

EXCLUSIVE LISTING

143 N Reno St, Los Angeles CA 90026

16-Unit Bread-and-butter value-Add Opportunity in Rampart Village adjacent to Silver Lake, Echo Park, and Koreatown. Attractive current CAP Rate with Close to 10% Proforma CAP Rate. 2 units may be delivered vacant.



**CONTACT HAN
DIRECT
TO DISCUSS AND
SCHEDULE
A PRIVATE TOUR!**

SUMMARY

Subject Property:	143 N Reno St Los Angeles, CA 90026
Asking Price:	\$2,300,000
Price/Unit:	\$143,800
Price/SF:	\$249
Number of Units:	16
Year Built:	1927
Building Area:	9,240 SF
Lot Size:	6,000 SF
Zoning:	R3
APN:	5156-011-003
Unit Mix:	4 x 1B+1B 12 x STUDIO*

Investment & Property Highlights

- Excellent bread-and-butter 16-unit value-add with attractive return and significant upside potential
- Centrally located in Rampart Village area; only several blocks south of Silver Lake area and Silver Lake Blvd.
- 2 Large studios are vacant and may be delivered vacant
- Excellent Current CAP Rate and Proforma CAP Close to 10%
- Long-time owner for more than 25 years
- Transit friendly location with superb access to FWY 101, and minutes from FWY 110
- Nearby many newly built apartment communities Well-maintained 16-unit with spacious units; Good unit mix for the area
- Charming 1920s construction with characters: wide hallways, high ceiling units, spacious and functional unit layout.
- VERY WALKABLE LOCATION (walk score of 88 out of 100)
- Functional two-story layout with spacious and functional unit layout
- Secured entrance, shared laundry room in the basement, updated electrical panels, strengthened foundation, wide walkways
- Easy to manage and to rent apartment building

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Broker License# 01749321

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