

1527 E 92ND ST

7-UNIT MULTIFAMILY ASSET • LOS ANGELES, CA 90002

Listing Price: \$899,000
Property Type: Residential Income (7 Units)
Report Date: July 15, 2026

Executive Summary: This 7-unit apartment building represents an exceptional "Value-Add" investment opportunity. At an asking price of \$899,000 (~\$128.4k per unit), the asset is aggressively priced below local market comparables (9027 Compton Ave is listed at \$1.275M). Current physical operations reflect a strong entry point with huge rental upside upon completion of active tenant transitions and vacancy stabilization.

ACTUAL CASH FLOW (PAYING UNITS)
\$5,114.00 / mo
Based strictly on paying occupants (Units 2, 5, and 7).

TOTAL CONTRACTUAL RENT ROLL
\$9,598.08 / mo
Full scheduled contractual rent if all occupied units were paying.

ACTUAL ANNUAL NOI
\$30,347.00
Actual Annual Rent (\$61,368) minus Expenses (\$31,021).

CONTRACTUAL PORTFOLIO VALUE (AS-IS)
\$115,176.96 / yr
Annualized portfolio rent potential based on active leases/estoppels.

VERIFIED PORTFOLIO RENT ROLL

UNIT	TENANT NAME	LAYOUT	START DATE	LEASE TYPE & TERM	MONTHLY RENT	SECURITY DEPOSIT	STATUS
#1	Vacant	1 Bed / 1 Bath	—	Month-to-Month	\$0.00	\$0.00	VACANT
#2	Yamileth Beltran	1 Bed / 1 Bath	Jan 20, 2026	Fixed (Ends Feb 28, 2027)	\$2,000.00	\$2,000.00	OCCUPIED / PAYING
#3	Stephanie Legorreta	2 Bed / 1 Bath	Mar 1, 2024	Month-to-Month	\$2,485.00	\$2,485.00	5 MONTHS DELINQUENT —
#4	Sandra Curry	Studio (0/1)	Jun 28, 2014	Month-to-Month (Estoppel)	\$449.08	\$550.00	1 YR NON-PAYING — SQUATTER
#5	Eugenio Navarro	1 Bed / 1 Bath	Oct 1, 2015	Month-to-Month	\$1,514.00	\$1,400.00	OCCUPIED / PAYING
#6	Katelyn Zacarias	Studio (0/1)	Apr 1, 2024	Month-to-Month	\$1,550.00	\$1,550.00	3 MONTHS DELINQUENT —
#7	Nerio Castillo	1 Bed / 1 Bath	Oct 26, 2025	Month-to-Month	\$1,600.00	\$1,600.00	OCCUPIED / PAYING
TOTAL CURRENT PORTFOLIO CONTRACTUALS					\$9,598.08	\$9,585.00	—

ANNUAL OPERATING EXPENSES

EXPENSE CATEGORY	ANNUAL AMOUNT
Property Taxes (Actual)	\$12,150.00
Water & Sewer (Utility)	\$10,800.00

EXPENSE CATEGORY	ANNUAL AMOUNT
Property Insurance	\$8,071.00
TOTAL OPERATING EXPENSES	\$31,021.00

*Disclaimer: Financial analysis is based strictly on verified active lease agreements, signed estoppel certificates, and actual operating expenses provided by the owner. All prospective buyers are encouraged to perform their own independent due diligence.