LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES | TEAMCLINE | KW COMMERCIAL

10-UNIT MULTI-TENANT RESIDENTIAL BUILDING

FOR SALE

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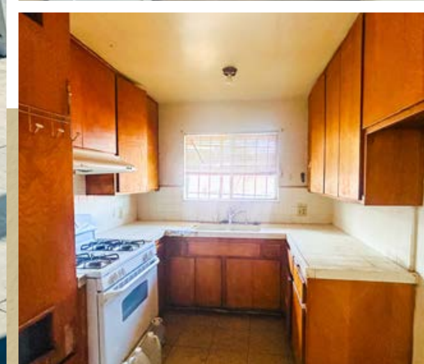

980 YALE STREET

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.

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980 YALE STREET
LOS ANGELES

10-UNIT MULI-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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