

426 77th St.

Los Angeles CA, 90003

\$1,399,000



| Units | Bd/ Bt | CAP | GRM | GOI |
|-------|--------|------|------|-----------|
| 7 | 14/7 | 9.7% | 7.61 | \$184,008 |

Prime Investment Opportunity – High-Performing

This property is a **high-revenue-generating cash cow**, boasting a **cap rate of over 9%**, making it an exceptional investment.

- **Extensive Exterior Upgrades**: The building has been significantly improved with **new stucco, fresh paint, a new electrical panel, and a fully inspected and repaired roof**, ensuring long-term durability and reduced maintenance costs.
- **Modernized Interior**: Every unit has been **extensively remodeled**, featuring **updated electrical systems, new piping, renovated kitchens and bathrooms, and upgraded flooring**, enhancing tenant appeal and rental value.
- **High Revenue & Strong Returns**: With its **fully upgraded condition, modern amenities, all units rented and high demand**, this property delivers **consistent rental income**, making it a **lucrative, low-maintenance investment** for serious investors.

LISTING AGENT

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Summary

| | | | |
|-----------------|-------------|---------------|---------------|
| Price | \$1,399,000 | Building Size | 4,486 |
| GOI | \$184,008 | Lot size | 6,158 |
| Total Expenses | \$48,019 | Stories | 2 |
| NOI | \$134,149 | Year Built | 1927/2024 |
| Cap Rate | 9.66 % | No units | 7 |
| GRM | 7.61 | Building type | Stucco |
| Market GOI | \$226,800 | Upgrades | Yes |
| Market NOI | \$176,341 | APN | 6020-034-012 |
| Market Cap Rate | 12.67% | Unit Mix : | 7 X 2Bd +1Bth |
| Market GRM | 6.06 | ADU | 2024 |

Property Highlights

- **High Revenue Potential:** With its upgraded condition and desirable features, the property generates strong rental income, making it a lucrative investment opportunity. The combination of low maintenance costs and high tenant demand ensures consistent and profitable returns.
- **Extensive Exterior Upgrades :** The building underwent significant renovations, including the replacement of old stucco with new stucco and fresh paint, enhancing its appearance and durability. A new electrical panel was installed for improved safety and efficiency, while the roof was thoroughly inspected and repaired to ensure long-term structural integrity.
- **Modernized Interior:** All units have been extensively remodeled, featuring updated electrical systems, new piping, renovated kitchens and bathrooms, and upgraded flooring. These enhancements provide a modern and comfortable living environment for tenants.

Financial

Rent Income

| Unit # | Br | Ba | Monthly |
|----------|-----------|----------|-----------------|
| 1 | 2 | 1 | \$2,100 |
| 2 | 2 | 1 | \$2,355 |
| 3 | 2 | 1 | \$2,400 |
| 4 | 2 | 1 | \$1,445 |
| 5 | 2 | 1 | \$2,055 |
| 6 | 2 | 1 | \$2,511 |
| 7 | 2 | 1 | \$2,468 |
| 7 | 14 | 7 | \$15,334 |

Expenses

| Type | Monthly | Yearly | % Income |
|------------------|-----------------|------------------|---------------|
| Insurance | \$ 891 | \$ 10,700 | 5.81% |
| Landscaping | \$ 80 | \$ 960 | 0.52% |
| Maintenance | \$ 210 | \$ 2,520 | 1.37% |
| Rubbish | \$ 375 | \$ 4,500 | 2.45% |
| Taxes | \$ 1422 | \$ 17,068 | 9.91% |
| Utilities | \$ 750 | \$ 9,000 | 4.89% |
| Pest Control | \$ 80 | \$ 960 | 0.52% |
| License | \$ 60 | \$ 840 | 0.46% |
| Supply | \$ 25 | \$ 300 | 0.16% |
| Total : | \$ 3,804 | \$ 46,848 | 25.49% |
| Per Net Sq. Ft.: | \$ 0.80 | \$9.94 | |
| Per Unit: | \$ 558 | \$6,693 | |

Pictures



Location

