

# EXCLUSIVE LISTING!

1927 Griffin Ave, Los Angeles CA 90031

15 Units, Value-Add with tremendous upside in great Lincoln Heights area!



## SUMMARY

Subject Property:	1927 Griffin Ave Los Angeles, CA 90031
Price:	\$2,329,000
Price per Unit:	\$155,300
Number of Units:	15
Year Built:	1941 & 1946
Total Building Area/Lot Size:	6,764 SF / 9,900 SF
Zoning & Parking:	RD2-1 / 8 Garages
APN:	5210-012-012
Unit Mix:	7 x Singles 8 x 1B + 1B

## Investment & Property Highlights

- Value-Add Opportunity with 66%+/- upside in rent
- Attractive unit mix with 8- 1's / and 7- Studios
- Individually metered for Gas/ Electricity
- 8 Garage Spaces with possible ADU potential
- Centrally Located between Highland Park, Downtown, Arts District, and Dodger Stadium
- Ease of Management
- 15 units- no on-site manager required
- Less than 1 Mile to Keck Medicine at USC and USC Medical School



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CALIFORNIA



DOWNTOWN LA



CHINATOWN



DODGER STADIUM



1927 GRIFFIN AVE





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JUSTIN MCCARDLE



310.606.0192



[justin@growthinvestmentgroup.com](mailto:justin@growthinvestmentgroup.com)



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