

# Exclusive Listing- Prime Lincoln Heights Location!

1927 Griffin Avenue | Los Angeles



## Executive Summary

Growth Investment Group is proud to present this 15 unit apartment GEM centrally located in the Lincoln Heights neighborhood of Los Angeles. The building shows well, and has a long term tenant base. The property has a nice unit mix with 8 one bedroom units, and 7 studios situated in 3 separate buildings. The rear building is located above garages which presents the opportunity to earn additional garage income. All units are individually metered for Gas/ Electricity. With Lincoln Heights' proximity to DTLA, it allows for tremendous upside in rents and appreciation. This building has an attractive price per unit, and substantial upside, will be a great addition to any portfolio!

Although it may be one of the oldest areas in Los Angeles, Lincoln Heights brings creativity and youthful energy to the community as home to the USC Health Sciences Campus. The neighborhood is directly east of Dodger Stadium and Los Angeles State Historic Park. With its affordable restaurants, trendy nightclubs, and a passionate arts scene, Lincoln Heights is one of LA's most-loved neighborhoods for good reason. With just over two miles to Downtown LA, apartments in Lincoln Heights are very popular.

Lincoln Heights is home to several major landmarks, including the San Antonio Winery. This historical landmark is the last remaining winery in Downtown LA. It also features a restaurant, a tasting room, and special events.

## Property Overview

Asking Price:	\$2,027,000	# of Units:	15
Price per Unit:	\$135,133	Unit Mix:	7 SINGLES 8 1BD x 1BA
Year Built:	1946	Zone:	RD2-1
Building Area:	6,764 SF	*Property may be subject to LA Softstory Retrofit ordinance. Buyer to be responsible for their own due diligence regarding such matters	
Lot Size:	9,899 SF		

Exclusively listed by:

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## Investment Highlights

- Nice unit mix- 8 one bedroom units and 7 studios
- Individually metered for Gas/ Electricity
- Centrally Located between Highland Park, Downtown, Arts District, and Dodger Stadium
- Close to Fwys 5, 101, and 10
- 27% Upside in rents
- Ease of Management
- 15 units- no on-site manager required
- More than 9 garages

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