



OFFERING MEMORANDUM

**2309 HAUSER BLVD
LOS ANGELES, CA 90016**

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1156 GORDON ST

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LISTED BY

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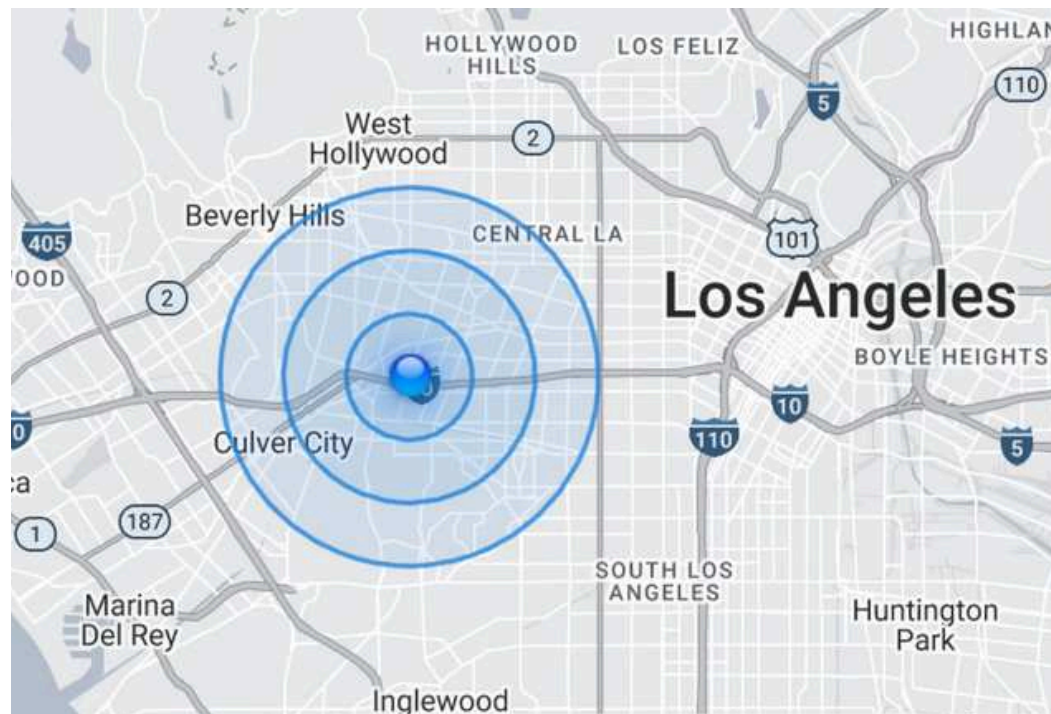
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EXECUTIVE SUMMARY

2309 HAUSER BLVD

- Cash flowing 4 unit building north of the 10 freeway.
- Each unit consists of 3 bedrooms and 2 baths, and one unit will be delivered VACANT! Outstanding annual income of appx. \$132,948, GRM of 11.9, and cap rate of 6.1% when vacant unit is rented!
- 3 of the 4 units have in-unit washer/dryers and there is an uncovered parking lot in the back of the building.
- Capital improvements include a new roof in 2017 and interior remodeling of 3 units (including the vacant unit).
- Bustling and highly desirable rental market in a central LA location.



OFFERED AT

\$1,595,000



PROPERTY HIGHLIGHTS

UNITS	4
YEAR BUILT	1965
GROSS INCOME	\$132,948.00
GRM	11.9
CAP RATE	6.1%

THE PROPERTY

SITE SUMMARY

GALLERY

MAPS & AERIALS

DEMOGRAPHICS

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SITE SUMMARY

THE OFFERING

Address	2309 Hauser Blvd
Property Type	Multifamily
Assessor's Parcel	5063-007-081

SITE DESCRIPTION

Building Size	± 4,712 SF
Lot Size	± 5,269 SF
Year Built	1965
Zoning	LARD1.5
Parking	4
Near	Washington Blvd & Hauser Blvd
Neighborhood	Mid City / West Adams

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DESCRIPTION

The Mayelian Apartment Group is proud to present a cash flowing 4 unit building north of the 10 freeway in Mid City / West Adams! Each unit is spacious and consists of 3 bedrooms and 2 baths. One 3 bedroom / 2 bath unit will be delivered VACANT and a buyer can immediately realize monthly rental income of \$3,400 for that unit! Outstanding annual income of appx. \$132,948, GRM of 11.9, and cap rate of 6.1% when vacant unit is rented! 3 of the 4 units have in-unit washer/dryers and there is also a community laundry room for tenants' convenience. Capital improvements include a new roof in 2017 and interior remodeling of 3 units (including the vacant unit) with new kitchens, bathrooms, and flooring. Separately metered for gas and electric and building includes 4 uncovered parking spaces in a back parking lot. Situated in a bustling and highly desired rental market, the building is centrally located minutes away from the LACMA, La Brea Tar Pits, Petersen Museum, and a short drive from Culver City, Beverly Hills, and Downtown LA.



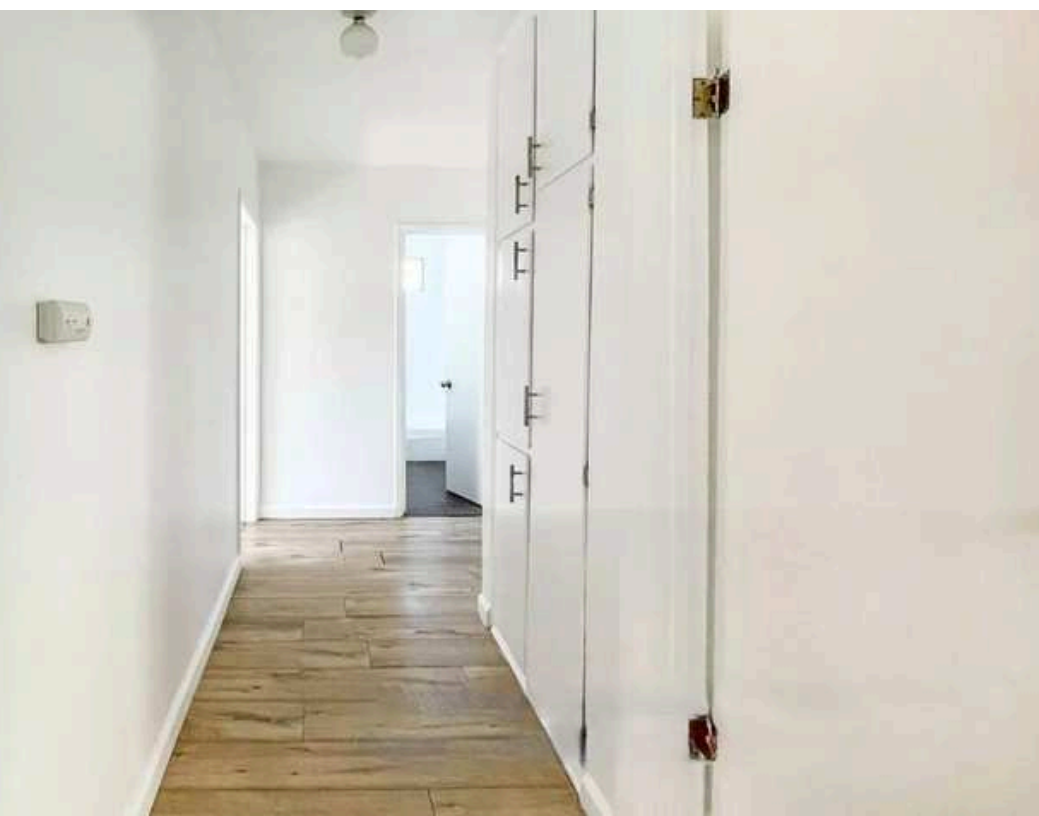
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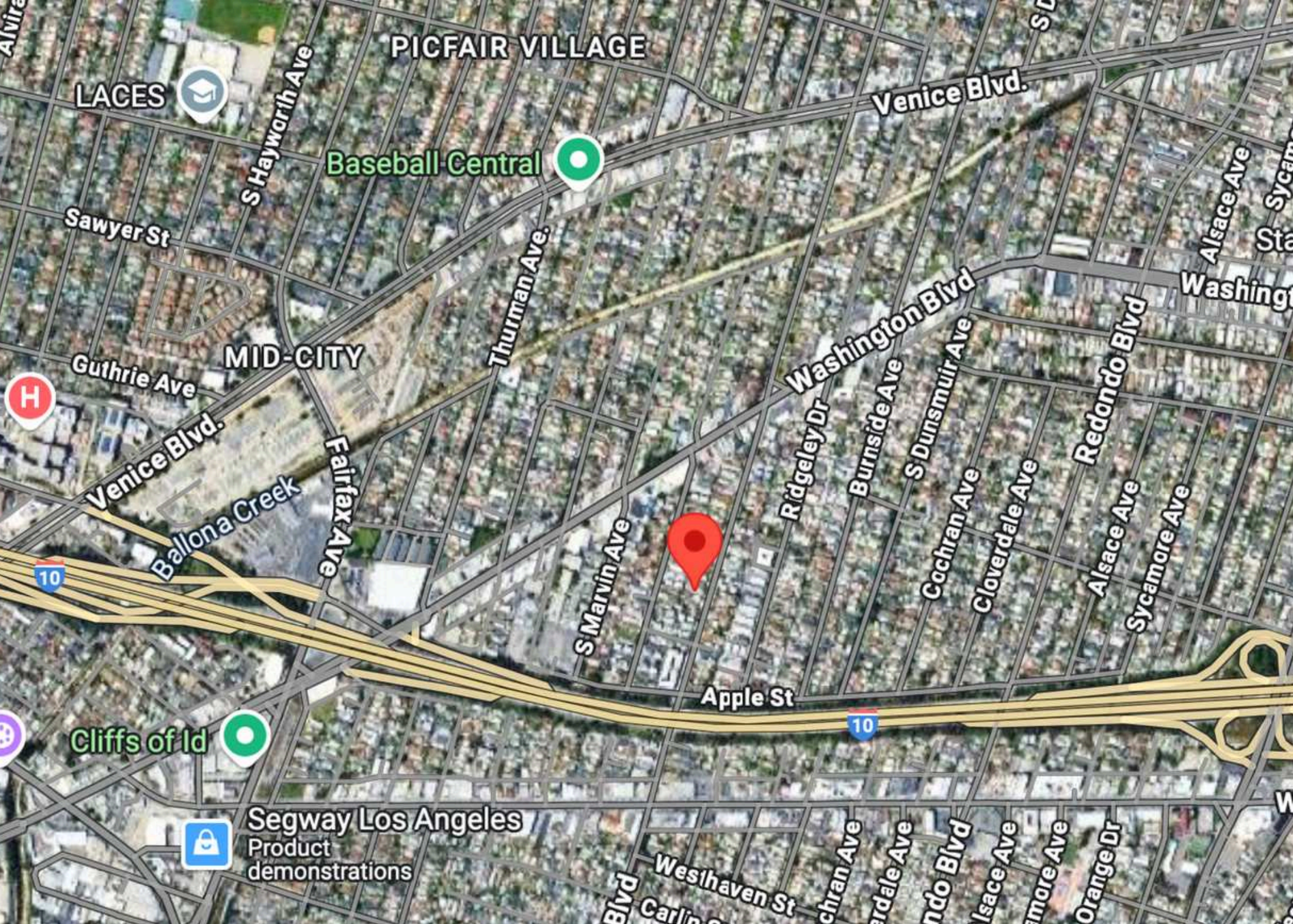
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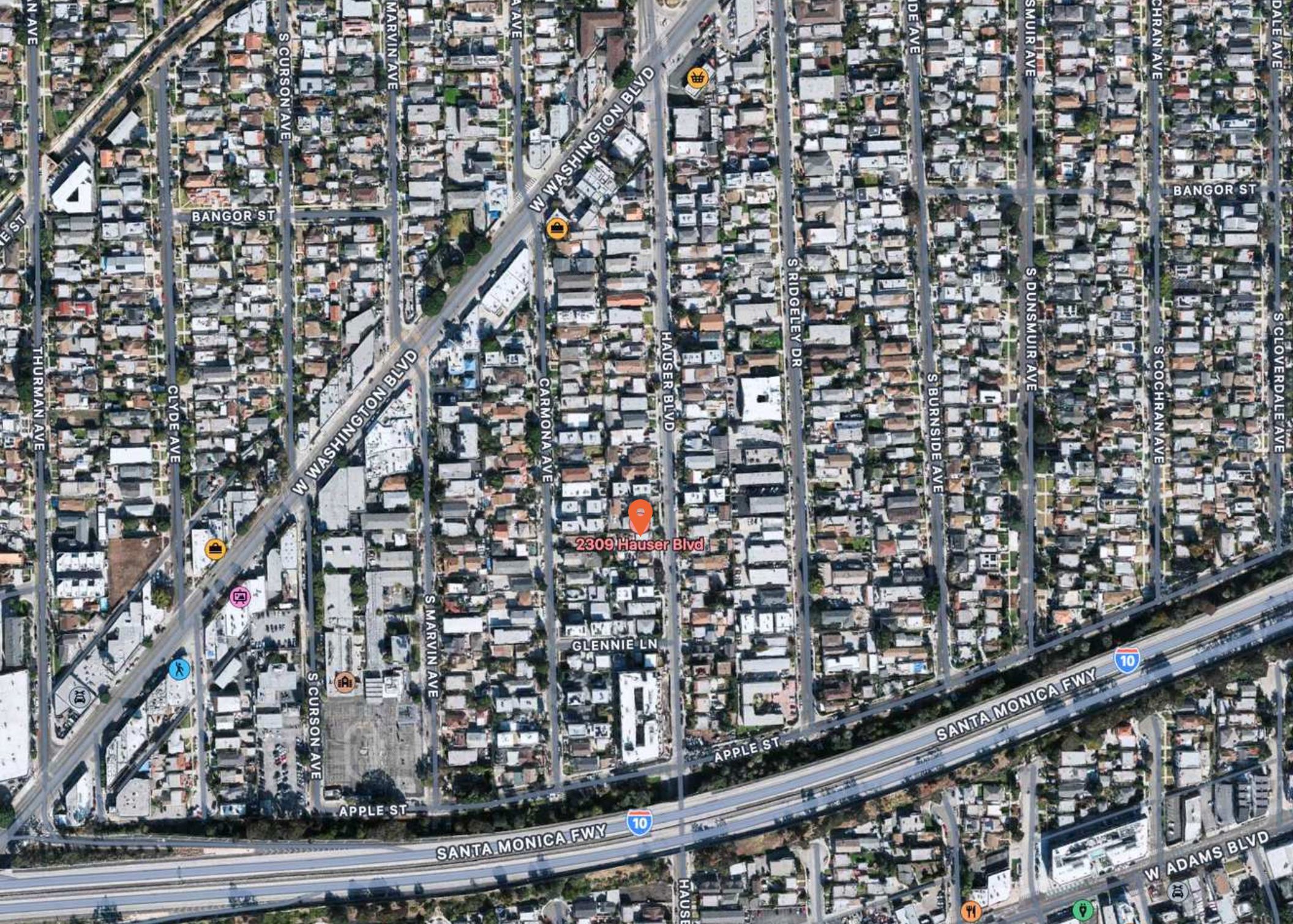


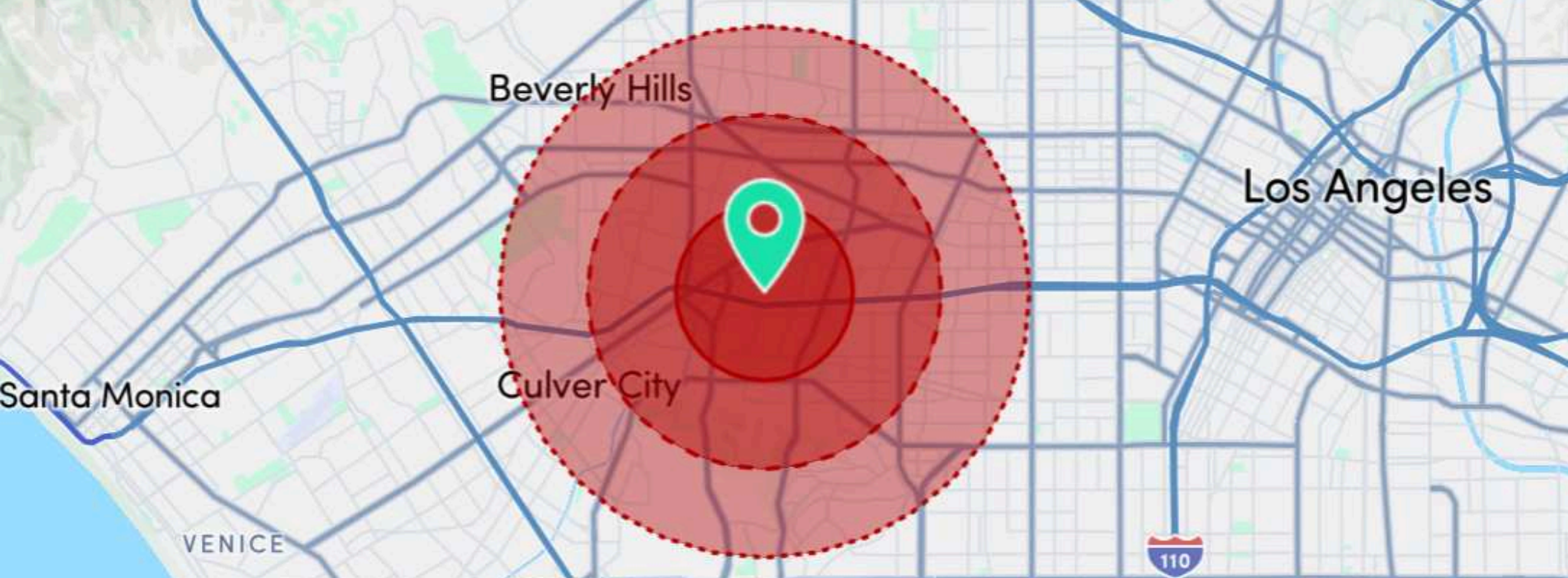
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DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households	13,455	60,221	136,586
Total Population	37,867	148,027	321,398
Population White	7,664	46,787	119,152
Population Black	7,528	29,454	58,172
Population Hispanic	20,984	57,790	100,989
Population Asian	2,053	12,117	36,653
Population Pacific Islander	41	195	421
Population American Indian	1,046	2,643	4,340
Population Other	14,099	37,055	63,169
Persons Per Household	2.8	2.5	2.4
Average Household Income	\$99,442	\$111,758	\$123,104
Average House Value	\$1,173,866	\$1,268,454	\$1,364,378
Average Age	40	40	41
Average Age Male	38	39	40
Average Age Female	41	41	42

NEIGHBORHOOD GUIDE

West Adams is a neighborhood in Los Angeles that is conveniently located close to the I-10 highway and La Cienega/Jefferson Metro Transit Station providing convenient access to Downtown Los Angeles, Santa Monica, and LAX. West Adams neighbors a number of local attractions from Downtown Culver City, the Arts District, and Entertainment Studios. West Adams is currently experiencing a rebirth as it has attracted a growing number of businesses and residents, who cherish and seek to preserve its Old World charm and character.

SHOPS

Platform

Midtown Crossing

Baldwin Hills Shopping Center

HOSPITALS

Southern California Hospital

Kaiser Hospital West LA

Centinela Hospital

PARKS

Culver City Park

Mascot Park

Syd Kronenthal Park

Reynier Park

RESTAURANTS

Destroyer

Pasta Sisters

El Cholo

ATTRACTIONS

La Brea Tar Pits and Museum

Natural History Museum

Kenneth Hahn Recreation Area

Amazon HQ

Apple Studios

Baldwin Hills Scenic Overview

Crypto.com Arena

Sony Pictures Studio



FINANCIAL OVERVIEW

RENT ROLL

INCOME & EXPENSE NOTES

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RENT ROLL

2309 HAUSER BLVD

Rent Roll as of : 5/1/2025

2309 Hauser Blvd, Los Angeles, CA 90016

APT. #	BDR/BTR		CURRENT RENT	PRO FORMA RENT	CURRENT LEASE EXPIRATION or MTM	MOVE IN DATE	SEC 8 (Y/N)
1	3	2	\$1,265.00	\$3,400.00	MTM	1994	Y
2	3	2	\$3,224.00	\$3,400.00	MTM	6/2024	N
3	3	2	Vacant	\$3,400.00	N/A	N/A	N/A
4	3	2	\$3,190.00	\$3,400.00	MTM	7/2021	N

Monthly Income (including proforma income for unit 3): \$11,079.00

Annual Income (including proforma income for unit 3): \$132,948.00

Proforma Income: \$163,200.00

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PROPERTY INCOME & EXPENSES

ANNUALIZED OPERATING INCOME

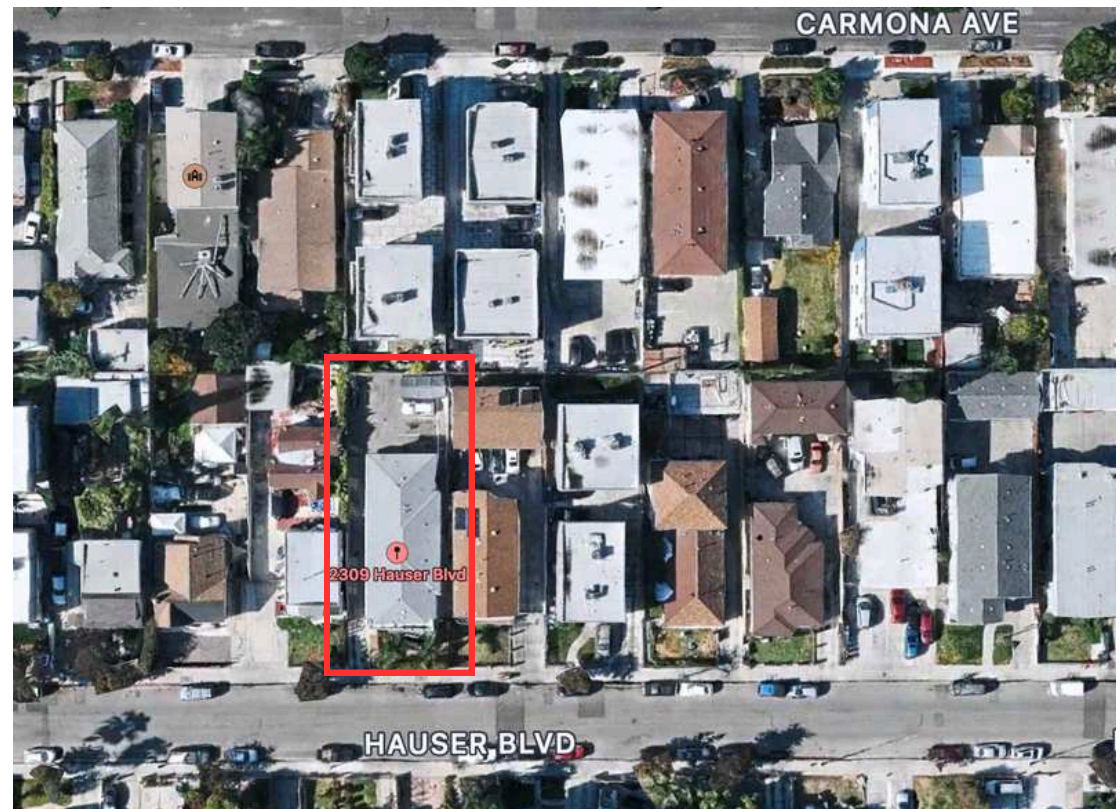
Base Rents	\$132,948.00
Vacancy	3% (\$3,988.44)
Effective Gross Income	\$128,959.56

ACTUAL & ESTIMATED ANNUALIZED OPERATING EXPENSES

Taxes	\$21,875.00
Insurance	\$3,000.00
Gas	\$1,130.50
Trash (individual bins)	\$0.00
Electricity, Water, Sewer	\$5,040.67
Gardening	\$1,200.00
Total Operating Expenses	\$32,246.17
Net Operating Income	\$96,713.39

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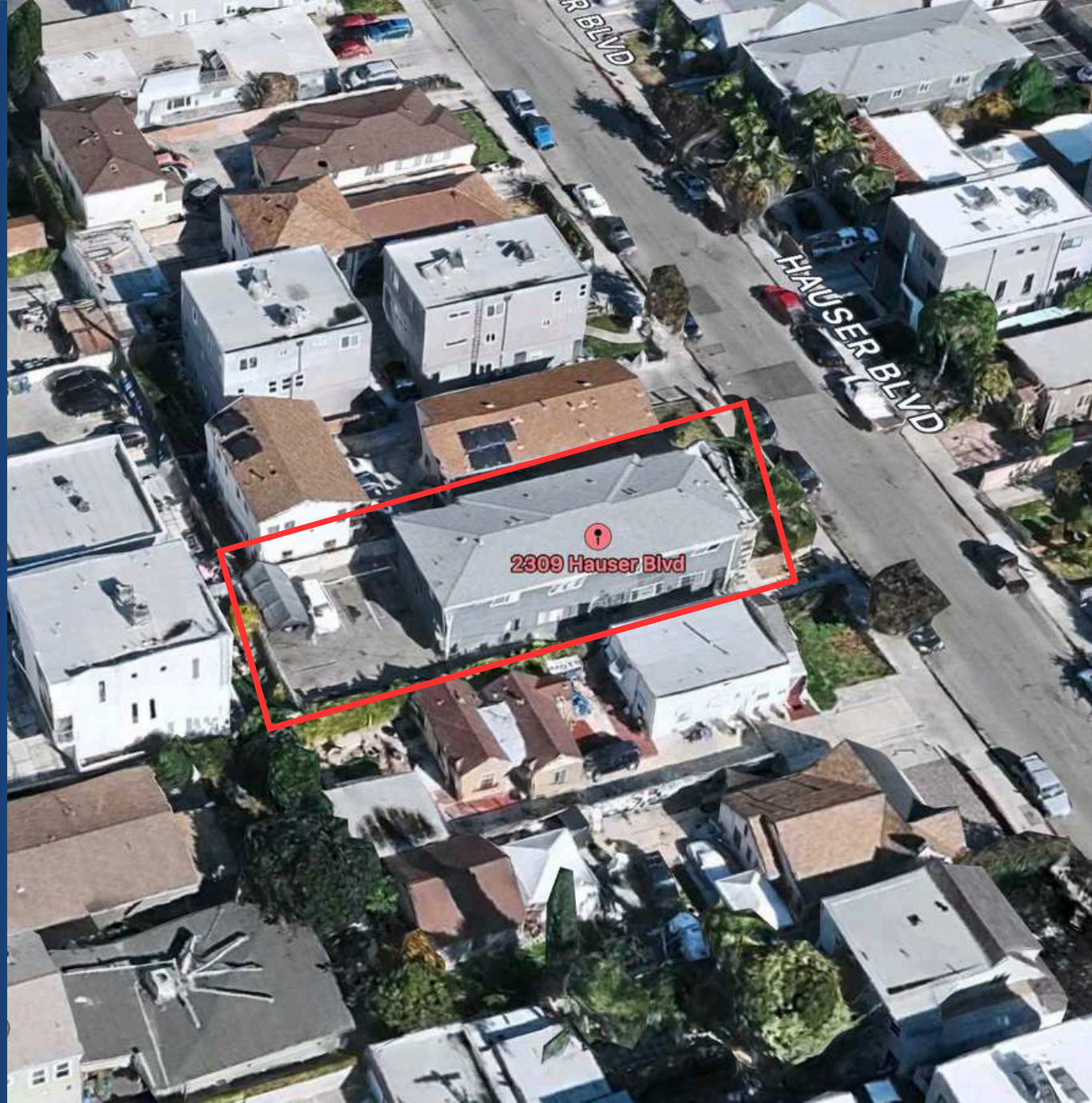
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