

FOR SALE

6211 S VERMONT AVE

LOS ANGELES, CA 90044

INVESTMENT OPPORTUNITY

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GROUP

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6211 S VERMONT AVE, LOS ANGELES

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6211 S VERMONT ST, LOS ANGELES

FINANCIAL SUMMARY

PROPERTY DATA

10,000

BUILDING SIZE

5,605 SF

LAND AREA

2024

YEAR BUILT

4

OF STORIES

INVESTMENT DATA

\$6.299M

ASKING PRICE

4.47%

CAP RATE

\$629.90

BUILDING PRICE / SF



6211 S VERMONT ST, LOS ANGELES

INVESTMENT HIGHLIGHTS

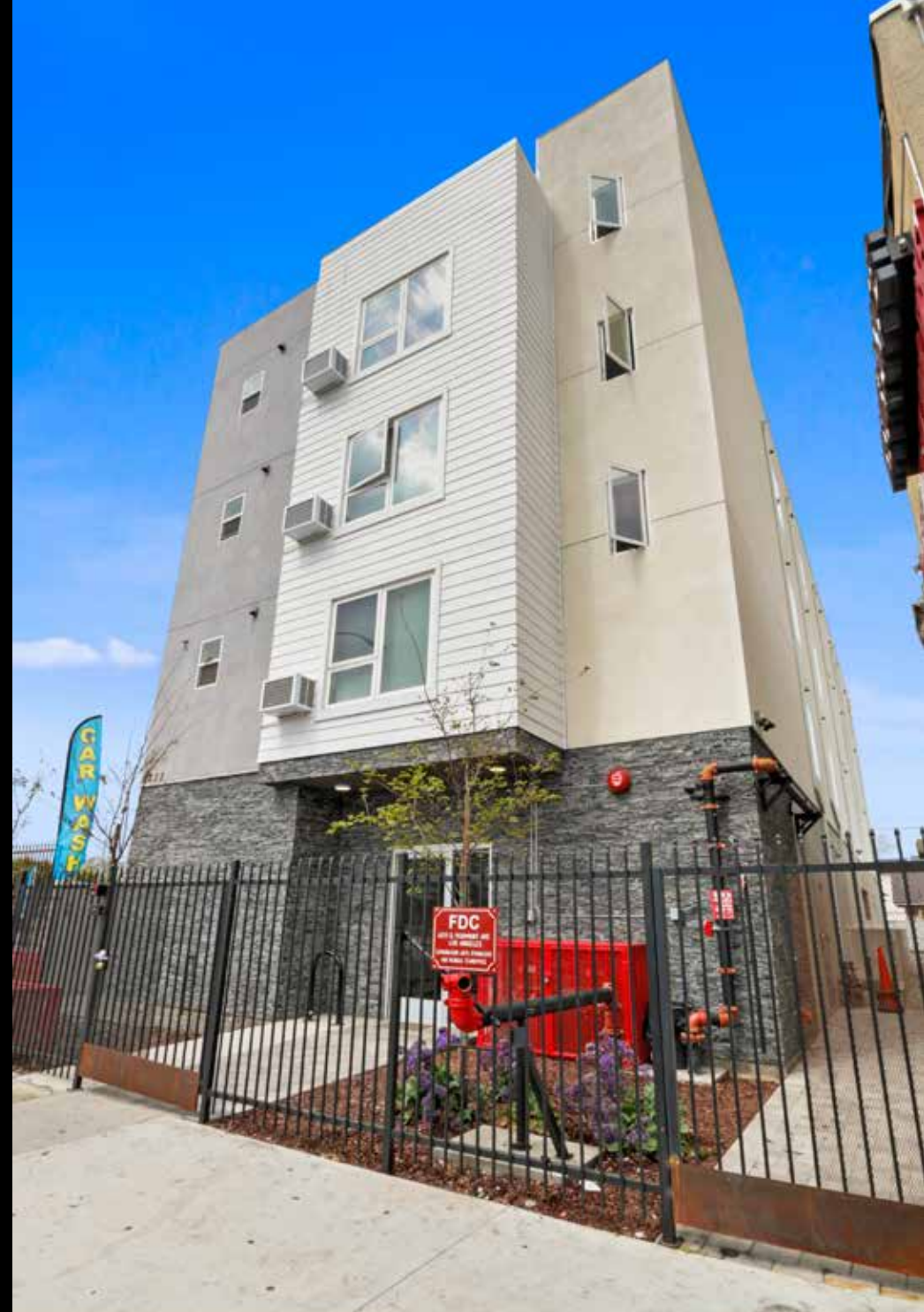
Multi Family Unit

3 Levels of Newly Constructed 1bd 1ba Apartments

Parking Spots in Rear of Building

Centrally Located within South Los Angeles

100% Subsidized Housing at Max Limit per HACLA



CASH FLOW

TOTAL GLA: 28,440 SF

RENT ROLL & INCOME | UNIT MIX 1BD (15)

UNIT 1	\$ 2,407.00
UNIT 2	\$ 2,407.00
UNIT 3	\$ 2,407.00
UNIT 4	\$ 2,407.00
UNIT 5	\$ 2,407.00
UNIT 6	\$ 2,407.00
UNIT 7	\$ 2,407.00
UNIT 8	\$ 2,407.00
UNIT 9	\$ 2,407.00
UNIT 10	\$ 2,407.00
UNIT 11	\$ 2,407.00
UNIT 12	\$ 2,407.00
UNIT 13	\$ 2,407.00
UNIT 14	\$ 2,407.00
UNIT 15	\$ 2,407.00

TOTALS

MONTHLY	\$ 36,105.00
ANNUALLY	\$ 433,260.00

EXPENSES

VACANCY 3%	\$ 12,997.80
MANAGEMENT	\$ 13,500.00
INSURANCE	\$ 5,500.00
WATER	\$ 6,000.00
SEWER	\$ 4,500.00
UTILITIES	\$ 22,500.00
MAINTENANCE	\$ 4,800.00
PEST CONTROL	\$ 2,400.00
ELEVATOR	\$ 1,800.00
RESERVE	\$ 5,000.00
TAXES	\$ 6,928.60
ADMINISTRATION	\$ 3,500.00
TOTALS	\$ 151,783.80

NET OPERATING INCOME	\$ 281,476.20
CAP RATE	4.47%



ONE-OF-A-KIND OPPORTUNITY

Introducing a new 15-unit apartment building located in the vibrant community of South Los Angeles. This modern development offers 100% Subsidized Housing at the maximum limit per HACLA, providing an excellent opportunity for individuals and families in need of affordable housing. The building features a first floor lobby and three levels of thoughtfully designed 1-bedroom, 1-bathroom apartments, offering comfortable and functional living spaces. With its prime location in South Los Angeles, residents can enjoy convenient access to local amenities, public transportation, and community services, making it an ideal place to call home for those seeking quality, affordable housing in the heart of the city.



HIGHLIGHTS



6211 S Vermont Ave
SIZE: ±28,774 SF



Conveniently located near the 110, 10,
and 105 Freeways



3 Floors of New Apartment Units



Parking behind the building.



New Construction



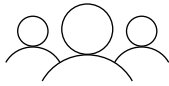
Each unit has windows to the outside
perimeter of building.



SOUTH LOS ANGELES

288,678

RESIDENTS



31.4

MEDIAN AGE



51.3%

Female

48.7%

Male



71.17%

Private Companies Operating the Workforce



35.51%

Owner Occupied

64.49%

Renter Occupied



40.8%

Single Housing Units

59.2%

Multi-Housing Units



68.27%

White Collar Workers

31.73%

Blue Collar Workers

\$47.69K

AVERAGE HOUSEHOLD INCOME

87,617

TOTAL DWELLING UNITS



Lobby



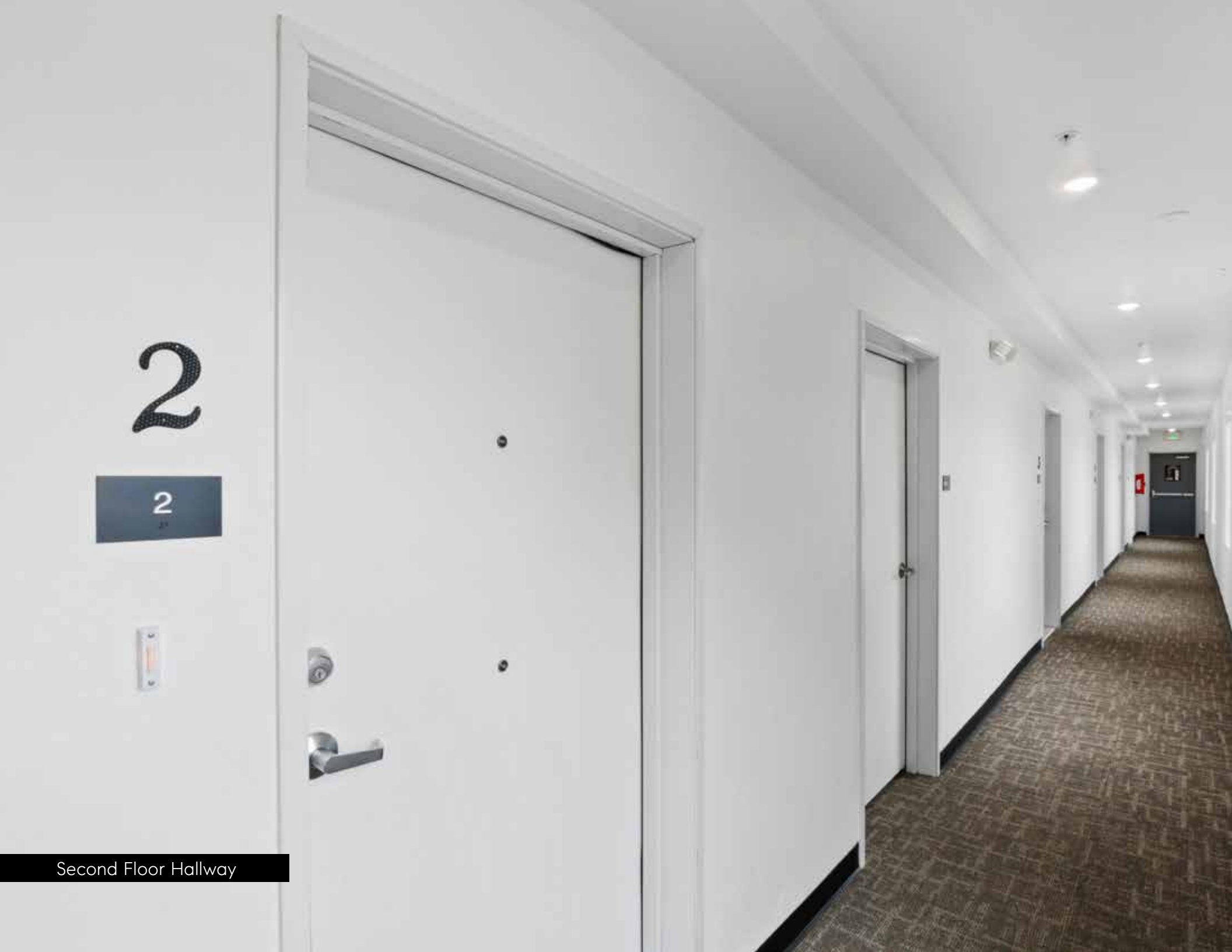
Lobby

2

2



Second Floor Hallway





1bd 1ba



1bd 1ba



1bd 1ba



1bd 1ba



Rooftop



View from Rooftop



Parking

FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:



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