

2627

S. VICTORIA
AVENUE

LOS ANGELES, CALIFORNIA 90016

7 UNIT MULTI FAMILY

5.7% CAP



ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR SALE

DETAILS

2627 S VICTORIA AVENUE, LOS ANGELES, CA 90016

PRICE	\$1,395,000
BUILDING SF	4,753 SF
PPSF	\$293.50/SF
UNITS	7 *
LOT SF	6,289 SF
YEAR BUILT	1926
ZONING	LARD1.5
APN	5050-011-016

- Desirable 7 unit multi-family asset
- First time on market in 18 years
- \$199,286 per unit
- 12.08 GRM
- A+ location with strong demand for tenancy
- 1 unit will be delivered vacant (1b + 2b)
- Mix of four 2 br, one 1 br, and two studios
- High-income producing property
- ½ mile from the Expo/Crenshaw Metro Stop

*3 of the units are non conforming but seller has entitlements to convert units to permitted units.

** buyer to do its own due diligence.



LISTING TEAM



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Well maintained property in a dynamic neighborhood of Los Angeles. Property features a mix of studios, 1 bedroom, and 2 bedroom



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FINANCIAL OVERVIEW

2627 S VICTORIA AVENUE, LOS ANGELES, CA 90016



SUMMARY	
Price:	\$1,395,000
Down Payment:	\$695,000
Number of Units:	7
Cost Per Unit:	\$199,286
Current GRM:	12.08
Market GRM:	7.8
Current CAP:	5.7%
Market CAP:	10.09%
Approximate Age:	1926
Approximate Lot Size:	6,289
Approximate Net RSF:	4,753



LOAN INFORMATION			
Loan To Value	50%	Monthly Payment	\$3,500
Down Payment	\$695,000	Annual Payment	\$42,000
Loan Amount	\$700,000	Debt Coverage	1.89
Interest Rate	6%	Loan Terms	30

SCHEDULED MONTHLY INCOME			
Unit	Mix	Current	Pro-Forma
		Income	Income
1	2 Bed 1 Bath	\$1,181	\$2,600
2	2 Bed 1 Bath	\$1,458	\$2,600
3	2 Bed 1 Bath	\$1,242	\$2,600
4	2 Bed 1 Bath	\$1,843	\$2,600
5	1+2 (Vacant at COE)	\$2,300	\$2,300
6	Studio	\$850	\$1,100
7	Studio	\$750	\$1,100
Monthly Scheduled Gross Income:		\$9,624	\$14,900
Annual Scheduled Gross Income:		\$115,488	\$178,800

ANNUALIZED EXPENSES		
	Current	Pro-Forma
Estimated		
Taxes (1.25%)	\$17,438	\$17,438
Insurance (\$.45/SF)	\$2,139	\$2,139
Utilities (\$750/unit)	\$6,035	\$6,035
Repairs & Maint (\$600/unit)	\$4,200	\$4,200
Pest Control	\$250	\$250
Landscaping (\$100/month)	\$1,200	\$1,200
Misc./Reserves (\$200/unit)	\$1,400	\$1,400
Total Expenses	\$32,662	\$32,662
Per Net Sq. Ft:	\$6.87	\$6.87
Per Unit	\$4,666	\$4,666

ANNUALIZED OPERATING DATA				
	Current		Pro Forma	
Scheduled Gross Income:	\$115,488		\$178,800	
Less: Vacancy Reserve:	\$3,465	3%	\$5,364	3%
Gross Operating Income:	\$112,023		\$173,436	
Less: Expenses:	\$32,662	29.16%	\$32,662	18.83%
Net Operating Income:	\$79,362		\$140,774	
Less: Loan Payments:	\$42,000		\$42,000	
Cash Flow After Debt Service:	\$37,362	5.38%	\$98,774	14.21%
Plus: Principle Reduction:	-		-	
Total Return Before Taxes:	\$37,362	5.38%	\$98,774	14.21%



This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer takes responsibility for all information and bears all risk for any inaccuracies.

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BEVERLY HILLS

WEST HOLLYWOOD

HOLLYWOOD

2627

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AVENUE
LOS ANGELES, CALIFORNIA



ADAMS BLVD

CRENSHAW BLVD

2627 S. Victoria Ave,
Los Angeles, CA 90016

El Pollo



Johnny's Pastrami



Little Caesars Pizza
Pizza • \$



McDona



Smart
& Final

Smart & Final



Mezcal Vxhéé

MARINA DEL REY

VENICE

SANTA MONICA

WESTWOOD

WEST LA

CULVER CITY

2627 S. VICTORIA AVENUE LOS ANGELES, CALIFORNIA

BALDWIN HILLS

Expo Line Station



Crenshaw / 29th

Peace Awareness Labyrinth and Gardens

W ADAMS BLVD

CRENSHAW BLVD

LAFAYETTE SQUARE

MID CITY

Benny H. Potter West Adams Avenues...

Surfas Culinary District

JEFFERSON PARK

ARLINGTON HEIGHTS

Resco Electric inc

BALDWIN HILLS



Crenshaw



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