2627 S. VICTORIA A V E N U E

7 UNIT MULTI FAMILY 5.7% CAP

LOS ANGELES, CALIFORNIA 90016



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 ۲
- First time on market in 18 years
- \$199,286 per unit •
- 12.08 GRM ۲
- A+ location with strong demand for tenancy ٠
- 1 unit will be delivered vacant (1b + 2b)•
- Mix of four 2 br, one 1 br, and two studios
- High-income producing property •
- 1/2 mile from the Expo/Crenshaw Metro Stop ۰

*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



JAKE ZACUTO Managing Director 310.469.9012

BRE #01377441

LEOR BINSHTOCK Executive Vice President

310.469.9014 leor@zacutogroup.com jake@zacutogroup.com BRE #01773798

Point of contact **BENJI GRIBNAU**

Vice President 424.322.9303 benji@zacutogroup.com BRE #02069968

ZACUTOGROUP.COM | 310.469.9300





2627 S VICTORIA AVENUE, LOS ANGELES, CA 90016

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







2627 S VICTORIA AVENUE, LOS ANGELES, CA 90016



FINANCIAL OVERVIEW



2627 S VICTORIA AVENUE, LOS ANGELES, CA 90016

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

SCHEDULED MONTHLY INCOME				
		Current	Pro-Forma	
Unit	Mix	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	



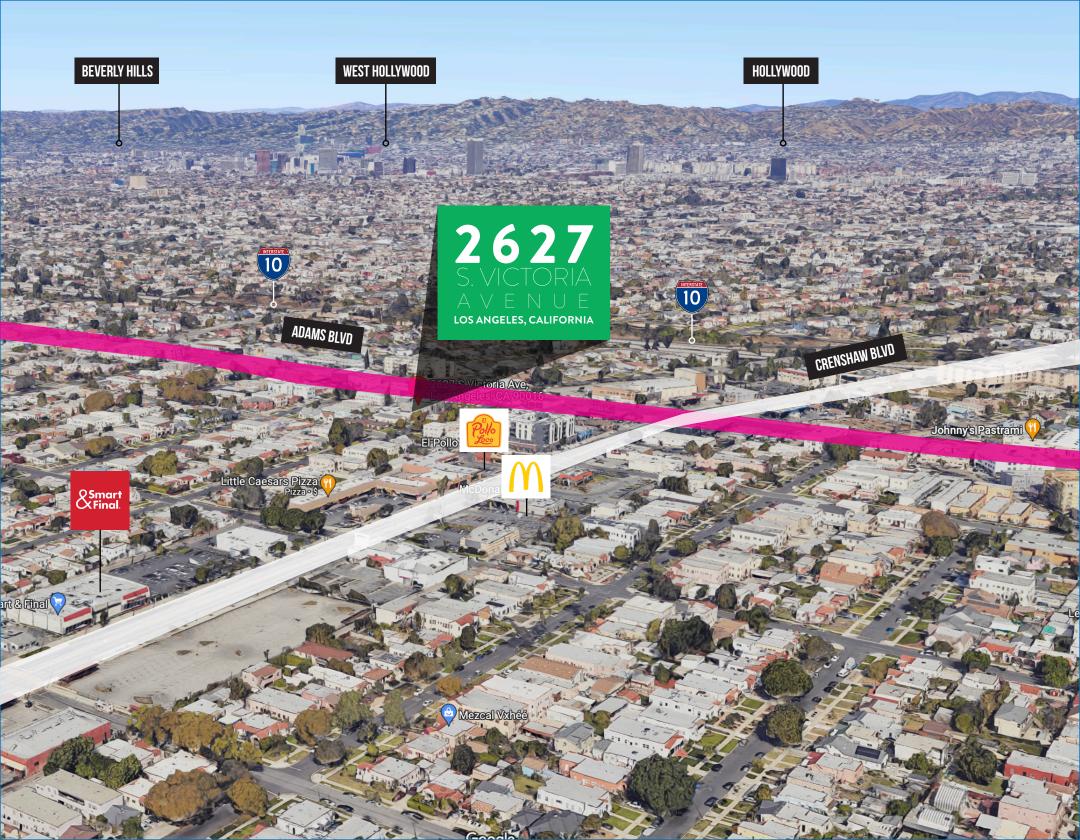
ANNUALIZED EXPENSES				
	Current	Pro-Forma		
Estimated				
Taxes (1.25%)	\$17,438	\$17,438		
Insurance (\$.45/SF)	\$2,139	\$2,139		
Utilities (\$750/unit)	\$6,035	\$6,035		
Repairs & Maint (\$600/unit)	\$4,200	\$4,200		
Pest Control	\$250	\$250		
Landscaping (\$100/month)	\$1,200	\$1,200		
Misc./Reserves (\$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		

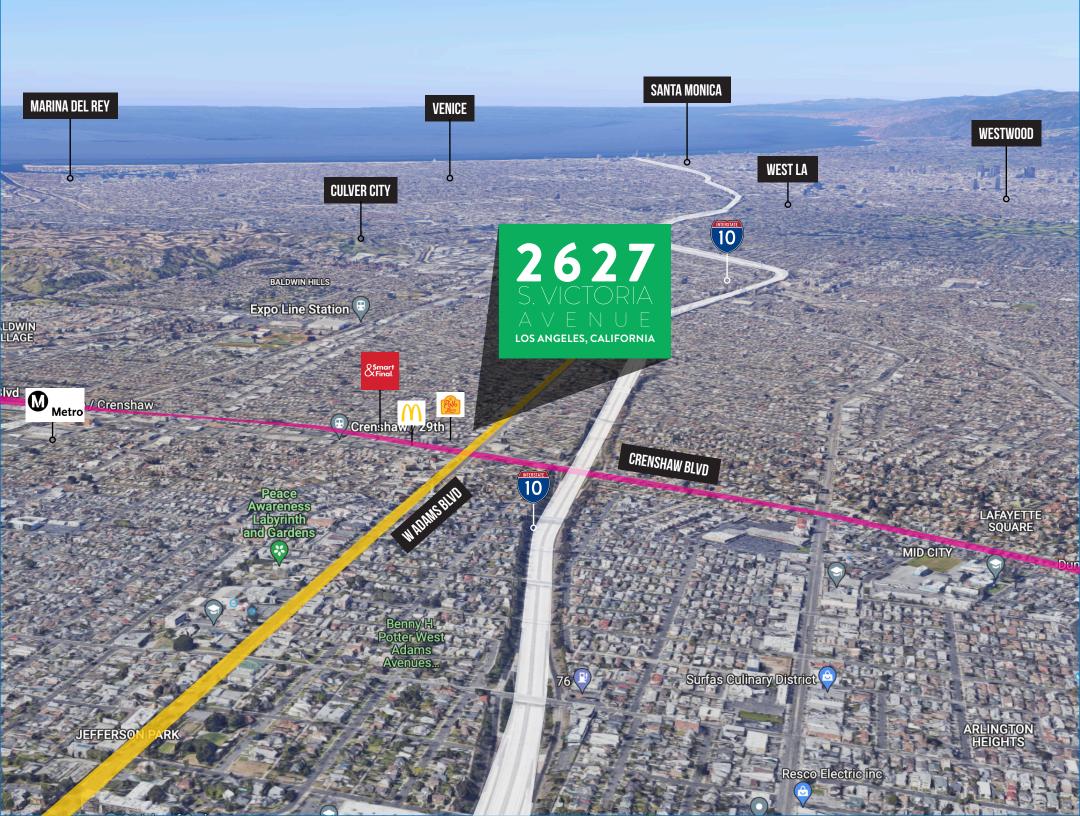


This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer takes responsibility for all information and bears all risk for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

2627 S VICTORIA AVENUE, LOS ANGELES, CA 90016











JAKE ZACUTO Managing Director 310.469.9012 JAKE@ZACUTOGROUP.COM BRE #01377441

LEOR BINSHTOCK *Executive Vice President* 310.469.9014 LEOR@ZACUTOGROUP.COM

BRF #01773798

Point of contact BENJI GRIBNAU Vice President 424.322.9303 BENJI@ZACUTOGROUP.COM BRF #02069968

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Lease to verify. 10/2022

ZACUTOGROUP.COM | 310-469-9300

