

EXCLUSIVE LISTING

376 N AVENUE 57, LOS ANGELES, CA 90042

±8.28% Day-One Cash-on-Cash - Prime Highland Park 24-Unit - 3.7% Assumable Debt - 22 of 24 Units Renovated
Upgraded Electrical Panels, RUBS in place



Property Overview

Subject Property:	357 N Avenue 57 Los Angeles, CA 90042
Price:	\$8,088,000
Year 1 Cash-on-Cash Return:	8.28% (w/ principal reduction)
Deal Features:	- Assumable Loan at 3.7% - RUBS in place - 22 out of 24 units upgraded
APN#:	5469-033-018
Year Built/Renovated:	1962/2020-2026
Building/Lot Size:	16,671 SF / 19,986 SF
Zoning / Parking:	RD2 / 22 Spaces
Unit Mix:	2 x 2B+1B 20 x 1B+1B 2 x STUDIO

Investment & Property Highlights

- **Exceptional Day-One Yield:** Estimated ±8.28% Cash-on-Cash return provides a secure foothold in a dynamic market.
- **Prime and Strategic Highland Park Location:** Walking distance to Figueroa Street, York Blvd - retail/dining corridor and Highland Park Station in Highland Park
- **Significantly Below-Market Assumable Debt:** 3.7% fixed interest rate locked in through June 2029.
- **Proven Value-Add Upside:** 22 of 24 units are fully renovated; immediate upside remains in renovating the final two units and capturing remaining market rent growth.
- **Reduced Expense Exposure:** All units are individually metered for gas and electricity, and a RUBS program is already successfully implemented.
- Commanding Curb Appeal, Well-maintained 24-Unit Asset in a quiet residential area of Highland Park
- Nearby many recently renovated and high-priced Single-Family Houses
- Superb Demographics of \$130,729 Household Income within a 1-mile radius
- Strategically located in the heart of Highland Park with superb access to Figueroa St, York Blvd and FWY 110
- Desirable Unit Mix – 20 (1BR), 2 (2BR), 2 (Studios)
- Extensively Renovated – 22 of 24 units have been fully upgraded between 2020-2026
- Capital Improvements Completed – Plumbing upgrades and electrical panel modernization

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CALIFORNIA



FIGUEROA ST



HIGHLAND PARK STATION



HIGHLAND PARK BOWL



THE LODGE ROOM



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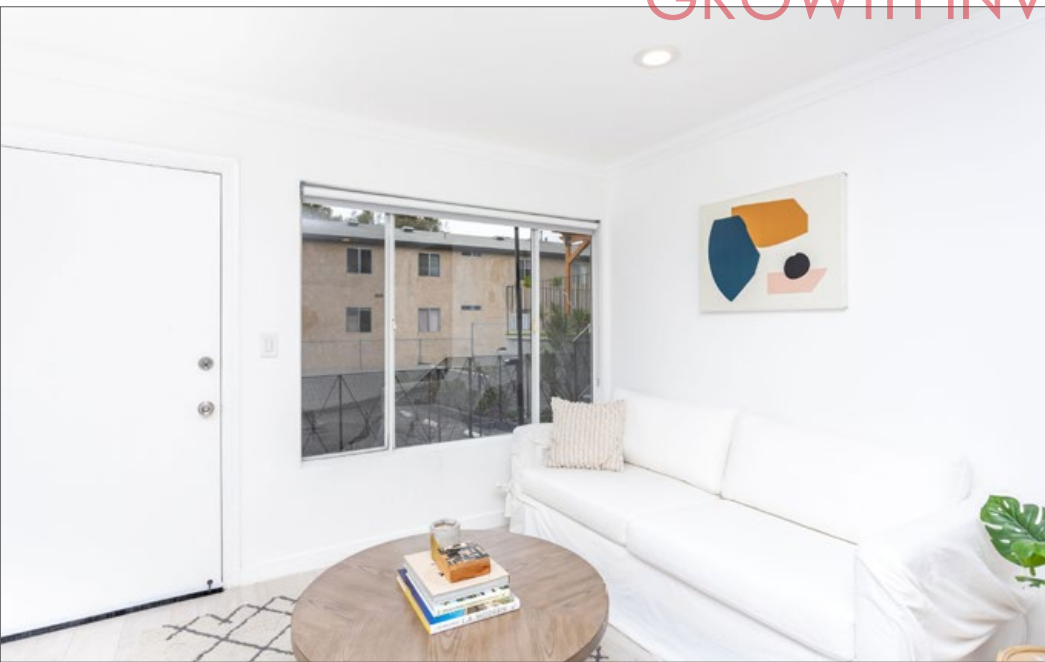
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