

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.

Investment Highlights

Strong Income-Producing Triplex in a Prime Los Angeles Location

This well-maintained triplex offers an excellent investment opportunity with **all three units currently occupied**, providing stable 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 asking price of **\$1,050,000**, the property offers:

- **Annual Gross Rental Income:** \$66,600
- **Annual Operating Expenses:** \$18,426
- **Estimated Net Operating Income (NOI):** \$48,174
- **Cap Rate:** approximately **4.59%**
- **Gross Rent Multiplier (GRM):** approximately **15.77**

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 stable rental income, multiple garage spaces, and a desirable location.

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