

A 3-parcel asset on one of South LA's better-known streets. The 3-parcel asset affords an owner economies-of-scale and an efficiency of management - a state-mandated on-site manager is not required (each parcel has 7 units). A value-add opportunity for a savvy investor. Separate gas and electric meters, on-site laundry.

Property Profile

Number Of Units	21
Year Built	1955
Building Size (SF)	14,420
Lot Size (SF)	17,265
Construction Type	Woodframe/Stucco
Zoning	LAC2
Roof Type	Pitched Composite
Parking	Carports + Open in Rear
Type	Multifamily
APN	4008-020-004, 5, 6

Property Summary

Price	\$3,499,000
Down Payment (35%)	\$1,224,650
Price Per Unit	\$166,619
Price Per Net RSF	\$242.6
Current CAP	7.93%
Pro Forma CAP	10.08%
Current GRM	8.14
Pro Forma GRM	6.86

Property Financing

Loan Amount	\$2,274,350
Interest rate	5.75%
TERM	5 Year Fixed
Index	SOFR
Loan to value	0.65

Unit Mix

Unit Type	# of Units	Scheduled Rent Minimum	Scheduled Rent Maximum
2BD/1BA	3	\$1,817	\$2,100
1BD/1BA	18	\$1,121	\$2,062
Total/Avg	21	\$1,469	\$2,081

Current Rent

Unit Type	Avg Rent/Mo	Total Rent/Mo
2BD/1BA	\$2,006	\$6,017
1BD/1BA	\$1,643	\$29,566
Total/Avg	\$1,825	\$35,583

Pro Forma Rent

Unit Type	Avg Rent/Mo	Total Rent/Mo
2BD/1BA	\$2,100	\$6,300
1BD/1BA	\$2,000	\$36,000
Total/Avg	\$2,050	\$42,300

Annualized Operating Data

	Income	Scheduled Annualized	Proforma Annualized
Scheduled Gross Income	\$426,996		\$507,600
RUBS Income	\$2,738	\$2,738	
Total Scheduled Gross Income		\$429,734	\$510,338
Vacancy Rate (3%)		\$12,810	\$15,228
Effective Operating Income	\$416,924		\$495,110

Expenses

		%SGI	
Property Taxes (NEW)	\$44,262	10.3%	\$44,262
Property Insurance	\$12,000	2.8%	\$12,000
Utilities & Trash	\$33,397	7.8%	\$33,397
Off-Site Mgmt. Fee	\$16,677	3.9%	\$19,804
On-Site Mgmt. Fee	incl. in gross rents		incl. in gross rents
Repairs & Maintenance	\$24,220	5.6%	\$24,220
Landscaping/Cleaning	\$3,600	0.8%	\$3,600
Reserves/License/Permits	\$5,250	1.2%	\$5,250
Total Expenses	\$139,406		\$142,534

Net Operating Income

Net Operating Income	\$277,518	\$352,576
Less Loan Payments	-\$159,269	-\$159,269
Net Cash Flow After Debt Service	\$118,249	\$193,307
Estimated Principal Reduction	\$43,481	\$43,481
Total Return Before Taxes	\$161,730	\$236,788

*expenses based on 2025 year-end a/o based on industry standard for like buildings.



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