



OFFERING MEMORANDUM
TRIPLEX PROPERTY
INVESTMENT OPPORTUNITY

323 W 80TH ST | LOS ANGELES, CALIFORNIA

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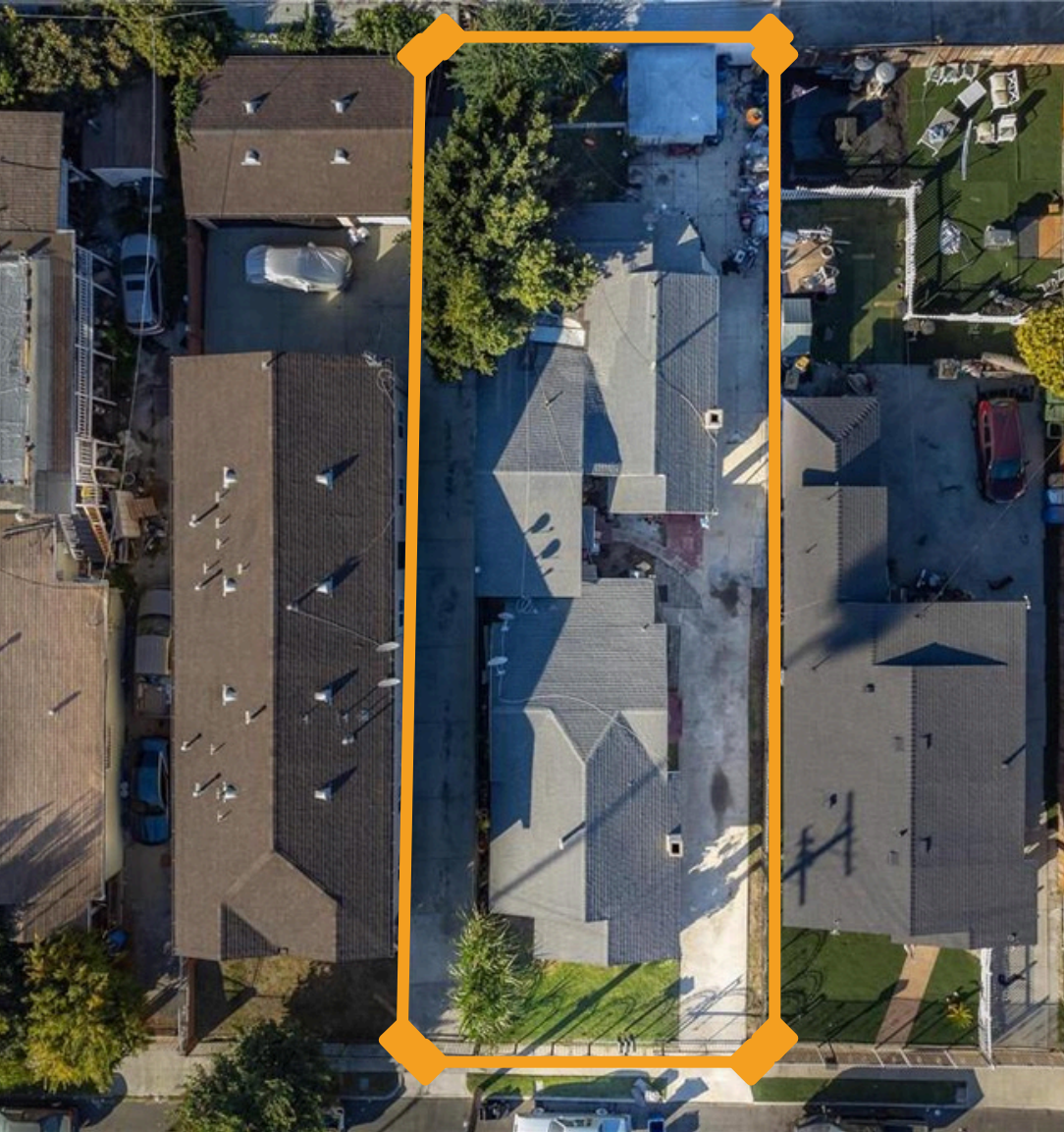
OFFERING SUMMARY

Located in the heart of Manchester Square, Los Angeles, this well-positioned triplex presents a compelling opportunity for both owner-users and investors. Situated just 10 minutes from the University of Southern California and approximately 15 minutes from Downtown Los Angeles, the property benefits from strong rental demand and excellent regional connectivity, including quick access to the 110 Freeway.

The property consists of a spacious front unit featuring three bedrooms and one bathroom, offering approximately 900 square feet of living space. The two rear units are each one-bedroom, one-bathroom, with one unit utilizing a storage room as a functional second bedroom, enhancing rental versatility.

The triplex provides maximum flexibility—allowing an owner-occupant to live in one unit while leasing the others, or enabling an investor to reposition the property at market rents. With its prime location near major employment, education, and transit corridors, this asset offers strong upside potential and long-term value in one of Los Angeles' consistently in-demand submarkets.





Investment Summary



PRICE:

323 W 80TH ST, LOS ANGELES

\$950,000



PRICE PER SQUARE
FOOT:

\$458.27

PRICE PER
UNIT:

\$316,666.67

CURRENT CAP RATE:

8.8%

PROFORMA CAP RATE:

8.5%

HIGHLIGHTS



Some units have been recently renovated



Strong cash flow with room for rent growth



Centrally located in Fresno and in close proximity to Freeways 41 and 168

PROPERTY SUMMARY

OVERVIEW HIGHLIGHTS

TOTAL SQFT: ±2,073 SQFT
LAND AREA: ±5,529 SQFT (±0.12 AC)
APN: 6031-022-012
YEAR BUILT: 1921
ZONING: LAR2
PARKING: THREE (3)
PRICE/SF | PRICE/UNIT \$459.27 | \$316,666.67



FINANCIAL SUMMARY

323 W 80TH ST

UNIT MIX & RENT

PROPERTY	UNIT #	UNIT	SQUARE FT	CURRENT RENT	PROFORMA RENT
323 W 80 TH ST		3 BED/1 BATH	0	\$3,915	\$3,915
		1 BED/1 BATH	0	\$2,407	\$2,407
		1 BED/1 BATH	0	\$2,330	\$2,330
TOTALS MONTHLY				\$8,652	\$8,652
TOTALS ANNUALLY				\$103,824	\$103,824

VALUE SUMMARY

CURRENT

INCOME	\$8,652.00
GROSS RENTAL INCOME (ANNUAL)	\$103,824
PURCHASE PRICE	\$950,000
CURRENT CAP RATE	8.8 %
PROFORMA CAP RATE	8.5 %



CURRENT VS PROFORMA

Income		Current	Proforma	
Gross Potential Rent (Annual)		\$103,824	\$103,824	
Other Income (Annual)		\$1,560	\$1,560	Onsite- Laundry
Total Potential Income		\$105,384	\$105,384	
Vacancy/Credit Loss		-	\$3,162	
Effective Gross Income (EGI)		\$105,384	\$102,222	
Operating Expenses (annual)				
Expense Item				
Property Taxes		\$10,254	\$10,254	Enter annual amount
Insurance		\$1,028	\$1,028	
Utilities		\$5,100	\$5,100	
Repairs & Maintenance		\$3,000	\$3,000	
Payroll		-	-	
Admin / Office		-	-	
Contract Services		\$1,320	\$1,320	LANDSCAPING
Turnover / Make-ready		-	-	
Other Operating		-	-	
Management Fee (as % of EGI)		-	-	Auto-calculated
Total Operating Expenses		\$20,702	\$20,702	Reserves shown same for current/proforma
Replacement Reserves		\$900	\$900	NOI excludes debt service & capex
Net Operating Income (NOI)		\$83,782	\$80,620	
Cap Rates				
Current Cap Rate		8.8%		
Proforma Cap Rate		8.5%		
Implied Value @ Target Cap		\$948,476		Uses Proforma NOI

FINANCIAL MATRIX

Multi-Unit Underwriting (Current vs Proforma)			
PROPERTY & PURCHASE			
Property Name		FINANCING	
Address/City	Manchester Square	LTV	95.00%
Number of Units	323 W 80th st. L.A.	Loan Amount	\$902,500.00
Purchase Price	3	Interest Rate (Annual)	5.75%
Closing Costs (% of price)	\$950,000.00	Amortization (Years)	30
Initial CapEx/Repairs	1.66%	Monthly Payment	\$5,266.75
	\$0.00	Annual Debt Service	\$63,200.94
		Down Payment	\$47,500.00
		Total Cash Invested	\$63,270.00
NOI & KEY METRICS			
Current NOI	\$77,110.00		
Proforma NOI	\$73,995.28		
Current Cap Rate	8.12%		
Proforma Cap Rate	7.79%		
Current DSCR	1.22		
Proforma DSCR	1.17		
Current Cash Flow After Debt	\$13,909.06		
Proforma Cash Flow After Debt	\$10,794.34		
Current Cash-on-Cash	21.98%		
Proforma Cash-on-Cash	17.06%		

Financing Details		
All financing inputs are on the Summary tab (Orange cells).		
Item	Value	Notes
Purchase Price	\$950,000.00	
LTV	95.00%	
Loan Amount	\$902,500.00	Purchase Price * LTV
Interest Rate	5.75%	Annual rate
Amortization (Years)	30	
Monthly Payment	\$5,266.75	Amortized payment
Annual Debt Service	\$63,200.94	Monthly * 12

Returns & Metrics			
Metric	Current	Proforma	Notes
NOI	\$77,110.00	\$73,995.28	From Operations
Cap Rate	8.12%	7.79%	NOI / Price
Annual Debt Service	\$63,200.94	\$63,200.94	Assumes same loan
DSCR	1.22	1.17	NOI / ADS
Cash Flow After Debt	\$13,909.06	\$10,794.34	NOI - ADS
Total Cash Invested	\$63,270.00	\$63,270.00	Down + closing + capex
Cash-on-Cash	21.98%	17.06%	CF After Debt / Cash Invested
Debt Yield	8.54%	8.20%	NOI / Loan Amount



PROPERTY PHOTOS

323 W 80TH ST | LOS ANGELES, CA



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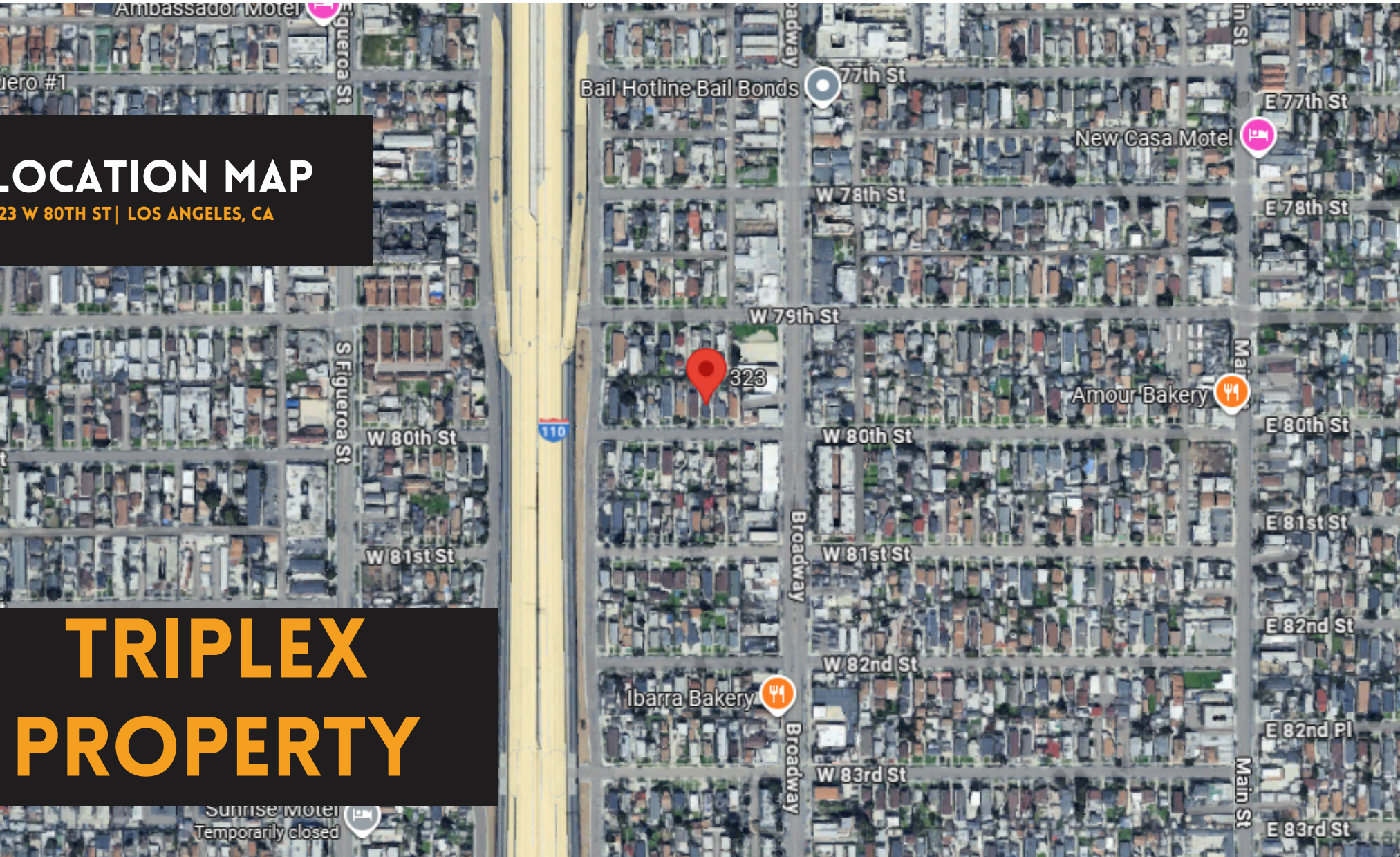


PROPERTY PHOTO

323 W 80TH ST | LOS ANGELES, CA

LOCATION MAP

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