Value-Add 8-Unit Multifamily Investment Opportunity

$123K per Unit

$216 per SF

All 2-Bedroom Units

7500 Avalon Blvd, Los Angeles, CA 90003

Exclusively Listed by

Alexandro Colombo

Managing Director

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DRE #: CA 01927702

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Investment Analysis

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PROPERTY OVERVIEW

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EXECUTIVE SUMMARY

7500 Avalon Blvd is an 8-unit apartment property in South Los Angeles comprised entirely of 2-bedroom / 1-bath units. Built in 1957, the property contains approximately 4,560 rentable square feet situated on a 5,510 square foot lot. The property consists of one two-story building with 8 on-site parking spaces and is separately metered for gas and electricity, with one master water meter.

8
UNITS

570
AVG UNIT SQFT

METERS	
Water	1
Electrical	9
Gas	9

4,560
RENTABLE SQFT

$1,072
AVG CURRENT RENT

1
NUMBER OF BUILDINGS

1957
YEAR BUILT

8
PARKING SPACES

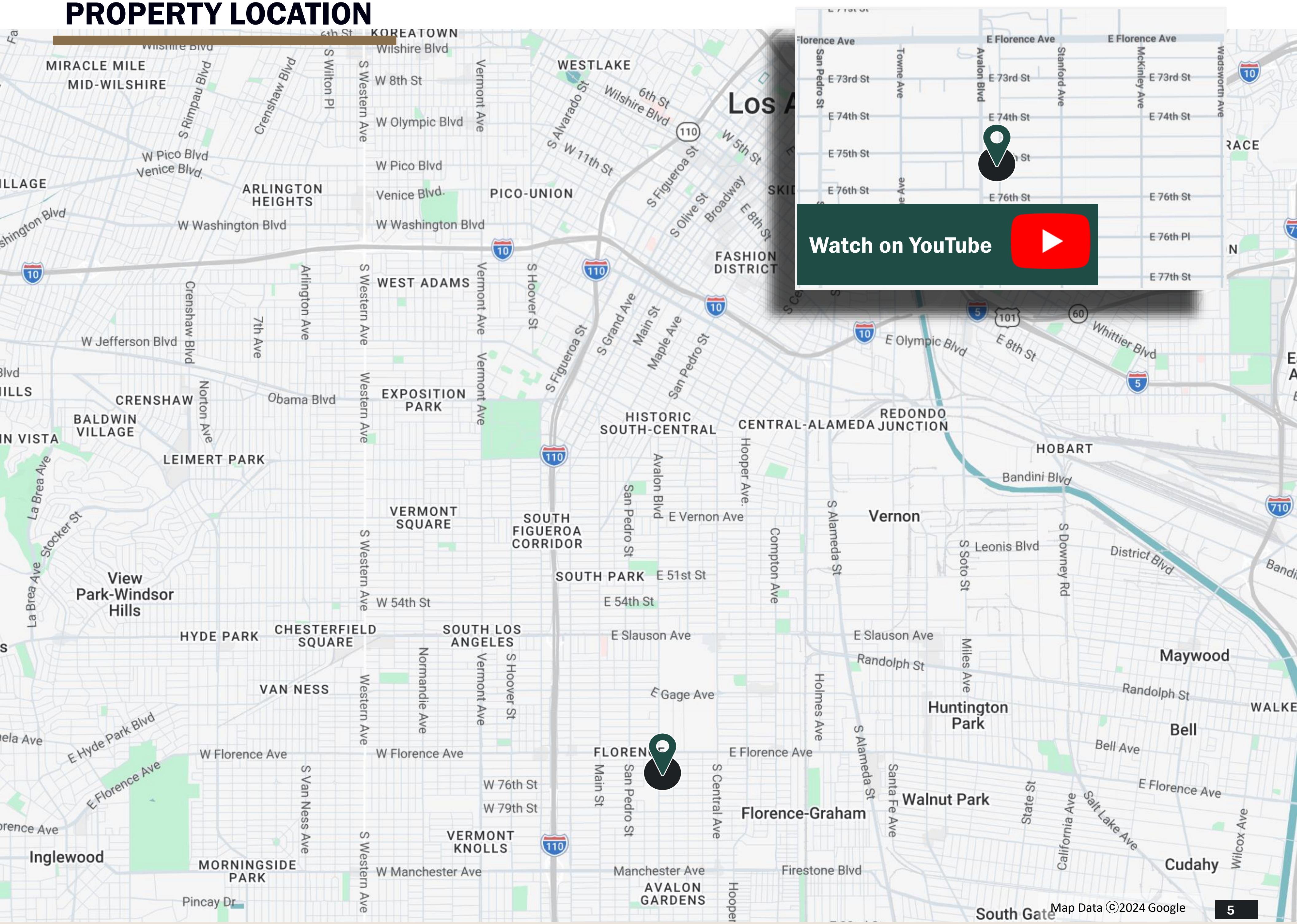
2
NUMBER OF STORIES

LAC2
ZONING

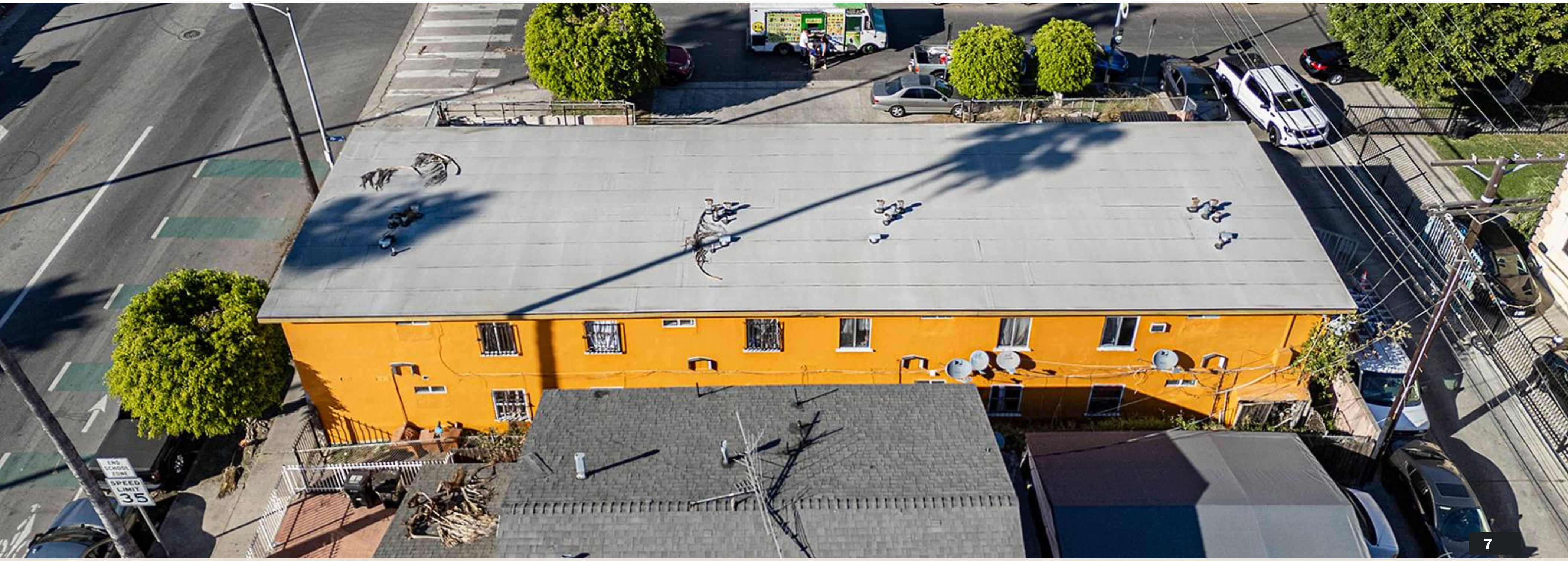
5,510
LOT SIZE SQFT

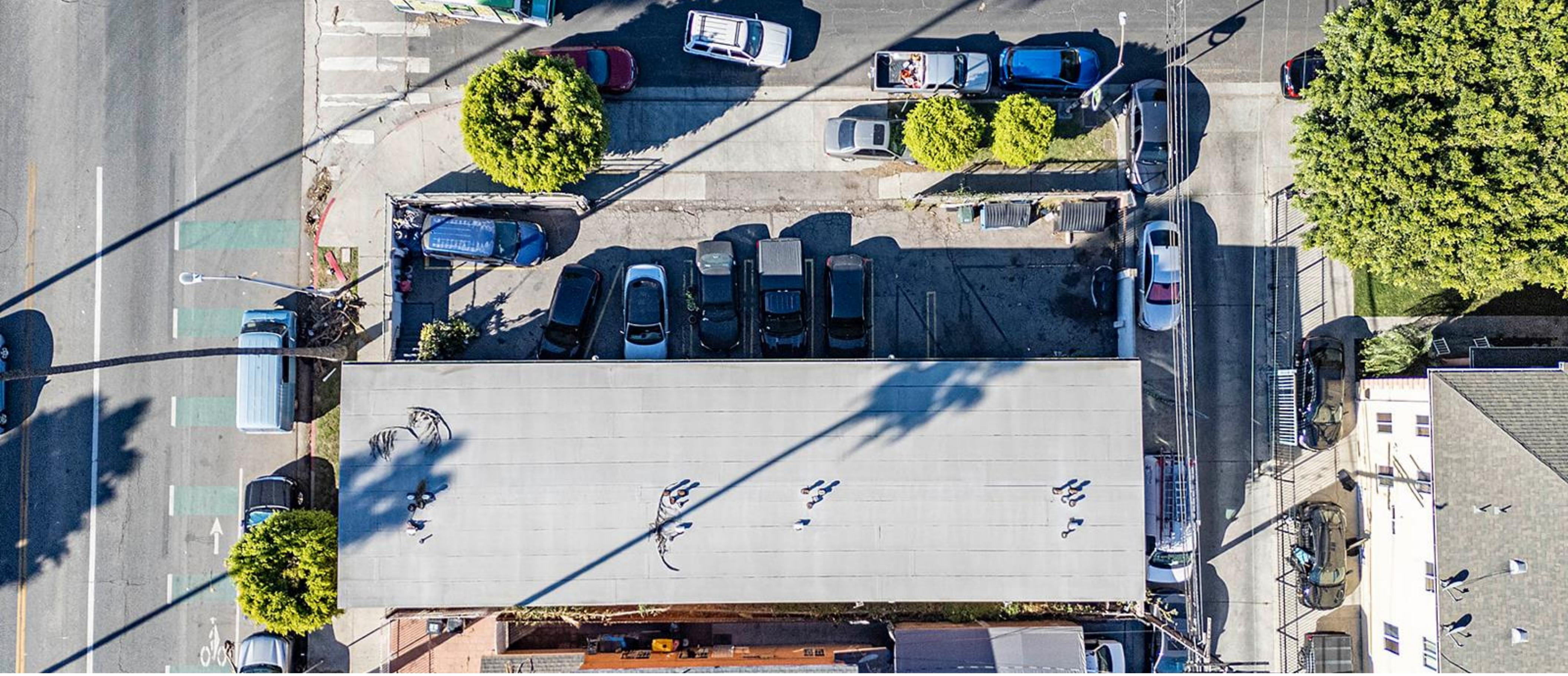
6023-016-006
APN

PROPERTY LOCATION




7500


END SCHOOL ZONE
SPEED LIMIT 35



PROPERTY FINANCIALS

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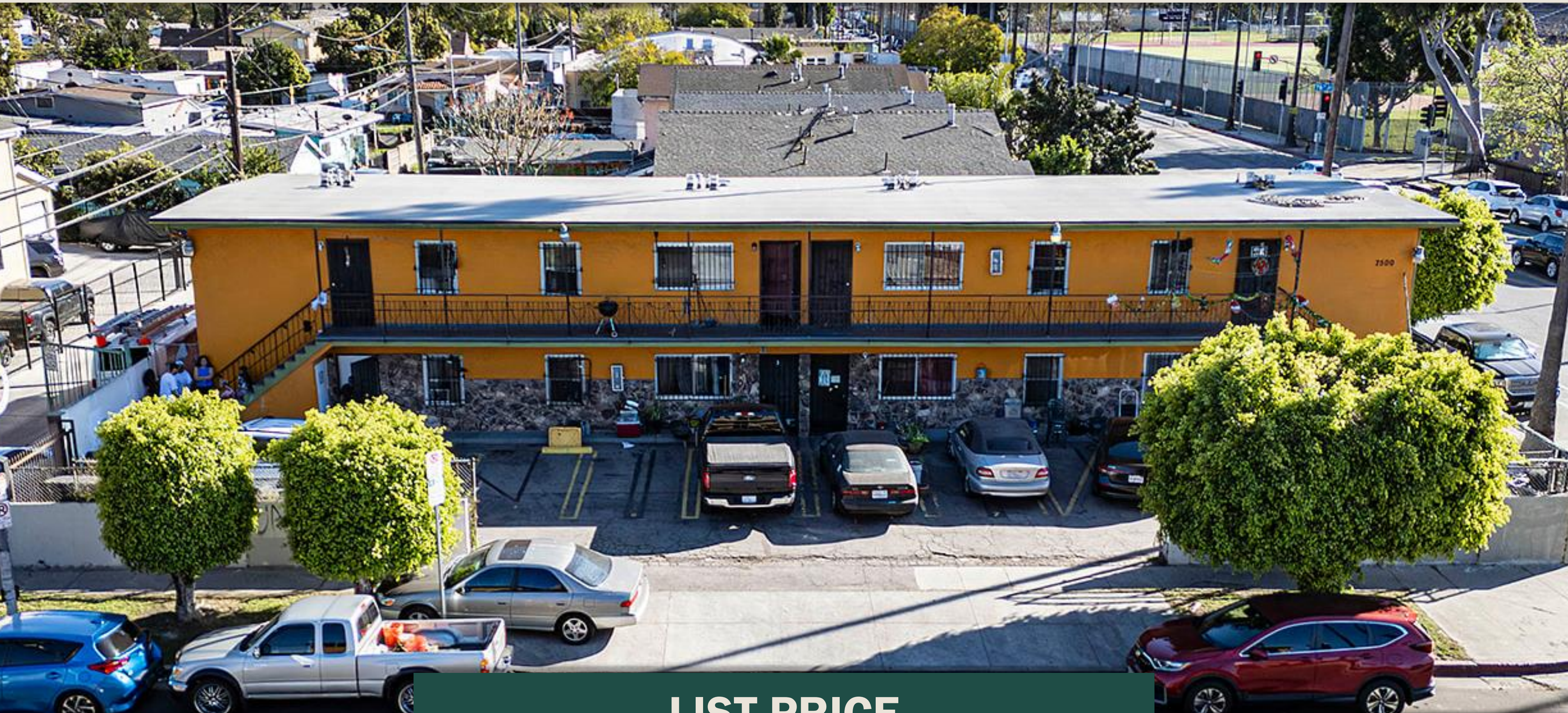
8
UNITS

1957
YEAR BUILT

4,560
RENTABLE SQFT

5,510
LOT SIZE



LIST PRICE

$123,125
PRICE PER UNIT

$985,000
LIST PRICE

$216
PRICE PER SQUARE FOOT

5.33%
CAP RATE - CURRENT

9.57
GRM - CURRENT

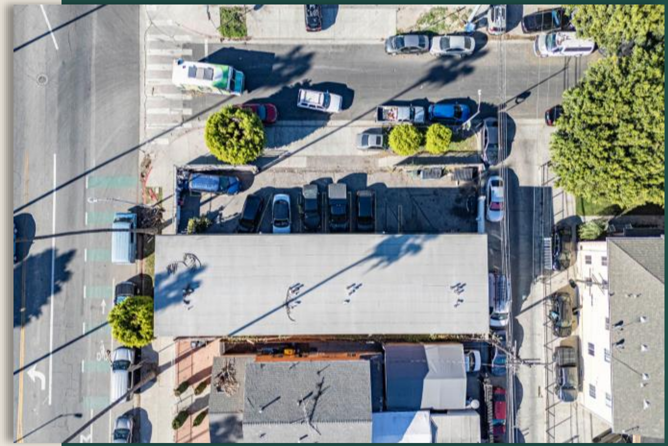
16.53%
CAP RATE - MARKET

4.19
GRM - MARKET

INVESTMENT OVERVIEW

7500 Avalon Blvd is an 8-unit apartment property comprised entirely of 2-bedroom / 1-bath units, offered at **$985,000**, or **$123,125 per unit** and **$216 per square foot**. The property currently operates at a **5.33% cap rate** and **9.57 GRM**, with scheduled gross income of **$102,885** and current NOI of **$52,470**.

The property offers immediate cash flow with a clean all-2-bedroom unit mix and substantial rental upside. Buyers benefit from an attractive entry basis while acquiring a straightforward value-add opportunity through unit turnover, strategic renovations, and improved management. This is a simple, efficiently operated 8-unit investment with strong in-place income and long-term appreciation potential.



INVESTMENT HIGHLIGHTS

Attractive Entry Basis
Offered at **$985,000**, or **$123,125 per unit** and **$216 per square foot**.

Strong In-Place Return
The property is offered at a **5.33% cap rate** and **9.57 GRM**, with **$102,885** in scheduled gross income and **$52,470** in current NOI.

All 2-Bedroom Unit Mix
Eight 2-bedroom / 1-bath units. Clean, consistent unit mix with no small-unit exposure.

Day-One Cash Flow with Significant Rental Upside
Current average rents remain substantially below market, providing meaningful income growth potential through turnover-based rent adjustments.

Value-Add Through Unit Turns
Additional upside can be captured through unit renovations upon turnover and stronger day-to-day management.

Straightforward Operations
One building, 8 units, 8 parking spaces, 9 gas meters, 9 electric meters, and 1 master water meter.

PRICING SUMMARY

PRICING INFORMATION		
Recommended Listing Price		**$985,000**
Downpayment -	*43.0%*	$423,216
Price per Unit		$123,125
Price per SQFT		$216

POTENTIAL FINANCING		
Loan Amount -	*57%*	$561,784
Loan Type		Proposed New
Interest Rate		6.75%
Amortization Period		30
Debt Coverage Ratio		1.20
Annual Debt Service		$43,725

RETURN ANALYSIS	Current	Market
Cap Rate	5.33%	16.53%
GRM	9.57	4.19
Cash on Cash	2.07%	28.15%
Monthly Average Rent	$1,072	$2,450
Scheduled Gross Income	$102,885	$235,200
Expenses	$47,329	$65,297
NOI	$52,470	$162,847

INCOME AND EXPENSES

ANNUALIZED INCOME		Current	Market
Gross Potential Market Rent		$235,200	$235,200
Less: Loss to Lease		$132,315	$0
Scheduled Rent Income		$102,885	$235,200
Total other Income		$0	$0
GROSS SCHEDULED INCOME		**$102,885**	**$235,200**
Less: Vacancy Reserve	*3% / 3%*	$3,087	$7,056
Effective Gross Income		$99,798	$228,144
Less: Operating Exp.	*47.4% / 28.6%*	$47,329	$65,297
NET OPERATING INCOME		**$52,470**	**$162,847**
Less: Debt Service		$43,725	$43,725
Pre-Tax Cash Flow	*2.1% / 28.1%*	$8,745	$119,122
Principal Reduction		$5,987	$5,987
Total Return Before Taxes	*3.5% / 29.6%*	$14,732	$125,110

ANNUALIZED PRO-FORMA EXPENSES			Market
New Real Estate Taxes	1.1874% of Price	$11,696	$11,696
Direct Assessments	$1189 Annual	$1,189	$1,189
Insurance*	$1.2/SF	$5,472	$5,472
Utilities*	$1350/Unit	$10,800	$10,800
Repairs & Maintenance*	7% of EGI	$6,986	$15,970
Contract Services*	$200/Unit	$1,600	$1,600
Landscaping	$75/Unit	$600	$600
Off-Site Management Fee*	6% of EGI	$5,988	$13,689
General & Administrative*	1% of EGI	$998	$2,281
Operating Reserves*	$250/Unit	$2,000	$2,000
TOTAL EXPENSES		**$47,329**	**$65,297**
Expenses per Unit		$5,916	$8,162
Expenses per SF		$10.38	$14.32
% EGI		47.42%	28.62%

UNIT NO.	UNIT TYPE	MIN RENT	MAX RENT	CURRENT AVG. RENT	MONTHLY INCOME	MARKET RENT	MONTHLY AT MARKET
8	2BR / 1BA	$985	$1,251	$1,072	$8,574	$2,450	$19,600
8		**Total**			**$8,574**		**$19,600**

*Pro forma figures reflect ownership underwriting and assume turnover-based rent adjustment. Buyers should independently verify income, expenses, and timing of any rent changes.

*The estimated pro-forma figures provided are derived from industry benchmarks applicable to buildings of similar size, age, and condition. These figures are intended to give an approximate idea of potential outcomes but should not be considered as guaranteed projections. Prospective buyers are advised to conduct their own due diligence and rely on their underwriting and financial analysis when evaluating this property. It is recommended that buyers engage with qualified professionals such as accountants, appraisers, or financial analysts to develop their own projections and assessments.

RENT ROLL

UNIT NO.	UNIT TYPE	CURRENT RENT	ANNUAL RENT	MARKET RENT	MARKET ANNUAL RENT	LOSS-TO-LEASE
1	2BR / 1BA	$1,251	$15,017	$2,450	$29,400	$14,383
2	2BR / 1BA	$1,108	$13,299	$2,450	$29,400	$16,101
3	2BR / 1BA	$1,108	$13,299	$2,450	$29,400	$16,101
4	2BR / 1BA	$1,108	$13,299	$2,450	$29,400	$16,101
5	2BR / 1BA	$1,004	$12,051	$2,450	$29,400	$17,349
6	2BR / 1BA	$1,004	$12,051	$2,450	$29,400	$17,349
7	2BR / 1BA	$1,004	$12,051	$2,450	$29,400	$17,349
8	2BR / 1BA	$985	$11,816	$2,450	$29,400	$17,584
	Total	**$8,574**	**$102,885**	**$19,600**	**$235,200**	**$132,315**

SALES COMPARABLES

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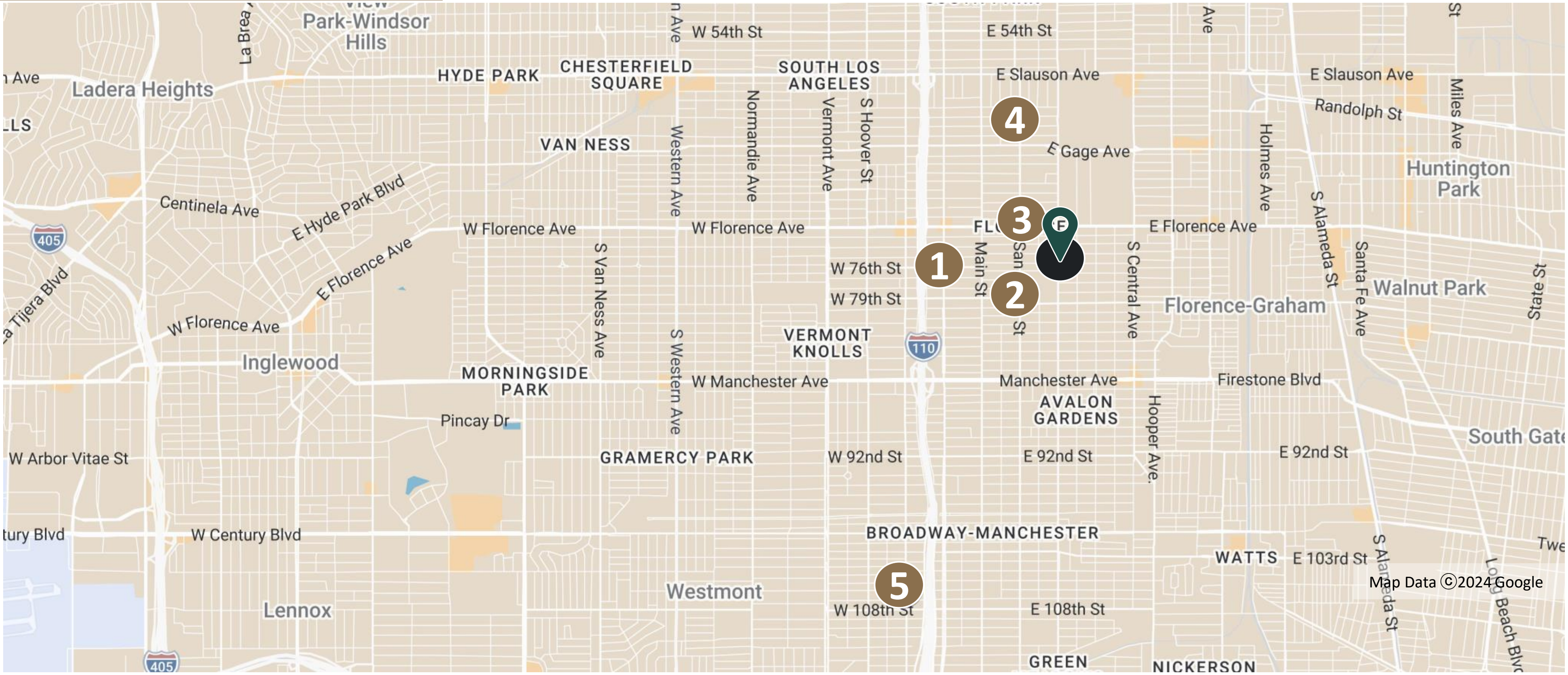
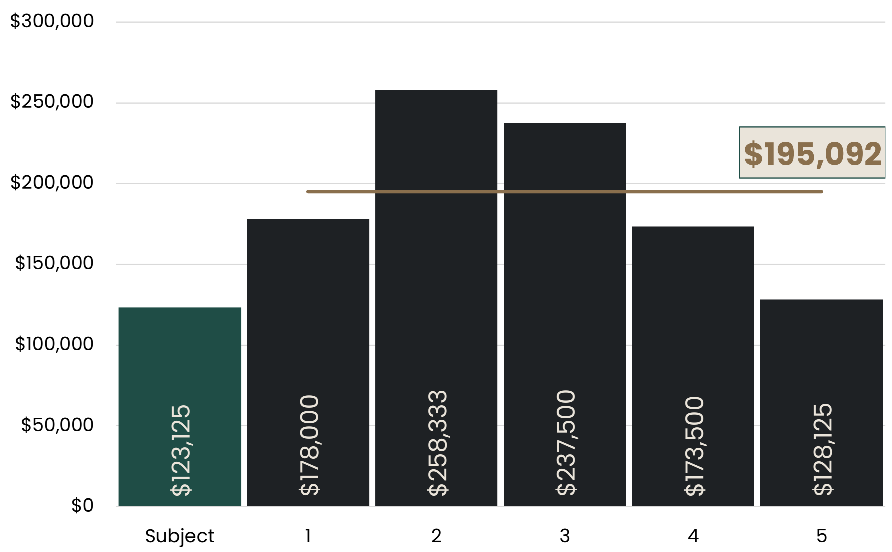
SALES COMPARABLES



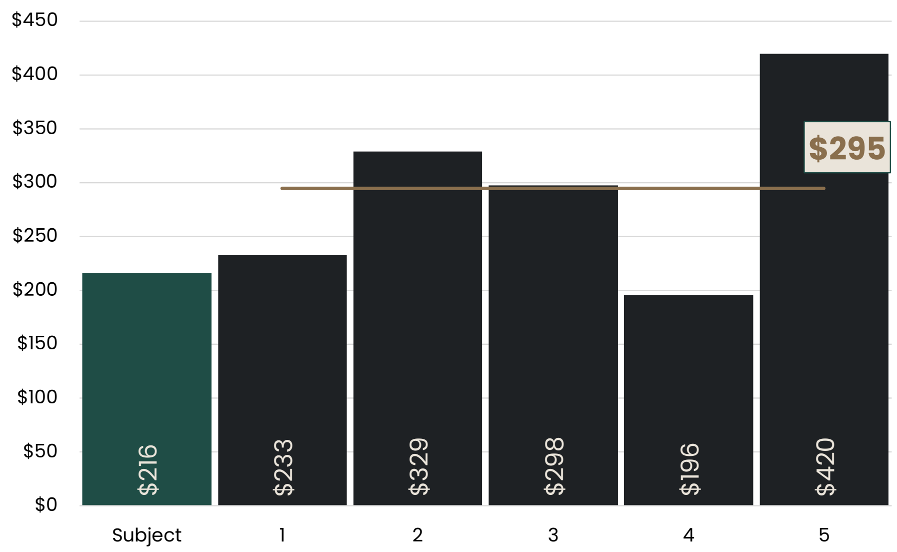
NO.	ADDRESS	PRICE	UNITS	PRICE/UNIT	PRICE/SF	$/SF LAND	CAP RATE	GRM	COE
1	317 W 76Th St , Los Angeles	$890,000	5	$178,000	$233	$151	5.69%	9.0	10/10/2025
2	7811 S San Pedro St , Los Angeles	$1,550,000	6	$258,333	$329	$238	6.49%	7.9	11/3/2025
3	7104 S San Pedro St , Los Angeles	$1,900,000	8	$237,500	$298	$306	5.50%	9.3	5/28/2025
4	240 E 60Th St , Los Angeles	$1,735,000	10	$173,500	$196	$188	6.43%	7.9	12/31/2025
5	10511 S Figueroa St , Los Angeles	$2,050,000	16	$128,125	$420	$392	5.68%	9.0	7/2/2025
	COMPARABLES AVERAGE			$195,092	$295	$255	5.96%	8.60	
Subject	**7500 Avalon Blvd**	**$985,000**	**8**	**$123,125**	**$216**	**$179**	**5.33%**	**9.57**	

SALES COMPARABLES

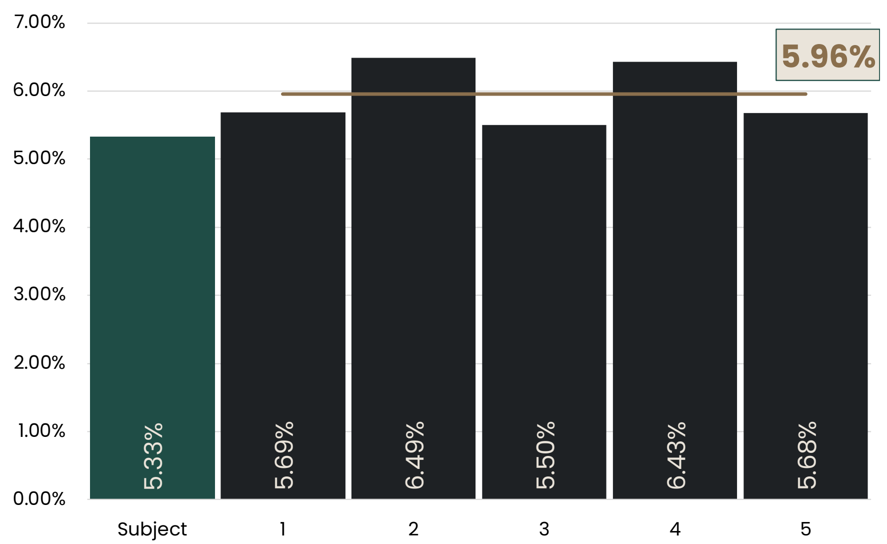
PRICE PER UNIT



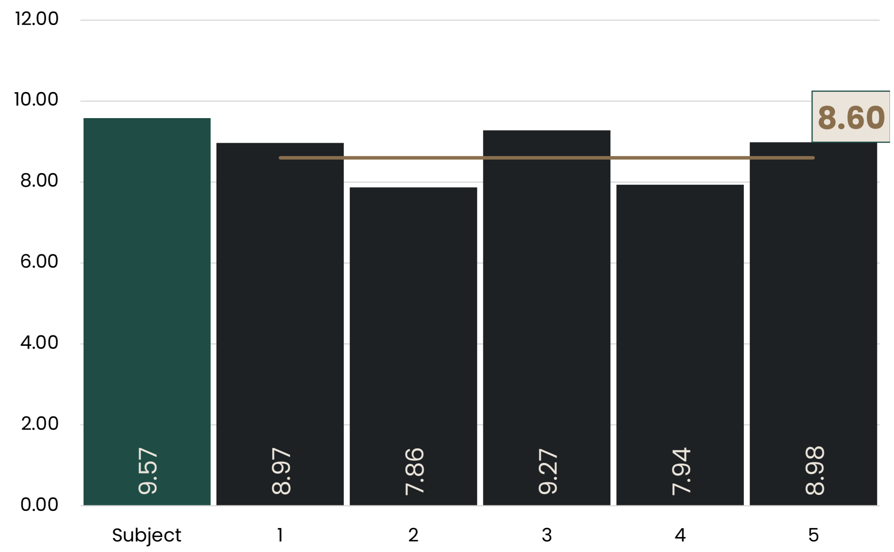
PRICE PER SF



CAP RATE



GRM



SALES COMPARABLES

S ubject 7500 Avalon Blvd Los Angeles, CA 90003

SUBJECT PROPERTY		Unit Mix	
Sale Price	$985,000	Eight	$1,072
Total Units	8		
Price/Unit	$123,125		
Price/SF	$216		
Cap Rate	5.33%		
GRM	9.6	Avg Size	570 SF
Year Built	1957	Zoning	LAC2
Bldg SF	4,560	Lot Size	5,510
		$/SF Lot	$179

Underwriting Criteria			
Income	$102,885	Expenses	$47,329
NOI	$52,470	Avg Rent	$1,072

NOTES

1 317 W 76Th St Los Angeles, CA 90003

Close of Escrow	10/10/2025	Unit Mix	
Sale Price	$890,000	One	1BR / 1BA
Total Units	5	Four	2BR / 1BA
Price/Unit	$178,000		
Price/SF	$233		
Cap Rate	5.69%		
GRM	9.0	Avg Size	764 SF
Year Built	1964	Zoning	Lar2
Bldg SF	3,820	Lot Size	5,880
Original Listed	N/A	$/SF Lot	$151
Days on Market	N/A		

Underwriting Criteria			
Income	$99,258	Expenses	$48,638
NOI	$50,620	Avg Rent	$1,654

NOTES

N/A

2 7811 S San Pedro St Los Angeles, CA 90003

Close of Escrow	11/3/2025	Unit Mix	
Sale Price	$1,550,000	Three	2BR / 1BA
Total Units	6	Three	3BR / 1BA
Price/Unit	$258,333		
Price/SF	$329		
Cap Rate	6.49%		
GRM	7.9	Avg Size	785 SF
Year Built	1961	Zoning	Lar4
Bldg SF	4,712	Lot Size	6,499
Original List Price	$1,895,000	$/SF Lot	$238
Days on Market	N/A		

Underwriting Criteria			
Income	$197,208	Expenses	$96,635
NOI	$100,573	Avg Rent	$2,739

NOTES

N/A

SALES COMPARABLES

3 7104 S San Pedro St
Los Angeles, CA 90003

Close of Escrow	5/28/2025	Unit Mix	
Sale Price	$1,900,000	Eight	2BR / 1BA
Total Units	8		
Price/Unit	$237,500		
Price/SF	$298		
Cap Rate	5.50%		
GRM	9.3	Avg Size	798 SF
Year Built	1963	Zoning	Lac2
Bldg SF	6,383	Lot Size	6,214
Original List Price	N/A	$/SF Lot	$306
Days on Market	N/A		
Underwriting Criteria			
Income	$204,964	Expenses	$100,436
NOI	$104,528	Avg Rent	$2,135

NOTES

N/A

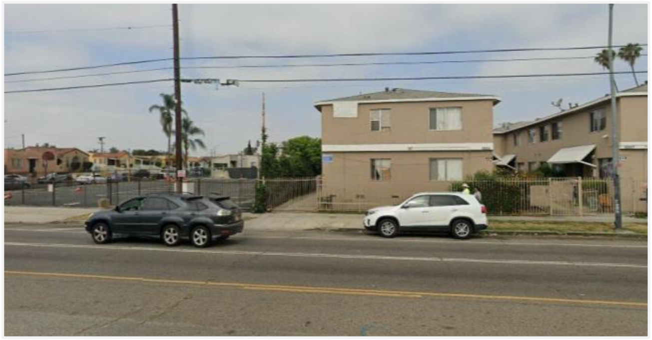
4 240 E 60Th St
Los Angeles, CA 90003

Close of Escrow	12/31/2025	Unit Mix	
Sale Price	$1,735,000	Six	2BR / 1BA
Total Units	10	Four	3BR / 1BA
Price/Unit	$173,500		
Price/SF	$196		
Cap Rate	6.43%		
GRM	7.9	Avg Size	886 SF
Year Built	1965	Zoning	Lar2
Bldg SF	8,864	Lot Size	9,240
Original List Price	$1,950,000	$/SF Lot	$188
Days on Market	N/A		
Underwriting Criteria			
Income	$218,628	Expenses	$107,131
NOI	$111,497	Avg Rent	$1,822

NOTES

N/A

5 10511 S Figueroa St
Los Angeles, CA 90003



Close of Escrow	7/2/2025	Unit Mix	
Sale Price	$2,050,000	Sixteen	1BR / 1BA
Total Units	16		
Price/Unit	$128,125		
Price/SF	$420		
Cap Rate	5.68%		
GRM	9.0	Avg Size	305 SF
Year Built	1956	Zoning	Lac2
Bldg SF	4,880	Lot Size	5,227
Original List Price	N/A	$/SF Lot	$392
Days on Market	N/A		
Underwriting Criteria			
Income	$228,240	Expenses	$111,841
NOI	$116,399	Avg Rent	$1,189

NOTES

N/A

COMPARABLE SALES SUMMARY

Price per Unit

LOWEST
$128,125

AVERAGE
$195,092

HIGHEST
$258,333

SUBJECT PRICE PER UNIT
$123,125

Price per SF

LOWEST
$196

AVERAGE
$295

HIGHEST
$420

SUBJECT PRICE PER SF
$216

Price per Land SF

LOWEST
$151

AVERAGE
$255

HIGHEST
$392

SUBJECT LAND PRICE PER SF
$179

COMPARABLE SALES SUMMARY

Average Rent

LOWEST	AVERAGE	HIGHEST	AVERAGE RENT PER UNIT
$1,189	**$1,908**	$2,739	**$1,072**

GRM

WORST	AVERAGE	BEST	SUBJECT GRM
9.3	**8.6**	7.9	**9.57**

Cap Rates

LOWEST	AVERAGE	HIGHEST	SUBJECT CAP
5.50%	**5.96%**	6.49%	**5.33%**

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