

Brand New Construction Fourplex in Koreatown



1153 Ardmore Ave,
Los Angeles, CA 90006
OFFERING MEMORANDUM

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DRE Lic #01949474

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01 Property

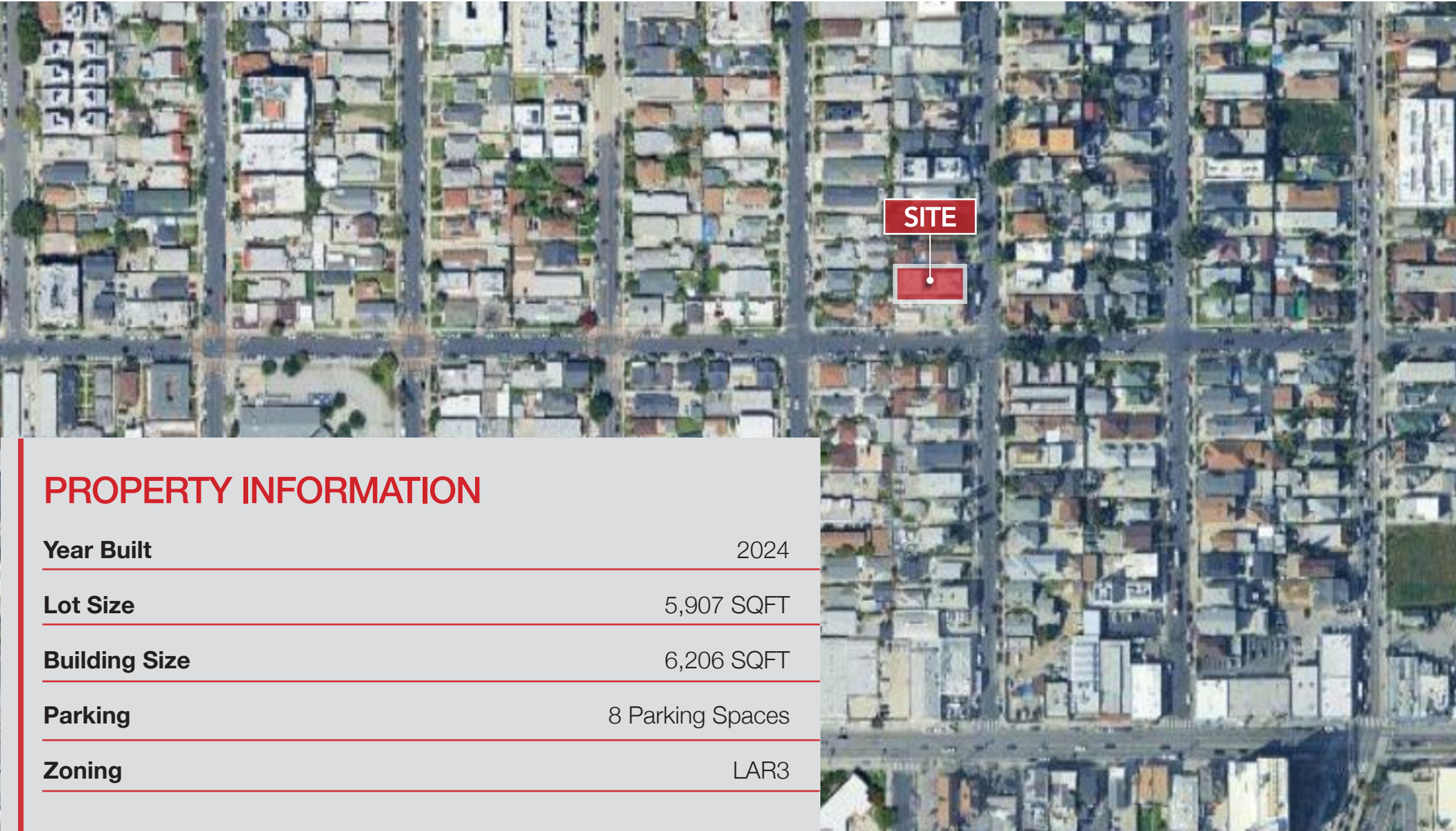
Property Highlights



- 100% LEASED with a yearly gross income of \$240,000 and a monthly income of \$20,000, Amazing 6.45% Cap Rate
- Great area with brand new construction buildings surrounded
- Fully furnished, can be sold with all furniture or vacant
- Close to coffee shops, restaurants and walkable to Olympic blvd.
- Beautiful Rooftop deck with 360 degree views of the city, open floor plan with tons of natural light
- Every unit is separately metered for gas, water and electricity

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Property Details



PROPERTY INFORMATION

Year Built	2024
Lot Size	5,907 SQFT
Building Size	6,206 SQFT
Parking	8 Parking Spaces
Zoning	LAR3

Property Photos

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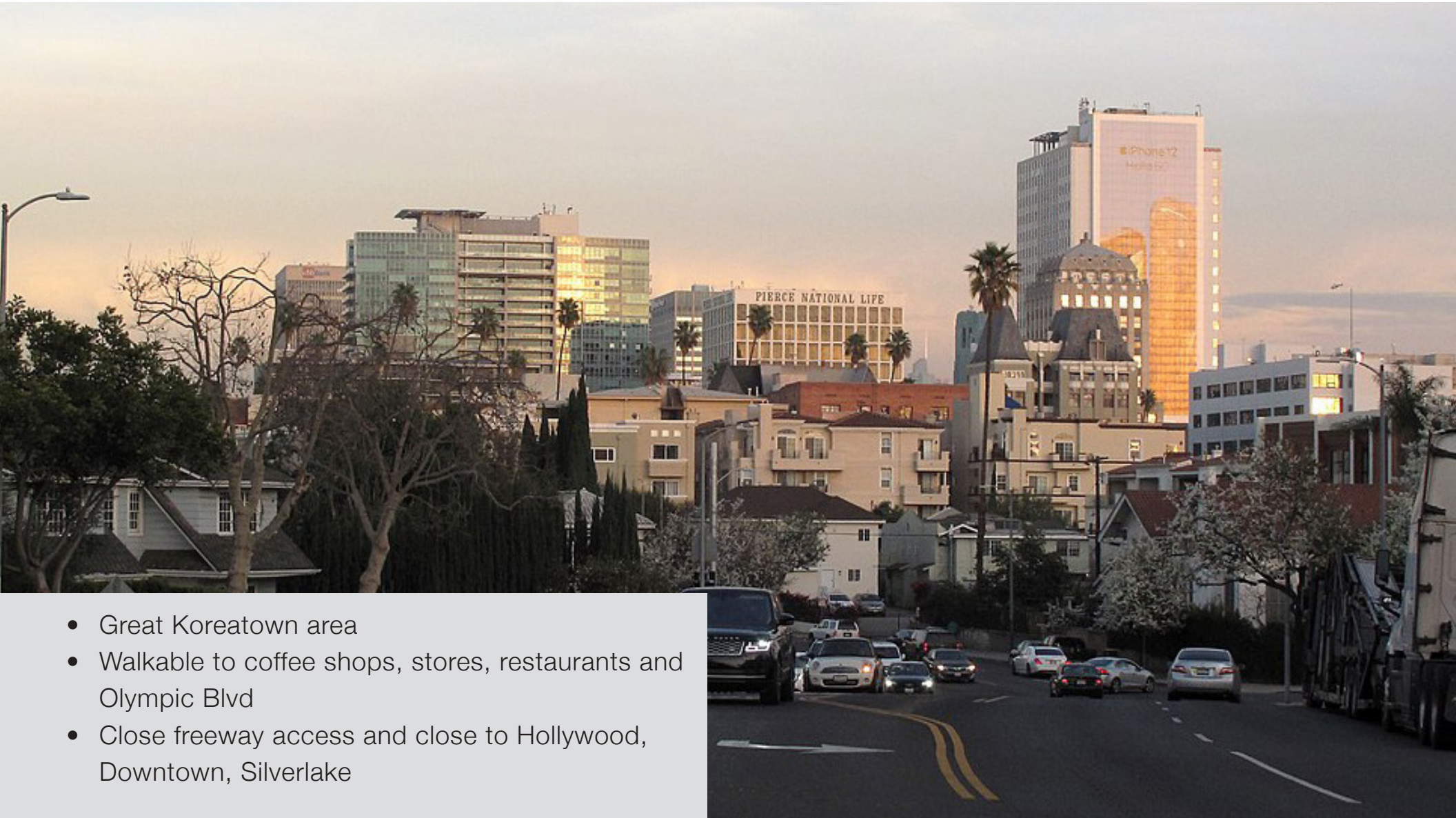




02 Location

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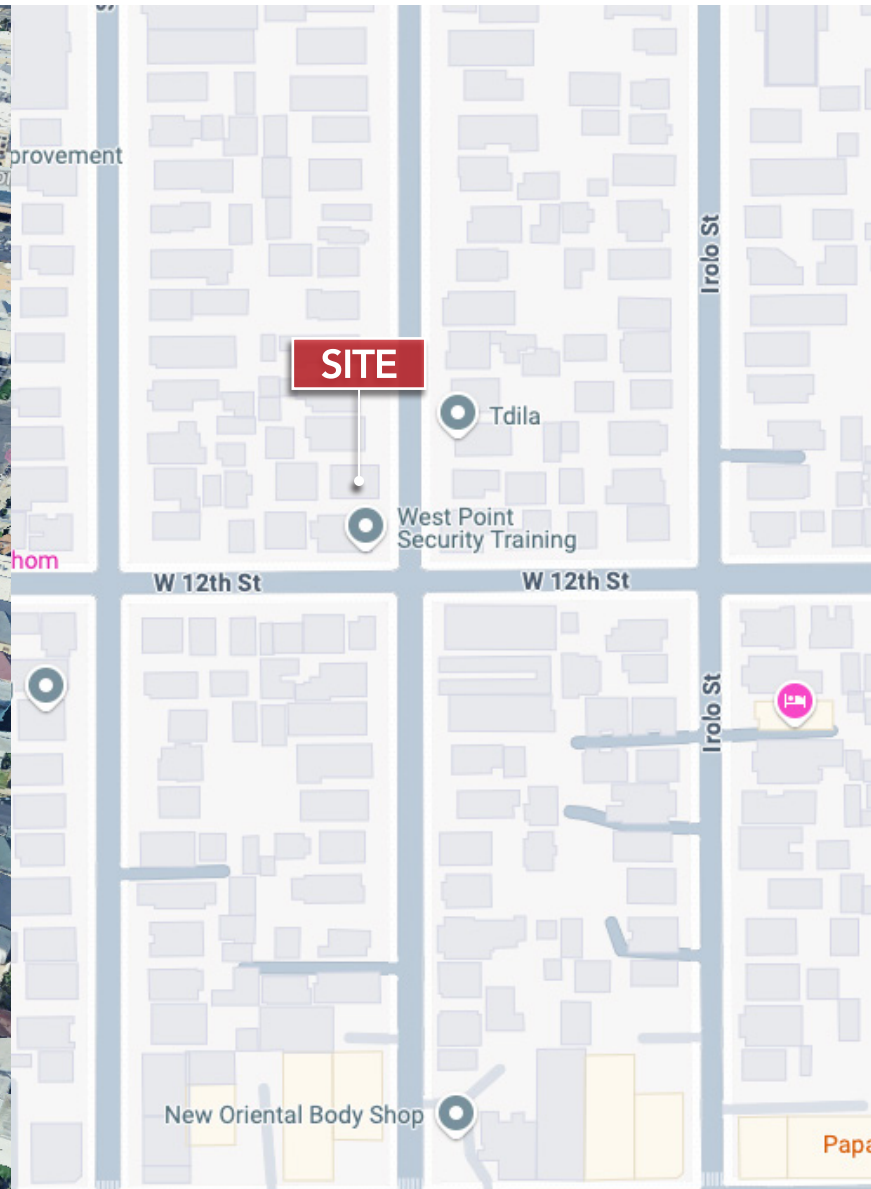
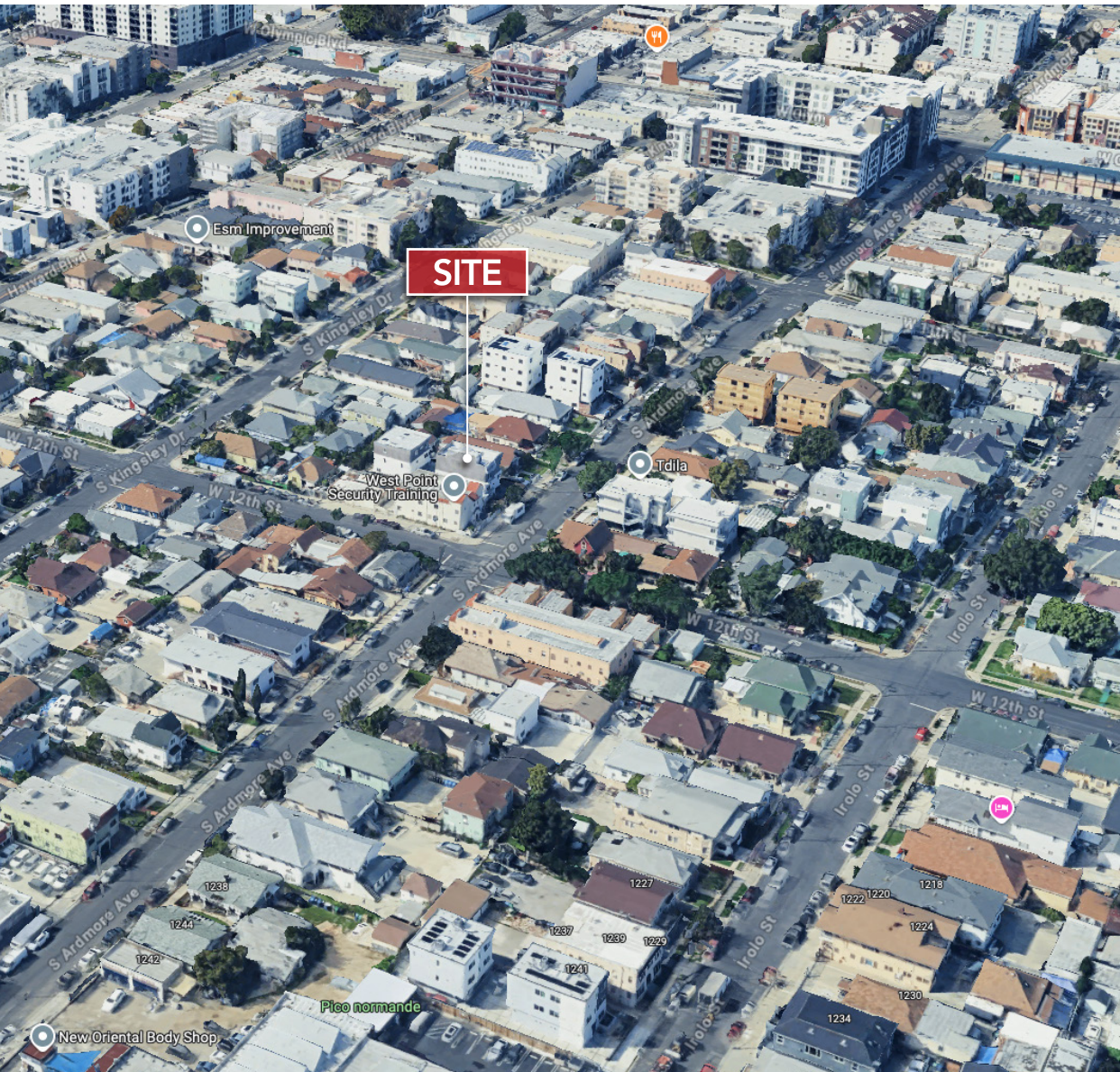
Location Highlights



- Great Koreatown area
- Walkable to coffee shops, stores, restaurants and Olympic Blvd
- Close freeway access and close to Hollywood, Downtown, Silverlake

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Location Overview





03 Financials

Financial Summary

UNIT #	UNIT TYPE	RENT	SQFT
1151	4+4	\$5,000	1,612
1151 1/2	4+4	\$5,000	1,612
1153	4+4	\$5,000	1,735
1153 1/2	4+4	\$5,000	1,600
Master Lease			

EST. OPERATING DATA

Monthly Total	\$20,000
Annual Gross	\$240,000

ESTIMATED EXPENSES

Insurance		\$3,045
Vacancy	3%	\$7,200
Property Tax		\$35,621
Repairs/Maintenance		\$400
Total Expenses		\$46,266
Net Income		\$193,734

RETURNS

Cap Rate	6.45%
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