




1421 W. 35th Place
Los Angeles, CA 90018



Exposition Park is an eclectic, close-knit community known for its prime central location near USC, Downtown LA, and major freeways. In the last 10 years, the neighborhood has gone through substantial growth – with many new development projects and investment in area infrastructure. With USC to the east and elegant Jefferson Park neighborhood to the west, there are many cafes, shops, and retail within a 1 mile radius. This area often attracts tenants who are mix of stable working class professionals and graduate students of nearby USC.

COOL FACT:
Sofi Stadium, the home of LA's Galaxy Soccer team, is nearby, and the nearby Exposition light rail is a great way to ride to the game.

Triplex | 9 Bedrooms | 4 Bathrooms | 2,900 SF INTERIOR | 6,800 SF Exterior



List price: \$1,350,000 Directions: In USC Area. Just West of Normandie Address: 1421 W. 35th Place, Los Angeles, CA 90018 Website: www.35thPlaceTriplex.com

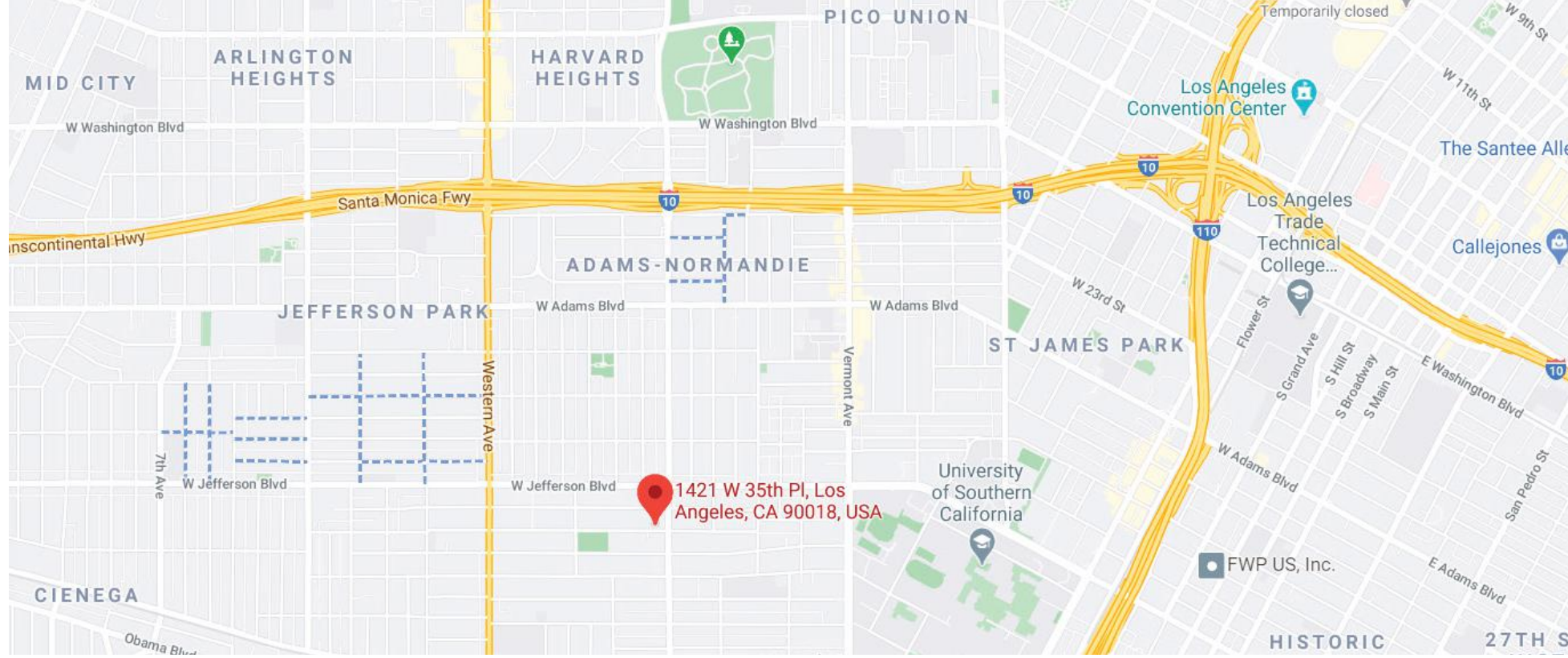
Incredible Triplex Apartment Opportunity near USC. Great Cash Flow. Vacant Lot in Rear for future Development!

MAKE BEST OFFER SOON! SELLER IS LOCAL, AND WANTS TO REVIEW ALL WRITTEN OFFERS. Well-maintained bread-and-butter 3-Unit apartment building that generates \$88,200 annually. Even better than the 4.9 cap rate is the potential upside on this LAR4 zoned lot. Un-tapped space in rear of almost 2,000 sq. ft rectangular footprint - could build multiple units in rear without disturbing existing dwelling. There are recent examples already in the area around USC (see case studies in MLS picture gallery).

All current units have their own (in-unit) washer & dryer hookups + kitchen appliances. Granite counters. There is 1 unit that is available for view (Note: this vacant unit currently has applications already at \$2400 a month that are ready to rent asap). PLEASE DO NOT DISTURB OTHER OCCUPANTS. Complex is well-maintained, gated & provides plenty of off-street parking. Seller is aware of bedroom discrepancy between title & actual. However, 9 bedrooms appear original.

Excellent in-demand location near USC, Downtown, Leimert Park, and Sofi Stadium. Public Transportation nearby and easy access to 110 and I-10 freeways. Drive by, or call us to walk the site and see the vacant unit. Come Soon.

Map of Subject Property





Rent Roll & Expenses

1421 W. 35th Place

Rents

Unit #	Actual Monthly Rent	Pro-forma Monthly Rent	Security Deposit	Unit Type
1	\$0	\$2,400	0	3BD + 1BA
2	\$2,550	\$2,550	\$2,550	3 BD + 2BA
3	\$2,400	\$2,440	\$2,400	3BR + 1BA
Total	\$4,950	\$7,350	\$4,950	9BR + 4BA

Current Expenses (paid by owner)

Item	Cost (annual)
Trash	\$236
Water	\$304
Gas	tenant
Electricity	tenant
Property Tax (current)	\$10,421
Gardener	\$1,500
Insurance	\$1,200
Misc maintenance	\$1,570
Total (current expenses)	\$15,231



**Downtown LA
- 2 Miles**

**USC Campus
- 1 Mile**

Valuation

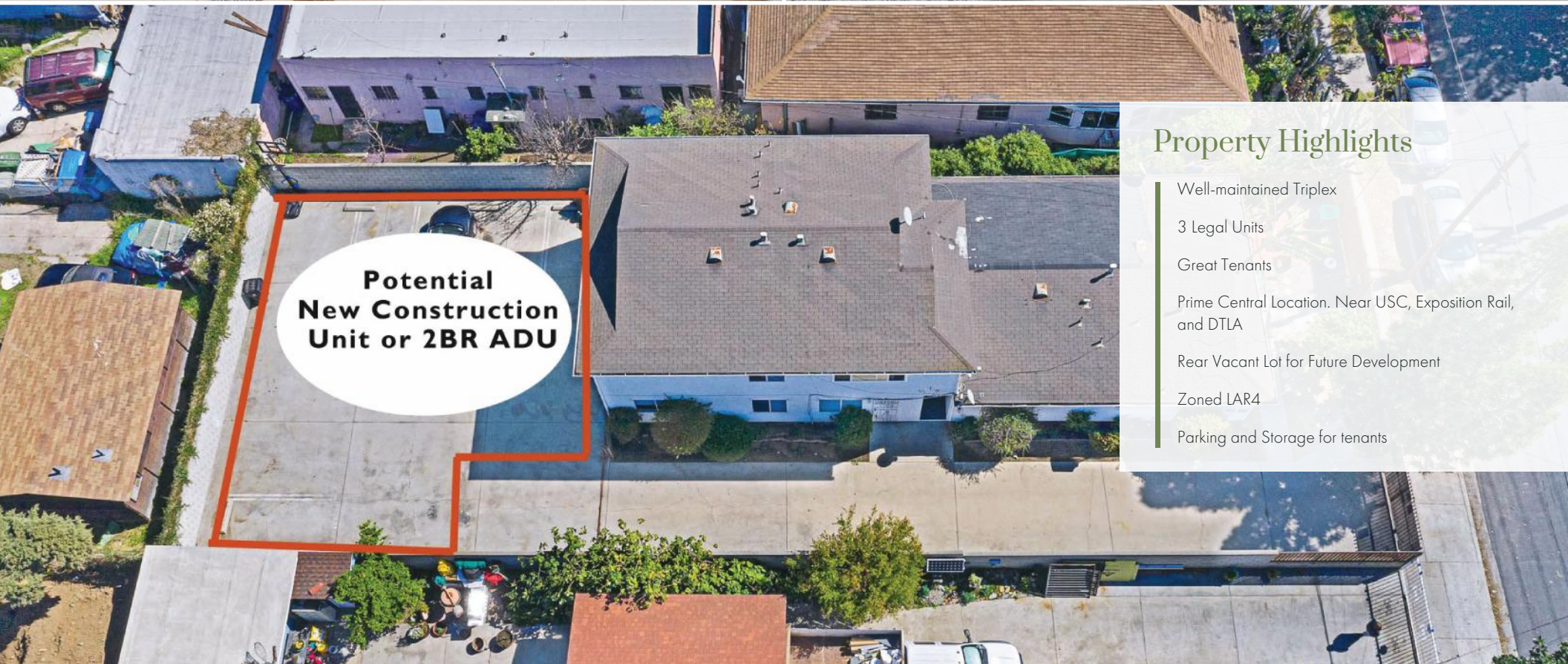
List Price	\$1,350,000
Down Payment (50%)	\$675,000
Number of Units	3
Price per Unit	\$450,000
Price per Gross Sq. Ft.	\$466
Pro-forma Expenses	\$21,685
Scheduled Gross Income (Annual)	\$88,200

Vacancy	3%
Scheduled GOI (Annual)	\$85,554
Scheduled NOI (Annual)	\$63,869
Cap Rate	4.9
GRM	15.3
Pro-forma Cap Rate	4.9
Pro-forma GRM	15.3

Case Study: Option #3 - Single Story Studio or 1BR Unit



Case Study: Option #4 - 4 Car Garage with Pre-fab ADU unit Above



**Potential
New Construction
Unit or 2BR ADU**

Property Highlights

- Well-maintained Triplex
- 3 Legal Units
- Great Tenants
- Prime Central Location. Near USC, Exposition Rail, and DTLA
- Rear Vacant Lot for Future Development
- Zoned LAR4
- Parking and Storage for tenants



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All information deemed reliable but not guaranteed.
Buyer is advised to conduct their own investigation and satisfy themselves.