



BOT
REAL ESTATE

231 Blackshear Avenue

Triplex in East Los Angeles

Los Angeles, CA 90022 | 3 Units | 2,271 SF



AGGREGATE
INVESTMENT
PARTNERS

231 BLACKSHEAR AVENUE

LOS ANGELES, CA 90022



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PROPERTY SUMMARY

INVESTMENT SUMMARY

Price	\$958,000
Price per Unit	\$319,333
Price per SF	\$421.84
Current Cap Rate	4.64%
Projected Cap Rate	5.72%
Current GIM	13.60
Projected GIM	11.83

ASSET OVERVIEW

Number of Units	3
Year Built	1948
Gross SF	2,271
Lot SF	5,188
Zoning	LCR4YY
Tenant Responsibility	Electricity & Gas
Owner Responsibility	Water & Sewer
APN	5249-015-014



77

WALKSCORE



66

TRANSIT SCORE



51

BIKE SCORE

Investment Highlights

231 BLACKSHEAR AVENUE



Clean triplex in East Los Angeles, CA



Huge upside through the conversion of the vacant garages into an ADU. No loss of services



Great unit mix of (1) – 3 Bed / 1 Bath SFR and (2) – 1 Bed / 1 Bath units



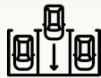
Opportunity to add community laundry for additional income



Each unit offers its own water heater allowing for no gas expense for the ownership



Great rental potential upside of $\pm 15\%$



Four open parking spaces in front of the garages



No garbage expense for ownership. All trash services are paid through property tax bill.

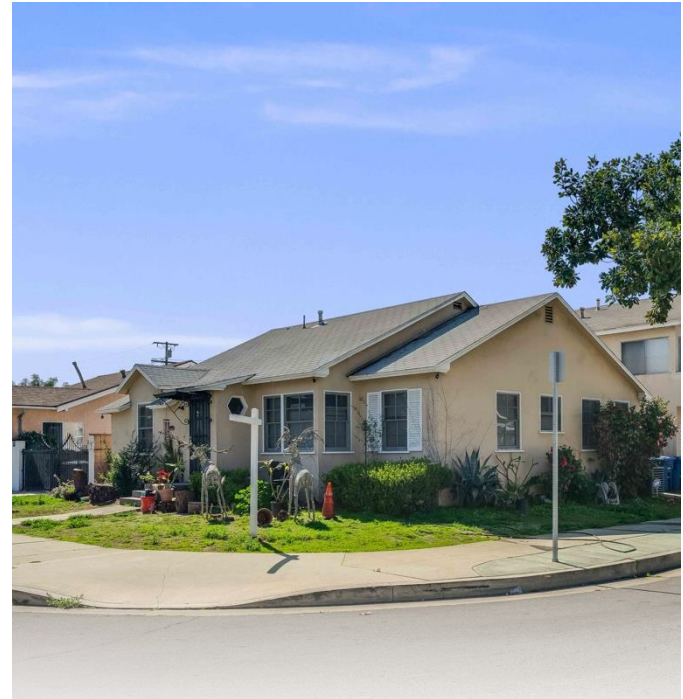


Located in unincorporated East Los Angeles at the Montebello border, 231 Blackshear Ave offers a quiet residential setting with immediate access to the 60 Freeway, Metro/Metrolink service, and the Olympic Boulevard retail corridor — just 7 miles from Downtown LA. The property draws from a deep tenant employment base anchored by the adjacent City of Commerce industrial hub (Home Depot, Smart & Final, Bimbo Bakeries, Citadel Outlets, Commerce Casino), plus East Los Angeles College, AltaMed Health Services, and Beverly Hospital nearby.

ADU VALUE-ADD



*VACANT GARAGES
ALLOW FOR INSTANT ADU UPSIDE. NO LOSS OF
SERVICES FOR TENANCY.*



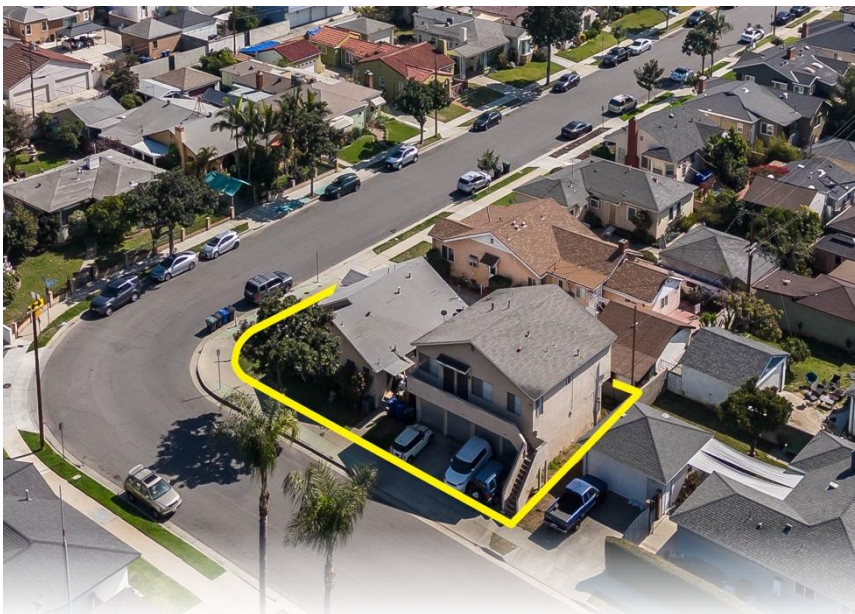
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FINANCIAL ANALYSIS

Annual Income	Current	Projected
Gross Potential Rental Income	\$70,452	\$81,000
Other Income	-	-
Economic Vacancy	(\$1,409)	(\$1,620)
Effective Gross Income	\$69,043	\$79,380

Annual Expenses	Current	Projected
RE Taxes + Special Assessments (Per County)	(\$13,401)	(\$13,401)
Insurance (\$1.25 per SF)	(\$2,839)	(\$2,839)
Utilities (Water & Sewer)	(\$5,082)	(\$5,082)
Landscaping (\$100 per Month)	(\$1,200)	(\$1,200)
General Repairs & Maintenance (\$700 per Unit)	(\$2,100)	(\$2,100)
Total Expenses	(\$24,622)	(\$24,622)
Expenses per Unit	\$8,207	\$8,207
Expenses/SF	\$10.84	\$10.84
% of EGI	35.66%	30.84%

Annual Return	Current	Projected
Net Operating Income	\$44,421	\$54,758

RENT ROLL

231 BLACKSHEAR AVENUE

Unit #	Unit Type	Unit Size	Current	Rent per SF	Projected Rent	Rent per SF
1	3 Bed / 1 Bath SFR	1,149	\$2,783	\$2.42	\$3,250	\$2.83
2	1 Bed / 1 Bath	560	\$1,572	\$2.81	\$1,750	\$3.13
3	1 Bed / 1 Bath	560	\$1,516	\$2.71	\$1,750	\$3.13
TOTALS		2,269	\$5,871		\$6,750	



±15%

RENTAL UPSIDE POTENTIAL

In-place vs. market rent gap

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