

Great Exchange Opportunity Los Angeles

1326 S. Valencia Street, Los Angeles, CA 90015

Listing ID: 1889773
Property Type: Multi-Family For Sale
Property Subtype: Low-Rise/Garden
Sale Price: \$999,000
Unit Price: \$138.75 Per SF
Sale Terms: Cash to Seller
Nearest MSA: Los Angeles-Long Beach-Santa Ana
County: Los Angeles
Building Size (RSF): 7,200 SF
Parking Ratio: 1



Property Overview

Unit # Mix Actual

Rent

Market Rent

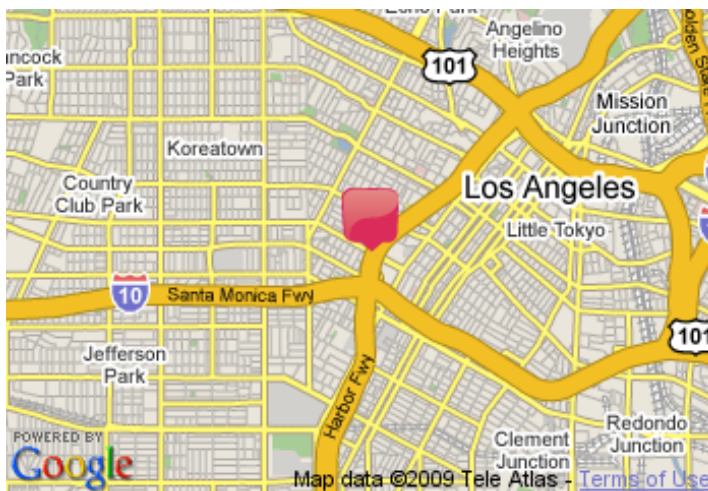
(pro-forma)

1	1+1	\$802.20	\$1,025.00
2	1+1	\$727.65	\$1,025.00
3	1+1	\$857.85	\$1,025.00
4	1+1	\$971.25	\$1,025.00
5	1+1	\$1,023.75	\$1,025.00
6	1+1	\$971.25	\$1,025.00
7	1+1	\$754.95	\$1,025.00
8	1+1	\$655.20	\$1,025.00

Investment Highlights:

- *Upside in Rents
- * Underground parking
- * Individually metered
- * Stable rental history
- * Owner will consider partial financing.
- * Monthly \$6,764.10 \$8,200.00
- * Annually \$81,169.20 \$98,400.00

GRM:



Market 10.15

Actual 12.31

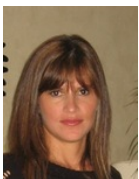
CAP (@ 35% expenses)

Market 6.4%

Actual 5.3%

Low maintenance, spacious units. Recent City inspection. Upside in rents.
Great exchange building.

Property Contacts



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