST ST, LOS ANGELES, CA 90001

300 E 55TH ST
LOS ANGELES, CA 90011

SALE PRICE	$1,160,000
YEAR BUILT	1950
NO. OF UNITS	7
PRICE PER UNIT	$165,714
PRICE PER SF	$275
ACTUAL CAP RATE	7.02%
GRM	9.41
SALE DATE	3/17/2026

240 E 60TH ST
LOS ANGELES, CA 90003

SALE PRICE	$1,735,000
YEAR BUILT	1965
NO. OF UNITS	10
PRICE PER UNIT	$173,500
PRICE PER SF	$196
ACTUAL CAP RATE	8.00%
GRM	8.23
SALE DATE	12/31/2025

6027 MAKEE AVE
LOS ANGELES, CA 90001

SALE PRICE	$980,000
YEAR BUILT	1971
NO. OF UNITS	6
PRICE PER UNIT	$163,333
PRICE PER SF	$197
ACTUAL CAP RATE	8.69%
GRM	-
SALE DATE	10/15/2025

413 E 81ST ST
LOS ANGELES, CA 90003

SALE PRICE	$895,000
YEAR BUILT	1949
NO. OF UNITS	6
PRICE PER UNIT	$149,167
PRICE PER SF	$388
ACTUAL CAP RATE	-
GRM	-
SALE DATE	7/28/2025

RENT SURVEY

ADDRESS	UNIT TYPE	SQFT	MARKETED RENT	DISTANCE FROM SUBJECT
1319 E 59th Pl Los Angeles, CA 90001	1+1	400	1500	0.2
1133 E 59th St Los Angeles, CA 90001	1+1	432	1800	0.43
6616-6618 Makee Ave Los Angeles, CA 90001	1+1	400	1795	0.38
1210 E 68th St Los Angeles, CA 90001	1+1	521	1900	0.52
1035 E 55th St Los Angeles, CA 90011	1+1	500	1800	0.75
5961 Avalon Blvd Los Angeles, CA 90003	1+1	450	1600	0.96
350 E. 60th St Los Angeles, CA 90003	1+1	-	1695	1.09
6717 S. San Pedro St Los Angeles, CA 90003	1+1	693	1900	1.29
1259 E 73rd St Los Angeles, CA 90001	1+1	-	1760	0.75
7027 Holmes Ave Los Angeles, CA 90001	1+1	553	1650	0.74
AVERAGE		**494**	**1740**	










SOUTH LOS ANGELES

South Los Angeles is experiencing a major transformation, driven largely by the rapid growth and redevelopment happening in neighboring Inglewood. Long recognized for its cultural significance and diverse communities, the area is now becoming a major center for sports, entertainment, and mixed-use development. At the heart of this change is Hollywood Park, a nearly 300-acre development built around SoFi Stadium that includes new housing, retail, office space, hotels, restaurants, and entertainment venues.

Inglewood has emerged as one of the premier sports and entertainment destinations in the country. SoFi Stadium, home to the Los Angeles Rams and Chargers, has already hosted the Super Bowl, major concerts, and international sporting events, while the newly opened Intuit Dome serves as the home of the Los Angeles Clippers. Together with the Kia Forum and YouTube Theater, these venues are turning the area into a year-round destination that will play a major role in the 2026 FIFA World Cup and the 2028 Olympic Games.

The growth in Inglewood is also driving major infrastructure and economic investment throughout South LA. Metro rail expansion, transportation upgrades, and new studio developments tied to Hollywood Park are helping connect the area to LAX and the broader Los Angeles region. While these projects are bringing jobs, tourism, and new business opportunities, they have also raised concerns about affordability and displacement as property values and rents continue to rise. Overall, South Los Angeles is rapidly evolving into a globally recognized hub for entertainment, transit, and urban development.

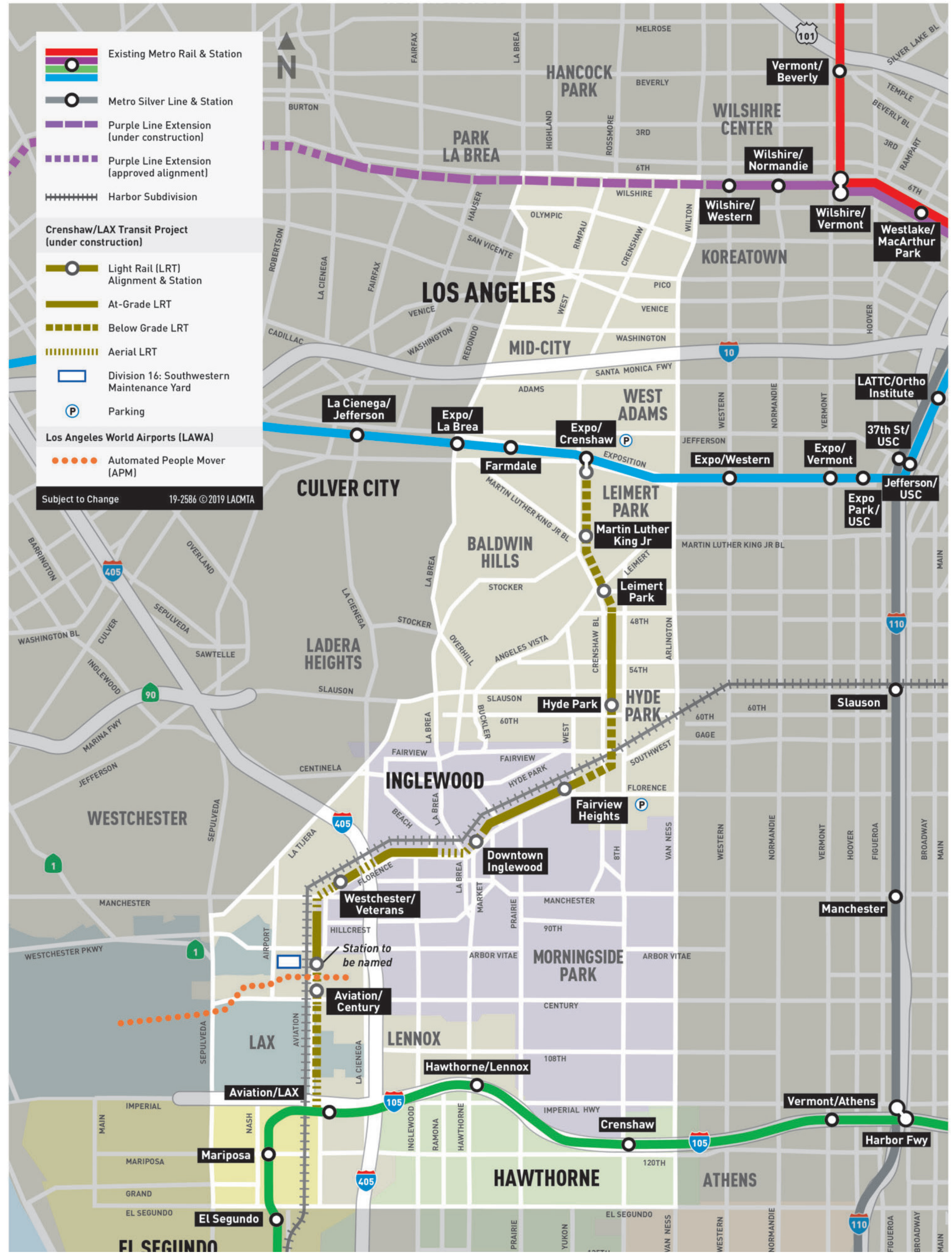
SOUTH LOS ANGELES

METRO CRENSHAW/LAX LINE-
TRANSIT PROJECT

The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County. The new Metro Rail extension will offer an alternative transportation option to congested roadways and provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County. Riders will be able to make easy connections within the entire Metro Rail system, municipal bus lines and other regional transportation services.

The Crenshaw/LAX Transit Project will serve the Crenshaw District, Inglewood, Westchester and surrounding area with eight stations. The Crenshaw/LAX Project is one of 11 transit projects funded by Measure R, the half-cent sales tax approved by Los Angeles County voters in 2008.

Crenshaw/LAX Transit Project



LOCATION HIGHLIGHTS

SOFI STADIUM

SoFi Stadium is a state-of-the-art sports and entertainment venue located in Inglewood, California, near Los Angeles. Opened in 2020, it serves as the home stadium for the NFL's Los Angeles Rams and Los Angeles Chargers and is part of the larger Hollywood Park development. Designed with a unique indoor-outdoor concept, the stadium features a translucent roof canopy, open-air sides, and the massive "Infinity Screen," one of the largest video boards in sports. With a seating capacity of about 70,000 that can expand to over 100,000 for major events, SoFi Stadium is considered one of the most advanced and expensive stadiums ever built.

Since opening, SoFi Stadium has become a major destination for sports, concerts, and international events. It hosted Super Bowl LVI, WrestleMania 39, and numerous high-profile concerts and is scheduled to host matches during the 2026 FIFA World Cup and events for the 2028 Summer Olympics. Beyond its role as a sports venue, the stadium symbolizes Los Angeles' investment in entertainment, tourism, and modern architecture, while also contributing to the ongoing development of the surrounding Inglewood area.

NEW HOLLYWOOD PARK

Hollywood Park is a large mixed-use development in Inglewood, California, built on the former site of the historic Hollywood Park Racetrack. Anchored by SoFi Stadium, the project spans nearly 300 acres and is designed to create a modern entertainment and residential district near Los Angeles. The development includes retail stores, restaurants, office spaces, apartments, hotels, public parks, and entertainment venues, making it one of the largest urban redevelopment projects in the country. Its design focuses on walkability, green spaces, and creating a year-round destination beyond sports events.

Hollywood Park has become a major economic and cultural hub for the region, attracting visitors through concerts, sporting events, shopping, dining, and community activities. The development is expected to continue expanding over the next several years, with new residential and commercial spaces still under construction. Supporters view Hollywood Park as a transformative investment that is bringing jobs, tourism, and new infrastructure to Inglewood, while also helping position the area as a major center for entertainment and business in Southern California.

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