LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
TEAMCLINE

10-UNIT MULTI-TENANT RESIDENTIAL BUILDING FOR SALE

980 YALE STREET

LOS ANGELES • CA 90012

For More Information, Please Contact

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PROPERTY HIGHLIGHTS

Prime Chinatown Location

Strong Investment Opportunity
Rare Multi-Unit Property

Desirable 10-Unit Mix
Six (6) 3-Bedroom, 2-Bath Units
Four (4) 2-Bedroom Units

Convenient Access to Downtown LA, Echo Park & Major Freeways

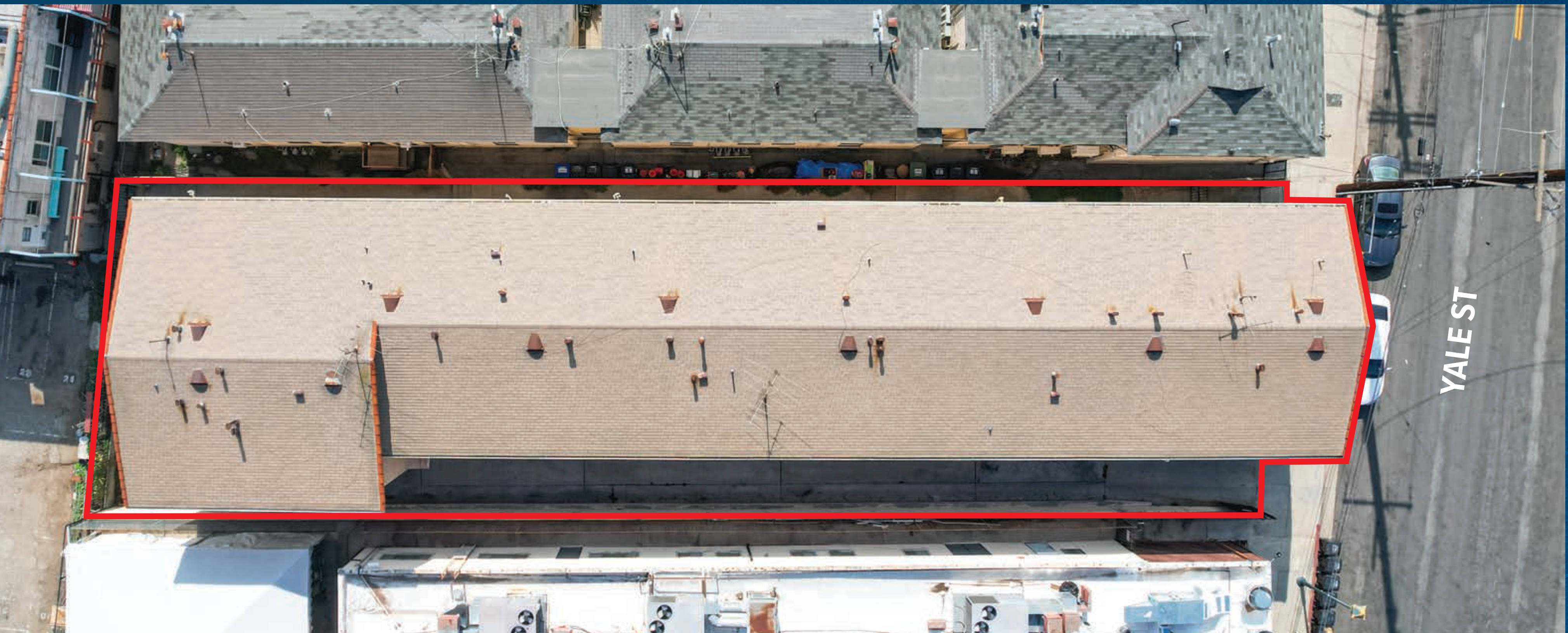
Rent Roll Available

2-Story Building
Well-Positioned Structure

Located in the heart of Chinatown just steps from Central Plaza and adjacent to 978 Chung King Rd, 980 Yale Street is a ±9,772 SF two-story apartment building offering a strong investment opportunity. The property features 10-units with a desirable unit mix of six (6) 3-bed/2-bath units and four (4) 2-bedroom units, with gated access and on-site parking. Its prime location provides excellent connectivity to Downtown LA, Echo Park, and major freeways, making it an ideal value-add or long-term income-producing asset.


PROPERTY AERIAL
LOS ANGELES CITY HALL
UNION STATION LOS ANGELES
CHINATOWN STATION
CAPITOL MILLING EST. 1883
CHINATOWN CENTRAL PLAZA
THANK YOU COFFEE
Melody BAR & GRILL
ALSO AVAILABLE
974 CHUNG KING RD
ALSO AVAILABLE
974 CHUNG KING RD
ALSO AVAILABLE
981-983 N HILL ST
N HILL ST
YALE ST
BERNARD ST
980 YALE ST
LOS ANGELES • CA 90012

PROPERTY AERIALS




PROPERTY AERIAL
HIGHLAND PARK BREWERY
LOS ANGELES STATE HISTORIC PARK
CAPITOL MILLING EST. 1883
CHINATOWN STATION
CHINATOWN CENTRAL PLAZA
N HILL ST
BERNARD ST
YALE ST
110
980 YALE ST
LOS ANGELES • CA 90012

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PROPERTY PHOTOS

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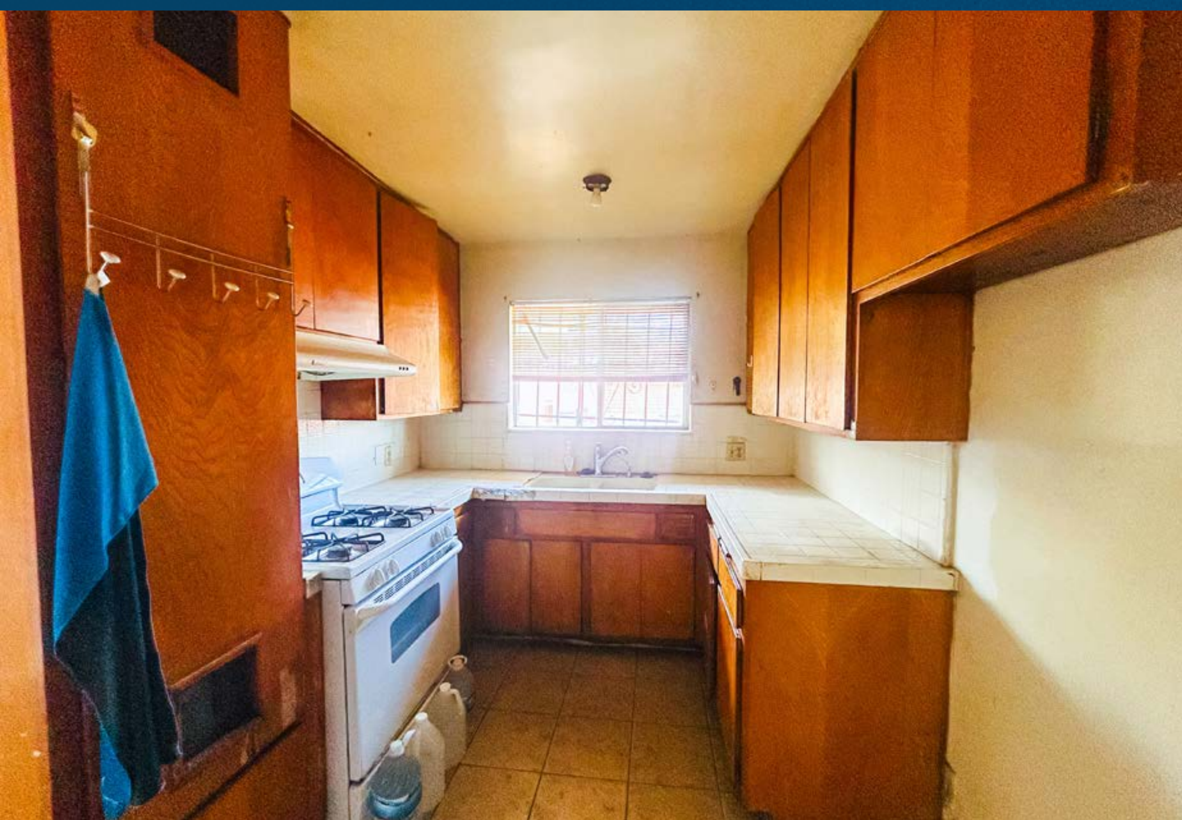
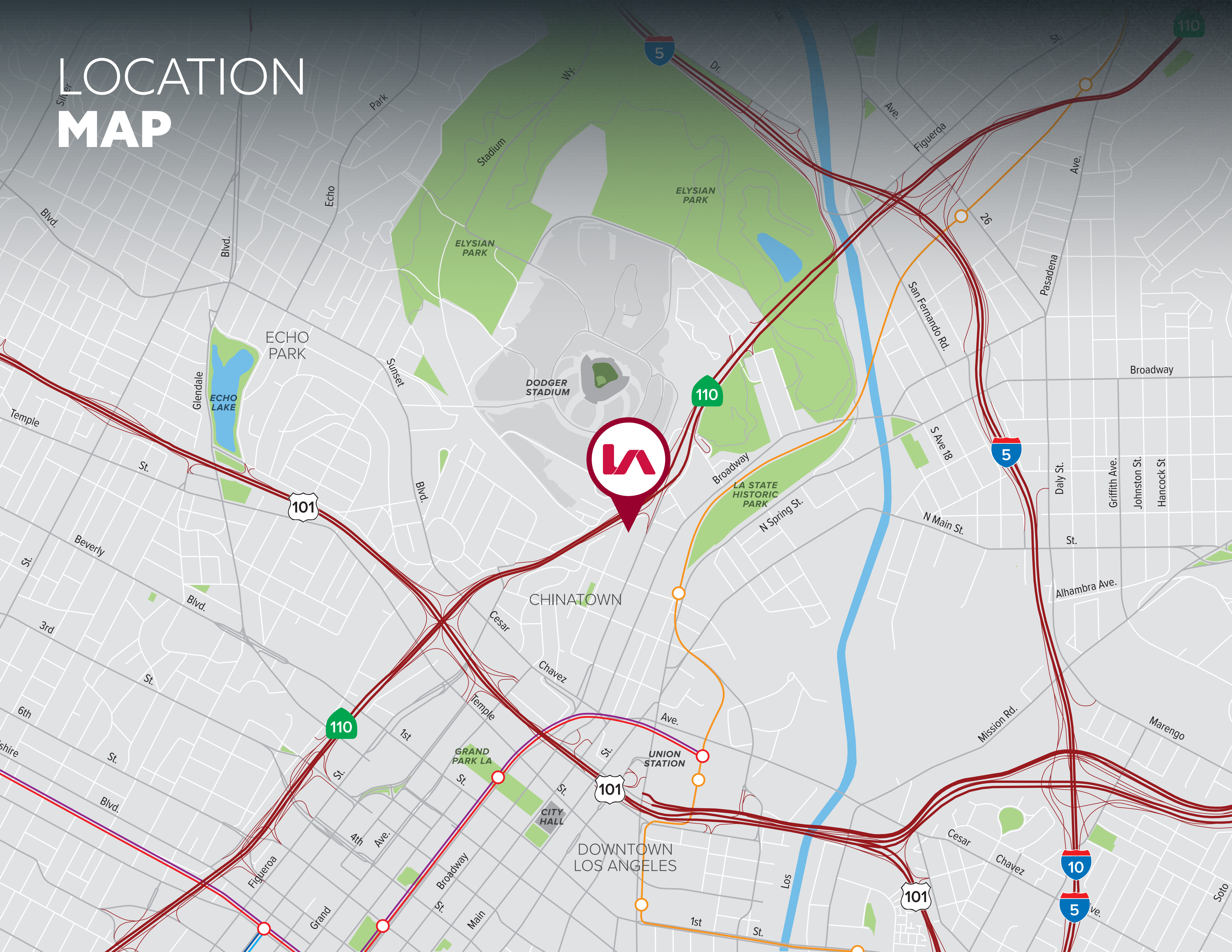


LOCATION
MAP



INVESTMENT SUMMARY

KEY INVESTMENTS

METRIC	PRO FORMA (VACANT UNITS AT MARKET RENTS)	PRO FORMA (ALL UNITS AT MARKET RENTS)
Purchase Price	$2,275,000	$2,275,000
AGI (Annual Gross Income)	202,392	314,400
NOI (Net Operating Income)	108,610	211,184
Cap Rate	4.8%	9.3%
GRM	11.2×	7.2×
Expense Ratio	44%	29%

RENT ROLL SUMMARY

UNIT	TYPE	PRO FORMA (VACANT UNITS AT MARKET RENTS)	PRO FORMA (ALL UNITS AT MARKET RENTS)
1 *VACANT*	3 Bed / 2 Bath	2,700	2,700
2	3 Bed / 2 Bath	2,202	2,700
3	3 Bed / 2 Bath	1,296	2,700
4	3 Bed / 2 Bath	1,277	2,700
5	3 Bed / 2 Bath	1,296	2,700
6 *VACANT*	3 Bed / 2 Bath	2,700	2,700
7	2 Bed / 1 Bath	1,009	2,500
8	2 Bed / 1 Bath	1,009	2,500
9 *VACANT*	2 Bed / 1 Bath	2,500	2,500
10	2 Bed / 1 Bath	877	2,500
	Total Monthly Rent	**16,866**	**26,200**
	Total Annual Rent	**202,392**	**314,400**
	Less Vacancy (5%)	**(10,120)**	**(15,720)**
	Effective Gross Income (EGI)	**192,272**	**298,680**

ANNUALIZED OPERATING DATA

CATEGORY	PRO FORMA (VACANT UNITS AT MARKET RENTS)	PRO FORMA (ALL UNITS AT MARKET RENTS)
Annual Gross Income (AGI)	202,392	314,400
Less Vacancy (5%)	(10,120)	(15,720)
Effective Gross Income (EGI)	192,272	298,680
Total Operating Expenses	83,662	87,496
Net Operating Income (NOI)	108,610	211,184
Cap Rate (@ $2,275,000)	4.8%	9.3%
GRM (@ $2,275,000)	11.2×	7.2×
Expense Ratio	44%	29%

ANNUALIZED OPERATING DATA

EXPENSE CATEGORY	PRO FORMA (VACANT UNITS AT MARKET RENTS)	PRO FORMA (ALL UNITS AT MARKET RENTS)
Insurance	14,283	14,283
Licenses & Permits	2,183	2,183
Property Tax (1.18738%)	27,014	27,014
Repairs & Maintenance	16,000	18,000
Utilities (DWP - Water/Sewer)	21,000	23,000
Total Operating Expenses	83,662	87,496

SUMMARY INSIGHTS

- Vacant units (Units 1, 6, 9) leased at market rents ($2,700 for 3-bed, $2,500 for 2-bed) significantly boost NOI.
- Fully repositioned rents yield over **9% stabilized cap rate** and **7.2× GRM** on a $2,275,000 purchase price.
- Expense ratio improves from 44% to 29% as rents are brought to market.
- Prime Chinatown location near Hill Street with strong long-term rental upside.

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