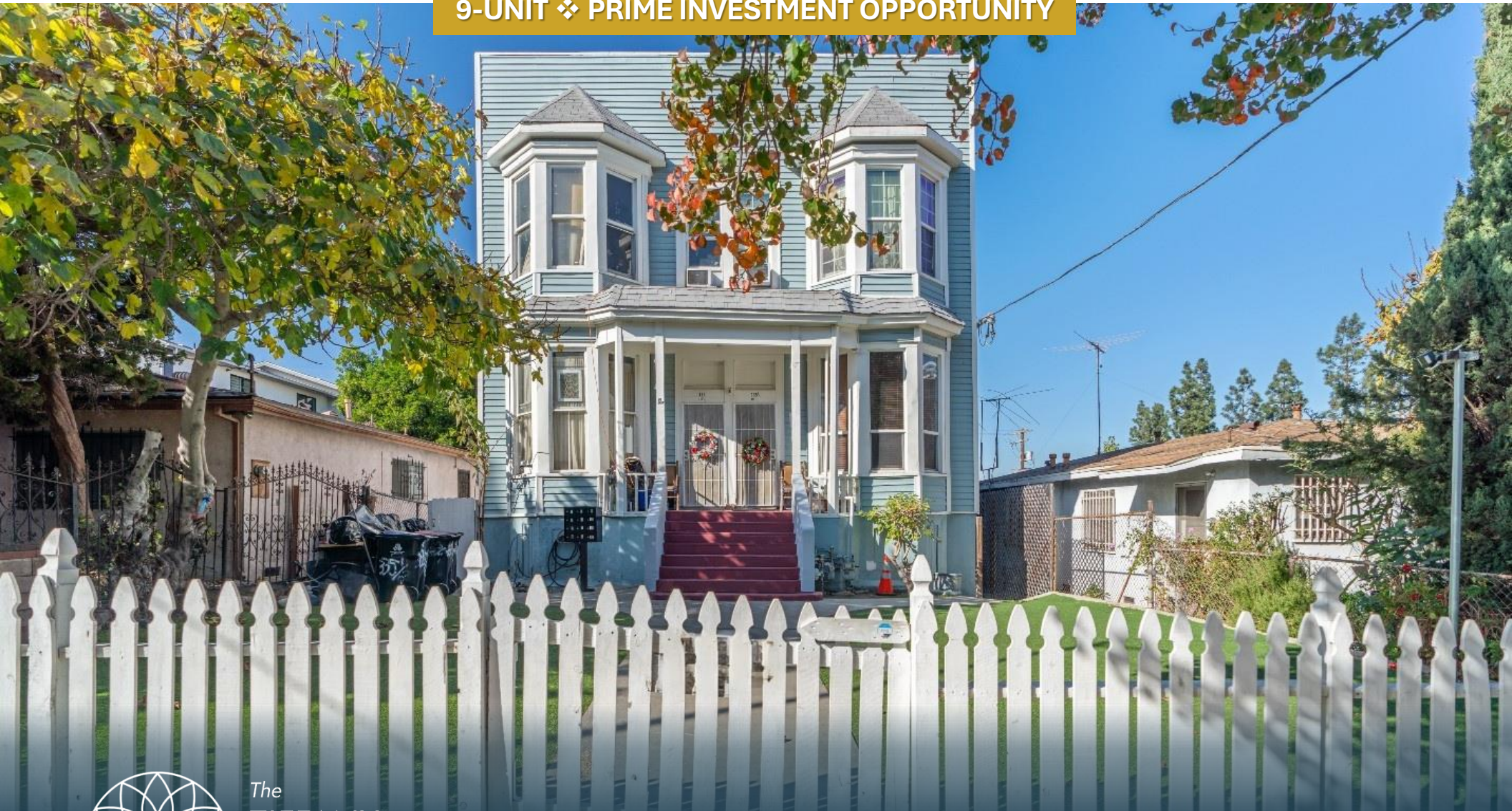


333 N. UNION AVENUE

9-UNIT ❖ PRIME INVESTMENT OPPORTUNITY



The
TIFFANY
CHIN
GROUP

Los Angeles, CA 90026

KW LARCHMONT
KELLERWILLIAMS® REALTY

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DESIGN BY CRESC



Executive Summary

333 N. UNION AVENUE

Property Summary

PRICING

OFFERING PRICE		\$1,980,000
PRICE/UNIT		\$220,000
PRICE/SF		\$434.40
GRM	14.17	10.58
CAP RATE	4.41%	6.74%
	Current	Market

THE ASSET

UNITS	9
YEAR BUILT	1925/1988
GROSS SF	4,558
LOT SF	6,904
APN	5159-004-017
ZONING	LARD2, TOC Tier 2

90

WALKSCORE

67

TRANSIT SCORE

67

BIKE SCORE

9-UNIT | PRIME INVESTMENT OPPORTUNITY



Investment Overview

This 9-unit multifamily property is a prime investment opportunity, offering diverse rental options across three buildings. The front building features four units: two spacious 2-bedroom units and two cozy 1-bedroom units. At the center of the property is a charming standalone cottage. The back building houses four fully-renovated studios, each upgraded with laminate floors, new cabinets, fresh paint, and new appliances. Two studios come with dedicated parking spaces. A shared community garden adds charm and a sense of community within the urban landscape.

For investors looking to maximize returns, the front building includes a 7-foot crawl space, offering potential to convert into two additional ADU units. Buyer to investigate. With a total of 9 existing units and room for further development, this property is an exceptional opportunity for long-term rental income.

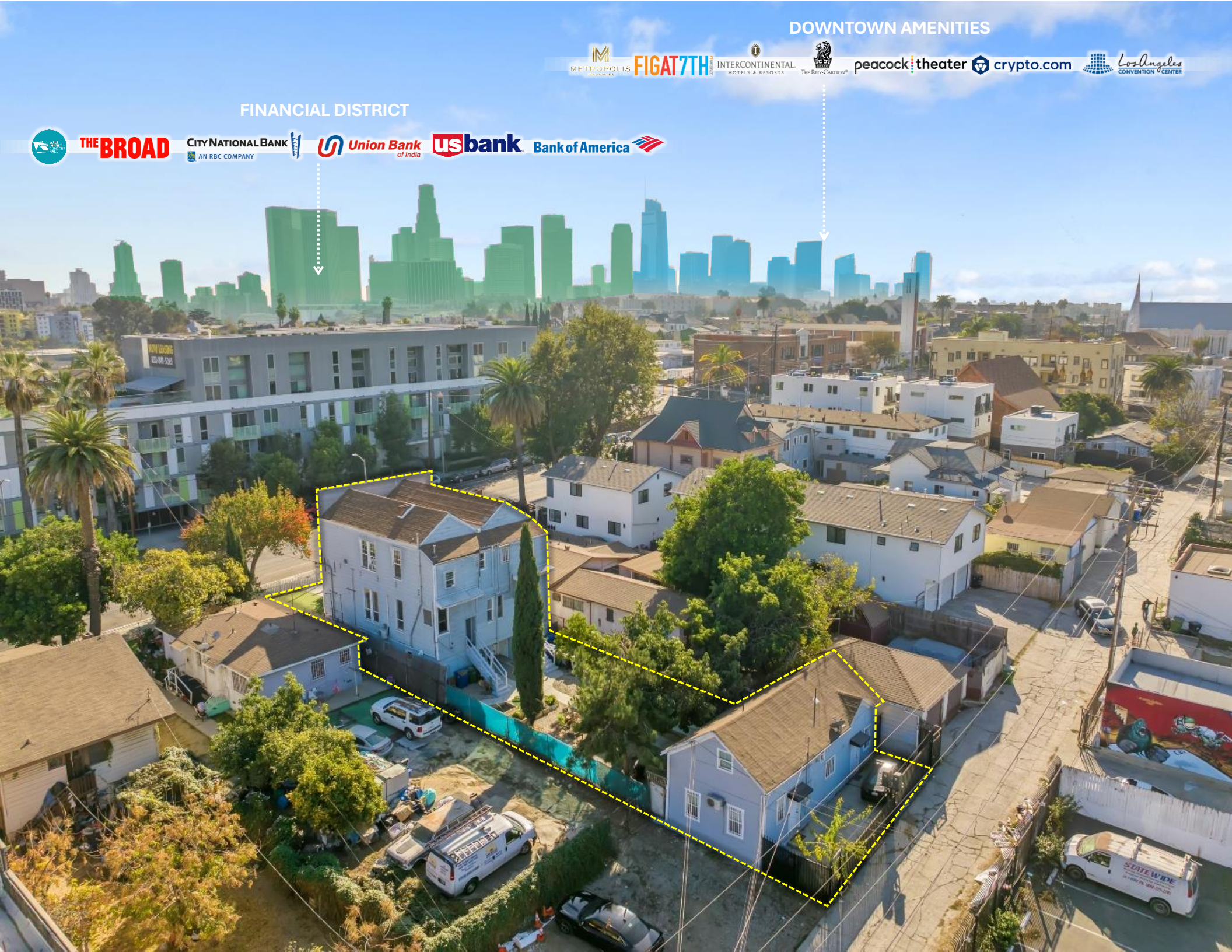




DOWNTOWN AMENITIES



FINANCIAL DISTRICT





Financial Overview

333 N. UNION AVENUE

FINANCIAL ANALYSIS

PRICING

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
6	Studio	\$1,133	\$6,796	\$1,600	\$9,600
3	1+1	\$1,617	\$4,851	\$2,000	\$6,000
Total Scheduled Rent			\$11,647		\$15,600

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$139,765	\$187,200
Less: Vacancy/Deductions	3% (\$4,193)	3% (\$5,616)
Effective Gross Income	\$135,572	\$181,584

ANNUALIZED EXPENSES

	Current	Market
Property Taxes	1.25% \$24,750	\$24,750
Insurance	\$2,436	\$2,436
Gardener	\$1,965	\$1,965
Electric	\$4,330	\$4,330
Business License & Permits	\$2,865	\$2,865
Repairs & Maintenance	\$11,875	\$11,875

ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$5,358	\$5,358
Expenses/SF	\$10.58	\$10.58
% of GOI	35.6%	26.6%

RETURN

	Current	Market
NOI	\$87,351	\$133,363

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
333 1/2 N Union	Studio	\$766	\$1,800	
333 3/4 N Union	1 Bed + 1 Bath	\$1,930	\$2,100	
333 3/4 Studio 1	Studio	\$1,150	\$1,800	
333 3/4 N Union Studio 2	Studio	\$1,470	\$1,800	
333 N Union Ave	1 Bed + 1 Bath	\$1,021	\$1,800	
335 N Union	Studio	\$766	\$1,400	
335 3/4 N Union Studio 3	Studio	\$1,250	\$1,400	
335 N Union Ave	1 Bed + 1 Bath	\$1,900	\$2,100	Vacant
335 3/4 Studio 4	Studio	\$1,395	\$1,400	
TOTALS:		\$11,647	\$15,600	



Location Overview

333 N. UNION AVENUE

Westlake

Westlake's central location near Downtown Los Angeles results in excellent walkability and accessibility for its residents. The subject is within walking distance of stops on the Metro Red and Purple lines, one stop away from the Metro Blue and Expo lines, within a block of stops for five bus lines, and at the heart of the Los Angeles freeway system.



7% Growth
POPULATION



\$74,214
AVG HH INCOME



\$669,700
PROPERTY VALUE



Westlake is adjacent to other notable neighborhoods, including Echo Park, Pico Union, Downtown and Koreatown. The neighborhood is extremely dense, with endless streets lined with small businesses. MacArthur Park, designated as the City of Los Angeles Cultural Monument #100, is located in Westlake and is adjacent to the Metro's Westlake/MacArthur Park Station, which affords access to the Red and Purple lines. Those lines provide public transportation toward Downtown, North Hollywood and toward Koreatown, with West Side extensions projected to be completed in 2027.

Vicinity Map

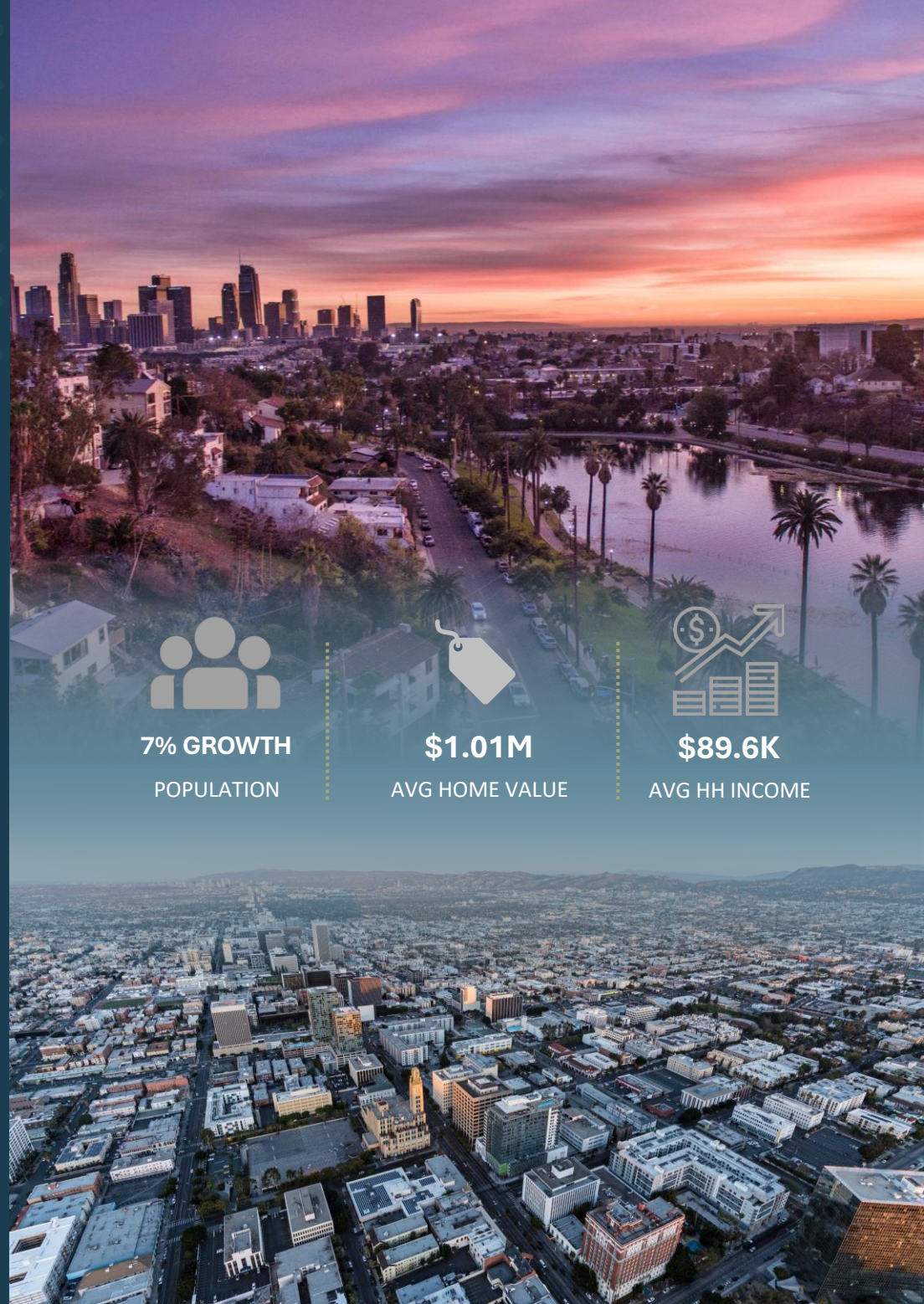


ECHO PARK

Echo Park was rated the “Greatest Neighborhood in Los Angeles.” It’s a stone’s throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It’s also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park — the beautifully restored Echo Park lake. Millennials have ditched the suburbs for a more active and dynamic urban lifestyle. Many don’t own or want to own cars, so they rely on walking, biking, Metro or Uber. There is a limited supply of housing in Los Angeles, and especially in Echo Park, which is causing upward pressure on rents. Research firm Axiometrics projects rental rates are to increase by 25% over the next five years.

KOREATOWN

Koreatown is a gorgeous and densely packed three-quarter mile community offering a delightful fusion of history and hipsters. With its labyrinth of bistros, coffee shops, boutique hotels and endless shopping in readapted art deco structures with terra cotta facades, it has an approachable urban aesthetic that both charms and infuses this historic neighborhood with a life that is excitingly new. Local values and luxe style blend with ease and have transformed this area just west of downtown into one of the hippest neighborhoods around. Koreatown is in full bloom.



7% GROWTH
POPULATION



\$1.01M
AVG HOME VALUE



\$89.6K
AVG HH INCOME

Centro Westlake

The Walter J Company is proposing Centro Westlake to the Westlake neighborhood—one of Los Angeles' most diverse and entrepreneurial communities.

The proposed Project is a Joint Development project with LA Metro and is situated along Westlake Avenue between Wilshire Boulevard and 7th Street, located above the Westlake/MacArthur Park Metro Station.

Centro Westlake will reflect the Westlake neighborhood—rich with culture, community, and history. Located above the Metro B (Red) Line, the location is already a natural gathering point in the community. Centro Westlake will encourage such gatherings and enhance community connections by creating access to housing, transportation, health and wellness services, and economic opportunities.



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