

331 S Avenue 20, Los Angeles, CA 90031
6 Unit Multifamily Investment | Prime Lincoln Heights



RE/MAX
COMMERCIAL & INVESTMENT REALTY

Enrique Viramontes

www.owncre.com | ev@owncre.com

213.233.4363 | Cal DRE #01372010

331 S Avenue 20

Property Profile

| | |
|--------------------|--|
| Property Address: | 331 S Avenue 20 Los Angeles, CA 90031 |
| Assessor Parcel #: | 5447-031-016 |
| Units: | 6 |
| Year Built: | 1912 / 1921 |
| Building Size: | 4,115 |
| Lot Size: | 8,278 |
| Zoning: | LARD2 |
| Construction: | W/F Stucco |
| Roof Type: | Composite |
| Parking: | Onsite |



Investment Highlights

- Prime Lincoln Heights Location - Located South of the 5 Freeway and Walking Distance to N Broadway
- Located 1 Mile from USC Health Sciences Campus and a Short 10 Minute Drive to Cal State LA
- Walk Score of 81
- Significant Upside in Rental Income
- ADU Income Potential



Enrique Viramontes, Senior Executive Vice President
www.OWNCRE.com | 213.233.4363

331 S Avenue 20

Subject Photos



Enrique Viramontes, Senior Executive Vice President
www.OWNCRE.com | 213.233.4363

331 S Avenue 20

Subject Photos



Enrique Viramontes, Senior Executive Vice President
www.OWNCRE.com | 213.233.4363

331 S Avenue 20

Subject Aerial



Enrique Viramontes, Senior Executive Vice President
www.OWNCRE.com | 213.233.4363

331 S Avenue 20

Parcel Map



Enrique Viramontes, Senior Executive Vice President
www.OWNCRE.com | 213.233.4363

331 S Avenue 20

Rent Roll

| Unit # | Unit Type | Current Rent | | Market Rent |
|---------------|-------------|----------------|---------|-----------------|
| 331 | 1 bd + 1 ba | \$1,103 | | \$1,850 |
| 331 1/2 | 1 bd + 1 ba | \$1,061 | Manager | \$1,850 |
| 333 | 1 bd + 1 ba | \$1,424 | | \$1,850 |
| 333 1/2 | 1 bd + 1 ba | \$1,210 | | \$1,850 |
| 335 | 1 bd + 1 ba | \$1,174 | | \$1,850 |
| 335 1/2 | 1 bd + 1 ba | \$1,426 | | \$1,850 |
| TOTAL: | | \$7,398 | | \$11,100 |



Enrique Viramontes, Senior Executive Vice President
www.OWNCRE.com | 213.233.4363

331 S Ave 20, Los Angeles, CA 90031

Combined Financial Analysis



Pricing Analysis

| | |
|---------------------|-------------------|
| Price | \$ 960,000 |
| Down Payment | 40% \$ 384,000 |
| First Trust Deed | \$ 576,000 |
| Interest Rate | 5.45% |
| Price / Unit | \$ 160,000 |
| Price / Sq Foot | \$ 233.29 |
| GRM | 10.53 |
| GRM (Proforma) | 7.08 |
| Cap Rate | 4.79% |
| Cap Rate (Proforma) | 8.53% |

Property Profile

| | |
|--------------------|--------------|
| No. of Units: | 6 |
| Year Built: | 1912 / 1921 |
| Square Footage: | 4,115 |
| Lot Size: | 8,278 |
| Construction Type: | W/F Stucco |
| Roof Type: | Composite |
| Parking: | Onsite |
| Parcel No.: | 5447-031-016 |

Agent Contact

Enrique Viramontes

DRE Lic. #01372010

213.233.4363

ev@owncre.com

www.OWNCRE.com



Unit Mix & Monthly Rent Schedule

| No. of Units | Type | Current Rent Range | Current Income | Market Rent | Market Income |
|----------------------|-------------|--------------------|-----------------|-------------|------------------|
| 6 | 1 bd + 1 ba | \$ 1,061 - 1,371 | \$ 7,398 | \$ 1,850 | \$ 11,100 |
| Total Scheduled Rent | | | \$ 7,398 | | \$ 11,100 |
| Pet Fee Income | | | \$ 200 | | \$ 200 |

Annualized Income & Expenses

| | Current | Market |
|-------------------------------------|-----------------|------------------|
| Total Scheduled Gross Income | \$ 91,173 | \$ 135,600 |
| Vacancy Rate | 1.0% \$ 912 | 3.0% \$ 4,068 |
| Effective Operating Income | \$ 90,261 | \$ 131,532 |
| Expenses | | |
| Property Taxes & D.A. | \$ 12,558 | \$ 12,558 |
| New Insurance Quote | \$ 6,173 | \$ 6,173 |
| Water | \$ 6,600 | \$ 6,600 |
| Landscaping | \$ 1,200 | \$ 1,200 |
| Professional Management | 5.0% \$ 4,513 | 5.0% \$ 6,577 |
| Repairs & Maintenance | 8.0% \$ 7,221 | 8.0% \$ 10,523 |
| Reserves for Replacement | \$ 6,000 | \$ 6,000 |
| Total Expenses | \$ 44,265 | \$ 49,630 |
| Expenses Per Unit | \$ 7,377 | \$ 8,272 |
| Expenses Per Square Foot | \$ 10.76 | \$ 12.06 |
| Net Operating Income | \$ 45,996 | \$ 81,902 |
| Less Debt Service | \$ 39,029 | \$ 39,029 |
| Pre-Tax Cash Flow | \$ 6,967 | \$ 42,873 |
| Return | 1.81% | 11.16% |

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the condition of the property. Property taxes are based on a reassessment at the current tax rate. RE/MAX Commercial & Investment Realty and Agent make no warranty or representation about the content of this offering memorandum. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the present or future performance of the property. The presence of molds may adversely affect the property and the health of some. If you have questions or concerns regarding this issue conduct further inspections by a qualified professional.