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Offering Memorandum



1317 Linwood Ave
Los Angeles CA 90017

One West
REALTY

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PROPERTY SUMMARY

Offering Price	\$1,650,000.00
Building SqFt	4,862 SqFt
Lot Size	6,607 SqFt
Year Built	1905
Subdivision Name	The Garland Tract Extension
County	Los Angeles
Parcel ID / APN	5143-012-011
Construction	Wood
Zoning	LAR3
Lot Dimensions (W x D)	54' x 122'
CAP Rate	6.36%



Investment Summary

One West Realty is pleased to present the exclusive opportunity to acquire 1317 Linwood Ave. Los Angeles CA 90017, a multi-family property comprised of 12 units ideally located in the heart of Los Angeles, Downtown area. With excellent proximity to shopping, entertainment districts, restaurants, parks, museums. Corner Lot. This community is an attractive destination for vacations, business trips and urban young professionals making it a unique opportunity for short and long-term rentals alike.



- Prime Corner Lot
- There are 2 buildings on the property.
- The first, 2-story 3,520 SqFt building, offers 10 units (8 Studios and 2, 1bed-1bath apartments).
- The second building is a 1,342 SqFt SFR shared by 2 tenants, which includes 4 bedrooms & 2 1/2 baths.
- Well-maintained over the years
- Property amenities include 4 parking spaces and a yard area.
- Attractive In-Place Cap Rate of 6.36%

Location Highlights

This location is a Walker's Paradise, providing incredible access to neighborhood amenities, transportation (within walking distance to the Metro B Line (Red) and the Metro D line (Purple)), and highways. It is also located close to boutique shopping, trendy restaurants, art galleries and urban parks.

This property sits in a prime location on the corner of Linwood Ave and Witmer Street in the bustling Westlake Neighborhood, known for its cultural and culinary hotspots. The main building faces Linwood Ave and the SFR faces Witmer and uses the address 741 Witmer St.

This is a booming area that has been steadily getting cleaned up. The Westlake area is up-and-coming, and rents are more reasonable than nearby areas. There is a high demand for rentals so it's attracting young people, students, and artists.



Financials

RENT ROLL

1317 Linwood Ave Los Angeles CA 90017

	Tenant	Unit No.	Type	Lease Start	Lease End	Base Rent	Expense Arrangement
1	Jose Hernandez	1	Studio	1997	Mth-to-Mth	689	Gas/Water/Electric included
2	Sergio Gomez	2	Studio	2017	Mth-to-Mth	695	Gas/Water/Electric included
3	Angel Vasquez	3	Studio	Feb-24	Mth-to-Mth	1,300	Gas/Water/Electric included
4	Amor Brisbane	4	Studio	Aug-24	Mth-to-Mth	400	Gas/Water/Electric included (MANAGER)
5	Manuel Perechu	5	1Bd1Ba	6/1/2023	Mth-to-Mth	1,569	Apartment - Gas/Water/Electric included
6	Helmer Avila	6	Studio	Jan-23	Mth-to-Mth	1,300	1 Parking Space/Gas/Water/Electric included
7	Ada Mejicanos	7	Studio	5/1/2026	Mth-to-Mth	1,200	Gas/Water/Electric included
8	Juan Martinez	8	Studio	2005	Mth-to-Mth	1,300	Apartment - Gas/Water/Electric included
9	Milton Ayala	9	Studio	2013	Mth-to-Mth	819	Gas/Water/Electric included
10	Ram Dubey	10	1Bd1Ba	2012	Mth-to-Mth	1,018	Apartment -1 Parking Spc/Gas/Water/Electric included
						Total	10,290

741 Witmer St Los Angeles CA 90017

	Tenant	Unit No.	Type	Lease Start	Lease End	Base Rent	Expense Arrangement
1	Roberto Viveros	House	3bd1ba	2015	Mth-to-Mth	2,229	Ten pays Gas & Electric - 1 Parking space/water included
2	Juan Aguila		Studio	2013	Mth-to-Mth	550	1 Parking Space/Gas/Water/Electric included
						Total	2,779

UPSIDE POTENTIAL

The property presents a compelling opportunity to increase returns through:

- Rental Upside: In-place rents appear below market relative to surrounding submarkets.
- Unit improvements: Light renovations to capture higher-quality tenant demand.
- Expense Optimization: Potential to reduce utility and maintenance costs such as installation of Solar Panels, low-flow water fixtures, and tenant education on energy conservation.
- Improved Management.
- Rent repositioning such as exterior renovation and SFR reconfiguration to a Co-living/Shared housing model. The addition of a laundry room in order to generate additional income and as an added amenity.

Financials

Profit & Loss Statement

1317 Linwood Ave Los Angeles CA 90017

April 1, 2025 to March 31, 2026

Revenue

Gross Rents	156,828	
Less: Vacancies	4,800	
Gross Rents		152,028

Cost of Goods Sold

Beginning Inventory		
Add: Purchases		
Freight-in		
Direct Labor		
Indirect Expenses		
Inventory Available	0	
Less: Ending Inventory		
Cost of Goods Sold		0
Gross Profit (Loss)		152,028

Expenses

Materials		
Gardener	1,200	
Bad Debts		
Bank Charges		
Charitable Contributions		
Commissions		
Contract Labor		
Depreciation		
Dues and Subscriptions		
Employee Benefit Programs		
Insurance	4,694	
Pest Control	1,200	
Legal and Professional Fees		
Licenses and Fees	1,174	
Miscellaneous		
Office Expense		
Payroll Taxes		
Property Taxes	3,368	
Rent		
Repairs and Maintenance	6,102	
Supplies		
Utilities - Gas	1,676	
Utilities - Water	15,773	
Utilities - Electricity	5,695	
Utilities - Trash	6,130	
Labor		
Total Expenses		47,012
Net Operating Income		105,016

Certificate of Occupancy 1963

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June 07, 2023
Document Report

Documents

Digital Image {067f7fa5-d58c-46f8-aa06-768d4a8216c6}

Document Number(s)

1958LA18524

Record Description

Record ID: 51653733

Doc Type: CERTIFICATE OF OCCUPANCY

Sub Type: None

Doc Date: 05/04/1961

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 5000711200700008264

Dwelling Units: None

Comments: 2-STORY, TYPE V, 41' X 47'6" APT HOTEL - THREE APTS & SEVEN GUEST ROOMS INCLUDING THREE LIGHT-HOUSEKEEPING ROOMS. H4 OCC. THIS IS A REINSPECTED BLDG. NO PARKING INDICATED ON C/O.

Property Address(es)

1317 1319 LINWOOD AVE

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

Film RBF

Type: IDIS 00683; 00063; 0000

Type: HIST O435;

Certificate of Occupancy 2003

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June 07, 2023
Document Report

Documents

Digital Image {a5645f09-443a-4845-a31e-7794ccc9f886}

Document Number(s)

03016-10000-17251

Record Description

Record ID: 50482782

Doc Type: CERTIFICATE OF OCCUPANCY

Sub Type: None

Doc Date: 11/13/2003

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 5000809200300000065

Dwelling Units: None

Comments: CONVERT EXISTING 4-GUESTROOMS (UNITS 3,4,7 AND 9) TO LIGHT HOUSEKEEPING ROOMS. MAXIMUM 2 OCCUPANTS, MAXIMUM 2 BURNER STOVE AND MAXIMUM DURATION OF STAY 1 MONTH. R1 OCC. NO CHG IN PKG.

Property Address(es)

1317 W LINWOOD AVE

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

Film RBF

Type: IDIS O0509; 04206; 0000

Primary Use

APARTMENT

Overview

A hotel and a Detached Single-Family Residence were originally built/permitted on the property. In 1963, the hotel was converted to 3 apartments and 7 guestrooms, and of these guestrooms, 3 units were designated as Light-Housekeeping rooms.

In 2003, the remaining 4 guestrooms were converted to Light-Housekeeping rooms.

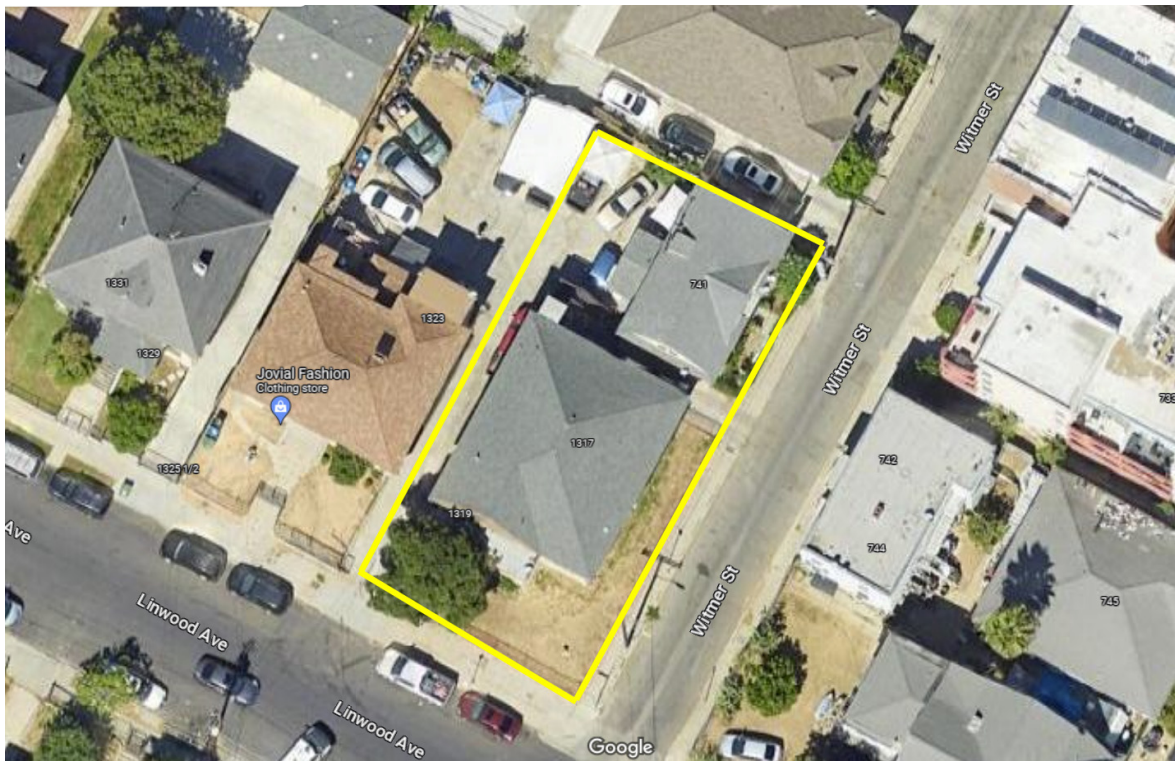
The property has in total, a 10-unit apartment building and 1 detached SFR.

The property is designated as a Multi-Family and not commercial use.

Per City of Los Angeles: Light Housekeeping rooms shall be permitted, provided they were constructed prior to 9/16/1963, combine cooking, living and sleeping, and comply with additional requirements

[SEC. 91.8116. SPECIAL PROVISIONS FOR LIGHT-HOUSEKEEPING ROOMS. \(amlegal.com\).](#)

All units in building are rented month-to-month.



Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	82,745	552,973	1,220,379
2010 Population	90,592	546,846	1,216,574
2022 Population	108,758	570,825	1,228,643
2027 Population	111,871	578,999	1,225,498
2022-2027 Growth Rate	0.57%	0.28%	-.05%
2022 Daytime Population	178,676	650,658	1,257,010

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Less than \$15,000	8,318	35,789	63,348
\$15,000-24,999	5,009	22,966	43,380
\$25,000-34,999	4,388	20,954	40,461
\$35,000-49,999	5,242	27,285	54,277
\$50,000-74,999	6,110	36,232	74,469
\$75,000-99,999	4,567	23,167	50,328
\$100,000-149,999	5,536	27,711	61,218
\$150,000-199,999	3,310	12,163	27,005
\$200,000 or greater	4,343	13,884	33,296
Median HH Income	\$51,336	\$51,472	\$55,675
Average HH Income	\$89,457	\$79,698	\$86,814

Demographics

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	26,803	175,102	386,055
2010 Total Households	33,372	189,403	404,017
2022 Total Households	46,823	220,150	447,783
2027 Total Households	49,056	226,032	451,706
2022 Average Household Size	2.23	2.42	2.63
2022 Owner Occupied Housing	3,805	26,904	93,357
2027 Owner Occupied Housing	3,811	26,932	92,931
2022 Renter Occupied Housing	43,018	193,246	354,426
2027 Renter Occupied Housing	45,245	199,100	358,775
2022 Vacant Housing	6,614	22,660	37,956
2022 Total Housing	53,437	747,810	485,739

