2841 Council Street
Los Angeles, CA 90026

$1,695,000

OFFERING MEMORANDUM

Four Unit Multifamily Residential Investment Property

2841 Council Street

Property Profile

Address: 2841 Council Street, Los Angeles, CA 90026

Property Type: Multifamily Residential

Unit Mix: 4 units - Each with 2 bedrooms & 1 bathroom

Lot Size: 4803 sq ft

Building Size: 3230 sq ft

Zoning: LAR3

APN: 5156-017-017

Offering Terms

- Asking Price: $1,695,000
- Financing: Buyer to obtain new financing
- Due Diligence Period: TBD
- Closing Terms: Standard escrow, subject to buyer's approval

Financials

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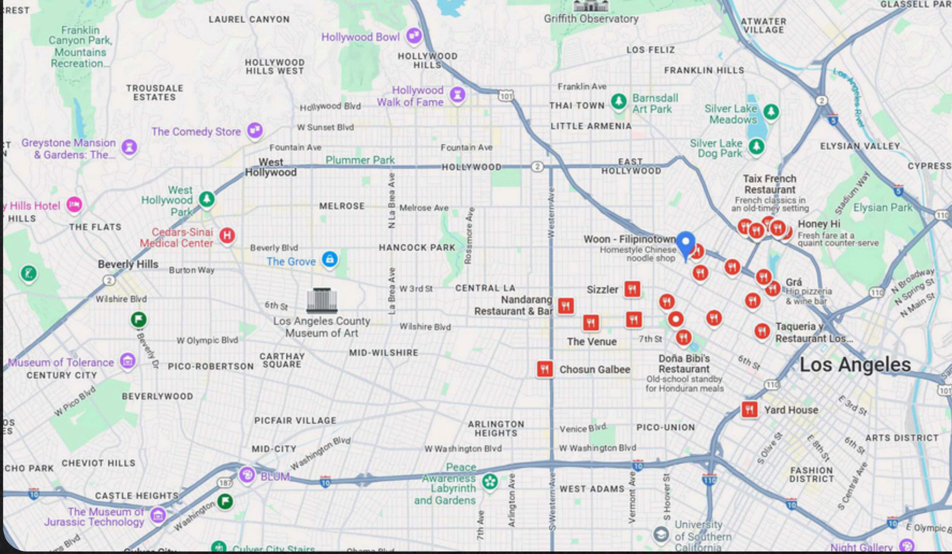
PROFIT & LOSS

Ordinary Income/Expense
Income
Rental Income
2841 Council
Unit #1
Unit #2
Unit #3
Unit #4
Total 2841 Council
Total Rental Income
Total Income
Gross Profit
Expense
Insurance Expense
Pest Control
Total Property Management Fees
Property Taxes
Rent Stabilization Expense
Repairs and Maintenance
Utilities
Total Expense
Net Ordinary Income
Net Income

	Jan - Dec 2024	Current Monthly Rent	2025	Projected per Zillow
Ordinary Income/Expense				
Income				
Rental Income				
2841 Council				
Unit #1	22,200.00	1,924.00	23,088.00	32,940.00
Unit #2	18,962.39	1,648.69	19,784.28	32,940.00
Unit #3	16,729.12	1,430.96	17,171.52	32,940.00
Unit #4	16,813.98	1,461.90	17,542.80	32,940.00
Total 2841 Council	74,705.49		77,586.60	131,760.00
Total Rental Income	74,705.49		77,586.60	131,760.00
Total Income	74,705.49		77,586.60	131,760.00
Gross Profit	74,705.49		77,586.60	131,760.00
Expense				35% *Assumption
Insurance Expense	2,608.69		2,608.69	
Pest Control	425.00		425.00	
Total Property Management Fees	8,316.38		8,316.38	
Property Taxes	8,285.75		8,285.75	
Rent Stabilization Expense	426.76		426.76	
Repairs and Maintenance	5,688.20		5,688.20	
Utilities	2,706.29		2,706.29	
Total Expense	28,457.07		28,457.07	46,116.00
Net Ordinary Income	46,248.42		49,129.53	85,644.00
Net Income	46,248.42		49,129.53	85,644.00

PROJECTED CAP RATE 5.0%



Contact Me Today to Learn More

This Offering Memorandum has been prepared for informational purposes only. The information contained herein is deemed reliable but not guaranteed. All interested parties should conduct their own independent investigations and due diligence regarding the property and financials before making any purchase decisions.

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