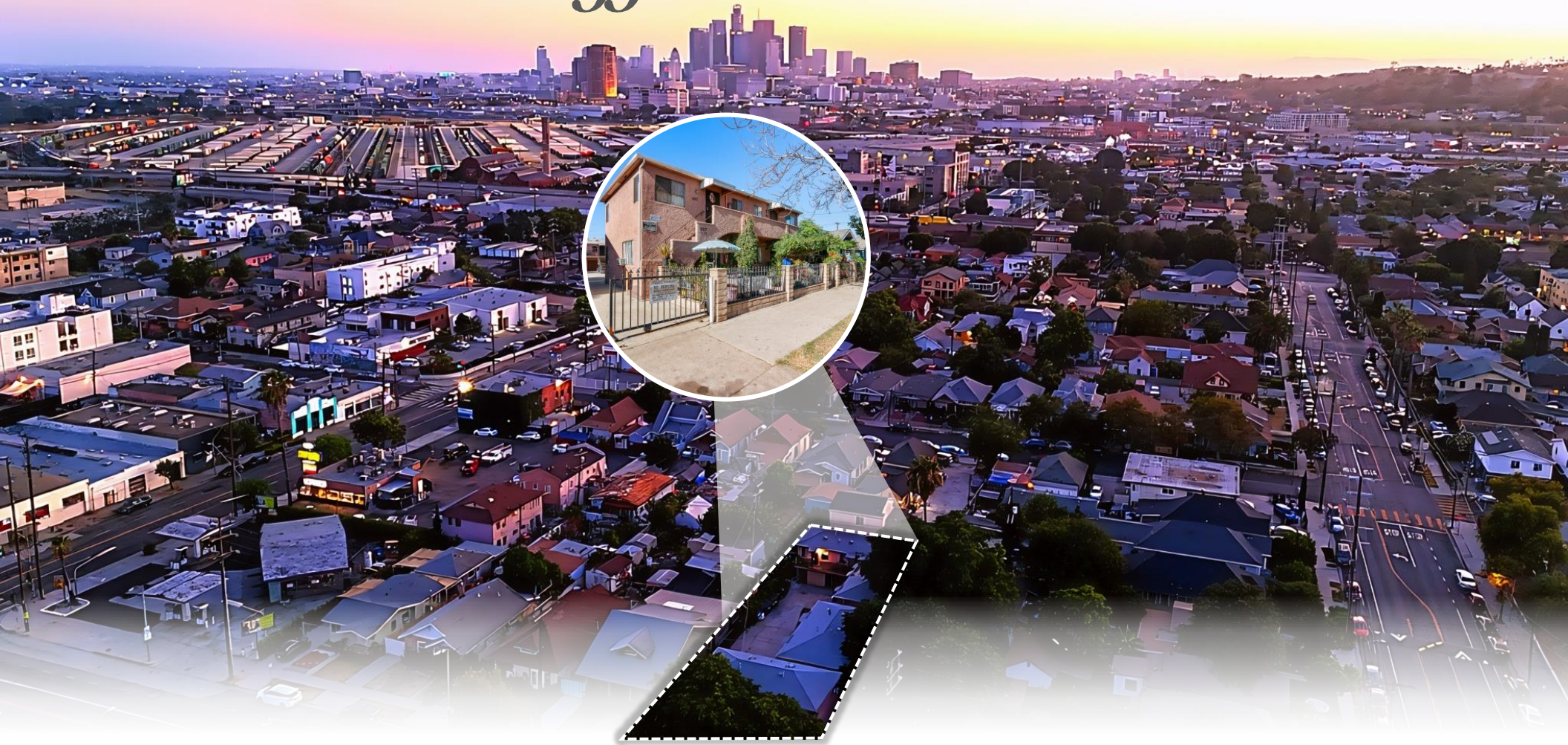


Desirable 15-unit
multifamily asset

Value-Add Opportunity
±48% Upside

1927 *Griffin Avenue*



LOS ANGELES, CA 90031



LINCOLN HEIGHTS

1927 Griffin Avenue Los Angeles, CA 90031



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An aerial night photograph of a city, likely Los Angeles, showing a mix of urban development. In the foreground, a modern, multi-story apartment building with a flat roof and balconies is illuminated. To its left, a street with traffic and streetlights is visible. The background features a dense urban landscape with various buildings, including some taller structures, and a hillside with residential lights in the distance under a dark blue twilight sky.

01 Property Summary

SUMMARY

Property Price	\$2,100,000
Year Built	1941 / 1946
APN	5210-012-012
# Total Units	15
Building SF	6,764 SF
Lot SF	9,900 SF
# Buildings	3
# of Stories	2
# Parking	8 + Open Space
Parking Type	Garage – Attached
# Electric Meters	16
# Gas Meters	16
Roof Type	Composite
Zoning	RD2-1

Property Snapshot

Growth Investment Group is proud to present this unique opportunity positioned in the heart of Lincoln Heights. One of Los Angeles' fastest-evolving urban neighborhoods, this 15-unit apartment community presents investors with an exceptional opportunity to acquire a well-located multifamily asset in a high-demand rental corridor.



DTLA AMENITIES



DTLA FINANCIAL DISTRICT

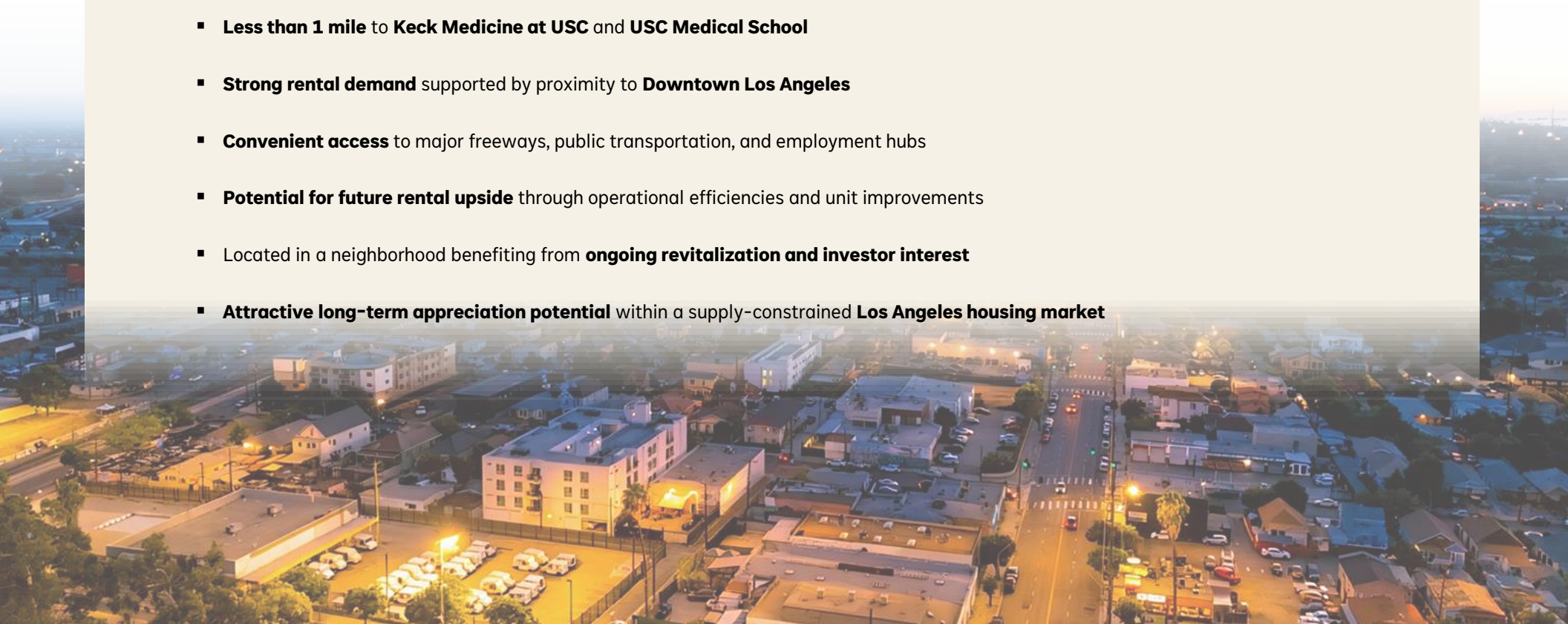


1927 Griffin Avenue

15 Units in Lincoln Heights

PROPERTY HIGHLIGHTS

- **Desirable 15-unit multifamily asset** in an improving urban infill location
- **Value-Add Opportunity** with **48% +/- rental upside** and attractive unit mix with **8-1's and 7 Studios**
- **8 Garages** with **Plans for 3-ADU's** in the existing garages with opportunity to bring **CAP +7%**
- **Individually metered** for **Gas / Electricity**
- **15 units** for ease of management and **no on-site manager required**
- **Less than 1 mile** to **Keck Medicine at USC** and **USC Medical School**
- **Strong rental demand** supported by proximity to **Downtown Los Angeles**
- **Convenient access** to major freeways, public transportation, and employment hubs
- **Potential for future rental upside** through operational efficiencies and unit improvements
- Located in a neighborhood benefiting from **ongoing revitalization and investor interest**
- **Attractive long-term appreciation potential** within a supply-constrained **Los Angeles housing market**





1927 Griffin Avenue

15 Units in Lincoln Heights



An aerial photograph of a city at dusk. The city is densely packed with houses and buildings, many of which have their lights on. The sky is a mix of orange, pink, and blue. In the background, there are mountains. A large, semi-transparent red number '2' is overlaid on the center of the image.

2 Financial Analysis

RENT ROLL

Unit #	Type	Approx SF	Current Rent	Market Rent	Notes
1927A	Single	362	\$1,595	\$1,595	Vacant
1927B	Single	362	\$760	\$1,595	
1927C	Single	362	\$1,545	\$1,595	
1927D	Single	362	\$1,100	\$1,595	
1929B	Single	362	\$1,224	\$1,595	
1931A	1B + 1BA	528	\$758	\$1,850	
1931B	1B + 1BA	528	\$1,107	\$1,850	
1931C	1B + 1BA	528	\$1,062	\$1,850	
1933B	1B + 1BA	528	\$1,925	\$1,850	
1933C	1B + 1BA	528	\$1,831	\$1,850	
1933D	1B + 1BA	528	\$899	\$1,850	
1927	Single	362	\$113	\$1,595	
1929	Single	362	\$859	\$1,595	
1931	1B + 1BA	531	\$1,034	\$1,850	
1933	1B + 1BA	531	\$1,700	\$1,850	
Totals:			\$17,512	\$25,965	

FINANCIAL ANALYSIS

Investment Overview		
Price	\$	2,100,000
Price Per Unit	\$	140,000
Price Per SF	\$	310
Cap Rate		5.47%
GRM		9.82

Property Information		
Building Size		6,764
Lot Size		9,900
Number of Units		15
Year Built		1941 / 1946
Parcel(s)		5210-012-012
Zoning		RD2-1
Parking		Four - 2 -Car Garages + Open Space

Proposed Financing		
Down Payment		\$735,000
Approximate Loan Amount		\$1,365,000
Interest Rate		6.000%
Loan To Value		65.0%
Annual Debt Service		\$98,206
Debt Coverage Ratio		1.46
Year-1 Net Cash-Flow		\$44,938
% Return On Net Cash Flow		6.11%
% Year-1 Cash-on Cash-Return		8.39%

General Assumptions *		
Estimated Rehab Cost/Unit	\$	20,000
Estimated Relocation/ Unit	\$	25,000
Estimated Rehab Cost Total	\$	675,000
Estimated Total Project Costs	\$	2,775,000
Proforma CAP Post Rehab		7.68%
Proforma GRM Post Rehab		8.80
Estimated ADU Cost	\$	300,000
Existing + ADU's Proforma CAP		7.23%
Existing + ADU's Proforma GRM		8.74

* General Assumptions are estimate only! Buyer shall conduct their own due diligence and use their own underwriting guidelines to evaluate the performance of this investment offering.

Unit Mix & Rent Schedule							
Units	Type	Est. Unit Size	Avg. Monthly Rent	Total Rent	Proforma Rent	Total Proforma Rent	
7	Singles	362 SF	\$ 1,171	\$ 8,196	\$ 1,595	\$ 11,165	
8	1 Bed + 1 Bath	528 SF	\$ 1,165	\$ 9,316	\$ 1,850	\$ 14,800	
15			TOTAL	\$ 17,512		\$ 25,965	Est. Upside
*3	*ADU's				\$ 1,680	\$ 5,040	48.27%
18						\$ 31,005	

*Property has plans to add 3-ADU's in the existing garages.

Income			
		Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 17,512 per month	\$ 210,144	\$ 311,580
SCEP & Late Fee's	\$ 183.50 per month	\$ 2,201.94	\$ 2,201.94
Laundry Income	\$ 82.07 per month	\$ 984.79	\$ 984.79
Utility Reimbursement	\$ 45.39 per month	\$ 544.70	\$ 544.70
Gross Scheduled Income		\$ 213,875	\$ 315,311
Vacancy Factor	3.00%	\$ (6,416)	\$ (9,459)
Effective Gross Income		\$ 207,459	\$ 305,852

Expenses			
Operating Expenses (Current/Potential)		Current	Proforma
New Property Taxes	1.187380%	\$ 24,935	\$ 24,935 Per Assessor
Direct Assessment		\$ 1,602	\$ 1,602 Per Assessor
Insurance	\$ 862.33 per month	\$ 10,348	\$ 10,348 Current
Water / Sewer	\$ 2,419.31 per month	\$ 29,032	\$ 29,032 T12
Trash	\$ 752.59 per month	\$ 9,031	\$ 9,031 T12
Electricity	\$ 103.36 per month	\$ 1,240	\$ 1,240 T12
Gas	\$ 185.80 per month	\$ 2,230	\$ 2,230 T12
Fire Safety	\$ 40.05 per month	\$ 481	\$ 481 T12
LAHD / RSO	\$ 106.69 per unit	\$ 1,600	\$ 1,600 T12
Pest Control	\$ 110.83 per month	\$ 1,330	\$ 1,330 T12
Landscaping	\$ 50.00 per month	\$ 600	\$ 600 T12
Maintenance	\$ 681.06 per unit	\$ 10,216	\$ 10,216 T12

Total Operating Expenses		Current	Proforma
Total Operating Expenses	43% of GSI	\$ 92,644	\$ 92,644
Expenses Per Unit		\$ 6,176	\$ 6,176
Expenses Per SF		\$ 13.70	\$ 13.70

NET Operating Income	Current	Proforma
	\$ 114,815	\$ 213,208



03 Location Overview

LINCOLN HEIGHTS

Although it may be one of the oldest areas in Los Angeles, Lincoln Heights brings creativity and youthful energy to the community as home to the USC Health Sciences Campus. The neighborhood is directly east of Dodger Stadium and Los Angeles State Historic Park. With its affordable restaurants, trendy nightclubs, and a passionate arts scene, Lincoln Heights is one of LA's most-loved neighborhoods for good reason. With just over two miles to Downtown LA, apartments in Lincoln Heights are very popular. Lincoln Heights is home to several major landmarks, including the San Antonio Winery. This historical landmark is the last remaining winery in Downtown LA. It also features a restaurant, a tasting room, and special events. Historic Lincoln Park is a neighborhood gem. As LA's first park, it hasn't changed all that much since it opened in 1881. Enjoy spectacular views, a beautiful lake, picnic areas, a playground, ball fields, a recreation center, and a senior center.

95,000

**3 MILE
POPULATION**

\$856,000

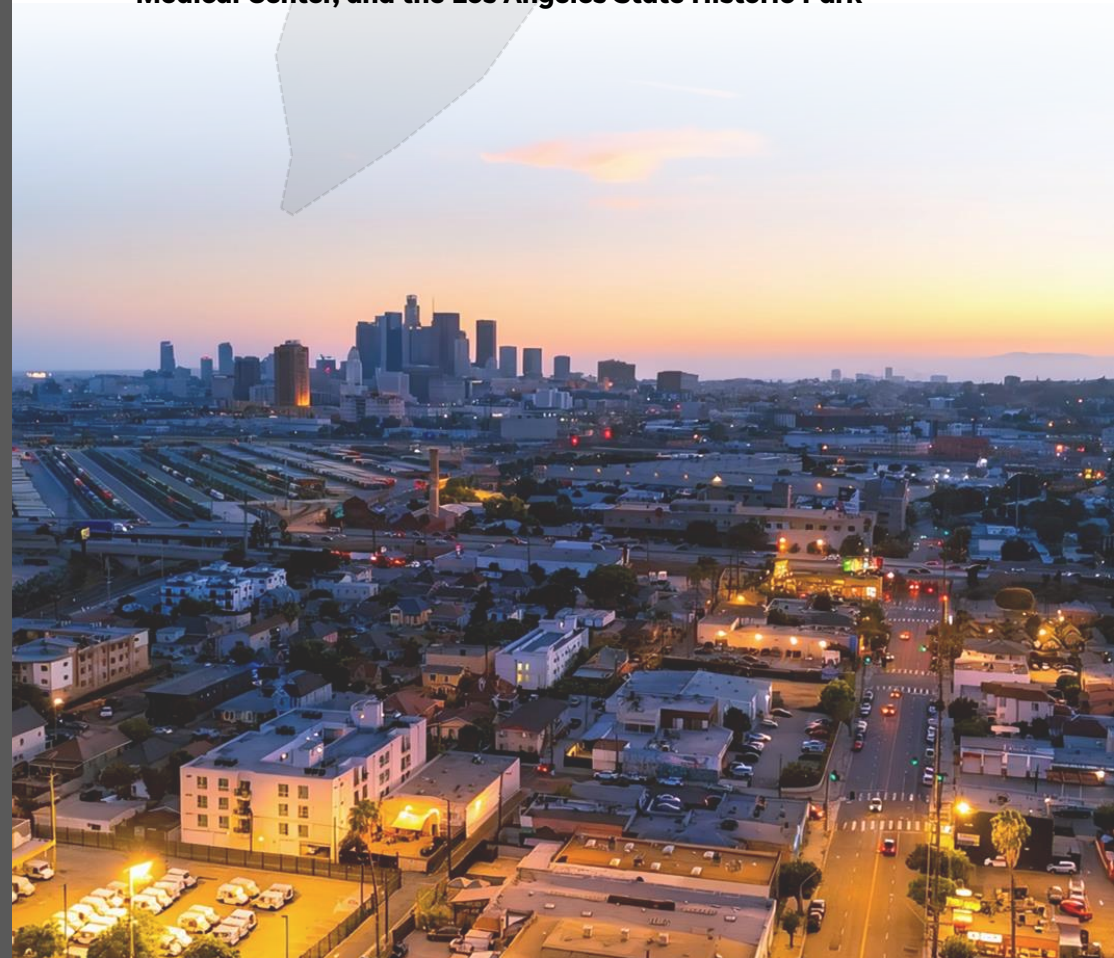
**MEDIAN
HOME PRICE**

\$72,000

**AVG HH
INCOME**

Location Snapshot

Residents enjoy access to a vibrant neighborhood featuring local restaurants, retail amenities, parks, and cultural attractions, while remaining only minutes from Downtown Los Angeles, USC Medical Center, and the Los Angeles State Historic Park



Location Amenities



ECONOMIC DRIVERS

LINCOLN HEIGHTS

Job Growth & Industrial Employment: Lincoln Heights is one of Los Angeles' oldest industrial and employment centers, anchored by manufacturing, warehousing, food production, wholesale distribution, and public sector employers. Its strategic location near Downtown Los Angeles and direct access to major freeways supports thousands of jobs across logistics, transportation, construction, healthcare, and municipal services.

Revitalization & Creative Investment: Lincoln Heights has experienced increasing private investment as creative businesses, adaptive reuse projects, and local entrepreneurs capitalize on the neighborhood's historic character and proximity to Downtown. The area's evolving commercial corridors continue to attract restaurants, breweries, studios, artisan manufacturers, and small businesses, contributing to long-term economic revitalization while preserving its unique identity.

Transit-Oriented & Mixed-Use Development: Ongoing public and private investment has encouraged redevelopment throughout Lincoln Heights, particularly near Metro stations and major transportation corridors. Mixed-use residential projects, renovated industrial buildings, and neighborhood-serving retail continue to enhance the area's appeal for residents, businesses, and investors, reinforcing Lincoln Heights as an emerging urban infill market within the greater Los Angeles region.



LANDMARKS

Lincoln Heights continues to see record growth. As home prices continue to skyrocket on the Westside in Santa Monica, Venice and the Palisades more and more people are flocking to these East Los Angeles neighborhoods where value can still be found. The neighborhoods are all in close proximity to one another and offer an interesting mix of both old and new residential and commercial properties that offer character that is sometimes hard to find on the Westside. Non-chain retail and restaurants abound along walkable streets making this part of Los Angeles exactly what the millennial generation is seeking to find.

Adjacent communities include El Sereno on the east, City Terrace on the southeast, Boyle Heights on the south, Chinatown and Solano Canyon on the west, Cypress Park on the northwest, Mt. Washington on the north, and Montecito Heights on the northeast.

HISTORICAL SITES

- **San Antonio Winery** – opened in the neighborhood in 1917, continues to produce wine, a fine Italian restaurant Maddalena, a tasting room and wine shop.
- **The Brewery Artist Lofts** – Originally an Edison power plant (and later a Pabst Blue Ribbon Brewery) dating to 1903 this complex of 21 former industrial buildings (now 320 oversized lofts) that was converted into a huge arts community in 1982. It has been called the largest arts complex in the world.
- **The Los Angeles River** – In 2014, Army Corp of Engineers recommended a 1 Billion dollar proposal to revitalize the Los Angeles River. While some of that funding is still being formalized, it is clear that there is a lot of change coming to the LA River corridor. Plans include parks, bike paths, habitat, access to the water, and a lot of economic revitalization.



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