

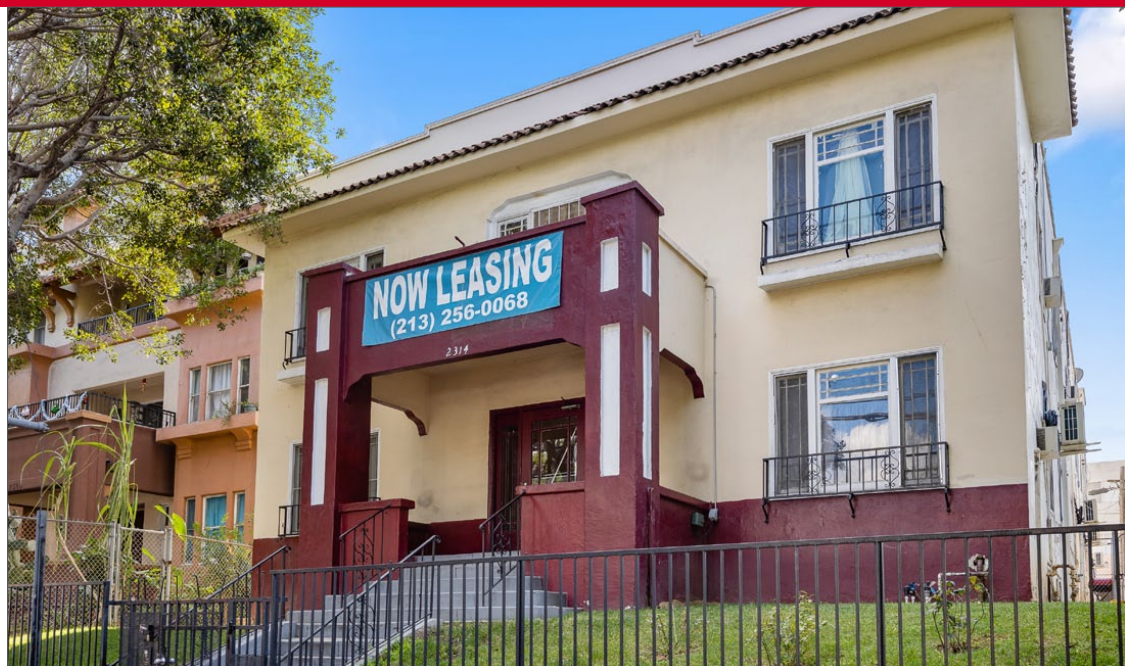
EXCLUSIVE LISTING

2314 W Pico Blvd, Los Angeles, CA

16-Unit PRIME Value-Add Opportunity, Centrally located to Koreatown, Downtown Los Angeles, University Park, and Mid-City. Over **±8.52%** Proforma CAP Rate.



Subject Property:	2314 W Pico Blvd Los Angeles, CA
Price:	\$2,600,000
Building Area:	9,408 SF
Lot Size:	7,003 SF
Units:	16
Zoning:	LAC2



INVESTMENT HIGHLIGHTS

- 16-Unit PRIME Value-Add Opportunity
- Excellent rental upside of about **±53%** and over **±8.52%** Proforma CAP Rate
- **STRONG** Central Location! Perfectly adjacent to Downtown Los Angeles, Harvard Heights, Mid-City, MacArthur Park, University Park and Koreatown.
- Nearby major employers: Good Samaritan Hospital, The Ritz Carlton, University of Southern California, Fashion Institute of Design & Merchandise, Crypto Arena, Los Angeles Convention Center & major employer hub: Los Angeles Financial & Arts District.
- Easy access to 101 & 110 Freeways.

PROPERTY HIGHLIGHTS

- Walk Score of 91 (Walkers Paradise)
- Efficient Unit Mix (16) large studios of about **±500 SQFT** each.
- Recent major capital improvements: Earthquake Retrofitting, Mini Split A/C Systems for each unit, Full Electrical Upgrade (service + main panel)
- 2-Units have been fully upgraded: Paint, Flooring, Appliances, Cabinets and Countertops. (Buyer to Verify)
- 4-Units have been updated with Paint, Flooring and Appliances. (Buyer to Verify)
- Individually metered for Gas & Electricity.
- Functional two-story layout with spacious and functional unit layout
- Beautiful large common area balcony providing exquisite views of the city.
- Underutilized rooftop with easy access providing beautiful views of Downtown Los Angeles & Koreatown.

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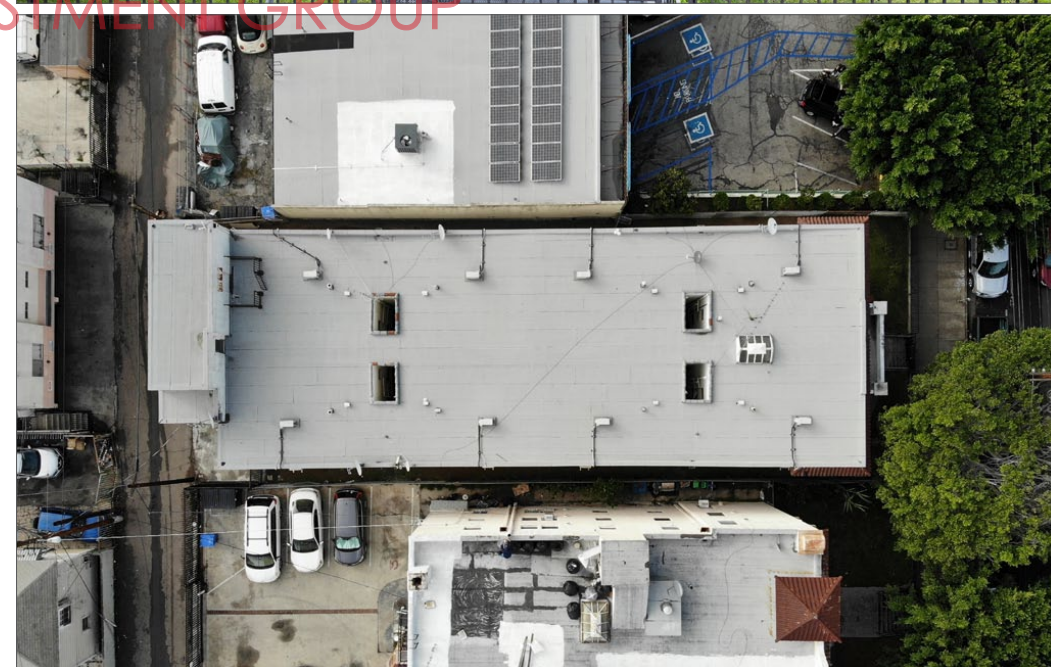
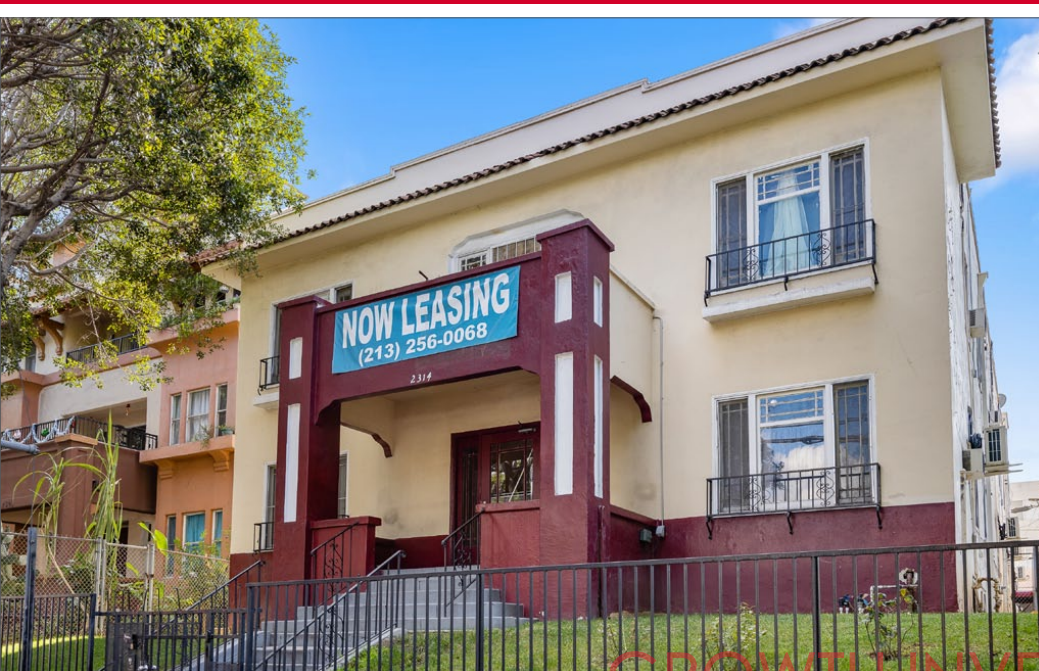
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