



CASTILLO
REALTY GROUP, INC.

Value-Add Fixer Opportunity!



~7.4% Curent CAP Rate Offering | 95% Upside in Rents!



1621 W 82nd St
Los Angeles, CA 90047
OFFERING MEMORANDUM

1621 W 82ND ST
LOS ANGELES, CA 90047

EXCLUSIVELY PRESENTED BY:



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**CASTILLO REALTY GROUP,
INC.**

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INVESTMENT SUMMARY

Opportunity knocks for an investor to acquire 3 units in a high-demand rental area of Los Angeles. Property delivered with two occupied units below market rents with at least 95% upside potential and one unit delivered vacant. ~7.4% CAP rate offering by leasing up vacant unit at a conservative \$2,700/month rate.

Approx market rents of \$2,887 +/- per unit. \$103,932 projected Annual Gross Income realized at market rents. ~13.03% Projected CAP Rate Achieved at Market Rents! ARV: \$1,300,972 re-selling at a 7% CAP rate!



PROPERTY SUMMARY

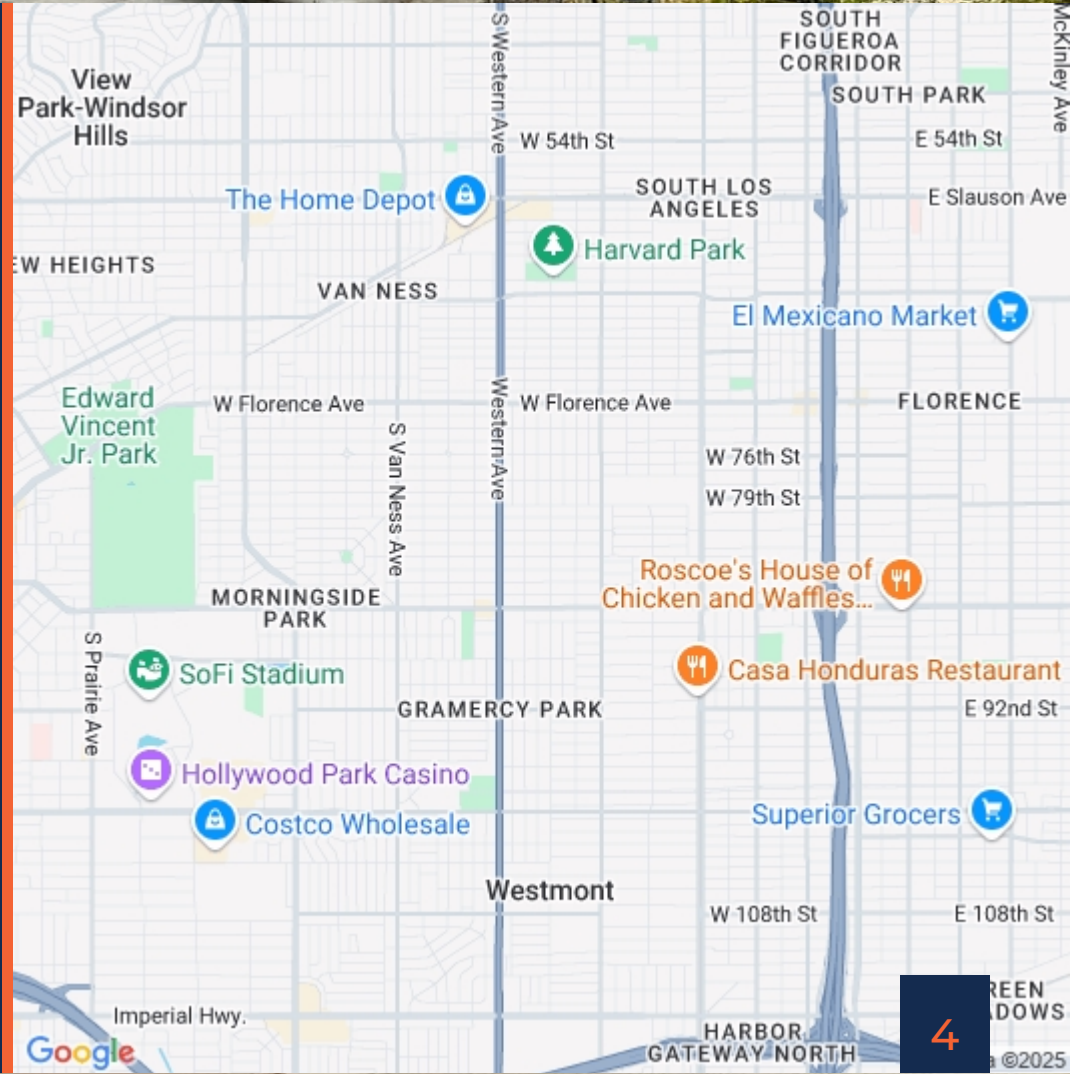
Offering Price	\$699,000.00
Building SqFt	1,714 SqFt
Lot Size (acres)	6,757.00
Levels	1
Units	3.00
Year Built	1940,
County	Los Angeles,
Parcel ID / APN	6034010019,
Bedrooms	6.00
Total Bathrooms	3.00
Zoning	RD2-1,





INVESTMENT HIGHLIGHTS

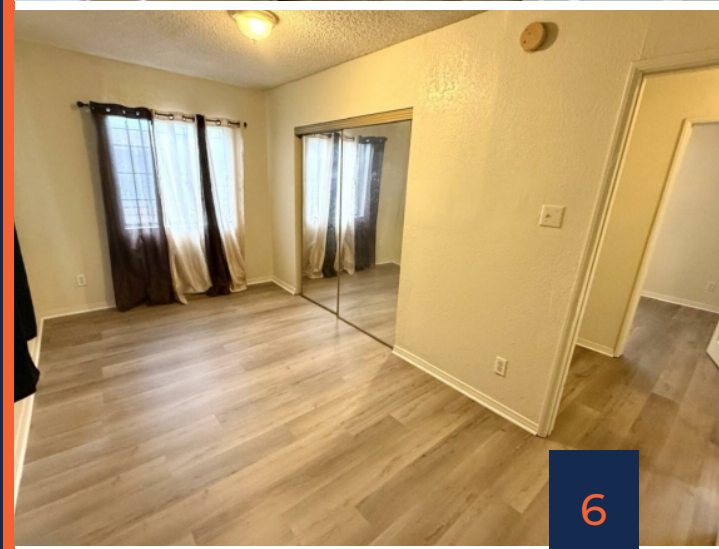
- Investors seeking a product and location that is irreplaceable, with value-add potential, will strongly consider this once in a lifetime investment.
- Zoned RD2. Endless possibilities. Fix and flip / lease up or Park your 1031 Exchange. Convert garages to ADUs for additional income or explore the full re-development route and take advantage of the One Big Beautiful Bill that brings back 100% bonus depreciation on year 1!
- All 3 units are separately metered for gas and electric. Tenants pay for all utilities except water.
- New flooring and new paint in vacant unit. Copper plumbing throughout the property. Perfect for owner user or get your own tenant at market rent! This property is gated for privacy and is priced to sell!





LOCATION HIGHLIGHTS

- Conveniently located close to schools, museums, downtown LA, shopping centers, grocery stores, restaurants, coffee shops, parks. Easy access to major freeways and public transit.
- SoFi Stadium - 2.8 miles
- Intuit Dome - 3.7 miles
- Forum - 2.8 miles
- BMO Stadium - 4.3 miles
- Downtown LA - 8.3 miles
- LAX - 6.4 miles
- Santa Monica - 14 miles



RENT ROLL

UNIT#	TENANT NAME	SQUARE FOOTAGE	ANNUAL RENT/ SF	ANNUAL BASE RENT	EXPENSE REIMBURSEMENTS	LEASE TYPE	LEASE START	LEASE END	NOTES
1621	OCCUPIED	571	\$27.03	\$15,432.00		+ Utilities	02/11/2010	-	Section 8 subsidy. Landlord pays for water/sewer.
1623	OCCUPIED	571	\$29.09	\$16,608.00		+ Utilities	12/11/2003	-	Section 8 subsidy. Landlord pays for water/sewer.
1625	VACANT - PROJECTED RENT	571	\$56.74	\$32,400.00		+ Utilities		-	Landlord pays for water/sewer.
Total Occupied		1713	\$64,440.00						
TOTAL		1713	\$64,440.00		\$0.00				

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$699,000.00
Price PSF	\$408.06
In Place NOI	\$51,576.10
In Place Cap Rate	7.38%
Year 1 NOI	\$91,068.10
Year 1 Cap Rate	13.03%
Year 1 Leveraged Cash / Cash Return	13.03%

GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	01/01/2026
Expense Source	SELLER
Income Growth Rate	\$39,492.00
Market Rent/SF	\$60.63

EXPENSE BREAKDOWN

General Expenses	
Water & Sewer	\$2,681.10
Total General Expenses	\$2,681.10
Property Insurance	\$1,445.30
Property Tax	\$8,737.50
Total Expenses	\$12,863.90



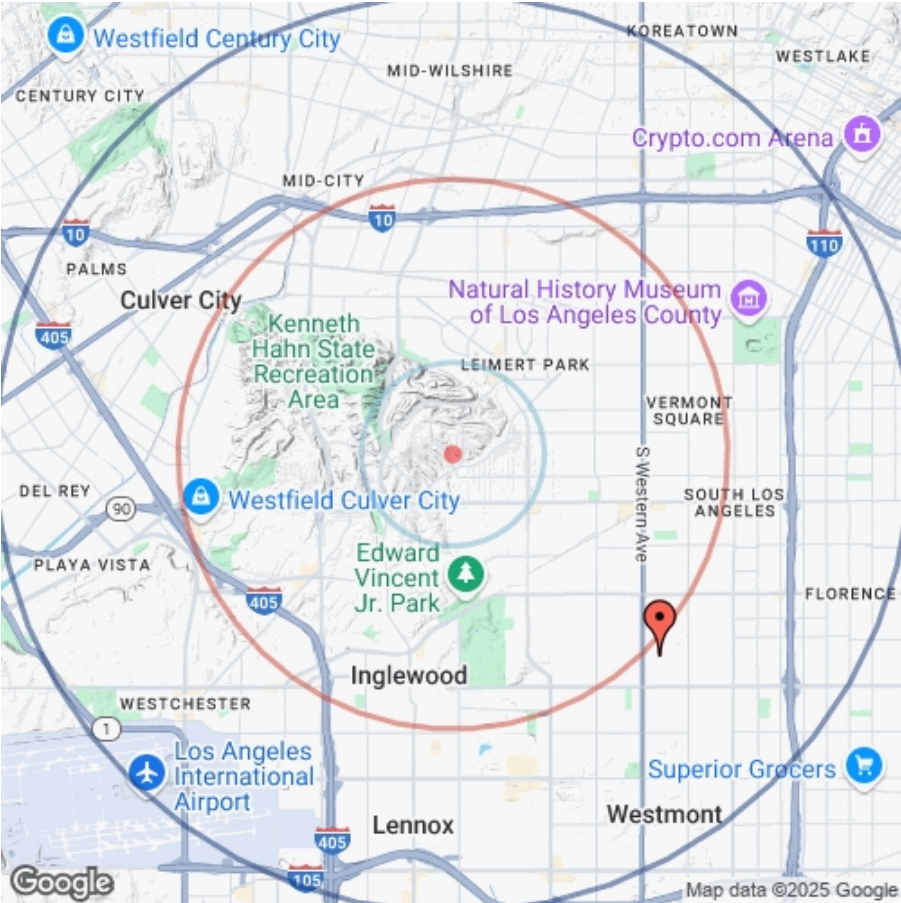
CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$64,440.00	\$103,932.00
SCHEDULED BASE RENTAL REVENUE	\$64,440.00	\$103,932.00
TOTAL POTENTIAL GROSS REVENUE	\$64,440.00	\$103,932.00
EFFECTIVE GROSS REVENUE	\$64,440.00	\$103,932.00
OPERATING EXPENSES		
PROPERTY TAX	\$8,737.50	\$8,737.50
INSURANCE	\$1,445.30	\$1,445.30
GENERAL EXPENSES	\$2,681.10	\$2,681.10
TOTAL OPERATING EXPENSES	\$12,863.90	\$12,863.90
NET OPERATING INCOME	\$51,576.10	\$91,068.10
CAP RATE	7.38%	13.03%

DEMOGRAPHICS

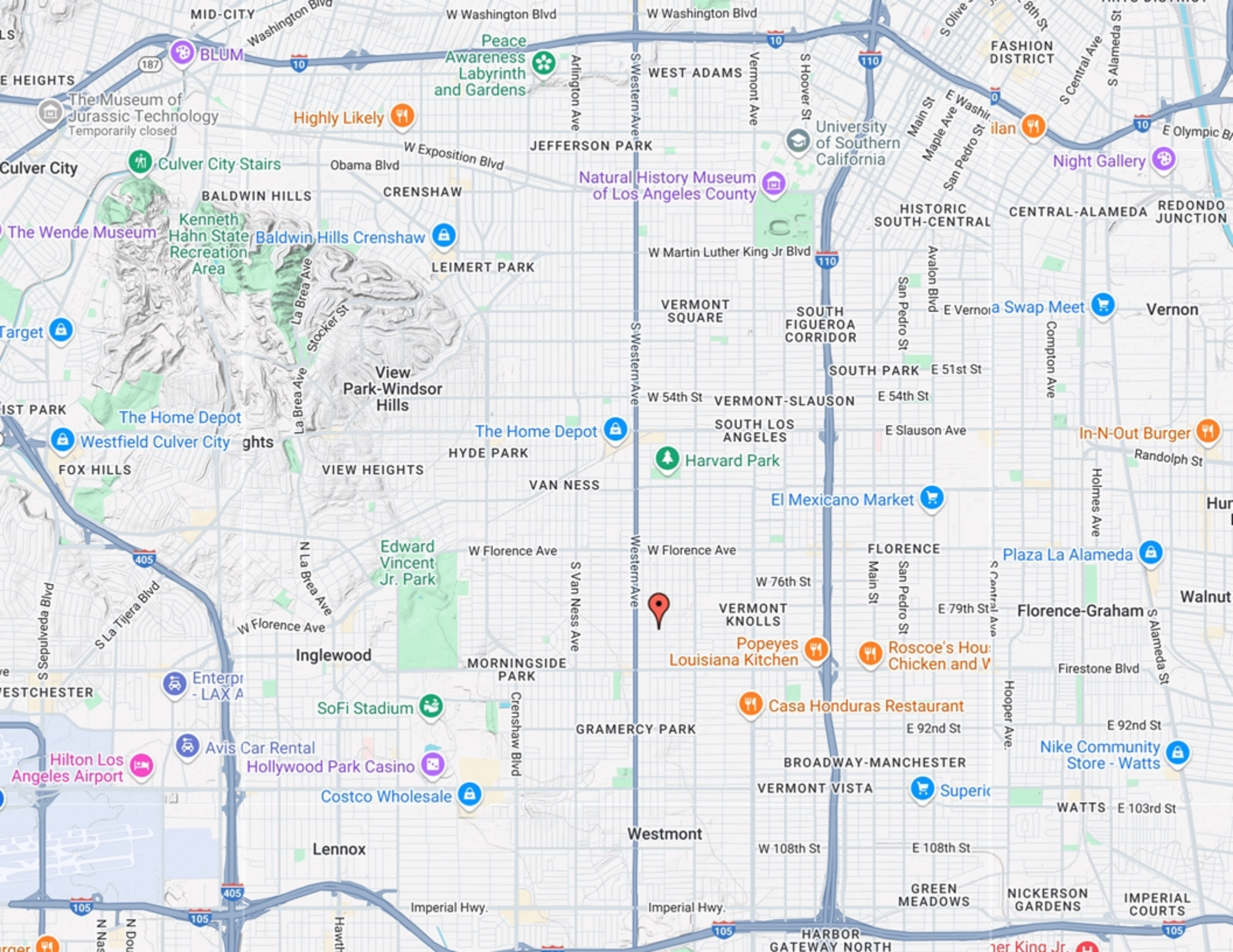
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	42,013	431,216	1,174,414
2010 Population	50,915	433,552	1,163,515
2025 Population	60,030	448,213	1,134,948
2030 Population	61,364	458,079	1,143,288
2025-2030 Growth Rate	0.44 %	0.44 %	0.15 %
2025 Daytime Population	150,171	562,539	1,219,267

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	7,359	29,027	57,005
\$15000-24999	2,723	14,182	32,006
\$25000-34999	1,449	13,708	33,092
\$35000-49999	1,872	17,451	42,858
\$50000-74999	2,606	26,404	66,156
\$75000-99999	2,690	21,012	50,485
\$100000-149999	3,776	23,903	60,131
\$150000-199999	2,480	12,919	33,595
\$200000 or greater	3,405	16,935	43,758
Median HH Income	\$ 57,787	\$ 62,187	\$ 65,915
Average HH Income	\$ 94,638	\$ 90,362	\$ 96,919



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	13,312	127,063	352,607
2010 Total Households	20,952	142,254	369,550
2025 Total Households	28,360	175,540	419,087
2030 Total Households	29,666	185,913	436,472
2025 Average Household Size	1.65	2.39	2.6
2025 Owner Occupied Housing	2,412	23,921	83,951
2030 Owner Occupied Housing	2,628	24,910	86,622
2025 Renter Occupied Housing	25,948	151,619	335,136
2030 Renter Occupied Housing	27,038	161,003	349,850
2025 Vacant Housing	4,006	20,095	35,588
2025 Total Housing	32,366	195,635	454,675





CITY OF LOS ANGELES

INCORPORATED 5/22/1835

AREA

CITY	501.5 SQ MI
LAND	469.5 SQ MI
WATER	32.1 SQ MI
ELEVATION	305 FT

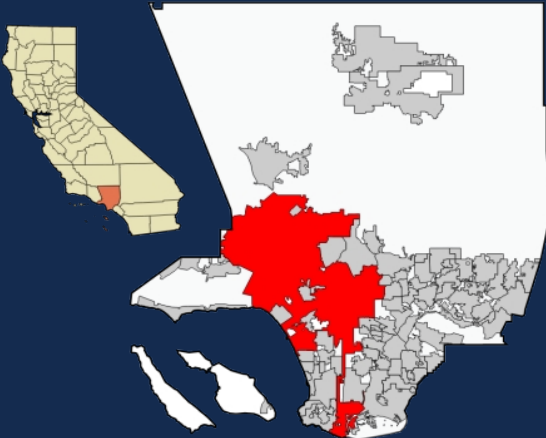
POPULATION

POPULATION	3,898,747
ESTIMATE (NULL)	3,878,704
RANK	3
DENSITY	8,205.00 SQ MI
URBAN	12,237,376



ABOUT LOS ANGELES

Los Angeles, often referred to by its initials L.A., is the most populous city in the U.S. state of California, and the commercial, financial, and cultural center of Southern California. With an estimated 3.88 million residents within the city limits as of 2024, it is the second-most populous in the United States, behind New York City. Los Angeles has an ethnically and culturally diverse population, and is the principal city of a metropolitan area of 12.9 million people (2024).



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CASTILLO REALTY GROUP, INC. and it should not be made available to any other person or entity without the written consent of CASTILLO REALTY GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CASTILLO REALTY GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CASTILLO REALTY GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CASTILLO REALTY GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has CASTILLO REALTY GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CASTILLO REALTY GROUP, INC. ADVISOR FOR MORE DETAILS.

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