



Priced at \$1,300,000

1909 Johnston Street

Lincoln Heights, CA 90031

Local Income, Real Upside—NELA Multifamily Portfolio

PARTNERSCRE
Braverman



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SHAYA BRAVERMAN
Executive Vice President, Partners CRE
Regional President, KW Commercial
310.614.8572
shaya@bravermancre.com
DRE 01861842

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The Offering

Partners CRE is offering a prime 8 unit building in Northeast LA—perfect for local investors looking for stable income with solid upside. 1909 Johnston is in a walkable, up-and-coming neighborhood with strong rental demand. Whether you're looking to grow your portfolio or just get your feet wet in real estate, this is a great opportunity. Seller is even offering financing on up to 40% of the price at 6% interest-only for two years—making the entry even easier.



At a Glance

Lincoln Heights

\$1,300,000

Price

8

Units

3,870 SF

Building Size

\$162,500

Price Per Unit

\$336

Price Per SF

4.01%

CAP Rate

10.03

Market CAP

13.41

GRM

7.32

Market GRM

Highlights

- Seller Financing Available
- Strong Value Add Potential
- Walkable Neighborhoods
- Perfect for Local Investors

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Underwriting

Financial Indicators	
Price	\$1,300,000
Down Payment	\$1,300,000
Down Payment %	100%
Current CAP	4.01%
Market CAP	10.03%
Current GRM	13.41
Market GRM	7.32
Cost Per Sq. Ft.	\$336
Cost Per Unit	\$162,500
Cash on Cash Return	4.01%
Expenses Per Unit	\$5,230
Expenses Per Sq Ft	\$10.81

Property Abstract	
Units	8
Year Built	1926
Lot Sq Ft	8,972
Bldg Gross Sq Ft	3,870
Zoning	LACM-LARD2

Estimated Annualized Expenses		
Taxes	1.25% of Price	\$16,250
Insurance	Actual	\$3,825
Utilities	Actual	\$5,525
License/Fees	\$150 per unit	\$1,200
Gardener	Actual	\$550
Repairs & Maint.	5% of SGI	\$4,846
Off-site Mgmt	5% of SGI	\$4,846
Reserves	\$50 per unit/mo	\$4,800
Total Expenses		\$41,841

Property Notes:				
Proposed Financing				
Loan Amount	Rate	Term	Annual Pymt	
\$0	6.0%	360	\$0	

		CURRENT		MARKET	
# of Units	Unit Type	Avg. Rent	Total	Avg. Rent	Total
8	1+1	\$1,010	\$8,076	\$1,850	\$14,800
Total Rental Income			\$8,076		\$14,800
Total Monthly Income			\$8,076		\$14,800

Estimated Annualized Operating Data		
	CURRENT	MARKET
Scheduled Gross Income	\$96,912	\$177,600
Less Vacancy	3.0% (\$2,907)	3.0% (\$5,328)
Gross Operating Income	\$94,005	\$172,272
Less Expenses	44.5% (\$41,841)	24.3% (\$41,841)
Net Operating Income	\$52,163	\$130,431
	\$0	\$0
Pre-Tax Cash Flow	\$52,163	\$130,431
Percentage Return	4.01%	10.03%

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Rent Roll

Unit	Type	Rent	SF	Rent/SF	Move-in	Unit Count	Unit Mix	Avg Rent
1909	1+1	\$1,374	480	\$2.86	4/3/17	8	1+1	\$1,009.50
1909 1/2	1+1	\$621	480	\$1.29	1/1/14			
1911	1+1	\$1,850	480	\$3.85	7/1/24			
1911 1/2	1+1	\$1,351	480	\$2.81	3/12/22	Total 8		
1913	1+1	\$646	480	\$1.35	3/1/14			
1913 1/2	1+1	\$744	480	\$1.55	3/1/14			
1913 1/4	1+1	\$744	480	\$1.55	3/1/14			
1915	1+1	\$746	480	\$1.55	3/1/14			
Monthly Income		\$8,076						
Annual Income		\$96,912						

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Area Overview

LINCOLN HEIGHTS & CYPRESS PARK

Lincoln Heights and Cypress Park are two of the oldest neighborhoods in Los Angeles, and over the past decade, they've emerged as some of the most rapidly transforming areas in Northeast LA. Located just minutes from Downtown Los Angeles, these communities have seen strong appreciation driven by an influx of new development, infrastructure improvements, and a growing population of young professionals seeking more affordable alternatives to neighboring Echo Park, Highland Park, and Silver Lake.

Lincoln Heights has seen a wave of revitalization fueled by adaptive reuse projects, new housing developments, and increased investor interest. The LA River revitalization project and proximity to the USC Health Sciences Campus have further spurred demand, making the area attractive to both tenants and long-term investors. Median home prices in Lincoln Heights have more than doubled since 2013, and rents have seen steady year-over-year increases, reflecting a strong rental market with low vacancy rates

Cypress Park, bordered by Mt. Washington and Glassell Park, has become a hotspot for creatives and young families. It has benefited significantly from its location along the Metro Gold Line, providing easy access to Downtown and Pasadena. The neighborhood has experienced an influx of new cafes, boutique retail, and small-scale residential developments, all contributing to a rising quality of life and property values. Like Lincoln Heights, Cypress Park has seen strong appreciation—with average home values rising more than 70% over the last 10 years and rental rates climbing accordingly.

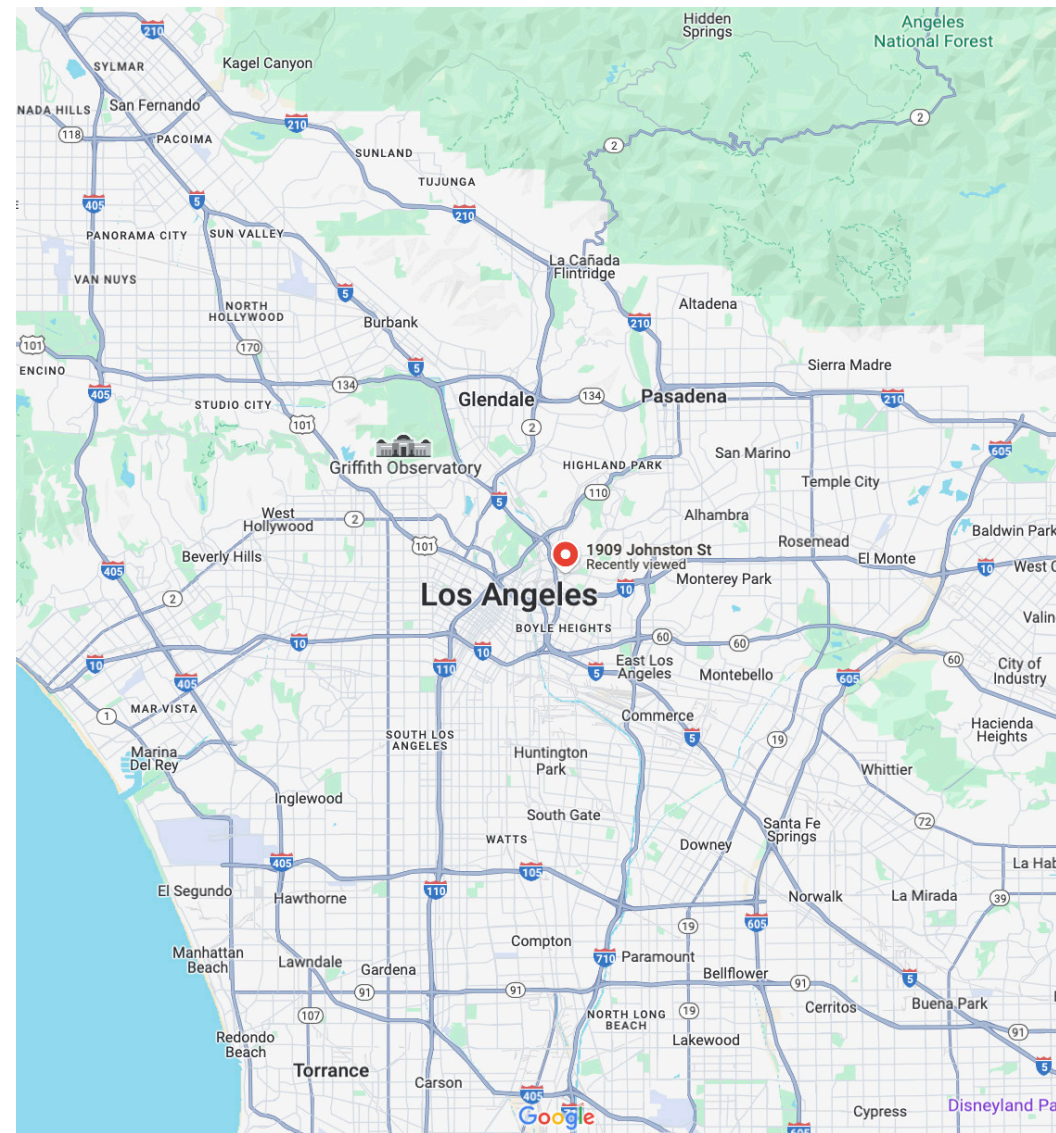
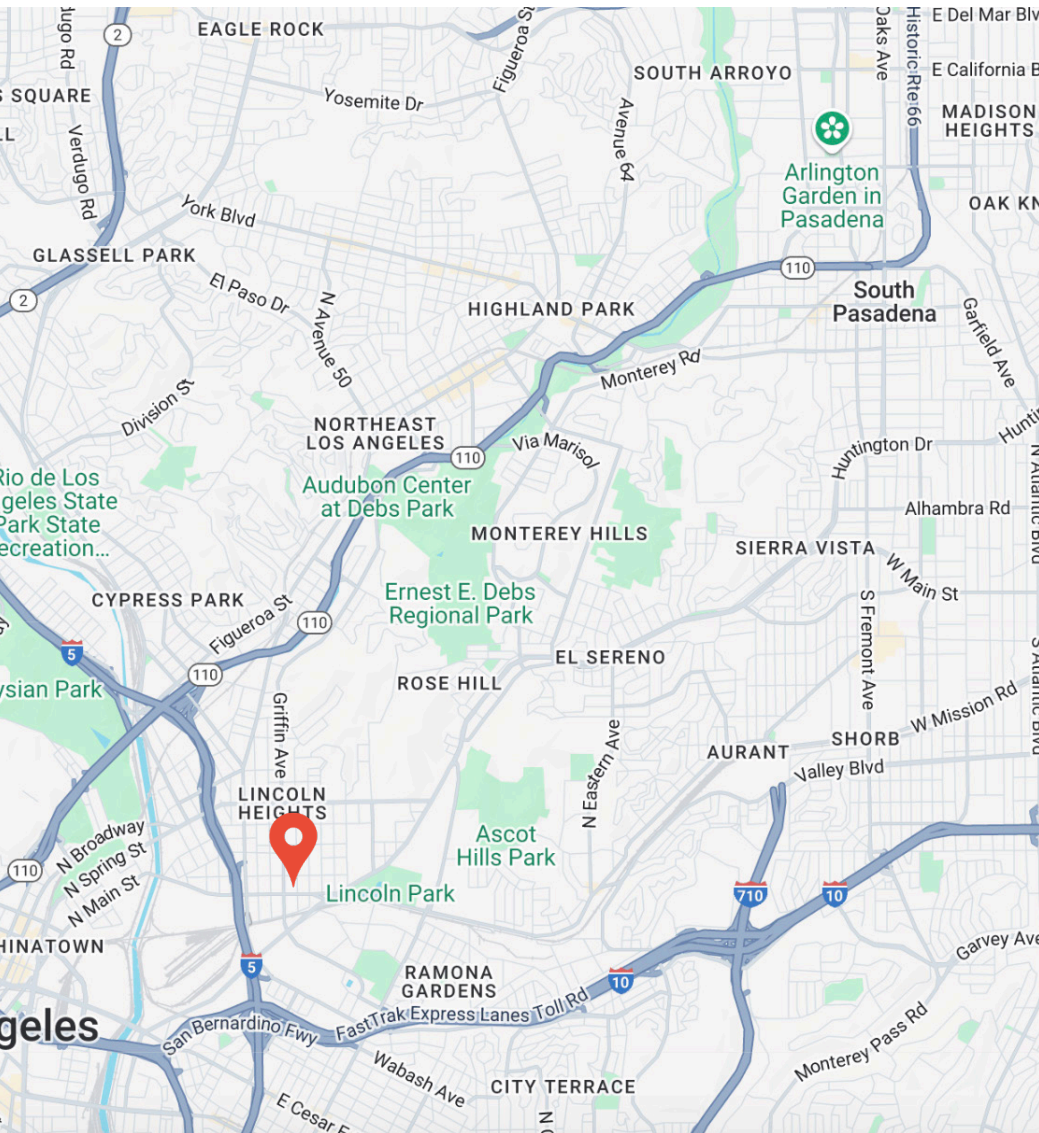
Together, these neighborhoods offer a compelling combination of historic charm, ongoing gentrification, and upward market momentum—making them prime territory for investors looking to capitalize on long-term growth while remaining connected to LA's core.



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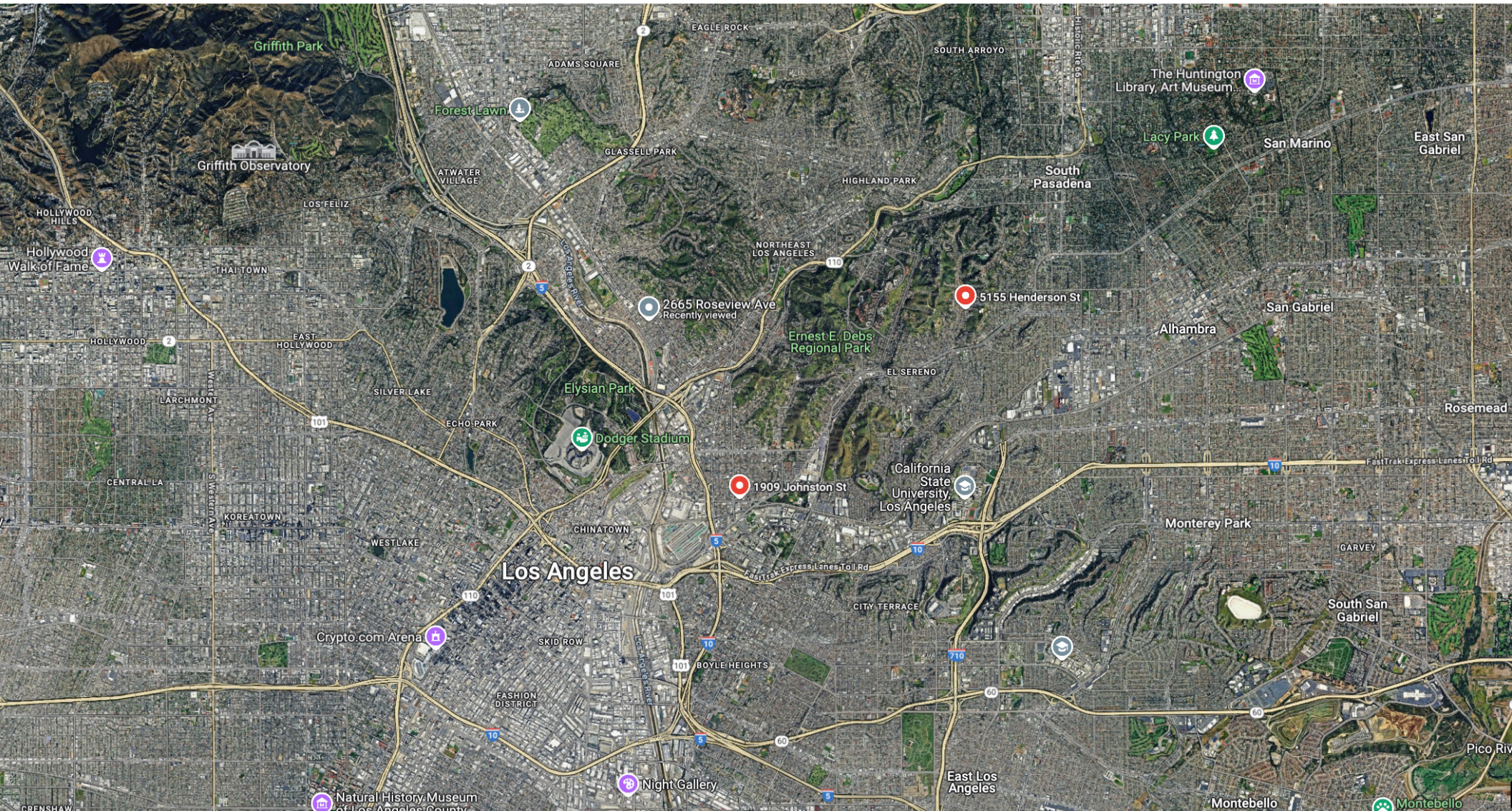
Location Map



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Location Map



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SHAYA BRAVERMAN
Executive Vice President, Partners CRE
Regional President, KW Commercial

310.614.8572
shaya@bravermancre.com
DRE 01861842
partnerscrela.com

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