

Property address: 1627 S Burlington Ave, Los Angeles, CA 90006

“7-Unit Multifamily Investment Opportunity”

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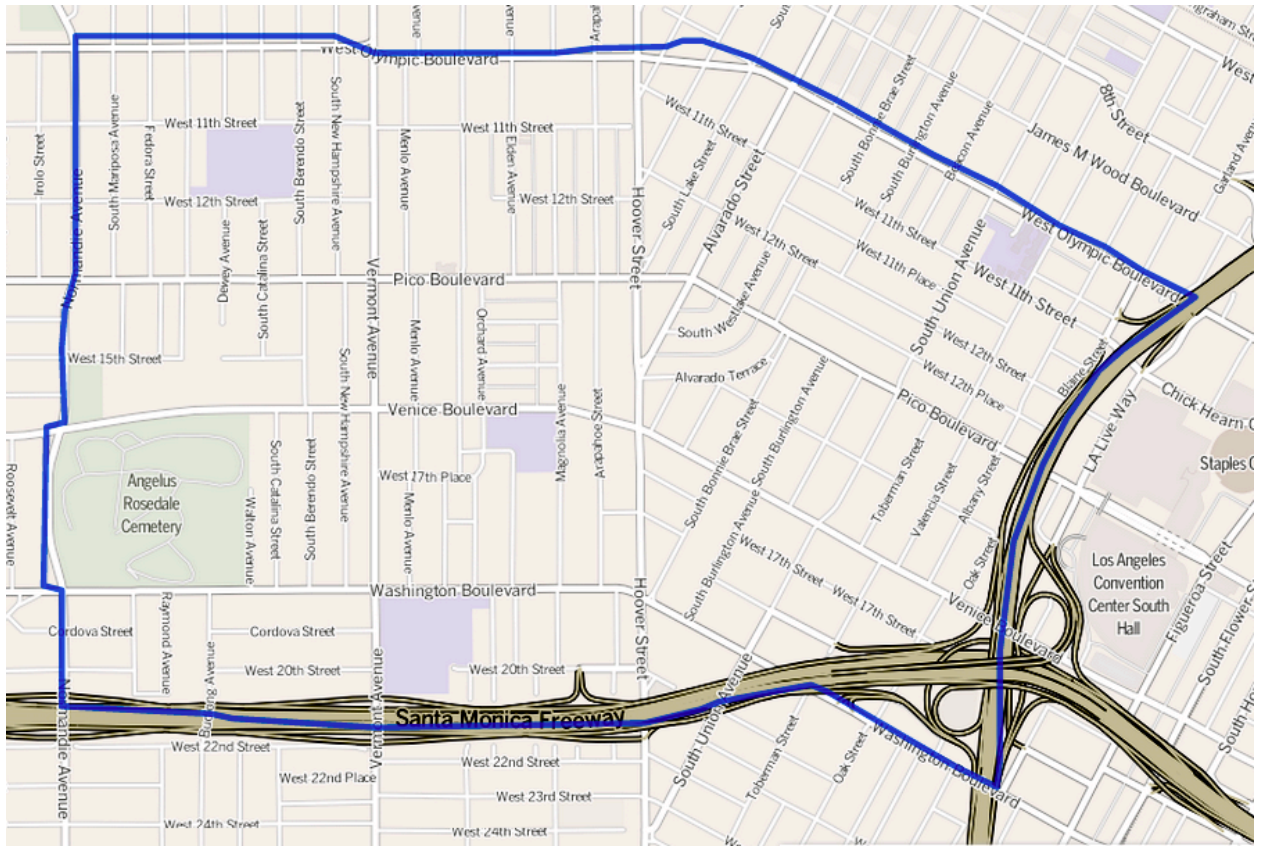
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Property Overview

- Property Type: Multifamily – Apartment Building
- Units: 7 (2 × 1BR, 5 × Studios)
- Building Size: 2,780 SF
- Lot Size / Zoning: 8,007 SF, RD1.5
- Year Built / Renovated: 1901 / 2000

- Stories: 2
- Parking: Rear alley, up to 10 spaces
- Asking Price: \$950,000





Investment Highlights

- Legal 7-unit configuration: 2 one-bedroom + 5 studios
- **All units** delivered vacant — flexible lease-up or repositioning
- Current CAP rate ~10%
- Prime location near DTLA, USC, and transit
- Immediate cash flow with upside potential
- Adding 4 ADUs in the backyard could generate an extra \$10 per month, boosting the property's income

Unit Mix & Rent Roll

Unit Type	No. Units	Approx. Monthly Rent
Studio	5	\$1,600
1 Bedroom (1+1)	2	\$2300

Financial Summary

- Price per Unit: \$135,714
 - Cap Rate: 10%
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Location & Market Context

- Neighborhood: Pico-Union — high renter demand, close to DTLA/USC
 - Walk Score: 90 | Transit Score: 74 | Bike Score: 78
 - Nearby Transit: Grand Station (Blue Line), Westlake/MacArthur Park Station (Red/Purple Line)
 - Nearby Airports: LAX (23 min), Hollywood Burbank (24 min)
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Disclaimer

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