

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.



LOS ANGELES
CITY HALL

UNION
STATION
LOS ANGELES

M
CHINATOWN
STATION

CAPITOL MILLING
EST. 1909

CHINATOWN
CENTRAL PLAZA



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

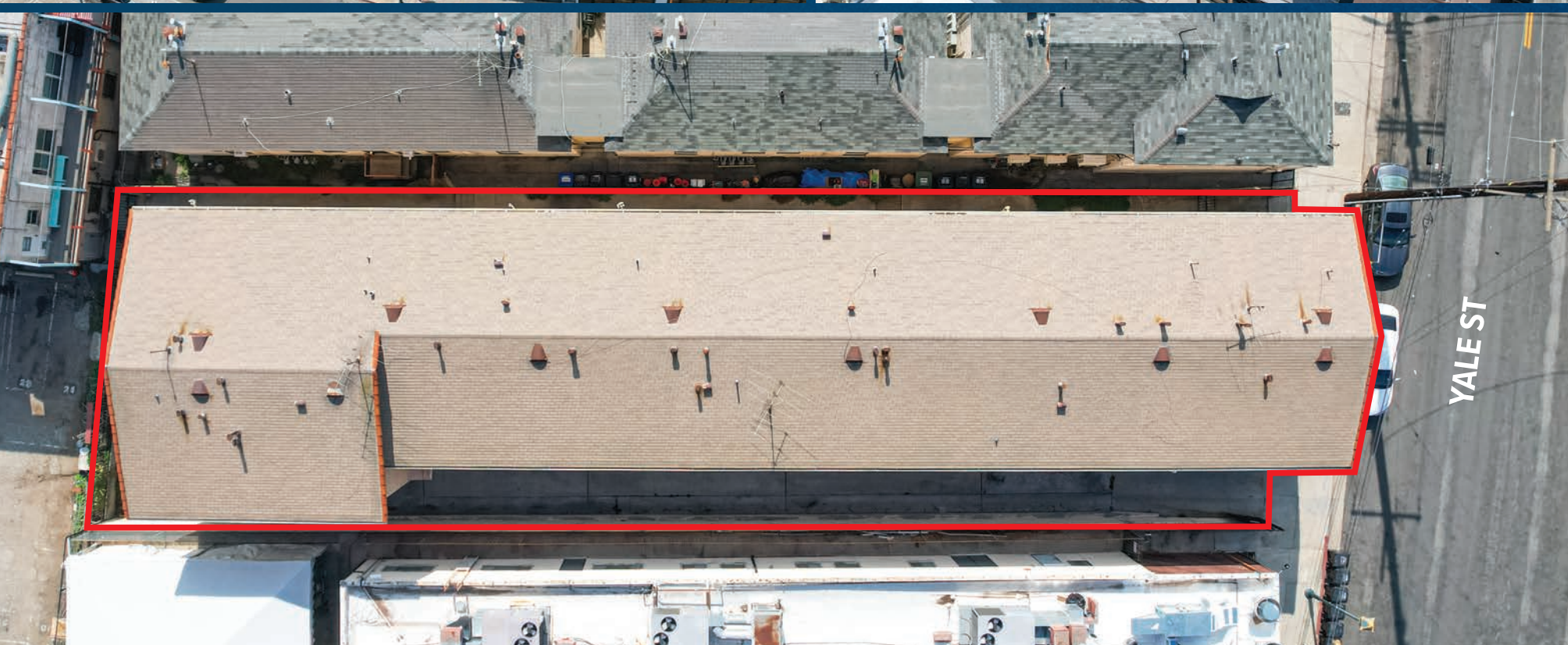


YALE ST

980 YALE ST
LOS ANGELES • CA 90012

BERNARD ST

PROPERTY AERIAL





LOS ANGELES STATE
HISTORIC PARK



CHINATOWN
CENTRAL PLAZA

N HILL ST



BERNARD ST

YALE ST

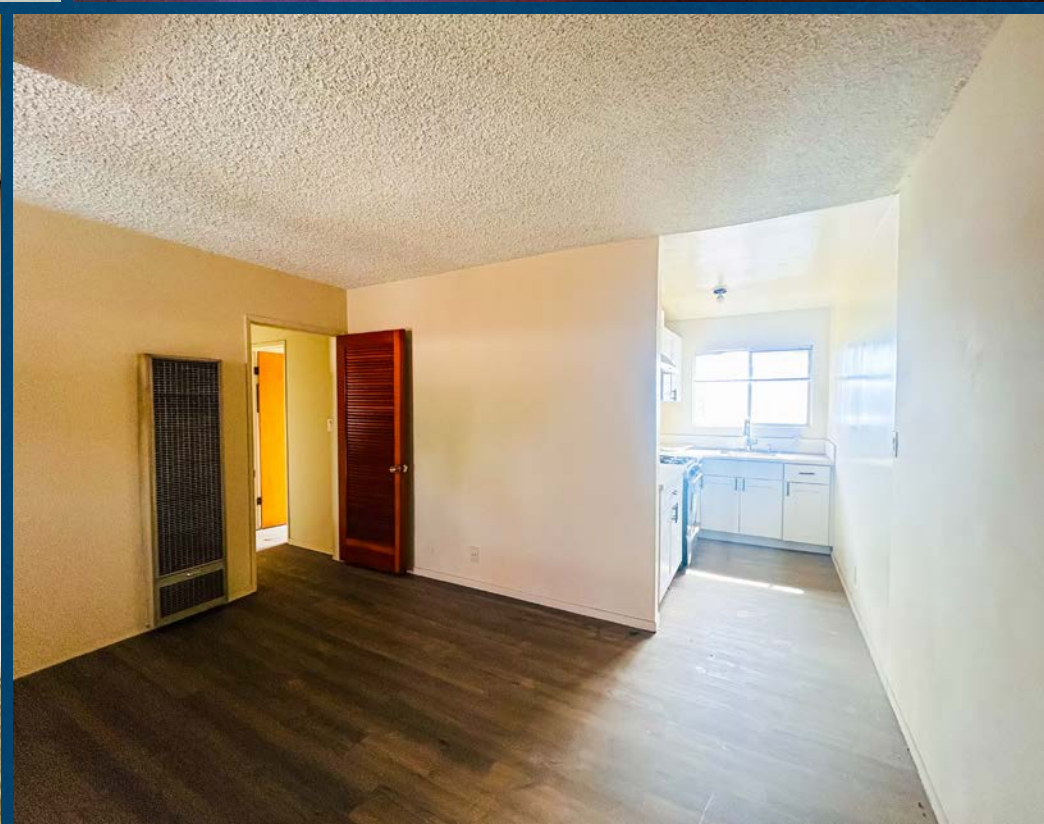
980 YALE ST
LOS ANGELES • CA 90012

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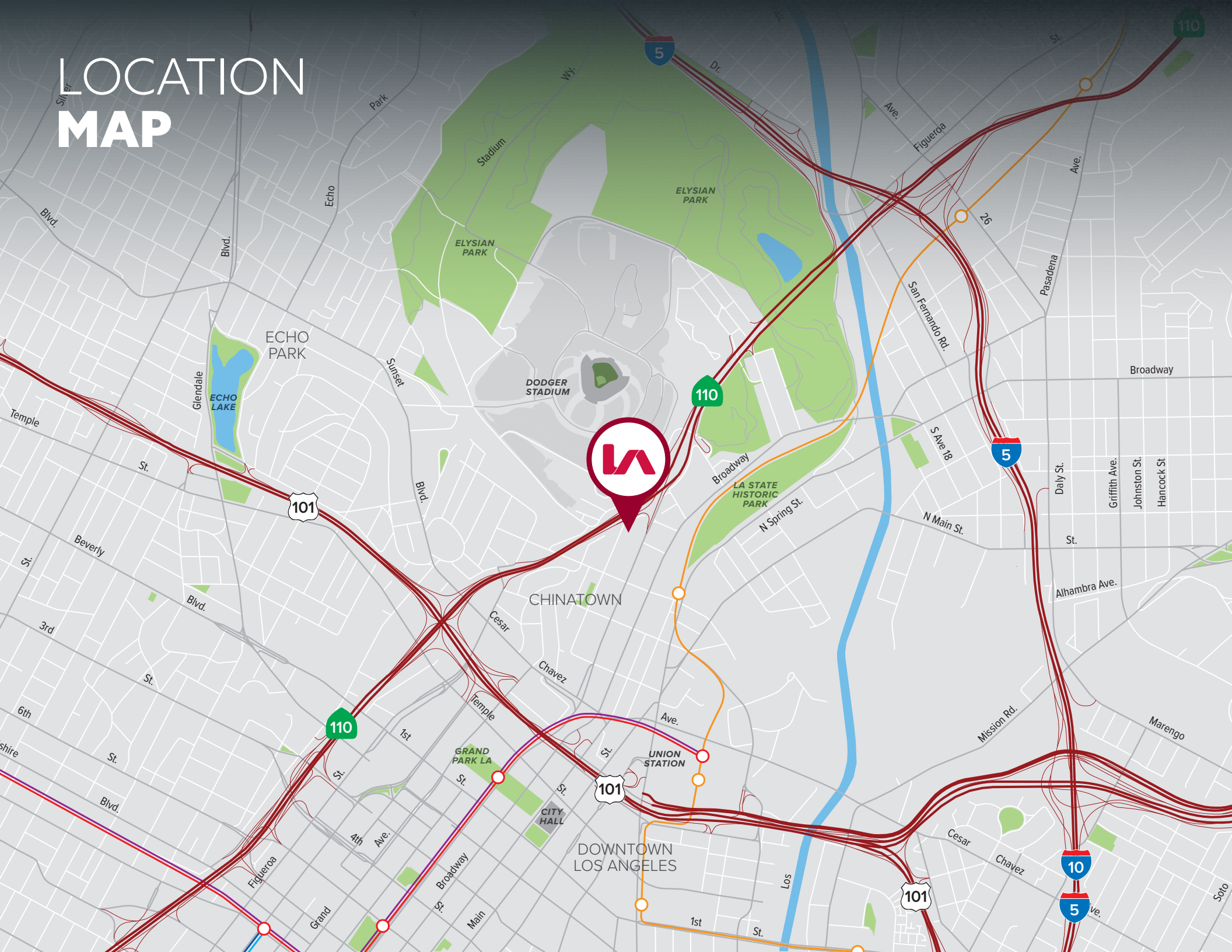


PROPERTY PHOTOS





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

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.

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

LOS ANGELES
CITY HALL

DLTA

Cathay
Bank

PAMC
PACIFIC ALLIANCE
MEDICAL CENTER

980
**YALE
STREET**
LOS ANGELES • CA 90012

CHINATOWN
CENTRAL PLAZA

N HILL ST

YALE ST

W CHANG KAI SHEK RD

BERNARD ST

110

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COMMERCIAL REAL ESTATE SERVICES

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.