

# MULTIFAMILY FOR SALE

## FOURPLEX + ADU (RTI) INVESTMENT IN ECHO PARK / RAMPART

343 OCCIDENTAL BLVD., LOS ANGELES, CA 90026

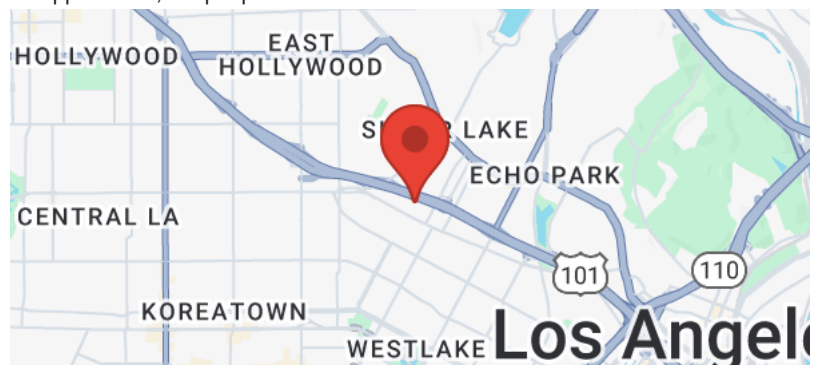


### OFFERING SUMMARY

PRICE:	\$1,648,000
YEAR BUILT / RENOVATED:	1923 / 2021
BUILDING SF:	2,624
LOT SIZE:	6,243 SF
PARKING:	In-Rear & Street
ZONING:	LA-RD2
APN:	5156-015-027
UNITS:	4 + 1 ADU (RTI)

### PROPERTY HIGHLIGHTS

- Four-unit property located in the heart of the rapidly appreciating Rampart Village/Echo Park corridor, zoned RD2 for multi-family.
- Two buildings totaling approx. 2,624 SF on 6,243 SF lot.
- Each unit is Individually metered for Gas & Electric.
- On-Site Parking & Street Parking.
- Attractive unit mix: 1-bed, 2-bed and 3-bed units creating diversification of rental income streams.
- Excellent infill location: minutes from the US-101/DTLA, strong transit, walkable to restaurants, retail and lifestyle amenities.
- Excellent Demographics; over 80,000 people reside within a 1-mile radius & approx. 600,000 people reside within a 3-mile radius.



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# INCOME SUMMARY & RENT ROLL

Fourplex Investment in Echo Park / Rampart  
343 Occidental Boulevard | Los Angeles, CA 90026



## INVESTMENT SUMMARY

Price:	\$1,648,000
Year Built:	1923
SF (Per Title):	2,624
Price / SF:	\$628.05
Lot Size (SF):	6,243
Floors:	2
Parking:	Rear & Street
Zoning:	LA-RD2
APN:	5156-015-027
Current Cap Rate:	2.2%
Proforma Cap Rate:	5.7%

## TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$140,268	\$143,756
<b>TOTALS</b>	<b>\$140,268</b>	<b>\$143,756</b>

## ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$140,268	\$143,756
Less: Vacancy	(\$64,800)	(\$7,188)
<b>Effective Gross Income</b>	<b>\$75,468</b>	<b>\$136,568</b>
Less: Expenses	(\$38,997)	(\$42,441)
<b>Net Operating Income</b>	<b>\$36,472</b>	<b>\$94,128</b>

## ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$20,978	\$20,978
Insurance	\$6,600	\$6,600
Utilities	\$6,000	\$7,000
Repairs	\$2,400	\$2,400
Management	\$3,019	\$5,463
<b>Total Expenses</b>	<b>\$38,997</b>	<b>\$42,441</b>
<b>Expenses Per RSF</b>	<b>\$14.86</b>	<b>\$16.17</b>

Current Rent Roll								Proforma	
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Increases	Proforma Rent	Proforma Rent/SF
343	3Bed+2Bath	900		m/m	\$3,800.00			\$3,914.00	
345	2Bed+1Bath	700	VACANT		\$3,400.00			\$3,502.00	
343 1/2	1Bed+1Bath	400		m/m	\$1,276.57			\$1,314.87	
345 1/2	1Bed+1Bath	400		m/m	\$1,212.45			\$1,248.82	
345 3/4	1Bed+1Bath	400	VACANT		\$2,000.00			\$2,000.00	
Total Square Feet		2,800			\$11,689.02			\$11,979.69	

Note: \* 345 3/4 is a proforma for an ADU addition that will be delivered RTI.

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

**\*\*DRIVE BY ONLY\*\***



## PROPERTY PHOTOS

Fourplex Investment in Echo Park / Rampart  
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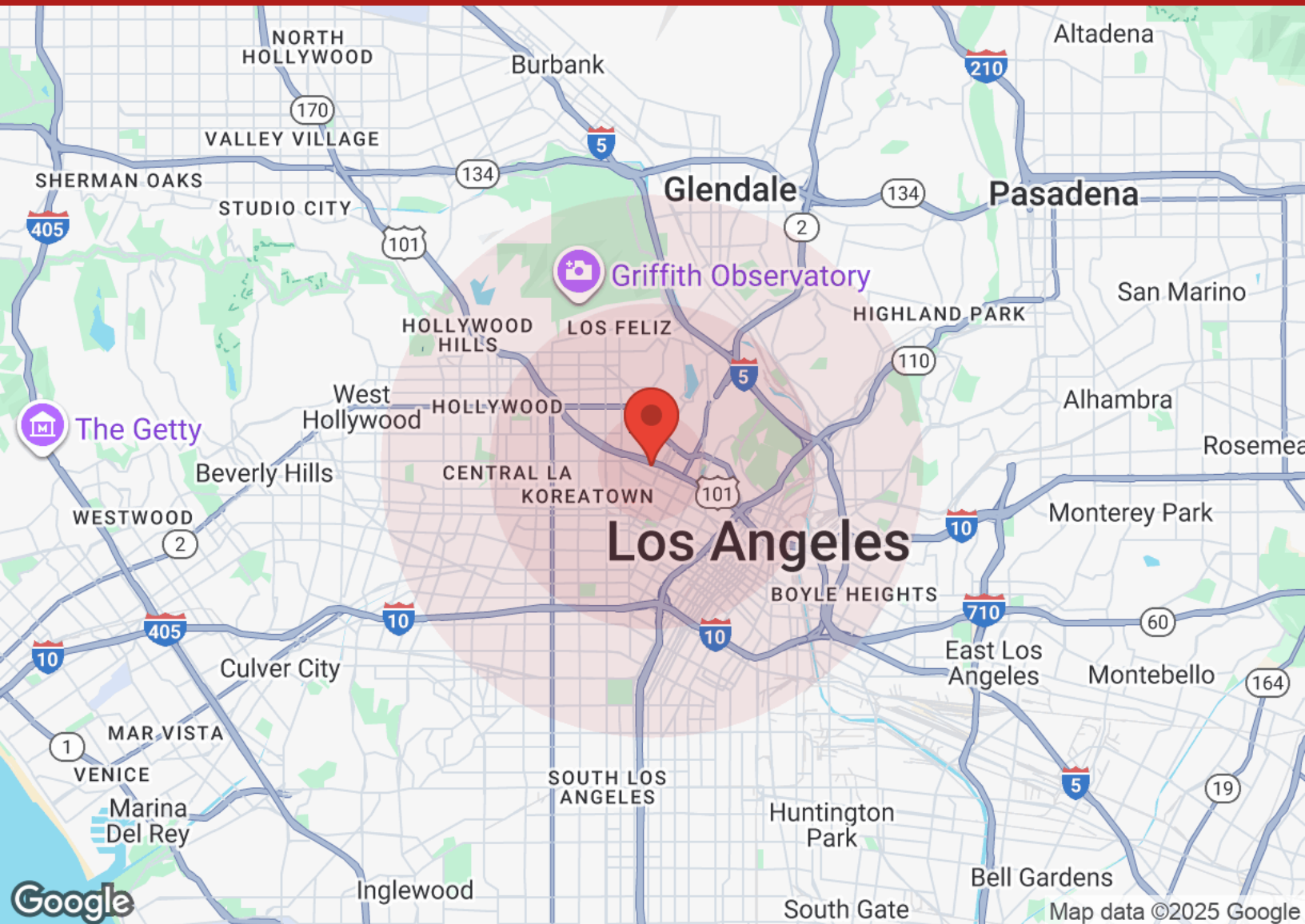
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	41,539	311,020	619,601
Female	39,845	282,020	565,571
Total Population	81,384	593,040	1,185,172

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	10,982	77,149	163,275
Ages 15-24	9,257	65,114	143,549
Ages 25-54	41,229	300,332	583,669
Ages 55-64	9,123	67,077	131,730
Ages 65+	10,792	83,368	162,948

Race	1 Mile	3 Miles	5 Miles
White	15,544	129,164	278,278
Black	4,989	42,699	101,095
Am In/AK Nat	130	1,008	1,896
Hawaiian	57	474	948
Hispanic	39,414	271,434	567,934
Asian	19,329	133,493	204,324
Multi-Racial	1,595	12,335	25,481
Other	317	2,431	5,096

Income	1 Mile	3 Miles	5 Miles
Median	\$71,257	\$67,790	\$71,633
< \$15,000	3,768	35,480	61,187
\$15,000-\$24,999	1,840	18,540	33,299
\$25,000-\$34,999	2,819	19,478	35,626
\$35,000-\$49,999	3,498	24,728	45,094
\$50,000-\$74,999	5,548	39,788	72,509
\$75,000-\$99,999	4,458	27,858	53,808
\$100,000-\$149,999	4,758	36,518	70,584
\$150,000-\$199,999	2,603	19,658	39,352
> \$200,000	3,994	31,767	64,913

Housing	1 Mile	3 Miles	5 Miles
Total Units	36,321	277,629	520,289
Occupied	33,285	253,816	476,372
Owner Occupied	4,308	33,028	86,134
Renter Occupied	28,977	220,788	390,238
Vacant	3,036	23,814	43,916

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