

4 UNITS

**1918-1920 ½ W 35th St
Los Angeles, CA 90018**

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INVESTMENT OVERVIEW

SUMMARY



1918-1920 ½ W 35th St, Los Angeles, CA

ASKING PRICE	\$1,065,000
UNITS	4
UNIT MIX	4 (2-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	3,192
TOTAL LOT SQ. FT.	6,503
YEAR BUILT	1952
ZONING	LAC2
APN	5042-030-013

HIGHLIGHTS

- Desirable Unit Mix: All 2-Bedroom / 1-Bath Units
- Pride of ownership is evident throughout this well-maintained property, New Roof
- Prime Location Near USC, Exposition Park, the Coliseum, BMO Stadium, and the Expo Line
- Spacious 6,500 SF Lot with Ample On-Site Parking
- Low Maintenance and Tenants Pay for Gas, Electric, and Trash



The Stiegler Takahashi Group is pleased to present the offering of 1918–1920 ½ W 35th St, Los Angeles, CA – a well-maintained 4-unit property featuring an attractive unit mix comprised entirely of 2-bedroom, 1-bath units. Pride of ownership is evident throughout, with recent improvements including a new roof. This low-maintenance asset benefits from tenants paying for gas, electric, and trash. Ideally located in the heart of the highly sought-after USC submarket, the property is just moments from the University of Southern California, Exposition Park, the Los Angeles Memorial Coliseum, and BMO Stadium, with convenient access to the E Line (Los Angeles Metro). Situated on a spacious 6,500-square-foot lot with ample on-site parking, this is an exceptional investment opportunity in one of Los Angeles’ strongest rental markets.

**PROPERTY
PHOTOGRAPHS**



PROPERTY
PHOTOGRAPHS



PROPERTY
PHOTOGRAPHS



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,065,000
UNITS	4
BUILDING SQ. FT.	3,192
LOT SQ FT	6,503
YEAR BUILT	1952
PRICE / UNIT	\$266,250
PRICE / SQ FT	\$333.65

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$ 53,134	\$ 83,434
CAP	4.99%	7.83%
GRM	13.05	9.24

RENT ROLL

UNIT	TYPE	CURRENT	PRO FORMA
1	2-BED / 1-BATH	\$1,531	\$2,400
1	2-BED / 1-BATH	\$1,382	\$2,400
1	2-BED / 1-BATH	\$1,943	\$2,400
1	2-BED / 1-BATH	\$1,943	\$2,400
MONTHLY SCHEDULED INCOME		\$6,799	\$9,600
ANNUALIZED SCHEDULED GROSS INCOME		\$81,588	\$115,200

LOCATION OVERVIEW



Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange—is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately \$446 billion—placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

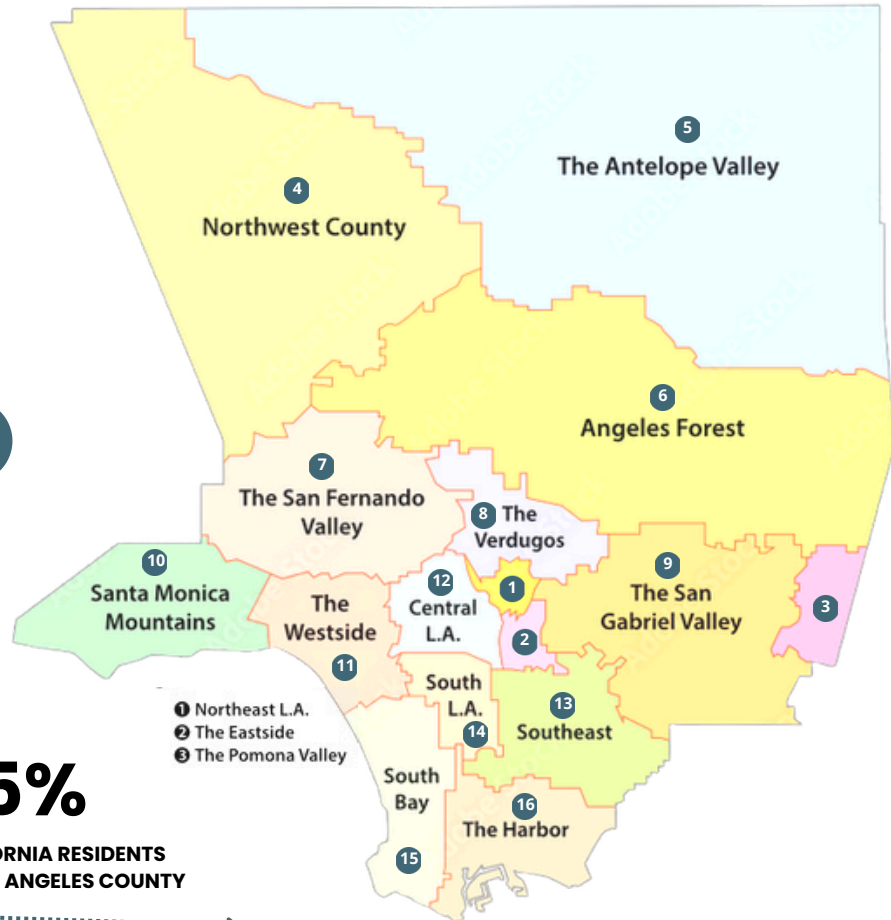
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|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST | 14. SOUTH LA |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY |
| 8. THE VERDUGOS | 16. THE HARBOR |



LOS ANGELES CALIFORNIA
9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



- 1 Northeast L.A.
- 2 The Eastside
- 3 The Pomona Valley

LISTING TEAM



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