

426 77th St.

Los Angeles CA, 90003

\$1,495,000



Units	Bd/ Bt	CAP	GRM	GOI
7	14/7	9.0%	8.12	\$184,008

Prime Investment Opportunity – High-Performing

This property is a **high-revenue-generating cash cow**, boasting a **cap rate of over 7%**, making it an exceptional investment.

- **Extensive Exterior Upgrades**: The building has been significantly improved with **new stucco, fresh paint, a new electrical panel, and a fully inspected and repaired roof**, ensuring long-term durability and reduced maintenance costs.
- **Modernized Interior**: Every unit has been extensively remodeled, featuring **updated electrical systems, new piping, renovated kitchens and bathrooms, and upgraded flooring**, enhancing tenant appeal and rental value.
- **High Revenue & Strong Returns**: With its **fully upgraded condition, modern amenities, all units rented and high demand**, this property delivers **consistent rental income**, making it a **lucrative, low-maintenance investment** for serious investors.

LISTING AGENT

Fred Bastanfar

Mobil: 310-486-1224

DRE 01738433

Joe Solamany

Mobil : 310-666-7822

DRE 01301571

Keller Williams



Summary

Price	\$1,495,000	Building Size	4,486
GOI	\$184,008	Lot size	6,158
Total Expenses	\$48,019	Stories	2
NOI	\$134,149	Year Built	1927/2024
Cap Rate	9 %	No units	7
GRM	8.12	Building type	Stucco
Market GOI	\$226,800	Upgrades	Yes
Market NOI	\$176,341	APN	6020-034-012
Market Cap Rate	11.81%	Unit Mix :	7 X 2Bd +1Bth
Market GRM	6.59	ADU	2024

Property Highlights

- High Revenue Potential:** With its upgraded condition and desirable features, the property generates strong rental income, making it a lucrative investment opportunity. The combination of low maintenance costs and high tenant demand ensures consistent and profitable returns.
- Extensive Exterior Upgrades :** The building underwent significant renovations, including the replacement of old stucco with new stucco and fresh paint, enhancing its appearance and durability. A new electrical panel was installed for improved safety and efficiency, while the roof was thoroughly inspected and repaired to ensure long-term structural integrity.
- Modernized Interior:** All units have been extensively remodeled, featuring updated electrical systems, new piping, renovated kitchens and bathrooms, and upgraded flooring. These enhancements provide a modern and comfortable living environment for tenants.

Financial

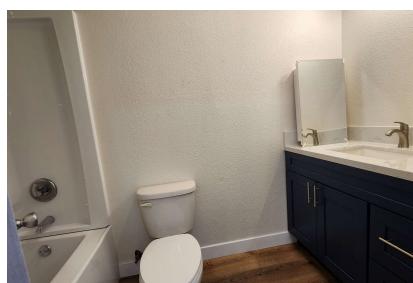
Rent Income

<u>Unit #</u>	<u>Br</u>	<u>Ba</u>	<u>Monthly</u>
1	2	1	\$2,100
2	2	1	\$2,355
3	2	1	\$2,400
4	2	1	\$1,445
5	2	1	\$2,055
6	2	1	\$2,511
7	2	1	\$2,468
7	14	6	\$15,334

Expenses

<u>Type</u>	<u>Monthly</u>	<u>Yearly</u>	<u>% Income</u>
Insurance	\$ 891	\$ 10,700	5.81%
Landscaping	\$ 80	\$ 960	0.52%
Maintenance	\$ 210	\$ 2,520	1.37%
Rubbish	\$ 375	\$ 4,500	2.45%
Taxes	\$ 1520	\$ 18,239	9.91%
Utilities	\$ 750	\$ 9,000	4.89%
Pest Control	\$ 80	\$ 960	0.52%
License	\$ 60	\$ 840	0.46%
Supply	\$ 25	\$ 300	0.16%
Total :	\$ 4,001	\$ 48,019	26.10%
Per Net Sq. Ft.:	\$ 0.85	\$10.19	
Per Unit:	\$ 571	\$7,165	

Pictures



Loaction

