

2717 S Budlong Ave – Offering Memorandum Los Angeles, CA 90007 8-Unit Apartment Building

**EXECUTIVE SUMMARY** Exceptional 8-Unit Value-Add Opportunity in Prime USC Secure Zone! Located directly across from Richardson Family Park, this rare multifamily offering presents tremendous upside with over 80% rental growth potential. At pro-forma rents, the property achieves a double-digit cap rate exceeding 10%. The asset features six 2BR/1BA units and two 1BR/1BA units with an average unit size of 822 SF. The 7,314 SF building sits on a 7,715 SF lot and includes 8 on-site parking spaces. Separately metered for gas and electricity and upgraded electrical panels minimize operating expenses and future capital needs.

**INVESTMENT HIGHLIGHTS** • Strong Upside – Over 80% rental growth potential. • Exceptional Value-Add – Within USC Secure Zone. • On-Site Parking – 8 spaces. • Prime Location – Across from Richardson Park, near USC & entertainment. • Desirable Unit Mix – (6) 2BR/1BA + (2) 1BR/1BA. • Long-Term Growth – High student housing demand.

**PROPERTY FACTS** Price: \$1,325,000 GRM: 12.62 Units: 8 Building Size: 7,314 SF Lot Size: 0.18 AC Stories: 2 Year Built: 1931 Zoning: R3

**UNIT MIX INFORMATION** 2BR/1BA – 6 Units, Avg Rent: \$1,166, Size: 725–850 SF 1BR/1BA – 2 Units, Avg Rent: \$950.50

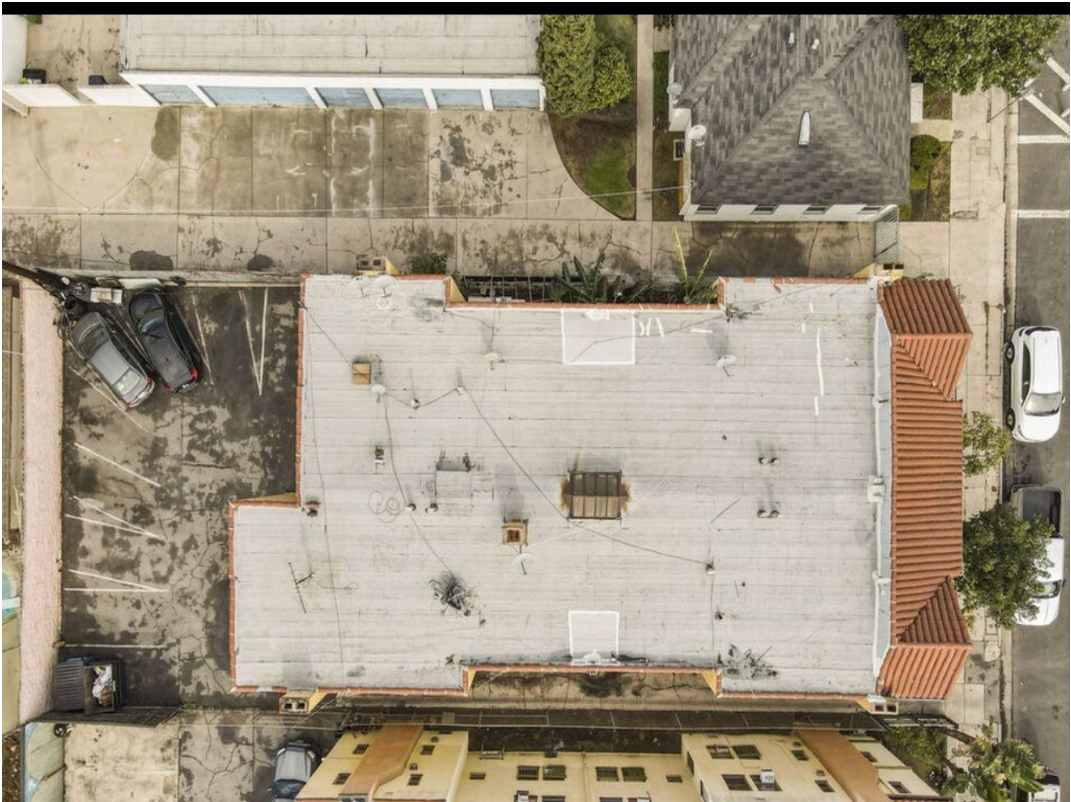
**PROPERTY TAXES** Parcel: 5054-015-017 Total Assessment (2025): \$616,297 Annual Taxes: \$1 (\$0.00/SF)

**DISCLAIMER** All information is based on data provided and should be independently verified.

















## RENT ROLL

Unit	Unit Type	Tenant Name	Actual
			Rent
101	2 Bedrooms, 1 Bathroom	Salvador Atilano	\$1,331.00
102	2 Bedrooms, 1 Bathroom	Gustavo Diaz	\$1,194.00
103	1 Bedroom, 1 Bathroom	Rodolfo Zarate	\$922.00
104	2 Bedrooms, 1 Bathroom	Alma Ruth Andrade	\$1,000.00
201	2 Bedrooms, 1 Bathroom	Felipa Vasquez	\$1,208.00
202	2 Bedrooms, 1 Bathroom	Alejandro Cervantes	\$1,277.00
203	1 Bedroom, 1 Bathroom	Marlon Caballero Chinchilla	\$979.00
204	2 Bedrooms, 1 Bathroom	Maria Sevilla	\$1,331.00
<b>Total</b>		<b>1627 S Burlington Avenue</b>	<b>\$9,242.00</b>

Rent roll inserted above. Let me know if you want it merged into the full OM PDF.