

OFFERING MEMORANDUM

OFFERING PRICE: \$600,000

1526 E. 77TH PLACE
LOS ANGELES, CA 90001

1,884 SQ. FT. TRIPLEX

- Fully Occupied Triplex
- Attractive Investment Opportunity in South LA
- Sale is Subject to Court Confirmation and Potentially Subject to Overbid.
- Call Listing Agents for Information

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SUBJECT
PROPERTY

SWH
REAL ESTATE GROUP



EXECUTIVE SUMMARY

1526 E. 77th Plce is a solid investment opportunity consisting of a triplex property constructed in 1959, with (2) two-bedroom, one-bath units and (1) studio, totaling approximately 1,884 square feet, located in the Florence-Graham neighborhood of South Los Angeles.

1526 E. 77th Place is near major employment, educational, and entertainment destinations. It is about four to five miles from USC and Exposition Park, which is home to the Los Angeles Memorial Coliseum, BMO Stadium, the California Science Center, and the Natural History Museum.



100% Occupied
OCCUPANCY



6021-010-006
ASSESSOR PARCEL NUMBER



LCR3
ZONING



3
BUILDINGS



Multi-Family Residential
PROPERTY TYPE



Residential (3 units, any combination, 4 stories or less)
LAND USE



3
UNITS



1959
YEAR BUILT



±1,884 SF
BUILDING SIZE



±5,682 SF
LOT SIZE

LOCATION HIGHLIGHTS

1526 E. 77th Place is in South Los Angeles, just west of Compton Avenue and near major thoroughfares including Florence Avenue, Central Avenue, Firestone Boulevard, and Slauson Avenue.

The property offers convenient access to Downtown Los Angeles, the 110 and 105 freeways, local bus routes, and the Metro A Line's Florence Station. These transportation options connect to employment centers and communities throughout the greater Los Angeles area.

The 90001 zip code has more than 56,000 residents within approximately 3.3 square miles, creating a dense renter population and supporting demand for affordable and workforce housing.

The area is also served by Metro bus routes along Compton Avenue, Central Avenue, Florence Avenue, and the Firestone Boulevard-Manchester Avenue corridor. Looking ahead, Metro's planned Southeast Gateway Line is expected to further improve regional transportation access throughout Southeast Los Angeles County, including this neighborhood.

- ▶ Proximity to Metro bus service and regional transit connectivity, including access to the Metro A Line.
- ▶ Limited land supply and continued demand for well-located, lower-cost housing alternatives in Los Angeles County.
- ▶ Central position within Southeast Los Angeles, providing access to Downtown LA, Huntington Park, South Gate, Vernon, Watts, Compton, and the broader South Bay employment base.
- ▶ Located in a dense, transit-served, supply-constrained Los Angeles neighborhood with strong rental demand.

FINANCIAL OVERVIEW

FINANCIAL INDICATORS	
PRICE	\$600,000
CURRENT CAP	5.8%
MARKET CAP	12.3%
CURRENT GRM	11.9
MARKET GRM	6.7
COST PER SQ FT	\$318
COST PER UNIT	\$200,000
EXPENSES PER UNIT	\$4,793
EXPENSES PER SQ FT	\$7.63

ESTIMATED ANNUALIZED EXPENSES	
NEW PROPERTY TAXES	\$6,380
PROPERTY INSURANCE	\$4,000
UTILITIES	\$4,000
TOTAL EST. EXPENSES	-\$14,380

SOURCE OF INCOME	CURRENT RENTS		MARKET RENTS	
NUMBER OF UNITS	AVG RENT	TOTAL	AVG RENT	INCOME
3	\$1,395	\$4,185	\$2,500	\$7,500
TOTAL RENTAL INCOME		\$4,185		\$7,500
TOTAL MONTHLY INCOME		\$4,185		\$7,500
TOTAL ANNUAL INCOME		\$50,220		\$90,000

BUILDING DATA	
UNITS	3
YEAR BUILT	1921
LOT SQ FT	5,682
BLDG GROSS SQ FT	1,884
PARKING SPACES	Street

ESTIMATED ANNUALIZED OPERATING DATA	CURRENT		MARKET	
SCHEDULED GROSS INCOME		\$50,220		\$90,000
LESS VACANCY	2.0%	(\$1,004)	2.0%	(\$1,800)
GROSS OPERATING INCOME		\$49,216		\$88,200
LESS EXPENSES	29%	(\$14,380)	16%	(\$14,380)
NET OPERATING INCOME		\$34,836		\$73,820

RENT ROLL

UNIT	STATUS	CURRENT RENT	MARKET RENT
1524	Occupied	\$1,235	\$1,925
1524 (Back Room)	Occupied	\$500	\$1,925
1526	Occupied	\$1,000	\$1,500
1526 1/2	Occupied	\$1,000	\$1,500
Garage (Rear Unit)	Occupied	\$450	\$650
TOTAL		\$4,185	\$7,500

SOLD COMPARABLES MAP



SOLD COMPARABLES

	PROPERTY	BEDS	BATHS	SQ FT	PRICE PER SQ FT	SOLD/LIST PRICE	SOLD DATE
	1526 E. 77th Place Los Angeles, CA 90001	4	3	1,884	Subject Property		
	1316 E. 75th Place Los Angeles, CA 90001	4	0	1,649	\$258	\$425,000	5/27/2026
	7659 Miramonte Blvd. Los Angeles, CA 90001	4	3	1,400	\$536	\$750,000	3/26/2026
	1202 E. 76th Place Los Angeles, CA 90001	4	2	1,444	\$424	\$612,500	5/8/2026
	1257 E. 76th Place Los Angeles, CA 90001	4	3	1,540	\$396	\$610,000	10/10/2025
AVERAGES				1,508	\$403	\$599,375	

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