

7427 S FIGUEROA ST

LOS ANGELES, CA 90003



8 Units in South LA | 8.94% CAP Rate | 7.5 GRM | Parking On-Site

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INVESTMENT DETAILS

PROPERTY INFORMATION

Property Address	7427 S FIGUEROA ST LOS ANGELES, CA 90003
Assessor's Parcel Number	6020-024-017
Year Built	1961
Gross Square Feet	4,460 SF
Lot Size	6,515 SF

PRICING INFORMATION

Price	\$ 1,195,000
Current Occupancy	75%
CAP Rate - Current	8.94%
CAP Rate - ProForma	10.12%
GRM - Current	7.5
GRM - Pro Forma	6.73

NEW FINANCING

Loan Amount	\$ 836,500
Interest Rate	6.00%
Amortization	30 Years
DCR	1.77

*The proposed new financing is time sensitive and subject to change.

INVESTMENT HIGHLIGHTS

- A 8-Unit Investment and Value-Add Opportunity in South Los Angeles
- Offered at a 8.94% CAP Rate and 7.5 GRM with Additional Rental Upside
- A 1961 Construction Building Situated on a Corner Lot with Gated Access
- Includes Parking On-Site
- Strong and Desirable Unit Mix with (4) One-Bedroom and (4) Two-Bedroom Units
- Within Short Drive to Destinations like Exposition Park, Downtown LA and Close Proximity to the Metro A Line for Transit Access
- Investors Are Showing Increased Commitments to South LA with a Rise in New Development and Housing Projects Due to the Rental Demand and Dense Location
- ADU Development Potential On-Site



EXECUTIVE SUMMARY

7427 S. Figueroa Street presents a compelling 8-unit multifamily investment opportunity in the highly active South Los Angeles market. Offered at a 8.94% CAP rate and 7.5 GRM, the property provides investors with immediate cash flow as well as additional rental upside potential. Built in 1961 and situated on a secured corner lot with gated access and on-site parking, the asset features a desirable unit mix consisting of four one-bedroom units and four two-bedroom units, appealing to a broad tenant base in a dense rental market.

The property benefits from its strategic location with convenient access to major Los Angeles destinations including Exposition Park, Downtown Los Angeles, and the Metro A Line, providing strong transit connectivity throughout the city. South Los Angeles continues to attract increased investor attention due to ongoing redevelopment activity, new housing projects, and sustained rental demand driven by the area's central location and growing population base. This offering represents an attractive opportunity for investors seeking stable in-place income with long-term growth potential in an evolving urban submarket.



PHOTOS



PHOTOS



AERIAL MAP

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7307 S Figueroa St
Recently viewed



Chevron

S Hoover Ave

Vermont Ave

Vermont Ave

W 68th St

W 68th St

W 69th St

W 69th St

W 70th St

W 73rd St

W 73rd St

W 74th St

W 74th St

W 75th St

W 75th St

W 68th St

W 71st St

Ave

Junior Burger

AERIAL MAP

FINANCIAL OVERVIEW

LOCATION

7427 S FIGUEROA ST LOS ANGELES, CA 90003

Price:		\$ 1,195,000
Down Payment:	30%	\$ 358,500
Number of Units:		8
Cost per Legal Unit:		\$149,375
Current GRM:		7.50
Market GRM:		6.73
Current CAP:		8.94%
Market CAP:		10.12%
Approx. Age:		1961
Approx. Lot Size:		6,515
Approx. Gross SF:		4,460
Price per SF		\$267

FINANCING

Loan:		\$ 836,500
Interest Rate:		6%
Amortization:		30 Years
Monthly Payment:		\$5,015.24
DCR:		1.77

Loan information is time sensitive and subject to change.

ANNUALIZED OPERATING DATA

INCOME		CURRENT RENTS		MARKET RENTS
Scheduled Gross Income		\$159,408		\$ 184,800
Less Vacancy Rate Reserve	3.0%	\$4,782	5.0%	\$ 9,240
Gross Operating Income		\$154,626		\$ 175,560
Less Expenses	30%	\$47,826	26.9%	\$ 56,222
Net Operating Income		\$106,800		\$ 119,339
Less Loan Payments		\$60,183		\$ 4,952
Pre-Tax Cash Flow	13%	\$46,617	16.9%	\$ 54,387
Plus Principal Reduction		\$10,581		\$ 12,258
Total Return Before Taxes	16%	\$57,198	19.9%	\$ 66,645

EXPENSES

Taxes Rate	1.25%	\$ 14,938
Insurance		\$ 6,244
Utilities:		\$ 9,174
Reserves		\$ 2,500
Maintenance		\$ 4,000
Management	5%	\$ 7,970
Landscape		\$ 2,200.00
Pest Control		\$ 800

Total Expenses:		\$ 47,826
Per Net Sq. Ft.:		\$10.72
Per Unit:		\$5,978.24

RENT ROLL

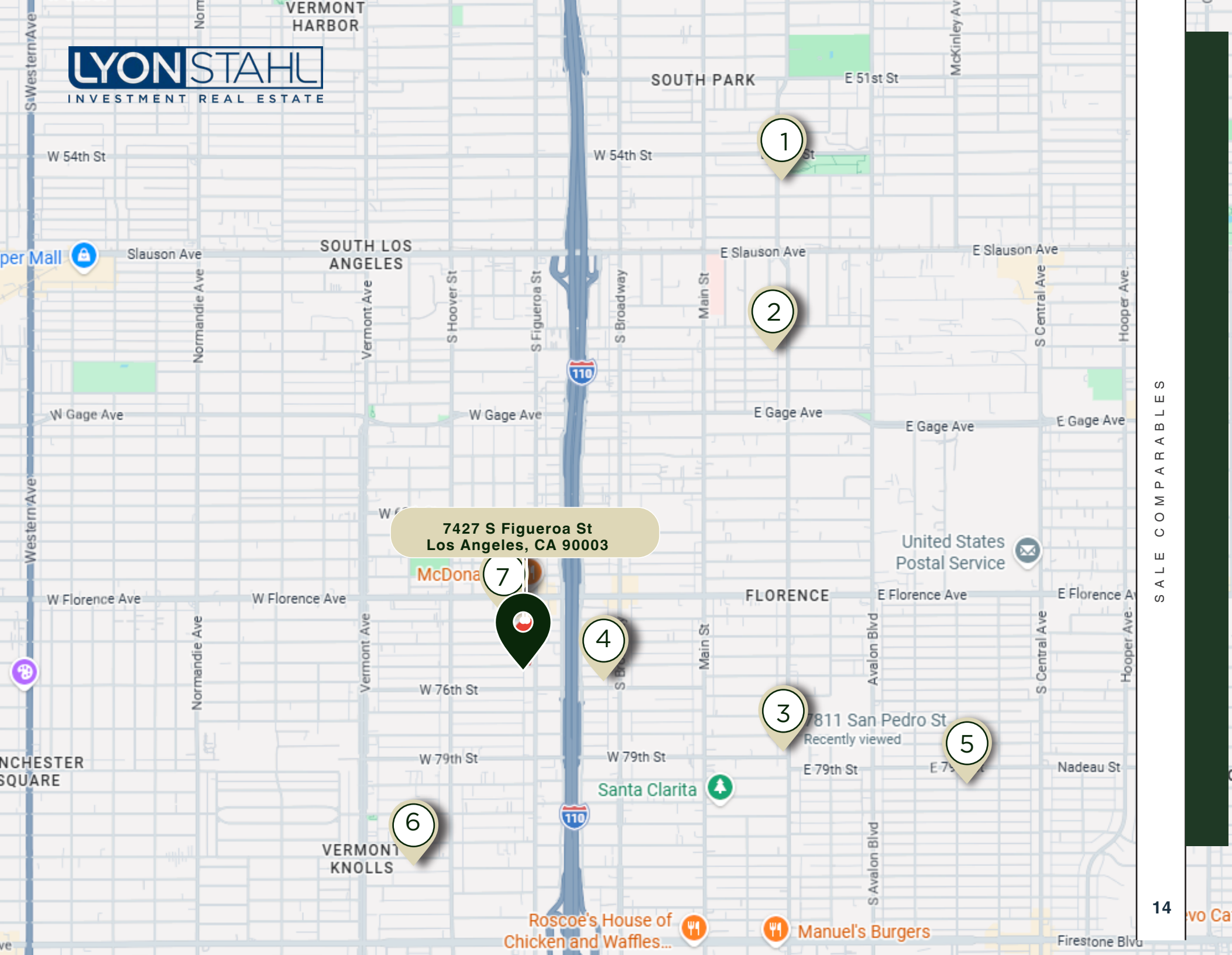
Unit	Unit Type	Actual Rents	Market Rents	Notes
1	2+1	\$2,000	\$ 2,000	Vacant
2	2+1	\$1,848	\$ 2,000	
3	1+1	\$1,554	\$ 1,700	
4	1+1	\$1,482	\$ 1,700	
5	2+1	\$2,000	\$ 2,000	Vacant
6	2+1	\$1,105	\$ 2,000	
7	1+1	\$1,700	\$ 1,750	
8	1+1	\$1,595	\$ 1,750	
Total:		\$ 13,284	\$ 14,800	

SALE COMPARABLES

Los Angeles, CA

SALE COMPARABLES

		PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	UNIT MIX	YEAR BUILT
S		7427 S Figueroa St Los Angeles, CA 90003	N/A	\$ 1,195,000	8	\$149,375	\$267	8.94%	7.50	(4) 1+1 (4) 2+1	1961
1		300 E. 55th St, Los Angeles, CA 90011	3/17/2026	1,160,000	7	\$165,714	\$274	5.5%	8.9	(6) 1+1 (1) 2+2	1950
2		240 E 60th St Los Angeles, CA 90003	12/31/2025	\$1,735,000	10	\$173,500	\$196	6.9%	8.23	(7) 2+1 (3) 3+1	1965
3		7811 San Pedro St Los Angeles, CA 90003	11/3/2025	\$1,550,000	6	\$258,333	\$267			(3) 2+1 (3) 3+1	1961
4		317 W 76th St Los Angeles, CA 90003	10/10/2025	\$889,900	5	\$177,980	\$233	7.12%	8.91	(1) 1+1 (4) 2+1	1964
5		413 E 81st St Los Angeles, CA 90003	7/28/2025	\$895,000	6	\$149,167	\$388	4%	11.66	(6) 1+1	1949
6		850 W 83rd St Los Angeles, CA 90044	7/11/2025	\$1,400,000	6	\$233,333	\$215	7.5%	9.1	(4) 2+1 (2) 4+1	1949
7		7307 S Figueroa St Los Angeles, CA 90003	2/18/2025	\$855,000	5	\$171,000	\$203	6.8%	7.4%	(5) 2+1	1965



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