

# EXCLUSIVE LISTING

## 770 N Hill Pl, Los Angeles, CA

Excellent and Central Location in the heart of Chinatown, 2 blocks from DTLA Core, 11 out of 16 units have been fully upgraded, Superb location, Assumable Loan at 3.35% until Sep 2028 - ±9.43% Cash-on-cash Return, Walk Score 95 (Walker's Paradise), Soft-story retrofit has been completed



### SUMMARY

Subject Property:	770 N Hill Pl Los Angeles, CA 90012
Asking Price:	\$4,110,000
Number of Units:	16
Year Built/Renovated:	1965/2019-2022
Building Area:	10,880 SF
Lot Size:	10,421 SF
Zoning/Parking:	R4/15 Spaces
APN:	5407-022-024
Unit Mix:	1 x 3B + 1B 2 x 2B + 2B 1 x 2B + 1B 12 x 1B + 1B

### Investment & Property Highlights

- Excellent location in the heart of the iconic Chinatown neighborhood of Los Angeles
- WALKER's PARADISE (walk score of 95 out of 100) and RIDER's PARADISE (transit score of 90 out of 100)
- Offered at very attractive price/unit, 7.48% Proforma CAP Rate and 9.00x Proforma GRM
- Assumable Loan at 3.35% interest rate, 7-yr fixed until September 2028 (7-year term, buyer to verify)
- ±9.43% Year-1 Cash-on-Cash return (buyer to verify)
- Walking distance to Olvera Street, Union Station, Downtown Los Angeles, museums, retail shops on Broadway, and offers excellent access to 4 major freeways (10, 110, 101, 5)
- Minutes away from The Broad Museum, MOCA Art Museum, Walt Disney Concert Hall, Dodger Stadium, Staples Center, Grand Central Market, and other historic and hip places
- Nearby newly built apartment communities such as JIA by Equity Residential, La Plaza Village, Orsini, Yale Street Housing, 708 N Hill, etc.
- Very well-maintained apartment in a central location across from DTLA core
- 11 out 16 units have been fully upgraded providing upside potentials on 4 non-turned units
- Excellent unit mix with good combinations of 3bed, 2bed and 1bed units
- Many capital improvements have been completed: unit upgrades, new fence, new exterior paint, new façade, etc.
- Soft-story retrofit has been completed, Gated parking, secured entrance
- 20 parking spaces (15 front and 5 back – 5 are tandem)
- Individually metered for electricity and gas, shared laundry room



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LA CITY HALL

RAMÓN C. CORTINES SCHOOL OF  
VISUAL AND PERFORMING ARTS

DOWNTOWN LA CORE

LITTLE TOKYO

WALT DISNEY CONCERT HALL

770 N HILL PL

GROWTH INVESTMENT GROUP

Walk Score  
**95**

**Walker's Paradise**

Daily errands do not require a car.

Transit Score  
**89**

**Excellent Transit**

Transit is convenient for most trips.



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Exclusively Listed By:

**HAN WIDJAJA CHEN**

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Broker License# 01749321



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**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



DODGER STADIUM



LA STATE HISTORIC PARK

110 FWY

GROWTH INVESTMENT GROUP



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## Walkscore Map

### 770 North Hill Place

Historic Cultural, Los Angeles, 90012

Commute to **Downtown East Los Angeles**

 5 min  20 min  9 min  33 min [View Routes](#)

 **Favorite**

 **Map**

 **Nearby Apartments**

[More about 770 North Hill Place](#)

Walk Score  
**95**

#### Walker's Paradise

Daily errands do not require a car.

Transit Score  
**90**

#### Rider's Paradise

World-class public transportation.

Bike Score  
**52**

#### Bikeable

[About your score](#)

