

BOYLE HEIGHTS | CALIFORNIA

1612 PENNSYLVANIA AVE



EXCLUSIVE MARKETING PACKAGE



TABLE OF CONTENTS

03	EXECUTIVE SUMMARY
04	PROPERTY HIGHLIGHTS
05	PROPERTY PHOTOS
06	PROPERTY PHOTOS
07	AERIAL MAP
08	PARCEL MAP
09	RENT ROLL & EXPENSES
10	FINANCIAL SUMMARY
11	COMMUNITY PROFILE
12	LOCAL MAP
13	AREA PERKS
14	CONTACT US

1612 Pennsylvania Ave | Boyle Heights, CA



KRIS GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021



ALEX LIN

626.427.0722

alin@theapartmentdealer.com

LIC: CA 02055625





1612 Pennsylvania Ave | Boyle Heights, CA

EXECUTIVE SUMMARY

Offered at \$1,175,000, this well-maintained 4-unit multi-family investment in Boyle Heights presents a rare opportunity to acquire a property with three units scheduled to be delivered vacant, allowing investors to establish new leases at today's market rents in one of Los Angeles' most centrally located rental markets. The property features an attractive unit mix consisting of (1) Detached 2-Bed/1-Bath Single-Story Cottage, (1) 2-Bed/2-Bath Unit with Den, and (2) 2-Bed/1-Bath Units, totaling 3,385 rentable sq. ft. on a 7,486 sq. ft. lot.

Built in the 1970s, the property offers private gated entry, on-site garage parking, tenant-paid utilities including electricity, gas, water, and trash, plus the potential for a standalone garage ADU conversion (buyer to verify). With three units scheduled to be delivered vacant, investors have the rare opportunity to lease three units at today's market rents while benefiting from the property's highly accessible Boyle Heights location. Based on leasing the three vacant units at market rental rates, the property is offered at a 6.28% CAP Rate and 11.57 GRM, providing strong in place Cash-Flow from Day 1.

\$1,175,000

PRICE

4 UNITS

UNITS

1972

YEAR BUILT

3,387 SQFT

7,486 LOT SIZE

LARD1.5

ZONING

5174-024-035

APN

1612 Pennsylvania Ave | Boyle Heights, CA

PROPERTY HIGHLIGHTS

- Attractive Unit Mix:
 - (1) Detached 2-Bed/1-Bath Single-Story Cottage
 - (1) 2-Bed/2-Bath Unit with Den
 - (2) 2-Bed/1-Bath Units
- Tenants Pay Electricity, Gas, Water & Trash!
- New Roof Installed 2025
- Potential Standalone Garage ADU Conversion (Buyer to Verify)
- Private Gated Entry
- 3,385 Rental Sq. Ft. | 7,486 Sq. Ft. Lot
- Convenient Access to I-5, I-10 & US-101
- **EXCELLENT CASH-ON-CASH RETURN WITH 30% DOWN!**



Three Units Scheduled to Be Delivered Vacant



Attractive Unit Mix



6.28% CAP Rate
11.57 GRM



On-Site Garage
Parking



1970s Construction

1612 Pennsylvania Ave | Boyle Heights, CA



1612 Pennsylvania Ave | Boyle Heights, CA



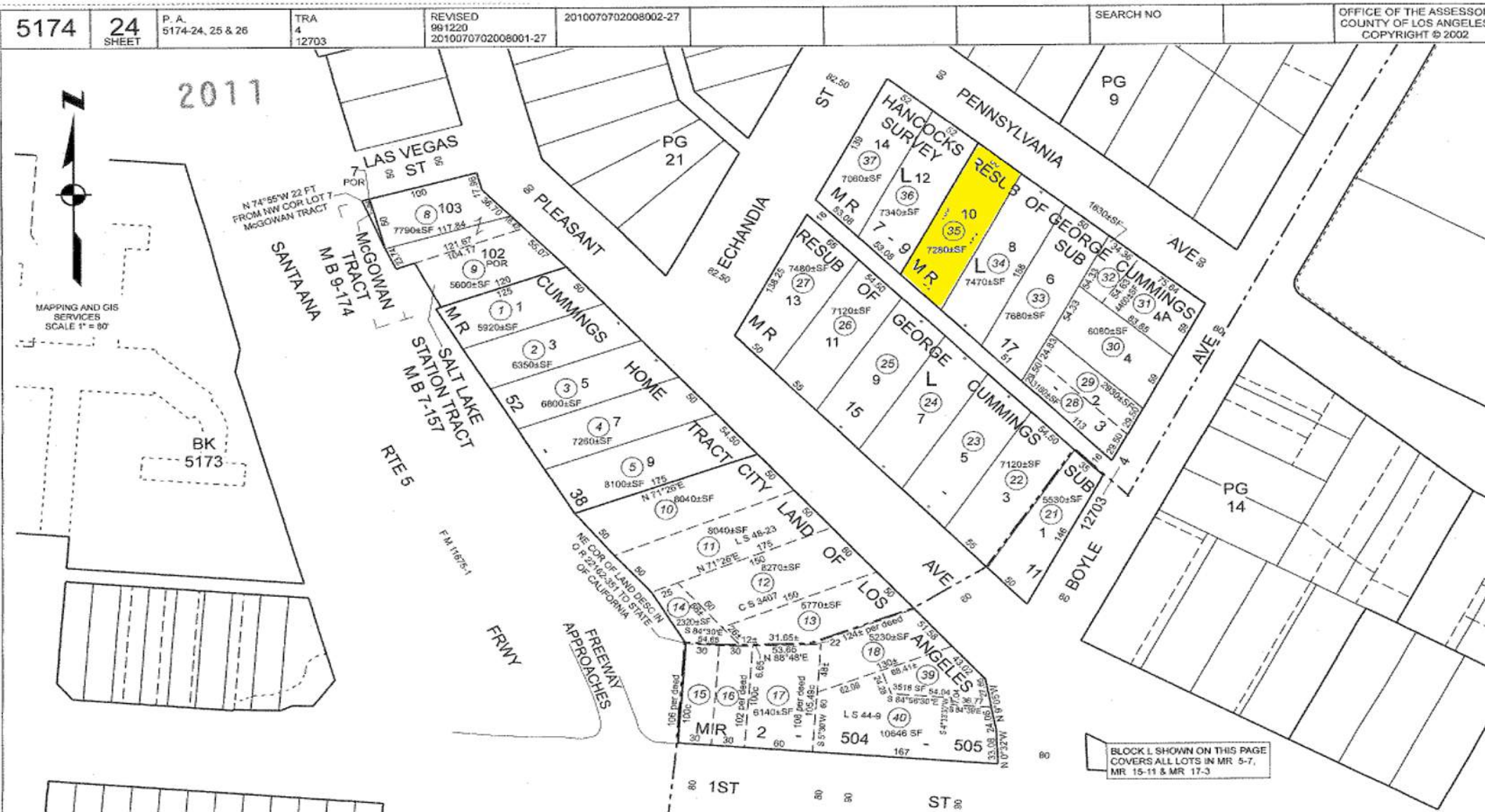
AERIAL MAP

1612 Pennsylvania Ave | Boyle Heights, CA



PARCEL MAP

1612 Pennsylvania Ave | Boyle Heights, CA



FINANCES

1612 Pennsylvania Ave | Boyle Heights, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	2 + 2 Den	VACANT	\$2,800
2	2 + 1	VACANT	\$2,195
3	2 + 1	VACANT	\$2,195
4	2 + 1 SFR	\$1,270	\$2,395

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$13,952
New Insurance Quote	\$5,000
Gardener	\$600
Water	-
Trash	-
Repairs & Maintenance	\$4,500
Reserves for Replacement	\$600
TOTAL EXPENSES	\$24,652

FINANCING

Loan Amount	\$822,500
Loan Type	30/10
Interest Rate	6.25%
Annual Debt Service	\$61,361

FINANCES

1612 Pennsylvania Ave | Boyle Heights, CA

ANNUALIZED OPERATING DATA

CURRENT

PROFORMA

Total Scheduled Gross Income		\$101,520		\$115,020
Less: Vacancy Allowance	3%	\$3,046	3%	\$3,451
Effective Gross Income		\$98,474		\$111,569
Less: Expenses		\$24,652		\$24,652
Net Operating Income		\$73,823		\$86,918
Less: Debt Service		\$61,361		\$61,361

PRE-TAX CASH FLOW

3.54%

\$12,462

7.25% \$25,557

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
1	2 + 2 Den	\$2,800 - \$2,800	\$2,800	\$2,800
1	2 + 1 SFR	\$1,270 - \$1,270	\$1,270	\$2,395
2	2 + 1	\$2,195 - \$2,195	\$4,390	\$4,390
MONTHLY TOTALS			\$8,460	\$9,585

PROPERTY SUMMARY

PRICE \$1,175,000

Down Payment	\$352,500
Loan Amount	\$822,500
Number of Units	4 Units
Price/Unit	\$293,750
Price/SF	\$347
Cash on Cash %	3.54%
Proforma COC	7.25%
Cap Rate	6.28%
Proforma Cap Rate	7.40%
GRM	11.57
Proforma GRM	10.22
Year Built	1972
Living Sq Ft	3,387
Lot Size Sq Ft	7,486



1612 Pennsylvania Ave | Boyle Heights, CA

84,000
POPULATION

76%
RENTER OCCUPIED
HOUSEHOLDS

\$65,000
MEDIAN HOUSEHOLD
INCOME

33
MEDIAN AGE

COMMUNITY PROFILE

Located just east of Downtown Los Angeles, Boyle Heights is one of the city's most established urban neighborhoods, offering convenient access to major employment centers, higher education, healthcare, and regional transportation. Residents benefit from proximity to the Metro E Line, Downtown Los Angeles, USC Health Sciences Campus, and several major freeway corridors, making commuting throughout Los Angeles convenient. The neighborhood continues to attract residents seeking central access to employment, education, dining, and entertainment.

Rent Control: Subject to the City of Los Angeles Rent Stabilization Ordinance (RSO); buyers should verify applicability and exemptions.

FUNDAMENTALS

- Minutes from Downtown Los Angeles.
- Convenient access to the Metro E Line & Union Station
- Direct access to Interstate 5, Interstate 10, 101, and 60
- Neighborhood Walk Score: 83/100
- Strong healthcare & education employment base

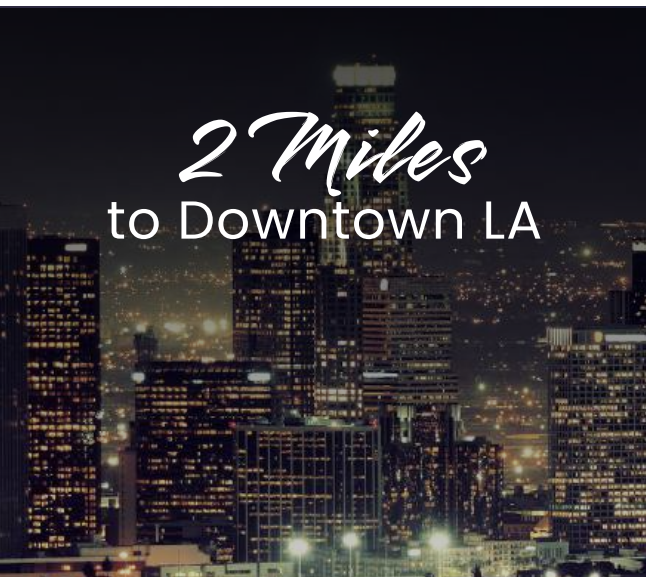
LOCAL MAP

1612 Pennsylvania Ave | Boyle Heights, CA



AREA PERKS

1612 Pennsylvania Ave | Boyle Heights, CA



CONTACT US

1612 Pennsylvania Ave | Boyle Heights, CA



KRISTOPHER GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021



ALEX LIN

626.427.0722

alin@theapartmentdealer.com

LIC: CA 02055625

19

Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

TheApartmentDealer.com

Follow us @theapartmentdealer



YouTube