

# 9 Unit Multifamily For Sale

## LA MIRADA AVE.

Los Angeles, CA 90038



**PEAK**  
COMMERCIAL

**2**

**Property Info &  
Disclaimer**

**3**

**Property Description**

**4**

**Property Photos**

**10**

**La Mirada Rent Roll**

**11**

**Demographic Analysis**

# TABLE OF CONTENTS



# PROPERTY INFORMATION

<b>PURCHASE PRICE</b> <b>\$2,500,000.00</b>	<b>CAP RATE</b> <b>4%</b>
--	------------------------------

<b>PROPERTY ADDRESS</b> <i>La Mirada Ave.</i> <i>Los Angeles, CA 90038</i>
--

<b>YEAR BUILT</b> <b>1953</b>
----------------------------------

<b>PROPERTY SIZE</b> <b>5,348 Sq. Ft.</b>
--

<b>LAND SIZE</b> <b>7,405.00 Sq. Ft.</b>
---

## Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



# PROPERTY OVERVIEW

Attention all real estate investors! An exciting opportunity has just hit the market in the highly sought-after Hollywood submarket of Los Angeles. A 9 unit multifamily property is now available for purchase, and it's a deal you don't want to miss.

Located in the heart of Hollywood, this property offers a prime location with easy access to all the glitz and glamour of the entertainment industry. With a mix of one and two-bedroom units, this property has the potential to generate a steady stream of rental income.

But that's not all the Hollywood submarket is known for its strong rental demand and high occupancy rates, making it a lucrative investment opportunity.



LA MIRADA AVE.

# PROPERTY PHOTOS



## LA MIRADA AVE.



# PROPERTY PHOTOS



**LA MIRADA AVE.**

# PROPERTY PHOTOS



LA MIRADA AVE.



# PROPERTY PHOTOS



## LA MIRADA AVE.



# PROPERTY PHOTOS



**LA MIRADA AVE.**

# RENT ROLL

Rent Roll							
As of: 09/30/2023							
Unit	BD/BA	Status	Deposit	Rent	Recurring Charges	Lease From	Lease To
Parking 1	-	Current	\$0	\$0	\$100.00	9/1/2021	8/31/2022
1	1/1.0	Current	\$0	\$866	\$29.83	11/1/2008	
2	1/1.0	Current	\$1,850	\$1,850	\$2.83	7/1/2023	6/30/2024
3	1/1.0	Current	\$515	\$924	\$29.83	11/1/2008	8/31/2021
4	1/1.0	Current	\$1,595	\$1,595	\$29.83	8/8/2020	6/31/2023
5	1/1.0	Current	\$1,850	\$1,850	\$152.83	6/1/2022	
6	1/1.0	Current	\$1,550	\$1,550	\$2.83	6/1/2021	5/31/2022
7	1/1.0	Current	\$1,935	\$1,650	\$104.83	12/1/2020	
8	1/1.0	Current	\$1,358	\$1,427	\$79.83	7/1/2014	
<b>9 Units</b>		<b>100% Occupied</b>	<b>\$10,653</b>	<b>\$11,712</b>	<b>\$532.64</b>		

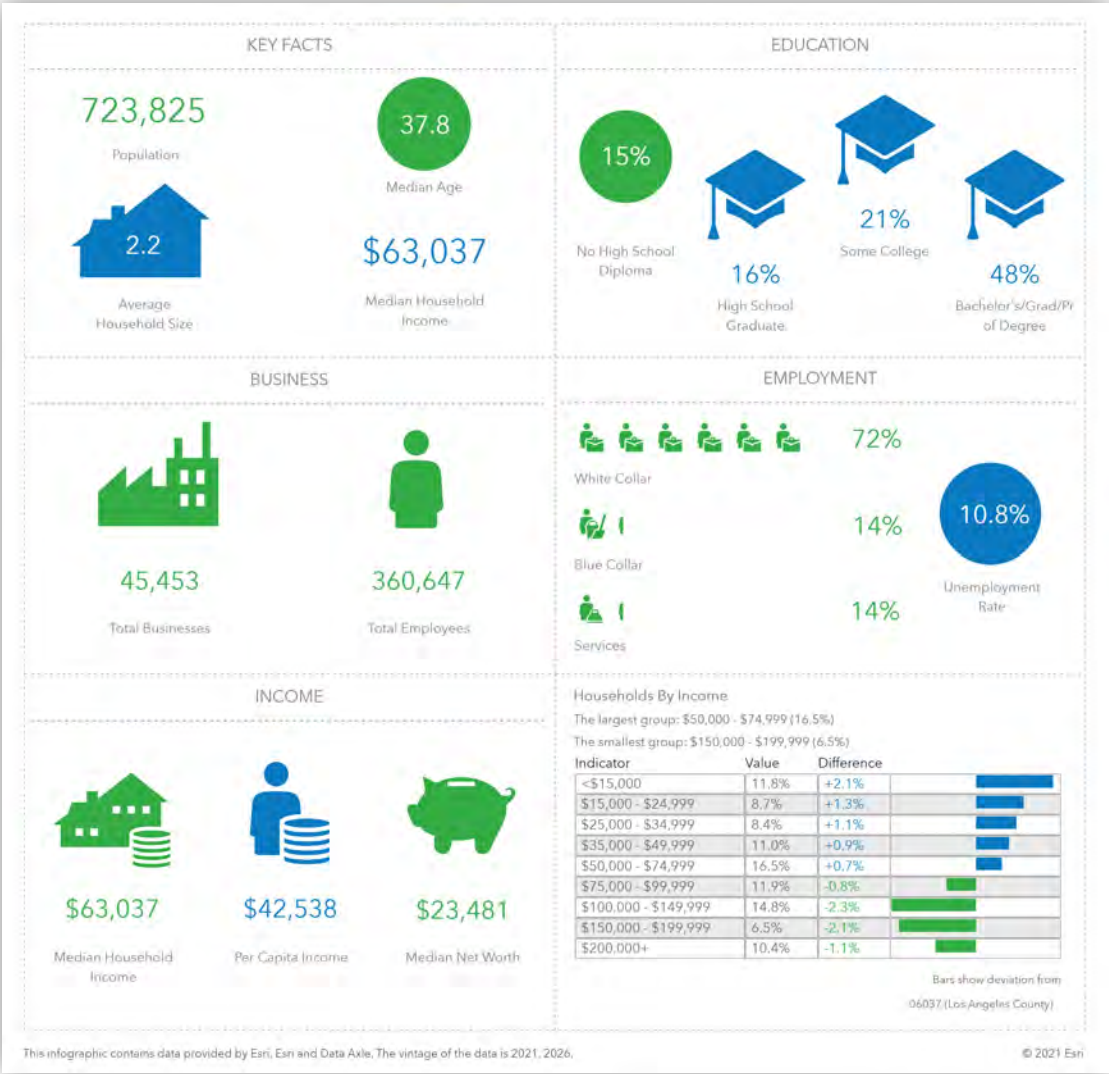
Expenses (Yearly)	
Gas	\$2,000
Utilities	\$9,000
Laundry	\$600
Trash	\$4,000
Tax	\$27,500
Insurance	\$2,500
<b>Total</b>	<b>\$42,000</b>

**Yearly Income      \$140,544**

**NOI      \$98,544**



# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



# INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 15 MINUTES)

## COMMUNITY PROFILE

723,825 0.8% 2.2 84.6 37.8 \$63,037 \$23,481 \$1,124,508 16% 71% 12%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



14.1%  
Service Workers

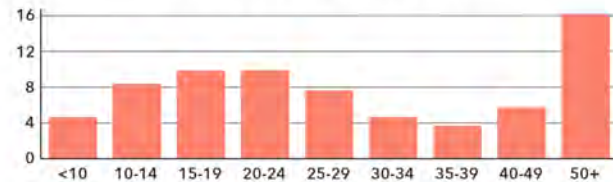


13.8%  
Blue Collar Workers

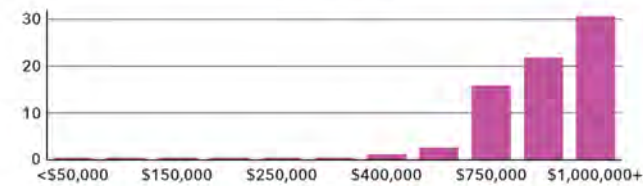


72.1%  
White Collar Worker

Mortgage as Percent of Salary



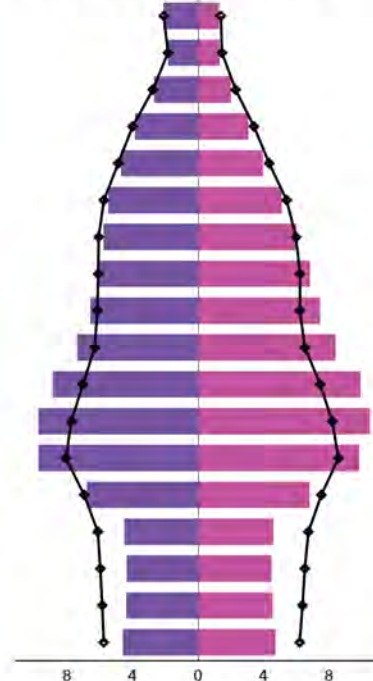
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to 06037 (Los Angeles County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



Educational Attainment



Commute Time: Minutes

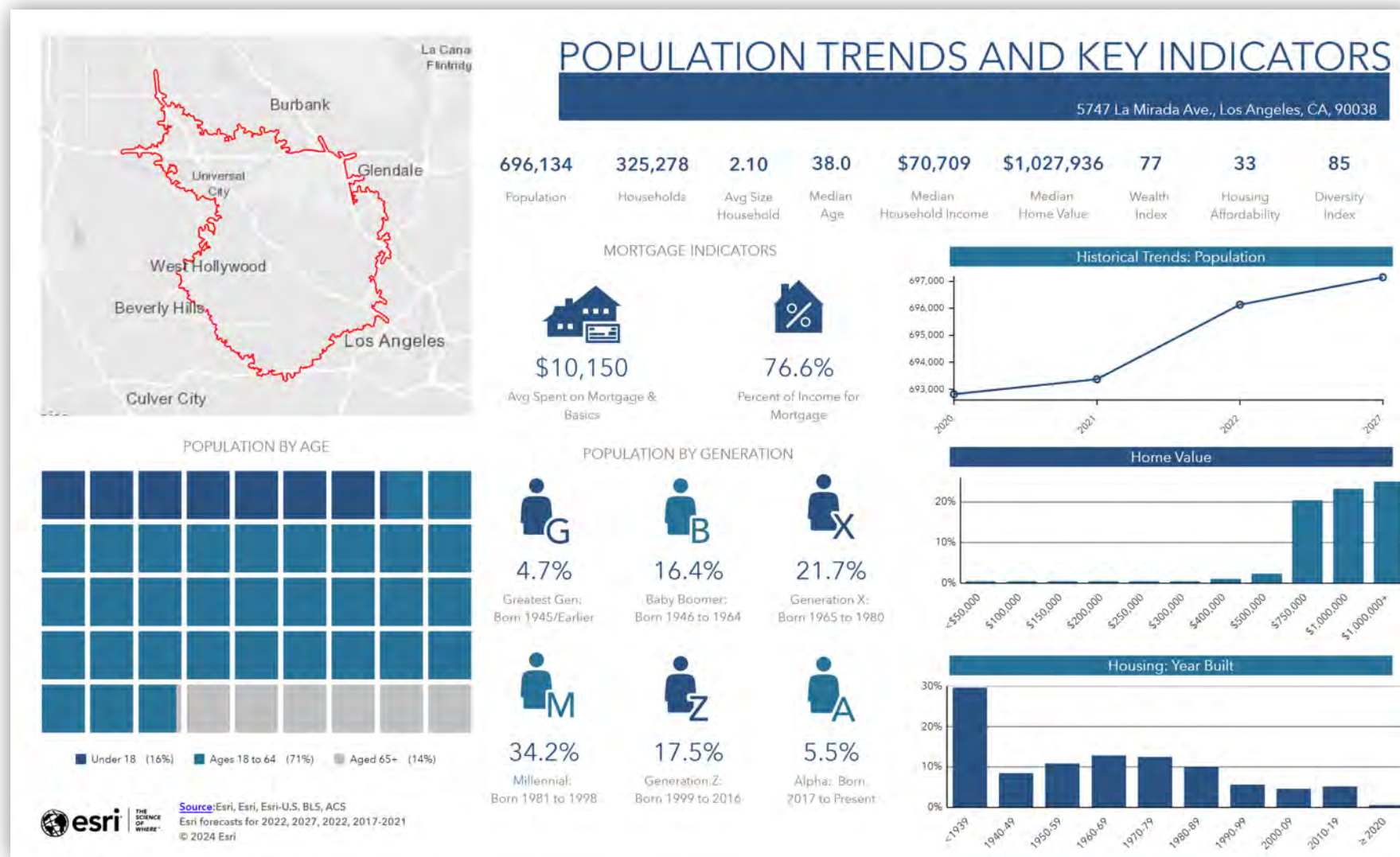


Source: U.S. Census Bureau, Census 2010 Summary File 1, Encl. Estimates for 2021 and 2020





# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



CONTACT

La Mirada Ave.  
Los Angeles, CA 90038



Michael Pourmirza, CCIM, DBA  
Chief Commercial Advisor  
(818) 999-9666  
[pourmirza@yahoo.com](mailto:pourmirza@yahoo.com)  
DRE#01016425

Vargha Davari  
Commercial Advisor  
(805) 587-7552  
[VarghaDavari@gmail.com](mailto:VarghaDavari@gmail.com)  
DRE#02002748