OFFERING MEMORANDUM

5928 S Hoover St
Los Angeles, CA 90044

7.75% In-Place CAP Rate - ±11.16% Cash-on-Cash Return!
15-Unit Turnkey Investment with 2 Brand New ADUs & RTI Expansion Plans
Heavily Upgraded Single-Story Spanish Mission Style Apartment
Ideal 1031 Exchange Property

Exclusively Listed By:
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01. EXECUTIVE SUMMARY

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Summary

Subject Property:	5928 S Hoover St Los Angeles, CA 90044
Price:	$3,500,000
CAP Rate/GRM:	7.75% / 9.54x
Proforma CAP Rate/Prof. GRM:	9.38% / 8.18x
Year Built/Renovated:	1923 / 2023-2024
Building Size:	6,709 SF
Lot Size:	10,554 SF
Unit Mix:	10 x 1B + 1B 5 x STUDIO
Number of Units	15 (13 + 2 NEW ADUs)
APN:	6004-031-040
Zoning:	LAC2

Additional Features: - RTI Plans to convert 2 existing ADUs into 6 ADUs (4 Additional units)

Financials/Rent Roll on Pages 20-21

Investment Highlights

- **Exceptional Day-One Returns:** Outstanding 7.75% in-place CAP Rate, offering an estimated ± 11.16% cash-on-cash return with standard financing.
- Strategically located across from Augustus Hawkins High School, minutes to USC, Exposition Park, BMO Stadium, LA Memorial Coliseum, nearby major transportation, and superb access to FWY 110
- Excellent up and coming location minutes from Banc of California Stadium, USC, & Inglewood.
- **Clear Value-Add Upside:** Achieve a 9.38% Pro Forma CAP Rate simply by turning over the 3 remaining classic units, with further upside as each can be split into 2 units
- **New Construction & Expansion Potential:** Features 2 brand new ADUs (completed Sept 2024). The sale also includes Approved RTI plans to convert these into 6 smaller ADUs, instantly adding 4 more units to the parcel.
- **Ideal 1031 Exchange:** With the vast majority of capital expenditures already completed, this low-maintenance, high-cash-flowing asset is perfectly positioned for an exchange buyer.
- **High-Demand Rental Market:** Strategically located in a dense, transit-rich area with a massive tenant pool driven by nearby universities and major entertainment hubs.

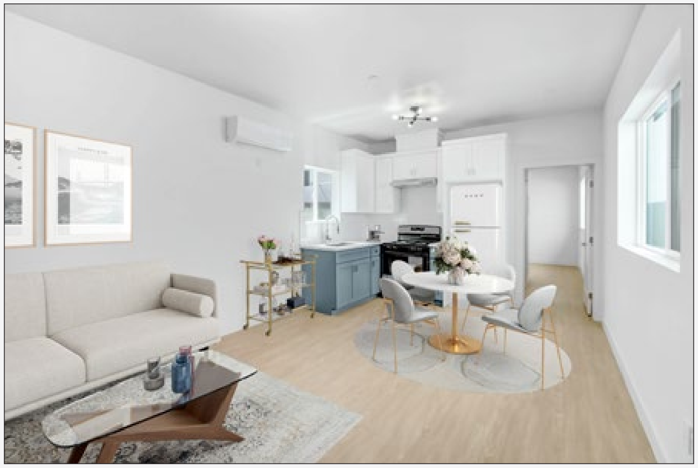
Property Highlights

- **Architectural Appeal:** Highly desirable single-story Spanish Mission Style layout featuring clean lines, a secure entrance gate, and low-maintenance landscaping.
- **Significant CapEx Completed (2023):** Major structural and cosmetic upgrades include new roofs, updated electrical and plumbing, new dual-pane windows throughout, and fresh exterior paint.
- **Turnkey Interiors:** 10 of the original 13 units have been fully renovated down to the studs with permits, featuring new flooring, kitchens, bathrooms, and energy-efficient mini-split ductless HVAC systems.
- **Efficient Operations:** Each unit is individually metered for gas and electricity, ensuring convenience and efficiency.
- **Favorable Zoning:** Large ~10,554 SF TOC Tier 3 lot zoned C2 with future redevelopment potential
- Brand-new fire sprinkler system for all the units that will save significant money on insurance costs in California
- **Optimized Unit Mix:** Ten (10) 1-Bed/1-Bath units and five (5) Studio units.
- Billboard Income

GROWTH INVESTMENT GROUP CALIFORNIA

EXECUTIVE SUMMARY

Growth Investment Group California is pleased to present 5928 S Hoover St, a turnkey 15-unit (10 Renovated Units + 2 brand new ADUs) Single-Story apartment building with Spanish Mission Style architecture. The property has been completely upgraded with many significant CapEx such as: brand new gate, new exterior paint, 2 brand new ADUs, new dual pane windows throughout, new minimum landscaping, 10 out of the 13 units have been completely upgraded with high-end finishes. This turnkey investment offers a whopping 7.75% In-place CAP Rate providing over 11% Cash-on-cash return with minimum down payment. It offers a 9.38% Proforma CAP Rate upon the remaining 3 non-upgraded units turnover. Combine this high return + its newer year built + ease of maintenance, this offering is perfect for a 1031 exchange buyer or an experienced investor looking for high cash flow + easy to maintain assets.



The main property was built in 1923 and completely renovated with permits in 2023. Major capital improvements completed including new roofs, new electrical, new plumbing, new double pane windows throughout, new exterior paint, new entrance gate, new landscaping, and 10 of the original units have been completely upgraded. The building offers efficient unit mix for the area, consisting of ten (10) 1bed+1bath and five (5) Studio units. The property sits on a large 10,554 SF C2 zoned lot. The sale includes RTI plans to convert 2 brand new ADUs into 6 smaller ADUs, adding additional 4 units.

It is centrally located in a highly desirable area just minutes away from the home of LAFC- our city's premier professional soccer team, BMO Stadium, USC, and Crypto Arena, Home of the Lakers, Clippers, and LA Kings. Expo Park and the Metro Green Line. These properties are in a high density and high demand area which provides a consistent flow of renters for future vacancies.

The properties are individually metered for electricity and gas. It offers secure entrance. Parking is free on the street.

LOCATION & AMENITIES

Centrally located in South Los Angeles, the property sits directly across the street from Augustus Hawkins High School and provides residents with unparalleled access to the city's premier educational and entertainment centers.

- Sports & Entertainment: Walking distance to the LA Memorial Coliseum, BMO Stadium (Home of LAFC), and Exposition Park. Just a 10-minute drive to Crypto.com Arena (Home of the Lakers and Kings) and LA Live.
- Education & Culture: Only a 5-minute drive to the University of Southern California (USC). Surrounded by top-tier museums including the California Science Center, the Natural History Museum, and the highly anticipated George Lucas Museum of Narrative Art.
- Transit & Accessibility: Superb access to major employment hubs via the 110, 105, and 10 Freeways, as well as the Metro Green Line.
- Neighborhood Conveniences: Close proximity to a wide array of everyday amenities, shopping centers, grocery markets (Numero Uno), banking (Wells Fargo), and popular dining options.

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Aerial Photos

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Property Photos

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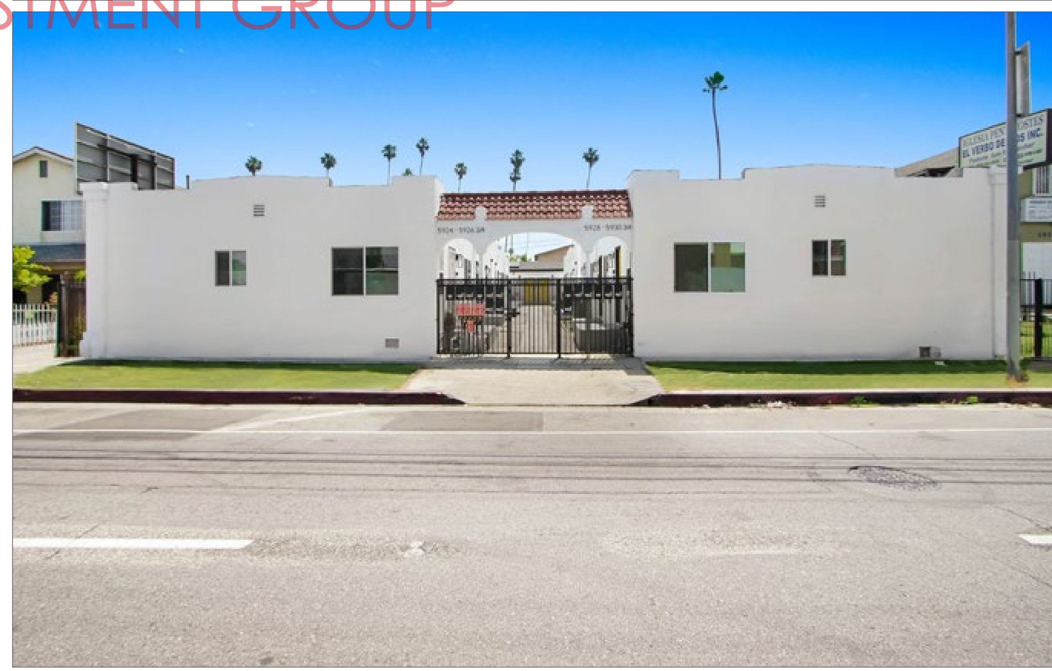
Property Photos



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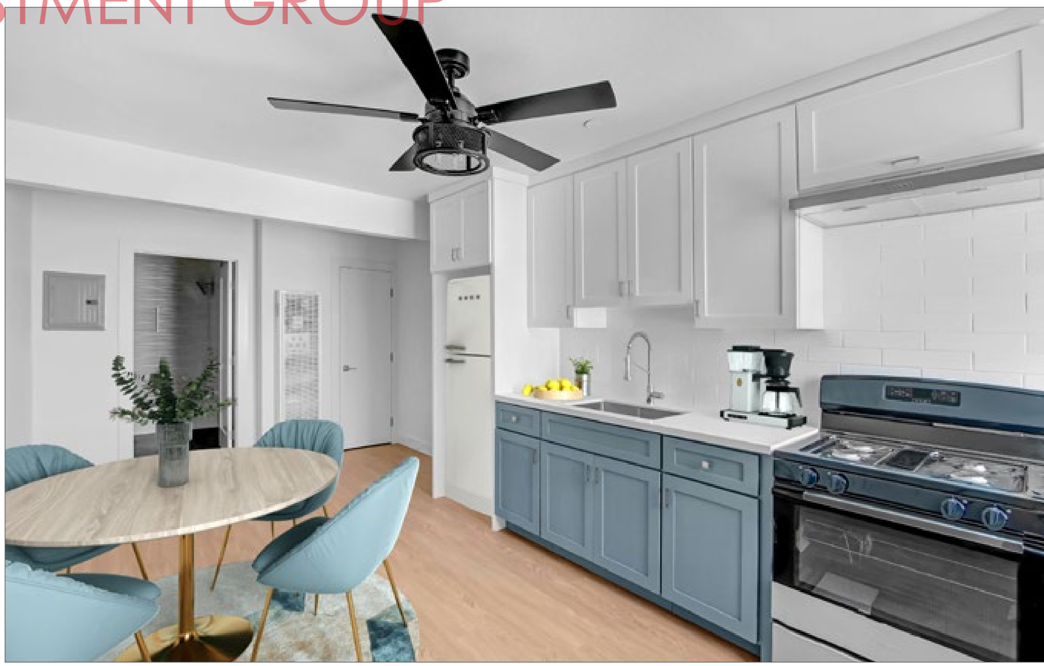
Property Photos



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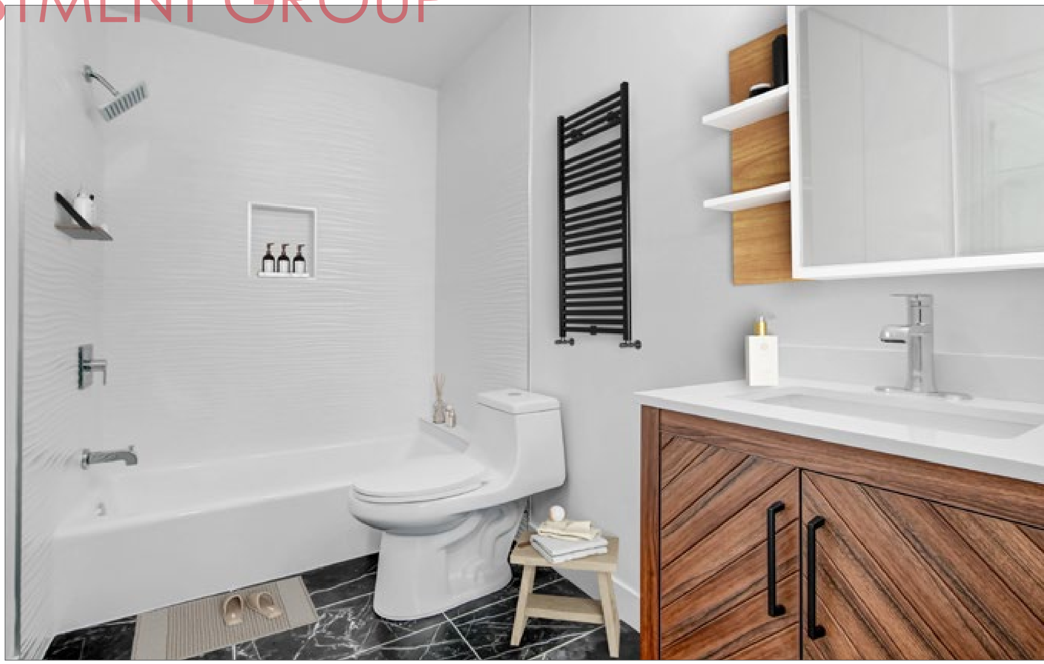

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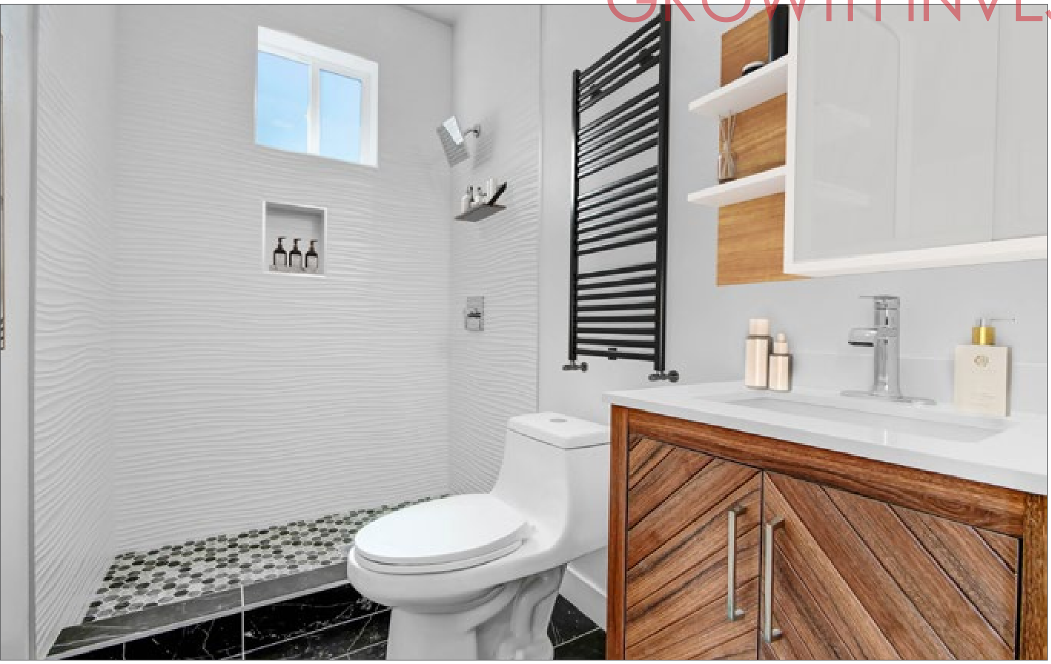

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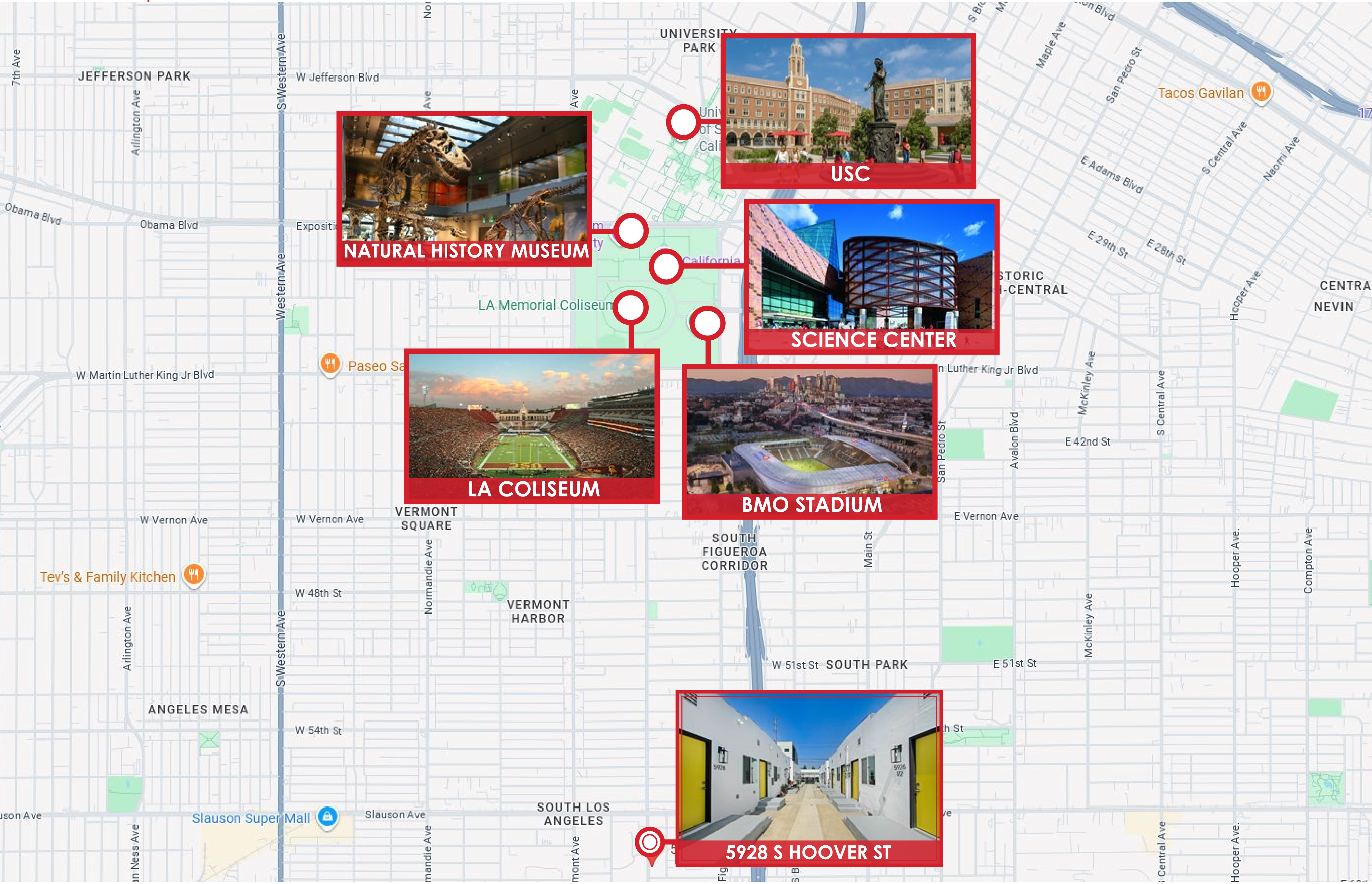
Local Map



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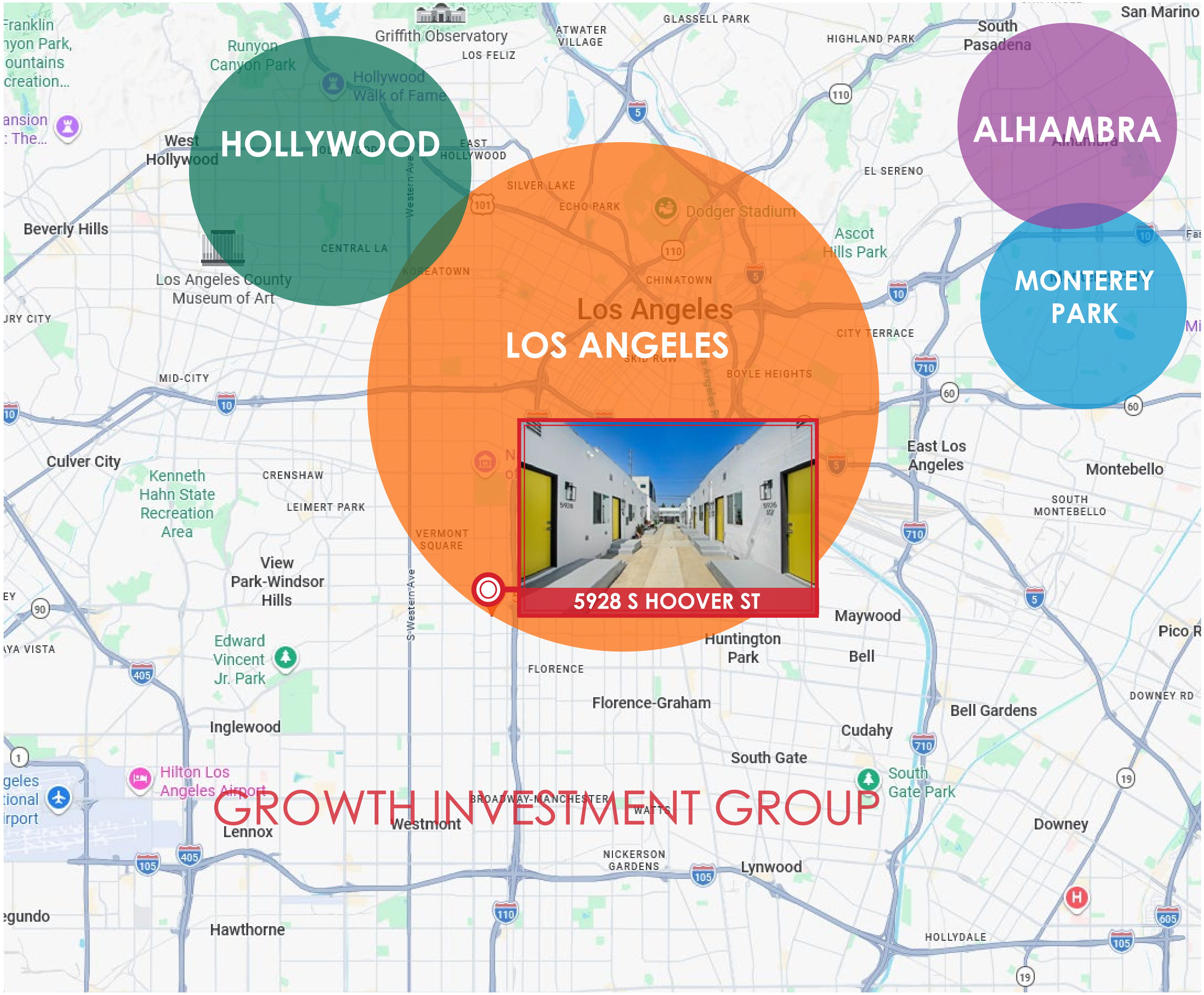
Regional Map



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02. FINANCIALS

GROWTH INVESTMENT GROUP CALIFORNIA

Financial Analysis

Investment Overview

Price	**$**	**3,500,000**
Price Per Unit	**$**	**233,333**
CAP Rate		**7.75%**
GRM		**9.54**
Proforma CAP Rate		**9.38%**
Proforma GRM		**8.18**

Unit Mix and Rent Schedule

Units	Type	Average		Total Rent		Proforma		Total Proforma
10	1B + 1B	$	1,935	$	19,354	$	2,407	$ 24,070
5	STUDIO	$	2,230	$	11,149	$	2,298	$ 11,490
15				$	30,503			$ 35,560

Est. Rental Upside
17%

Property Information

Building Size	6,709
Lot Size	10,554
Number of Units	15 (13 + 2 NEW ADUs)
Year Built	1923 & 2024
Parcel	6004-031-040
Zoning	LAC2

Income

					Current		Proforma	
Annual Gross Rent (Potential)	$	30,503	per month	$	366,036	$	426,720	
Billboard Income	$	58	per month	$	696	$	1,200	Current
Gross Scheduled Income				**$**	**366,732**	**$**	**427,920**	
Vacancy Factor		3.00%		$	(11,002)	$	(12,837.60)	
Effective Gross Income				**$**	**355,730**	**$**	**415,082**	

Proposed Financing

Down Payment	$1,050,000
Approximate Loan Amount	$2,450,000
Interest Rate	6.250%
Loan To Value	70.0%
Annual Debt Service	$182,777
Debt Coverage Ratio	1.48
Year-1 Net Cash-Flow	**$88,496**
Year-1 Principal Reduction	$28,709
Year-1 Cash-On-Cash Return	**$117,205**
Year-1 Cash-On-Cash Return	**11.16%**
Loan Type	New loan, 5-year fixed, 30-year amortization

Expenses

					Current		Proforma	
Operating Expenses (Potential)								
New Property Taxes		1.187380%		$	41,558	$	41,558	per tax assessor
Direct Assessments				$	1,667	$	1,667	per tax assessor
Insurance	$	1.20	per sf	$	8,028	$	8,028	current
Utilities	$	525	per unit	$	7,875	$	7,875	current
Pest Control	$	100	per month	$	1,200	$	1,200	current
R&M	$	500	per unit	$	7,500	$	7,500	current
Cleaning & Gardening	$	200	per month	$	2,400	$	2,400	current
Management Fee		4.00%	of EGI	$	14,229	$	16,603	market
Total Operating Expenses		23%	of GSI	**$**	**84,457**	**$**	**86,831**	
Expenses Per Unit				$	5,279	$	5,426.95	
Expenses Per SF				$	12.59	$	12.94	

Net Operating Income

	Current		Proforma
$	**271,273**	**$**	**328,251**

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Rent Roll

Unit#	Unit Type	Current Rent	Proforma Rent	Fully Renovated	Status
5924	1B + 1B	$ 747	$ 2,407	NO	Leased can be split into 2 units once vacant
5924 1/2	1B + 1B	$ 2,407	$ 2,407	Yes	
5924 3/4	STUDIO	$ 2,298	$ 2,298	Yes	
5926	1B + 1B	$ 2,479	$ 2,407	Yes	
5926 1/2	1B + 1B	$ 2,484	$ 2,407	Yes	
5926 1/4	STUDIO	$ 2,132	$ 2,298	Yes	Vacant
5926 3/4 - NEW ADU1	1B + 1B	$ 2,407	$ 2,407	Yes	Vacant
5926 3/8	STUDIO	$ 2,291	$ 2,298	Yes	
5928	1B + 1B	$ 2,310	$ 2,407	Yes	
5928 1/2	1B + 1B	$ 811	$ 2,407	NO	Leased can be split into 2 units once vacant
5928 1/4 - NEW ADU2	1B + 1B	$ 2,374	$ 2,407	Yes	
5928 3/4	STUDIO	$ 2,132	$ 2,298	Yes	Vacant
5930	1B + 1B	$ 853	$ 2,407	NO	Leased can be split into 2 units once vacant
5930 1/2	1B + 1B	$ 2,483	$ 2,407	Yes	
5930 3/4	STUDIO	$ 2,295	$ 2,298	Yes	
Bill Board		$ 58	$ 100		Lamar Corporation
	TOTAL	**$ 30,561**	**$ 35,660**		

UNITS	TYPE	Avg. Rent	Proforma
10	1B + 1B	$ 1,935	$ 2,407
5	STUDIO	$ 2,230	$ 2,298

"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. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies. "

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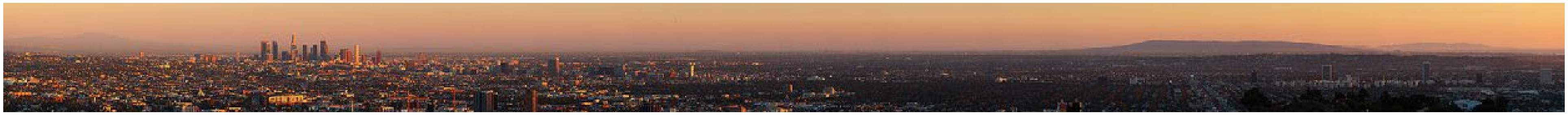
03. MARKET OVERVIEW

Market Overview | EL SERENO and Los Angeles



El Sereno, nestled in Northeast Los Angeles, is a vibrant, historic neighborhood known for its rich cultural diversity and strong sense of community. One of the oldest areas in the city, dating back to 1769, it was once home to the Tongva village of Otsungna and later became a hub for Mexican-American and Italian-American families after restrictive covenants were lifted in 1948. The neighborhood offers a dense suburban feel with a mix of modest single-family homes and small apartment buildings, many built between 1940 and 1969, set against scenic hillsides with stunning views of the San Gabriel Mountains and Downtown LA.

El Sereno is cherished for its serene, family-friendly atmosphere, with residents praising its quiet streets, tree-lined neighborhoods, and proximity to nature. Ascot Hills Park and Elephant Hill provide hiking trails and panoramic city views, while the El Sereno Recreation Center and Arroyo Playground offer spaces for sports and community gatherings. The area is well-connected, with easy access to Downtown LA (just 10-20 minutes away), Highland Park, Alhambra, and South Pasadena via freeways or surface streets. Local gems like Elephant Hills Coffee and the weekly night market with trendy eateries add to its charm, blending long-standing businesses with new developments.

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

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 (measured 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.

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Demographic & Income Profile (1 mile radius)

Summary	Census 2020	2025	2030
Total Population	66,674	64,462	63,947
Total Households	17,299	17,487	17,700
Family Households	13,491	13,407	13,591
Average Household Size	3.80	3.63	3.56
Owner Occupied Housing Units	5,886	5,994	6,207
Renter Occupied Housing Units	11,413	11,493	11,493
Median Age	32.2	33.1	34.2

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Median Household Income	$62,057	-	$71,836	-
Average Household Income	$83,123	-	$94,707	-
Per Capita Income	$22,516	-	$26,161	-