

Duplex On 58th Pl. In Los Angeles

1513 W. 58TH PL., LOS ANGELES, CA 90047



- APPROXIMATELY 1,450 SF DUPLEX ON 4,815 SF LOT IN LOS ANGELES.
- EACH UNIT CONSISTS OF 1 BEDROOM + 1 DEN & 2 BATHROOMS.
- 1 BLOCK EAST OF THE MAJOR SIGNALIZED INTERSECTION OF WESTERN & SLAUSON AVE.
- JUST EAST OF THE SLAUSON SUPER MALL & FOOD 4 LESS/HOME DEPOT CENTER.
- STRONG DEMOGRAPHICS: OVER 45,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDING WITHIN A 3-MILE RADIUS.

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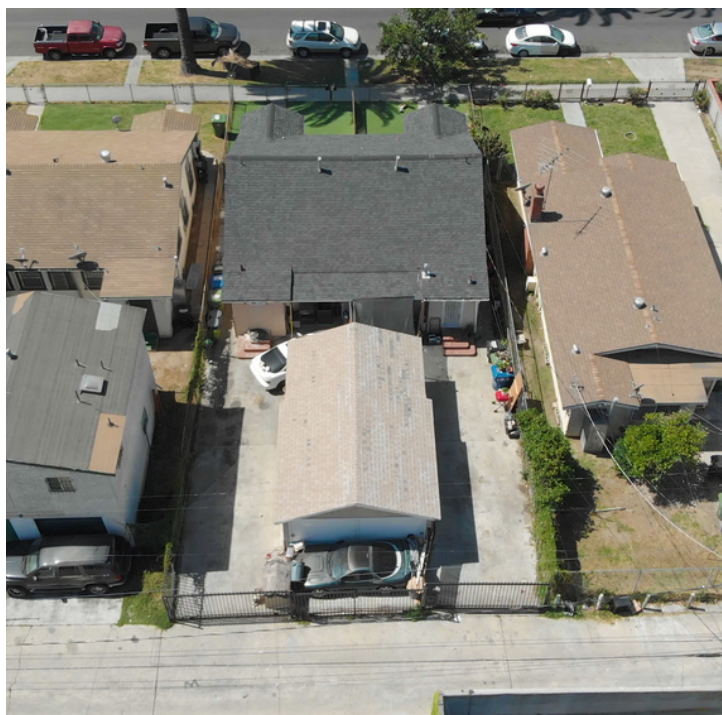
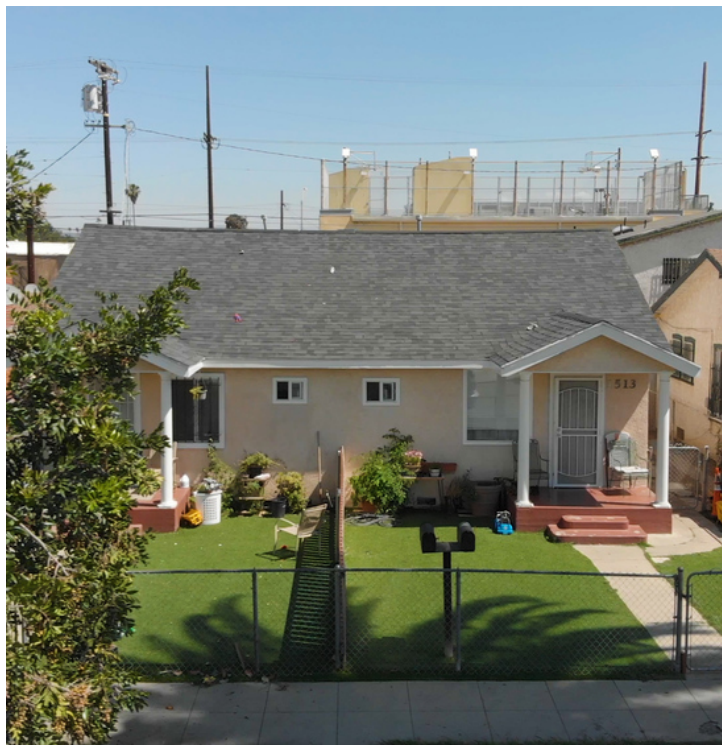
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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this Duplex within one of Los Angeles' densest areas. It is approximately 1,450 SF on 4,815 SF lot.

This Duplex currently consists of 2 - 1 bedroom + 1 den & 2 bathroom units, each with an enclosed garage, per seller. Title represents this property consists of 2 - 1 Bedroom + 1 Bathroom units. Both units have on-site laundry. One of the units is currently vacant.

This offering is a great opportunity for an investor to own Duplex within an infill location at an approximate 8.0% Cap Rate on proforma income.

LOCATION OVERVIEW

The subject property is located on the north side of 58th Pl., just one block east of the major signalized intersection of Western & Slauson Ave.

This offering is conveniently located less than 2 miles from the 110 freeway entrance.

It is less than 1/4 of a mile from the Slauson Mall and 1/2 a mile from Big Lots & the Food 4 Less / Home Depot Center, with tenants including Walgreens, Subway, GameStop, Cricket Wireless, Food4Less, Homedepot, Sprint, AT&T, H&R Block, McDonalds, Pollo Campero, IHOP, Starbucks, Jamba Juice, to name a few.

The offering is located in a densely populated area of South Los Angeles, with over 45,000 people residing within a 1-mile radius and over 400,000 people residing within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$575,000
Year Built:	1924
SF (Per Seller):	1,450
Price / SF:	\$396.55
SF (Per Title):	1,116
Price / SF:	\$515.23
Lot Size (SF):	4,815
Tenants:	2
Parking:	In-Rear & Street
Zoning:	LA-R1
Use Code:	Duplex
APN:	6002-003-014
Current Cap Rate:	3.0%
Proforma Cap Rate:	8.0%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$58,800	\$59,682
TOTALS	\$58,800	\$59,682

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$58,800	\$59,682
Less: Vacancy	(\$29,400)	(\$1,790)
Effective Gross Income	\$29,400	\$57,892
Less: Expenses	(\$12,000)	(\$12,000)
Net Operating Income	\$17,400	\$45,892

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$6,900	\$6,900
Insurance	\$900	\$900
Water	\$1,800	\$1,800
Repairs & Maintenance	\$2,400	\$2,400
Total Expenses	\$12,000	\$12,000
Expenses Per RSF	\$10.75	\$10.75

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Proforma Monthly Rent	Increases
1513*	1Bed+Den+2Bath		3/1/18	3/1/20	\$2,450.00	\$2,523.50	3%
1515*	1Bed+Den+2Bath		Vacant		\$2,450.00	\$2,450.00	
Total Square Feet		1,450			\$4,900.00	\$4,973.50	

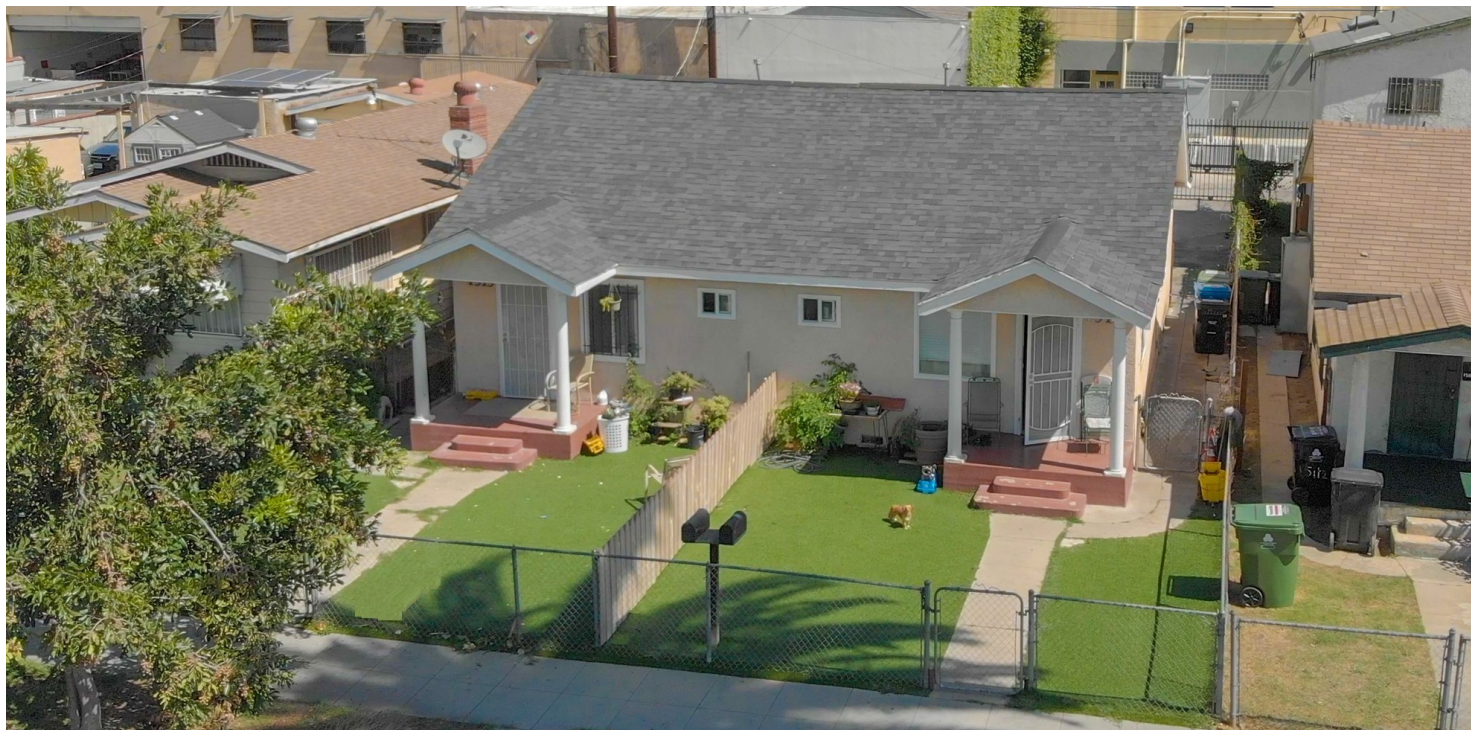
Note:

* Units are represented as 1bd/1bth on title. Buyer to do their own Due Diligence.

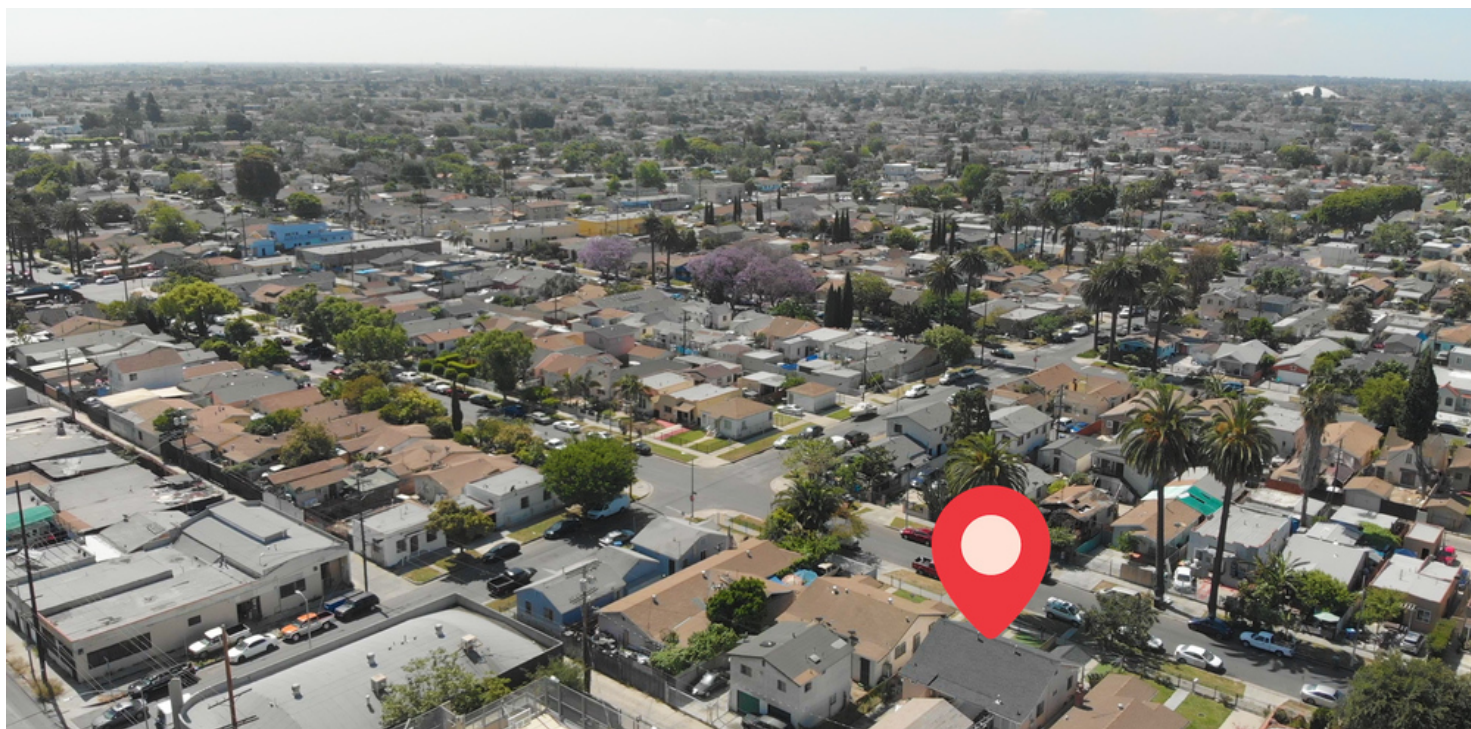
(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

****DRIVE BY ONLY****

Additional Photos



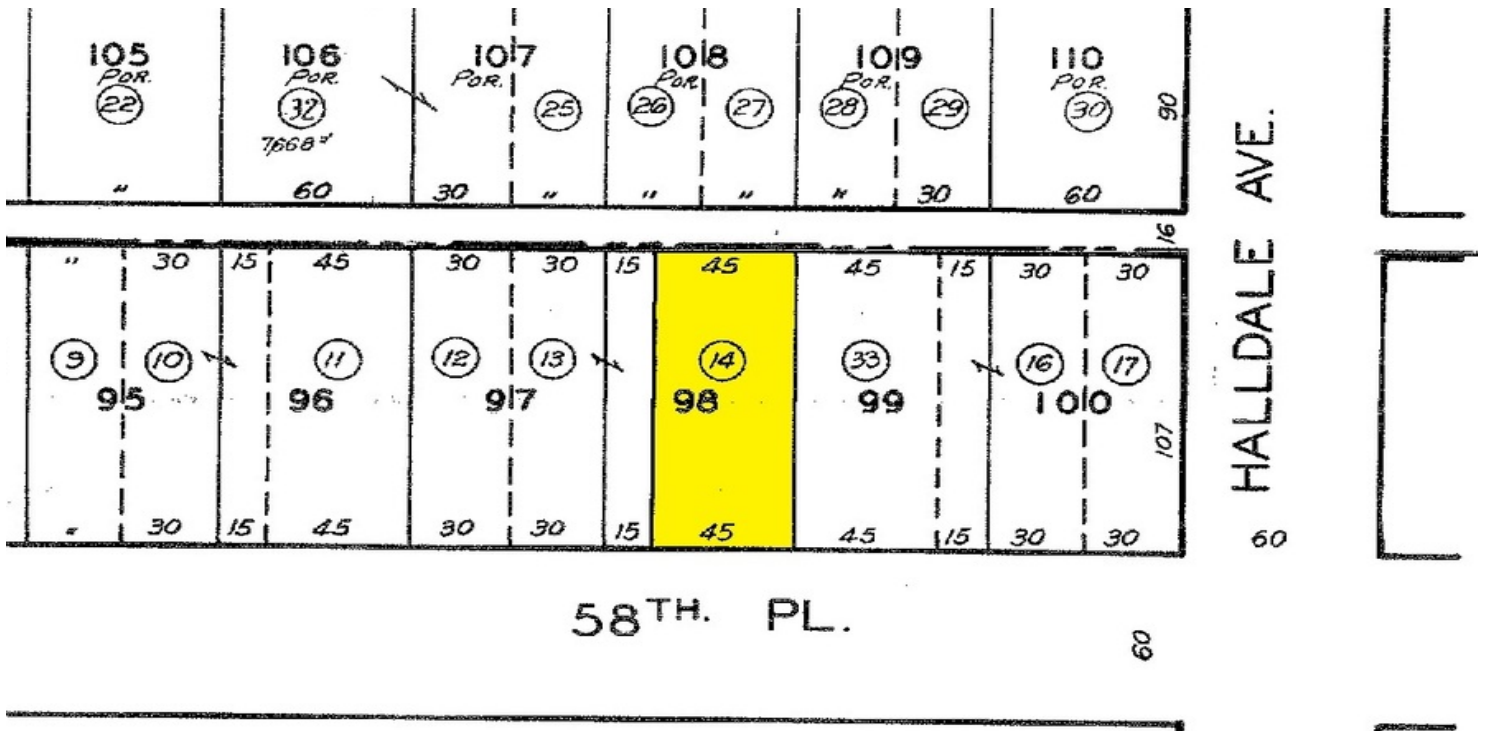
Additional Photos



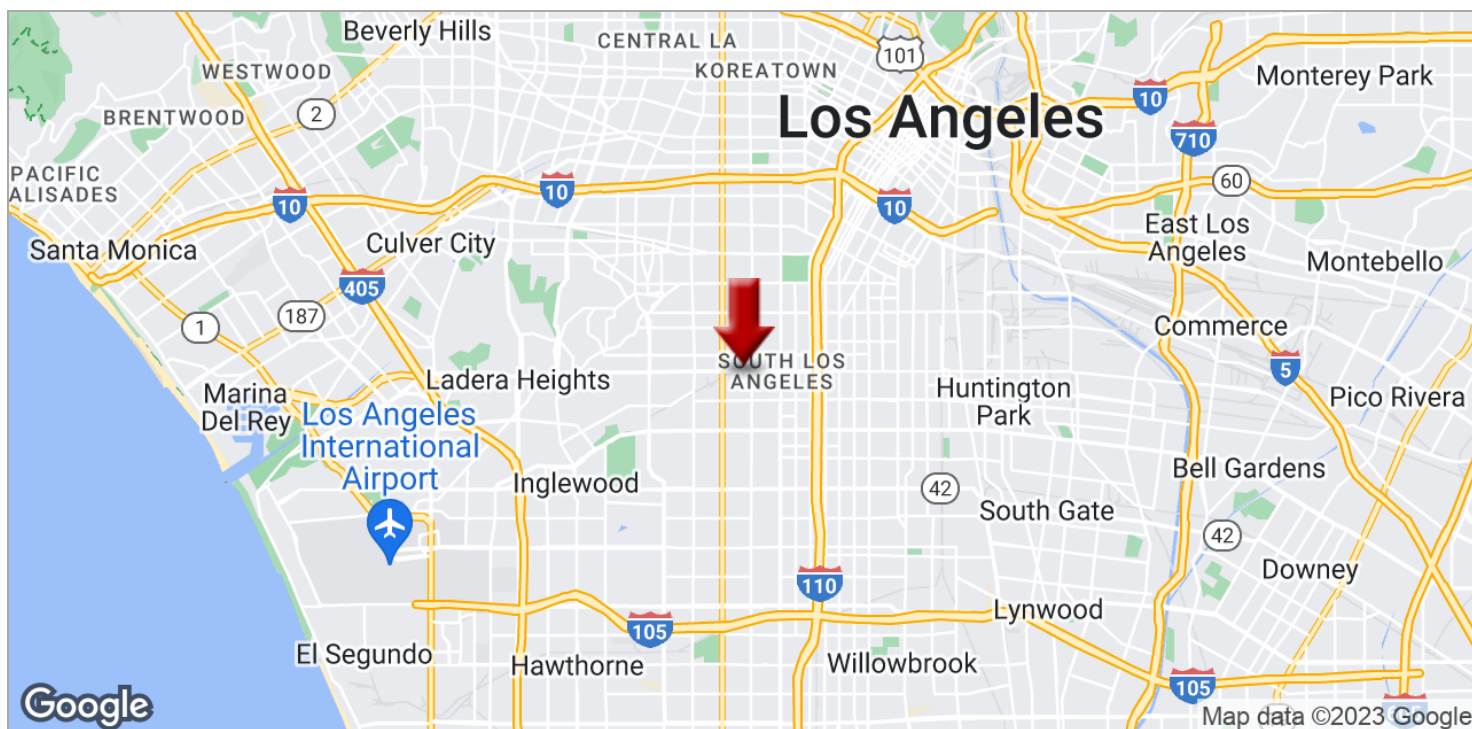
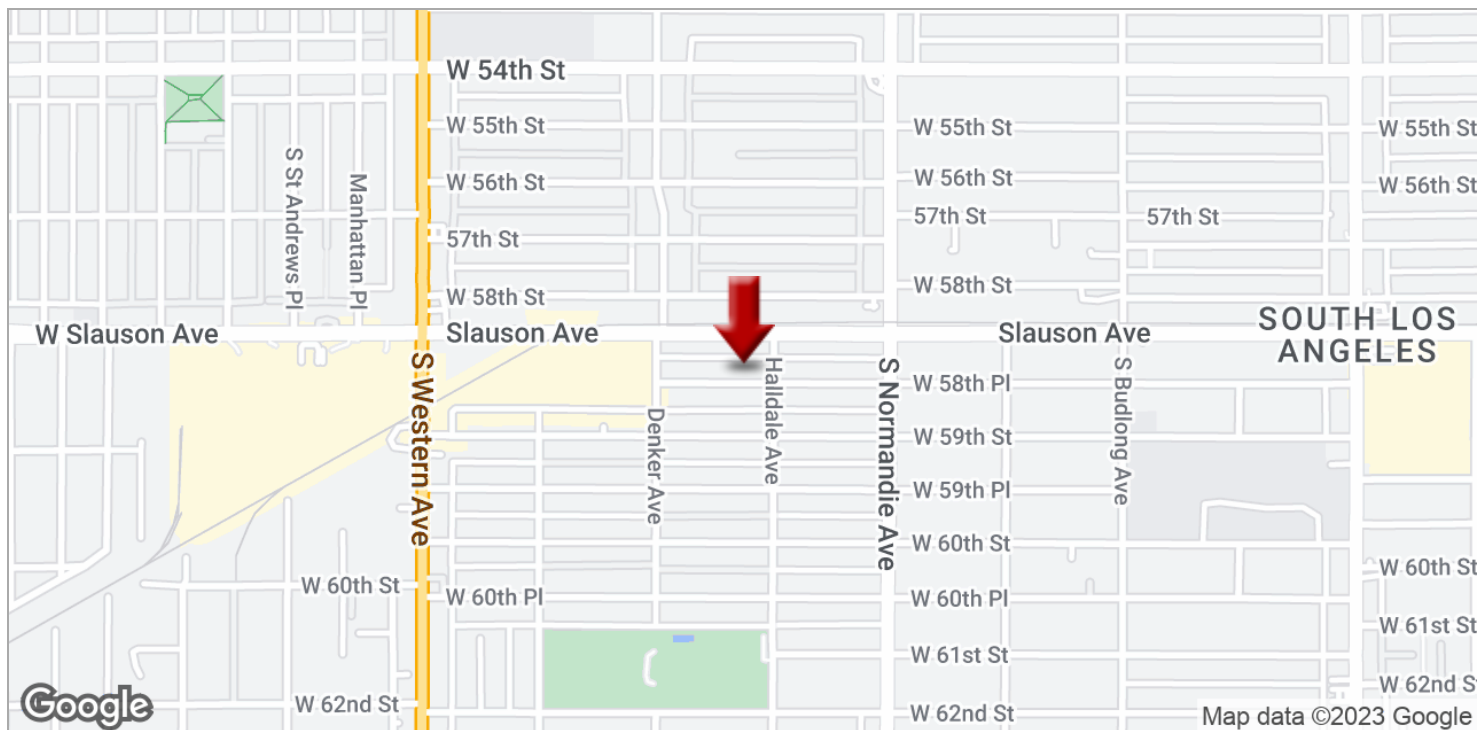
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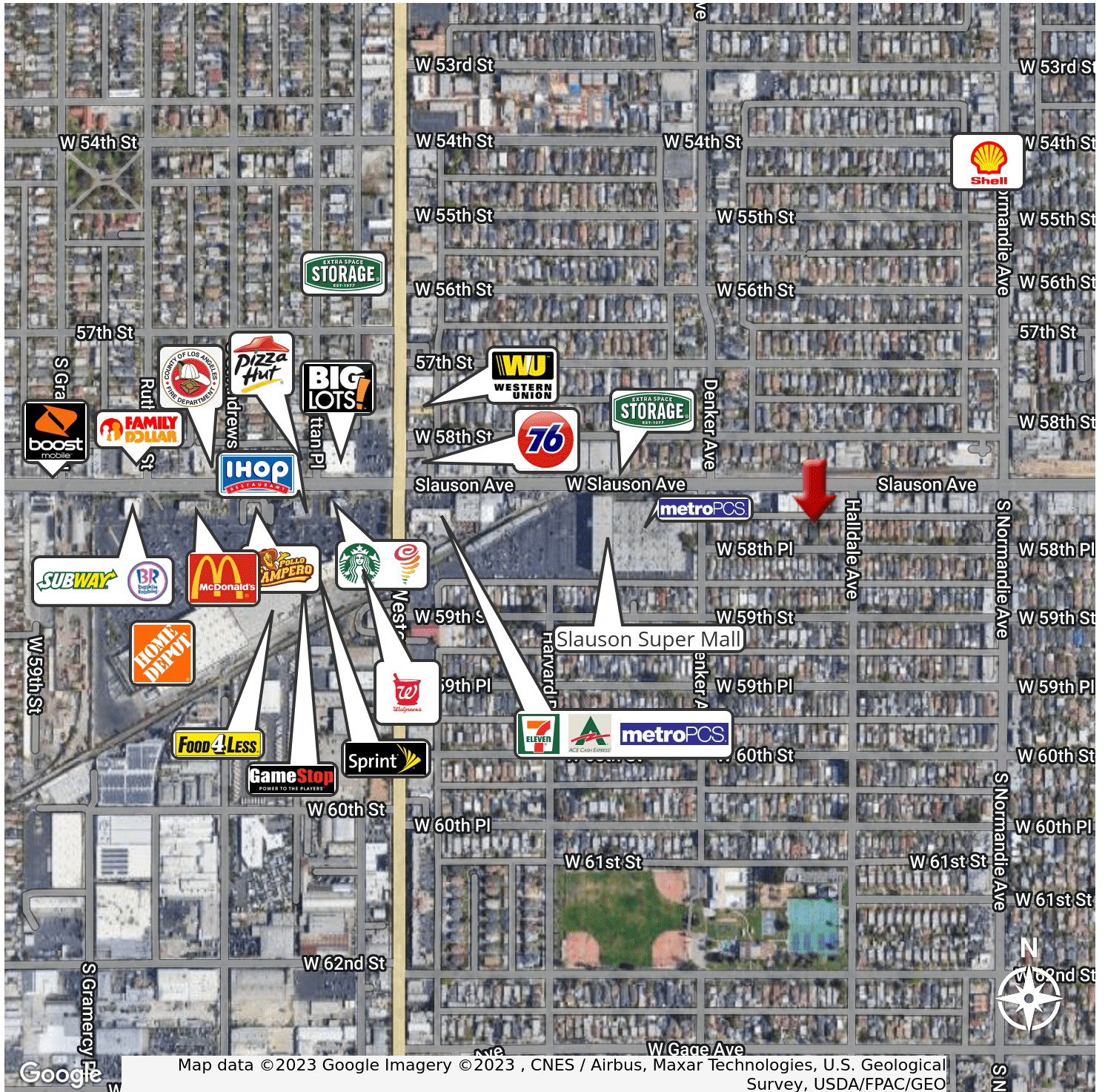
Aerial & Plat Map



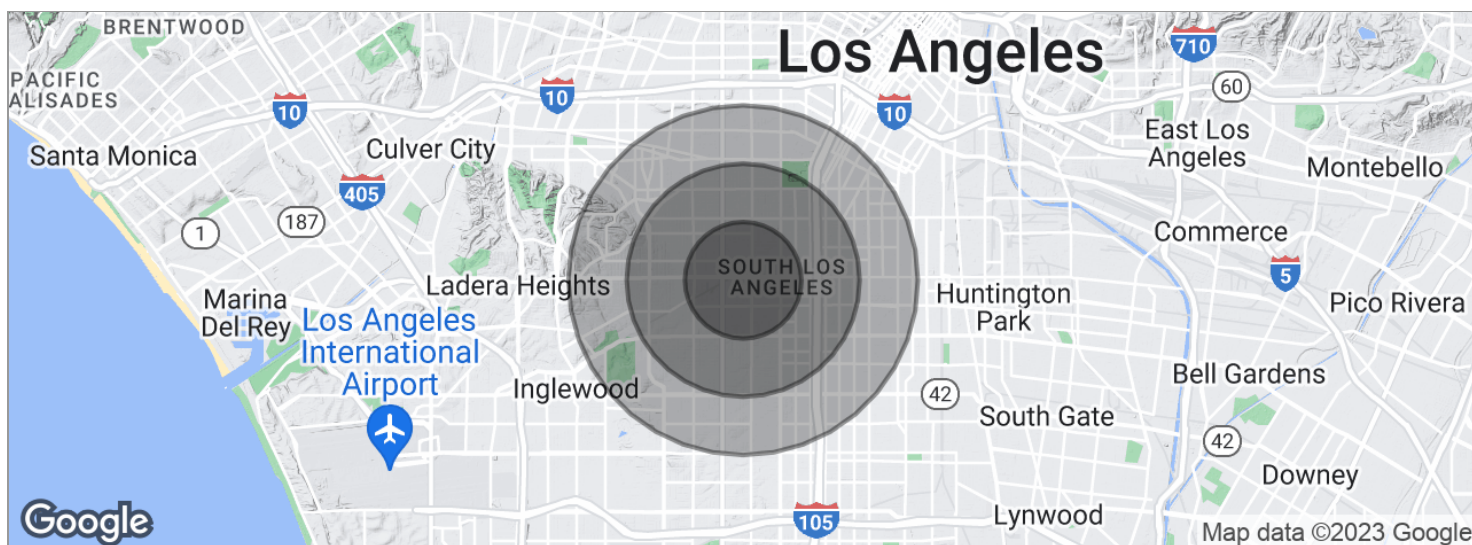
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	49,131	201,757	439,690
Median age	30.0	30.6	30.1
Median age (male)	27.6	28.4	28.2
Median age (Female)	32.6	32.6	31.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,098	60,739	128,641
# of persons per HH	3.5	3.3	3.4
Average HH income	\$42,646	\$43,123	\$45,003
Average house value	\$395,395	\$407,897	\$415,619
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	58.3%	57.2%	57.3%
RACE (%)	1 MILE	2 MILES	3 MILES
White	20.6%	21.0%	24.3%
Black	38.4%	39.6%	36.8%
Asian	0.6%	1.0%	1.9%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.2%	0.2%	0.3%
Other	38.6%	36.5%	34.9%

* Demographic data derived from 2020 ACS - US Census