

239 W. 43rd Street

LOS ANGELES, CA 90037

**OFFERING
MEMORANDUM**



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THE ENSBURY GROUP
INVESTMENT REAL ESTATE



5 CRAFTSMAN STYLE UNITS ▪ 1.4 MILES TO USC CAMPUS

239 W. 43rd Street

LOS ANGELES, CA 90037



■ **ADDRESS**

239 W. 43rd Street
Los Angeles, CA 90037



■ **UNITS**

5



■ **BUILDING AREA**

4,188 SF



■ **LOT SIZE**

6,351



■ **YEAR BUILT**

1911



■ **PRICE**

\$965,000

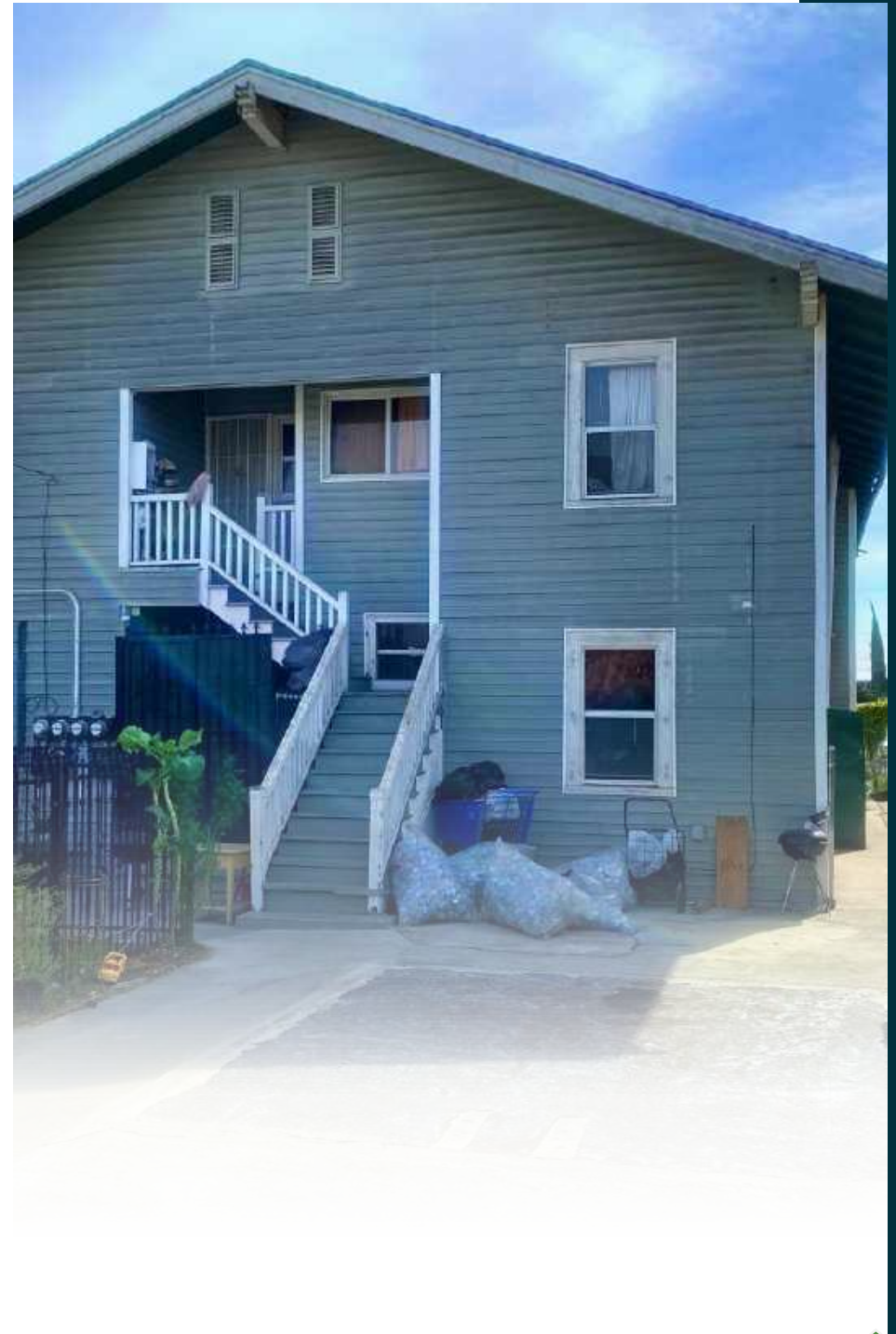


■ **PRICE/UNIT**

\$193,000



5 CRAFTSMAN STYLE UNITS | 1.4 MILES TO USC CAMPUS



Opportunity



5 CRAFTSMAN STYLE UNITS
1.4 MILES TO USC CAMPUS

Investment Highlights

- 5 Units Craftsmen Style With (4) SF Units Over 900 SF Each. In Front & Charming Cottage Bungalow In The Rear
- Convert the (4) 1BR units to 2BR for more income (check with city)
- 14.47 GRM/ 4.19% Cap With Great Rental Upside!
- Separate Meters For Gas & Electric & Tenants Pay Trash
- 2 Upper Units Have Large Balconies & 2 Lower Units Have Spacious Porches. Cottage Has A Small Gated Front Yard
- Great Location - 1 Mile To LA Coliseum, 1.4 Miles To USC Campus
- Electrical Service Has Been Updated. The Rear Cottage Was Renovated Recently With A New Roof, Exterior Paint & Gas Line

Pricing Analysis

239 W. 43RD STREET

PRICING		
OFFERING PRICE		\$965,000
PRICE/UNIT		\$193,000
PRICE/SF		\$230.42
GRM	14.47	10.72
CAP RATE	4.19%	6.48%
	Current	Market

THE ASSET	
Units	5
Year Built	1911
Gross SF	4,188
Lot SF	6,351
APN	5111-014-020

FINANCING		
Down	38.9%	\$375,817
Loan	61.1%	\$589,183
Ammort Years		30
Interest Rate		4.50%
Payments		(\$2,985)

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
5	1 Bd/1 Ba	\$1,112	\$5,558	\$1,500	\$7,500
Monthly Scheduled Gross Income			\$5,558		\$7,500

ANNUALIZED INCOME		Current	Market
Scheduled Gross Income		\$66,696	\$90,000
Vacancy Rate	5%	(\$3,335)	5% (\$4,500)
Gross Operating Income		\$63,361	\$85,500

ANNUALIZED EXPENSES		Current	Market
Building Insurance		\$3,600	\$3,600
Grounds Maintenance		\$540	\$540
Repairs		\$4,000	\$4,000
Special Assessments		\$785	\$785
Property Tax	1.193027%	\$9,247	\$9,247
Utilities		\$4,800	\$4,800
Total Expenses		\$22,972	\$22,972
Expenses/Unit		\$4,594	\$4,594
Expenses/SF		\$5.49	\$5.49
% of SGI		34.44%	25.52%







RETURN		Current	Market
NOI		\$40,389	\$62,528
Less Debt		(\$35,824)	(\$35,824)
Cashflow		\$4,566	\$26,704
Cash on Cash		1.21%	7.11%
Debt Coverage		1.13	1.75

Rent Roll

239 W. 43rd Street

Unit #	Type	Estimated SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
1	1 Bd/1 Ba	918	\$1,191	\$1.30	\$1,500	\$1.63
2	1 Bd/1 Ba	918	\$817	\$0.89	\$1,500	\$1.63
3	1 Bd/1 Ba	918	\$1,204	\$1.31	\$1,500	\$1.63
4	1 Bd/1 Ba	918	\$1,212	\$1.32	\$1,500	\$1.63
5	1 Bd/1 Ba	516	\$1,134	\$2.20	\$1,500	\$2.91
Totals:		4,188	\$61,066		\$76,500	

Sales Comparables

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SIZE	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 153 W Vernon Ave Los Angeles, CA 90037	5	1921	3,116	4,792		12/18/2020	\$1,050,000	\$210,000	\$337	6.32%	12.70
	2 762 East 50th Street Los Angeles, CA 90011	5	1927	3,210	6,064	4 - 1+1 1 - 2+1	1/1/2021	\$1,325,000	\$265,000	\$413	7.53%	9.66
	3 479 East 49th Street Los Angeles, CA 90011	6	1940	4,312	7,423	4 - 1+1 1 - 3+2	10/6/2020	\$1,050,000	\$175,000	\$244	2.59%	16.50
	4 227 West 41st Place Los Angeles, CA 90037	10	1923	3,288	6,747	8 - Studio 2 - 1+1	2/8/2021	\$1,250,000	\$125,000	\$380	5.95%	10.30
	5 155 West 41st Place Los Angeles, CA 90037	5	1923	4,935	-	1 - 1+1 4 - 2+1	12/18/2021	\$1,125,000	\$225,000	\$228	5.84%	10.90
AVERAGES				3,772	6,257			\$1,160,000	\$200,000	\$320	5.65%	12.01
	S Subject Property 239 W. 43rd Street Los Angeles, CA 90037	5	1911	4,188	6,351	5 - 1+1		\$965,000	\$193,000	\$230	4.19%	14.47

Sales Comparables

239 W. 43rd Street
Los Angeles, CA 90037



		Units	Unit Type
Offering Price	\$965,000	5	1+1
Price/Unit	\$193,000		
Price/SF	\$230		
Cap Rate	4.19%		
GRM	14.47		
Total Units	5		
Year Built	1911		

NOTES

153 W Vernon Ave
Los Angeles, CA 90037



COE	12/18/2020	Units	Unit Type
Sales Price	\$1,050,000		
Price/Unit	\$210,000		
Price/SF	\$337		
Cap Rate	6.32%		
GRM	12.70		
Total Units	0		
Year Built	1921		

NOTES

This property is .3 miles from Subject. It was on market for 155 days and the sale is 3 months old

762 East 50th Street
Los Angeles, CA 90011



COE	1/1/2021	Units	Unit Type
Sales Price	\$1,325,000	4	1+1
Price/Unit	\$265,000	1	2+1
Price/SF	\$413		
Cap Rate	7.53%		
GRM	9.66		
Total Units	5		
Year Built	1927		

NOTES

This property is 1.5 miles from Subject. It was on market for 167 Days and the sale is 3 months old. The GSI was over \$137,136

Sales Comparables

479 East 49th Street

Los Angeles, CA 90011



COE	10/6/2020	Units	Unit Type
Sales Price	\$1,050,000	4	1+1
Price/Unit	\$175,000	1	3+2
Price/SF	\$244		
Cap Rate	2.59%		
GRM	16.50		
Total Units	5		
Year Built	1940		

NOTES

This property is 1 mile from Subject. The sale is 6 months old

227 West 41st Place

Los Angeles, CA 90037



COE	2/8/2021	Units	Unit Type
Sales Price	\$1,250,000	8	Studio
Price/Unit	\$125,000	2	1+1
Price/SF	\$380		
Cap Rate	5.95%		
GRM	10.30		
Total Units	10		
Year Built	1923		

NOTES

This property is .4 miles from Subject. It was sold off market

155 West 41st Place

Los Angeles, CA 90037



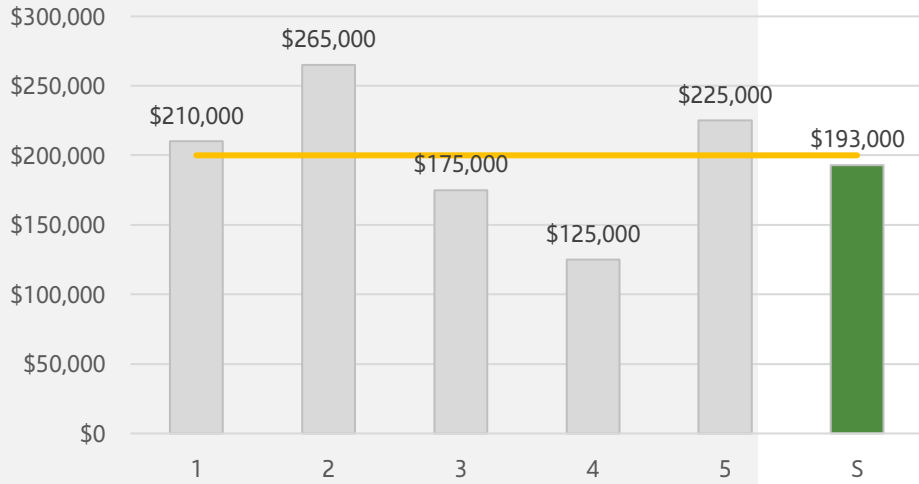
COE	12/18/2021	Units	Unit Type
Sales Price	\$1,125,000	1	1+1
Price/Unit	\$225,000	4	2+1
Price/SF	\$228		
Cap Rate	5.84%		
GRM	10.90		
Total Units	5		
Year Built	1923		

NOTES

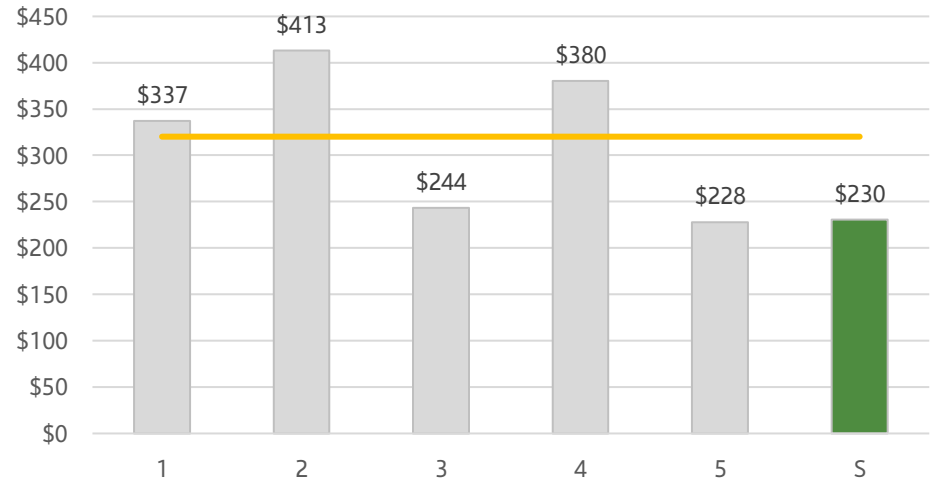
This property is .4 miles from Subject. It was in superior condition with improvements and has \$102,000 GSI

Sales Comparables

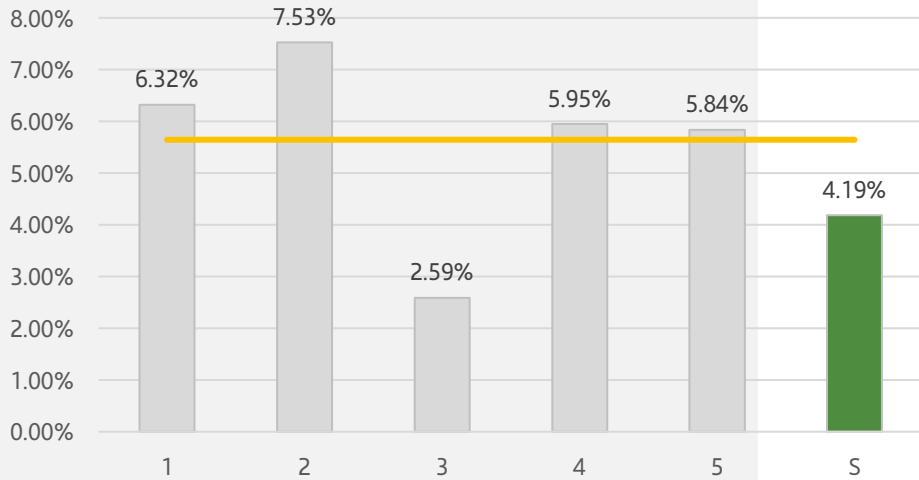
PRICE/UNIT



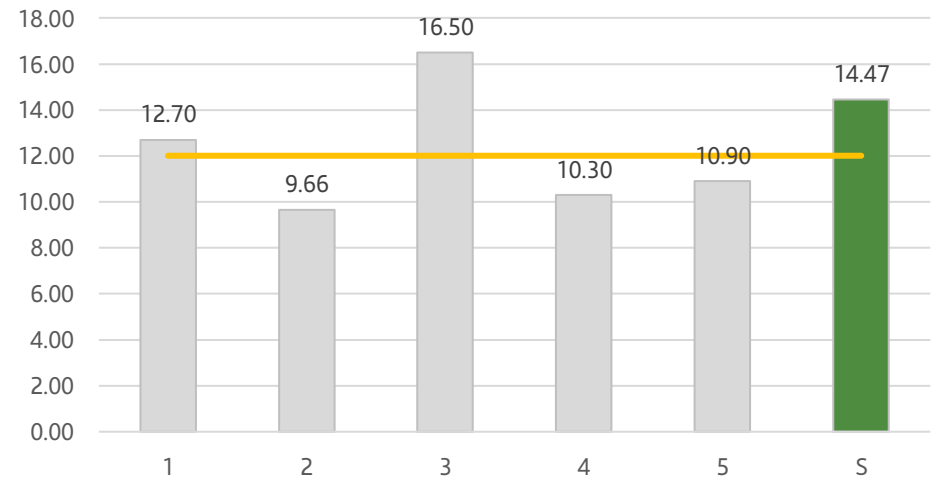
PRICE/SF



CAP RATE

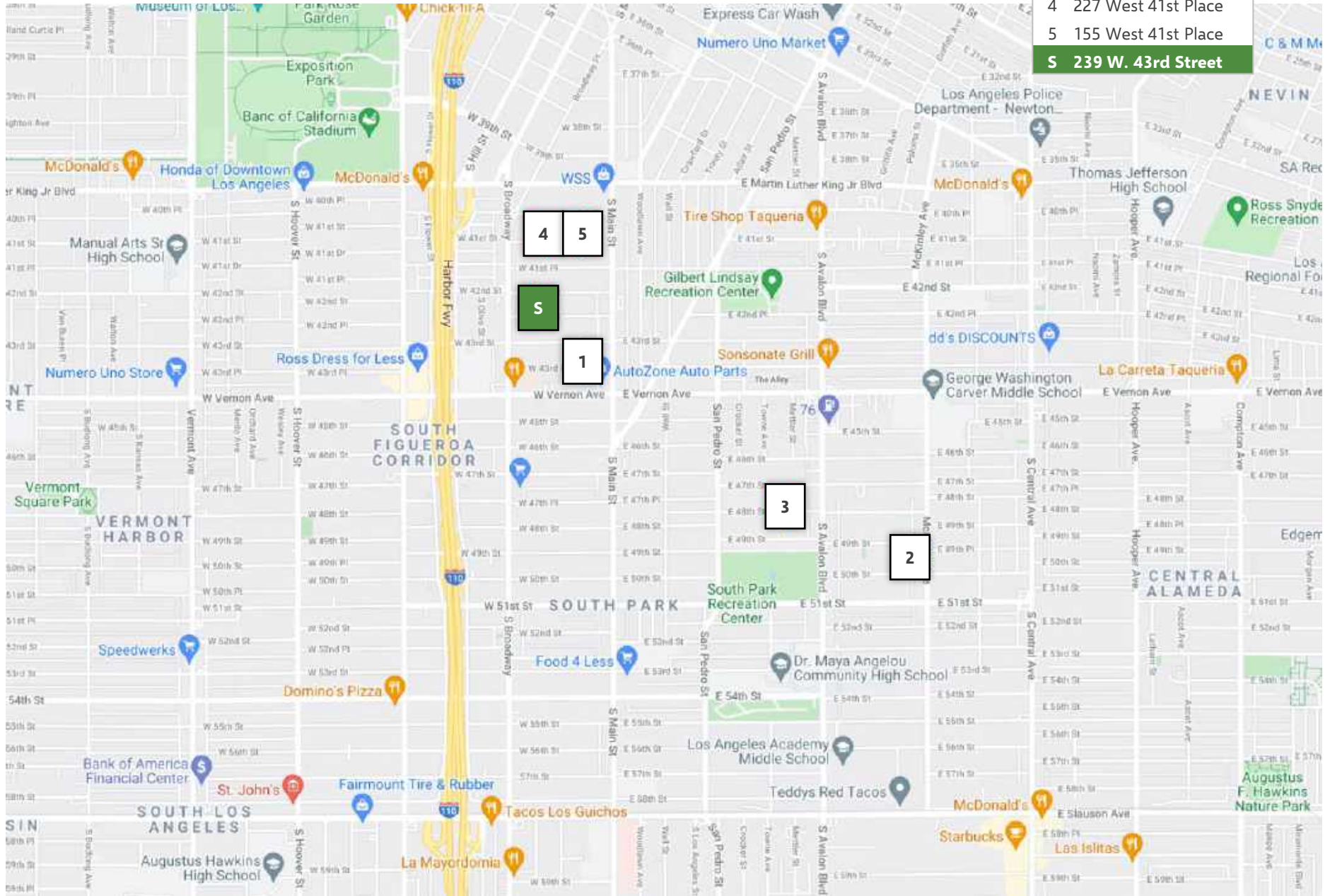


GRM



Sales Comparables

- 1 153 W Vernon Ave
 - 2 762 East 50th Street
 - 3 479 East 49th Street
 - 4 227 West 41st Place
 - 5 155 West 41st Place
- S 239 W. 43rd Street**





46,000

Total Students



15,717









Faculty Members





USC Snapshot



	FACULTY	4,451
	STAFF	15,717
	STUDENT WORKERS	7,484
	UNDERGRADUATE TUITION	\$55,320
	FINANCIAL AID AWARDED	\$570 million
	ENDOWMENT	5.5 billion
	ECONOMIC IMPACT	\$8 billion
	SPONSORED RESEARCH	\$764 million

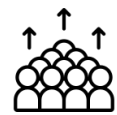
The University of Southern California is a private research university in Los Angeles, California. Founded in 1880, it is the oldest private research university in the state. For the 2018–19 academic year, there were 20,000 students enrolled in four-year undergraduate programs. USC also has 27,500 graduate and professional students in a number of different programs, including business, law, engineering, social work, occupational therapy, pharmacy, and medicine. It is the largest private employer in the city of Los Angeles and generates \$8 billion in economic impact on Los Angeles and California.



EMPLOYER	# OF EMPLOYEES
KAISER PERMANENTE	6,184
SONY PICTURES STUDIOS, INC.	4,600
CBS BROADCASTING	3,500
CALIFORNIA HOSPITAL MEDICAL CENTER	3,000
HBO	1,650
CENTINELA HOSPITAL MEDICAL CENTER	1,500
TBWA/CHIAT/DAY	1,300
RALPHS	1,206
CEDARS-SINAI	1,201
JH DESIGN GROUP	1,000

South Los Angeles sits between the two major jobs centers of Downtown Los Angeles and Culver City. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more creative, with a mix of firms in arts, design, entertainment, sports and media.

Location Snapshot



1,210,765
Population within a 5-mile radius



11.5%
Home Value Rise within the past year



\$74,011
Avg HH Income within a one-mile radius



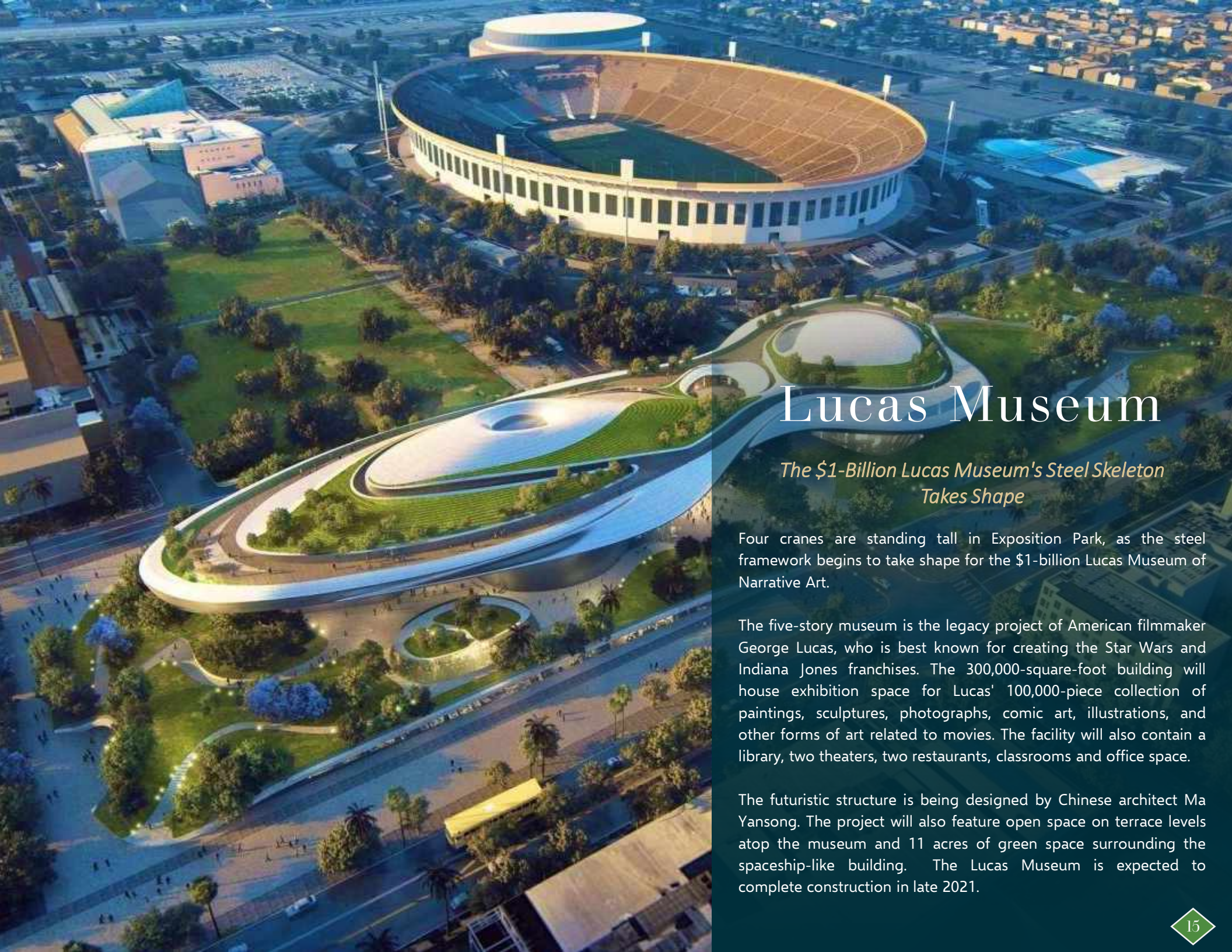
7.5%
Projected submarket rent growth



97.9%
Submarket occupancy over past year



586,019
Employee base within a 5-mile radius



Lucas Museum

The \$1-Billion Lucas Museum's Steel Skeleton Takes Shape

Four cranes are standing tall in Exposition Park, as the steel framework begins to take shape for the \$1-billion Lucas Museum of Narrative Art.

The five-story museum is the legacy project of American filmmaker George Lucas, who is best known for creating the Star Wars and Indiana Jones franchises. The 300,000-square-foot building will house exhibition space for Lucas' 100,000-piece collection of paintings, sculptures, photographs, comic art, illustrations, and other forms of art related to movies. The facility will also contain a library, two theaters, two restaurants, classrooms and office space.

The futuristic structure is being designed by Chinese architect Ma Yansong. The project will also feature open space on terrace levels atop the museum and 11 acres of green space surrounding the spaceship-like building. The Lucas Museum is expected to complete construction in late 2021.



84

Walker's Paradise
Daily errands do not require a car.



65

Excellent Transit - Transit is convenient for most trips.



71

Biker's Paradise - Flat as a pancake, excellent bike lanes.



USC VILLAGE

TheVillage at USC, TRADER JOE'S, Target, wahlburgers, corepower YOGA, greenleaf kitchen & cocktails, TREJO'S TACOS

DTLA

STAPLES Center, Los Angeles CONVENTION CENTER, FIGAT7TH, Microsoft Theater

GEORGE LUCAS MUSEUM
The 300,000-square-foot building will house exhibition space for Lucas' 100,000-piece collection of paintings, sculptures, photographs, comic art, illustrations, and other forms of art related to movies. The facility will also contain a library, two theaters, two restaurants, classrooms and office space.



NATURAL HISTORY MUSEUM MAKEOVER
3-story expansion, adding approximately 60,000 square feet of space to the facility. Renderings portray a glass box, featuring a double-height entry hall and a rooftop restaurant facing towards the future Lucas Museum.

Bank Of California Stadium



Dorothy Pavilion	Disney Concert Hall
BOFA Park	Union Station
US Bank Tower	Union Bank
Central Park	Grand Central



38TH & FIGUEROA
7-Story, 71 units above 10,000 SF of ground-floor retail. 8 units set aside for extremely low-income affordable housing and a 100-car garage.



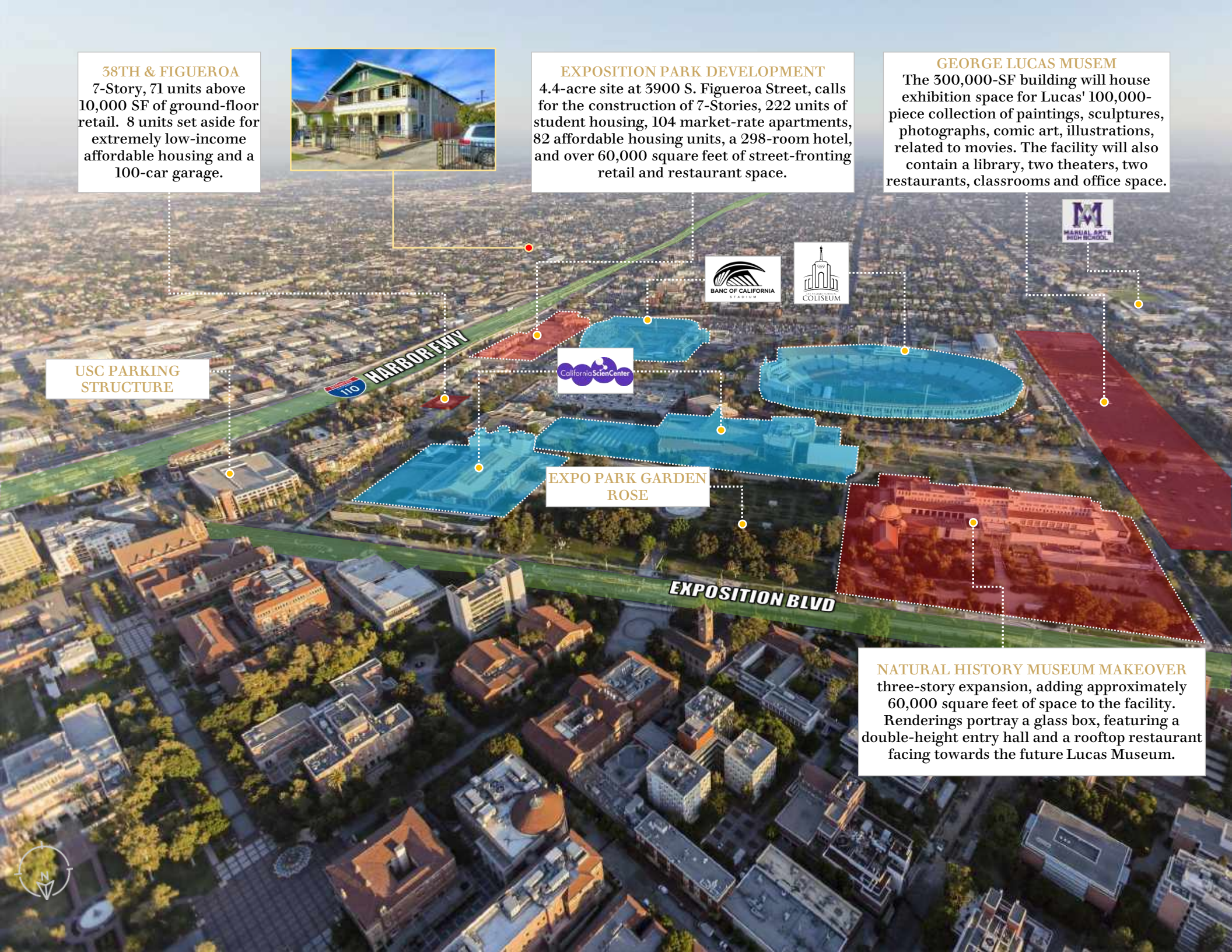
EXPOSITION PARK DEVELOPMENT
4.4-acre site at 3900 S. Figueroa Street, calls for the construction of 7-Stories, 222 units of student housing, 104 market-rate apartments, 82 affordable housing units, a 298-room hotel, and over 60,000 square feet of street-fronting retail and restaurant space.

GEORGE LUCAS MUSEUM
The 300,000-SF building will house exhibition space for Lucas' 100,000-piece collection of paintings, sculptures, photographs, comic art, illustrations, related to movies. The facility will also contain a library, two theaters, two restaurants, classrooms and office space.

USC PARKING STRUCTURE

EXPO PARK GARDEN ROSE

NATURAL HISTORY MUSEUM MAKEOVER
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South Los Angeles

South Los Angeles is a region in southern Los Angeles County, California, and mostly lies within the city limits of Los Angeles, California, just south of downtown.

According to the Los Angeles Times, South Los Angeles “is defined on Los Angeles city maps as a 16-square-mile rectangle with two prongs at the south end.” In 2003, the neighborhoods of Southwest Los Angeles and South-Central were merged, and the Los Angeles City Council renamed this area “South Los Angeles.” The name South Los Angeles is also commonly used to identify a larger 51-square mile area that includes areas within the city limits of Los Angeles as well as unincorporated areas in the southern portion of the County of Los Angeles. Thus, depending on the source, the specific boundary of South Los Angeles can differ.

POPULATION	1 MILE	3 MILE	5 MILE
2020 Total Population	48,153	434,839	1,172,595
2024 Population	48,783	441,364	1,190,814
Population Growth 2020-2024	1.31%	1.50%	1.55%
HOUSEHOLDS			
2020 Total Households	13,384	126,273	350,351
Household Growth 2020-2024	1.12%	1.39%	1.57%
Median Household Income	\$34,651	\$34,832	\$36,767
Average Household Size	3.5	3.3	3.2
HOUSING			
Median Home Value	\$344,018	\$394,552	\$423,056
Median Year Built	1948	1951	1956

EXPO / VERMONT
20 FEET



USC VILLAGE

EXPOSITION PARK DEVELOPMENT
 4.4-acre site at 5900 S. Figueroa Street, calls for the construction of 7-Stories, 222 units of student housing, 104 market-rate apartments, 82 affordable housing units, a 298-room hotel, and over 60,000 square feet of street-fronting retail and restaurant space.



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METRO'S EXPO/VERMONT
 140 subsidized affordable units



NATURAL HISTORY MUSEUM MAKEOVER
 three-story expansion, adding approximately 60,000 square feet of space to the facility. Renderings portray a glass box, featuring a double-height entry hall and a rooftop restaurant facing towards the future Lucas Museum.



Student Housing Corridor

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Los Angeles

City

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 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. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services biomedical activities and 190,000 people in aerospace technology.

Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2018. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.



10,441,080
POPULATION



\$807B
2019 GROSS COUNTY PRODUCT



\$65,006
MEDIAN HH INCOME



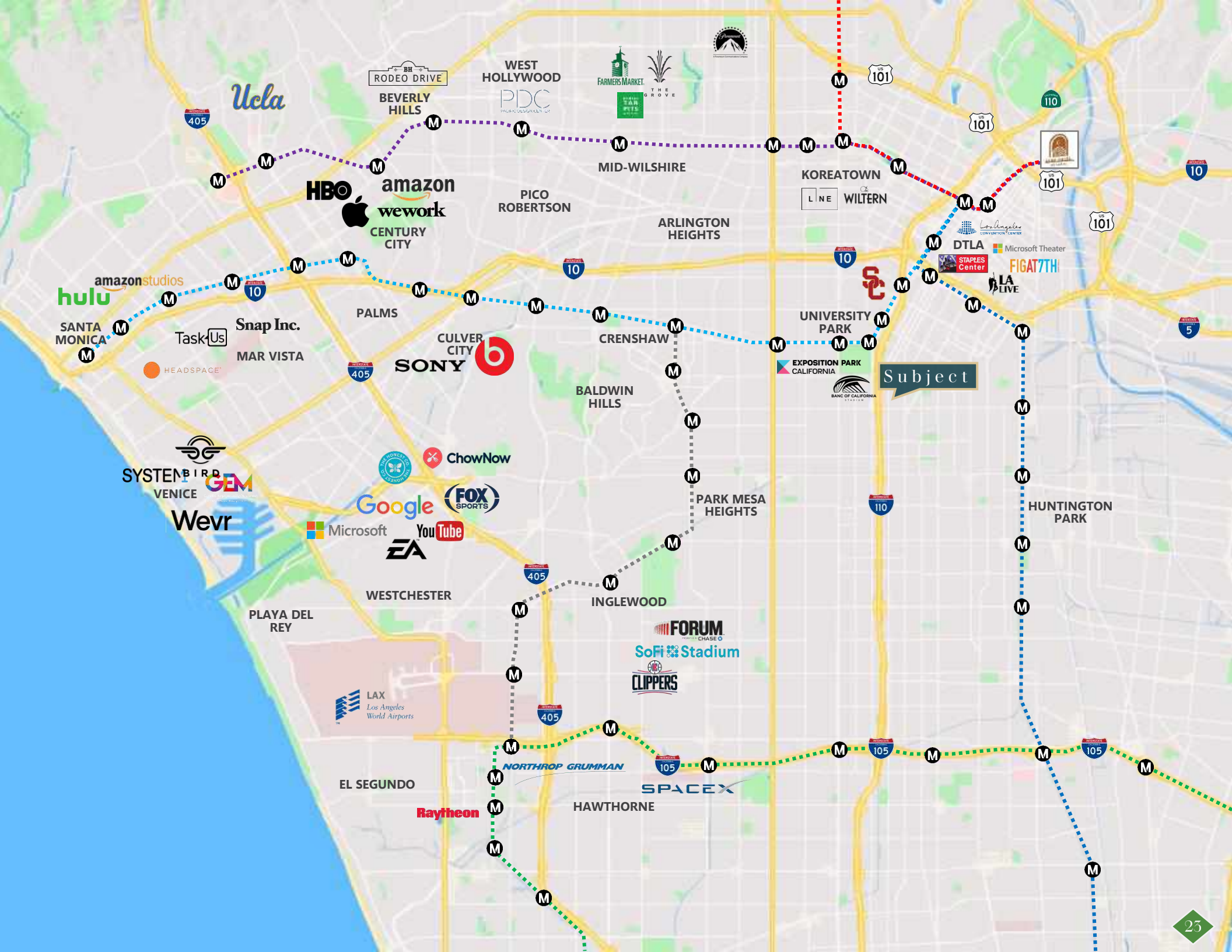
\$3.31 MILLION
2019 HOUSEHOLDS



Los Angeles County



Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2018. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.



Ucla

RODEO DRIVE

WEST HOLLYWOOD
PDC

FARMERS MARKET
THE GROVE

101

110

101

10

101

5

405

M

M

M

M

M

M

M

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M

M

M

M

M

HBO
amazon
wework
CENTURY CITY

PICO ROBERTSON

MID-WILSHIRE

KOREATOWN
LINE WILTERN

ARLINGTON HEIGHTS

M

M

M

M

M

amazonstudios
hulu

Santa Monica
TaskUs
Snap Inc.
MAR VISTA
HEADSPACE

PALMS

CULVER CITY
SONY
b

CRENSHAW

UNIVERSITY PARK

Subject

DTLA
STAPLES Center
Microsoft Theater
FIGAT7TH
LA LIVE

SYSTEM 1 R D
VENICE
GEM
Wevr

Google
Microsoft
YouTube
EA
ChowNow
FOX SPORTS

BALDWIN HILLS

PARK MESA HEIGHTS

HUNTINGTON PARK

PLAYA DEL REY

WESTCHESTER

INGLEWOOD

FORUM
SoFi Stadium
CLIPPERS

LAX
Los Angeles
World Airports

EL SEGUNDO

Raytheon

HAWTHORNE

NORTHROP GRUMMAN
SPACEX

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