

# 707 W 80th Street Los Angeles, CA

DS REAL ESTATE

BRAND NEW CONSTRUCTION - NO RENT CONTROL



Daniel Shamooelian  
310 651 1800  
daniel@dsrealestate.com

Keller Williams  
439 N Canon Dr, 3rd Floor  
Beverly Hills, CA 90210

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# Property Highlights

- Asking Price \$2,695,000
- 2026 Construction - NO Rent Control!
- 4 units + 1 ADU
- Desirable unit mix of three 4-bedroom units and two 5-bedroom units
- Projected annual gross income of \$250,800
- 10.7 GRM, 7.3% cap rate, only \$311/SF!
- Currently fully vacant = rare opportunity to establish new tenancy, implement master lease strategy, or variety of residential/program-based housing uses
- One unit is ADA compliant, enhancing accessibility and tenant flexibility
- Walking distance to Smart & Final, Chase Bank, McDonald's, Subway, and offering easy access to major freeways and transportation corridors.

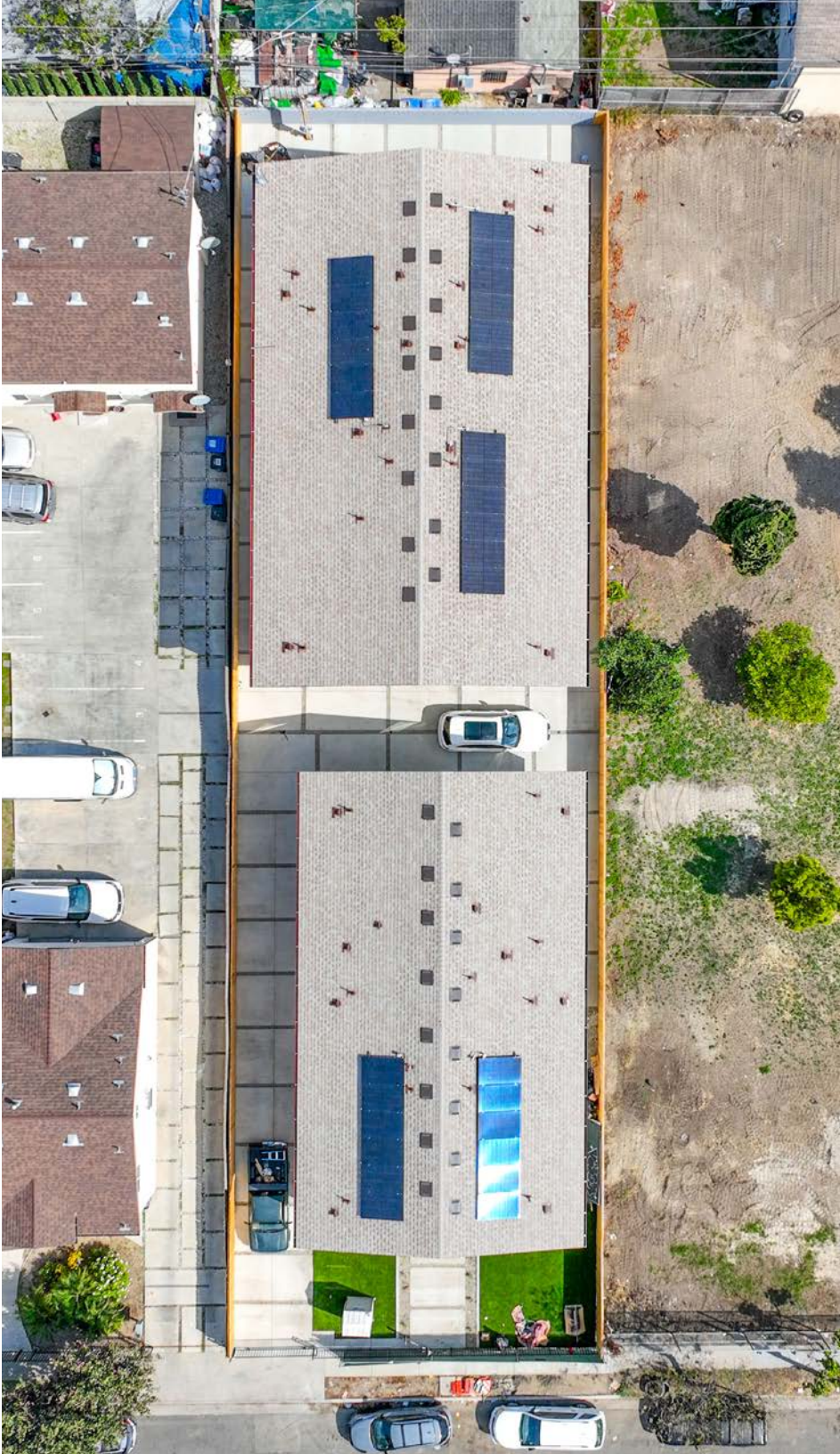






# Rent Roll

Unit	Unit Type	Monthly Rent	Market Rent
1	4+4.5	\$4,200	\$4,200
2	4+4	\$4,100	\$4,100
3	5+4	\$4,400	\$4,400
4	5+3	\$4,300	\$4,300
5	4+2	\$3,900	\$3,900
Scheduled Rental Income		\$20,900	\$20,900
Total Monthly Income		\$20,900	\$20,900
Annual Scheduled Gross Income		\$250,800	\$250,800



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SoFi Stadium





HOLLYWOOD



KOREATOWN

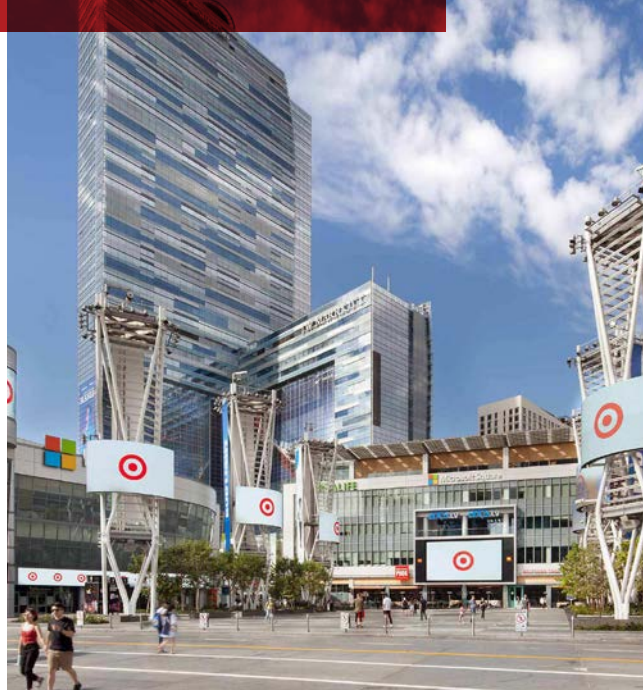
DTLA



# Los Angeles

*The city of Los Angeles is the commercial, financial and cultural center of the Southern California region*

Los Angeles County is the most populous county in the United States, with more than 10 million inhabitants as of 2022. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km<sup>2</sup>), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the nation's second largest city with about 4 million people.



## Economic Impact

Los Angeles County is commonly associated with the entertainment and digital media industry; all six major film studios—Paramount Pictures, 21st Century Fox, Sony, Warner Bros., Universal Pictures, and Walt Disney Studios—are located within the county. Numerous other major industries also define the economy of Los Angeles County, including international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering and design services, financial services and more. High-tech sector employment within Los Angeles County is 368,500 workers, and manufacturing employment within Los Angeles County is 365,000 workers.

# Exclusively Listed By

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**DS** REAL ESTATE



**Daniel Shamoelian**

Lic. 01984269

310 651 1800

daniel@dsrealestate.com

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