

930 Fraser Avenue East Los Angeles, CA

DS REAL ESTATE

M U L T I F A M I L Y I N V E S T M E N T O P P O R T U N I T Y



Exclusively listed by:

Daniel Shamooelian

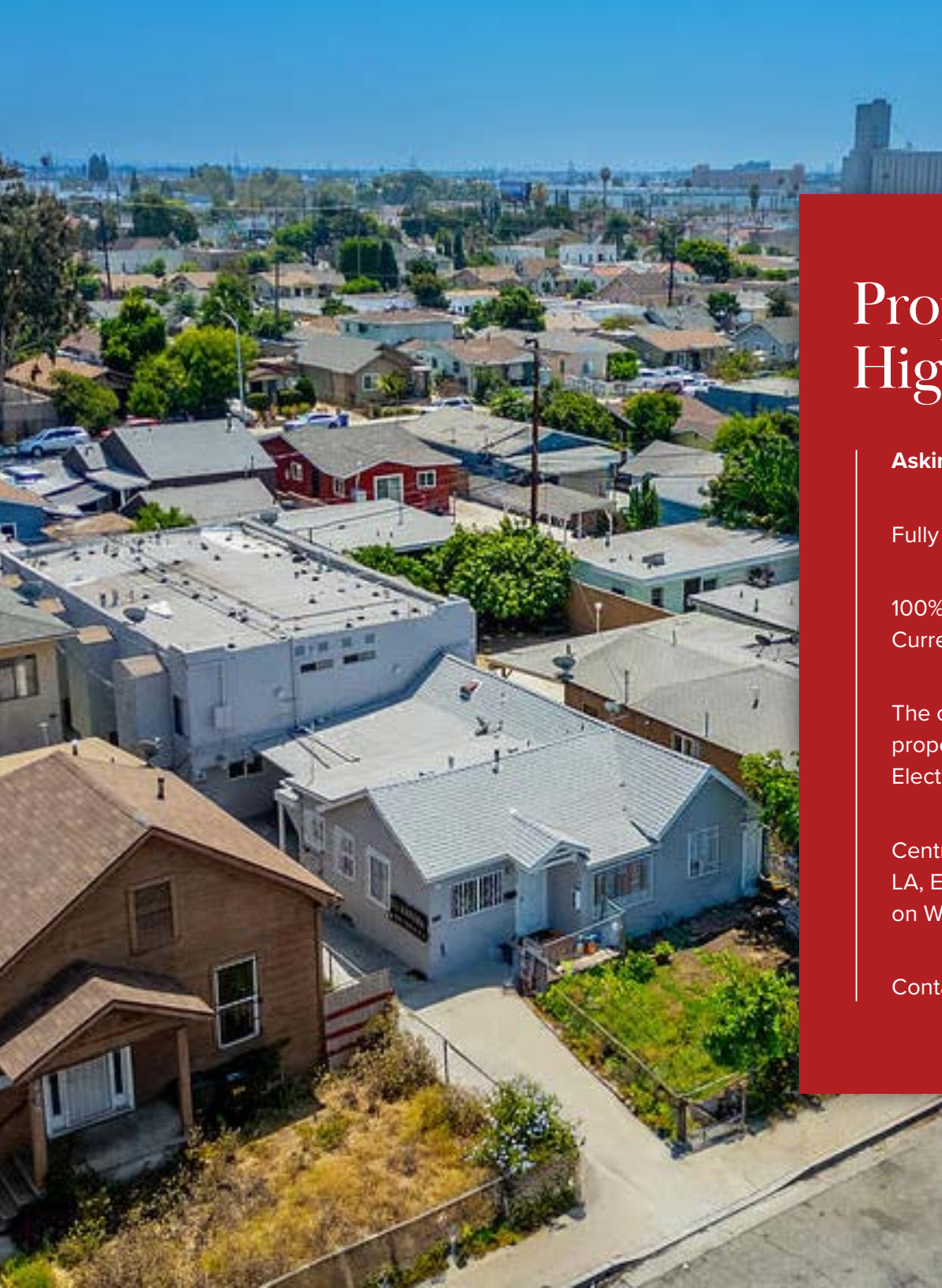
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Keller Williams

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

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Property Highlights

Asking Price: \$1,999,000

Fully renovated 16 SRO units + Duplex (two 1 BD/1 BA)

100% leased bringing in ~\$17,000/month gross income:
Current Cap of 7.2% and 10.1 GRM

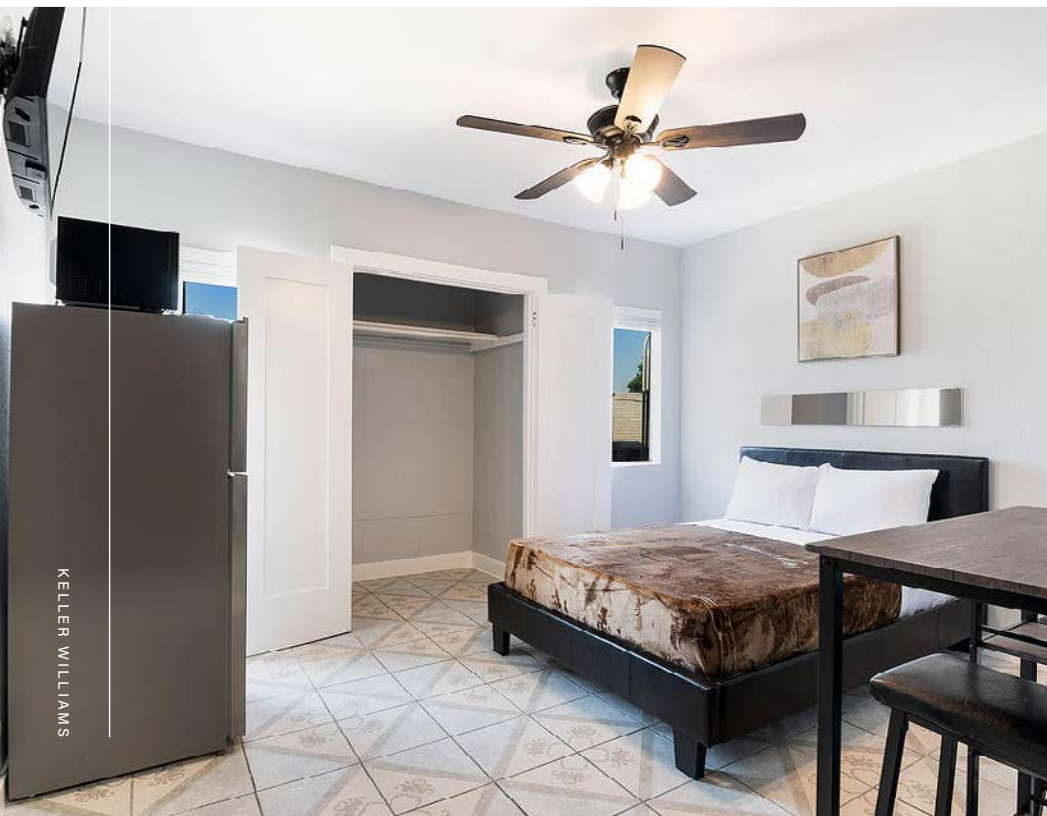
The current owner has spent over \$400,000 upgrading the property including brand new HVAC, new Roof, Plumbing, Electrical, Flooring, Paint, Furniture & more!

Central location in East LA. Convenient access to downtown LA, East LA College, USC Medical Center, and shopping/retail on Whittier Blvd!

Contact listing agent for more details or to setup a showing



930 FRASER AVENUE



KELLER WILLIAMS



Investment Summary

LOCATION

Address	930 Fraser Ave
City/State	Los Angeles, CA 90022
APN	5245-004-020
Zoning	LCP

OVERVIEW

Price		\$1,999,000
Down Payment	40%	\$799,600
Number of Units		18
Price/Unit		\$111,056
Net Rentable SF		4,631
Lot Size (SF)		4,919
Price/SF		\$431.66
Current CAP		7.2%
Pro Forma CAP		9.7%
Current GRM		10.1
Pro Forma GRM		8.1
Year Built		1913

ANNUALIZED OPERATING DATA

INCOME		CURRENT		MARKET
Scheduled Rent Income		\$198,288		\$247,200
Other Income		-		-
Gross Potential Income		\$198,288		\$247,200
Less: Vacancy/Other Deductions	5.0%	\$9,914	3.0%	\$7,416
Effective Gross Income		\$188,374		\$239,784
Less: Operating Expenses	23.9%	\$45,054	18.8%	\$45,054
Net Operating Income		\$143,319		\$194,730
Debt Service		(\$88,619)		(\$88,619)
Pre-Tax Cash Flow	6.8%	\$54,700	13.3%	\$106,111
Principal Reduction		\$14,055		\$14,055
Total Return Before Taxes	8.6%	\$68,755	15.0%	\$120,166

ANNUALIZED EXPENSES

OPERATING EXPENSES		CURRENT		MARKET
Taxes		\$19,990		\$19,990
Insurance		\$5,158		\$5,158
Utilities		\$8,492		\$8,492
Miscellaneous		\$1,500		\$1,500
Repairs & Maintenance**(5% GPI)		\$9,914		\$9,914
Total Expenses		\$45,054		\$45,054
Total Expenses per Unit		\$2,503		\$2,503
Total Expenses per SF		\$9.73		\$9.73

Rent Roll

RENT ROLL INFORMATION			
UNIT #	UNIT TYPE	SQUARE FEET	MONTHLY RENT
01	0/0.50	158	\$0.00
02	0/0.50	158	\$666.67
03	0/0.50	158	\$995.00
04	0/0.50	158	\$1,095.00
05	0/0.50	158	\$995.00
06	0/0.50	158	\$995.00
07	0/0.50	158	\$995.00
08	0/0.50	158	\$995.00
09	0/0.50	101	\$850.00
10	0/0.50	131	\$950.00
11	0/0.50	137	\$975.00
12	0/0.50	132	\$975.00
13	0/0.50	150	\$995.00
14	0/0.50	150	\$975.00
15	0/0.50	137	\$975.00
16	0/0.50	137	\$1,145.00
930 - Front	1/1.00		\$962.00
930 1/2	1/1.00		\$806.00
Total Monthly		2,339	\$16,344.67

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



WHITTIER BLVD

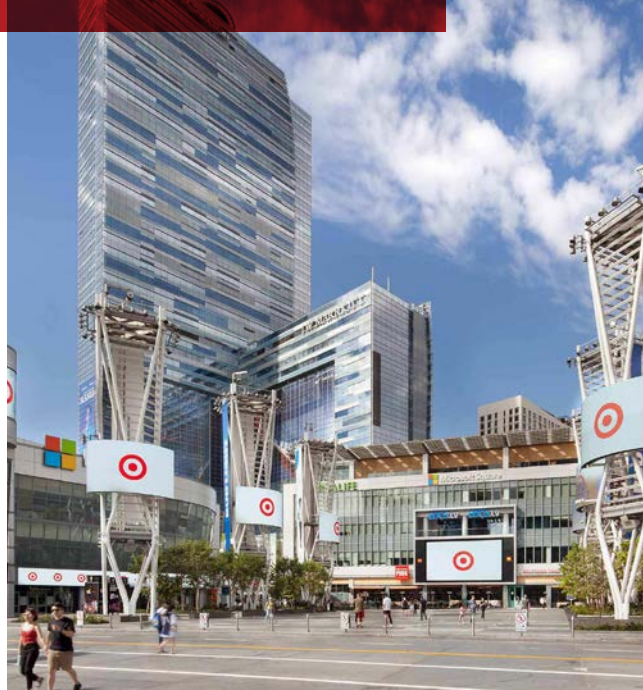
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Los Angeles

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 km²), 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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