

2681

ROSEVIEW AVE

LOS ANGELES, CA 90065



FOURPLEX, 2024 CONSTRUCTION IN CYPRESS PARK | TOWNHOUSE STYLE UNITS WITH PRIVATE ROOF TOP DECKS AND EIGHT PARKING SPACES | OWNER USER OR INVESTMENT OPPORTUNITY

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EXCLUSIVELY LISTED BY

NEEMA AHADIAN

Senior Managing Director of Investments
CA BRE License #01346750
TEL: 310.909.5444
Neema@MarcusMillichap.com

JEFFREY ESTRADA

Associate of Investments
CA BRE License # 02181778
TEL: 310.909.5423
jeffrey.estrada@marcusmillichap.com

Marcus & Millichap
THE NEEMA GROUP

INVESTMENT HIGHLIGHTS



The Neema Group of Marcus & Millichap is pleased to present a multifamily investment opportunity at 2681 Roseview Ave, a 2024 new construction fourplex located in the Cypress Park neighborhood of Los Angeles between Cypress Ave & N San Fernando Rd



This turnkey asset features a unit mix of two three-bedroom units and two four-bedroom units; one of the three-bedroom units will be delivered vacant at the close of escrow, providing an ideal owner user opportunity or traditional investment with passive cash flow



Each of the units are townhouse style with multiple levels and each feature a private roof top deck; unit interiors were meticulously constructed with modern finishes including luxury vinyl plank flooring, in-unit washers and dryers, recessed lighting, custom kitchens, bathrooms, and cabinetry, and central air



There is covered parking with two spaces for each unit



All utilities are separately metered



Located in a designated OZ census tract – potential federal tax advantages when acquired via a QOF and held long-term (Buyer to verify)



Multiple exit strategies for a buyer including stabilizing and holding for cash flow, live in one and rent the others, or refinance once fully stabilized to enhance returns



Northeast Los Angeles infill fundamentals as the asset is located on the border of Cypress Park and Eagle Rock with quick access to DTLA, Highland Park, and major freeways – deep renter pool and limited competing new 4-unit supply

PROPERTY SUMMARY

PROPERTY INFORMATION

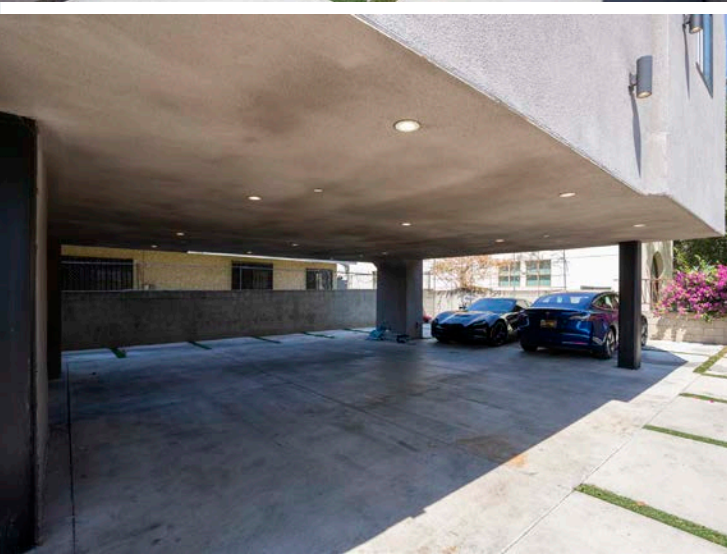
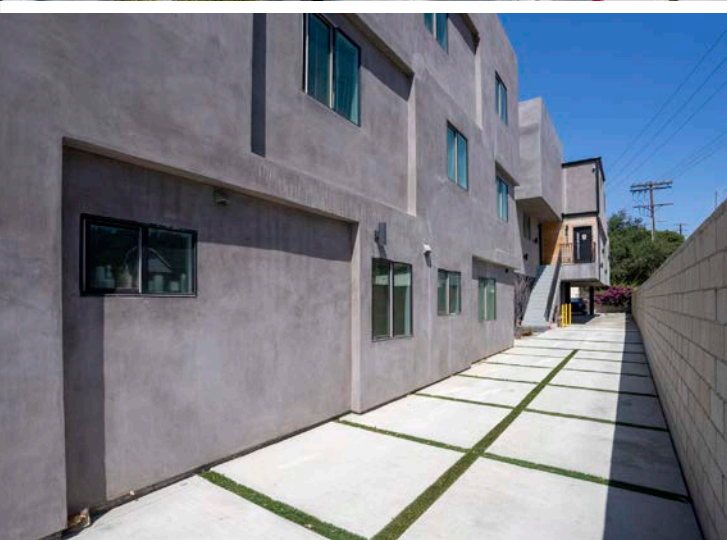
ADDRESS:	2681 Roseview Ave Los Angeles, CA 90065
NUMBER OF UNITS:	4
APPROX. GROSS SF:	5,823
APPROX. LOT SIZE:	6,359 SF
YEAR BUILT:	2024
PARCEL NUMBER:	5453-002-002
PROPERTY TYPE:	Multi-Family
UNIT MIX:	(2) 3+2.5 (1) 4+2 (1) 4+3.5

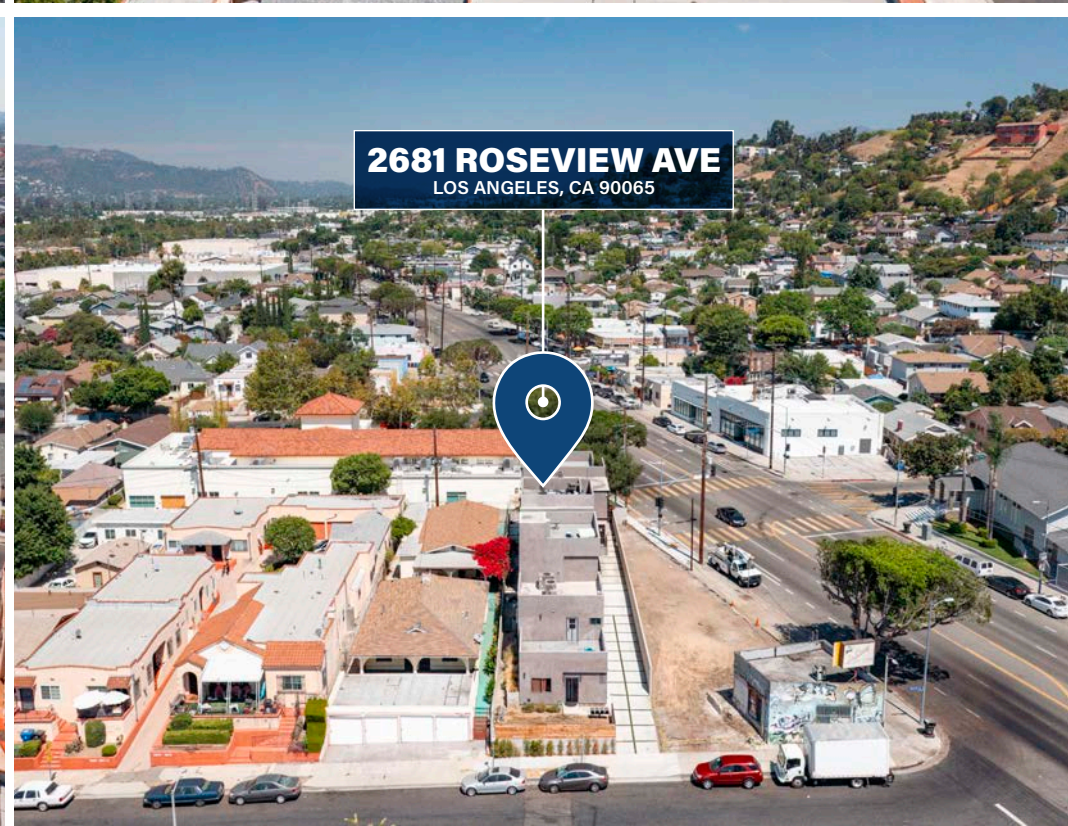
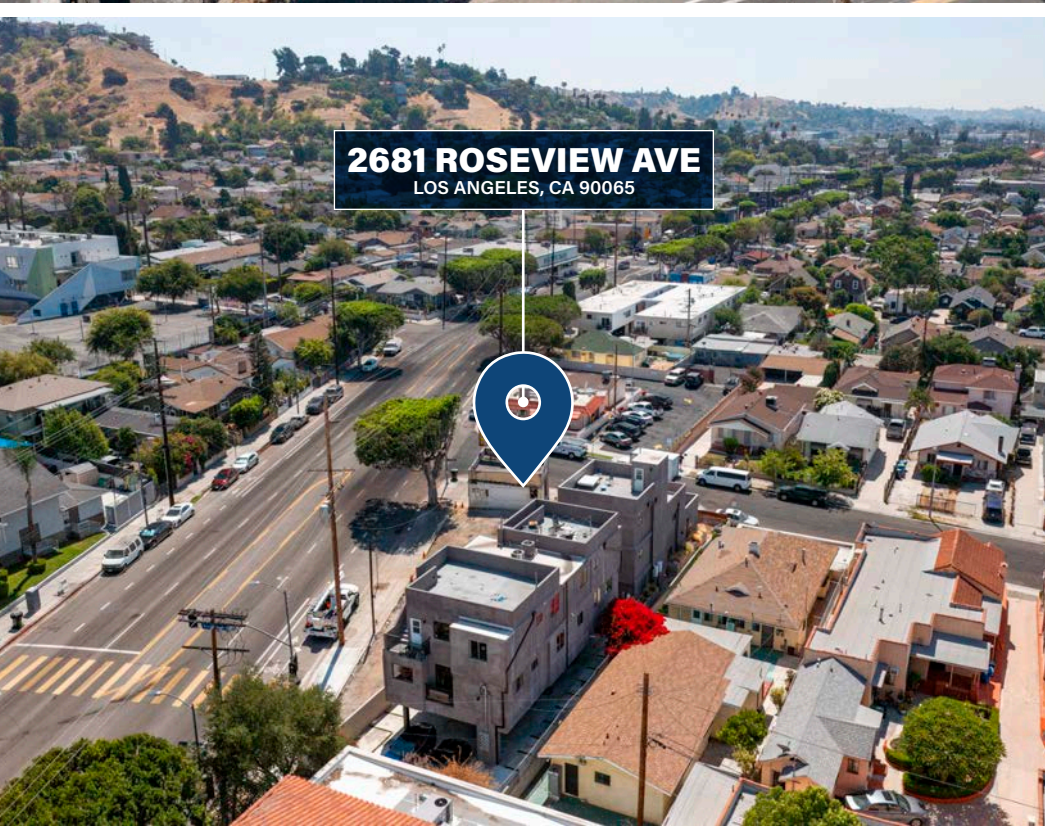
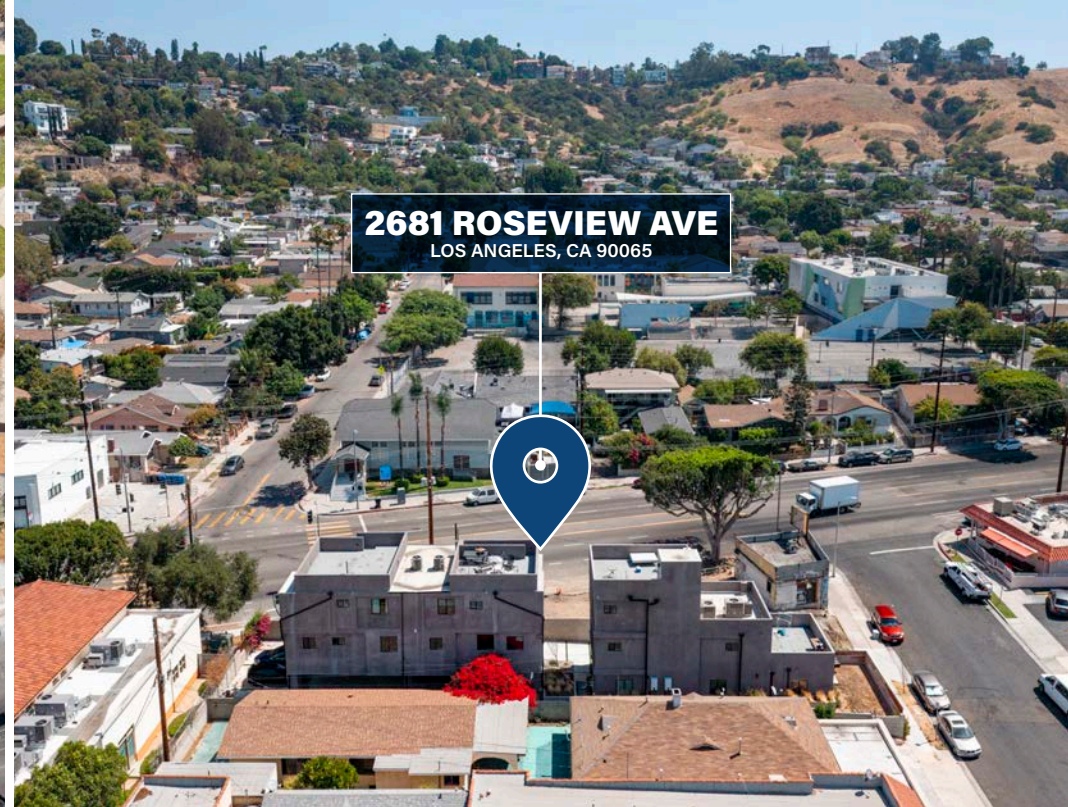
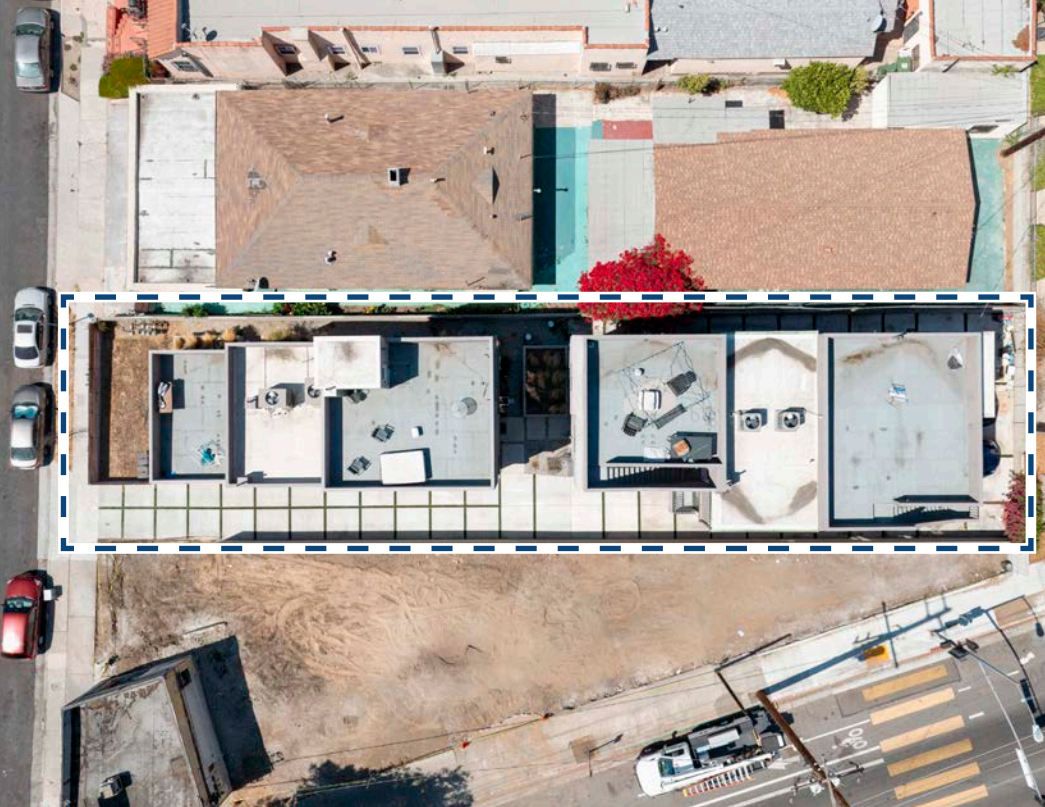
PRICING INFORMATION

SALE PRICE:	\$3,200,000
PRICE PER UNIT	\$800,000
PRICE PER SF:	\$549.54
CURRENT CAP RATE:	5.07%
CURRENT GRM:	13.50
MARKET CAP RATE:	5.32%
MARKET GRM:	13.01

NOTE: *One unit is currently vacant. Return metrics shown reflect market rent for the vacant unit, based on rent comparables. Buyer to verify market rent.





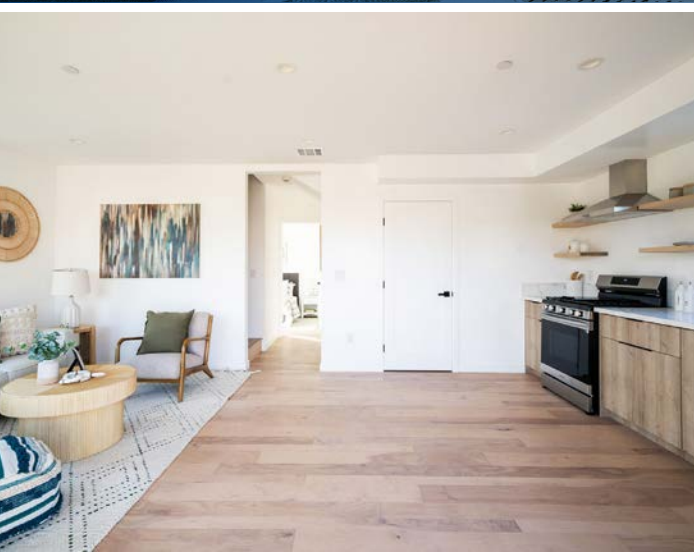


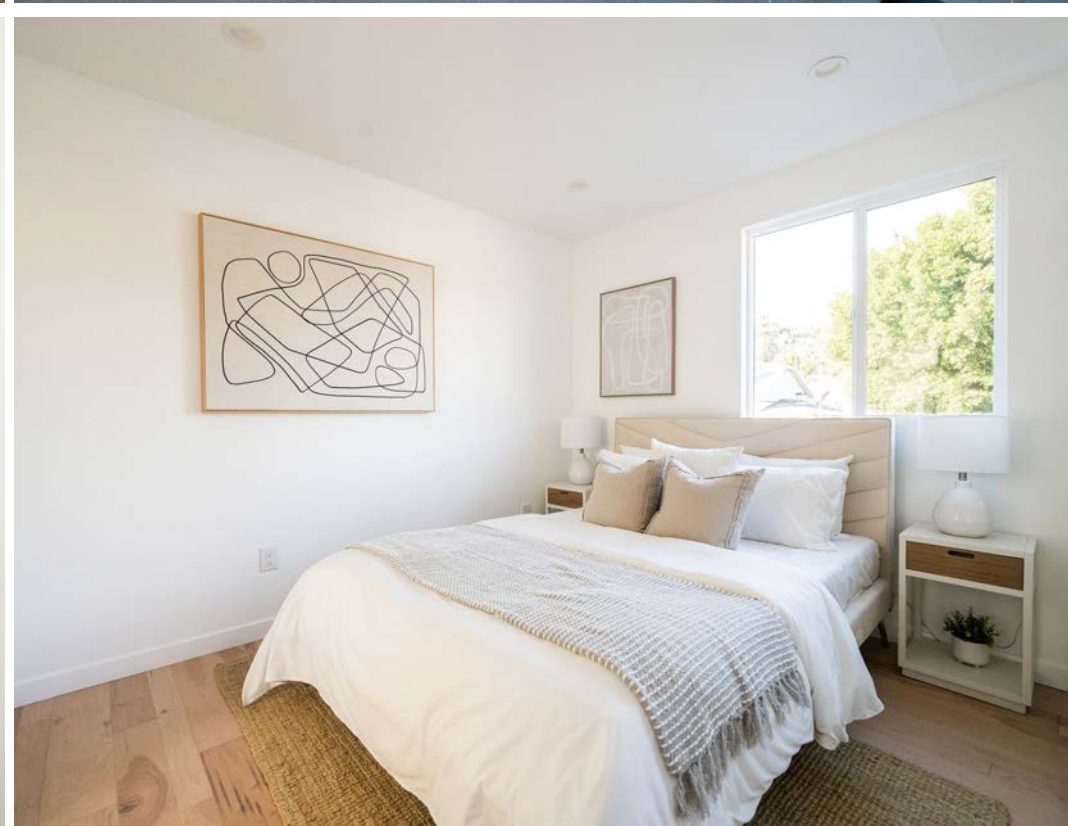


UNIT 2681 1/2 | 4 BDR - 2 BATH









FLOOR PLANS

2681 ROSEVIEW AVE
LOS ANGELES, CA 90065

2681 1/2 Roseview Ave, LA 90065 (4-Plex)



2681 Roseview Ave, LA 90065 (4-Plex)



2683 1/2 Roseview Ave, LA 90065 (4-Plex)



2683 Roseview Ave, LA 90065 (4-Plex)



RENT ROLL

NO. OF UNITS	UNIT NO.	UNIT TYPE	CURRENT RENTS	MARKET RENTS	NOTES
1	2681	3+2.5	\$4,700	\$4,700	Vacant
2	2681 1/2	4+2	\$5,150	\$5,400	
3	2683	3+2.5	\$4,700	\$4,700	
4	2683 1/2	4+3.5	\$5,200	\$5,700	
4		TOTAL	\$19,750	\$20,500	

3+2.5	\$9,400	\$9,400
4+2	\$5,150	\$5,400
4+3.5	\$5,200	\$5,700
TOTAL	\$19,750	\$20,500

FINANCIAL ANALYSIS

2681 ROSEVIEW AVE
LOS ANGELES, CA 90065

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	\$237,000		\$246,000	
Less Vacancy Rate Reserve:	\$(11,850)	5.0%	\$(12,300)	5.0%
Gross Operating Income:	\$225,150		\$233,700	
Less Expenses:	\$(62,921)	26.5%	\$(63,348)	25.8%
Net Operating Income:	\$162,229		\$170,352	
Reserves:	\$(800)		\$(800)	
Less Debt Service:	\$(141,861)		\$(141,861)	
Pre-Tax Cash Flow:	\$19,568	1.5%	\$27,690	2.2%
Plus Principal Reduction:	\$23,237		\$23,237	
Total Return Before Taxes:	\$42,805	3.3%	\$50,928	4.0%

ESTIMATED ANNUALIZED EXPENSES	CURRENT RENTS		MARKET RENTS	
Taxes Rate: 1.20%	\$38,400		\$38,400	
Insurance	\$3,515		\$3,515	
Waste Removal	\$4,200		\$4,200	
Repairs & Maintenance	\$3,000		\$3,000	
Management	\$11,258		\$11,685	
Landscaping & Cleaning	\$1,200		\$1,200	
Pest Control	\$720		\$720	
License and Fees	\$328		\$328	
Direct Assessment	\$300		\$300	
Total Expenses:	\$62,921		\$63,348	
Per Net Sq. Ft.:	\$10.81		\$10.88	
Per Unit:	\$15,730.22		\$15,837.10	

SCHEDULED INCOME		CURRENT RENTS		MARKET RENTS	
No. of Units	Unit Type	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
2	3+2.5	\$4,700	\$9,400	\$4,700	\$9,400
1	4+2	\$5,150	\$5,150	\$5,400	\$5,400
1	4+3.5	\$5,200	\$5,200	\$5,700	\$5,700
Total Scheduled Rent:			\$19,750		\$20,500
Monthly Scheduled Gross Income:			\$19,750		\$20,500
Annual Scheduled Gross Income:			\$237,000		\$246,000

SUMMARY

Price:	\$3,200,000
Down Payment: 40%	\$1,280,000
Number of Units:	4
Cost per Legal Unit:	\$800,000
Current GRM:	13.50
Market GRM:	13.01
Current CAP:	5.07%
Market CAP:	5.32%
Approx. Age:	2024
Approx. Lot Size:	6,359
Approx. Gross SF:	5,823
Cost per Net GSF:	\$549.54

NEW POTENTIAL FINANCING

New First Loan:	\$1,920,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	\$11,821.77
DCR:	1.14

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracy.

NOTE: *One unit is currently vacant. Return metrics shown reflect market rent for the vacant unit, based on rent comparables. Buyer to verify market rent.

SALE COMPARABLES



2681 ROSEVIEW AVE
LOS ANGELES, CA 90065

SALE PRICE \$3,200,000

YEAR BUILT 2024

NO. OF UNITS 4

PRICE PER UNIT \$800,000

PRICE PER SF \$550

ACTUAL CAP RATE 5.07%

GRM 13.50

SALE DATE For Sale



1754 N BERENDO ST
LOS ANGELES, CA 90027

SALE PRICE \$4,070,000

YEAR BUILT 2024

NO. OF UNITS 4

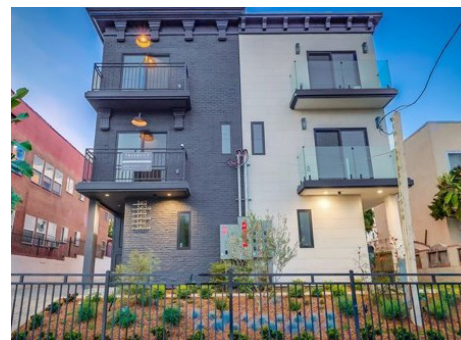
PRICE PER UNIT \$1,017,500

PRICE PER SF \$727

ACTUAL CAP RATE N/A

GRM N/A

SALE DATE On Market



3415 BELLEVUE AVE
LOS ANGELES, CA 90026

SALE PRICE \$4,850,000

YEAR BUILT 2025

NO. OF UNITS 6

PRICE PER UNIT \$808,333

PRICE PER SF \$346

ACTUAL CAP RATE 6.00%

GRM 12.50

SALE DATE On Market



616 N MARIPOSA AVE
LOS ANGELES, CA 90004

SALE PRICE \$3,500,000

YEAR BUILT 2025

NO. OF UNITS 4

PRICE PER UNIT \$875,000

PRICE PER SF \$459

ACTUAL CAP RATE 5.54%

GRM 13.38

SALE DATE On Market

SALE COMPARABLES



966 SANBORN AVE
LOS ANGELES, CA 90029

SALE PRICE \$3,925,000

YEAR BUILT 2024

NO. OF UNITS 4

PRICE PER UNIT \$981,250

PRICE PER SF \$502

ACTUAL CAP RATE 5.57%

GRM 13.72

SALE DATE 3/20/2025



713 N GRAMERCY PL
LOS ANGELES, CA 90038

SALE PRICE \$3,685,000

YEAR BUILT 2024

NO. OF UNITS 4

PRICE PER UNIT \$921,250

PRICE PER SF \$488

ACTUAL CAP RATE 5.48%

GRM 13.88

SALE DATE 1/31/2025



6222 BANNER AVE
LOS ANGELES, CA 90038

SALE PRICE \$3,600,000

YEAR BUILT 2024

NO. OF UNITS 4

PRICE PER UNIT \$900,000

PRICE PER SF \$542

ACTUAL CAP RATE 5.52%

GRM N/A

SALE DATE 9/16/2024

AREA OVERVIEW

CYPRESS PARK

Situated among an array of eclectic neighborhoods like Frogtown, Atwater Village, Mt. Washington, and Montecito Heights, Cypress Park holds a unique position within East Los Angeles. Located along the serene banks of the Los Angeles River, This neighborhood offers a unique blend of urban convenience and natural beauty making it a sought-after destination for homebuyers seeking a dynamic living experience. Characterized by a mix of charming single-family homes and larger multifamily buildings, Cypress Park hosts a diverse population of approximately 15,000 residents. With a median home value of \$860,000, the neighborhood's relatively affordable prices have drawn many from nearby areas such as Atwater Village, Silver Lake, and Eagle Rock, leading to a steady appreciation in property values in recent years. In addition to its residential appeal, Cypress Park has witnessed a culinary resurgence in the past few years, welcoming a variety of new restaurants. This sense of community, combined with its strategic location and natural charm, positions Cypress Park as an attractive investment opportunity for both homebuyers and investors looking to capitalize on the dynamic Los Angeles real estate market.



SURROUNDING COMMUNITIES



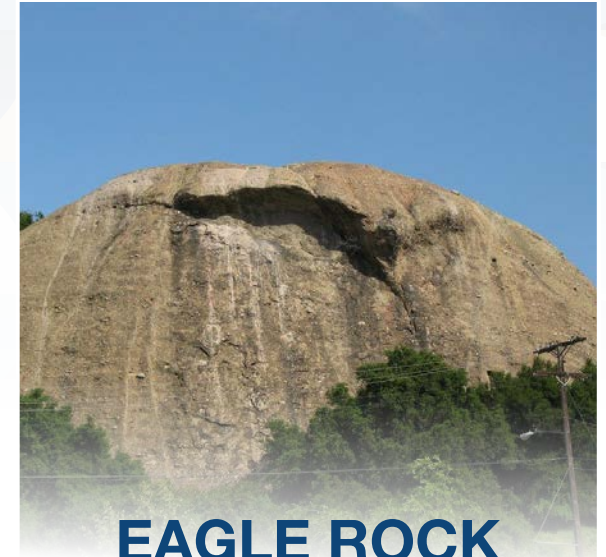
ATWATER VILLAGE

Atwater Village is a vibrant, eclectic neighborhood in Los Angeles nestled between Los Feliz and Glendale. Known for its small-town feel, the area is home to charming 1920s Spanish-style bungalows, tree-lined streets, and a blend of long-standing businesses and trendy spots. One of Atwater Village's highlights is its thriving main street, along Glendale Boulevard, filled with locally-owned coffee shops, restaurants, and boutiques.



HIGHLAND PARK

Highland Park is a neighborhood in the city of Los Angeles, located in the San Rafael Hills and along the Arroyo Seco. It is situated within what was once Rancho San Rafael of the Spanish/Mexican era. Its boundaries are roughly the Arroyo Seco Parkway (California Route 110) on the southeast, the city limits of Pasadena on the northeast, Oak Grove Drive on the north, and Avenue 51 on the west. Primary thoroughfares include York Boulevard and Figueroa Street.



EAGLE ROCK

Recently identified as the second Hottest Neighborhood in the County, Eagle Rock offers some of the most compelling prospects for rent growth and value appreciation in the region. Central to over 80,000,000 square of office and industrial uses in nearby Hollywood, Glendale, and Downtown LA, residents flock to Eagle Rock for its proximity to major job centers and unique neighborhood appeal.

OFFERING MEMORANDUM

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NEEMA AHADIAN

Senior Managing Director of Investments

CA BRE License #01346750

TEL: 310.909.5444

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JEFFREY ESTRADA

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CA BRE License # 02181778

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