



OFFERING MEMORANDUM

6720 WEST BOULEVARD

LOS ANGELES, CA 90043 8 UNITS

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INVESTMENT OVERVIEW



THE OFFERING



Nico Rosmarin and Molly First of Lyon Stahl Investment Real Estate are proud to present 6720 West Boulevard, a beautifully renovated, turnkey, 8-unit apartment building, located in the up and coming Hyde Park neighborhood of Los Angeles. Built in 1950, the 6,720 square foot building sits on a large 10,286 square foot lot and is comprised of eight (8) two-bedroom/one-bathroom units. All but one unit has been completely remodeled featuring AC, new vinyl flooring, remodeled kitchens and bathrooms, copper plumbing throughout, and an upgraded roof with a 2-year warranty. Each unit has its own water heater and is separately metered for gas & electricity, plus there is an additional 9th gas & electric meter for communal areas of the building. The property has communal laundry area with washer/dryer as well as 12 parking spaces on-site.

6720 West Boulevard is located in close proximity to the nearly completed Hyde Park Station of the Crenshaw Metro Line offering tenants easy transit to much of Los Angeles. Additionally, the location is approximately three miles north of SoFi Stadium and the future site of the Los Angeles Clippers. With the ease of transportation, as well as the economic growth provided by Inglewood's rapid growth, 6720 West Blvd offers an excellent opportunity for an astute investor.

INVESTMENT OVERVIEW

PROPERTY DETAILS

ADDRESS	6720 West Blvd Los Angeles, CA 90043
Unit Mix	(8) 2-Bed / 1-Bath Units
Total Units	8
Total Building Sqft.	6,720
Total Lot Size	10,286
Year Built	1950
Zoning	LAC2
APN	4006-021-013



INVESTMENT HIGHLIGHTS

- Beautiful Turnkey Property (all but 1 fully remodeled)
- (8) 2 Bedroom + 1 Bathroom units
- Current CAP 6.05%, GRM 11.79
- Copper plumbing & upgraded roof
- 12 Parking Spaces & Communal W/D on-site
- 3 Miles from the New Sofi Stadium & proximate to the nearly completed Crenshaw Line
- Secured Rental Income - Five Section 8 Tenants

INVESTMENT OVERVIEW
PROPERTY PHOTOS



6720 West Blvd – Los Angeles, CA 90043

INVESTMENT OVERVIEW
PROPERTY PHOTOS



6720 West Blvd – Los Angeles, CA 90043

INVESTMENT OVERVIEW
PROPERTY PHOTOS



INVESTMENT OVERVIEW PROPERTY PHOTOS



INVESTMENT OVERVIEW PROPERTY PHOTOS



INVESTMENT OVERVIEW PROPERTY PHOTOS



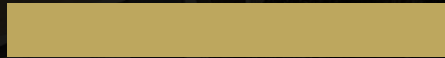
INVESTMENT OVERVIEW PROPERTY PHOTOS

ROSMARIN GROUP

6720 West Blvd – Los Angeles, CA 90043



FINANCIAL ANALYSIS



FINANCIAL OVERVIEW

FINANCIAL SUMMARY

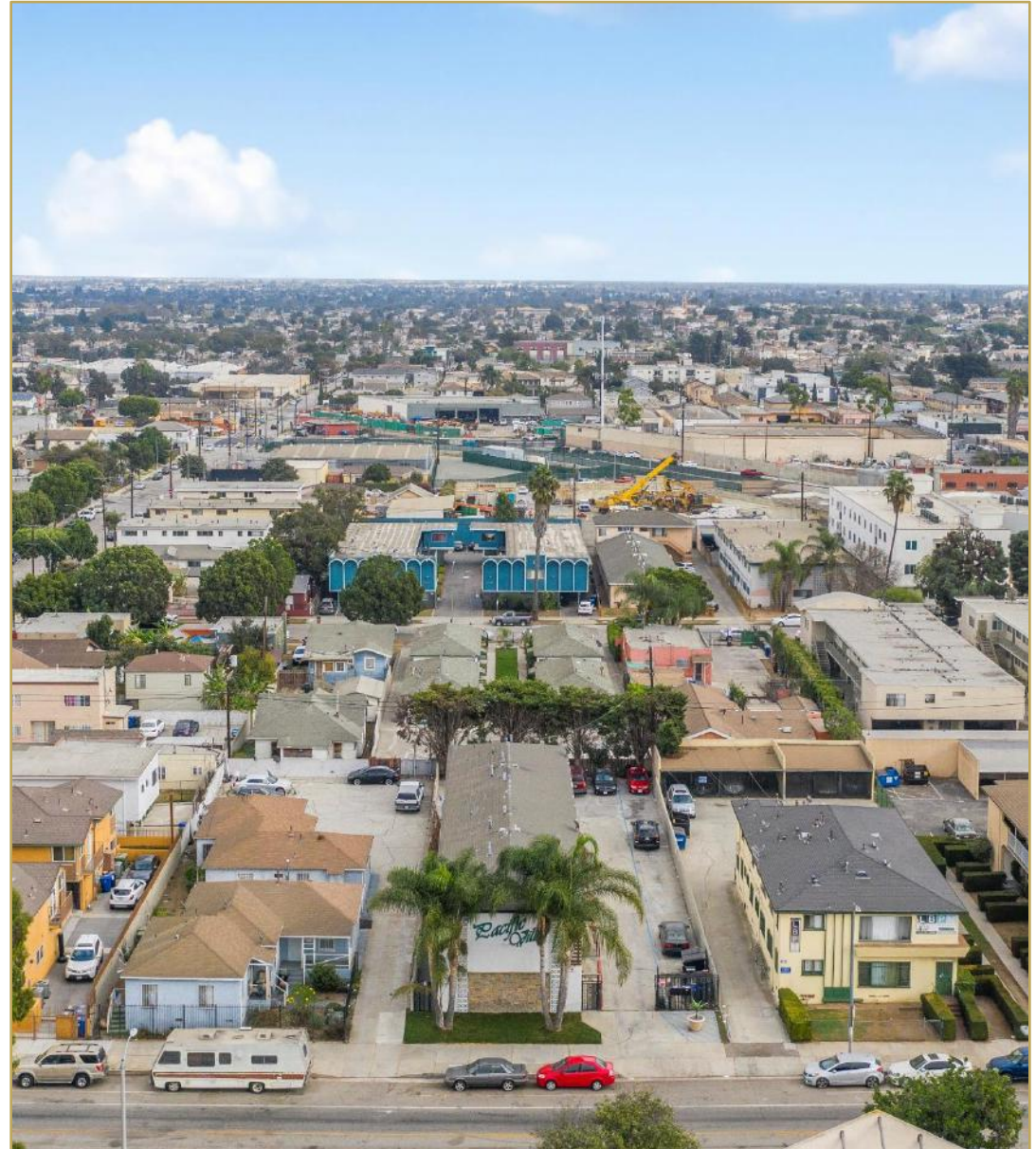
PROPERTY DETAILS

Address	6720 West Blvd Los Angeles, CA 90043
Price	\$2,355,000
Units	8
Building Sqft	6,720
Lot Sqft	10,286
Year Built	1950
Price/Unit	\$294,375
Price/Sqft	\$350.45

INCOME DATA	CURRENT	PRO FORMA
NOI	\$142,414	\$153,320
Cap Rate	6.05%	6.51%
GRM	11.79	10.81

PROPOSED FINANCING

Down Payment	30%	\$706,500
Loan Amount	70%	\$1,648,500
Interest Rate		3.15%
Amortization		30
Monthly Payment		\$7,084



#	UNIT TYPE	AVG CURRENT RENT	TOTAL RENT	AVG MARKET RENT	TOTAL RENT
8	2 Bed 1 Bath	\$2,061	\$16,490	\$2,250	\$18,000
TOTAL			\$16,490		\$18,000

OPERATING DATA		CURRENT		PRO FORMA		EXPENSES		CURRENT		PRO FORMA	
Gross Market Rent		\$216,000		\$216,000		Real Estate Taxes		\$29,610		\$29,610	
Less: Loss to Lease		(\$18,120)				Insurance		\$4,461		\$3,024	
Other Income		\$1,800		\$1,800		Utilities		\$10,740		\$6,400	
Gross Potential Income		\$199,680		\$217,800		Repairs & Maint		\$1,800		\$4,000	
Less: Vacancy Reserve		(\$5,936) 3%		(\$6,480) 3%		Landscaping		\$550		\$1,200	
Gross Operating Income		\$193,744		\$211,320		Management Fee		\$1,119		\$10,566	
Less: Expenses		(\$51,330) 25.7%		(\$58,000) 26.6%		Pest Control		\$250		\$400	
Net Operating Income		\$142,414		\$153,320		Misc/Reserves		\$2,800		\$2,800	
Less: Loan Payments		(\$85,011)		(\$85,011)		TOTAL		\$51,330		\$58,000	
Pre-Tax Cash Flow		\$57,403 8.1%		\$68,310 9.7%		<i>Per Unit</i>		\$7.64		\$8.63	
Principal Reduction		\$33,565		\$33,565		<i>Per Sqft</i>		\$6,416		\$7,250	
Total Return Before Taxes		\$90,968 12.9%		\$101,874 14.4%							

FINANCIAL OVERVIEW
RENT ROLL

UNIT	UNIT TYPE	CURRENT RENT	MARKET RENT	Notes
1	2 Bed 1 Bath	\$1,970	\$2,250	790 Sqft Section 8
2	2 Bed 1 Bath	\$2,150	\$2,250	790 Sqft Section 8
3	2 Bed 1 Bath	\$2,100	\$2,250	790 Sqft
4	2 Bed 1 Bath	\$2,095	\$2,250	790 Sqft
5	2 Bed 1 Bath	\$1,885	\$2,250	790 Sqft Section 8
6	2 Bed 1 Bath	\$2,095	\$2,250	790 Sqft Section 8
7	2 Bed 1 Bath	\$1,995	\$2,250	790 Sqft
8	2 Bed 1 Bath	\$2,200	\$2,250	790 Sqft Section 8
MONTHLY SCHEDULED RENTAL INCOME		\$16,490	\$18,000	
ANNUAL SCHEDULED RENTAL INCOME		\$197,880	\$216,000	

AVAILABLE FINANCING



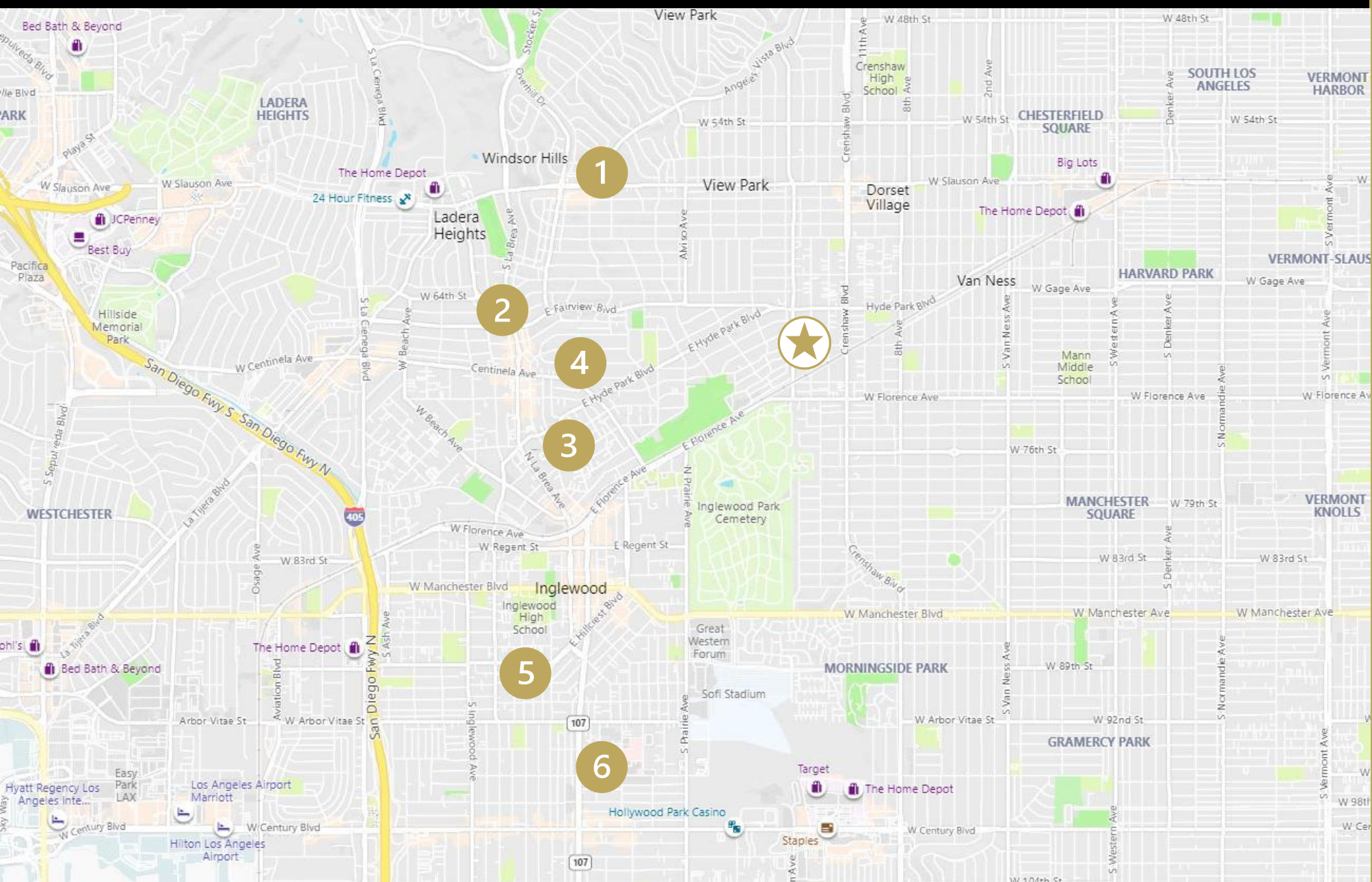
Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 7-Year Fixed
Purchase Price	\$2,355,000	\$2,355,000	\$2,355,000
Loan Amount	\$1,648,500	\$1,648,500	\$1,648,500
Down Payment	\$706,500	\$706,500	\$706,500
Loan-to-Value	70%	70%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.25
Current Interest Rate	3.10%	3.15%	3.50%
Index	12 MAT	12 MAT	12 MAT
Margin	2.65%	2.65%	2.85%
Floor / Ceiling	3.10% / 10.50%	3.15% / 10.50%	3.50% / 10.50%
Loan Term	30	30	30
Amortization in Years	30	30	30
Monthly Payment	\$7,039	\$7,084	\$7,403
Recourse	Yes	Yes	Yes
Impounds	No	No	No
Pre-Payment Penalty	Years 1-3 1-1-1%	Years 1-5 1-1-1-0.8-0.8%	Years 1-7 1.6-1.6-1.6-1.6-1.6-0.8-0.8%
Loan Fee	1%	1%	1%
Estimated Costs:			
Appraisal/Due Diligence	\$3,000	\$3,000	\$3,000
Closing/Processing/Underwriting	Included Above	Included Above	Included Above

SALES COMPARABLES



SALES COMPARABLES SALES COMPARABLES MAP

CLOSED COMPARABLES

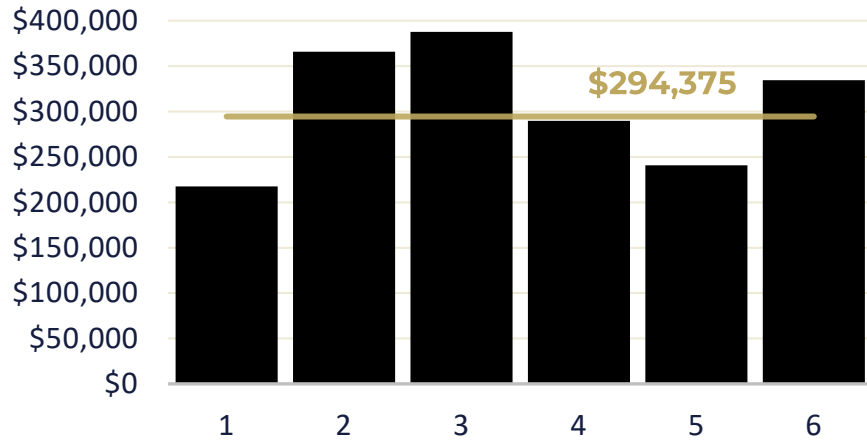


SALES COMPARABLES COMPARABLE ANALYSIS

6720 West Blvd

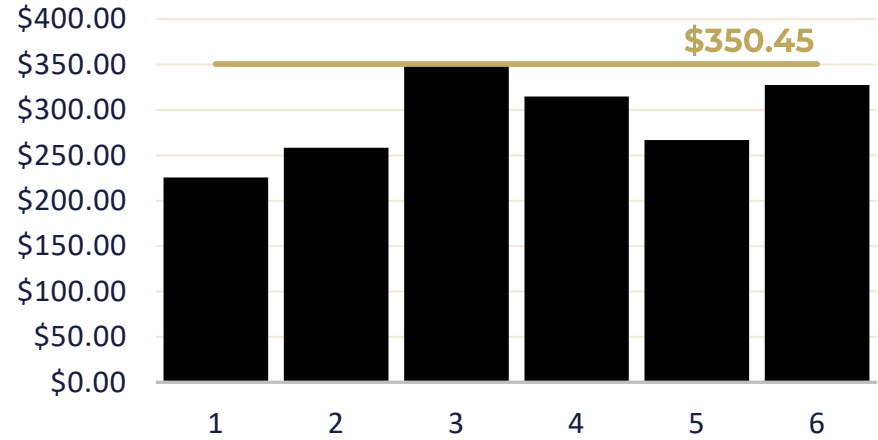
PRICE PER UNIT

Average = \$305,933



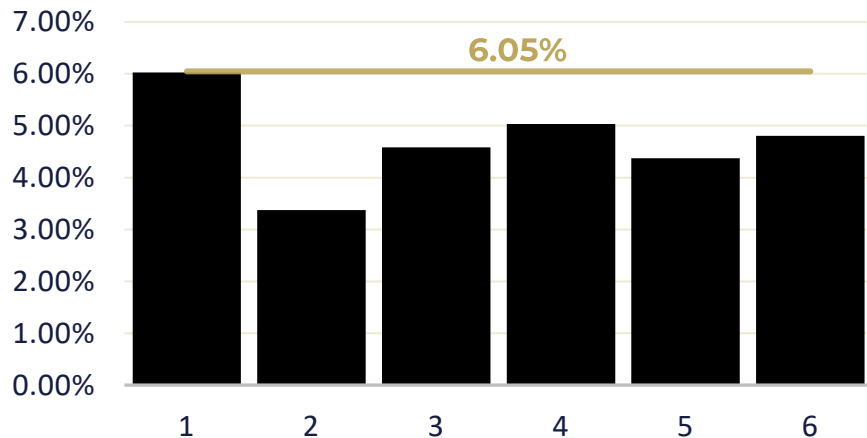
PRICE PER SQFT

Average = \$290.18



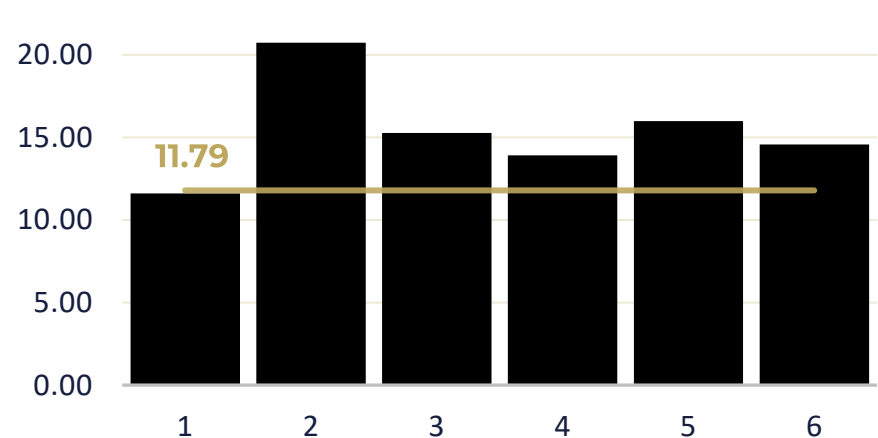
CAP RATE

Average = 4.70%



GRM

Average = 15.35



CLOSED COMPARABLES



5621 Edgemar Ave, Los Angeles

Sale Date	10/15/2020
Price	\$1,958,000
Units	9
Price/Unit	\$217,556
Price/Sqft	\$225.45
Year Built	1959
CAP RATE	6.03%
GRM	11.61
Building Sqft	8,685



118 W 64th Pl, Inglewood

Sale Date	3/24/2020
Price	\$2,195,000
Units	6
Price/Unit	\$365,833
Price/Sqft	\$258.36
Year Built	1969
CAP RATE	3.37%
GRM	20.74
Building Sqft	8,496



217 E Hazel St, Inglewood

Sale Date	11/21/2019
Price	\$3,100,000
Units	8
Price/Unit	\$387,500
Price/Sqft	\$348.39
Year Built	1964
CAP RATE	4.58%
GRM	15.28
Building Sqft	8,898

CLOSED COMPARABLES



501 Hyde Park Pl, Inglewood

Sale Date	11/5/2019
Price	\$3,475,000
Units	12
Price/Unit	\$289,583
Price/Sqft	\$314.76
Year Built	1985
CAP RATE	5.03%
GRM	13.91
Building Sqft	11,040



704 S Fir Ave, Inglewood

Sale Date	7/1/2020
Price	\$1,925,000
Units	8
Price/Unit	\$240,625
Price/Sqft	\$266.77
Year Built	1960
CAP RATE	4.37%
GRM	16.00
Building Sqft	7,216



326 E Hardy St, Inglewood

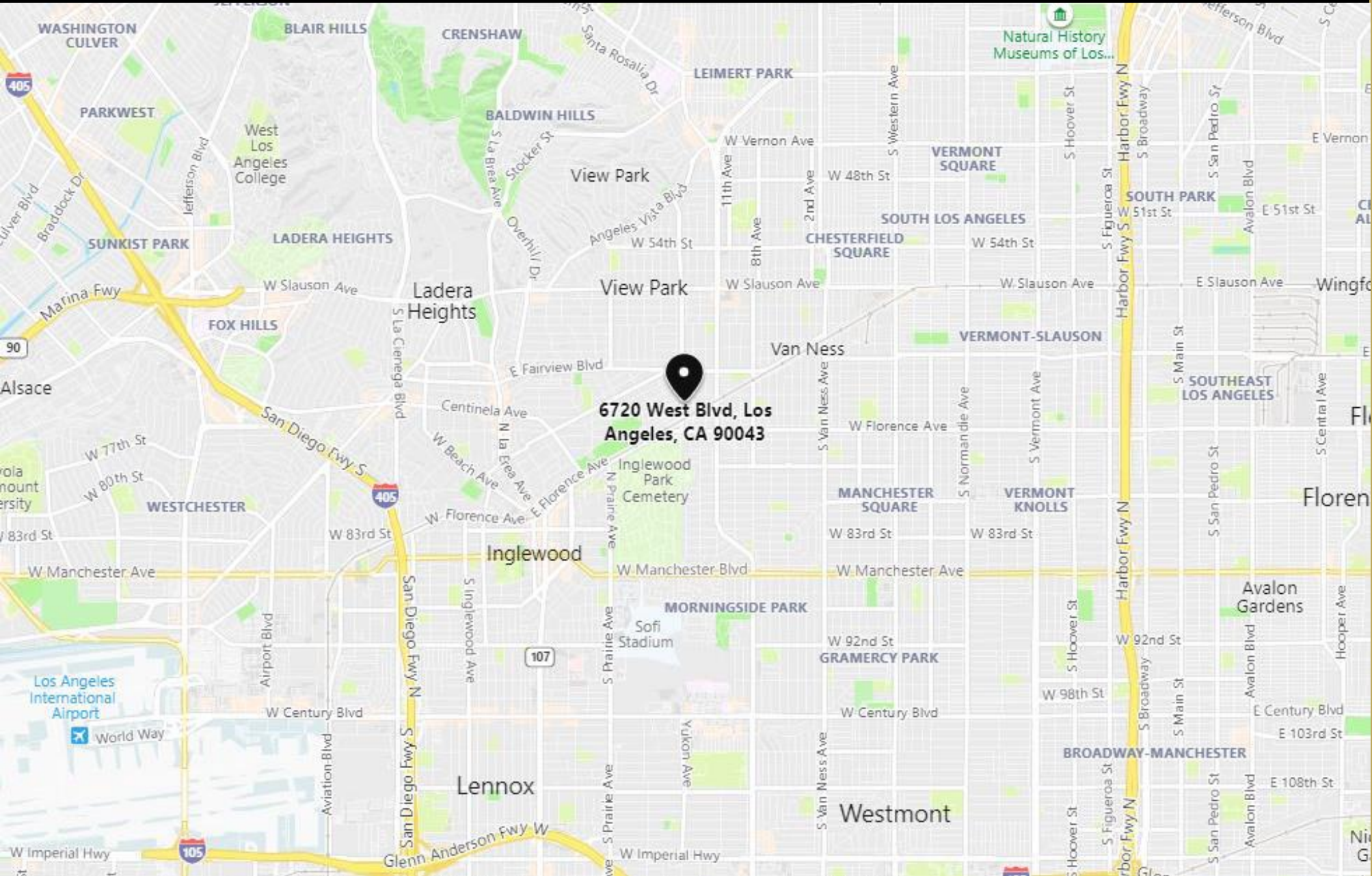
Sale Date	4/15/2020
Price	\$2,007,000
Units	6
Price/Unit	\$334,500
Price/Sqft	\$327.35
Year Built	1964
CAP RATE	4.80%
GRM	14.58
Building Sqft	6,131

LOCATION OVERVIEW



6720 West Blvd – Los Angeles, CA 90043

LOCATION OVERVIEW REGIONAL MAP



6720 West Blvd – Los Angeles, CA 90043

LOCATION OVERVIEW
AERIAL VIEW



6720 West Blvd – Los Angeles, CA 90043

LOS ANGELES

Los Angeles, Spanish for “The Angels,” is the cultural, financial, and commercial center of Southern California. It is the second most populated city in the United States after only New York. Los Angeles covers 469 square miles and the Los Angeles County is the most populated county in the nation. With over 13 million residents in the LA metropolitan area, the city is one of the most substantial economic engines within the US, with a diverse economy consisting of a wide range of professional fields.

Outside of a few high-rise centers, Los Angeles is characterized by its low-rise buildings. Important landmarks include the Hollywood Sign, Hollywood Bowl, Griffith Observatory, Getty Center, Los Angeles Memorial Coliseum, Walt Disney Concert Hall, Los Angeles City Hall, Staples Center, and LA City Hall.

Los Angeles real estate prices have gone up 7.5% over the past year and the median price of LA homes currently listed is \$729,958.



Los Angeles is home to people from more than 140 countries, speaking 224 different languages. Throughout the city exist ethnic enclaves such as Chinatown, Koreatown, Little Ethiopia, Little Tokyo, Little Armenia, Thai Town, Historic Filipinotown, and Little Bangladesh.

The Los Angeles Unified School District is the largest (by number of students) public school system in the United States. Besides the University of Southern California (USC), Loyola Marymount University, and the University of California, Los Angeles (UCLA), Pepperdine University, there are 20 other universities in Los Angeles.

The Los Angeles economy is driven by international trade, entertainment, aerospace, technology, fashion, petroleum, and tourism. Los Angeles is the largest manufacturing center in the western US. Major film studios in LA include Paramount Pictures, 20th Century Fox and Universal Pictures. Disney and Sony Studios are in Burbank and Venice, respectively.

The performing arts play a major role in Los Angeles’s cultural identity. The Los Angeles Music Center is one of the three largest performing arts centers in the nation, with The Walt Disney Concert Hall as a centerpiece. There are also 841 museums and art galleries in LA County, more museums per capita than any other city in the world.

Los Angeles’s professional sports teams include the LA Dodgers (MLB), LA Angels (MLB), LA Rams (NFL), LA Chargers (NFL), LA Lakers (NBA), LA Clippers (NBA), LA Kings (NHL), Anaheim Ducks (NHL), LA Galaxy (MLS), and LA Sparks (WNBA). Los Angeles will host the 2028 Summer Olympics.

LAX is the main international and domestic airport serving Los Angeles and Bob Hope Airport in Burbank serves the San Fernando and San Gabriel Valleys. The Port of Los Angeles in San Pedro adjoins the Port of Long Beach and together, both ports make up the fifth busiest container port in the world.

INGLEWOOD

Inglewood is a city in the South Bay region of Los Angeles bordered by Westchester and LAX, Hawthorne and Ladera Heights with a population of 109,670. Inglewood real estate values have gone up 10.1% over the past year and the median price of homes currently listed in Inglewood is \$480,000.

The Inglewood Unified School District serves residents. Wilder's Preparatory Academy Charter School is the best public elementary school in the city and high schools include Inglewood High, Morningside High, City Honors High, and Hillcrest High School. Private schools include St. Mary's Academy and St. John Chrysostom Elementary School.



The Forum in Inglewood was designed by architect Charles Luckman, who also designed Madison Square Garden in New York. For decades, the Forum was one LA's most prominent concert venues, hosting the likes of Elvis Presley, Led Zeppelin, and the Jackson 5. It was also home to the Los Angeles Lakers before the team moved to the Staples Center in 1999. The Forum is now the largest indoor performance venue in the country with a design focused on music and entertainment.

The Los Angeles Stadium at Hollywood Park is under construction in Inglewood and when completed in 2020, it will be the home of both the Los Angeles Rams and Los Angeles Chargers. The Los Angeles Stadium will also be hosting the opening ceremonies of the 2028 Summer Olympics.

LOS ANGELES COUNTY

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis –formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

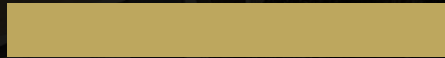
If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone.



While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.

Over the years, Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Hilton Hotels, Walt Disney, Occidental Petroleum, DirecTV Group, Northrop Grumman, Computer Sciences, KB Home, Health Net, Mattel, and Avery Dennison. Key factors positively impacting the region's economic position include increased local media production by the entertainment industry and a continuing expansion of import flows. Moreover, growth in aerospace, homeland security and in the private business sector have contributed positively to the County's economy. Los Angeles' well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.

TEAM SNAPSHOT



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CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant’s plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

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