

1016 W 24th St

1016 W 24th St, Los Angeles 90007

OFFERING MEMORANDUM

1016 W 24th St

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01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

1016 W 24TH ST

OFFERING SUMMARY

ADDRESS	1016 W 24th St Los Angeles 90007
BUILDING SF	8,563 SF
NUMBER OF UNITS	14
YEAR BUILT	1964
APN	5124-008-020

FINANCIAL SUMMARY

OFFERING PRICE	\$5,555,555
PRICE PSF	\$648.79
PRICE PER UNIT	\$396,825

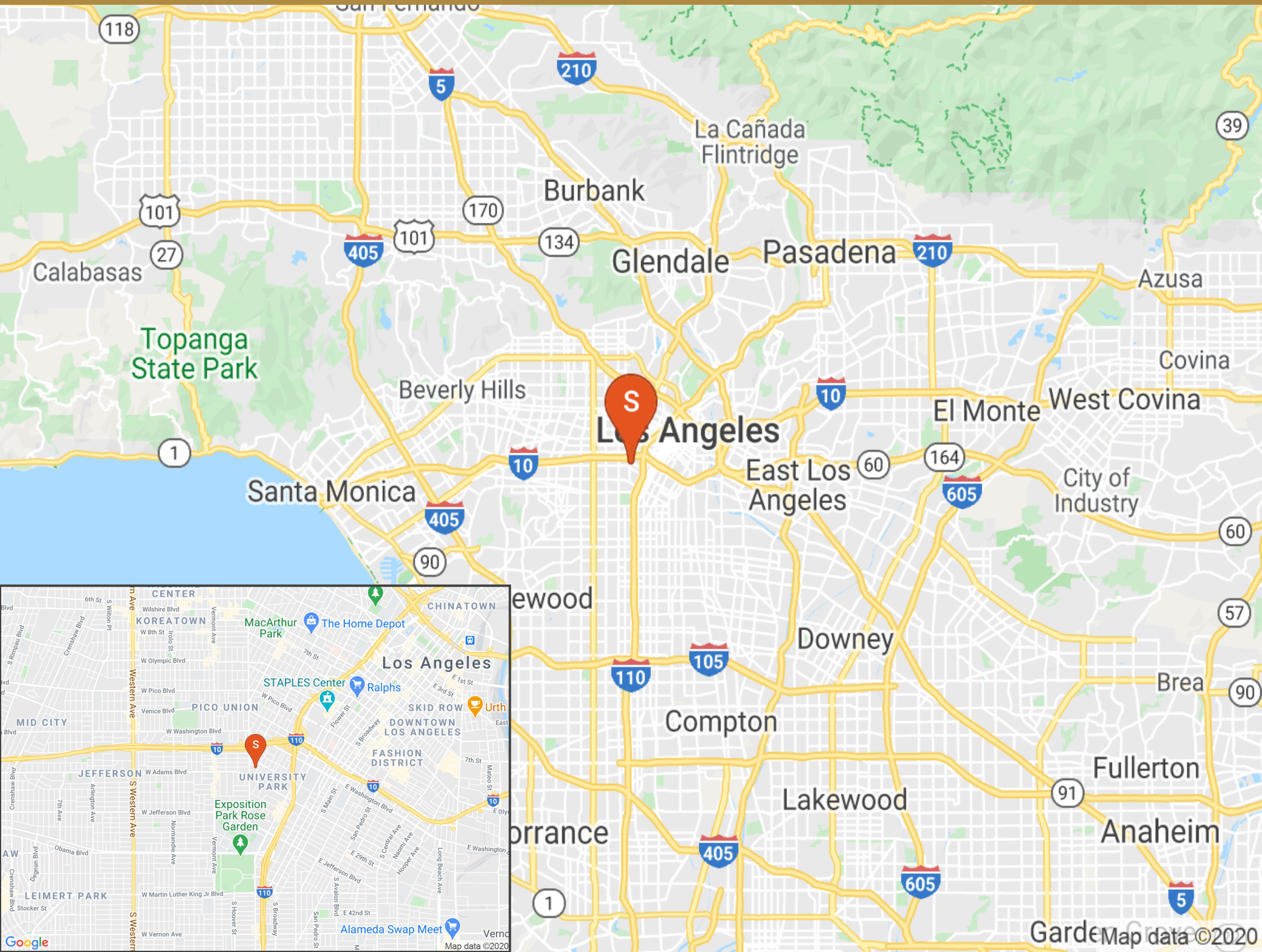
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	57,280	653,967	1,351,838
2020 Median HH Income	\$27,060	\$38,090	\$42,680
2020 Average HH Income	\$42,117	\$57,814	\$66,662



INVESTMENT HIGHLIGHTS
 Perfect 1031 Exchange Property
 14 Unit Apartment Building

EXECUTIVE SUMMARY

Perfect 1031 exchange property! KW Commercial is proud to present this 14-unit apartment building located in the heart of the USC Student housing sub-market, University Park. Walking distance to campus, close to the row and within the USC Transportation campus cruiser service boundaries, one of the largest student-run safe ride home programs in the country. The property has an excellent unit mix of (7) 1+1; (2) 2+1; (5) 0+1.





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

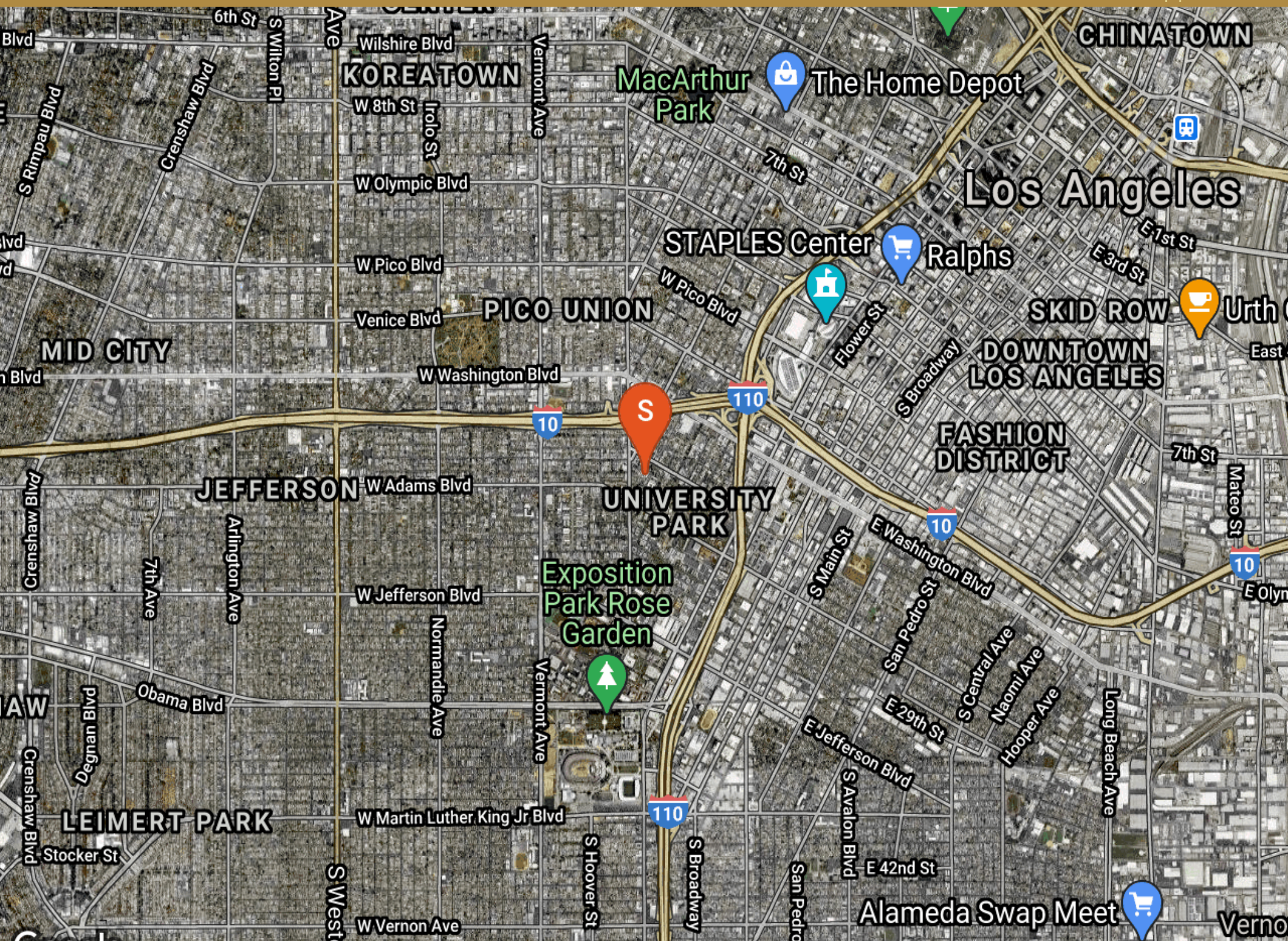
Amenities

Pictures with Captions

1016 W 24TH ST

PROPERTY FEATURES	
NUMBER OF UNITS	14
BUILDING SF	8,563
LAND ACRES	0.17
YEAR BUILT	1964
BUILDING CLASS	C
NUMBER OF STORIES	3
LOT DIMENSION	0.17 AC
PARKING RATIO	1.63/1,000 SF















03

Demographics

Demographic Details

Demographic Charts

1016 W 24TH ST

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	58,805	593,393	1,275,426
2010 Population	56,001	607,990	1,282,722
2020 Population	57,280	653,967	1,351,838
2025 Population	57,980	684,788	1,393,077
2020 African American	3,742	79,775	202,668
2020 American Indian	446	6,338	11,858
2020 Asian	8,346	113,780	185,383
2020 Hispanic	37,025	412,084	819,985
2020 Other Race	19,757	227,423	438,804
2020 White	21,818	195,022	449,317
2020 Multiracial	3,143	30,956	62,507
2020-2025: Population: Growth Rate	1.20 %	4.65 %	3.00 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,169	44,848	81,947
\$15,000-\$24,999	2,570	30,094	56,482
\$25,000-\$34,999	2,019	25,371	48,623
\$35,000-\$49,999	2,078	31,655	61,601
\$50,000-\$74,999	2,105	33,709	71,162
\$75,000-\$99,999	1,143	18,966	42,474
\$100,000-\$149,999	993	18,782	45,255
\$150,000-\$199,999	237	7,099	17,854
\$200,000 or greater	211	6,969	21,319
Median HH Income	\$27,060	\$38,090	\$42,680
Average HH Income	\$42,117	\$57,814	\$66,662

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,586	196,359	428,015
2010 Total Households	16,138	197,673	420,736
2020 Total Households	16,524	217,493	446,717
2025 Total Households	16,806	231,562	463,971
2020 Average Household Size	3.03	2.90	2.94
2000 Owner Occupied Housing	1,694	27,964	89,199
2000 Renter Occupied Housing	14,852	155,378	312,709
2020 Owner Occupied Housing	1,347	30,334	87,727
2020 Renter Occupied Housing	15,177	187,159	358,990
2020 Vacant Housing	1,531	22,764	40,591
2020 Total Housing	18,055	240,257	487,308
2025 Owner Occupied Housing	1,376	31,198	89,984
2025 Renter Occupied Housing	15,430	200,364	373,987
2025 Vacant Housing	1,709	23,415	42,417
2025 Total Housing	18,515	254,977	506,388
2020-2025: Households: Growth Rate	1.70 %	6.30 %	3.80 %



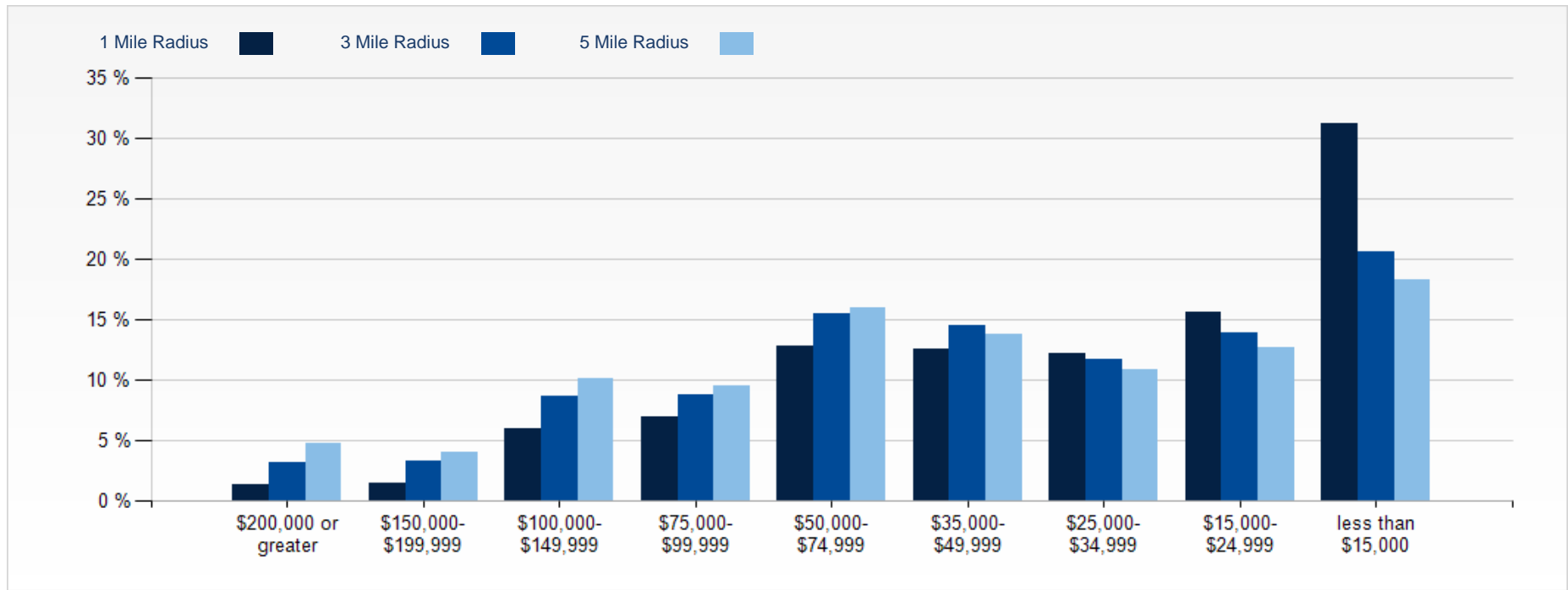
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	4,230	58,004	116,902
2020 Population Age 35-39	3,375	51,177	104,512
2020 Population Age 40-44	2,810	43,520	89,369
2020 Population Age 45-49	2,484	41,159	85,481
2020 Population Age 50-54	2,396	37,519	79,664
2020 Population Age 55-59	2,128	33,592	72,291
2020 Population Age 60-64	1,977	28,817	62,699
2020 Population Age 65-69	1,641	22,572	49,817
2020 Population Age 70-74	1,250	16,945	36,930
2020 Population Age 75-79	769	11,256	24,738
2020 Population Age 80-84	517	7,470	16,446
2020 Population Age 85+	504	7,555	16,955
2020 Population Age 18+	46,397	506,525	1,039,981
2020 Median Age	26	33	33

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$34,325	\$46,063	\$50,658
Average Household Income 25-34	\$48,464	\$62,648	\$67,961
Median Household Income 35-44	\$34,851	\$41,841	\$47,219
Average Household Income 35-44	\$50,690	\$64,456	\$74,269
Median Household Income 45-54	\$39,977	\$48,068	\$54,698
Average Household Income 45-54	\$57,926	\$70,033	\$82,431
Median Household Income 55-64	\$31,913	\$37,855	\$43,228
Average Household Income 55-64	\$44,946	\$56,107	\$67,970
Median Household Income 65-74	\$19,912	\$28,233	\$32,958
Average Household Income 65-74	\$30,061	\$44,449	\$52,441
Average Household Income 75+	\$19,747	\$32,189	\$38,286

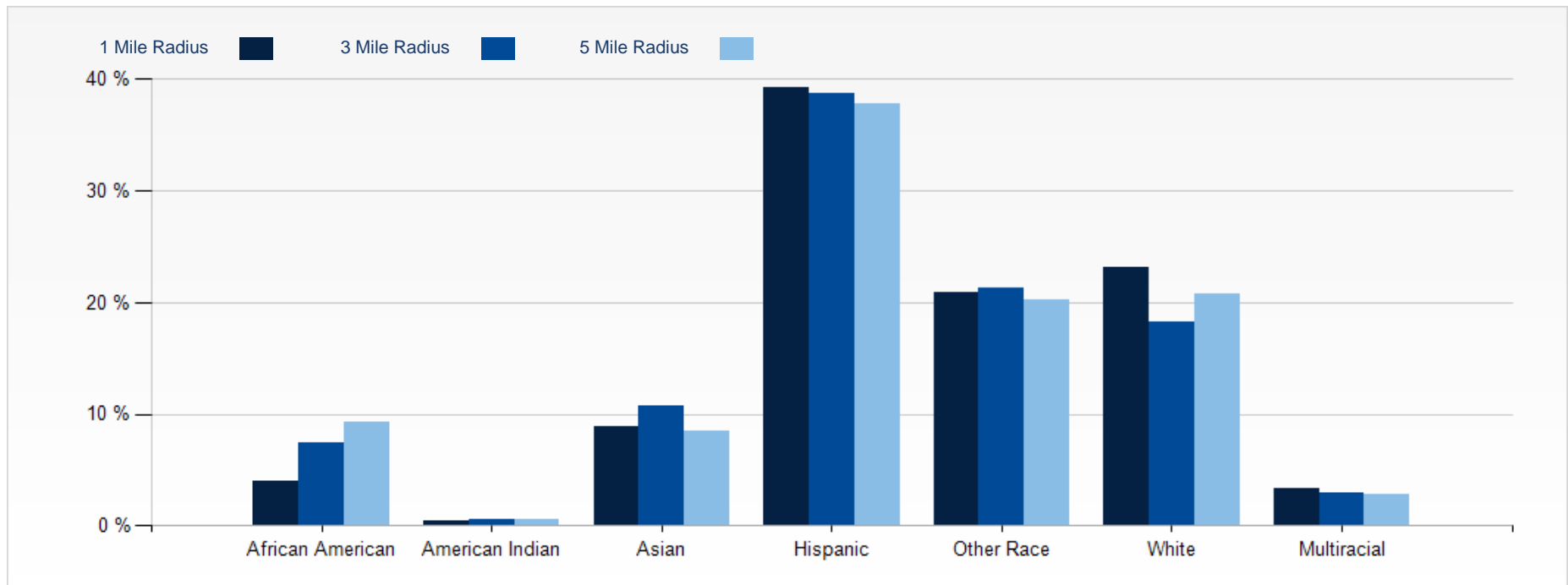
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,111	61,357	123,236
2025 Population Age 35-39	3,647	54,165	108,586
2025 Population Age 40-44	3,120	48,893	99,110
2025 Population Age 45-49	2,643	42,504	86,188
2025 Population Age 50-54	2,363	39,669	81,576
2025 Population Age 55-59	2,232	35,640	75,356
2025 Population Age 60-64	1,943	31,326	66,836
2025 Population Age 65-69	1,803	26,088	56,492
2025 Population Age 70-74	1,408	20,572	44,550
2025 Population Age 75-79	1,024	15,096	32,089
2025 Population Age 80-84	614	9,331	20,054
2025 Population Age 85+	527	8,447	18,560
2025 Population Age 18+	47,125	537,240	1,086,769
2025 Median Age	27	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,245	\$52,379	\$56,092
Average Household Income 25-34	\$52,421	\$70,941	\$77,641
Median Household Income 35-44	\$38,466	\$47,801	\$53,672
Average Household Income 35-44	\$56,720	\$74,528	\$84,647
Median Household Income 45-54	\$44,219	\$53,723	\$60,414
Average Household Income 45-54	\$65,015	\$81,097	\$93,714
Median Household Income 55-64	\$36,133	\$43,226	\$50,215
Average Household Income 55-64	\$51,050	\$65,623	\$78,420
Median Household Income 65-74	\$20,975	\$31,927	\$36,367
Average Household Income 65-74	\$33,005	\$51,409	\$60,189
Average Household Income 75+	\$21,069	\$37,205	\$43,799

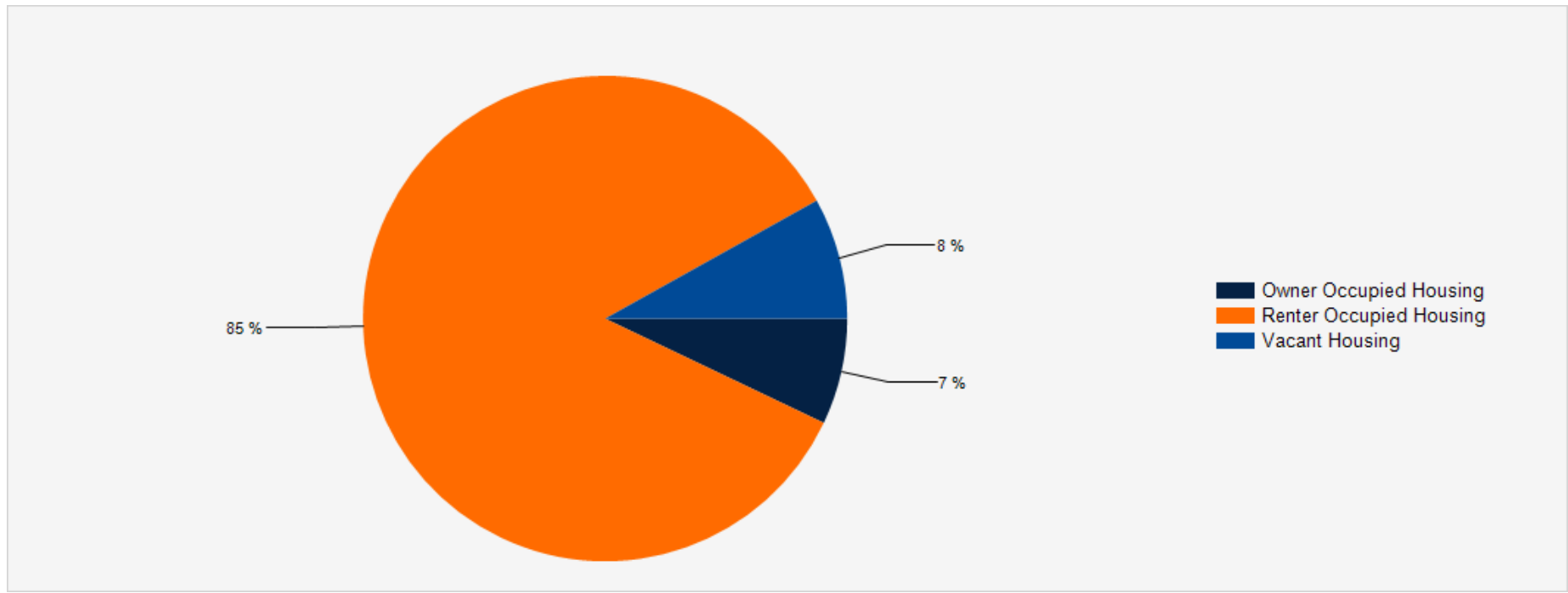
2020 Household Income



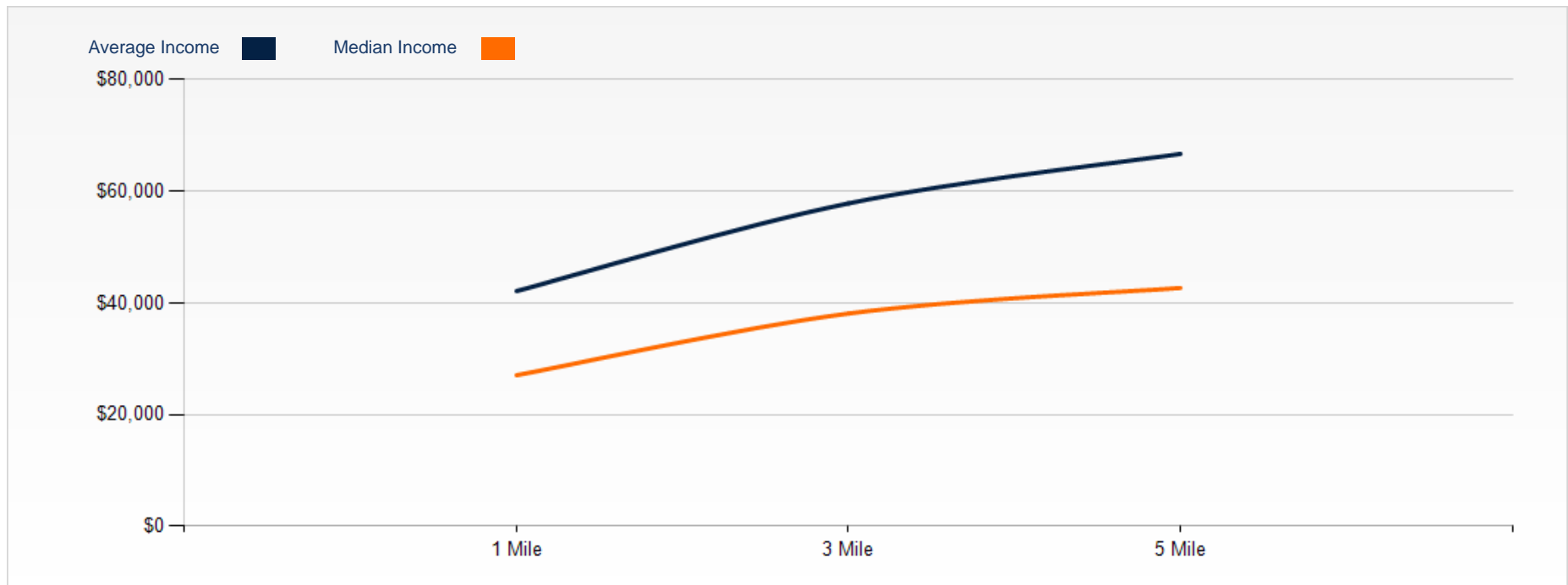
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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