

EXCLUSIVE LISTING

770 N Hill Pl, Los Angeles, CA

Excellent and Central Location in the heart of Chinatown, 2 blocks from DTLA Core, 11 out of 16 units have been fully upgraded, Superb location, Walk Score 95 (Walker's Paradise), Soft-story retrofit has been completed, Good unit mix, Attractive price/unit, Assumable Loan at 3.35%



SUMMARY

Subject Property:	770 N Hill Pl Los Angeles, CA 90012
Asking Price:	\$4,110,000
Number of Units:	16
Year Built/Renovated:	1965/2019-2022
Building Area:	10,880 SF
Lot Size:	10,421 SF
Zoning/Parking:	R4/15 Spaces
APN:	5407-022-024
Unit Mix:	1 x 3B + 1B 2 x 2B + 2B 1 x 2B + 1B 12 x 1B + 1B

Investment & Property Highlights

- Excellent location in the heart of the iconic Chinatown neighborhood of Los Angeles
- Walking distance to Olvera Street, Union Station, Downtown Los Angeles, museums, retail shops on Broadway, and offers excellent access to 4 major freeways (10, 110, 101, 5)
- WALKER'S PARADISE (walk score of 95 out of 100) and RIDER'S PARADISE (transit score of 90 out of 100)
- Offered at very attractive price/unit, 7.48% Proforma CAP Rate and 9.00x Proforma GRM
- Assumable Loan at 3.35% interest rate, 7-yr fixed until September 2028 (7-year term, buyer to verify loan terms during DD Period)
- Minutes away from The Broad Museum, MOCA Art Museum, Walt Disney Concert Hall, Dodger Stadium, Staples Center, Grand Central Market, and other historic and hip places
- Nearby newly built apartment communities such as JIA by Equity Residential, La Plaza Village, Orsini, Yale Street Housing, 708 N Hill, etc.
- Very well-maintained apartment in a central location across from DTLA core
- 11 out 16 units have been fully upgraded providing upside potentials on 4 non-turned units
- Excellent unit mix with good combinations of 3bed, 2bed and 1bed units
- Many capital improvements have been completed: unit upgrades, new fence, new exterior paint, new façade, etc.
- Soft-story retrofit has been completed, Gated parking, secured entrance
- 20 parking spaces (15 front and 5 back – 5 are tandem)
- Individually metered for electricity and gas, shared laundry room

Exclusively Listed By:

HAN WIDJAJA CHEN

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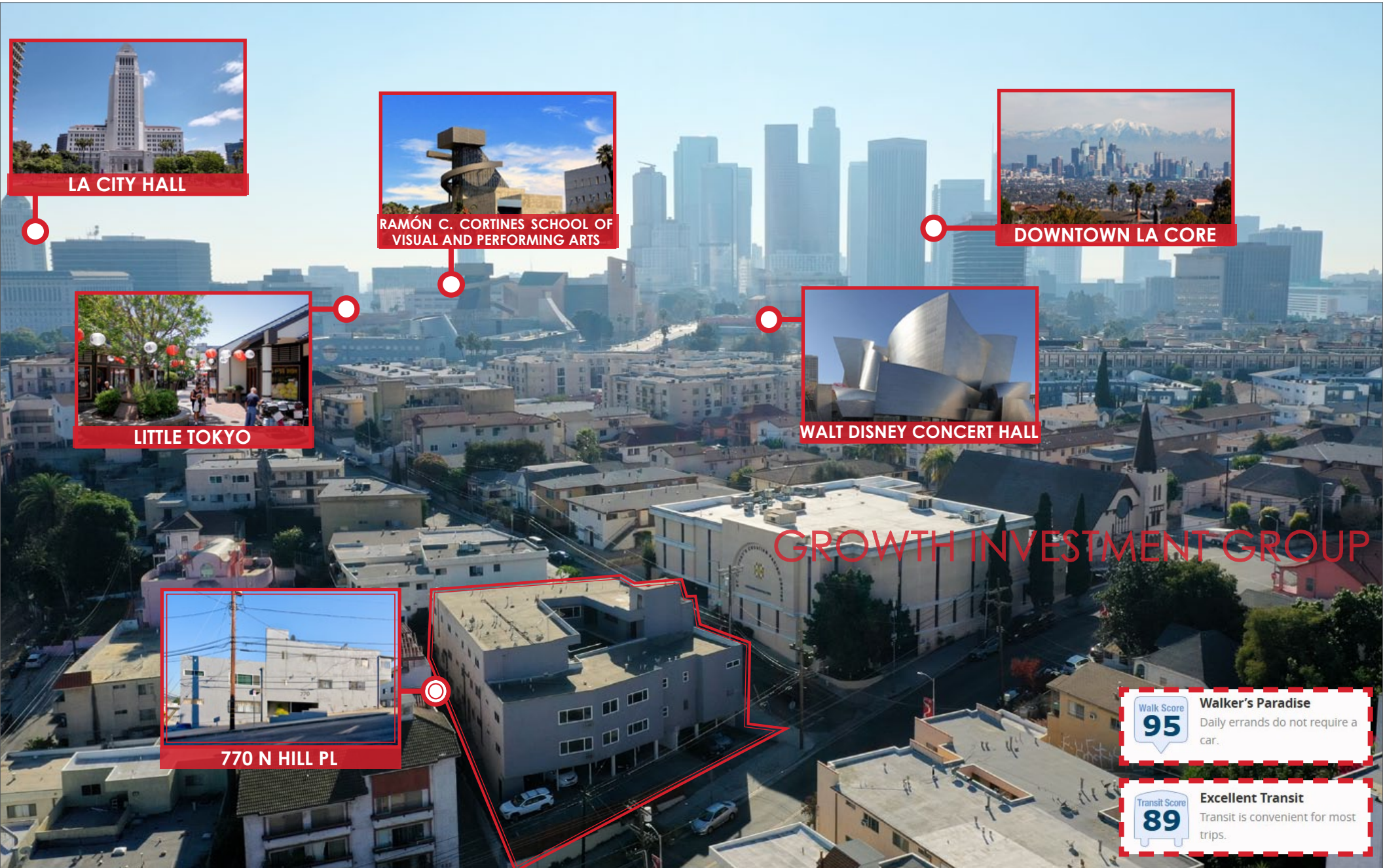
han.chen@growthinvestmentgroup.com

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LA CITY HALL



RAMÓN C. CORTINES SCHOOL OF VISUAL AND PERFORMING ARTS



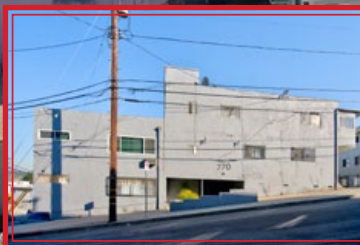
DOWNTOWN LA CORE



LITTLE TOKYO



WALT DISNEY CONCERT HALL



770 N HILL PL

Walk Score 95
Walker's Paradise
Daily errands do not require a car.

Transit Score 89
Excellent Transit
Transit is convenient for most trips.

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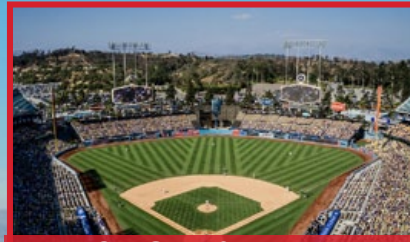
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DODGER STADIUM



LA STATE HISTORIC PARK

110 FWY

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95

Walker's Paradise

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Transit Score
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Excellent Transit

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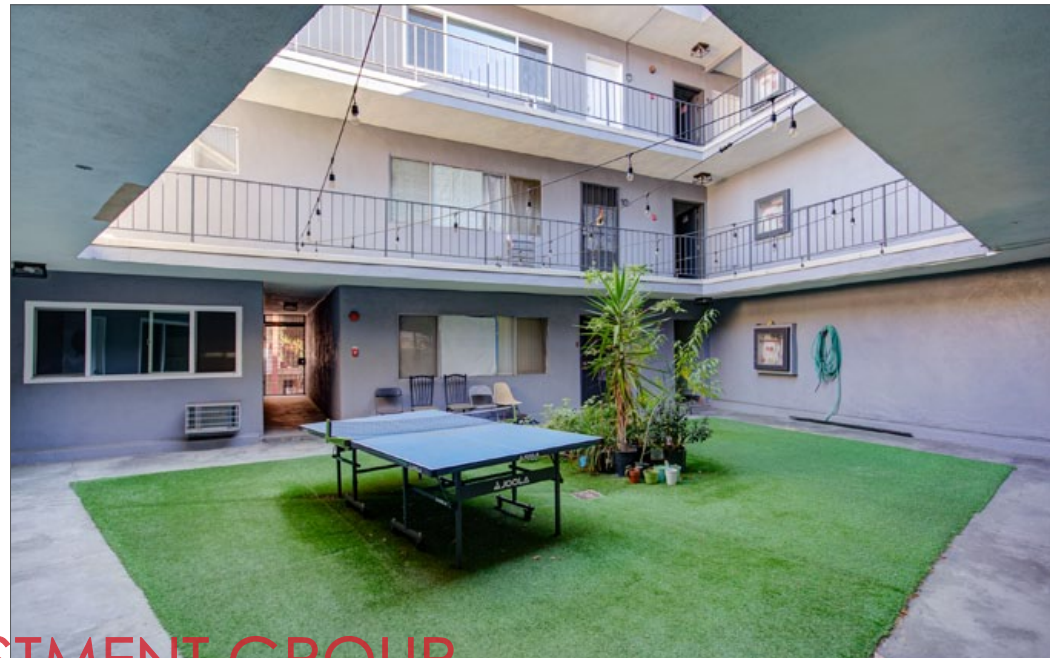
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Walkscore Map

770 North Hill Place

Historic Cultural, Los Angeles, 90012

Commute to **Downtown East Los Angeles**

5 min 20 min 9 min 33 min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Apartments](#)

[More about 770 North Hill Place](#)

Walk Score
95

Walker's Paradise

Daily errands do not require a car.

Transit Score
90

Rider's Paradise

World-class public transportation.

Bike Score
52

Bikeable

[About your score](#)

