



MULTI-FAMILY | 5 UNITS | 11BEDROOMS | 6 BATHROOMS | 4,380 SF

OFFERING MEMORANDUM

2600 MICHIGAN AVE

LOS ANGELES, CALIFORNIA 90033



EXCLUSIVELY LISTED BY

PATRICK PETERSEN

The Associates Realty Group
DRE#: 02090787

📞 925-980-8792

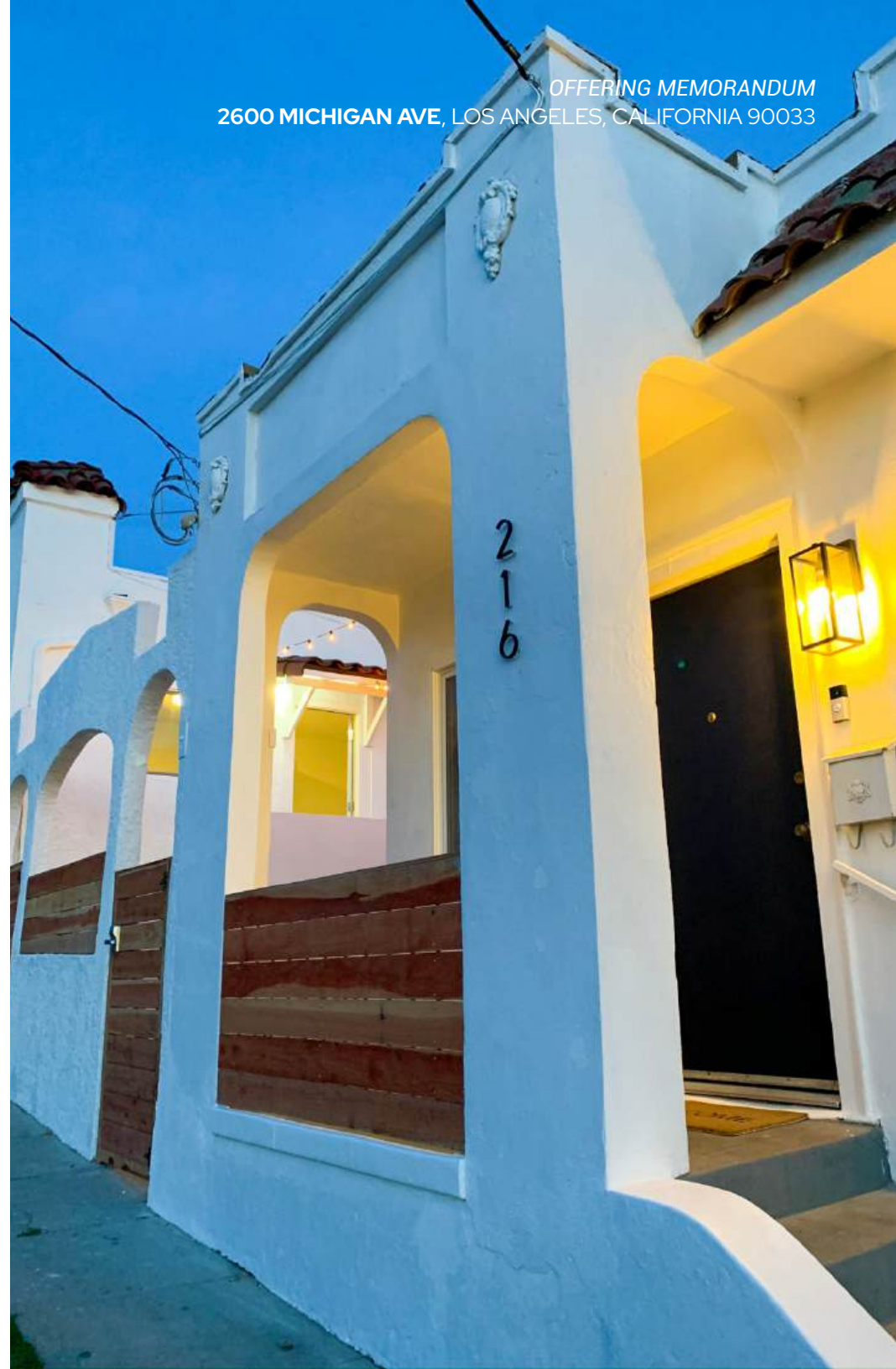
✉️ p@trickpetersen.com



CONFIDENTIALITY & CONTACT

This Offering Memorandum is confidential and intended solely for qualified investors. All information is deemed reliable but not guaranteed.

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PROPERTY OVERVIEW

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STRUCTURE INFO

Type of Units	Mix
Year Built/Source	1922/Vendor Enhanced
Stories	0
Buildings	3
Security	Smoke Detector, Fire and Smoke Detection System, Carbon Monoxide Detector(s), Card/Code Access
Property Cond	Updated/Remodeled
View	City
Water	District/Public
Water Heaters	Yes
Levels	One Level
Zoning	LARD1.5
Rent Control	Yes
Lot Acreage	0.167

Income Details

Scheduled or Actual	Actual
GOI	\$11,693
Total Expense	\$70,000
NOI	\$70,316
Gross Income	\$11,693
Actual AGR	\$11,693
Actual GAI	\$140,316
Actual Rent Total	\$11,693
Tenant Pays	Electric, Gas, Water, Trash

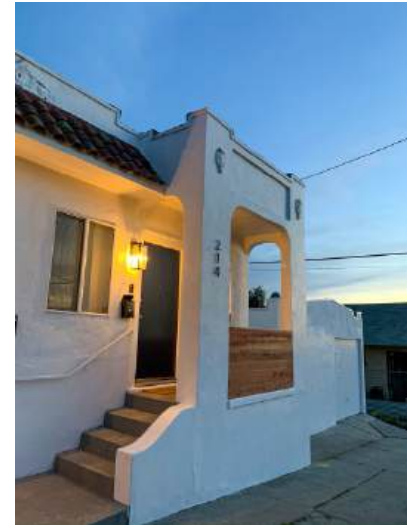
PARKING DETAILS

Parking Type	Garage - 2 Car, Garage Is Detached, Tandem
Total Spaces	2
Covered Spaces	2



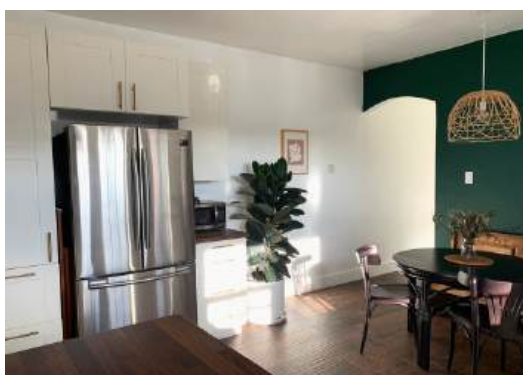
EXTERIOR PHOTOS

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INTERIOR PHOTOS

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RENT ROLL

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Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$2,700.00	\$2,700.00	\$3,000.00
Unit 2	1	2	1.00	No	\$2,887.00	\$2,887.00	\$2,900.00
Unit 3	1	2	1.00	No	\$2,812.00	\$2,812.00	\$2,900.00
Unit 4	1	2	1.00	No	\$2,400.00	\$2,400.00	\$2,900.00
Unit 5	1	2	1.00	No	\$840.00	\$840.00	\$840.00



AERIAL MAP

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A professional headshot of Patrick Petersen, a man with short brown hair and a beard, wearing a dark suit, white shirt, and dark tie. He is smiling and looking towards the camera.

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