

FOR SALE

OPPORTUNITY AWAITS

**SILVER LAKE
11 UNIT APARTMENT**

Offered At \$3,450,000

**3125 LONDON ST
Los Angeles, CA 90026**



Lena Byun REALTOR®
213-760-0044 DRE# 01827068

Honorary Vice-Chairman
1st USA Branch Top Producer in 2021, 2020, 2018
2016 - 2021 No.1 Top Agent Awarded



Newstar Realty & Inv.

| www.newstarrealty.com

| Office: 714-994-3377

| 6071 Beach Blvd, Buena Park, CA 90621

FOR SALE

3125 LONDON ST | LOS ANGELES | CA | 90026



PROPERTY DETAILS

6,772 SF
BUILDING SIZE

0.31 ACRES
LOT SIZE

1956
YEAR BUILT

3.77%
CAP RATE



Lena Byun REALTOR®
213-760-0044 DRE# 01827068

Honorary Vice-Chairman
1st USA Branch Top Producer in 2021, 2020, 2018
2016 - 2021 No.1 Top Agent Awarded



Newstar Realty & Inv.

| www.newstarrealty.com

| Office: 714-994-3377

| 6071 Beach Blvd, Buena Park, CA 90621

FOR SALE

3125 LONDON ST | LOS ANGELES | CA | 90026

EXECUTIVE SUMMARY

Explore the extraordinary potential of this remarkable 11-unit, 2-story multi-family income property nestled in the heart of Silver Lake, Los Angeles. Ideally positioned at 3125 London St, this property spans a generous 13,669 sqft lot (0.31 acres) and strategically graces the corner of London St. and Silver Lake Blvd. The property has been thoughtfully modified to 11 larger units, including 1 x two bedroom 2 bathroom unit(Unit 5-Unit 6 Combined), 9 x one-bedroom, one-bathroom units, and 1 x studio unit. Enriched by its prime location within the Silver Lake community, this property presents a substantial rental upside potential of 30-40%. Currently, the owner occupies four units, including a two-bedroom unit, generating a monthly total gross income of approximately \$15,500-\$16,000. The property, featuring 15 parking spaces, offers further potential for enhancement, ensuring increased income opportunities. Convenience meets accessibility, as the property is strategically situated near the entry and exit points of the 101 Freeway. In addition, the exciting prospect of acquiring the adjacent commercial land at 520 Silver Lake Blvd (Land Size: 11,326 sqft/0.26 acres), opening avenues to enhance the property's value and potential usage options. Don't miss out on this incredible investment opportunity in Silver Lake!!



Lena Byun REALTOR®
213-760-0044 DRE# 01827068

Honorary Vice-Chairman
1st USA Branch Top Producer in 2021, 2020, 2018
2016 - 2021 No.1 Top Agent Awarded



FOR SALE

3125 LONDON ST | LOS ANGELES | CA | 90026



PROPERTY DETAILS

SALE TYPE	INVESTMENT
PROPERTY TYPE	MULTIFAMILY
BUILDING SIZE	6,772 SF
LOT SIZE	0.31 AC
BUILDING CLASS	C
YEAR BUILT	1956
PRICE	\$3,450,000
CALCULATED PER UNIT PRICE	\$246,429
UNITS	11
PROPERTY SUBTYPE	APARTMENT0.14
APARTMENT STYLE	LOW RISE
AVERAGE OCCUPANCY	100%
NO. STORIES	2
PARKING RATIO	2.22/1,000 SF



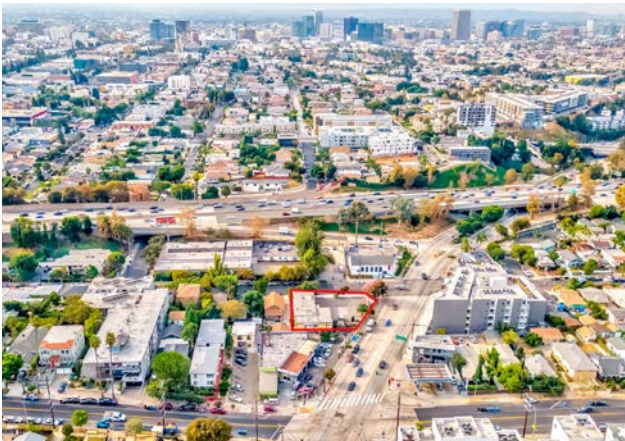
Lena Byun REALTOR®
213-760-0044 DRE# 01827068

Honorary Vice-Chairman
1st USA Branch Top Producer in 2021, 2020, 2018
2016 - 2021 No.1 Top Agent Awarded



FOR SALE

3125 LONDON ST | LOS ANGELES | CA | 90026



Lena Byun REALTOR®
213-760-0044 DRE# 01827068

Honorary Vice-Chairman
1st USA Branch Top Producer in 2021, 2020, 2018
2016 - 2021 No.1 Top Agent Awarded



Newstar Realty & Inv. | www.newstarrealty.com | Office: 714-994-3377 | 6071 Beach Blvd, Buena Park, CA 90621

FOR SALE

3125 LONDON ST | LOS ANGELES | CA | 90026

UNIT MIX INFORMATION

DESCRIPTION	NO. UNITS	SF
2+2	1	949
1+1	9	596-650
0+1	1	334

PROPERTY TAXES

PARCEL NUMBER	5401-023-027
IMPROVEMENTS ASSESSMENT	\$493,261
LAND ASSESSMENT	\$360,732
TOTAL ASSESSMENT	\$853,993



Lena Byun REALTOR®
213-760-0044 DRE# 01827068

Honorary Vice-Chairman
1st USA Branch Top Producer in 2021, 2020, 2018
2016 - 2021 No.1 Top Agent Awarded



Newstar Realty & Inv.

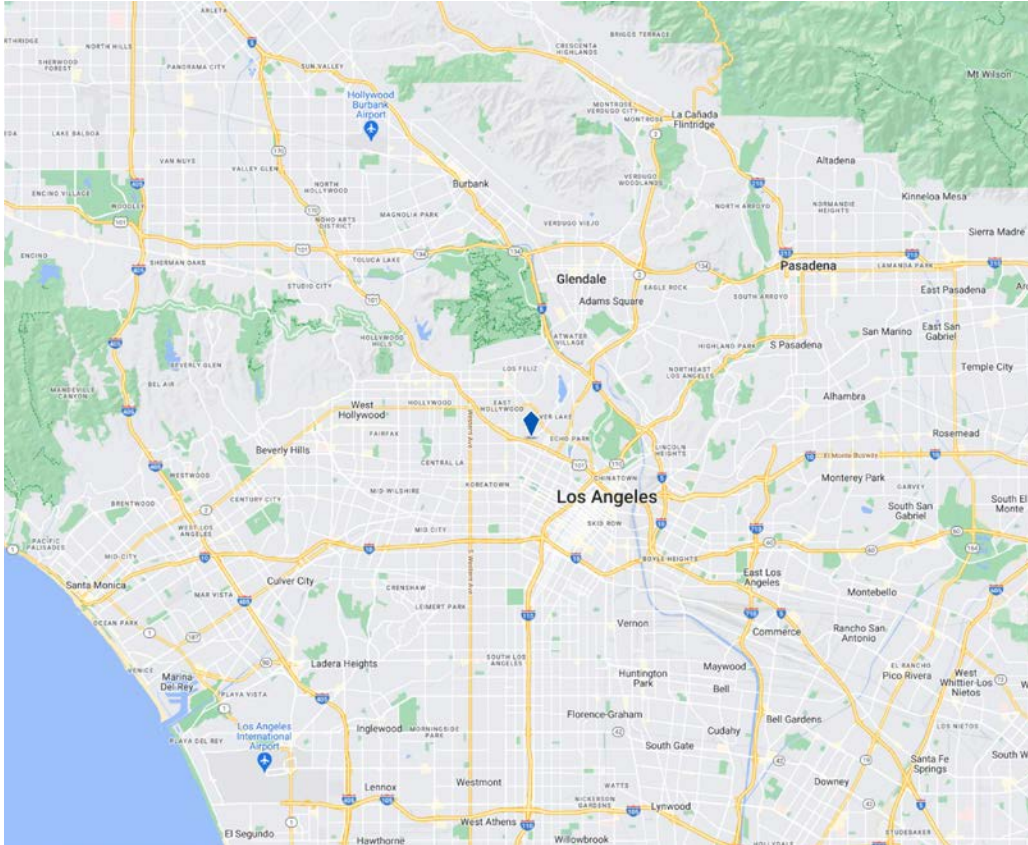
| www.newstarrealty.com

| Office: 714-994-3377

| 6071 Beach Blvd, Buena Park, CA 90621

FOR SALE

3125 LONDON ST | LOS ANGELES | CA | 90026



TRANSPORTATION

TRANSIT/SUBWAY

Vermont/Beverly Station	41 Min Drive	0.8 mi
Vermont/Santa Monica Station	2 Min Drive	1.4 mi
Wilshire/Vermont Station	3 Min Drive	1.6 mi
Westlake/MacArthur Park Station	4 Min Drive	2.2 mi
Vermont/Sunset Station	3 Min Drive	2.0 mi

COMMUTER RAIL

Union Station	8 Min Drive	3.5 mi
Glendale	9 Min Drive	4.5 mi
Cal State LAI	10 Min Drive	7.6 mi
Downtown Burbank	14 Min Drive	9.0 mi
Burbank-Bob Hope Airport	18 Min Drive	11.7 mi

AIRPORT

Bob Hope Airport	19 Min Drive	11.8 mi
Los Angeles International Airport	27 Min Drive	15.6 mi



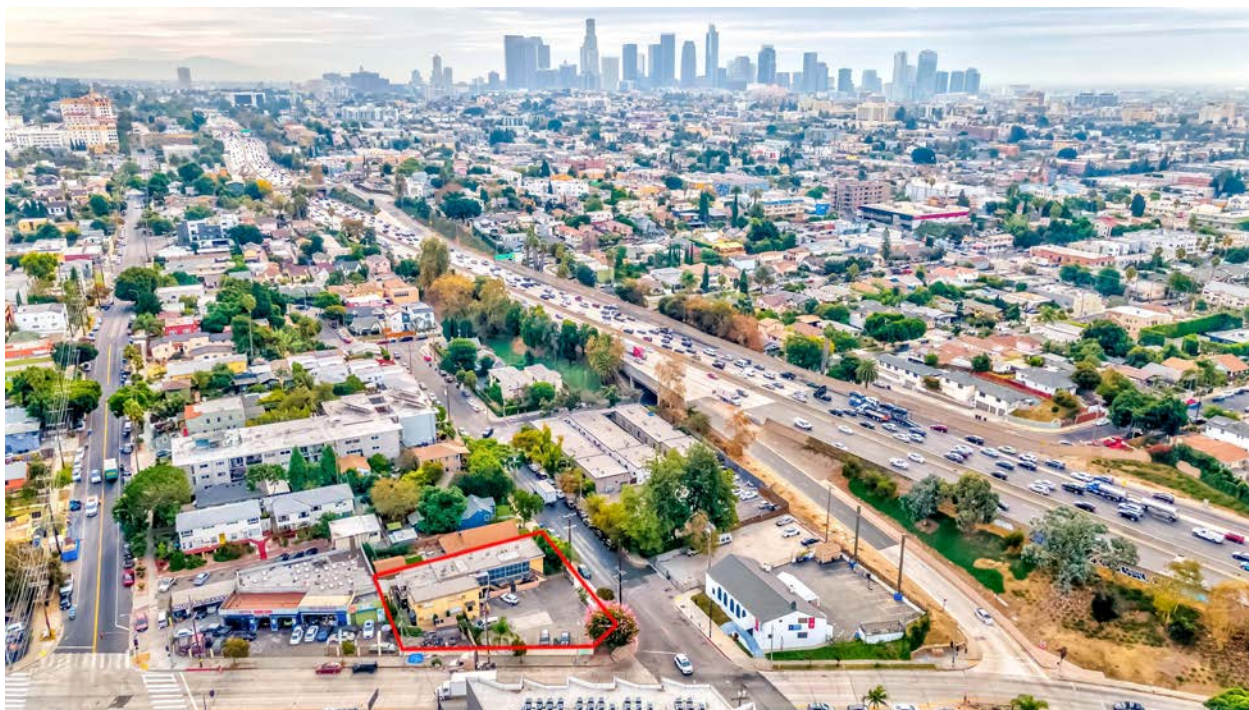
Lena Byun REALTOR®
213-760-0044 DRE# 01827068

Honorary Vice-Chairman
1st USA Branch Top Producer in 2021, 2020, 2018
2016 ~ 2021 No.1 Top Agent Awarded



OFFERING MEMORANDUM

3125 London St | Los Angeles | CA | 90026



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Newstar Realty & Inv. and should not be made available to any other person or entity without the written consent of Newstar Realty & Inv. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the due diligence investigation. Newstar Realty & Inv. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substance, PCB's or asbestos, the compliance with the State and Federal regulation, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Newstar Realty & Inv. has not verified, and will not verify, any of the information contained herein, nor has Newstar Realty & Inv. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



Lena Byun REALTOR®
213-760-0044 DRE# 01827068

Honorary Vice-Chairman
1st USA Branch Top Producer in 2021, 2020, 2018
2016 - 2021 No.1 Top Agent Awarded



Newstar Realty & Inv. |

www.newstarrealty.com |

Office: 714-994-3377 |

6071 Beach Blvd, Buena Park, CA 90621