



**JUST LISTED**

**6606 BRYNHURST AVE**  
 LOS ANGELES, CA 90043  
**\$1,775,000**

**5,182 Sq. Ft.** | **11,349 Sq. Ft.** | **8 Units** | **3 Vacant Units** | **3.24% ACTUALCAP** | **6.88% MARKET CAP**

**8-Unit Cash Flow + Development Opportunity in Hyde Park.** Located in the rapidly evolving Hyde Park neighborhood, this eight (8) unit multifamily property offers a rare combination of strong cashflow and exciting development potential. With R3 zoning, Tier 3 TOC eligibility, and access to several key incentives, this property is perfectly positioned for both short-term income and long-term upside. **This property offers an excellent opportunity for an investor or developer to collect reliable income while taking advantage of favorable zoning and density bonuses.**

**UNIT MIX**

- (5) 1 Bed / 1 Bath (2 Vacant and Ready For Market Rent)
- (2) 2 Bed / 1 Bath
- (1) 2 Bed / 2 Bath (Section 8)

**FEATURES & AMENITIES**

- **Strong In-Place Income** with six (6) recently renovated units featuring laminate flooring, modern tile, new cabinetry, and granite countertops
- **New Exterior Paint & Landscaping** (2017)
- **Secured Entry with New Electric Gate Opener**
- **Gated On-Site Parking** with 13 spaces
- **On-Site Laundry Room** for additional income
- **Separately metered** for gas and electricity

**DEVELOPMENT POTENTIAL**

- **By-Right: 14 Units**
- **With TOC Density Bonus: 26 Units**
- **Eligible for AB 2334** – Development concessions for 100% affordable housing projects
- **Eligible for AB 2097** – Reduced parking requirements



MLS# 25-570109

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# INVESTMENT ANALYSIS

**6606 BRYNHURST AVE**  
**LOS ANGELES, CA 90043**

**MLS# 26-656789**  
**\$1,775,000**

PRICE	\$ 1,775,000
DOWN PAYMENT	40%
FIRST TRUST DEED	\$ 710,000
UPGRADES	
PRICE + UPGRADES	\$1,775,000
UNITS	8
YEAR BUILT	1923
BUILDING SQ FT	5,182
LOT SIZE	11,349
PARKING	13
PARCEL #	4006-019-026
ACTUAL GRM	17.52
ACTUAL CAP RATE	3.24%
MARKET GRM	10.49
MARKET CAP RATE	6.88%
COST PER UNIT	\$ 221,875
COST PER SQ FT	\$ 171.27
RENT PER SQ FT	\$ 0.81
LAND PSF	\$ 78.20

	ACTUAL	PROFORMA
SCHEDULED INCOME	\$ 101,293	\$ 169,200
ANNUAL TAXES	\$ 22,188	\$ 22,188
ANNUAL MANAGEMENT (ELECTIVE)	\$ 5,065	\$ 8,460
ANNUAL INSURANCE	\$ 7,200	\$ 7,200
ANNUAL ELECTRIC	\$ 807	\$ 807
ANNUAL GAS	\$ 210	\$ 210
ANNUAL SEWER	\$ 660	\$ 660
ANNUAL LANDSCAPING	\$ 1,200	\$ 1,200
ANNUAL MAINTENANCE & CLEANING	\$ 1,800	\$ 1,800
ANNUAL TRASH	\$ 306	\$ 306
ANNUAL PEST CONTROL	\$ 1,572	\$ 1,572
ANNUAL WATER	\$ 2,689	\$ 2,689
TOTAL ANNUAL EXPENSES	\$ 43,696	\$ 47,091
ANNUAL EXPENSES PER UNIT	\$ 5,462	\$ 5,886
NET OPERATING INCOME	\$ 57,597	\$ 122,109

UNITS	Sq Ft.	UNIT MIX	MONTHLY INCOME	PROFORMA RENTS
1 - 6606	406	1+1	\$ 1,508.83	\$ 1,650
2- 6606 ½	406	1+1	VACANT	\$ 1,650
3 - 6608 A	750	2+1	\$ 1,924.00	\$ 1,950
4 - 6608 B (Section 8)	750	2+2	VACANT	\$ 1,950
5 - 6608 C	464	2+1	\$ 1,941.47	\$ 1,950
6- 6608 D	448	1+1	VACANT	\$ 1,650
7- 6610	406	1+1	\$ 1,454.75	\$ 1,650
8 - 6610 ½	430	1+1	\$ 1,612.00	\$ 1,650

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MONTHLY SCHEDULED INCOME \$ 8,441 \$ 14,100

ANNUAL SCHEDULED INCOME \$ 101,293 \$ 169,200

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