

Value-Add 8-Unit Multifamily Investment Opportunity

\$134K per UNIT | \$236 per SF
ALL 2-Bedroom Units



7500 Avalon Blvd, Los Angeles, CA 90003

Exclusively Listed by

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DRE #: CA 01927702

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PROPERTY OVERVIEW

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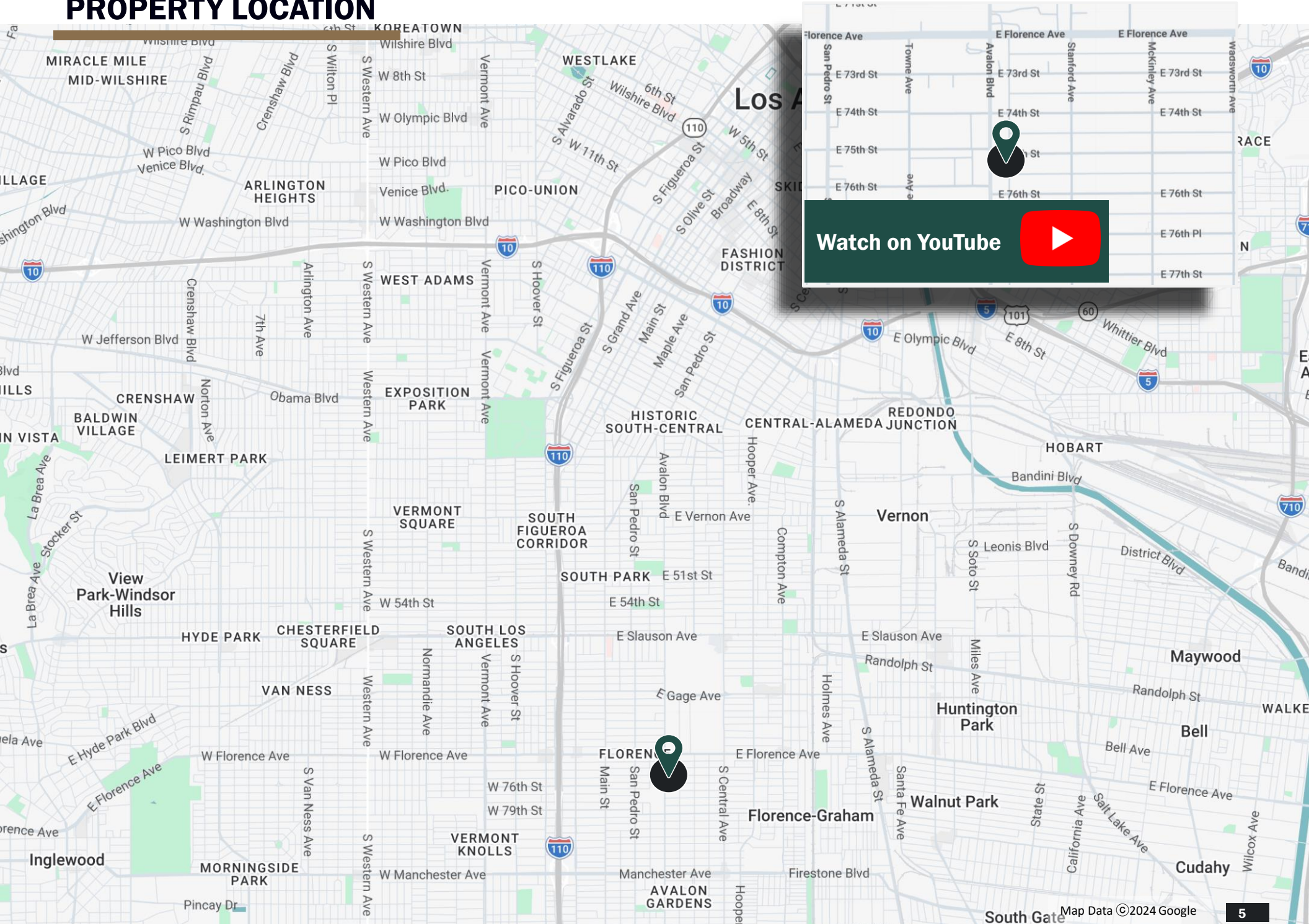
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EXECUTIVE SUMMARY

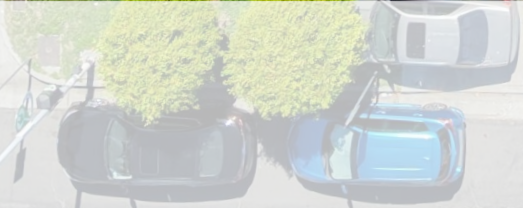
7500 Avalon Blvd is an 8-unit apartment property in South Los Angeles comprised entirely of 2-bedroom / 1-bath units. Built in 1957, the property contains approximately 4,560 rentable square feet situated on a 5,510 square foot lot. The property consists of one two-story building with 8 on-site parking spaces and is separately metered for gas and electricity, with one master water meter.

 <p>8 UNITS</p>	 <p>570 AVG UNIT SQFT</p>	<p>METERS</p> <table border="1"> <tr> <td>Water</td> <td>1</td> </tr> <tr> <td>Electrical</td> <td>9</td> </tr> <tr> <td>Gas</td> <td>9</td> </tr> </table>	Water	1	Electrical	9	Gas	9
Water	1							
Electrical	9							
Gas	9							
 <p>4,560 RENTABLE SQFT</p>	 <p>\$1,072 AVG CURRENT RENT</p>	<p>1 NUMBER OF BUILDINGS</p>						
 <p>1957 YEAR BUILT</p>	 <p>8 PARKING SPACES</p>	<p>2 NUMBER OF STORIES</p>						
 <p>LAC2 ZONING</p>	 <p>5,510 LOT SIZE SQFT</p>	<p>6023-016-006 APN</p>						

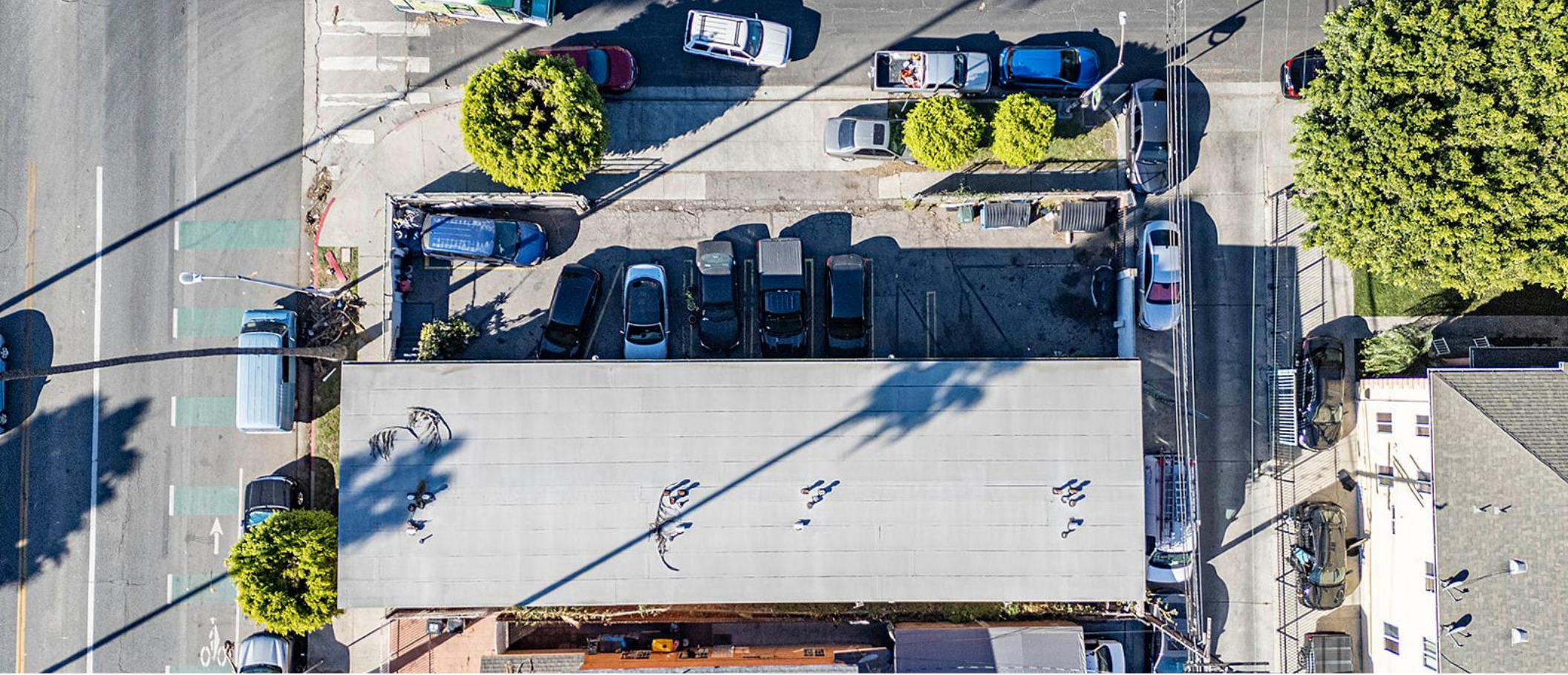
PROPERTY LOCATION



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PROPERTY FINANCIALS

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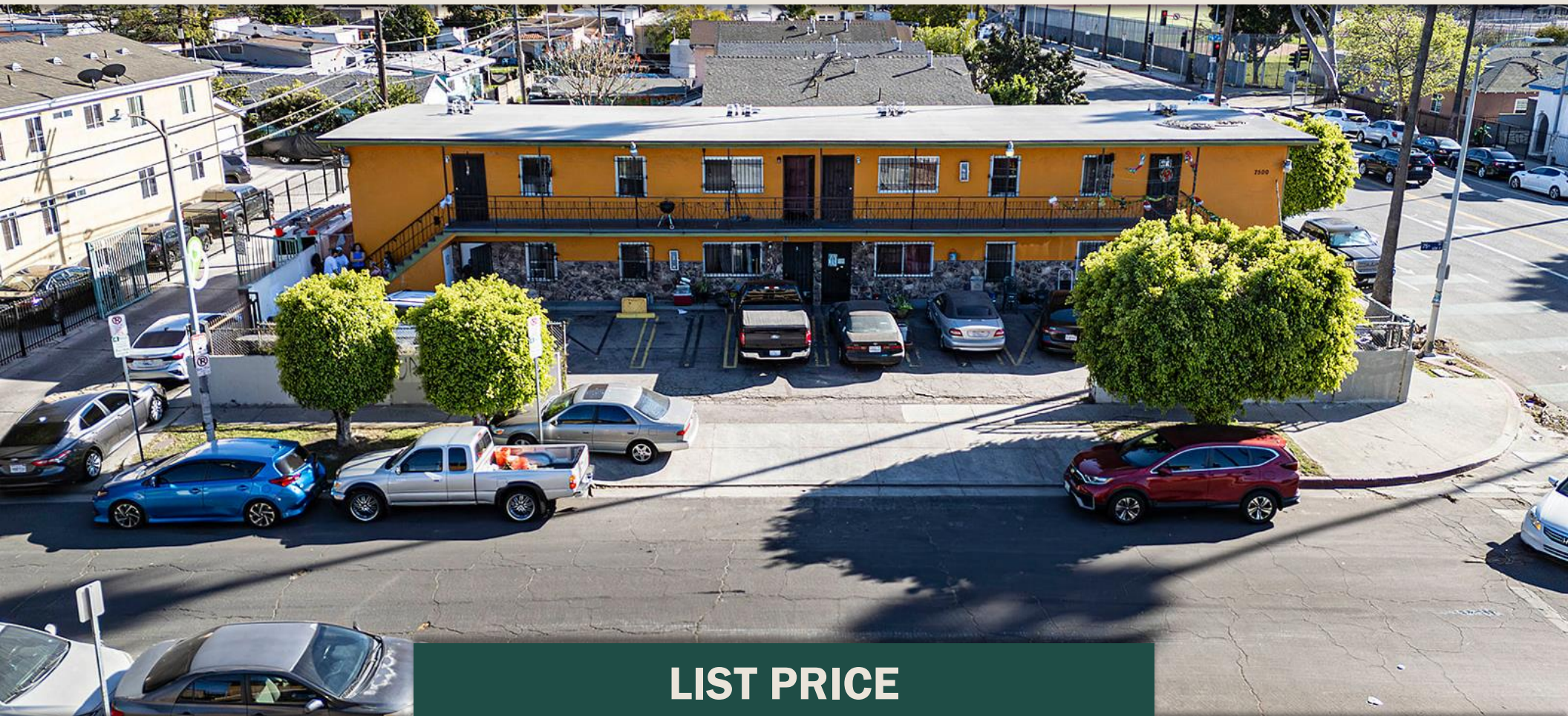
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8
UNITS

1957
YEAR BUILT

4,560
RENTABLE SQFT

5,510
LOT SIZE



LIST PRICE

\$134,375

PRICE PER UNIT

\$1,075,000

LIST PRICE

\$236

PRICE PER SQUARE FOOT

5.23%

CAP RATE - CURRENT

10.45

GRM - CURRENT

15.50%

CAP RATE - MARKET

4.57

GRM - MARKET

INVESTMENT OVERVIEW

7500 Avalon Blvd is an 8-unit apartment offering comprised entirely of 2-bedroom / 1-bath units, offered at \$1,075,000, or \$134,375 per unit and \$236 per square foot. The property currently operates at a 5.23% cap rate and 10.45 GRM, with scheduled gross income of \$102,885 and current NOI of \$56,201.

The deal offers strong day-one income with a clean all-2-bedroom unit mix and a rent roll that still leaves room to move. Buyers are getting low basis, current cash flow, and a clear path to additional income through unit turns, renovation on release, and stronger management. This is a simple 8-unit acquisition with in-place yield and operational upside already built into the deal.



INVESTMENT HIGHLIGHTS

Low Entry Basis

Offered at \$1,075,000, or \$134,375 per unit and \$236 per square foot.

Strong In-Place Return

The property is offered at a 5.23% cap rate and 10.45 GRM, with \$102,885 in scheduled gross income and \$56,201 in current NOI.

All 2-Bedroom Unit Mix

Eight 2-bedroom / 1-bath units. Clean unit mix. No small-unit drag.

Day-One Cash Flow with Rent Upside

Buyers are acquiring current income in place while taking over a rent roll that remains well below market.

Value-Add Through Unit Turns

Additional income growth can be captured through unit turns, renovation on release, and stronger day-to-day management.

Straightforward Operations

One building, 8 units, 8 parking spaces, 9 gas meters, 9 electric meters, and 1 water meter.



PRICING SUMMARY

PRICING INFORMATION

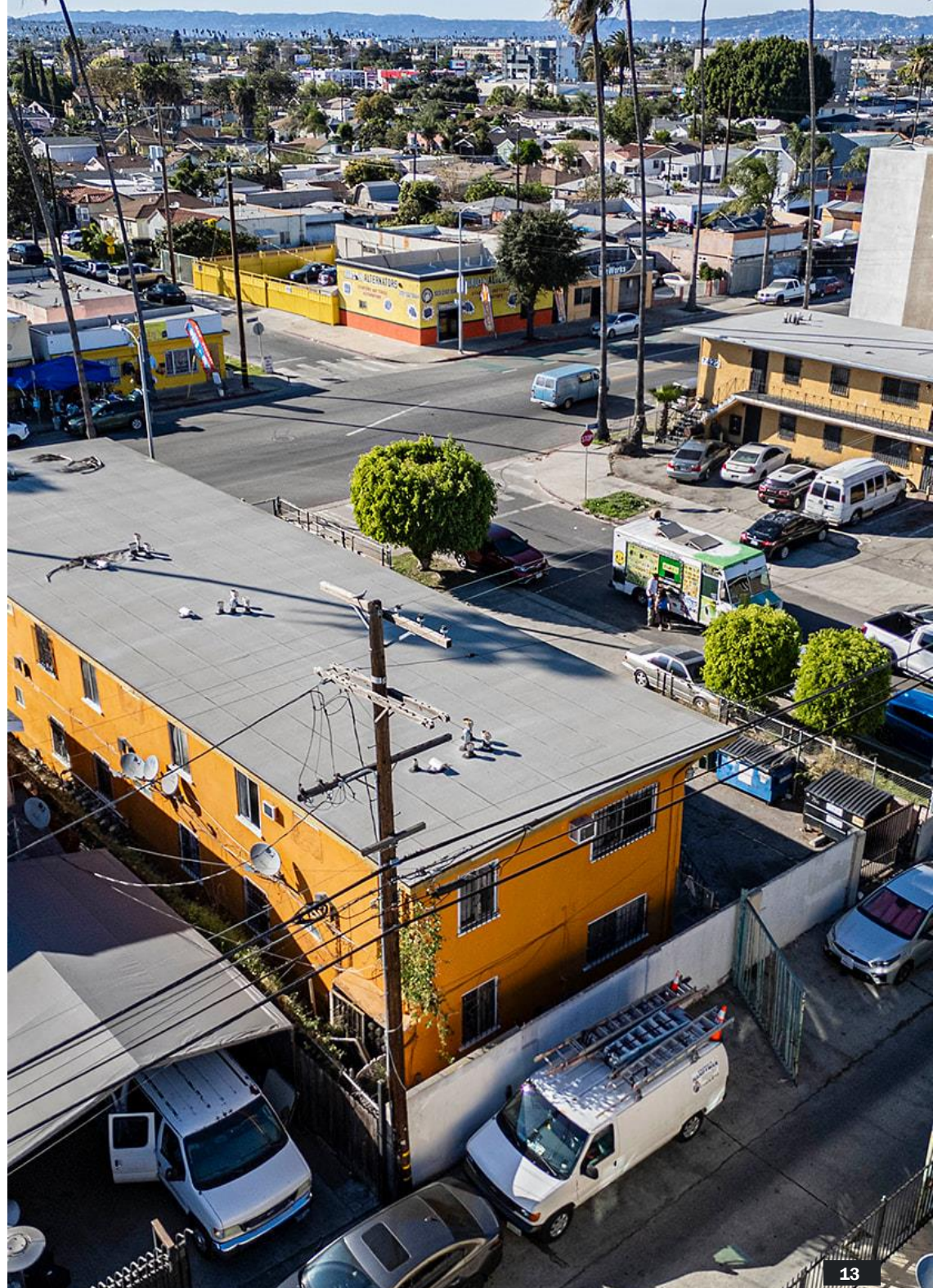
Recommended Listing Price		\$1,075,000
Downpayment -	44.0%	\$473,265
Price per Unit		\$134,375
Price per SQFT		\$236

POTENTIAL FINANCING

Loan Amount -	56%	\$601,735
Loan Type		Proposed New
Interest Rate		6.75%
Amortization Period		30
Debt Coverage Ratio		1.20
Annual Debt Service		\$46,834

RETURN ANALYSIS

	Current	Market
Cap Rate	5.23%	15.50%
GRM	10.45	4.57
Cash on Cash	1.98%	25.30%
Monthly Average Rent	\$1,072	\$2,450
Scheduled Gross Income	\$102,885	\$235,200
Expenses	\$43,597	\$61,566
NOI	\$56,201	\$166,578



INCOME AND EXPENSES

ANNUALIZED INCOME		Current	Market
Gross Potential Market Rent		\$235,200	\$235,200
Less: Loss to Lease		\$132,315	\$0
Scheduled Rent Income		\$102,885	\$235,200
Total other Income		\$0	\$0
GROSS SCHEDULED INCOME		\$102,885	\$235,200
Less: Vacancy Reserve	3% / 3%	\$3,087	\$7,056
Effective Gross Income		\$99,798	\$228,144
Less: Operating Exp.	43.7% / 27%	\$43,597	\$61,566
NET OPERATING INCOME		\$56,201	\$166,578
Less: Debt Service		\$46,834	\$46,834
Pre-Tax Cash Flow	2% / 25.3%	\$9,367	\$119,744
Principal Reduction		\$6,413	\$6,413
Total Return Before Taxes	3.3% / 26.7%	\$15,780	\$126,157

ANNUALIZED PRO-FORMA EXPENSES			Market
New Real Estate Taxes	1.1874% of Price	\$12,764	\$12,764
Direct Assessments	\$1189 Annual	\$1,189	\$1,189
Insurance*	\$1.2/SF	\$5,472	\$5,472
Utilities*	\$750/Unit	\$6,000	\$6,000
Repairs & Maintenance*	7% of EGI	\$6,986	\$15,970
Contract Services*	\$200/Unit	\$1,600	\$1,600
Landscaping	\$75/Unit	\$600	\$600
Off-Site Management Fee*	6% of EGI	\$5,988	\$13,689
General & Administrative*	1% of EGI	\$998	\$2,281
Operating Reserves*	\$250/Unit	\$2,000	\$2,000
TOTAL EXPENSES		\$43,597	\$61,566
Expenses per Unit		\$5,450	\$7,696
Expenses per SF		\$9.56	\$13.50
% EGI		43.69%	26.99%

UNIT NO.	UNIT TYPE	MIN RENT	MAX RENT	CURRENT AVG. RENT	MONTHLY INCOME	MARKET RENT	MONTHLY AT MARKET
8	2BR / 1BA	\$985	\$1,251	\$1,072	\$8,574	\$2,450	\$19,600
8	Total				\$8,574		\$19,600

*Pro forma figures reflect ownership underwriting and assume turnover-based rent adjustment. Buyers should independently verify income, expenses, and timing of any rent changes.

*The estimated pro-forma figures provided are derived from industry benchmarks applicable to buildings of similar size, age, and condition. These figures are intended to give an approximate idea of potential outcomes but should not be considered as guaranteed projections. Prospective buyers are advised to conduct their own due diligence and rely on their underwriting and financial analysis when evaluating this property. It is recommended that buyers engage with qualified professionals such as accountants, appraisers, or financial analysts to develop their own projections and assessments.

RENT ROLL

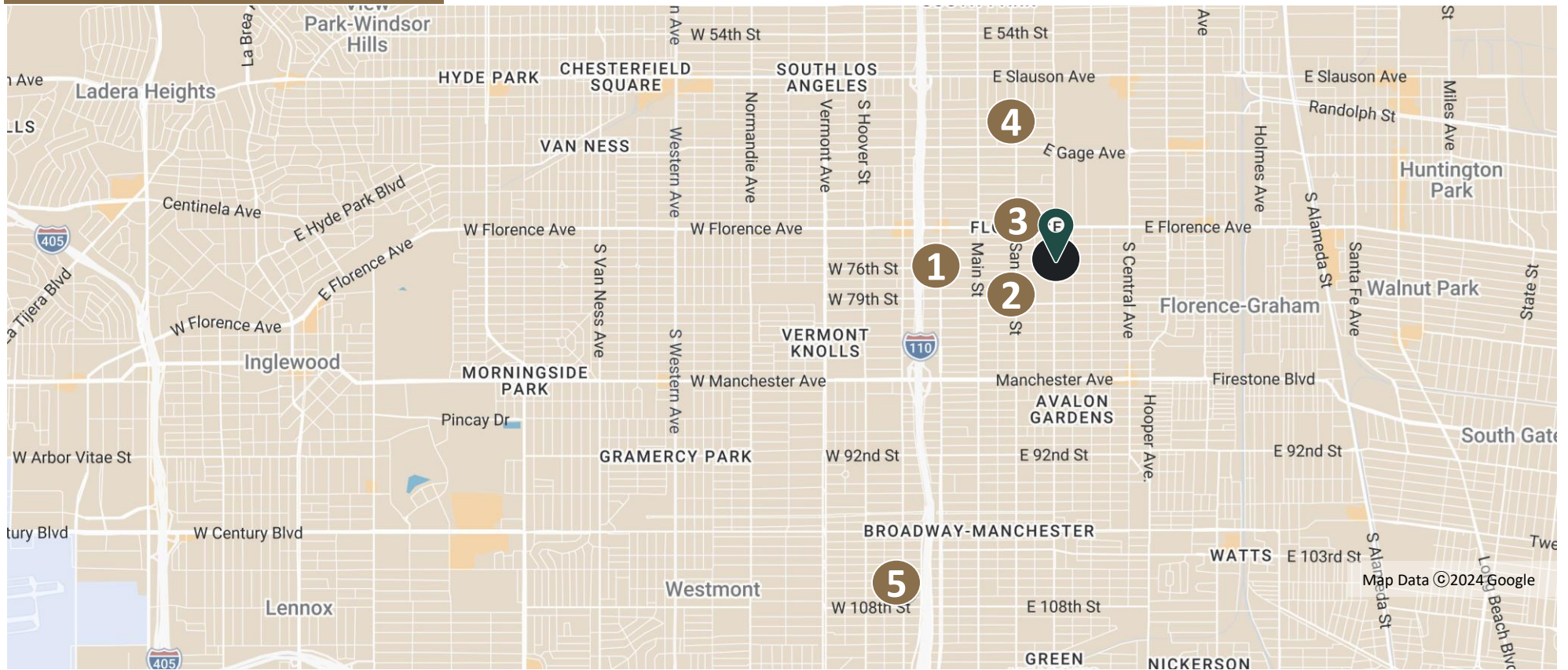
UNIT NO.	UNIT TYPE	CURRENT RENT	ANNUAL RENT	MARKET RENT	MARKET ANNUAL RENT	LOSS-TO-LEASE
1	2BR / 1BA	\$1,251	\$15,017	\$2,450	\$29,400	\$14,383
2	2BR / 1BA	\$1,108	\$13,299	\$2,450	\$29,400	\$16,101
3	2BR / 1BA	\$1,108	\$13,299	\$2,450	\$29,400	\$16,101
4	2BR / 1BA	\$1,108	\$13,299	\$2,450	\$29,400	\$16,101
5	2BR / 1BA	\$1,004	\$12,051	\$2,450	\$29,400	\$17,349
6	2BR / 1BA	\$1,004	\$12,051	\$2,450	\$29,400	\$17,349
7	2BR / 1BA	\$1,004	\$12,051	\$2,450	\$29,400	\$17,349
8	2BR / 1BA	\$985	\$11,816	\$2,450	\$29,400	\$17,584
Total		\$8,574	\$102,885	\$19,600	\$235,200	\$132,315

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SALES COMPARABLES

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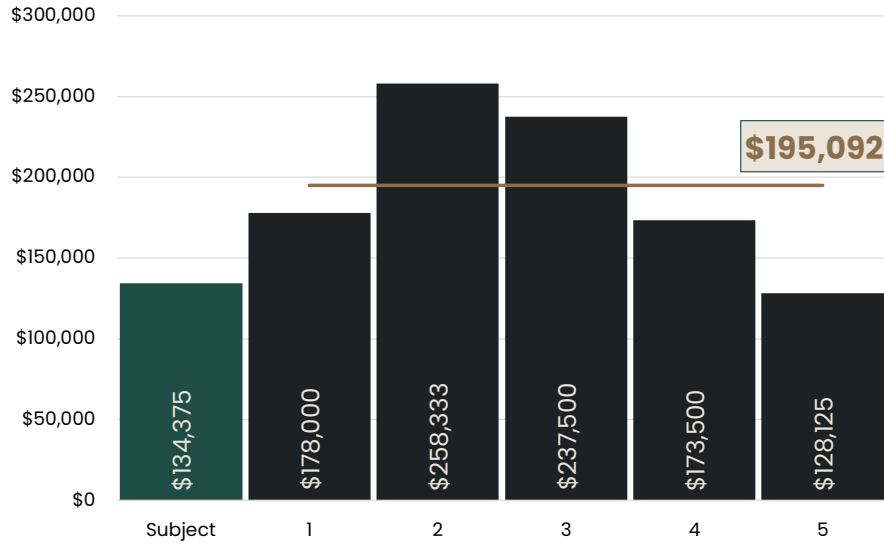
SALES COMPARABLES



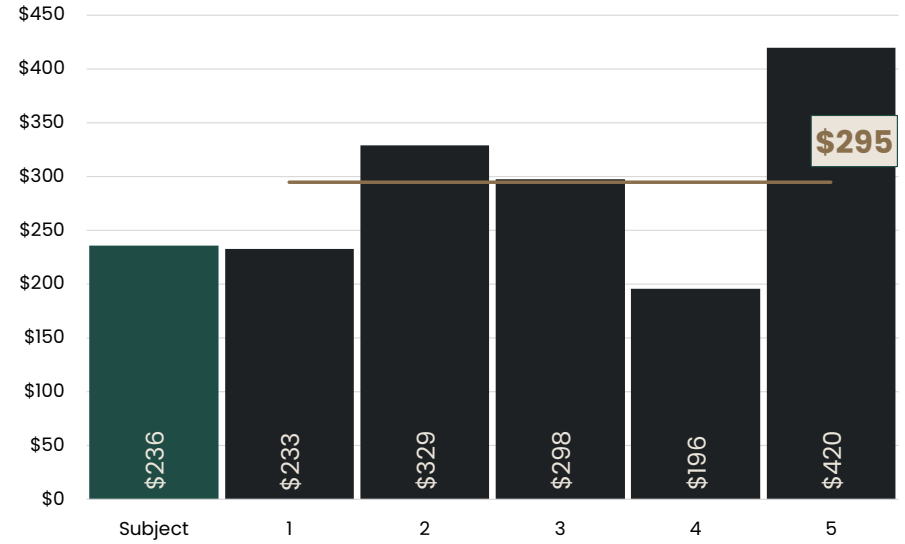
NO.	ADDRESS	PRICE	UNITS	PRICE/UNIT	PRICE/SF	\$/SF LAND	CAP RATE	GRM	COE
1	317 W 76Th St , Los Angeles	\$890,000	5	\$178,000	\$233	\$151	6.09%	9.0	10/10/2025
2	7811 S San Pedro St , Los Angeles	\$1,550,000	6	\$258,333	\$329	\$238	6.95%	7.9	11/3/2025
3	7104 S San Pedro St , Los Angeles	\$1,900,000	8	\$237,500	\$298	\$306	5.89%	9.3	5/28/2025
4	240 E 60Th St , Los Angeles	\$1,735,000	10	\$173,500	\$196	\$188	6.88%	7.9	12/31/2025
5	10511 S Figueroa St , Los Angeles	\$2,050,000	16	\$128,125	\$420	\$392	6.08%	9.0	7/2/2025
COMPARABLES AVERAGE				\$195,092	\$295	\$255	6.38%	8.60	
Subject	7500 Avalon Blvd	\$1,075,000	8	\$134,375	\$236	\$195	5.23%	10.45	

SALES COMPARABLES

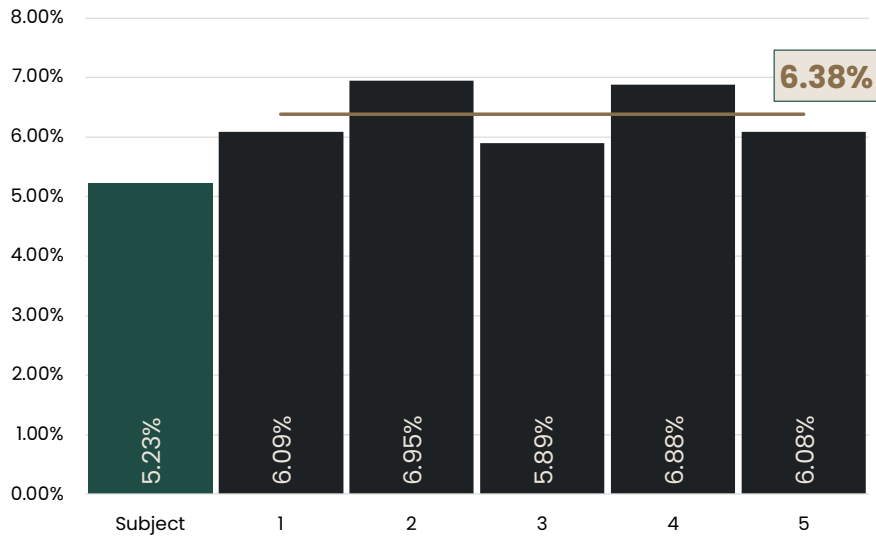
PRICE PER UNIT



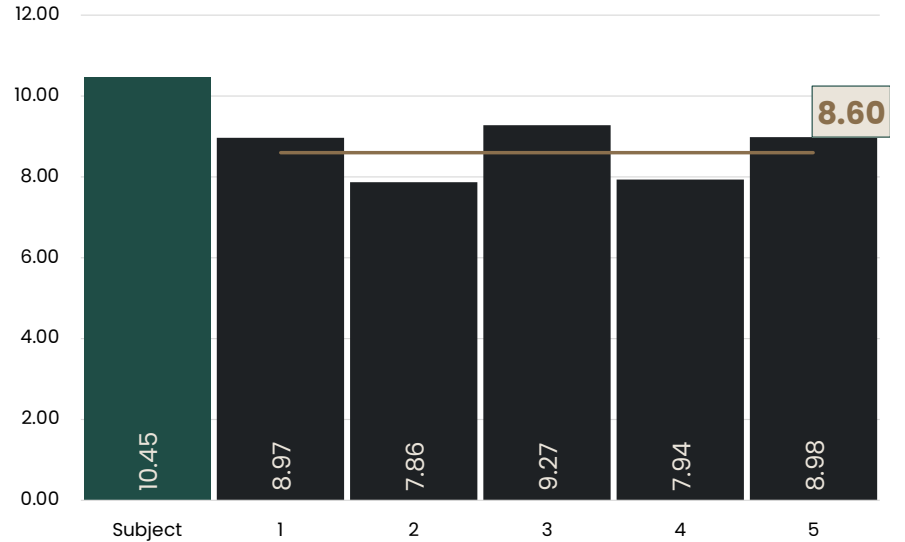
PRICE PER SF



CAP RATE



GRM



SALES COMPARABLES

Subject **7500 Avalon Blvd**
Los Angeles, CA 90003



SUBJECT PROPERTY		Unit Mix	
Sale Price	\$1,075,000	Eight	\$1,072
Total Units	8		
Price/Unit	\$134,375		
Price/SF	\$236		
Cap Rate	5.23%		
GRM	10.4	Avg Size	570 SF
Year Built	1957	Zoning	LAC2
Bldg SF	4,560	Lot Size	5,510
		\$/SF Lot	\$195

Underwriting Criteria

Income	\$102,885	Expenses	\$43,597
NOI	\$56,201	Avg Rent	\$1,072

NOTES

1 **317 W 76Th St**
Los Angeles, CA 90003



Close of Escrow		10/10/2025		Unit Mix	
Sale Price	\$890,000	One	1BR / 1BA		
Total Units	5	Four	2BR / 1BA		
Price/Unit	\$178,000				
Price/SF	\$233				
Cap Rate	6.09%				
GRM	9.0	Avg Size	764 SF		
Year Built	1964	Zoning	Lar2		
Bldg SF	3,820	Lot Size	5,880		
Original Listed	N/A	\$/SF Lot	\$151		
Days on Market	N/A				

Underwriting Criteria

Income	\$99,258	Expenses	\$45,038
NOI	\$54,220	Avg Rent	\$1,654

NOTES

N/A

2 **7811 S San Pedro St**
Los Angeles, CA 90003



Close of Escrow		11/3/2025		Unit Mix	
Sale Price	\$1,550,000	Three	2BR / 1BA		
Total Units	6	Three	3BR / 1BA		
Price/Unit	\$258,333				
Price/SF	\$329				
Cap Rate	6.95%				
GRM	7.9	Avg Size	785 SF		
Year Built	1961	Zoning	Lar4		
Bldg SF	4,712	Lot Size	6,499		
Original List Price	\$1,895,000	\$/SF Lot	\$238		
Days on Market	N/A				

Underwriting Criteria

Income	\$197,208	Expenses	\$89,483
NOI	\$107,725	Avg Rent	\$2,739

NOTES

N/A

SALES COMPARABLES

3

7104 S San Pedro St
Los Angeles, CA 90003



Close of Escrow	5/28/2025	Unit Mix	
Sale Price	\$1,900,000	Eight	2BR / 1BA
Total Units	8		
Price/Unit	\$237,500		
Price/SF	\$298		
Cap Rate	5.89%		
GRM	9.3	Avg Size	798 SF
Year Built	1963	Zoning	Lac2
Bldg SF	6,383	Lot Size	6,214
Original List Price	N/A	\$/SF Lot	\$306
Days on Market	N/A		
Underwriting Criteria			
Income	\$204,964	Expenses	\$93,002
NOI	\$111,962	Avg Rent	\$2,135

NOTES

N/A

4

240 E 60th St
Los Angeles, CA 90003



Close of Escrow	12/31/2025	Unit Mix	
Sale Price	\$1,735,000	Six	2BR / 1BA
Total Units	10	Four	3BR / 1BA
Price/Unit	\$173,500		
Price/SF	\$196		
Cap Rate	6.88%		
GRM	7.9	Avg Size	886 SF
Year Built	1965	Zoning	Lar2
Bldg SF	8,864	Lot Size	9,240
Original List Price	\$1,950,000	\$/SF Lot	\$188
Days on Market	N/A		
Underwriting Criteria			
Income	\$218,628	Expenses	\$99,202
NOI	\$119,426	Avg Rent	\$1,822

NOTES

N/A

5

10511 S Figueroa St
Los Angeles, CA 90003



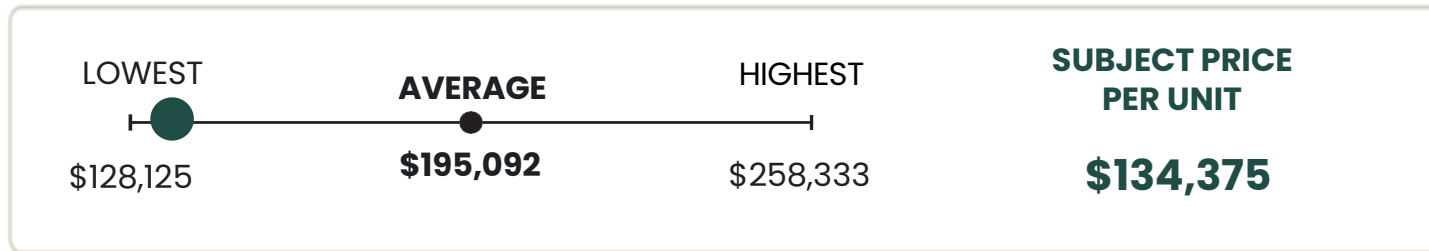
Close of Escrow	7/2/2025	Unit Mix	
Sale Price	\$2,050,000	Sixteen	1BR / 1BA
Total Units	16		
Price/Unit	\$128,125		
Price/SF	\$420		
Cap Rate	6.08%		
GRM	9.0	Avg Size	305 SF
Year Built	1956	Zoning	Lac2
Bldg SF	4,880	Lot Size	5,227
Original List Price	N/A	\$/SF Lot	\$392
Days on Market	N/A		
Underwriting Criteria			
Income	\$228,240	Expenses	\$103,564
NOI	\$124,676	Avg Rent	\$1,189

NOTES

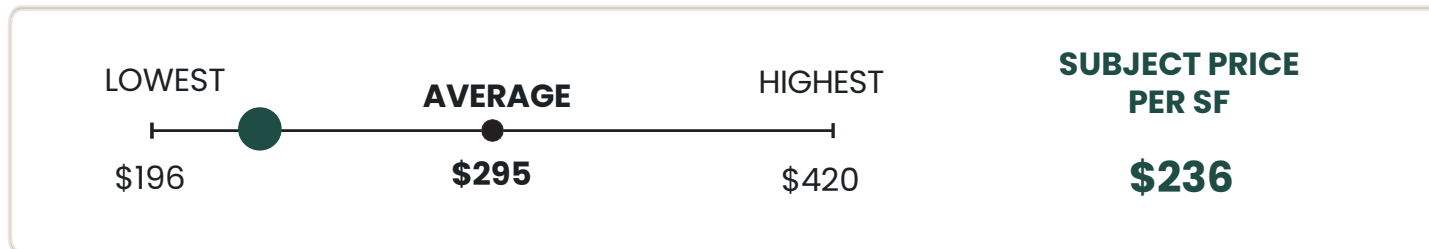
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COMPARABLE SALES SUMMARY

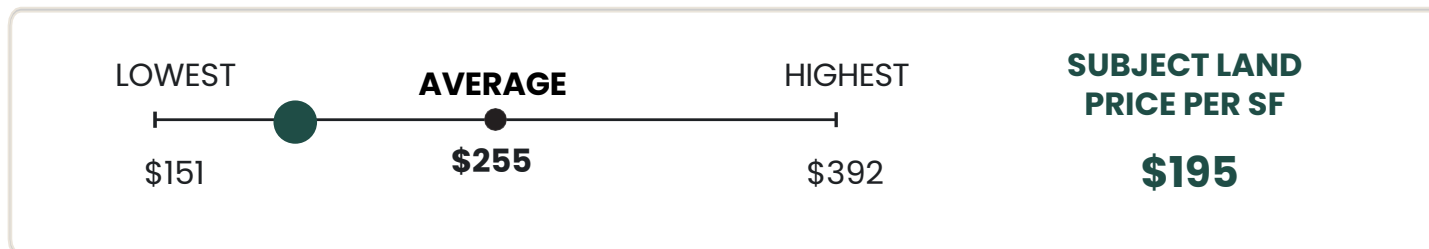
Price per Unit



Price per SF



Price per Land SF

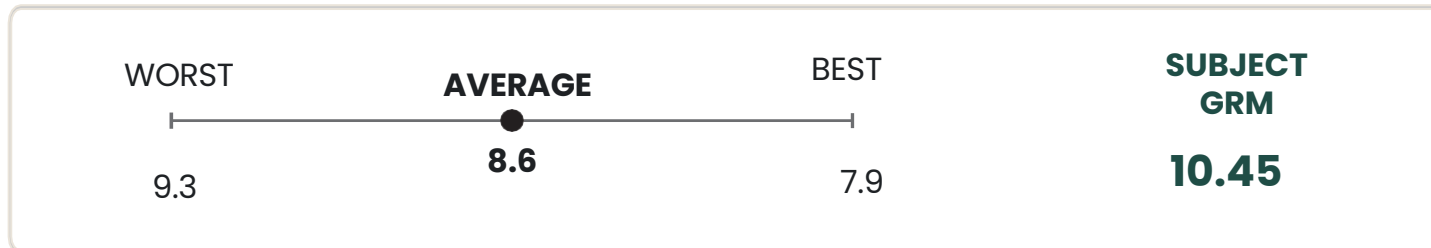


COMPARABLE SALES SUMMARY

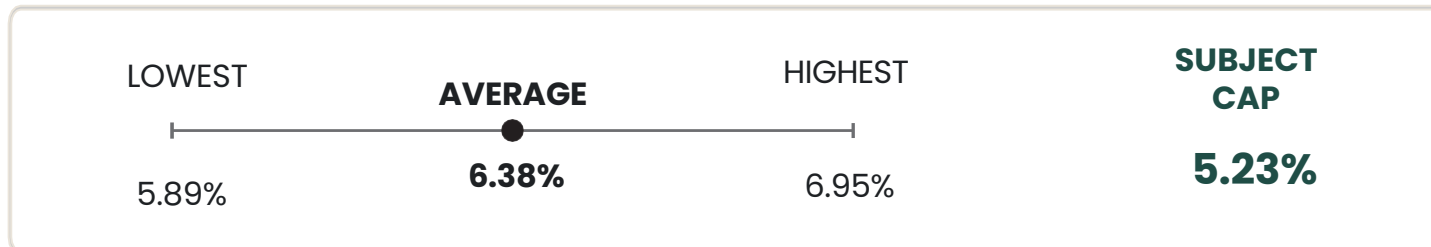
I Average Rent



I GRM



I Cap Rates



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