

# Triplex Near USC & Downtown LA

140 W. 47TH ST., LOS ANGELES, CA 90037



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
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Suite 100  
Torrance, CA 90505

**PRESENTED BY:**

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140 W. 47TH ST., LOS ANGELES, CA 90037

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## Property Description



### PROPERTY OVERVIEW

This Triplex totaling approximately 1,740 SF on 5,648 SF LA-R2 zoned land.

The Triplex consists of 2- 2 bedroom / 1 bathroom units in the front and a 1 bedroom / 1 bathroom unit in the rear.

There is on-site parking in the rear in addition to ample street parking.

This offering will attract an investor looking for an income producing multi-family property in a densely populated area, just south of Downtown Los Angeles.

### LOCATION OVERVIEW

The Offering is located at the south side of W. 47th St., between Broadway & Main St.

The site is approximately 1.25 miles from Banc of California Soccer Stadium & the Los Angeles Memorial Coliseum and 1.5 miles south of the University of Southern California Campus. It is also just south of Exposition Park; which consists of the California Science Center, Natural History Museum, California African American Museum, and the future George Lucas Museum.

The area has a good walking score of 79!

It is easily accessible, being just east of the 110 Freeway onramp and 2 miles south of Downtown Los Angeles.

The demographics in the immediate area offer over 70,000 people residing within a 1-mile radius and approx. 475,000 people residing within a 3-mile radius.

# Income Summary



## INVESTMENT SUMMARY

Price:	\$795,000
Year Built:	1922
Building SF:	1,740
Price / SF:	\$456.90
Lot Size (SF):	5,648
Price / Lot Size (SF):	\$140.76
Units:	3
Price / Unit:	\$113,571
Buildings:	3
Zoning:	LA-R2
Current Cap Rate:	4.56%
Proforma Cap Rate:	5.42%

## TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$50,628	\$59,400
<b>TOTALS</b>	<b>\$50,628</b>	<b>\$59,400</b>

## ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$50,628	\$59,400
Less: Vacancy	\$0	(\$1,782)
<b>Effective Gross Income</b>	<b>\$50,628</b>	<b>\$57,618</b>
Less: Expenses	(\$14,354)	(\$14,564)
<b>Net Operating Income</b>	<b>\$36,274</b>	<b>\$43,054</b>

## ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$10,335	\$10,335
Insurance	\$2,500	\$2,500
Management	\$1,519	\$1,729
<b>Total Expenses</b>	<b>\$14,354</b>	<b>\$14,564</b>
<b>Expenses Per RSF</b>	<b>\$8.25</b>	<b>\$8.37</b>

## Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Proforma Rent
140	2+I		8/13/15	m-m	\$876	\$1,750
142	2+I		11/1/17	m-m	\$1,493	\$1,750
140.5*	1+I		6/14/21	6/14/22	\$1,850	\$1,450
					<b>\$4,219</b>	<b>\$4,950</b>

Note:

\*Tenant is currently not paying rent. Lease calls for additional fees per resident.

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING.  
BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE  
BUILDING!!!

**\*\*DRIVE BY ONLY\*\***

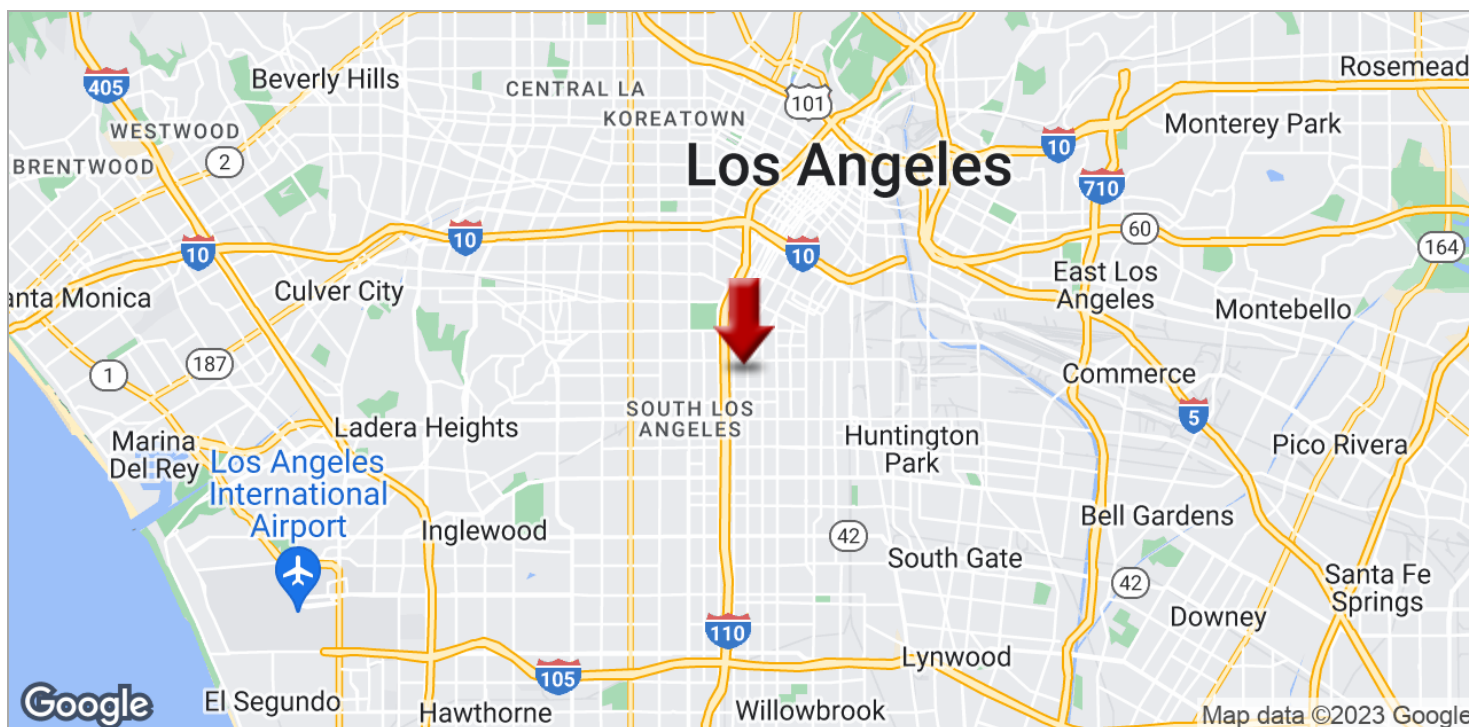
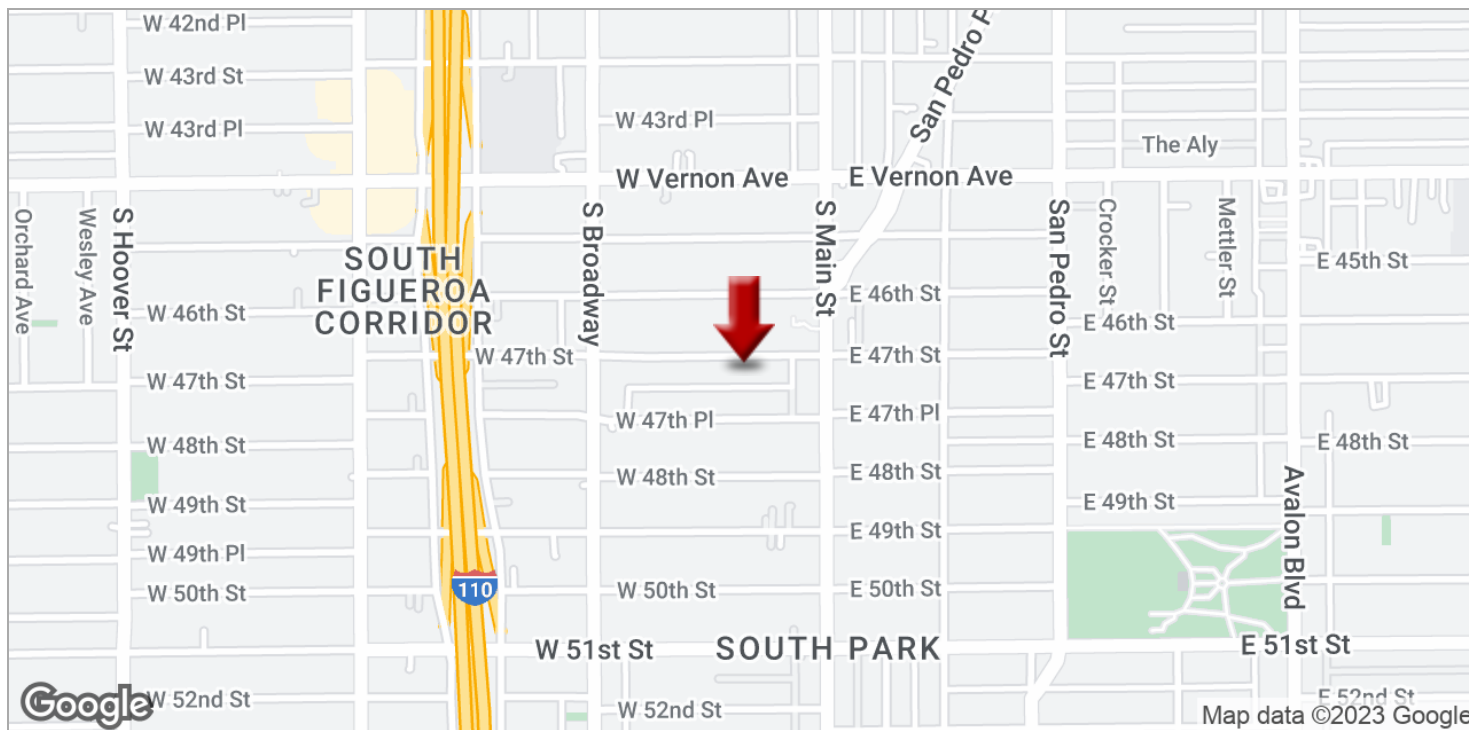


## Additional Photos

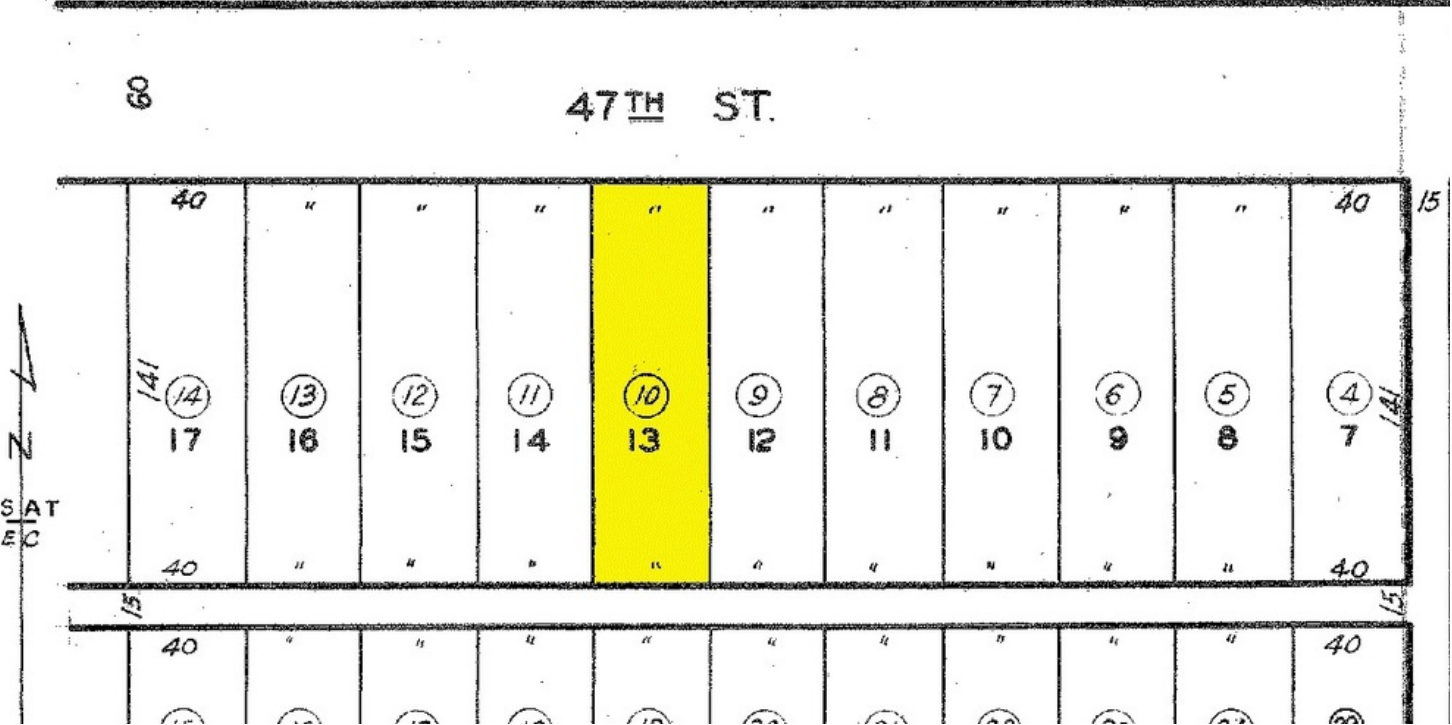




## Location Maps

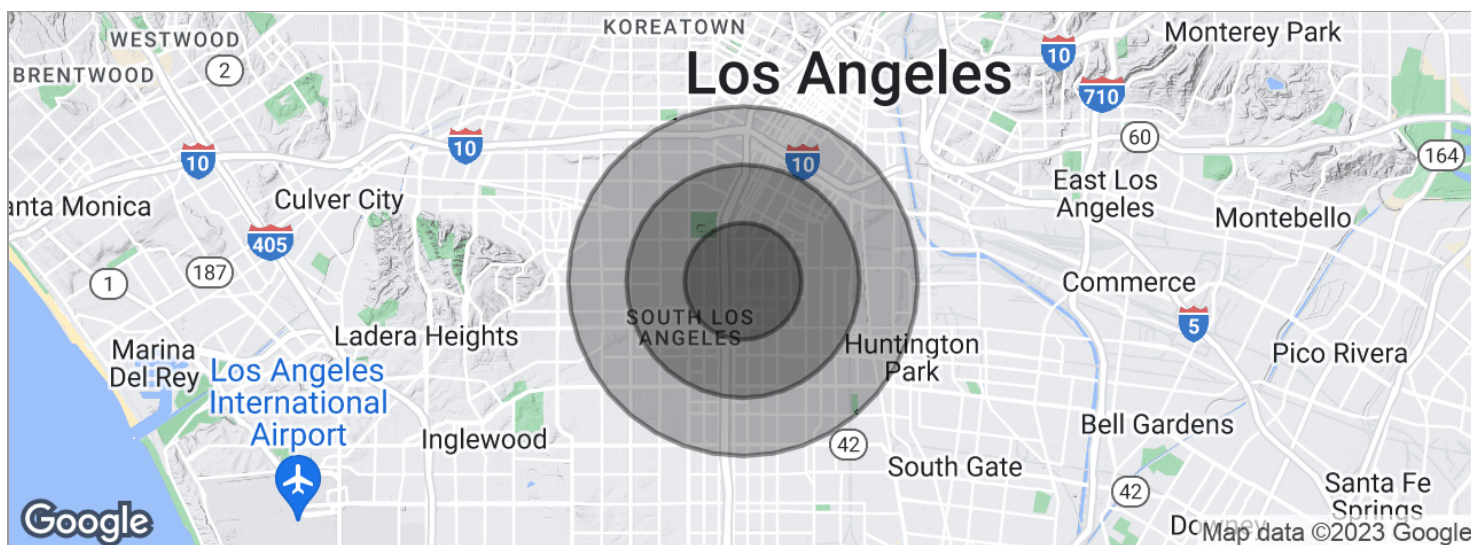


# Aerial Map





# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	71,094	243,415	473,169
Median age	26.2	26.4	27.3
Median age (male)	25.3	25.4	26.4
Median age (Female)	26.8	27.2	28.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	17,373	58,309	122,130
# of persons per HH	4.1	4.2	3.9
Average HH income	\$36,920	\$38,218	\$39,440
Average house value	\$427,951	\$408,723	\$404,315
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	83.7%	77.6%	74.1%
RACE (%)	1 MILE	2 MILES	3 MILES
White	20.6%	29.5%	32.8%
Black	14.9%	16.3%	19.0%
Asian	0.3%	1.8%	2.5%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.3%	0.3%	0.3%
Other	62.3%	50.7%	43.9%

\* Demographic data derived from 2020 ACS - US Census