

10-UNIT MULTI-TENANT RESIDENTIAL BUILDING **FOR SALE**

LEE & ASSOCIATES
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980 YALE STREET

LOS ANGELES • CA 90012

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INVEST WHERE DEMAND GROWS



Located in the heart of Chinatown just steps from Central Plaza and adjacent to 978 Chung King Rd, 980 Yale Street is a ±9,772 SF two-story apartment building offering a strong investment opportunity. The property features 10-units with a desirable unit mix of six (6) 3-bed/2-bath units and four (4) 2-bedroom units, with gated access and on-site parking. Its prime location provides excellent connectivity to Downtown LA, Echo Park, and major freeways, making it an ideal value-add or long-term income-producing asset.

980 YALE STREET LOS ANGELES

10-UNIT MULTI-TENANT RESIDENTIAL

980 Yale Street is a 10-unit multifamily investment opportunity in the heart of Los Angeles' Chinatown, just steps from Central Plaza and minutes from Downtown LA. The two-story property features a desirable mix of six 3-bedroom/2-bath units and four 2-bedroom units, along with gated access and on-site parking. Ideally positioned in a high-demand rental market, the property offers exceptional long-term income and value-add potential.



Prime
Chinatown Location



Strong Investment Opportunity
Rare Multi-Unit Property



Desirable 10-Unit Mix
Six (6) 3-Bedroom, 2-Bath Units
Four (4) 2-Bedroom Units



Convenient Access to DTLA,
Echo Park & Major Freeways



Rent Roll
Available



2-Story Building
Well-Positioned Structure

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PRIME LOCATION. PROVEN POTENTIAL.



Just north of Downtown Los Angeles, this vibrant neighborhood offers immediate access to LA State Historic Park, major freeways, and a thriving mix of acclaimed restaurants, breweries, and creative businesses.

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INVESTMENT SUMMARY

Price	\$2,050,000
Price per Unit	\$205,000
Price per SF	\$209.78
Current Cap Rate	5.66%
Pro-Forma Cap Rate	10.60%
Current GRM	10.25
Pro-Forma GRM	6.73
Down Payment (50%)	\$1,025,000
Loan Amount (50%)	\$1,025,000
Amortization	30
Interest Rate	6.25%
Monthly Payment	(\$6,311)

ASSET OVERVIEW

Number of Units	10
Year Built	1970
Gross Building SF	9,772
Lot SF	7,450
Zoning	LAR3
APN	5414-006-021
Tenant Pays	Electricity & Gas
Owner Pays	Water, Sewer, Trash
Construction	Wood Frame / Stucco
Parking	10
Submarket	Chinatown
County	Los Angeles

RENT ROLL • CURRENT VS. PROJECTED

# UNITS	UNIT TYPE	CURRENT AVG	CURRENT TOTAL	PRO-FORMA AVG	PRO-FORMA TOTAL	BELOW MARKET	TOTAL BELOW MARKET	% LIFT
4	2 Bed / 1 Bath	\$1,299	\$5,196	\$2,300	\$9,200	\$1,001	\$4,004	77.1%
6	3 Bed / 2 Bath	\$1,912	\$11,471	\$2,700	\$16,200	\$788	\$4,729	41.2%
10	TOTAL (Monthly)		\$16,667		\$25,400		\$4,004	52.4%

INCOME

Line Item		Current	Pro-Forma
Gross Potential Rental Income		\$200,004	\$304,800
Laundry Income	-	-	\$2,700
Economic Vacancy	2%	(\$4,000)	(\$6,096)
Effective Gross Income		\$196,004	\$301,404

ANNUAL RETURNS

Metric	Current	Pro-Forma
Net Operating Income	\$116,049	\$217,233
Less: Annual Debt Service	(\$75,733)	(\$75,733)
Cash Flow (Pre-Tax)	\$40,315	\$141,499
Cash-on-Cash Return	3.93%	13.80%
Principal Reduction (Year 1)	\$12,011	\$12,011
Total Return	\$52,326	\$153,510
Total Return (%)	5.10%	14.98%
Debt-Service Coverage Ratio	1.53x	2.87x

EXPENSES

Line Item	Assumption	Current	Pro-Forma
Property Taxes	1.18738%	(\$24,341)	(\$24,341)
Direct Assesments	Per LA County	(\$2,216)	(\$2,216)
Insurance	\$1.50 per SF	(\$14,658)	(\$14,658)
Utilities (Electricity, Water, Gas, Trash)	\$2,100 per Unit	(\$21,000)	(\$21,000)
Repairs & Maintenance	\$750 per Unit	(\$7,500)	(\$7,500)
Contract Services (Landscaping & Pest Control)	\$200 per Mo	(\$2,400)	(\$2,400)
Off-Site Management	4% of EGI	(\$7,840)	(\$12,056)
Total Operating Expenses		(\$79,955)	(\$84,171)
Expenses per Unit		(\$7,996)	(\$8,417)
Expenses (% of EGI)		40.79%	27.93%

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RENT ROLL

UNIT	UNIT TYPE	CURRENT RENT	CURRENT RENT W/ INCREASE	PRO-FORMA RENT	NOTES
1	3 Bed / 2 Bath	\$2,700	\$2,700	\$2,700	Vacant
2	3 Bed / 2 Bath	\$2,202	\$2,268	\$2,700	
3	3 Bed / 2 Bath	\$1,296	\$1,335	\$2,700	
4	3 Bed / 2 Bath	\$1,277	\$1,315	\$2,700	
5	3 Bed / 2 Bath	\$1,296	\$1,335	\$2,700	
6	3 Bed / 2 Bath	\$2,700	\$2,700	\$2,700	Vacant
7	2 Bed / 1 Bath	\$1,009	\$1,039	\$2,300	
8	2 Bed / 1 Bath	\$1,009	\$1,039	\$2,300	
9	2 Bed / 1 Bath	\$2,300	\$2,300	\$2,300	Vacant
10	2 Bed / 1 Bath	\$877	\$903	\$2,300	

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LOS ANGELES
CITY HALL

DLTA

Cathay
Bank

PAMC
PACIFIC ALLIANCE
MEDICAL CENTER

CHINATOWN
CENTRAL PLAZA

YALE ST



110

BERNARD ST

N CHANG KAI SHEK RD

N HILL ST

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.