

OFFERING MEMORANDUM

139 W FLORENCE AVE

LOS ANGELES, CA 90003

km Kidder Mathews





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EXECUTIVE SUMMARY

Section 01

WELL-LOCATED MULTIFAMILY IN THE HEART OF LOS ANGELES

We are pleased to present 139 W Florence Ave – a well-located 4-unit multifamily property in the heart of Los Angeles, with 1 unit delivered VACANT at closing!

Positioned just east of the 110 Freeway, this property offers excellent access to major Los Angeles destinations, including LAX, SoFi Stadium, Downtown LA, the LA Convention Center, and the USC Coliseum.

The property features two duplexes totaling approximately 2,552 rentable square feet, originally built in 1936, and situated on a 4,960 square foot LAC2-

zoned lot with alley access. The unit mix consists of four (4) two-bedroom, one-bath units, with one unit delivered vacant – ideal for an owner-user or to lease at market rent.

Offered at an attractive price of \$799,000, this is a fantastic opportunity for investors or owner-occupants looking to live in one unit while generating income from the other three to help offset mortgage and expenses.

For additional information contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com.

4
UNITS

1936
YEAR BUILT

2,552 SF
BUILDING SIZE





PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



LA MEMORIAL COLISEUM

UNIVERSITY OF SOUTHERN CALIFORNIA

LOS ANGELES CONVENTION CENTER

DTLA

LOS ANGELES CITY HALL



BETHUNE MIDDLE SCHOOL

LOS ANGELES FIRE DEPT. STATION 33

139 W FLORENCE AVE

MAIN ST



W FLORENCE AVE

PROPERTY OVERVIEW





FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS 139 W Florence Ave,
Los Angeles, CA 90003

LIST PRICE \$799,000

NUMBER OF UNITS 4

COST PER UNIT \$199,750

CURRENT GRM 13.13

MARKET GRM 6.79

CURRENT CAP 4.89%

MARKET CAP 11.55%

YEAR BUILT 1936

LOT SIZE 4,960 SF

BUILDING SIZE 2,552 SF

PRICE/SF \$313

\$799K

LIST PRICE

4.89%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$60,852		\$117,600	
Less: Vacancy	-	0%	(\$3,528)	3%
Gross Operating Income	\$60,852		\$114,072	
Less: Expenses	(\$21,788)	35.8%	(\$21,788)	19.1%
Net Operating Income	\$39,065		\$92,285	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.25%)	\$9,988	\$9,988
Insurance - Estimate (\$1,250/Unit)	\$5,000	\$5,000
Utilities - Estimate (\$850/unit)	\$3,400	\$3,400
Maintenance/Repairs - Estimate (\$850/Unit)	\$3,400	\$3,400
Estimated Total Expenses	\$21,788	\$21,788
Per Net SF	\$8.54	\$8.54
Expenses Per Unit	\$5,447	\$5,447

SCHEDULED INCOME

Unit	Beds/Baths	Notes	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
139	2BD + 1BA	Vacant	\$2,450	\$2,450
139 1/2	2BD + 1BA		\$865	\$2,450
141	2BD + 1BA		\$1,015	\$2,450
141 1/2	2BD + 1BA		\$741	\$2,450
Monthly Scheduled Gross Income			\$5,071	\$9,800
Parking Income			-	-
Laundry Income			-	-
Total Monthly Scheduled Gross Income			\$5,071	\$9,800
Annual Scheduled Gross Income			\$60,852	\$117,600

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