



OFFERING MEMORANDUM

136 W 48th Street
Los Angeles, CA 90037

NEWLY BUILT in 2024 - NON RENT CONTROL (Buyer to Verify)
Townhouse Style w/ Penthouse like Master Bedroom, HIGH CAP Rate
Central location near USC, Exposition Park, BMO Stadium, etc.

Exclusively Listed By:

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CALIFORNIA

The Growth Investment Group California

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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of
136 W 48th Street, Los Angeles CA 90037 ("Property").

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



01. EXECUTIVE SUMMARY

Investment Highlights

- Brand new construction with NO Rent Control (not under Los Angeles RSO and not under California AB1482 – Buyer to verify.)
- High-end Construction quality with Townhouse like layout (no stacked units)
- Proximity to USC, the Coliseum, LAFC Soccer Stadium, BMO Stadium, and the Billion-Dollar new Lucas Museum of Narrative Art
- ALL Units can be delivered vacant.
- Ideal 1031 Exchange Property with Low Maintenance & strong cash flowing property
- Close to Metro, 110 and 10 Fwy- Close to DTLA, Korea Town and USC Village
- Upside Potential to convert existing Two Car Garage into ADU (Buyer to conduct Due Diligence)
- Amenities Rich area: Located in the heart of South-East LA this property grants residents' access to a wide array of local amenities including USC, USC Village, LAFC professional soccer team California stadium, Crypto Arena (home of the Lakers and LA kings) From shopping centers and restaurants to parks and recreational facilities, everything is within reach, enriching the quality of life for tenants and justifying high rents.

Property Highlights

- BRAND NEW CONSTRUCTION completed in 2024: Hassle free maintenance property for the next several years.
- MINIMUM COST to OPERATE and MAINTAIN: Solar Panel installed for common area electricity, no landscaping with artificial turf, brand new system
- NON-RENT CONTROL building (buyer to verify)
- Townhouse Style Layout with each unit offers a penthouse style Master bedroom complete with private balcony with views and walk-in space.
- Excellent Unit Mix that includes (3) 3B + 2B with ample parking spaces. That includes a two-car garage.
- ALL 3-Unit Turnkey Property: In-Unit Washer-Dryer hook up, new flooring, new kitchen, new bathroom, new HVAC units, and much more.
- Garage be used a car charging port or can be turned into another unit (buyer to do their own due diligence.
- The front unit has a beautiful view of DTLA from the master bedroom.

SUMMARY

Subject Property:	136 W 48th Street, Los Angeles, CA 90037
Asking Price:	\$1,680,000
Proforma Cap Rate:	5.50%
Proforma GRM:	12.96
Year Built/Renovated:	2024
Building Area:	4,150 SF
Lot Size:	4,752 SF
APN#:	5110-018-024
Unit Mix:	3 x 3B + 2.5B
Parking:	6 (2 Car Garage + 4 Open)

*Financial Analysis on page 19, Rent Roll on page 20,
and Sales Comps on page 21-22*

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed 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 inaccuracies.



Executive Summary

Growth Investment Group California proudly presents 136 W 48th Street, a newly built luxury townhome-style apartment for sale. The property was completed in 2024 which made this asset exempt from Los Angeles RSO (rent control) and exempt from California AB1482 (rent control). The property was built with high-end finishes with future sustainability and ease of maintenance in mind: solar panels, artificial turf to reduce water consumption. It has a total of $\pm 4,150$ SF and is situated on a $\pm 4,752$ SF Lot. It offers superb curb appeal with modern finishings and townhouse style layout. These features would present an almost maintenance free asset for the next several years and minimum cost to operate on a NON-Rent Control building.

All units have three levels with beautiful amenities, in-unit Washer-Dryer hookups, and a penthouse style master bedroom. The building consists of (3) 3 Bedrooms + 2 Bathrooms Units that are NOT UNDER Los Angeles Rent Stabilization Ordinance. Due to its recent construction, the three units are almost maintenance-free, considering the new roofs, plumbing, electrical, sewer lines, and amenities included. The property offers a large backyard with ample parking, including a 2-car garage. Buyers must do their due diligence regarding converting the garage into an ADU.

Combining the strong CAP Rate of north of 5%, Non-Los Angeles Rent Stabilization Ordinance, and ease of maintenance, this offering is perfect for an experienced investor looking for solid & consistent cash flow with little to no maintenance. This property is in a high-density and in-demand area, providing rental growth for future vacancies. It is centrally located in a highly desirable location just minutes away from the home of LAFC, our city's premier professional soccer team, USC, Crypto Arena, Home of the Lakers, Clippers, and LA Kings.) Expo Park and the Metro Green Line.

Location, Amenities, & Access

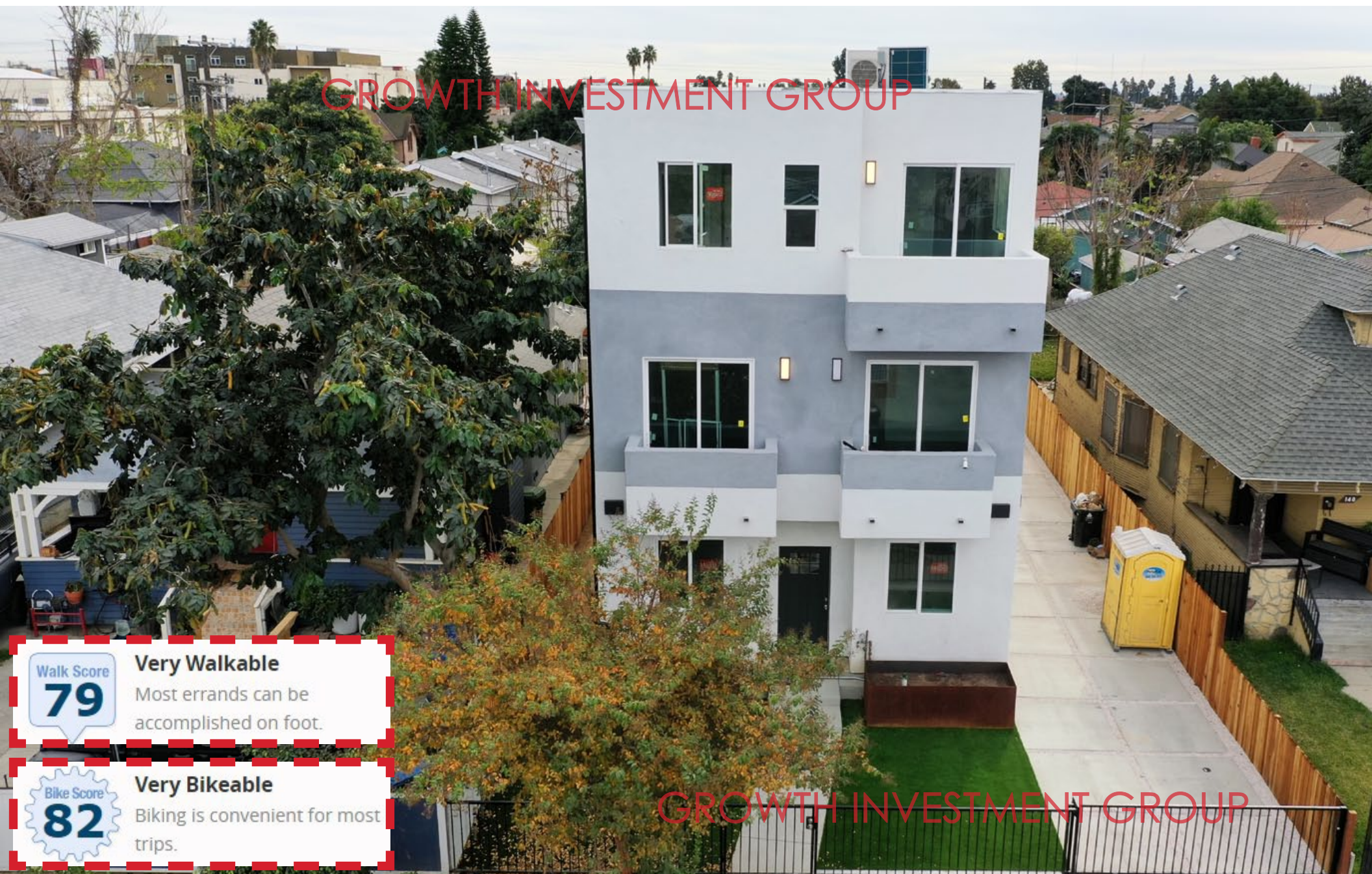
5-minute drive to LA Coliseum, BMO Stadium, the soon-to-be-completed George Lucas Museum of Narrative Art, BMO Stadium (LAFC Soccer team), Exposition Park, and USC. 10-minute drive to Crpto.com, home of the Lakers, Clippers, and LA Kings Hockey.

Nearby schools: New Community High School right across the street (Augustus Hawkins High School), USC Hybrid High School (632nd Best School in the Nation), Barack Obama Global Preparation Academy, 32nd Street / USC Performing Arts Magnet, Los Angeles Academy Middle School, Clinton Middle School, Wallis Annenberg Highschool, Nativity Catholic School and much more. Close proximities to dozens of family-friendly amenities and retailers such as Chick-Fil-A, Chipotle, Numero Uno Grocery Market, Wells Fargo's Bank, Exposition Park, Rose Garden, California Science Center, Natural History Museum of Los Angeles, and more.

Its location provides easy access to many of the city's largest employers and major retailers, including AIG, US Bank, and others. The property is near Restaurant Row LA Live, DTLA, and other major shopping districts. Easy access to 110, 105, 10 Freeway



Aerial Photos



Walk Score
79

Very Walkable

Most errands can be accomplished on foot.

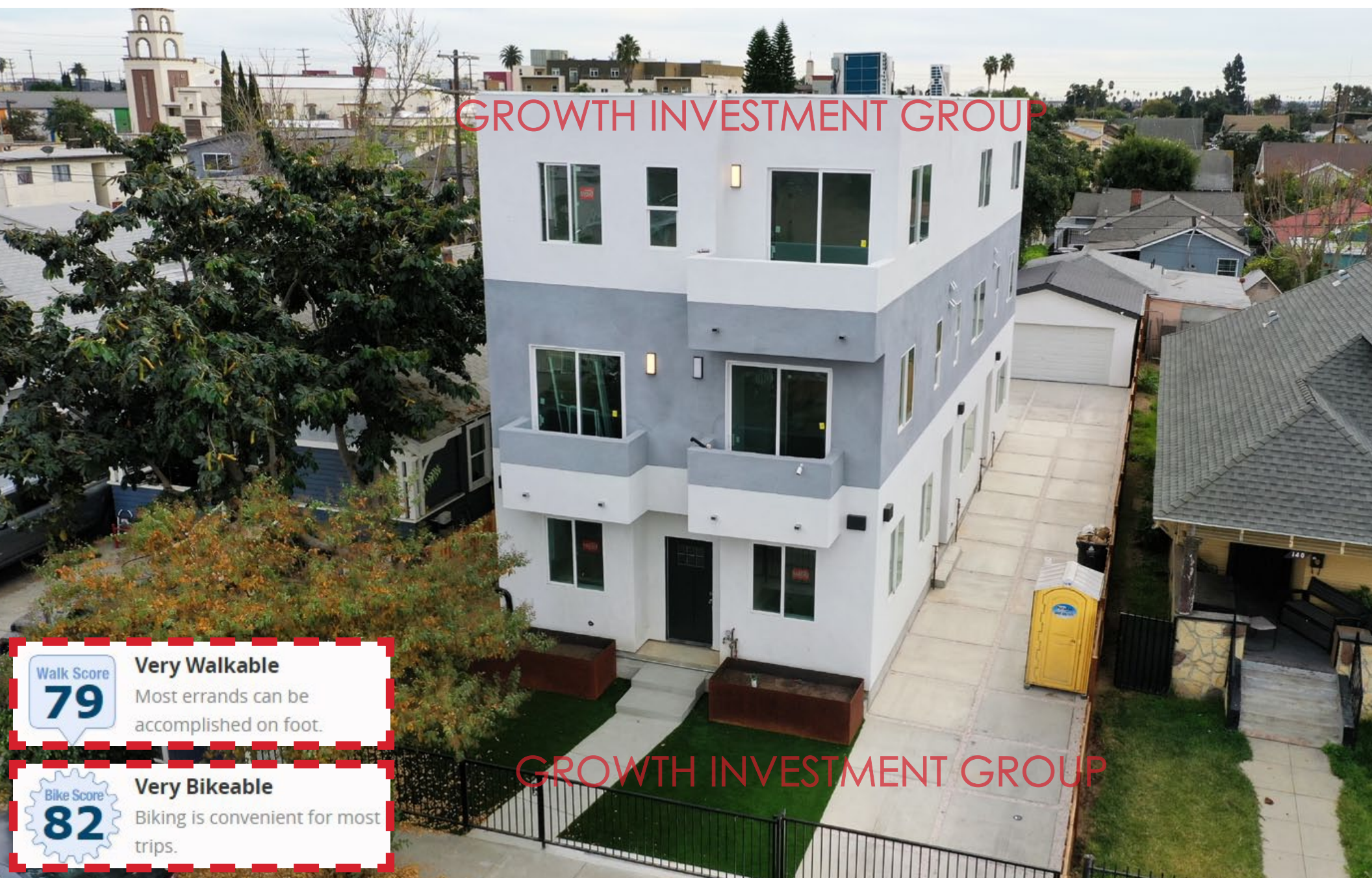
Bike Score
82

Very Bikeable

Biking is convenient for most trips.

GROWTH INVESTMENT GROUP

Aerial Photos



Walk Score

79

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GROWTH INVESTMENT GROUP

Aerial Photos



110 FWY



LA MEMORIAL COLISEUM



BMO STADIUM



USC



EXPOSITION PARK



NATURAL HISTORY MUSEUM
OF LOS ANGELES



CA SCIENCE CENTER



136 W 48TH ST

Walk Score
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accomplished on foot.

Bike Score
82

Very Bikeable

Biking is convenient for most
trips.

GROWTH INVESTMENT GROUP

Aerial Photos



Aerial Photos



SOUTH PARK RECREATION



THE BEEHIVE



136 W 48TH ST

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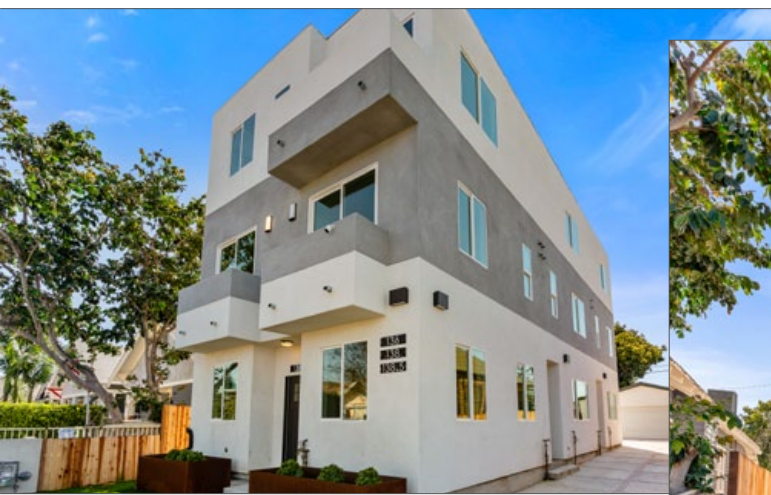
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GROWTH INVESTMENT GROUP

Property Photos



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Property Photos



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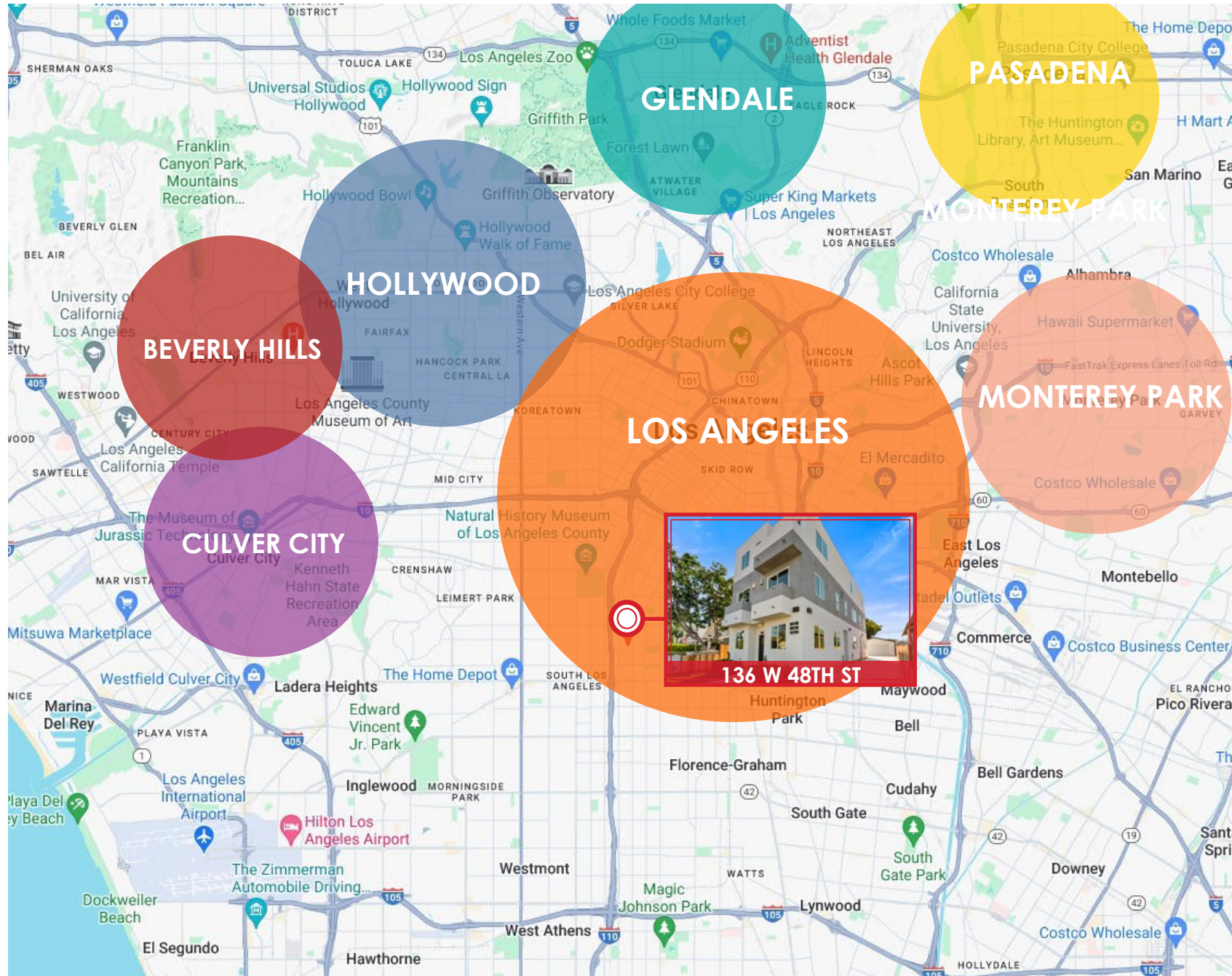


GROWTH INVESTMENT GROUP

Local Map



Regional Map





02. FINANCIALS

Investment Overview			Unit Mix and Rent Schedule					
Price	\$	1,680,000	Units	Type	Estimated Monthly Rent	Total Est. Rent	Proforma Rent	Total Proforma Rent
Price Per Unit	\$	560,000	3	3B + 2.5B	\$ 3,500	\$ 10,500	\$ 4,000	\$ 12,000
Price Per SF	\$	405						
Cap Rate		5.50%	3			\$ 10,500		\$ 12,000
GRM		12.96	* 2 Car garage can be further converted into 1bed ADU.					
Market CAP Rate		6.54%						
Market GRM		11.38						
Property Information			Income					
Building Size		4,150	Annual Gross Rent (Current/Potential)			\$ 10,500 per month	\$ 126,000	\$ 144,000
Lot Size		4,752	Pet Rent			\$ - per month	\$ -	\$ -
Number of Units		3	RUBS			\$ 300 per month	\$ 3,600	\$ 3,600
Year Built		2023	Gross Scheduled Income				\$ 129,600	\$ 147,600
Parcel(s)		5110-018-024	Vacancy Factor			3.00%	\$ (3,888)	\$ (4,428)
Parking		6	Effective Gross Income				\$ 125,712	\$ 143,172
		(2 car garage + 4 open)	Expenses					
Proposed Financing			Operating Expenses (Current/Potential)				Estimated	Proforma
Down Payment	\$	672,000.00	New Property Taxes			1.199398%	\$ 20,150	\$ 20,150 Per Tax Assessor
Approximate Loan Amount	\$	1,008,000.00	Direct Assessment				262.32	262.32 Per Tax Assessor
Interest Rate		7.00%	Insurance			\$ 0.65 per SF	\$ 2,698	\$ 2,698 Proforma *
Loan To Value		60.00%	DWP			\$ 300.00 per month	\$ 3,600	\$ 3,600 Proforma *
Annual Debt Service	\$	80,475	Trash			\$ 250.00 per month	\$ 3,000	\$ 3,000 Proforma *
Debt Coverage Ratio		1.15	Landscaping			\$ 100.00 per month	\$ 1,200	\$ 1,200 Proforma *
Year-1 Net Cash-Flow	\$	12,189.62	Repair & Maintenance			\$ 200.00 per month	\$ 2,400	\$ 2,400 Proforma *
Year-1 Principal Reduction	\$	10,239.36	* Estimated expenses - buyer to verify					
Year-1 Cash-On-Cash Return	\$	22,428.99	Total Operating Expenses			26% of GSI	\$ 33,310	\$ 33,310
Year-1 Cash-On-Cash Return		3.34%	Expenses Per Unit				\$ 11,103	\$ 11,103
Loan Type			Expenses Per SF				\$ 8.03	\$ 8.03
		new 30-year fixed loan, 30-year term, 30-year amortization						
Net Operating Income							Current	Proforma
							\$ 92,402	\$ 109,862

Sales Comparables

Unit No.	Unit Type	Conservative Proforma Rent	Aggressive Proforma Rent	Remark
1	3B + 2.5B Townhouse Style	\$ 3,500	\$ 4,000	Will be delivered Vacant and rent ready
2	3B + 2.5B Townhouse Style	\$ 3,500	\$ 4,000	Will be delivered Vacant and rent ready
3	3B + 2.5B Townhouse Style	\$ 3,500	\$ 4,000	Will be delivered Vacant and rent ready
TOTAL		\$ 10,500	\$ 12,000	

#Units	Unit Type	AVERAGE	PROFORMA
3	3B + 2.5B Townhouse Style	\$ 3,500	\$ 4,000

Sales Comparables

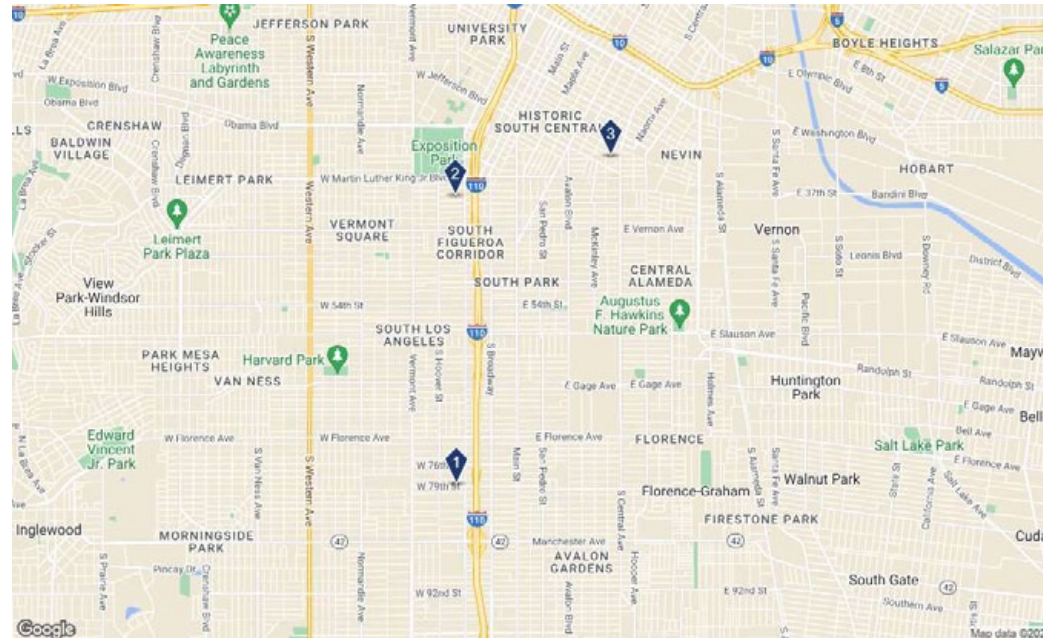
	Address	City	Price	Year Built	# Units	Size	Lot Size	Price/Unit	Price/SF	CAP	GRM	COE
Sub	136 W 48th St	Los Angeles	\$ 1,680,000	2024	3	4,150	4,752	\$ 560,000	\$ 405	5.50%	12.96	N/A
1	540-542 1/2 W 79th St	Los Angeles	\$ 2,300,000	2023	4	5,722	7,405	\$ 575,000	\$ 402	6.00%	12.61	10/2/2023
2	603 W 41st Pl	Los Angeles	\$ 3,025,000	2023	5	8,500	6,795	\$ 605,000	\$ 356	N/A	N/A	3/10/2023
3	1003 E 33rd St	Los Angeles	\$ 2,640,000	2021	5	6,631	7,405	\$ 528,000	\$ 398	5.90%	13.98	3/9/2022
			TOTAL		\$ 7,965,000	14	20,853					
							AVERAGE	\$ 568,929	\$ 382	5.95%	13.30	

Sales Comparables

Sale Comps Map & List Report

Sale Comparables	Avg. Cap Rate	Avg. Price/Unit	Avg. Vacancy At Sale
3	5.9%	\$569,333	3.0%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$2,300,000	\$2,655,000	\$2,640,000	\$3,025,000
Price Per Unit	\$528K	\$569K	\$575K	\$605K
Cap Rate	5.9%	5.9%	5.9%	6.0%
Time Since Sale in Months	2.0	10.7	9.0	21.0
Property Attributes	Low	Average	Median	High
Property Size in Units	4	4.7	5	5
Floors	2	3	3	3
Average Unit SF	-	-	-	-
Vacancy Rate at Sale	2.4%	3.0%	3.0%	3.6%
Year Built	2021	2022	2023	2023
Star Rating	★★★★★	★★★★★ 2.7	★★★★★ 3.0	★★★★★



03. MARKET OVERVIEW

Market Overview | Los Angeles



Los Angeles, officially the City of Los Angeles, often known by its initials L.A., is the most populous city in the U.S. state of California and the second-most populous in the United States, after New York City, with a population at the 2010 United States Census of 3,792,621. It has a land area of 469 square miles (1,215 km²), and is located in Southern California.

The city is the focal point of the larger Los Angeles–Long Beach–Santa Ana metropolitan statistical area and Greater Los Angeles Area region, which contain 13 million and over 18 million people in Combined statistical area respectively as of 2010, making it one of the most populous metropolitan areas in the world and the second-largest in the United States. Los Angeles is also the seat of Los Angeles County, the most populated and one of the most ethnically diverse counties in the United States, while the entire Los Angeles area itself has been recognized as the most diverse of the nation's largest cities. The city's inhabitants are referred to as Angelenos.

TRANSPORTATION AND ACCESS

The city and the rest of the Los Angeles metropolitan area are served by an extensive network of freeways and highways. The Texas Transportation Institute, which publishes an annual Urban Mobility Report, ranked Los Angeles road traffic as the most congested in the United States in 2005 as measured by annual delay per traveler.

Among the major highways that connect LA to the rest of the nation include Interstate 5, which runs south through San Diego to Tijuana in Mexico and north through Sacramento, Portland, and Seattle to the Canadian border; Interstate 10, the southernmost east–west, coast-to-coast Interstate Highway in the United States, going to Jacksonville, Florida; and U.S. Route 101, which heads to the California Central Coast, San Francisco, the Redwood Empire, and the Oregon and Washington coasts.

The LA County Metropolitan Transportation Authority and other agencies operate an extensive system of bus lines, as well as subway and light rail lines across Los Angeles County, with a combined monthly ridership (mea-

sured in individual boardings) of 38.8 million as of September 2011. The majority of this (30.5 million) is taken up by the city's bus system, the second busiest in the country. The subway and light rail combined average the remaining roughly 8.2 million boardings per month. In 2005, 10.2% of Los Angeles commuters rode some form of public transportation.

The city's subway system is the ninth busiest in the United States and its light rail system is the country's second busiest. The rail system includes the Red and Purple subway lines, as well as the Gold, Blue, Expo, and Green light rail lines. The Metro Orange and Silver lines are bus rapid transit lines with stops and frequency similar to those of light rail. The city is also central to the commuter rail system Metrolink, which links Los Angeles to all neighboring counties as well as many suburbs.

EDUCATION

There are three public universities located within the city limits: California State University, Los Angeles (CSULA), California State University, Northridge (CSUN) and University of California, Los Angeles (UCLA). Private colleges in the city include the American Film Institute Conservatory, Alliant International University, Biola University, Charles R. Drew University of Medicine and Science, Fashion Institute of Design & Merchandising's Los Angeles campus (FIDM), National University of California, Occidental College ("Oxy"), Southwestern Law School, and University of Southern California (USC).



Demographic & Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2023	2028
Population	72,642	73,719	72,510	71,061
Households	16,938	18,226	18,012	17,815
Families	13,752	14,364	14,577	14,438
Average Household Size	4.24	3.96	3.94	3.90
Owner Occupied Housing Units	4,381	4,608	4,555	4,727
Renter Occupied Housing Units	12,557	13,618	13,457	13,088
Median Age	27.1	30.8	28.9	30.9
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	-0.40%	0.13%	0.30%	
Households	-0.22%	0.25%	0.49%	
Families	-0.19%	0.24%	0.44%	
Owner HHs	0.74%	0.40%	0.66%	
Median Household Income	2.90%	2.95%	2.57%	
Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,749	15.3%	2,453	13.8%
\$15,000 - \$24,999	2,289	12.7%	1,816	10.2%
\$25,000 - \$34,999	1,903	10.6%	1,655	9.3%
\$35,000 - \$49,999	2,355	13.1%	2,161	12.1%
\$50,000 - \$74,999	3,160	17.5%	3,074	17.3%
\$75,000 - \$99,999	2,052	11.4%	2,165	12.2%
\$100,000 - \$149,999	2,053	11.4%	2,502	14.0%
\$150,000 - \$199,999	1,088	6.0%	1,466	8.2%
\$200,000+	362	2.0%	522	2.9%
Median Household Income	\$47,614		\$54,942	
Average Household Income	\$66,204		\$78,114	
Per Capita Income	\$16,421		\$19,547	