

3414 7th Ave.
Los Angeles, CA 90018



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THE **JAMES** GROUP



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THE **JAMES** GROUP



Section 01

Executive Summary

THE OPPORTUNITY

Well-maintained side-by-side duplex just south of Jefferson Blvd with updated interiors, strong in-place income, owner-user appeal, and excellent ADU upside.

This well-kept side-by-side duplex presents a strong opportunity for an owner-user or investor to acquire a stabilized, updated asset in a convenient South Los Angeles location just below Jefferson Blvd. Built in 1925, the property consists of two spacious two-bedroom, one-bath units generating \$1,810.33 and \$1,740.69 per month, providing stable in-place income with nearly 50% upside in rents. The interiors have been updated, the property is fully gated, and each unit is separately metered for gas and electricity, with water master metered. The lot benefits from alley access along the north side and rear of the property, improving ingress and egress to the rear parking area, which can accommodate approximately eight vehicles. With its generous parking, gated layout, and potential to add ADUs under SB1211, the property offers multiple paths for future value creation while also qualifying as an attractive owner-user opportunity with available financing options.

- Side-by-side two-bedroom units provide flexibility for an owner-user to occupy one unit while collecting income from the other.

- Current rents are significantly below market, offering a buyer meaningful long-term income growth potential.

- The lot configuration, rear parking area, and alley access make the property a strong candidate for future ADU development under SB1211.



PROPERTY SUMMARY

PRICING SUMMARY

Price	\$700,000
Price / Unit	\$350,000
Price / SF	\$497
Price / Lot SF	\$120

PROPERTY SUMMARY

Address	3414 7th Ave.
APN	5044-025-007
Year Built	1925
No. of Units	2
Square Feet	1,408
Lot Size	5,806
Parking	8 vehicles
Zoning	LARI
Utilities	Individual Gas & Electric Master Metered Water
Construction	Wood Frame Stucco



PROPERTY HIGHLIGHTS



Owner-User Opportunity

Side-by-side two-bedroom units provide flexibility for an owner-user to occupy one unit while collecting income from the other.



ADU Potential

The lot configuration, rear parking area, and alley access make the property a strong candidate for future ADU development under SB1211. A buyer may be able to create additional units, increase income, and enhance overall property value through a strategic ADU plan.



Excellent Parking

The rear of the property offers parking for approximately eight vehicles, a rare and valuable feature for a duplex property in this location. The parking area also supports the property's ADU potential by providing flexibility for future site planning and tenant convenience.



Great Location

The property is located just south of Jefferson Blvd, placing it near local shops, restaurants, and everyday neighborhood amenities. This convenient location provides tenants with easy access to nearby commercial corridors while still offering a residential setting just off the main boulevard.





Section 2

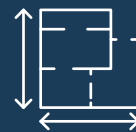
Property Description

PROPERTY OVERVIEW

Property Address	3414 7th Ave. Los Angeles, CA 90018
Year Built	1925
Building SF	1,408
Lot Area SF	5,806
APN	5044-025-007
Zoning	LAR1
No. of Units	2
Unit Mix	2 Bed, 1 Bath 2 Bed, 1 Bath
Parking	Rear Yard
Construction	Wood-Frame Stucco
Utilities	Gas - Individually Metered Electric - Individually Metered Water - Master Metered



The property is a side-by-side duplex built in 1925 and improved with two spacious two-bedroom, one-bath units. Each unit has updated interiors and is separately metered for gas and electricity, with water provided through a master meter. The property is fully gated and offers rear parking for approximately eight vehicles. Alley access along the north side and rear of the lot provides improved ingress and egress to the parking area, enhancing the overall functionality of the site. The lot layout and parking configuration also create a compelling opportunity for future ADU development under SB1211. Located just south of Jefferson Blvd, the property benefits from close proximity to neighborhood shops, restaurants, and major local corridors.



1,408
Building SF



2
Units

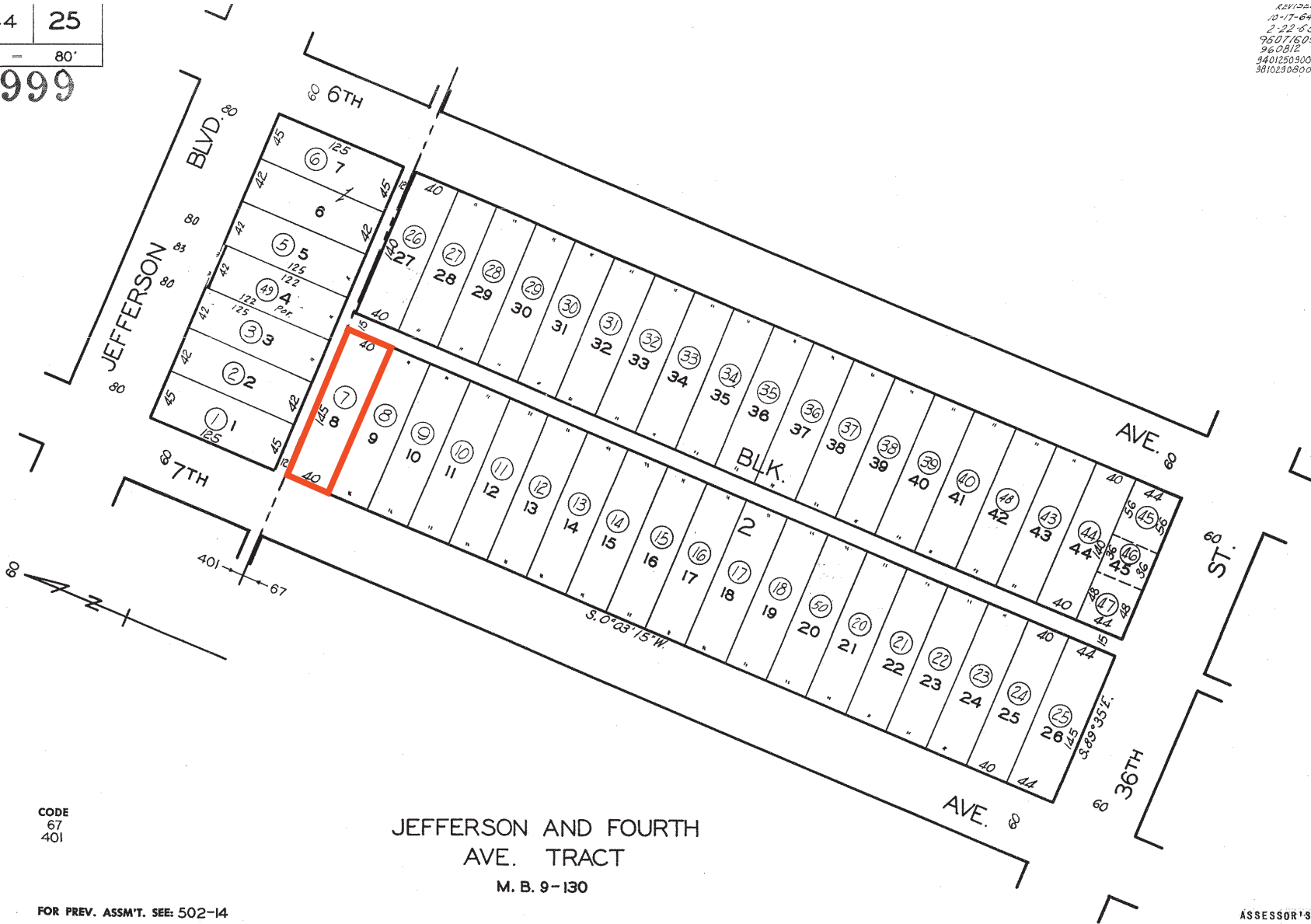


1925
Year Built

PARCEL MAP

044 | 25
 1" = 80'
1999

REVISION
 10-17-64
 2-22-65
 95074505002001-09
 96.0812
 94012509003001-03
 98102308003001-09



CODE
 67
 401

JEFFERSON AND FOURTH
 AVE. TRACT

M. B. 9-130

FOR PREV. ASSM'T. SEE: 502-14

ASSESSOR'S MAP

PROPERTY PHOTOS







Section 3

Financial Summary

FINANCIAL SUMMARY

PRIMARY OWNER-USER SCENARIO

PRICING SUMMARY

Price	\$700,000
Price / Unit	\$350,000
Price / SF	\$497
Price / Lot SF	\$120

FINANCING

Loan Amount (95%)	\$665,000
Down Payment (5.0%)	\$35,000
Interest Rate	5.75%
Term	30 Years
Monthly Payment	\$3,880.76
Annual Payment	\$46,569
Notes	Buydown 1.5%

Financing quote is Option 1 on Convoy Home Loans loan option.

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Market Rent	PF Rent/SF
3414 7th Ave	2 Bed, 1 Bath	704	\$1,810.33	\$2.57	\$2,500	\$3.55
3416 7th Ave	2 Bed, 1 Bath	704	\$1,740.69	\$2.47	\$2,500	\$3.55
TOTAL		1,408	\$3,551		\$5,000	

FINANCIAL SUMMARY

INVESTMENT SCENARIO

PRICING SUMMARY

Price	\$700,000
Price / Unit	\$350,000
Price / SF	\$497
Price / Lot SF	\$120

FINANCING

Loan Amount (80%)	\$680,000
Down Payment (20%)	\$170,000
Interest Rate	6.00%
Term	30 Years
Monthly Payment	\$3,357.48
Annual Payment	\$40,290
Notes	Buydown 1.5%

Financing quote is Option 1 on Convoy Home Loans loan option.

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Market Rent	PF Rent/SF
3414 7th Ave	2 Bed, 1 Bath	704	\$1,810.33	\$2.57	\$2,500	\$3.55
3416 7th Ave	2 Bed, 1 Bath	704	\$1,740.69	\$2.47	\$2,500	\$3.55
TOTAL		1,408	\$3,551		\$5,000	

ANNUAL OPERATING SUMMARY

INVESTMENT SCENARIO 20% DOWN

ANNUAL OPERATING SUMMARY

		Current		Proforma
Scheduled Rental Income		\$42,612		\$60,000
Expenses	41%	\$17,545	29%	\$17,545
Net Operating Income		\$25,068		\$42,455
Debt Service		-\$40,290		-\$40,290
Pre-Tax Cash Flow		-\$15,222		\$2,166
Principal Reduction		\$6,877		\$6,877
Total Return Before Taxes		-\$8,345		\$9,042

EXPENSE SUMMARY

	Current	Proforma
Taxes (1.18738%)	\$8,312	\$8,312
Insurance (Estimated \$1.50/sf)	\$2,112	\$2,112
Utilities (Estimated)	\$3,600	\$3,600
Repairs & Maintenance (Estimated \$1000/unit)	\$2,000	\$2,000
Landscaping (Est. \$100/mo)	\$1,200	\$1,200
Direct Assessments	\$321	\$321
Total Expenses	\$17,545	\$17,545

LOAN OPTIONS

PRIMARY OWNER-USER SCENARIO

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 NMLS #1590915

Prepared for:
 Address: 2001 Browning Blvd



Jonathan Yoo
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Jonathan@Convoyhomeloans.com
 NMLS #1590915

6/1/26
 Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 30 Year Fixed	Option 4 30 Year Fixed	Option 5 30 Year Fixed with 10 Year IO
Market Value	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
Loan Amount	\$807,500	\$765,000	\$722,500	\$680,000	\$680,000
Doc Type	Primary Conventional	Primary Conventional	Primary Conventional	Primary Conventional (No PMI)	Portfolio Primary
Loan-to-Value	95.0%	90.0%	85.0%	80.0%	80.0%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with NO Buydown	6.125%	6.125%	6.000%	6.000%	6.375%
Rate with Buydown	5.750%	5.750%	5.625%	5.625%	6.000%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	30	20
I/O Monthly Payment					
Monthly Payment (P+I)	\$4,906	\$4,648	\$4,332	\$4,077	\$3,613
Monthly Payment with Buydown	\$4,712	\$4,464	\$4,159	\$3,914	\$3,400
PMI (Private Mortgage Insurance)	\$400	\$375	\$275	N/A	No
Index/Caps					
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1.00%	1.00%	1.00%	1.00%	1.00%
Buydown (If Selected)	1.500%	1.500%	1.500%	1.500%	1.000%
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$1,295	\$2,890

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
 Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

Rates and programs are subject to change without notice

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LOAN OPTIONS

INVESTMENT SCENARIO

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 NMLS #1590915

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 Address: 2001 Browning Blvd



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6/1/26
 Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 30 Year Fixed	Option 4 30 Year Fixed with 10 Year IO	Option 5 30 Year Fixed with 10 Year IO
Market Value	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
Loan Amount	\$680,000	\$637,500	\$595,000	\$680,000	\$637,500
Doc Type	Portfolio Investment	Investment Conventional	Investment Conventional	Portfolio Investment	Portfolio Investment
Loan-to-Value	80.0%	75.0%	70.0%	80.0%	75.0%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with NO Buydown	6.500%	6.250%	6.125%	6.625%	6.500%
Rate with Buydown	6.000%	5.875%	5.750%	6.125%	6.000%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	30	20
I/O Monthly Payment					
Monthly Payment (P+I)	\$4,298	\$3,925	\$3,615	\$3,754	\$3,453
Monthly Payment with Buydown	\$4,077	\$3,771	\$3,472	\$3,471	\$3,188
PMI (Private Mortgage Insurance)	N/A	N/A	N/A	N/A	No
Index/Caps					
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1.00%	1.00%	1.00%	1.00%	1.00%
Buydown (If Selected)	1.500%	1.500%	1.500%	1.500%	1.000%
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$1,295	\$2,890

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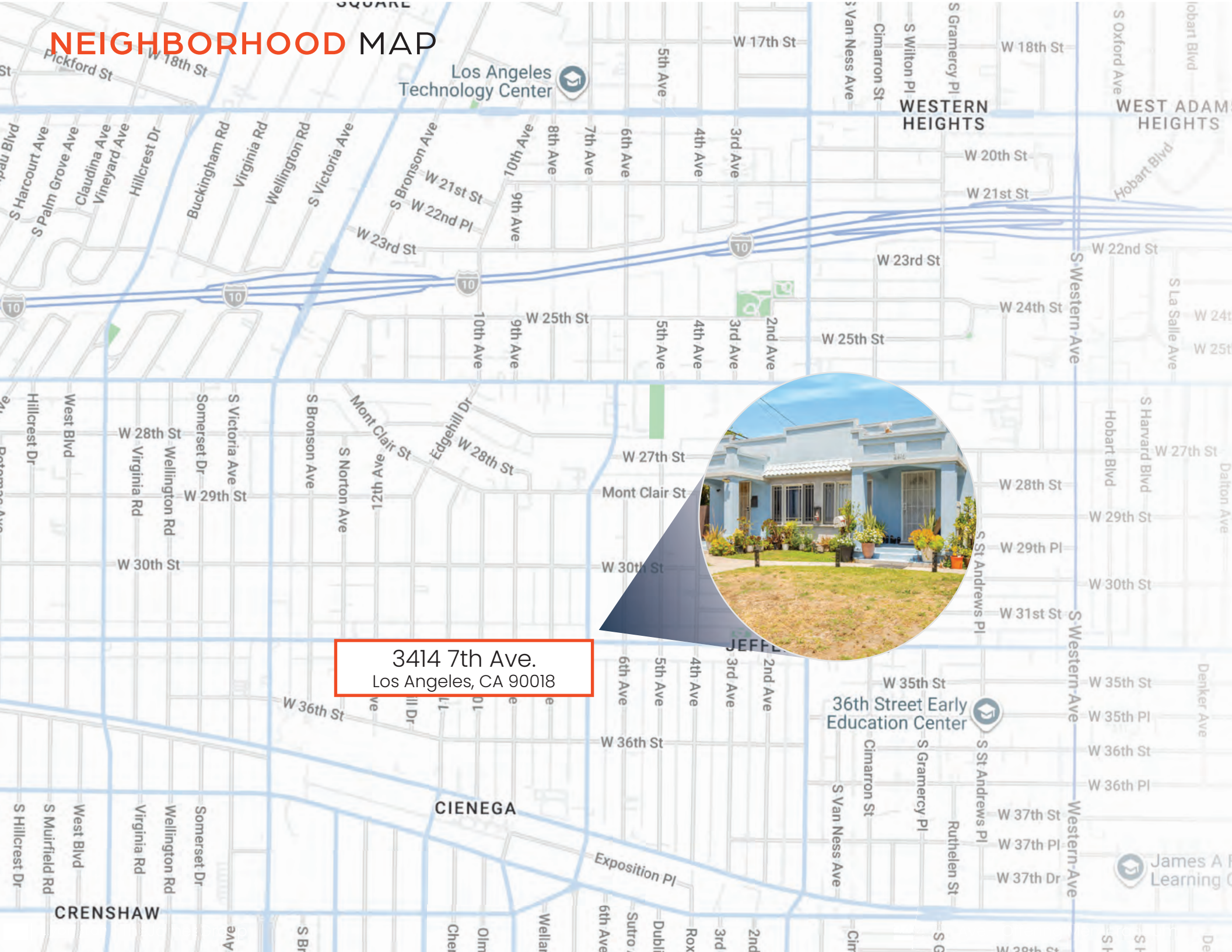
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Section 4

Market Overview

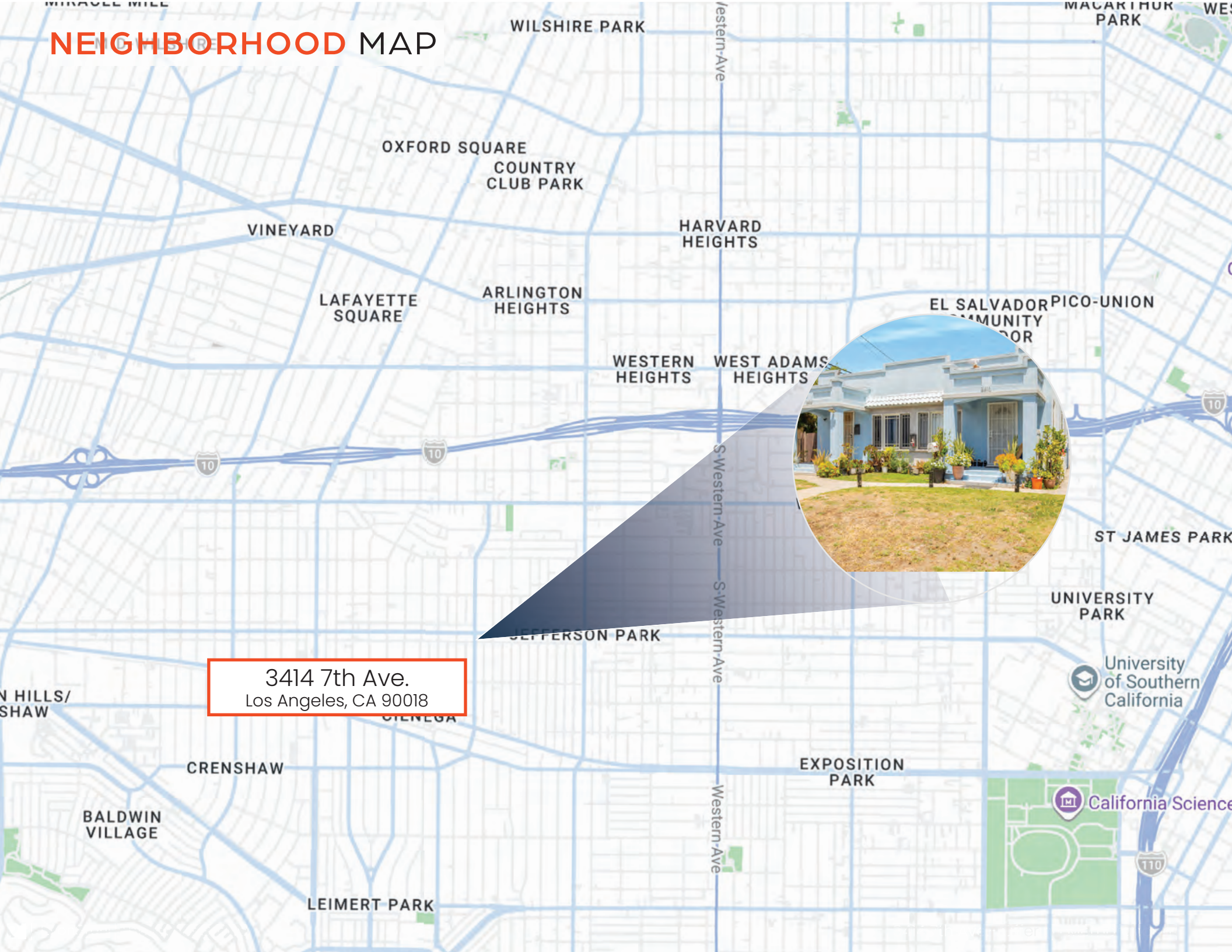
NEIGHBORHOOD MAP



3414 7th Ave.
Los Angeles, CA 90018



NEIGHBORHOOD MAP



3414 7th Ave.
Los Angeles, CA 90018

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