



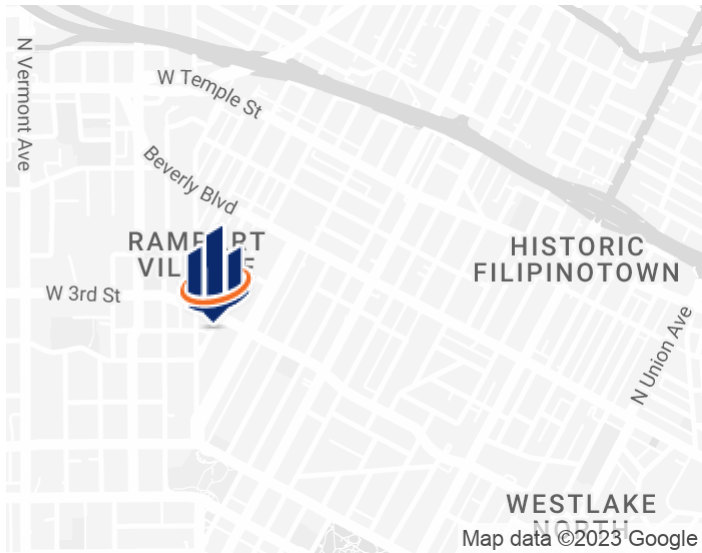
**314-318** S Reno Street  
LOS ANGELES, CA 90057

**SALE OFFERING MEMORANDUM**

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# Property Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,450,000
<b>BUILDING SIZE:</b>	5,246 SF
<b>PRICE / SF:</b>	\$467.02
<b>CAP RATE:</b>	4.42%
<b>PROFORMA CAP RATE:</b>	6.35%
<b>NOI:</b>	\$108,299
<b>YEAR BUILT:</b>	1947
<b>ZONING:</b>	LAR4
<b>APN:</b>	5155009016



## PROPERTY DESCRIPTION

Prime Opportunity to own one of a kind 8 Unit Multi-family in the heart of the historic Filipinotown. Long time owner with great stable tenants. Property has great upside and is an extreme value. Great mid city location next to Rampart Village. Few minutes to downtown LA or Hollywood Blvd.

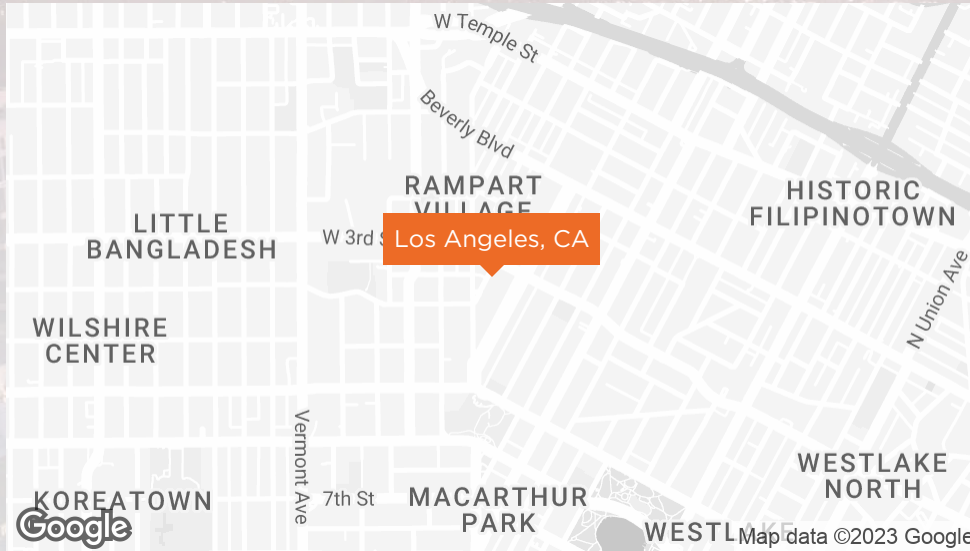
## PROPERTY HIGHLIGHTS

- Below Market Rents and long term tenants on MTM leases
- Great Unit Mix - 6 one bedroom units and 2 single units
- Rare multi car garage and additional parking
- Well maintained building - roof replaced recently
- Excellent steady cash flow of rent
- Desirable location near Dodger Stadium, LA Live and Crypto.com Arena

# Photos



# Location



## LOCATION DESCRIPTION

Located conveniently next to Rampart Village and the Historic Filipinotown. The neighborhood is roughly bounded by Glendale Blvd to the West, Beverly Blvd to the North, Temple Street to the South, and Hoover street to the East. The area is known for its distinct architectural styles, including Craftsman, Victorian, and Spanish Colonial Revival Properties as showcased within this Apartment Complex.

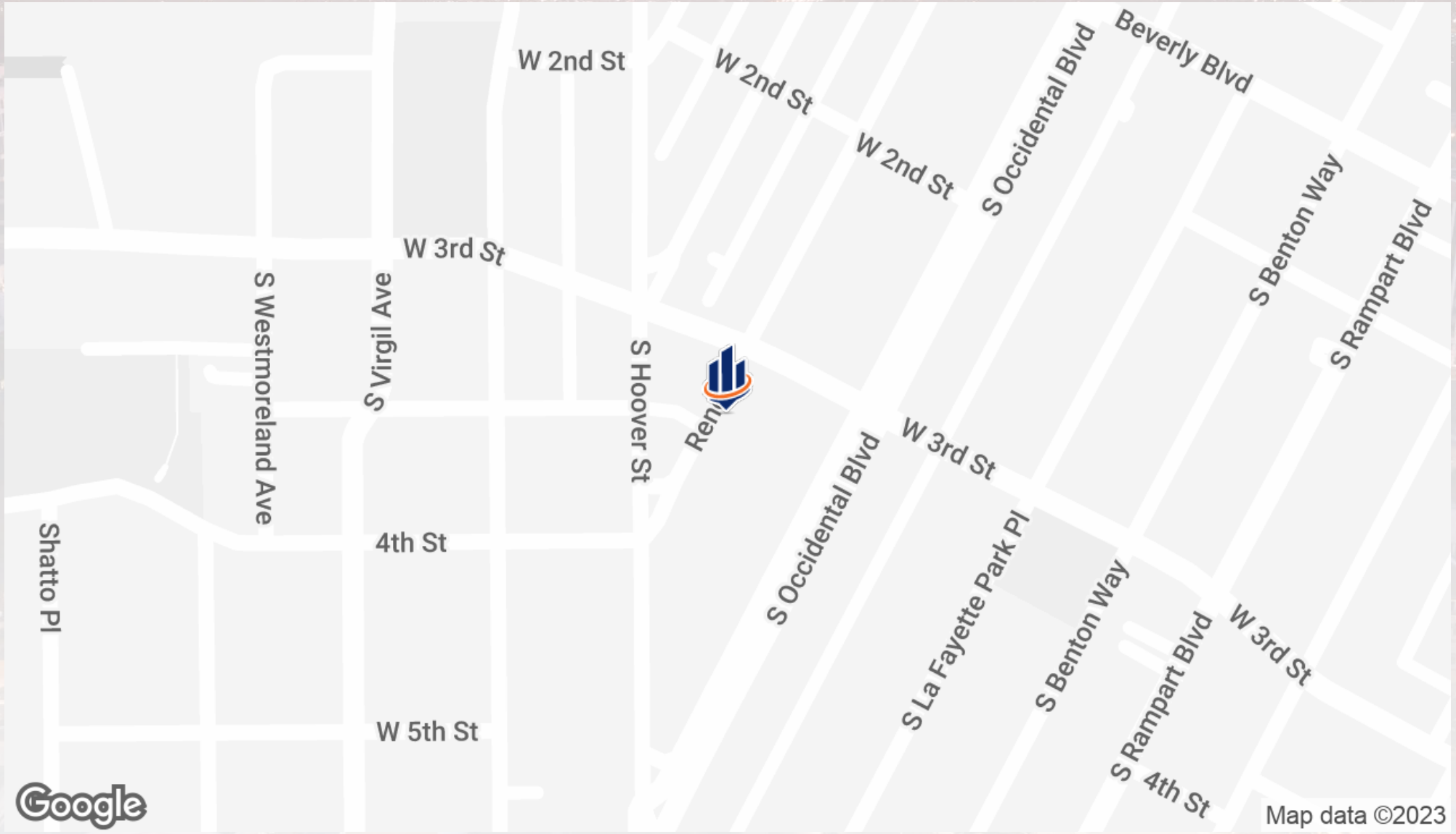
Located in central Los Angeles location with near distance to LA's landmarks such as Hollywood and Downtown.

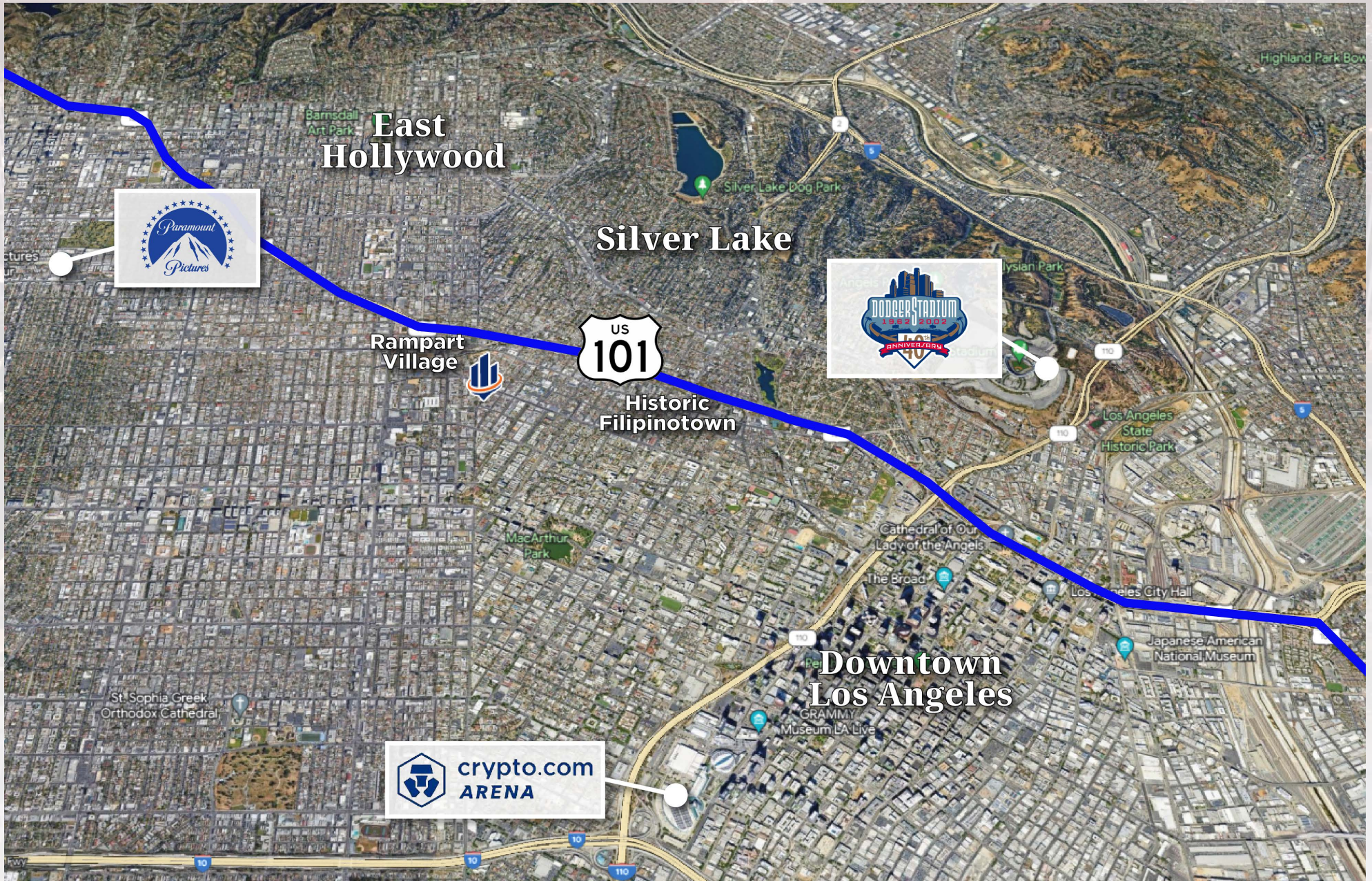
This Multi-family complex is located in the heart of Filipinotown and is a once in a lifetime opportunity to own a piece of history.



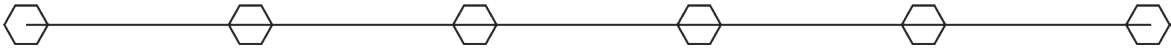
<b>COUNTY</b>	Los Angeles
<b>CROSS STREETS</b>	3rd Street & South Reno Street
<b>STREET PARKING</b>	Yes
<b>NEAREST HIGHWAY</b>	101 Freeway

# Location Map





# Financial Summary



## INVESTMENT OVERVIEW

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<b>PRICE</b>	\$2,450,000
<b>PRICE PER SF</b>	\$524
<b>PRICE PER UNIT</b>	\$306,250
<b>CAP RATE</b>	4.42%
<b>PROFORMA CAP RATE</b>	6.35%

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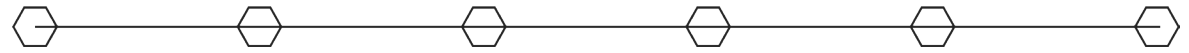
## OPERATING DATA

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<b>GROSS SCHEDULED INCOME</b>	\$117,576
<b>EXPENSES</b>	\$9,277
<b>NET OPERATING INCOME</b>	\$108,299

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# Rent Roll



UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE START
314	1	1	\$1,432	\$1,695	01/2022
316A	1	1	\$1,439	\$1,695	03/2020
316B	0	1	\$928	\$1,395	05/2021
316C	0	1	\$970	\$1,395	11/2020
318A	1	1	\$1,364	\$1,695	08/2020
318B	1	1	\$1,279	\$1,695	07/2018
318C	1	1	\$1,212	\$1,695	03/2006
318D	1	1	\$1,173	\$1,695	04/2012
<b>TOTALS</b>			<b>\$9,798</b>	<b>\$12,960</b>	

# Demographic Map & Report



## POPULATION

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	123,699	1,207,120	3,472,179
<b>AVERAGE AGE</b>	34.6	35.6	36.3
<b>AVERAGE AGE (MALE)</b>	34.1	35.0	35.3
<b>AVERAGE AGE (FEMALE)</b>	35.8	36.6	37.4

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	51,737	499,957	1,337,483
<b># OF PERSONS PER HH</b>	2.4	2.4	2.6
<b>AVERAGE HH INCOME</b>	\$51,740	\$74,615	\$86,123
<b>AVERAGE HOUSE VALUE</b>	\$194,290	\$541,019	\$646,356

\* Demographic data derived from 2020 ACS - US Census

