



2809 8th St, Los Angeles 90005

RE/MAX ONE
COMMERCIAL

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DISCLAIMER - RE/MAX One Commercial, Agents, Brokers, and Associates believe the information herein to be true, but make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage and age are approximate. It is up to the individual investor to do their own due diligence, and make their own conclusions before making an investment decision, and before entering, or exiting, any contract or agreement. Buyer must verify all information and bears all risk for any inaccuracies.



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OVERVIEW

2809 8th St offers a prime Koreatown investment opportunity with a well-maintained 24-unit apartment building. Updated Electrical! Ideal for maximizing occupancy and rental income in one of Los Angeles' most vibrant and high-demand neighborhoods. With a strong GRM of 8.38 and a healthy CAP rate of 6.81%, this investment provides solid cash flow and long-term appreciation potential. Located near major transit lines, popular dining, and retail corridors, this fully occupied property is shown exclusively to accepted offers.

PROPERTY HIGHLIGHTS

24 Units

Seller Financing

Updated Electrical

GRM - 8.12

CAP Rate - 6.81%

Price/Unit - \$97,917

Price/SF - \$176.82

Well-Maintained, Professionally Managed Asset

LOCATION HIGHLIGHTS

Prime Koreatown Location

Minutes to Downtown LA

Close to Metro Lines and Major Transit Access

Walking Distance to Dining, Nightlife, and Shopping

High Rental Demand Submarket



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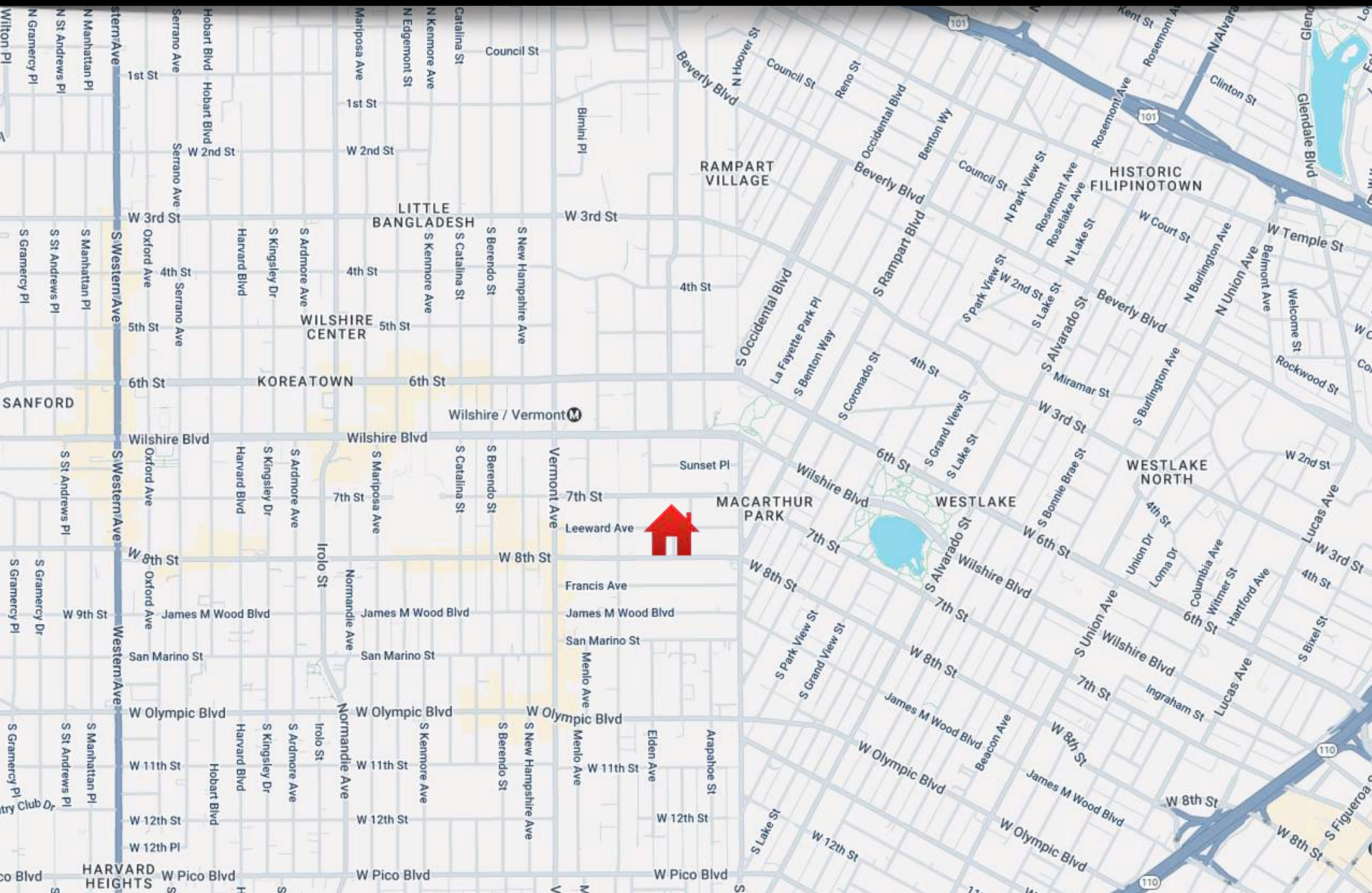
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FINANCIAL SUMMARY

PRICING

Offering Price		\$2,350,000
Down Payment (30%)		\$705,000
Price/ Unit		\$97,917
Price/ SF		\$176.82
GRM	5.63	8.12
Cap Rate	12.10%	6.81%

Market

ASSET

Units		24
Year Built		1923
Gross SF		13,290
Lot SF		6,250
Zoning		LAR4
Parking		0

Income

	Current	Proforma
Monthly Income	\$24,119.82	\$34,800.00
Annualized Income	\$289,438	\$417,600.00
Less Vacancy (3%)	\$8,683	\$12,528
Effective Rental Income	\$280,755	\$405,072
Total Expenses	\$120,804 (42%)	\$120,804
Net Operating Income (NOI)	\$159,950	\$284,268

ESTIMATED EXPENSES

Real Estate Taxes	\$29,375
Insurance	\$15,321
Utilities	\$37,200
Repairs & Maintenance	\$19,200
Management	\$10,130
Reserves	\$9,578
Total Expenses	\$120,804



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RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
101	0+1	\$964.08	\$1,450.00
102	0+1	\$642.89	\$1,450.00
103	0+1	\$635.65	\$1,450.00
104	0+1	\$1,255.00	\$1,450.00
105	0+1	\$1,300.00	\$1,450.00
106	0+1	\$785.44	\$1,450.00
107	0+1	\$1,100.00	\$1,450.00
108	0+1	\$1,450.00	\$1,450.00
201	0+1	\$823.36	\$1,450.00
202	0+1 (Eviction/Vacant)	\$1,450.00	\$1,450.00
203	0+1	\$650.42	\$1,450.00
204	0+1	\$632.56	\$1,450.00
205	0+1	\$772.36	\$1,450.00
206	0+1	\$847.44	\$1,450.00
207	0+1	\$676.40	\$1,450.00
208	0+1	\$936.41	\$1,450.00
301	0+1	\$749.84	\$1,450.00
302	0+1	\$784.78	\$1,450.00
303	0+1	\$925.36	\$1,450.00
304	0+1 (Eviction/Vacant)	\$1,450.00	\$1,450.00
305	0+1	\$937.83	\$1,450.00
306	0+1 (Vacant)	\$1,450.00	\$1,450.00
307	0+1 (Vacant)	\$1,450.00	\$1,450.00
308	0+1 (Vacant)	\$1,450.00	\$1,450.00
Monthly Gross		\$24,119.82	\$34,800.00
Annual Gross		\$289,437.84	\$417,600.00
Upside		44%	



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RECENT SALES

The RE/MAX ONE COMMERCIAL team has a combined experience of over 45 years in Multi-Family transactions in the Los Angeles and we have a 100% completion rate with all of our executed 1031 Exchanges.

In the past year, we have closed over \$80 million in multi-family assets in the Los Angeles. Decades of experience, expertise, professionalism, and bullish marketing strategy has led us to where we are today; heading the Multi-Family division for the #1 RE/MAX franchise in the world by sales volume. We will endeavor to continue our mission to relentlessly source, negotiate, and close the best deals for our esteemed clients.

\$44,000,000 in assets currently listed.
\$25,000,000 in assets currently under contract.
97% - 105% of asking price achieved.
100% completion rate on 1031 Exchanges.

San Fernando Valley - Closings

6809 Baird Ave, Reseda	15 Units
11315 Califa St, North Hollywood	6 Units
18957 Saticoy St, Reseda	8 Units
7030 Etiwanda Ave, Reseda	19 Units
17909 Roscoe Blvd, Northridge	6 Units
6819 Variel Ave, Canoga Park	6 Units
18139 Roscoe Blvd, Northridge	5 Units
18157 Roscoe Blvd, Northridge	8 Units
7255 Kester Ave, Van Nuys	3 Units
10932 Bloomfield St, Studio City	8 Units
18407 Dearborn St, Northridge	36 Units
8357 Amigo Ave, Northridge	4 Units
7101 Woodman Ave, Van Nuys	16 Units
412 Raymond Ave, Glendale	6 Units
6919 Coldwater Canyon, North Hollywood	9 Units
14201 Delano St, Van Nuys	9 Units
11646 Chandler Blvd, North Hollywood	4 Units
13010 Burbank Blvd, Sherman Oaks	4 Units
14220 Gilmore St, Van Nuys	3 Units
12521 Saticoy St, North Hollywood	10 Units
3926 Kentucky Ave, Studio City	8 Units
14532 Dickens St, Sherman Oaks	12 Units
4427 Woodman Ave, Sherman Oaks	15 Units
5020 Tujunga Ave, North Hollywood	40 Units
21909 Lanark St, Canoga Park	33 Units
20306 Cohasset St, Winnetka	44 Units
15125 Victory Blvd, Van Nuys	32 Units
13701 Gault St, Van Nuys	7 Units
5401 Sepulveda Blvd, Sherman Oaks	12 Units
6717 Irvine St, North Hollywood	4 Units
11543 Sylvan St, North Hollywood	6 Units
5307 Colony Dr., Agoura Hills	24 Units
6633 Woodley Ave, Van Nuys	57 Units
15809 Vanowen St, Van Nuys	21 Units

RE/MAX was Voted #1 Most Trusted Real Estate Brokerage in 2021!



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AGENT SUMMARY

RE/MAX One is the #1 RE/MAX franchise in the world by sales volume and we head their Multi-Family division.

We have a 100% completion rate for all 1031 exchanges and have achieved record setting prices throughout Santa Monica.

Our dynamic team of agents are the most active brokers in the area and range from 45+ years of experience to young, high-energy agents dialing the phones to sell your property.

Chase Simonton

Vice President, Multi-Family Investments
dre 01766871

With over 16 years of experience selling multi-family investments and over \$750 million in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica and the Greater Los Angeles Area. Leading a commercial real estate team of 9 agents, Chase offers both experience and problem solving ability backed by a young group of high energy agents calling on behalf of your property. and energy of a high powered real estate office.

John Sarna

Senior Partner, Multi-Family Investments
dre 02134610

John Sarna has become one of the top producers at RE/MAX One Commercial due to his aggressive marketing and deal underwriting abilities. This enables John to keep his finger on the pulse of the market and provide the best service for his clients with multi-family real estate needs. He holds a Masters Degree with an emphasis in Mathematics and has six years of real estate sales experience. He utilizes a results-driven approach to develop and sustain excellent customer satisfaction. John's areas of specialization are the San Fernando Valley, Hollywood, and Koreatown.



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Voted #1 Most Trusted Real Estate Brokerage by Newsweek!

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2601 Ocean Park Blvd, Ste 311, Santa Monica, California 90405



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