

JUST LISTED!

1927 Griffin Ave, Los Angeles CA 90031

15 Units, Value-Add with tremendous upside in great Lincoln Heights area!



SUMMARY

Subject Property:	1927 Griffin Ave Los Angeles, CA 90031
Price:	\$2,100,000
Price per Unit:	\$140,000
Number of Units:	15
Year Built:	1941 & 1946
Total Building Area/Lot Size:	6,764 SF / 9,900 SF
Zoning & Parking:	RD2-1 / 8 Garages
APN:	5210-012-012
Unit Mix:	7 x Singles 8 x 1B + 1B

Investment & Property Highlights

- Desirable 15-unit multifamily asset in an improving urban infill location
- Value-Add Opportunity with 48% +/- rental upside and attractive unit mix with 8-1's and 7 – Studios
- 8 Garages with Plans for 3-ADU's in the existing Garages with opportunity to bring CAP +7%
- Individually metered for Gas / Electricity
- 15 units for ease of management and no on-site manager required
- Less than 1 mile to Keck Medicine at USC and USC Medical School
- Strong rental demand supported by proximity to Downtown Los Angeles
- Convenient access to major freeways, public transportation, and employment hubs
- Potential for future rental upside through operational efficiencies and unit improvements
- Located in a neighborhood benefiting from ongoing revitalization and investor interest
- Attractive long-term appreciation potential within a supply-constrained Los Angeles housing market



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CHINATOWN



DODGER STADIUM



1927 GRIFFIN AVE

JUSTIN MCCARDLE



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LINCOLN PARK



LAC+USC MEDICAL CENTER



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