INVESTMENT HIGHLIGHTS

1817 Roosevelt Ave, Los Angeles, CA 90006

Strong Income-Producing Triplex in a Prime Los Angeles Location

This triplex offers an investment opportunity with all three units currently occupied, providing rental income from day one.

The property consists of two spacious 1-bedroom, 1-bath units and one 2-bedroom, 1-bath unit. The property also offers four separate garages, providing one garage for each unit plus an additional garage for owner storage or other permitted use.

The property currently generates **$5,550 in monthly rental income**, totaling **$66,600 in annual gross rental income**.

At the revised asking price of **$950,000**, the property offers:

- Asking Price: $950,000
- Annual Gross Rental Income: $66,600
- Annual Operating Expenses: $18,426
- Estimated Net Operating Income (NOI): $48,174
- Cap Rate: approximately 5.07%
- Gross Rent Multiplier (GRM): approximately 14.26

Located in a convenient Los Angeles area with easy access to **Koreatown, the 10 Freeway, major transportation routes, shopping, dining, and other amenities**, this property offers a combination of rental income, multiple garage spaces, and a desirable location.

An opportunity for an investor seeking a fully occupied, income-producing multifamily property in Los Angeles.

Financial figures are based on reported current rents and operating expenses. Buyer to independently verify all information. Actual returns may vary.

INVESTMENT HIGHLIGHTS

STRONG INCOME — THREE RESIDENTIAL UNITS

This property offers three separate residential units with strong in-place rental income, established tenancy, and demonstrated tenant retention. Each unit provides a separate source of rental income, creating a diversified and stable residential investment.

1817 ROOSEVELT

1 Bedroom / 1 Bathroom | $1,700/month

- **Lease Start:** July 26, 2026
- **Lease Term:** 1 Year
- **Lease Expiration:** July 31, 2027
- Current lease in place with stable tenancy.

1819 ROOSEVELT

1 Bedroom / 1 Bathroom | $1,900/month

- **Lease Start:** November 1, 2025
- **Lease Expiration:** December 31, 2026
- Established tenant with a current lease in place.

1817½ ROOSEVELT

2 Bedrooms / 1 Bathroom | $1,950/month

- **Original Lease Start:** December 19, 2024
- Currently **month-to-month**.
- The tenant previously lived at **1819 Roosevelt for approximately three years**.
- When the larger 2-bedroom unit became available, the tenant **chose to remain at the property and moved from the 1-bedroom unit into the 2-bedroom residence**.
- This demonstrates **strong tenant retention, satisfaction, and stability**.

RENTAL & OPERATING EXPENSE SUMMARY

Total Monthly Rental Income: $5,550
Total Annual Rental Income: $66,600
Annual Operating Expenses: $18,426

The $18,426 represents the total annual operating expenses for the property and includes property taxes, insurance, water, routine maintenance, and other property-related expenses.