

Historic Filipinotown Restaurant and Multifamily



the
ELIFANT GROUP



Commercial Properties

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Restaurant and 5-Unit Multifamily Property for Sale 2134-2200 W Temple St., Los Angeles Space Highlights

Space Size: 3,240sf Restaurant 5-Unit Multifamily (4,050sf)

Restaurant is 3,240sf with full commercial kitchen and newly renovated al-fresco dining area.

Two of the 5 units will be delivered vacant which allows for immediate value add or an owner user unit

An exceptional opportunity for both owner/user and investor to acquire a fully built-out, turn-key restaurant property with an adjacent 5-unit multi-family building, offering multiple income streams and significant upside potential.

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Financial Overview

Unit	Month	Annual	Expenses	Month	Annual
1 (2Br/1B)	\$ 891	\$10,692	Vacancy (5%)	\$753	\$9,032
2 (2Br/1B)	\$1,089	\$13,068	Water/Trash	\$ -	\$ -
3 (2Br/1B)	\$1,257	\$15,084	CAM	\$ -	\$ -
4 (2Br/1B)*	\$1,500	\$18,000	Insurance	\$967	\$11,609
5 (2Br/1B)*	\$1,500	\$18,000	Tax	\$820	\$ 9,837
Restaurant*	\$8,586	\$103,032			

* Unit 5 and Restuarant will be delivered vacant at COE

Effective Gross Income	\$14,823	\$177,876	Total Op Ex	\$2,540	\$30,480
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Net Operating Income	\$147,396
Sales Price	\$2,600,000
Cap Rate	5.7%







