



OFFERING MEMORANDUM

2833 HURON ST

LOS ANGELES, CA 90065 10 UNITS \$1,500,000

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PROPERTY INFORMATION

2833 Huron St - Los Angeles, CA 90065

THE OFFERING



Priced at only \$150k/unit! 2833 Huron St is a prime 10 unit investment property located in the Cypress Park neighborhood of Los Angeles. There is still 92% upside available in monthly rental income.

The subject property is comprised of (1) 2Bed/1Bath, (4) 1Bed/1Bath and (5) Studio/1Bath units. Three Studio/1Bath units can be delivered vacant, offering immediate upside. There is also a laundry room on site for additional income.



2833 Huron St is conveniently located just minutes from Downtown Los Angeles, with easy access to the 110 and 5 freeways. There are many shops and restaurants nearby, making it a prime location for renters.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	2833 Huron St Los Angeles, CA 90065
Total Units	10
Total Building Sqft.	4,116 SF
Total Lot Size	7,498 SF
Zoning	LARD2
APN	5446-008-007



INVESTMENT HIGHLIGHTS

- 10 units priced at only \$150k/unit
- There is still over 92% upside available in monthly rental income
- Three Studio/1-Bath units can be delivered vacant
- Conveniently located near DTLA, 5 and 110 freeways

PROPERTY PHOTOS



2833 Huron St - Los Angeles, CA 90065

PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	NOTES
1	1	1	\$695	\$2,050	-
2	-	1	\$521	\$1,875	-
3	1	1	\$737	\$2,050	-
4	1	1	\$782	\$2,050	-
5	1	1	\$695	\$2,050	-
6	2	1	\$616	\$2,400	-
7	-	1	\$579	\$1,625	-
8	-	1	\$1,875	\$1,875	Vacant
9	-	1	\$1,875	\$1,875	Vacant
10	-	1	\$1,875	\$1,875	Vacant
TOTALS			\$10,251	\$19,725	

SALE COMPARABLES

SALE COMPARABLES

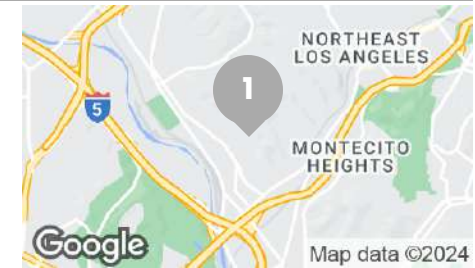
SALE COMPS



1
925 ISABEL ST
Los Angeles, CA 90065

Sold 11/21/2023

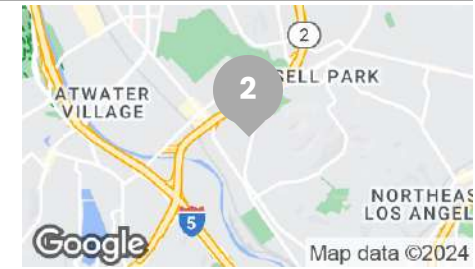
Price: \$1,130,000 Bldg Size: 1,584 SF
No. Units: 5 Year Built: 1923



2
2677 MOSS AVE
Los Angeles, CA 90065

Sold 8/11/2023

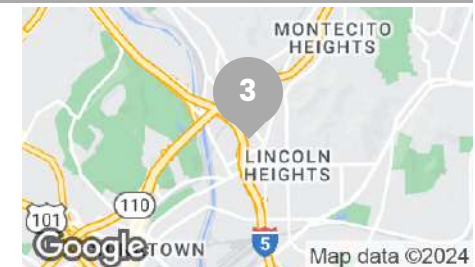
Price: \$1,250,000 Bldg Size: 8,326 SF
No. Units: 7 Year Built: 1963



3
160 N AVENUE 23
Los Angeles, CA 90031

Sold 5/19/2023

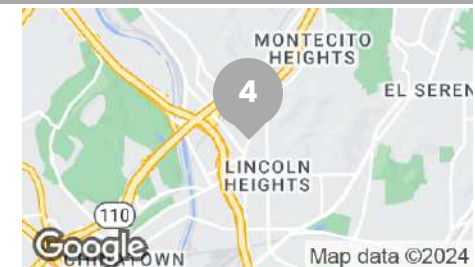
Price: \$1,200,000 Bldg Size: 4,762 SF
No. Units: 6 Year Built: 1895



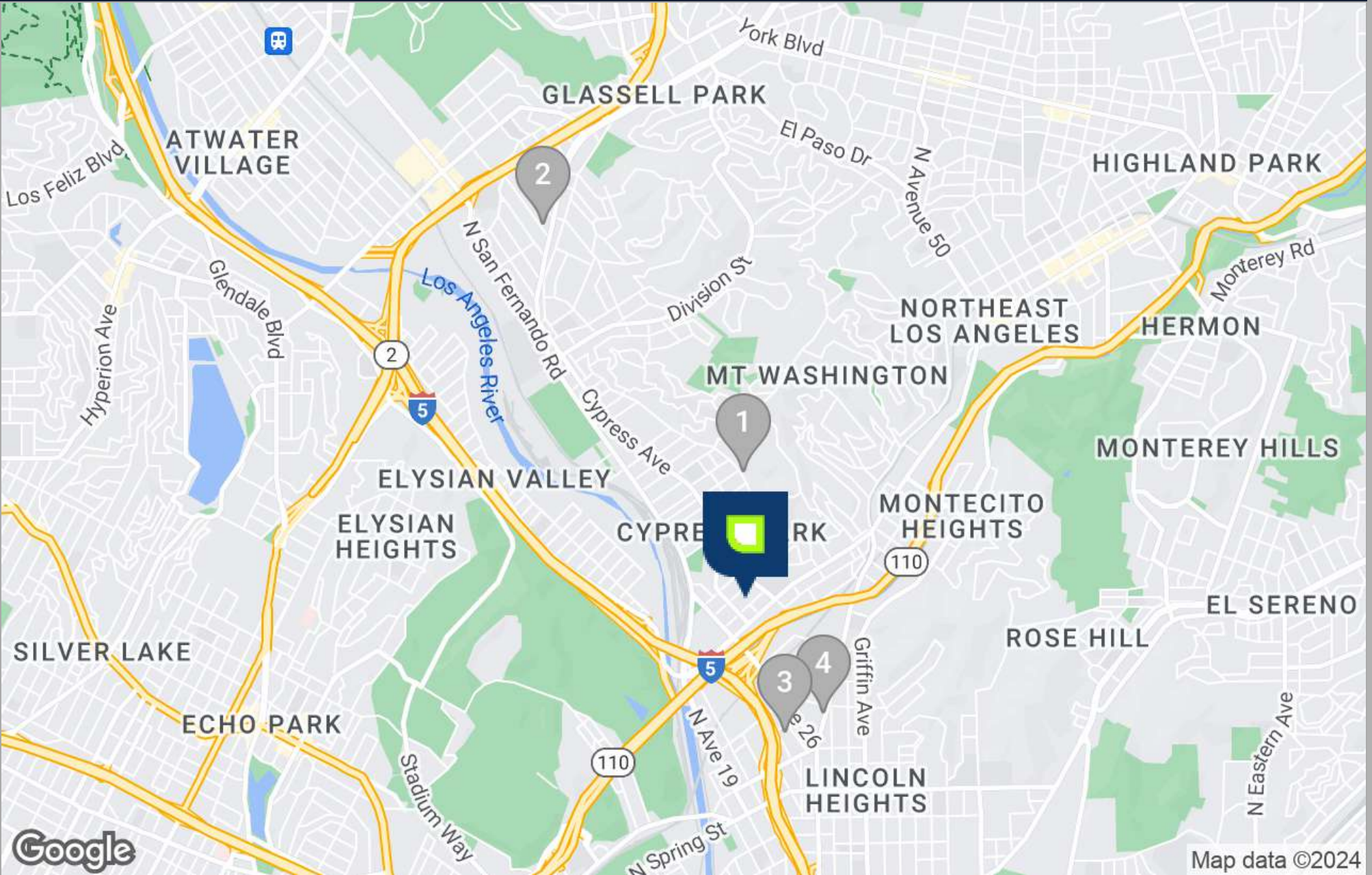
4
2665-2671 PASADENA AVE
Los Angeles, CA 90031

Sold 9/27/2022

Price: \$2,200,000 Bldg Size: 6,580 SF
No. Units: 9 Year Built: 1929



SALE COMPARABLES SALE COMPS MAP



SALE COMPARABLES
SALE COMPS ANALYSIS

<i>Closed</i>										
<i>2833 Huron St, Los Angeles 90065</i>										
<u>Address</u>	<u>Price</u>	<u>Units</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>GRM</u>	<u>CAP</u>	<u>Price/Sq.Ft</u>	<u>Price/Unit</u>	<u>COE</u>	<u>Unit Mix</u>
925 Isabel St	\$1,130,000	5	1923	1,584	20.89	3.11%	\$713.38	\$226,000	11/21/2023	(4) 1+1, (1) 2+1
2677 Moss Ave	\$1,250,000	7	1963	8,326	16.96	2.53%	\$150.13	\$178,571	8/11/2023	(7) 2+1
160 N Avenue 23	\$1,200,000	6	1895	4,762	N/A	N/A	\$251.99	\$200,000	5/19/2023	(5) 1+1, (1) 2+1
2665-2671 Pasadena Ave	\$2,200,000	9	1929	6,580	14.62	4.39%	\$334.35	\$244,444	9/27/2022	(1) 3+2, (8) 2+1
Averages					17.49	3.34%	\$362.46	\$212,254		
2833 Huron St	\$1,500,000	10	1950	4,116	12.08	4.61%	\$364.43	\$150,000		(5) Studios, (4) 1+1, (1) 2+1

LOCATION OVERVIEW

2833 Huron St - Los Angeles, CA 90065

LOS ANGELES

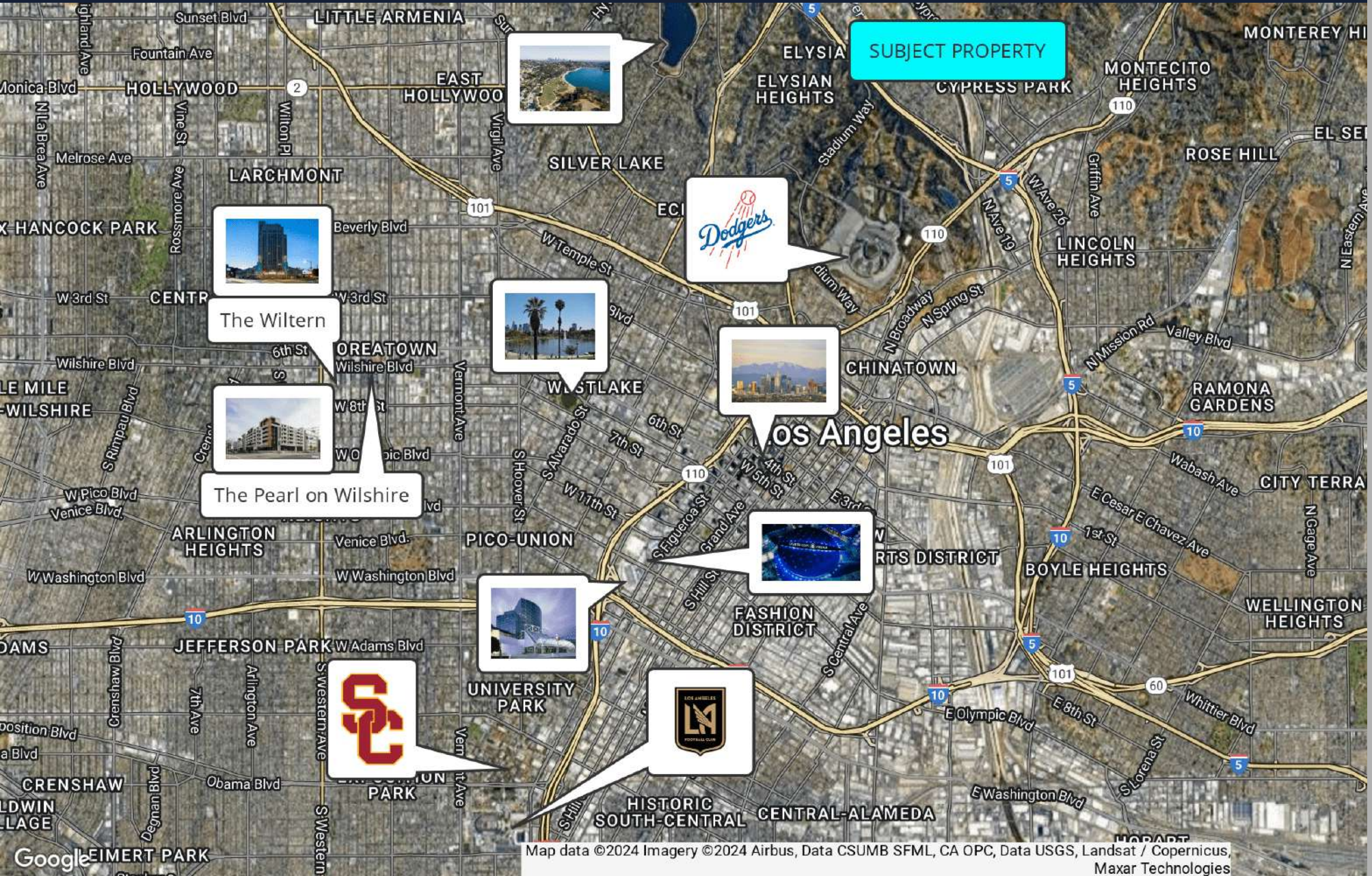
Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.



The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace.

LOCATION OVERVIEW RETAILER MAP



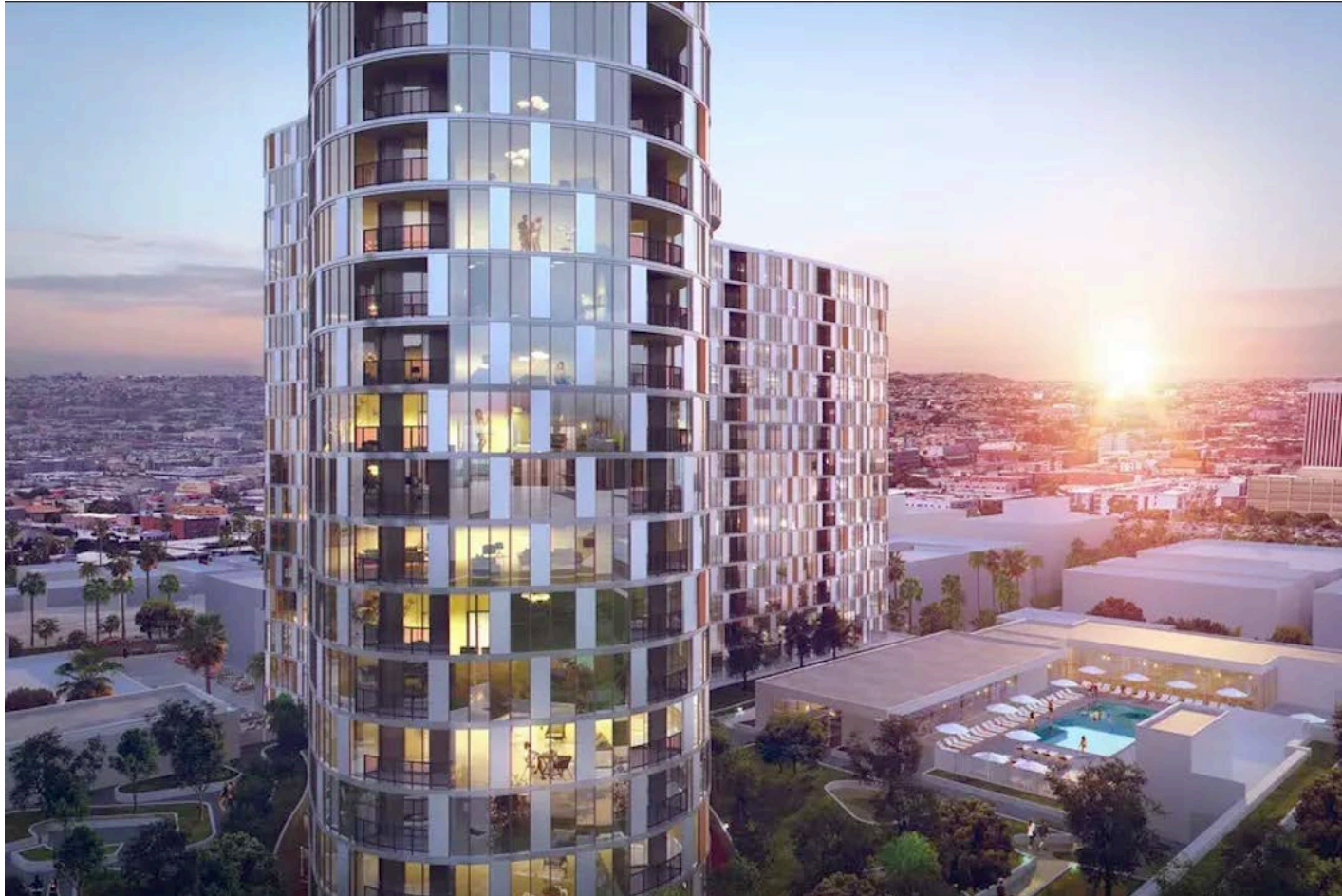
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LOCATION OVERVIEW
THE WILTERN



Located The Wiltern is an Art Deco landmark at the corner of Wilshire Blvd and Western Ave in Los Angeles. The Wiltern is considered one of the finest examples of Art Deco architecture in the United States. The Wiltern hosts several concerts, events and shows throughout the year making it a prime destination for night life.

LOCATION OVERVIEW
2900 WILSHIRE



Construction began in February 2019 on a 25-story tower close to the Koreatown border and immediately south of Lafayette Park. The building, developed by big-time Koreatown landlords Jamison Services and Hankey Group, will hold apartments, ranging from studios to “three-bedroom, two story penthouses.” Rents are expected to start at \$2,000 a month and top out at \$10,000 a month when the project opens in early 2021.

LOCATION OVERVIEW
RED LINE METRO



Metro received an unsolicited proposal from an unnamed developer that wanted to build a project on top of the Westlake subways station. In February, it was revealed that the proposal—for 655 residential units and over 250 hotel rooms—was from Dr. Walter Jayasinghe, who’s planning another big development a block away. The Metro Board of Directors struck down the plan, citing insufficient affordable housing, but hasn’t ruled out reconsidering an updated version of the plan.

LOCATION OVERVIEW

CUMULUS PROJECT



The Wilshire Curson Building is expected to open in late 2020. This 21-story tower, located at 620 S. Curson Avenue is being developed by the J.H. Snyder Company. It will feature 285 apartments in studio, one-bedroom, and two-bedroom floorplans, as well as a subterranean parking garage with 410 vehicle spaces. Amenities include a gym and a rooftop bar, lounge, and pool.

EXCLUSIVELY MARKETED BY

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