

EXCLUSIVE MULTI-FAMILY OFFERING

**Marcus & Millichap**  
Real Estate Investment Services

**32 APARTMENT UNITS**  
**676 South Rampart Boulevard**  
**Los Angeles, CA 90057**

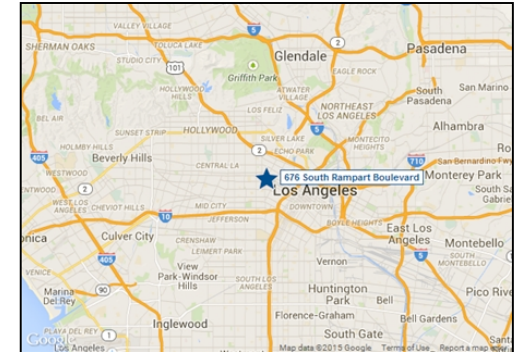


**OFFERING SUMMARY**

Price	\$3,200,000
Down Payment	(100%) \$3,200,000
Units	32
Price Per Unit	\$100,000
Rentable SF	17,680
Price Per SF	\$181.00
Year Built	1916
Lot Size	6,011 SF
Cap Rate - Current	3.07%
Cap Rate - Market	5.32%
GRM - Current	12.50
GRM - Market	9.22
Total Return - Current	3.07%
Total Return - Market	5.32%

**INVESTMENT HIGHLIGHTS**

- ◆ Thirty-Two Units
- ◆ Built in 1916
- ◆ 37 Percent Upside in Rents
- ◆ Close to Schools and Universities
- ◆ Located Just West of Downtown Los Angeles



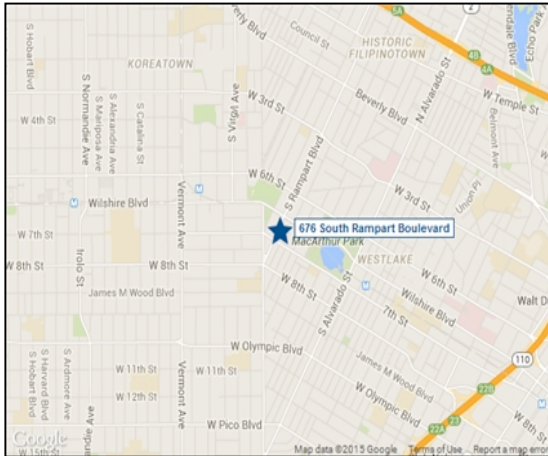
Listed by:

**TONY AZZI**  
Senior Vice President Investments  
Senior Director  
National Multi Housing Group  
Tel: (310) 909-5454  
Fax: (310) 909-5410  
License: CA 00910513, CA 01325569  
Tony.Azzi@marcusmillichap.com  
www.marcusmillichap.com/TonyAzzi

Offices Nationwide

12100 West Olympic Boulevard, Suite 350  
Los Angeles, CA 90064 • Tel: (310) 909-5500 Fax: (310) 909-5410

www.marcusmillichap.com



## INVESTMENT OVERVIEW

Marcus & Millichap is proud to present this 32-unit apartment building located at 676 South Rampart Boulevard in Los Angeles, CA. The building consists of 25 studio/one-bathroom units and seven one-bedroom/one-bathroom units. The building is situated on a 6,011-square foot lot with 17,680 gross rentable square feet.

The property offers on-site laundry facilities and external escape ladders on the front of the building. Because of an adjacent parking lot, the south-facing tenants receive plenty of sunlight. The building is wood framed and has a stucco exterior and front brick facade.

The building is located in Los Angeles just south of Wilshire Boulevard, north of West 7th Street, east of Hoover Street and west of South Alvarado Street. The property is located within close proximity to Charles White Elementary School, Hoover Street Elementary School, Southwestern Law School, California International University, St. Vincent Medical Center, Lafayette Recreation Center, and MacArthur Park Lake. The property is located two miles northwest of Staples Center in Downtown Los Angeles.

This building presents a great opportunity to acquire a beautiful property for any investor looking for, investing in, or collecting properties in Los Angeles.

## 676 SOUTH RAMPART BOULEVARD • LOS ANGELES, CA 90057

### UNIT MIX

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Average Rent/SF	Monthly Income	Market Rents	Average Rent/SF	Monthly Income
25	Studio 1Bath		\$518-\$750		\$16,004	\$835		\$20,875
7	1Bdr 1Bath		\$650-\$731		\$5,327	\$1,150		\$8,050
<b>32</b>	<b>Total</b>	<b>17,680</b>			<b>\$21,331</b>			<b>\$28,925</b>

### OPERATING DATA

Income	Current	Market
Gross Potential Rent	\$255,972	\$347,100
Misc Rental Fees	\$3,609	\$3,609
Gross Potential Income	\$259,581	\$350,709
Less: Vacancy/Deductions (GPR)	6.2% / \$15,870	6.2% / \$21,520
Effective Gross Income	\$243,711	\$329,189
Less: Expenses	\$145,520	\$159,070
Net Operating Income	\$98,191	\$170,119
Net Cash Flow Before Debt Service	\$98,191	\$170,119



### EXPENSES

Real Estate Taxes	\$34,375	\$34,375
Insurance (\$0.45/SF)	4,233	4,233
Utilities	36,255	36,255
Administrative Expense	7,015	7,015
Repairs & Maintenance	38,516	52,065
Payroll & Benefits	14,800	14,800
Management Fee	10,327	10,327
<b>Total Expenses</b>	<b>\$145,520</b>	<b>\$159,070</b>
Expenses per Unit	\$4,548	\$4,971
Expenses per SF	\$8.23	\$9.00
% of EGI	59.7%	48.3%

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