



2104 Mozart St,

Los Angeles, CA 90031

Offering Memorandum

Apartment Building



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COMPASS
COMMERCIAL

2104 Mozart St,



I. Investment Highlights

II. Property Overview

III. Location Overview

2104 Mozart St,

Investment Summary

Los Angeles, CA 90031



Property Profile



ADDRESS

2104 Mozart St, Los Angeles, CA 90031

COUNTY

Los Angeles

YEAR BUILT

1993

APN

5210-002-016

LIVING SPACE SQFT

5,805

COUNTY USE

Apartment Bldg

LAND AREA (SQFT)

10041

Offering Summary

Monthly Operations Summary

	FULLY OCCUPIED	CURRENT	PRO FORMA
SCHEDULED GROSS RENT	\$16,882	\$9,182.00	\$16,882
OTHER INCOME	\$300.00	\$300.00	\$300.00
TOTAL INCOME	\$17,182	\$9,482	\$17,182
OPERATING EXPENSES	\$3,820.73	\$2,428.73	\$2,428.73
NON-OPERATING EXPENSES	\$2,532.76	\$2,603.60	\$2,603.60
TOTAL EXPENSES	\$6,353.49	\$5,032.33	\$5,032.33
NET OPERATING INCOME	\$10,828.51	\$4,449.67	\$12,149.67

Property Details

ADDRESS 2104 Mozart St, Los Angeles, CA 90031

PRICE \$1,822,000

UNITS 8

PRICE/UNIT \$247,500

RENTABLE SQFT 5,805

YEAR BUILT 1993

LAND AREA (SQFT) 10041

CURRENT CAP RATE 3.05%

MARKET CAP RATE 0.00%

CAP RATE OCCUPIED 8.00%

Financing

Upon Request

Current Rent Roll

UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	PRO FORMA
1	1 BD 1 BA	08/22/2025	\$1,514	\$1,514
2	2 BD 1 BA	05/25/2022	\$2,297	\$2,297
3	2 BD 1 BA	10/25/2012	\$1,649	\$1,649
4	1 BD 1 BA	07/16/2020	\$1,550	\$1,550
5	1 BD 1 BA	03/28/2028	\$2,172	\$2,172
6	1 BD 1 BA	AVAILABLE	\$0,000	\$2,400
7	1 BD 1 BA	AVAILABLE	\$0,000	\$2,400
8	2 BD 1 BA	AVAILABLE	\$0,000	\$2,900

MONTHLY	\$9,182.00	\$16,882
ANNUAL	\$110,184	\$202,584

ESTIMATED EXPENSES

NEW PROPERTY TAXES (1.25%)	\$25,625.00
MANAGEMENT FEE 5% WITH CURRENT INCOME	\$5,689.20
INSURANCE (ESTIMATED)	\$5,618.15
PGE (ESTIMATED)	\$2,377.32
WATER (ESTIMATED)	\$4,146.72
TRASH (ESTIMATED)	\$4,108.08
SEWER & SOLID WASTE	\$3,153.84
FIRE SPRINKLER & FIRE SERVICE	\$1,669.68
MAINTENANCE	\$8,000.00
TOTAL EXPENSES	\$60,387.99

Rent Roll With Vancancy Occupied

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ESTIMATED EXPENSES

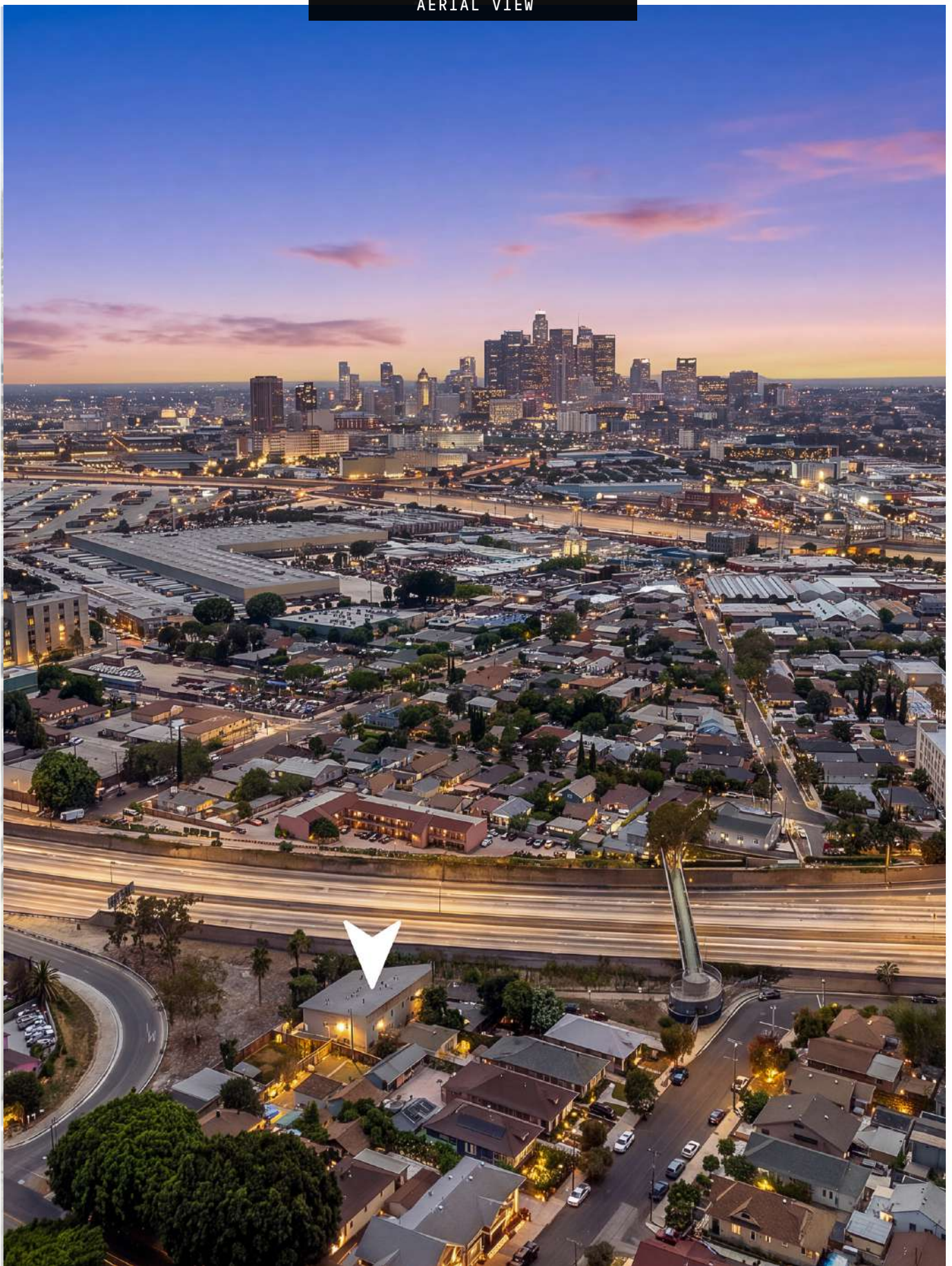
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2104 Mozart St,

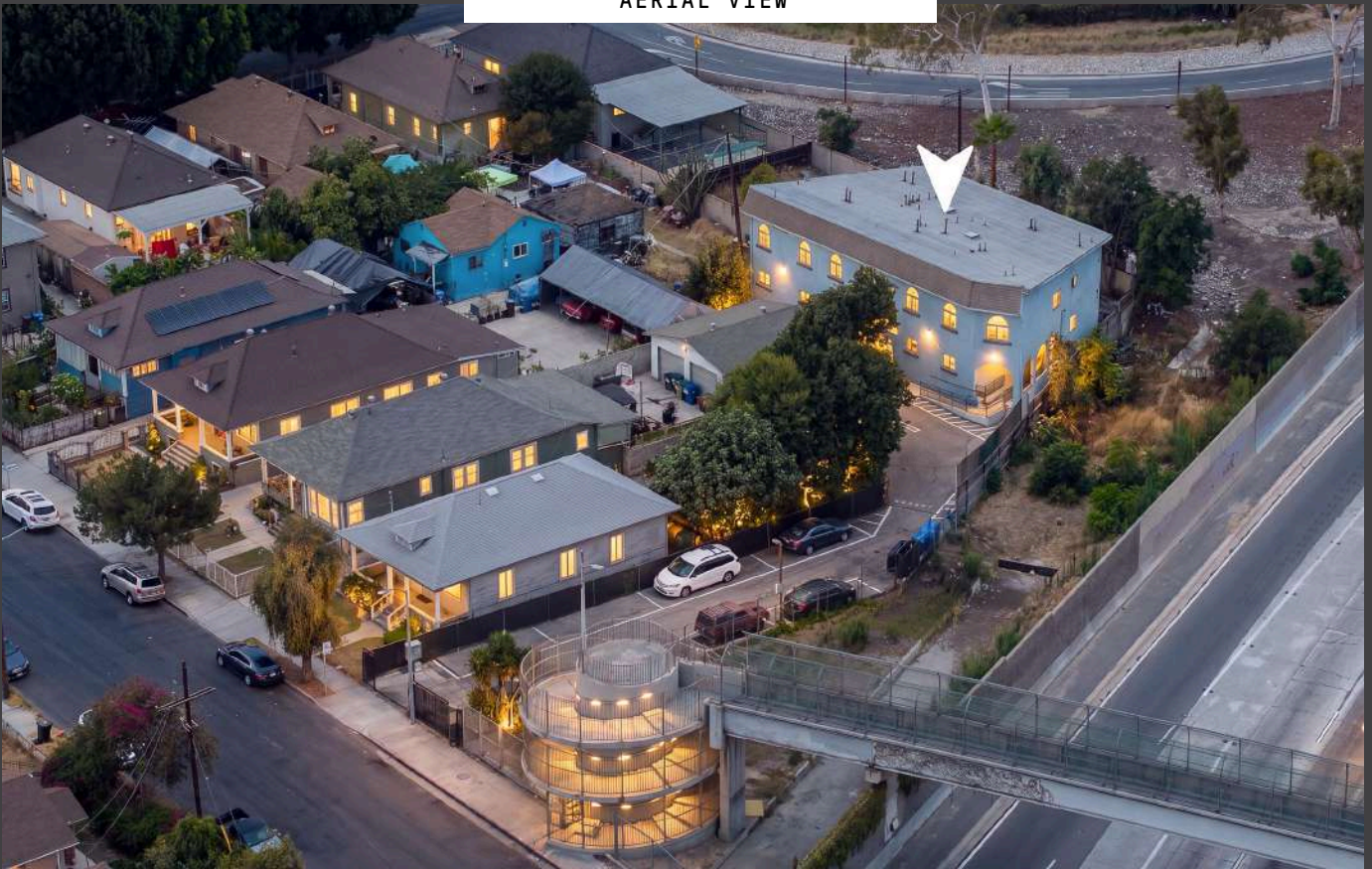
Property Overview

Los Angeles, CA 90031

AERIAL VIEW



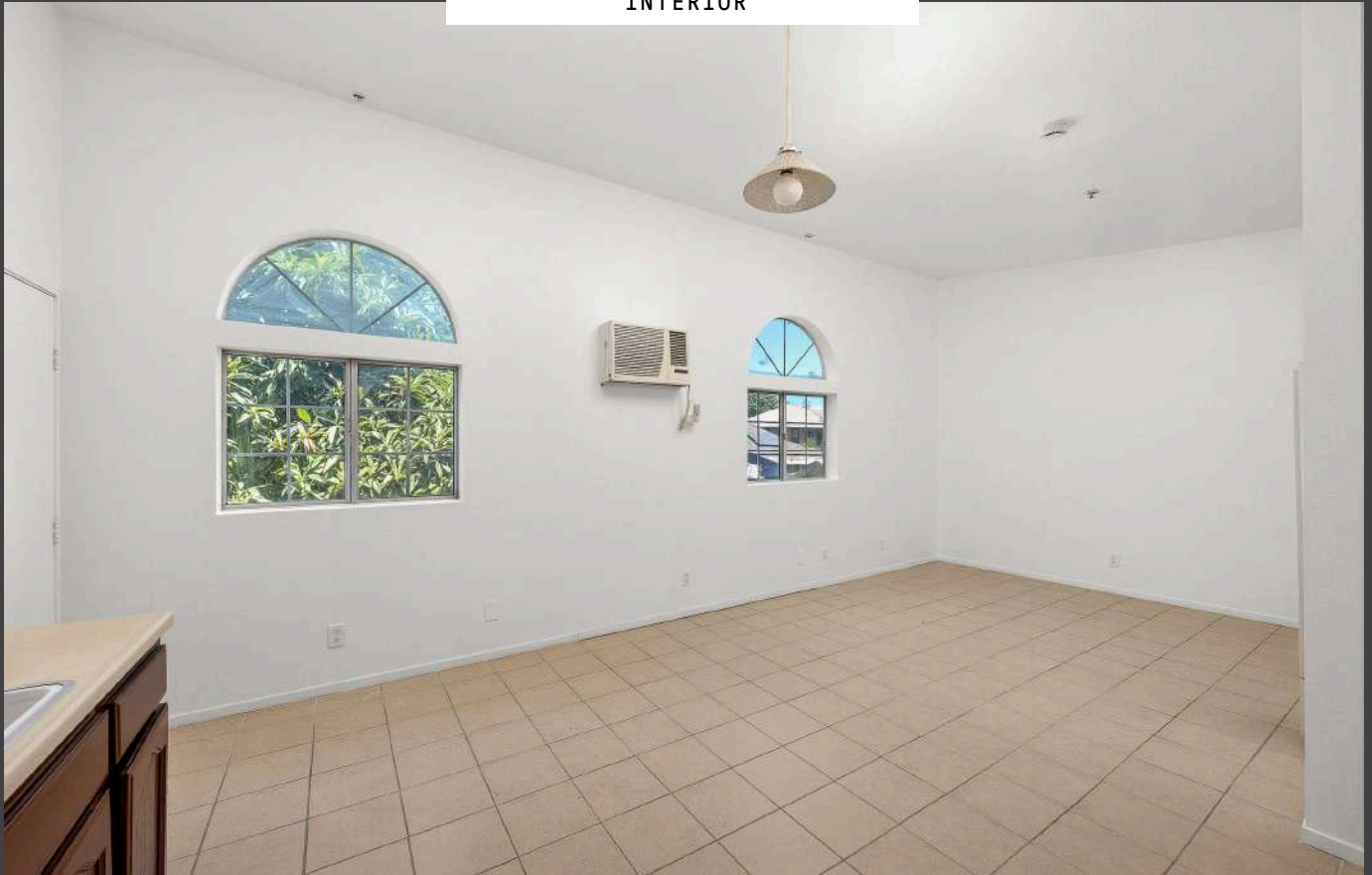
AERIAL VIEW



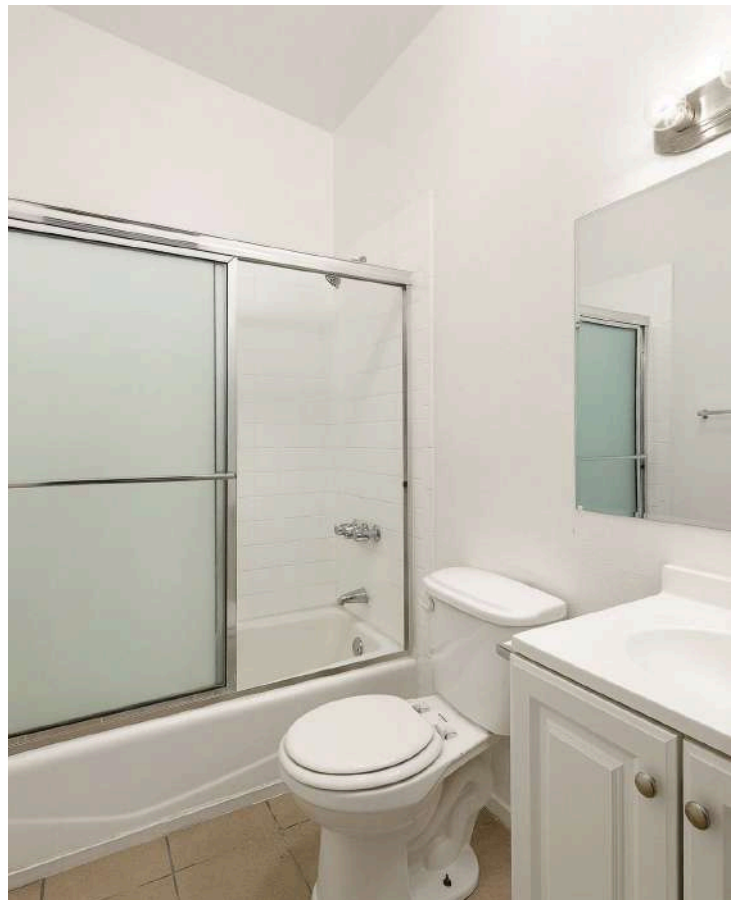
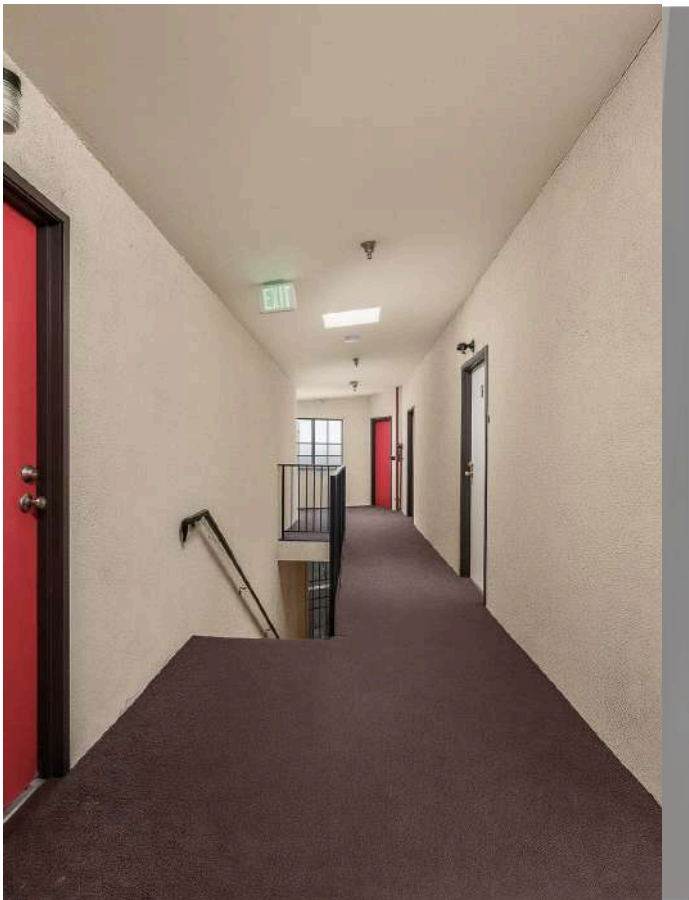
EXTERIOR



INTERIOR



ADDITIONAL PHOTOS



2104 Mozart St,

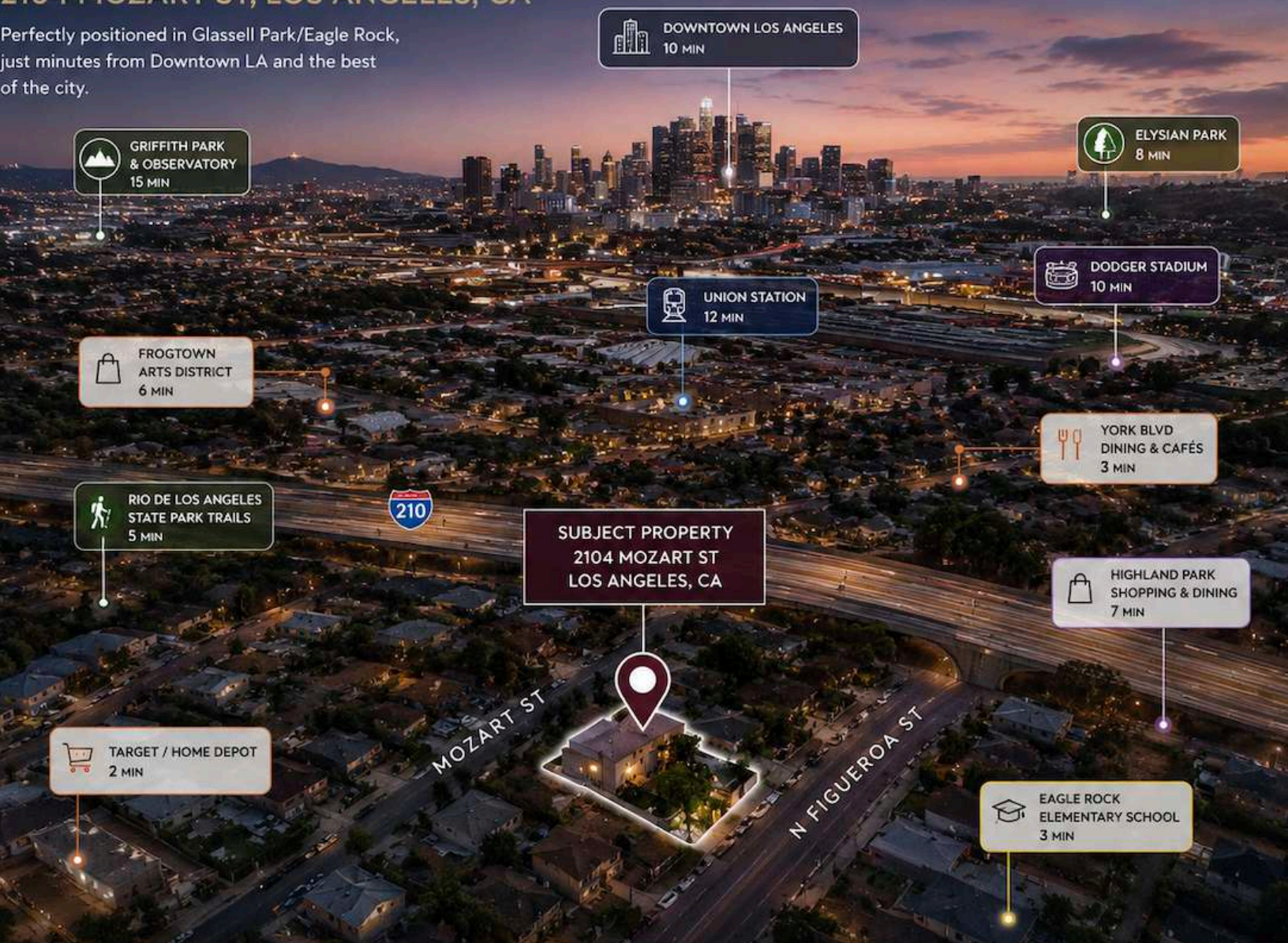
Location Overview

Los Angeles, CA 90031

LIVE CLOSE TO IT ALL

2104 MOZART ST, LOS ANGELES, CA

Perfectly positioned in Glassell Park/Eagle Rock, just minutes from Downtown LA and the best of the city.



EVERYDAY CONVENIENCES



GROCERY STORES
(RALPHS, ALDI)
3 MIN



COFFEE SHOPS
& CAFÉS
3 MIN



LOCAL GYMS
5 MIN



GAS STATIONS
2 MIN



MEDICAL CLINICS
5 MIN

CONVENIENTLY CONNECTED



210 FREEWAY
ACCESS
1 MIN



METRO GOLD LINE
(HIGHLAND PARK STATION)
7 MIN



DOWNTOWN LA
10 MIN



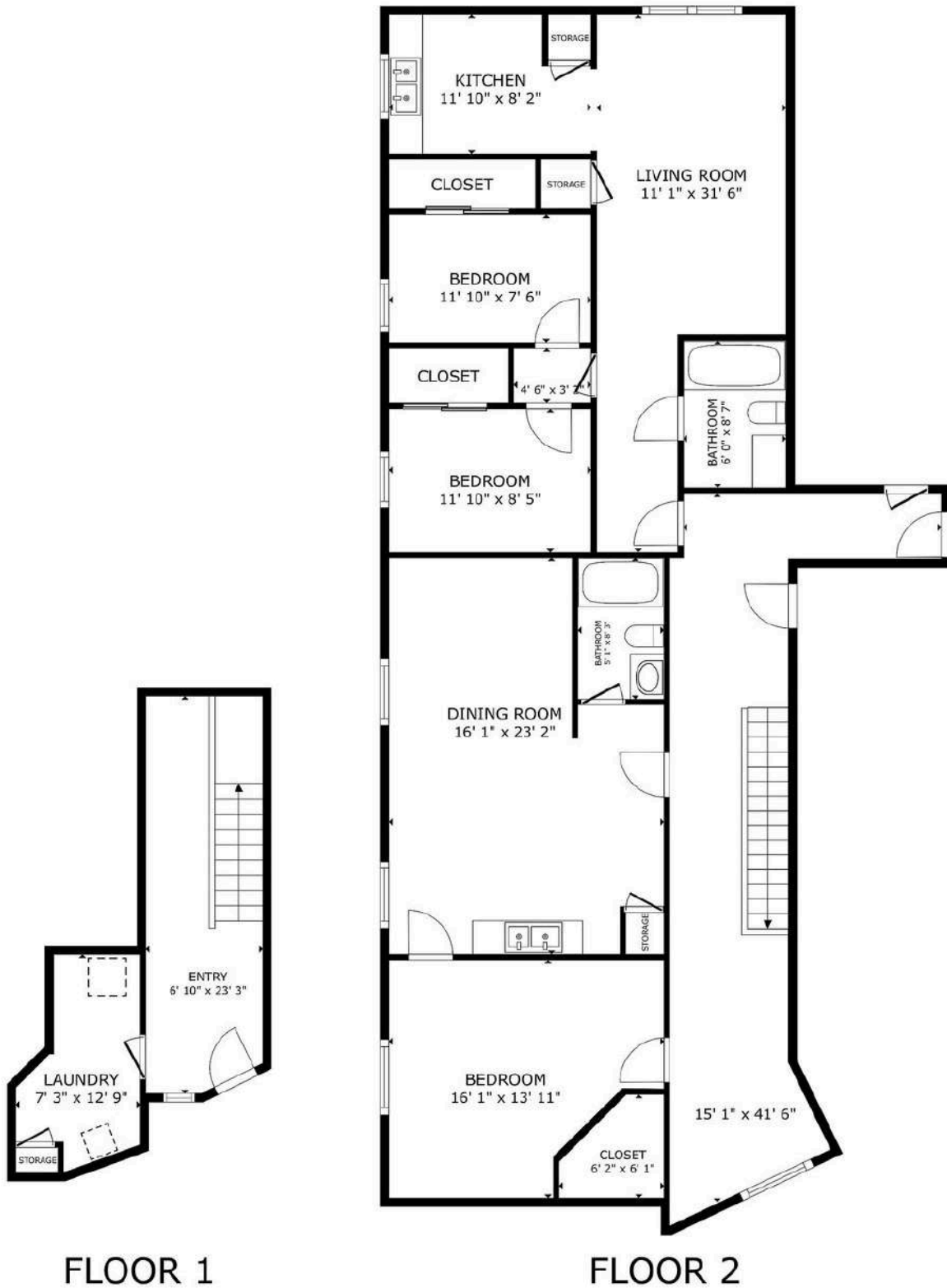
LAX AIRPORT
35 MIN



SANTA MONICA
BEACH
40 MIN

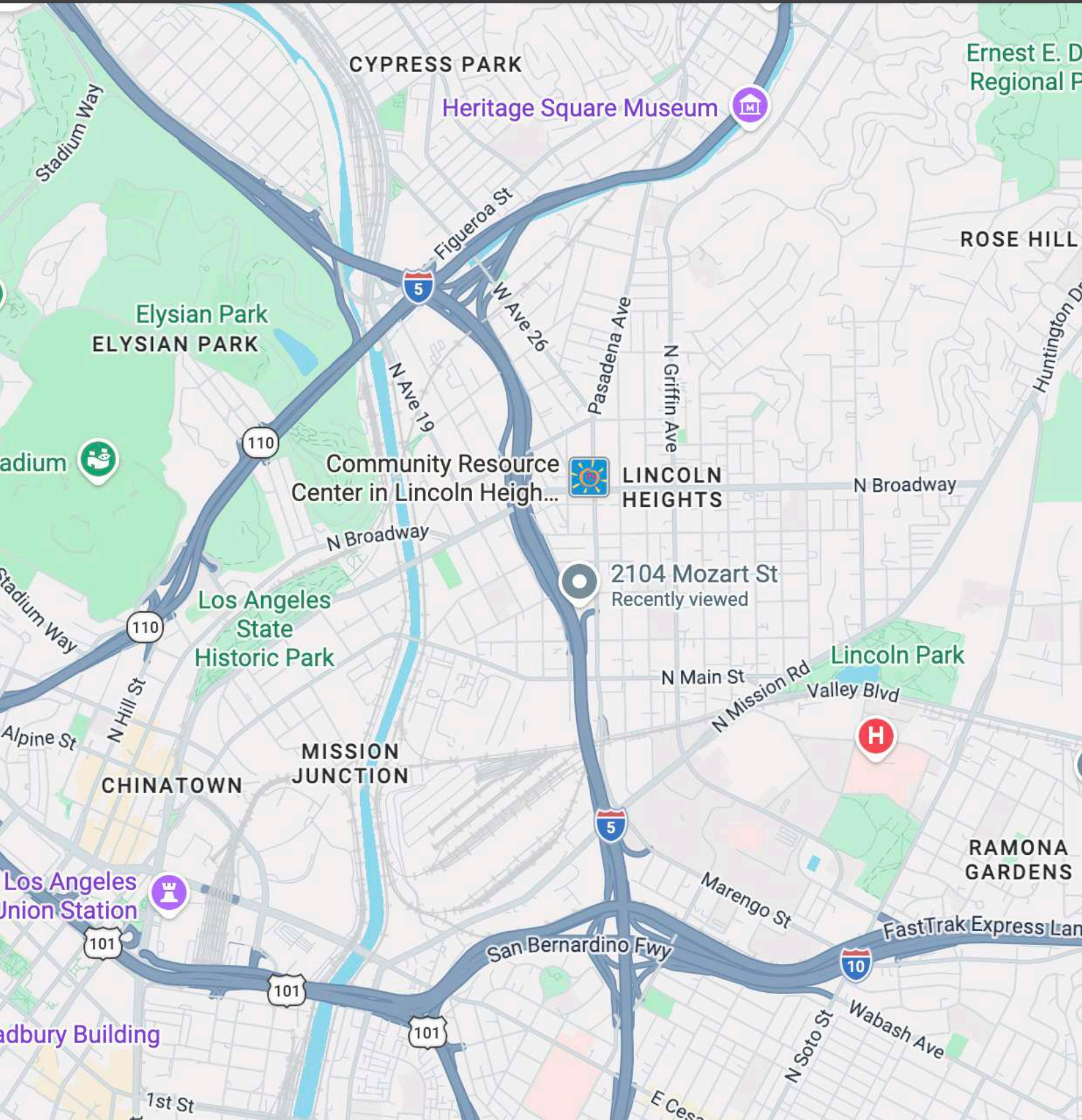


WALKING DISTANCE
TO LOCAL CAFÉS,
PARKS, SCHOOLS
& MORE!



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Local Map



Lincoln Heights Metro & Neighborhood Highlights

Neighborhood Overview

Located in the historic Lincoln Heights neighborhood, 2104 Mozart Street offers residents the convenience of urban living with easy access to Downtown Los Angeles, major employment centers, public transportation, and some of the city's fastest-growing cultural destinations. As one of Los Angeles' oldest neighborhoods, Lincoln Heights blends historic charm with ongoing revitalization, making it an attractive location for both long-term residents and investors.

Transportation

- Minutes to Downtown Los Angeles (approximately 2–3 miles)
- Easy access to Interstate 5, Highway 110, Highway 101, and State Route 60
- Convenient access to Metro bus routes and nearby Metro A (Gold) Line stations
- Excellent commuter location for USC Medical Center, Chinatown, Arts District, and Civic Center
- Walk Score indicates a very walkable neighborhood with many daily errands accomplished on foot.

Nearby Destinations

- Keck Hospital of USC
- Los Angeles General Medical Center
- Dodger Stadium
- Chinatown
- Arts District
- Union Station
- Downtown Los Angeles
- Ernest E. Debs Regional Park
- Los Angeles State Historic Park

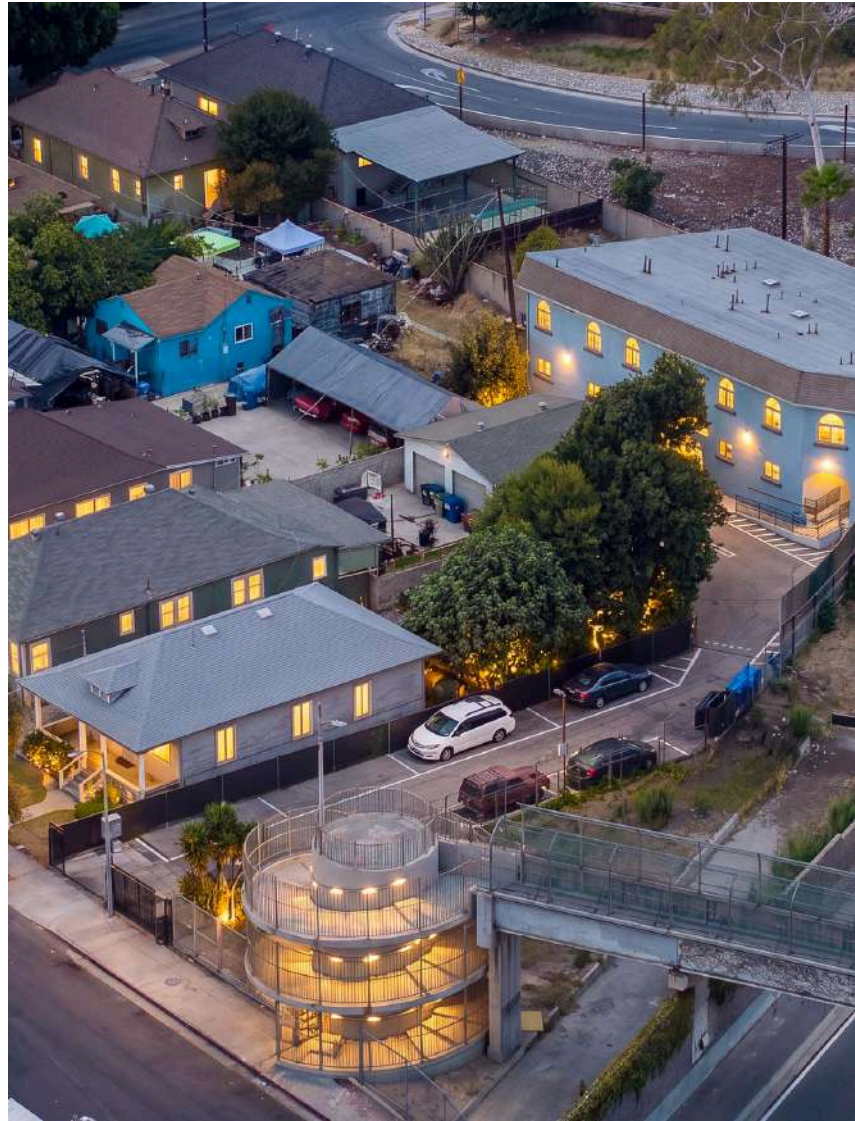
Lifestyle

Lincoln Heights has become one of Los Angeles' emerging neighborhoods, offering a growing collection of restaurants, breweries, cafés, neighborhood markets, and local businesses while maintaining its rich cultural heritage. Recent growth has brought new dining destinations and creative businesses, adding to the area's appeal for residents and visitors alike. Nearby public schools include:

- Griffin Avenue Elementary School
- Florence Nightingale Middle School
- Abraham Lincoln High School

Property Type

2104 Mozart Street is an eight-unit multifamily property built in 1993 on approximately a 10,000-square-foot lot. The property benefits from separately metered utilities, making it an attractive investment opportunity in a centrally located Los Angeles rental market.



Population

- Approximately 26,700 residents
- Median Age Approximately 35–40 years.
- Average Household Size Approximately 2.9 people

Homeownership

- Owner Occupied: 31%,
- Renter Occupied: 69%

Education

- Bachelor's Degree or Higher Approximately 22%,
- High School Graduate or Higher Approximately 63%



Diversity: Lincoln Heights is one of Los Angeles' most culturally diverse neighborhoods.

- Hispanic/Latino: 62%,
- Asian: 27%,
- White: 7%,
- African American and other: 4%

Housing: Median Home Value (ZIP 90031):

- Approximately \$810,000,
- Median Year Built: 1948,
- Strong demand for multifamily housing due to proximity to Downtown Los Angeles and major employment centers.



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