

**3-UNIT  
MULTI-FAMILY  
APARTMENT BUILDING**

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ALL PROSPECTIVE BUYERS ARE STRONGLY ADVISED AND REQUIRED TO CONDUCT THEIR OWN INDEPENDENT AND THOROUGH DUE DILIGENCE INVESTIGATION OF THE PROPERTY AND ALL MATTERS RELATED THERETO, INCLUDING BUT NOT LIMITED TO PHYSICAL CONDITION, STRUCTURAL INTEGRITY, ENVIRONMENTAL CONDITIONS, ZONING, LAND USE, RENT CONTROL, TENANT RIGHTS, VACANCY DELIVERY FEASIBILITY, ADU OR DEVELOPMENT FEASIBILITY, LEGAL STATUS, TITLE, SURVEY, TAXATION, INSURANCE, FINANCING AVAILABILITY, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

NEITHER SELLER NOR BROKER SHALL HAVE ANY LIABILITY WHATSOEVER FOR ANY LOSSES, DAMAGES, OR CLAIMS RESULTING FROM THE USE OR RELIANCE UPON THE INFORMATION CONTAINED HEREIN. PROSPECTIVE BUYERS SHALL RELY SOLELY ON THEIR OWN INSPECTIONS, INVESTIGATIONS, AND THE ADVICE OF THEIR OWN LEGAL, TAX, FINANCIAL, AND REAL ESTATE ADVISORS.

THIS MATERIAL IS NOT INTENDED TO CONSTITUTE LEGAL, TAX, OR FINANCIAL ADVICE. NO OFFER OR SALE OF THE PROPERTY SHALL BE DEEMED TO HAVE BEEN MADE UNTIL A DEFINITIVE PURCHASE AND SALE AGREEMENT HAS BEEN FULLY EXECUTED BY ALL PARTIES.

Information Deemed Reliable but not Guaranteed



# INVESTMENT OFFERING

## EXECUTIVE SUMMARY

Located in the heart of Historic Filipinotown within Los Angeles, and adjacent to the highly sought-after Silver Lake and Echo Park neighborhoods, 275 S. Union Ave. presents a compelling multifamily investment opportunity with strong in-place income and meaningful upside.

The property consists of three well-sized units with an efficient unit mix of (5 Bed / 2 Bath), (2 Bed / 1 Bath), and (4 Bed / 1 Bath), catering to sustained rental demand in a supply-constrained urban location near major employment centers, retail, schools, and public transportation.

Two of the three units will be delivered vacant at close of escrow, providing the buyer with immediate operational control and the ability to reposition the property to full market rents without delay; an increasingly rare advantage in the current Los Angeles multifamily landscape.

An on-site storage structure offers potential for ADU conversion, subject to buyer verification, creating an additional value-add pathway for future income growth.

Tenants are responsible for all utilities, supporting lean operating expenses and enhanced cash flow. On a proforma basis, the property operates at an approximately 7.86% cap rate and 9.13 GRM, generating \$9,000+ per month in projected positive cash flow, prior to debt service.

This asset is ideally suited for investors seeking immediate rent growth, strong yield, and long-term appreciation in one of Los Angeles' most dynamic rental submarkets.

**The property is situated within an R3 zoning designation, which may allow for by-right development of up to approximately 8 residential units, with additional density potential under the City of Los Angeles ED1 program, potentially supporting 20+ units, subject entirely to buyer verification.**

**Any references to zoning, unit count, density, ADU potential, ED1 eligibility, or development feasibility are provided for informational and marketing purposes only and do not constitute a representation, warranty, or guarantee of entitlement, approval, or development outcome. All development potential must be independently verified by the buyer with the City of Los Angeles and through buyer's own land-use attorneys, architects, engineers, planners, and other professional advisors.**

**No assurances are made regarding ED1 applicability, ministerial approval, timelines, construction feasibility, costs, or economic viability. Buyer shall rely solely on their own due diligence, investigations, and consultations with appropriate professionals to determine zoning compliance and development potential.**

DO NOT DISTURB OCCUPANTS.

Property tours of vacant unit by appointment only.

Occupied unit can be toured with an accepted offer, subject to interior walk-through.

Cash flow, net income, and returns may vary based on interest rates, loan structure, and down payment.

Note: Seller is completing some city required repairs that will be completed prior to close of escrow. Inquire for more details.

Information Deemed Reliable but not Guaranteed

# FINANCIAL ANALYSIS



## Income & Expense Schedule

PURCHASE PRICE	\$1,375,000.00	
DOWN PAYMENT 35%	\$	481,250.00
INTEREST RATE	6.000%	
INCOME:		
MONTHLY INCOME	\$	12,550.00
YEARLY INCOME	\$	150,600.00
EXPENSES:		
INSURANCE (EST)	\$	4,000.00
REPAIR/MAINTENANCE	\$	5,000.00
PROPERTY TAX ON PURCHASE 1.25%	\$	17,187.50
VACANCY 3%	\$	4,518.00
TOTAL EXPENSES	\$	30,705.50
<b>NOI</b>	<b>\$</b>	<b>119,894.50</b>
DEBT SERVICE 30 YEAR AMORTIZATION AT 6.0%	\$	64,301.79
<b>GROSS RATE MULTIPLIER</b>		9.13
<b>CAP RATE</b>		7.86%
<b>DSCR</b>		1.681

DISCLAIMER: FINAL PRICE & NUMBERS ARE ESTIMATED AND SUBJECT TO MARKET CHANGES

## RENT ROLL / UNIT MIX

#	UNIT COUNT	UNIT #	# BEDS	# BATHS	STATUS	LEASE START	LEASE END	EST. SQFT	CURRENT RENT	SECURITY DEPOSIT	PAST DUE	RENT AFTER 3% ESCALATION ON RENEWAL
1	275	275	4	1	OCCUPIED	3/1/20	M-M	1595	\$ 5,200.00	\$ -	\$ -	\$ 5,356.00
2	275.5	275 1/2	2	1	VACANT			900	\$ 3,000.00	\$ -	\$ -	\$ 3,090.00
3	1701	1701	5	2	VACANT			1440	\$ 4,350.00	\$ -	\$ -	\$ 4,480.50
TOTAL			11	4				3935	\$ 12,550.00	\$ -	\$ -	\$ 12,926.50

DISCLAIMER: FINAL PRICE & NUMBERS ARE ESTIMATED AND SUBJECT TO MARKET CHANGES

Vacant Units are at Proforma Rent. Buyer to complete own Rent Survey to Satisfy the potential Market Rate

# FINANCIALS AT AQUISITION

<b>PURCHASE PRICE</b>	<b>\$1,375,000.00</b>
<b>DOWN PAYMENT</b>	<b>\$ 481,250.00</b>
<b>FIRST LOAN AMOUNT</b>	<b>\$893,750.00</b>
<b>PERCENTAGE OR DOWN (LTV):</b>	<b>35%</b>
<b>INTEREST RATE</b>	<b>6.000%</b>
<b>PROPERTY TAX RATE</b>	<b>1.2500%</b>
<b>AMORTIZATION YEARS</b>	<b>30</b>

<b>GROSS RATE MULTIPLIER</b>	9.13
<b>CAP RATE</b>	7.86%
<b>(ROE) CASH ON CASH</b>	4.90%
<b>DSCR</b>	1.681

	MONTHLY INCOME	YEARLY INCOME
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GROSS INCOME (CURRENT-ACTUAL)	\$ 12,550.00	\$ 150,600.00
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	MONTHLY EXPENSES	YEARLY EXPENSES
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**BASED ON PROFORMA INCOME & EXPENSES**

CITY FEE'S	\$ 26.67	\$ 320.07
LANDSCAPING	\$ 60.00	\$ 720.00
INSURANCE	\$ 333.33	\$ 4,000.00
MAINTENANCE/REPAIRS	\$ 416.67	\$ 5,000.00
UTILITIES	\$ 300.00	\$ 3,600.00
<b>Property Tax Based on Purchase Price</b>	<b>\$ 1,432.29</b>	<b>\$ 17,187.50</b>
MANAGEMENT FEE - ESTIMATED 4.75%	\$ 596.13	\$ 7,153.50
<b>VACANCY 3%</b>	<b>\$ 376.50</b>	<b>\$ 4,518.00</b>
<b>Total Expenses</b>	<b>\$ 3,541.59</b>	<b>\$ 42,499.07</b>

	MONTHLY MORTGAGE EXPENSE	YEARLY MORTGAGE EXPENSE
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<b>Mortgage Expense</b>	<b>\$5,358.48</b>	<b>\$ 64,301.79</b>
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**POSITIVE CASH FLOW AFTER DEBT SERVICE:**

	MONTHLY NOI	YEARLY NOI
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NOI (PRE-DEBT SERVICE)	\$ 9,008.41	\$ 108,100.93
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	MONTHLY NOI AFTER DEBT SERVICE	YEARLY NOI AFTER DEBT SERVICE
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	\$ 3,649.93	\$ 43,799.14
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**DISCLAIMERS:**

\*ACCURACY IS NOT GUARANTEED AND BUYER/INVESTOR SHALL COMPLETE THEIR OWN THOROUGH DUE DILLIGENCE



PROPERTY  
PHOTOS  
&  
FLOOR PLANS

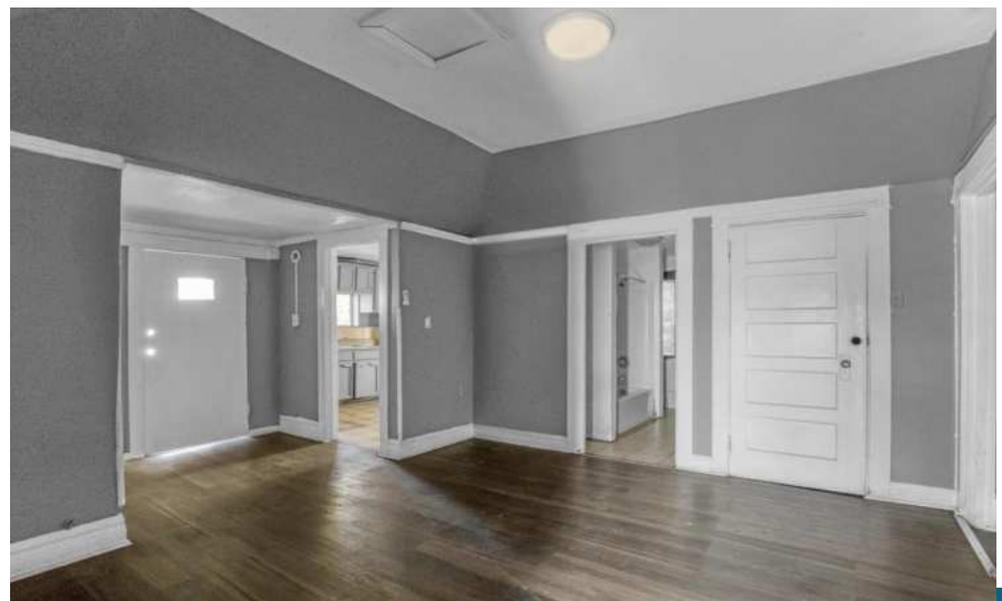
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



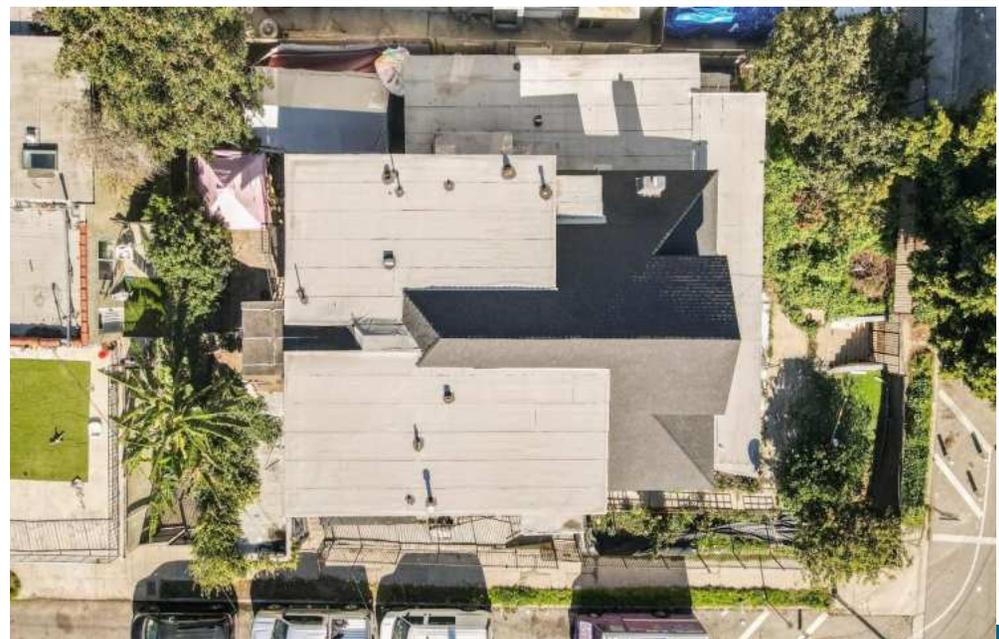
# EXTERIOR PHOTOS



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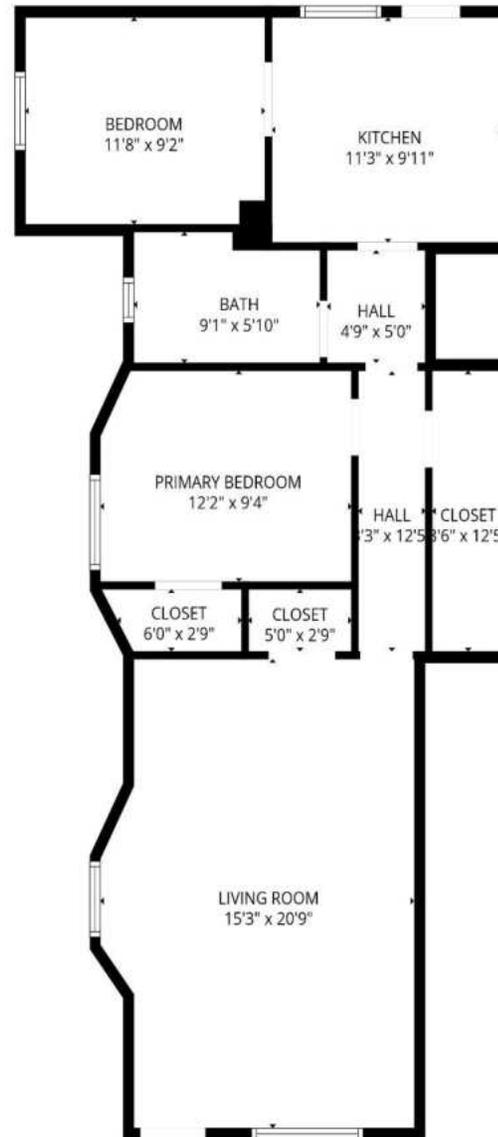
# EXTERIOR PHOTOS



## EXTERIOR PHOTOS



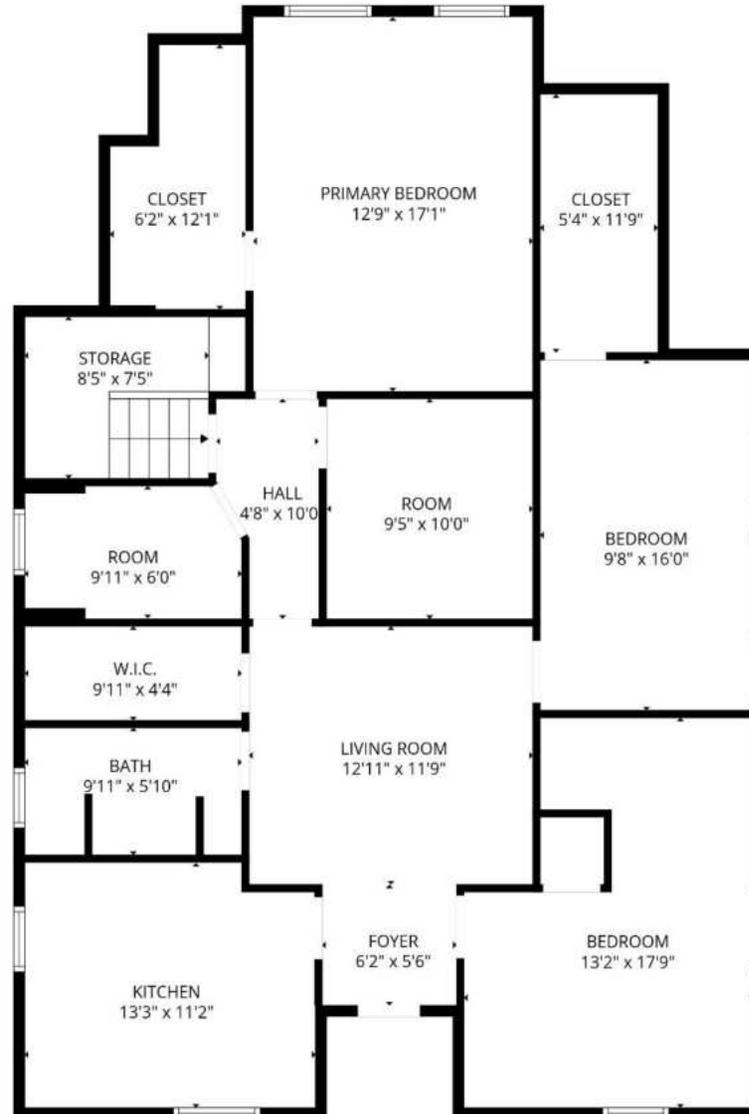
## FLOOR PLAN 1



**DISCLAIMER:** Floor plans, square footage, and measurements are derived from third-party sources and may not be accurate. No representations or warranties are made. Buyer shall rely solely on its own inspections, investigations, and independent conclusions.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## FLOOR PLAN 2



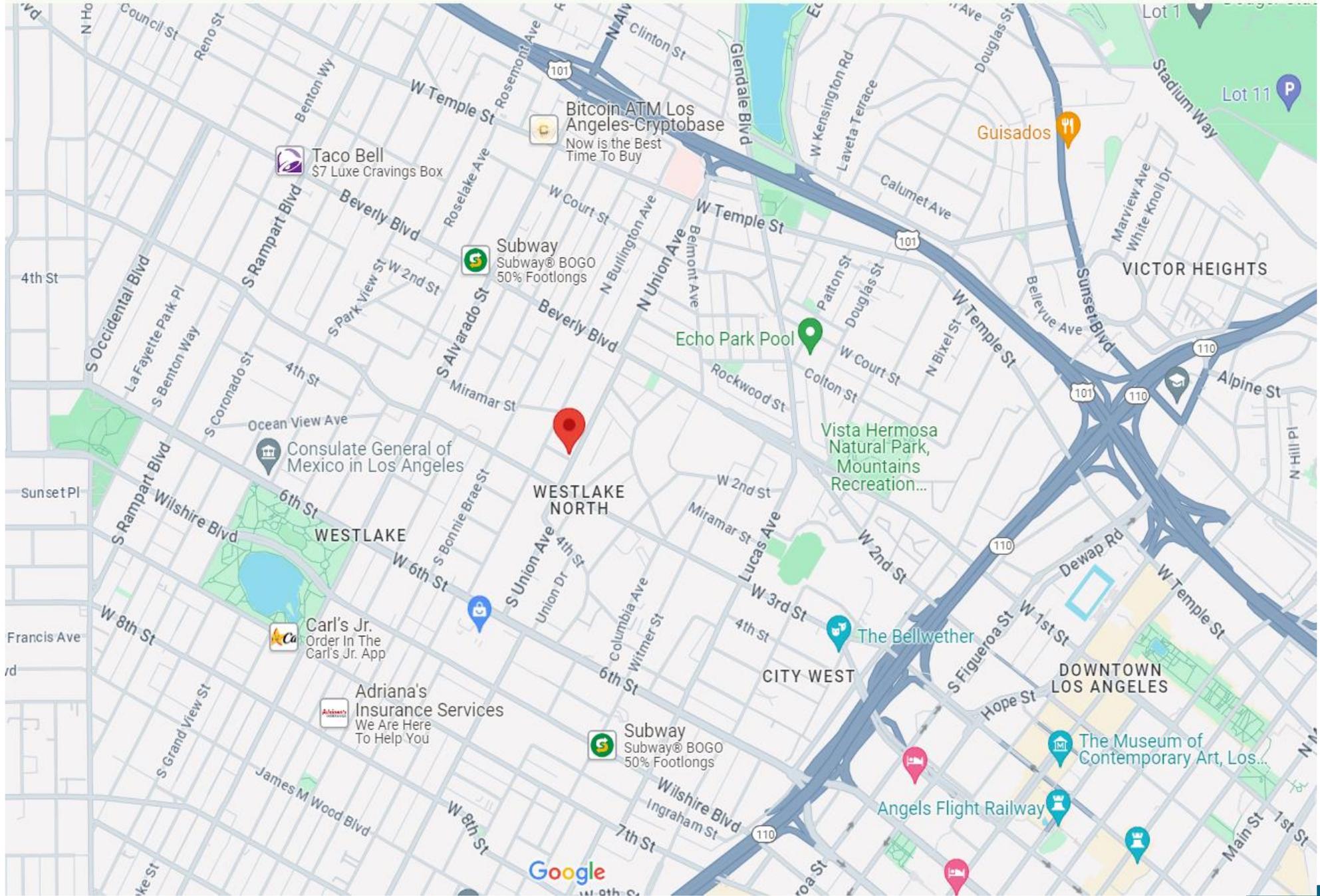
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

MAPS  
&  
AERIALS



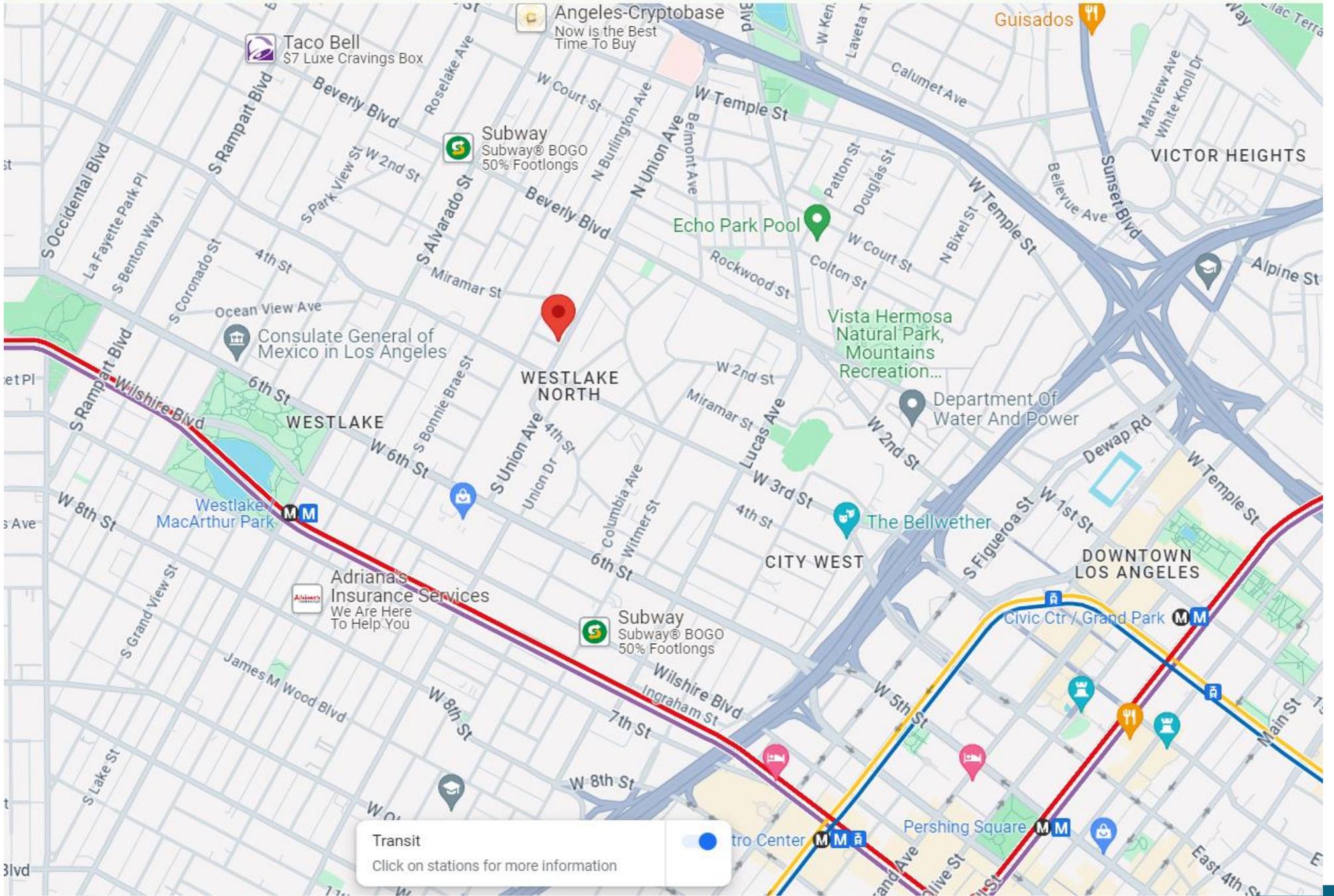
# MAP LOCATION OF PROPERTY



# MAP – TRAFFIC VIEW



# TRANSIT VIEW





# DEMOGRAPHICS



## DEMOGRAPHICS

### Population

	2 miles	5 miles	10 miles
2020 Population	322,821	1,193,832	3,446,322
2024 Population	326,919	1,154,748	3,288,542
2029 Population Projection	322,341	1,121,353	3,178,431
Annual Growth 2020-2024	0.3%	-0.8%	-1.1%
Annual Growth 2024-2029	-0.3%	-0.6%	-0.7%
Median Age	37.7	37.5	38.4
Bachelor's Degree or Higher	32%	30%	32%
U.S. Armed Forces	37	302	1,130

THIS INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

## DEMOGRAPHICS

### Households

	2 miles	5 miles	10 miles
2020 Households	134,802	443,784	1,246,004
2024 Households	137,549	433,940	1,196,265
2029 Household Projection	135,855	422,684	1,158,018
Annual Growth 2020-2024	1.6%	1.0%	0.6%
Annual Growth 2024-2029	-0.2%	-0.5%	-0.6%
Owner Occupied Households	10,956	76,834	347,594
Renter Occupied Households	124,899	345,850	810,424
Avg Household Size	2.2	2.5	2.6
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$3.3B	\$11.7B	\$36.8B

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## DEMOGRAPHICS

### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$74,215	\$82,170	\$94,577
Median Household Income	\$50,169	\$56,380	\$67,311
< \$25,000	41,210	112,404	258,801
\$25,000 - 50,000	27,410	85,050	211,357
\$50,000 - 75,000	20,700	67,785	181,672
\$75,000 - 100,000	14,788	48,631	142,825
\$100,000 - 125,000	10,218	34,582	107,726
\$125,000 - 150,000	6,022	22,469	71,885
\$150,000 - 200,000	8,806	28,681	93,569
\$200,000+	8,395	34,337	128,428

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## CONTACT INFORMATION



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