

**10% CASH ON CASH RETURN
DON'T MISS THIS 8 UNIT 8.2% CAP!**

TOTAL
REALTY GROUP



Lender Pre Qualified Loan at 75% LTV. Low Down Payment!

**PRICE
IMPROVEMENT!
\$1,660,000**

9234 Graham Ave.
Los Angeles, CA 90002

ABOUT THE PROPERTY

8.2% CAP | 8.7 GRM
Eight 2+1 Units
Large Gated Parking Lot
9,980 SF Lot Zoned LAR2
Individually Metered for Gas &
Electricity
Close to Metro Blue Line
Achieve High Section 8 Rents!
Located within Opportunity Zone

CONTACT US



559-330-9709



totalrealtygroup.com



info@total-realtygroup.com



963 Colorado Blvd

Los Angeles, CA 90041



Stephen Watson
DRE 01187813
213.446.3636
swatson@total-realtygroup.com



Yitzy Davis
DRE 02075515
559.330.9709
ydavis@total-realtygroup.com



Michael Fukushima
DRE 01380445
818.321.6490
mfukushima@total-realtygroup.com