

5-UNIT APARTMENT BUILDING IN BOYLE HEIGHTS

2727 E. 6TH ST., LOS ANGELES, CA 90023



- 3,278 SF OF IMPROVEMENTS ON 6,148 SF LA-R2 ZONED LOT.
- GREAT UNIT MIX: (4) 2 BED+1 BATH & (1) 1 BED+1 BATH.
- ON-SITE PARKING; IN ADDITION TO AMPLE STREET PARKING.
- HUGE UPSIDE IN RENTS!!!
- LOCATION HAS A WALK SCORE OF 82!
- 1/2 A BLOCK EAST OF HOLLENBECK MIDDLE SCHOOL & THEODORE ROOSEVELT HIGH SCHOOL.
- LESS THAN 1 MILE FROM MARIACHI PLAZA & THE SOTO / 1ST ST. METRO GOLD LINE STATION.
- NO RENT ABATEMENTS OR DEFERRALS DURING COVID-19 PANDEMIC!!!
- EASY ACCESS TO THE 5, 10, 60 & 101 FREEWAYS.
- EXCELLENT INFILL LOCATION; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 280,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this low maintenance 3,278 SF 5-Unit Multi-Family Apartment Building in the Boyle Heights neighborhood of East Los Angeles. It is located on 6,148 SF LA-R2 zoned lot.

The property consists of a total of 5 units. The ground floor has 3 units consisting of (2) 2+1 units and (1) 1+1 unit. The second floor consists of (2) 2+1 units. All tenants are currently on a month to month tenancy.

The subject property has approximately 6 parking spaces.

This opportunity is located in one of the most up & coming areas of Los Angeles. It will attract an investor looking to purchase a low maintenance multi-family property in a growing area within walking distance to public transportation, parks, and shopping areas.

LOCATION OVERVIEW

The subject property is located within the Boyle Heights neighborhood of Los Angeles. It is just 1/2 a mile from the major signalized intersection of Soto St. & Whittier Blvd. (Metro Bus lines 720, 18, 106, 251, 252, & 751).

The property is also approximately 1 mile from the Mariachi Plaza & SOTO GOLD LINE METRO STATION, which connects you to Union Station in Downtown LA (only 4 stops away) and Pasadena area.

This area is considered a WALKER'S PARADISE with a score of 82.

This offering is just 1/2 east of Hollenbeck Middle School & Theodore Roosevelt High School.

The offering is located in a densely populated area of Los Angeles, with over 50,000 people residing within a 1-mile radius and over 280,000 reside within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$988,000
Year Built:	1964
Tenants	5
SF	3,278
Price / SF:	\$301.40
Lot Size (SF):	6,148
Price / SF(Lot):	\$160.70
Floors:	2
Parking Spaces:	On-Site & Street
Zoning:	LA-R2
APN:	5185-017-028
Actual Cap Rate:	3.4%
Proforma Cap Rate:	7.8%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$60,420	\$108,600
TOTALS	\$60,420	\$108,600

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$60,420	\$108,600
Less: Vacancy	\$0	(\$3,258)
Effective Gross Income	\$60,420	\$105,342
Less: Expenses	(\$26,465)	(\$28,392)
Net Operating Income	\$33,955	\$76,950

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$11,856	\$11,856
Insurance	\$3,500	\$3,500
Water	\$2,172	\$2,172
Gas	\$1,500	\$1,500
Pest Control	\$1,320	\$1,320
Gardener	\$1,200	\$1,200
Repairs & Maintenance	\$2,500	\$2,500
Management	\$2,417	\$4,344
Total Expenses	\$26,465	\$28,392
Expenses Per RSF	\$8.07	\$8.66

Rent Roll

Suite	Tenant Name	Lease Commence	Lease Expire	Curent Monthly Rent	Proforma Monthly Rent
1	1+1	1/1/10	m-m	\$775.00	\$1,450.00
2	2+1	1/1/10	m-m	\$937.00	\$1,900.00
3	2+1	7/1/13	m-m	\$1,100.00	\$1,900.00
4	2+1	1/1/10	m-m	\$1,200.00	\$1,900.00
5	2+1	1/1/10	m-m	\$1,023.00	\$1,900.00
Total Square Feet				\$5,035.00	\$9,050.00

Additional Photos



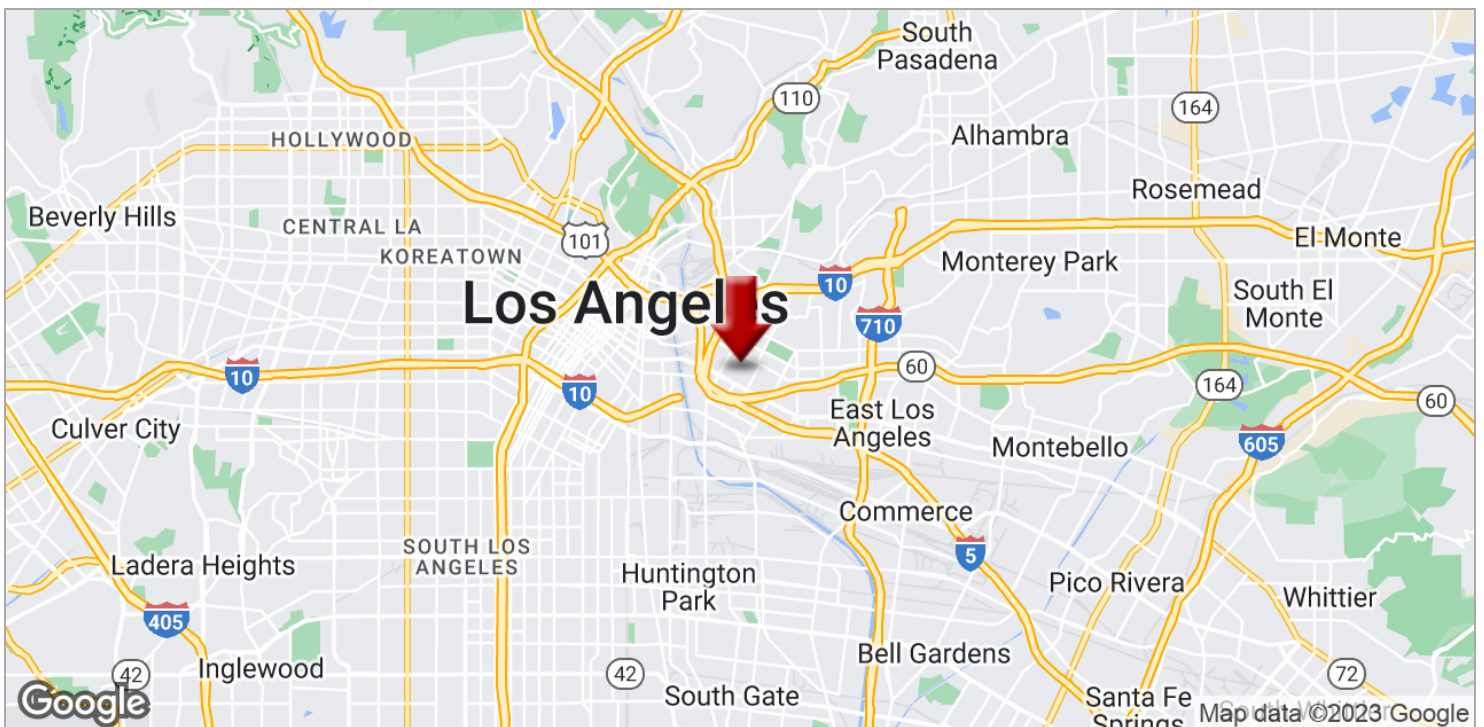
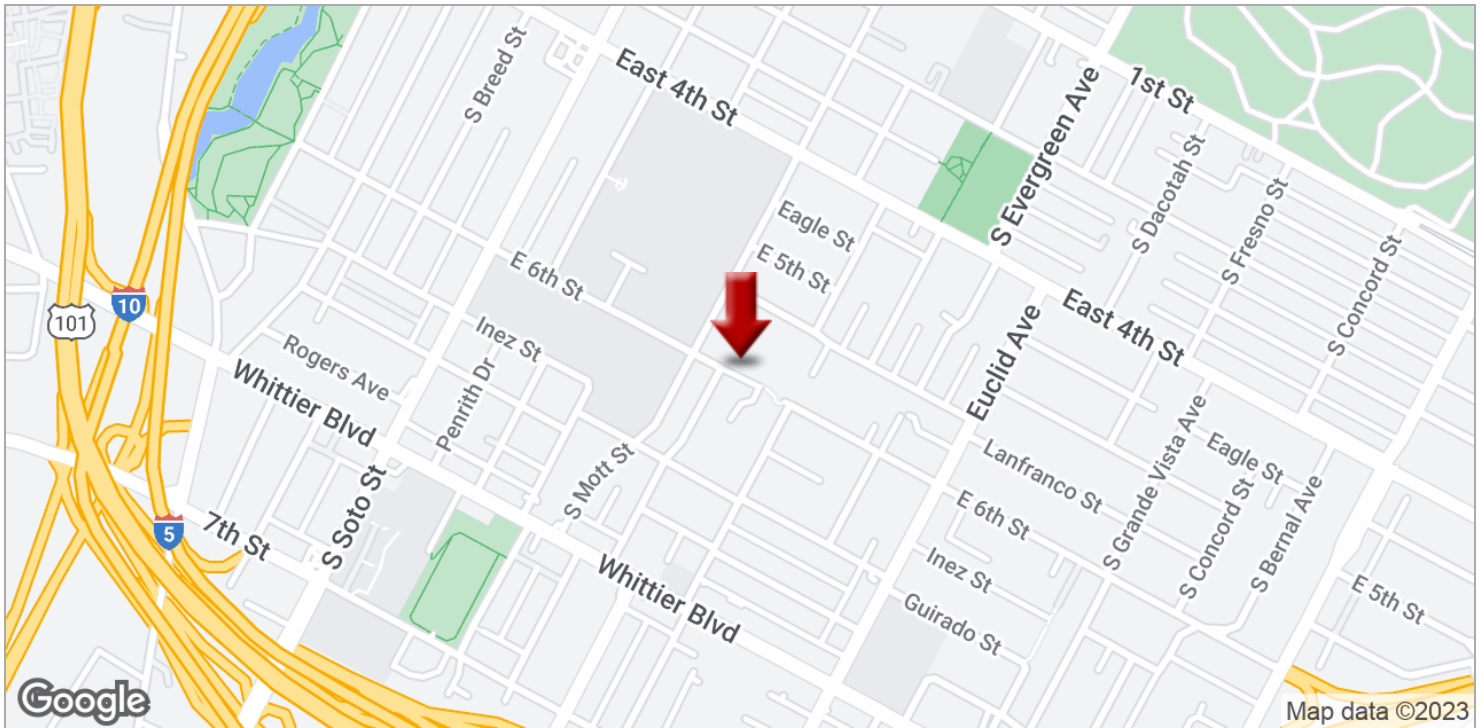
Additional Photos



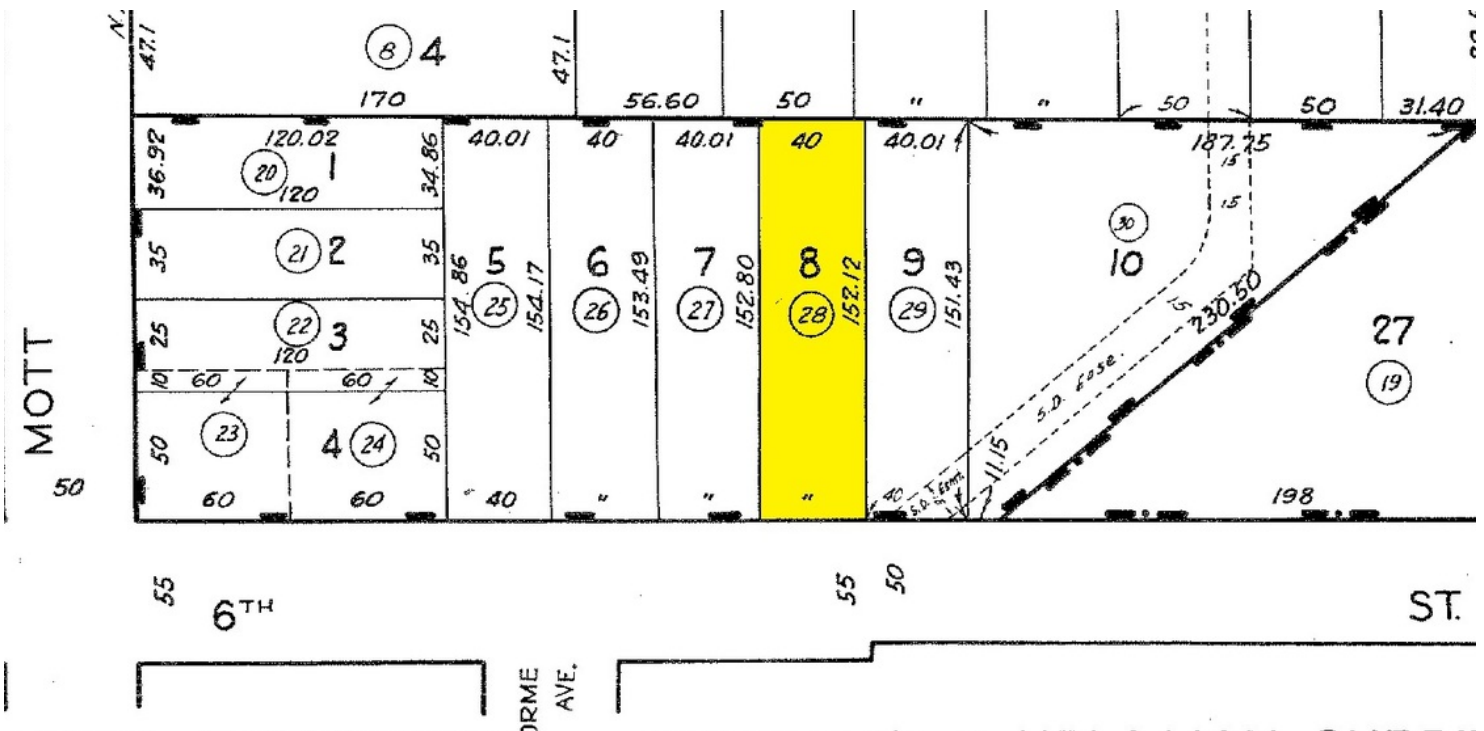
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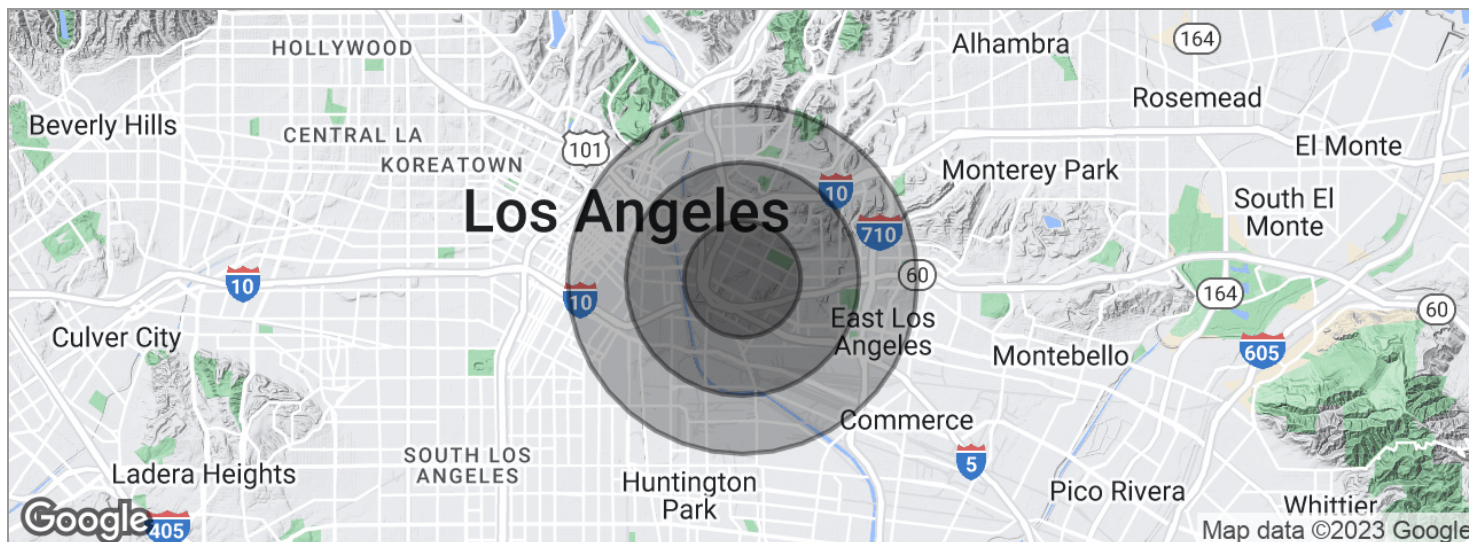
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	56,919	150,509	280,350
Median age	28.6	29.0	30.7
Median age (male)	26.9	27.8	29.7
Median age (Female)	30.1	30.1	31.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,033	37,430	72,417
# of persons per HH	4.1	4.0	3.9
Average HH income	\$41,774	\$43,169	\$43,602
Average house value	\$340,172	\$370,111	\$381,791
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	95.6%	93.1%	83.2%
RACE (%)	1 MILE	2 MILES	3 MILES
White	56.5%	53.6%	47.6%
Black	0.7%	1.3%	4.7%
Asian	1.8%	2.8%	7.5%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.7%	1.1%	0.8%
Other	38.8%	39.6%	37.5%

* Demographic data derived from 2020 ACS - US Census