



4 UNITS | MULTI FAMILY INVESTMENT OPPORTUNITY

MID CITY MULTI FAMILY

1409 S. BRONSON AVE
Los Angeles, CA 90019



PRESENTED BY:

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Although the Owner and Broker believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein.



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SITE DESCRIPTION

Presented for sale is a 4 unit income property located in Mid-City - one of the most central locations in Los Angeles. Situated minutes to Korea Town and other Los Angeles landmarks, this property has a great unit mix consisting of two 2-bed/2-bath units, one 2-bed/1-bath and one 1-bed/1-bath unit. It also features 4 detached car garage units. Property will be delivered fully occupied with approximately 4.32% cap rate and a lot of upside potential. This lovely multi family property is perfect for any value add investor.

This is simply not to be missed. Contact us today!

TYPE	NO. OF UNITS	BEDROOMS	BATHS	RENT	PROJECTED RENT
UNIT 1	1	2	2	\$1,995.00	\$2,250.00
UNIT 2	1	2	2	\$1,975.00	\$2,250.00
UNIT 3	1	2	1	\$1,552.00	\$1,850.00
UNIT 4	1	1	1	\$716.00	\$1,200.00
TOTAL	4			\$6,238.00	\$7,550.00

AT A GLANCE

4 Unit Multi Family
Property

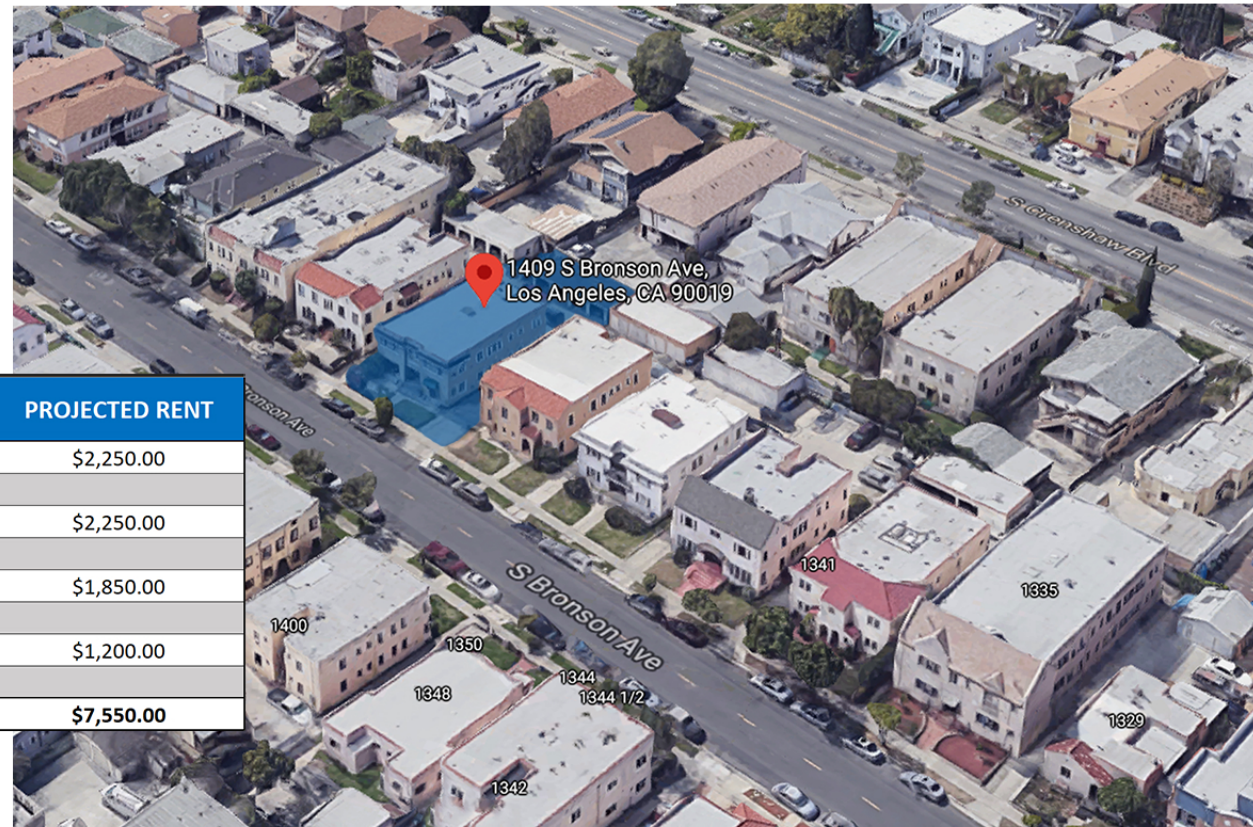
6,277.50 Lot Sq/Ft
Lot Size

LA R3-1-0-CPIO
Zoning

TOC Tier 3
TOC

4,100 Sq/Ft
Living Sq/Ft

\$1,300,000
Asking



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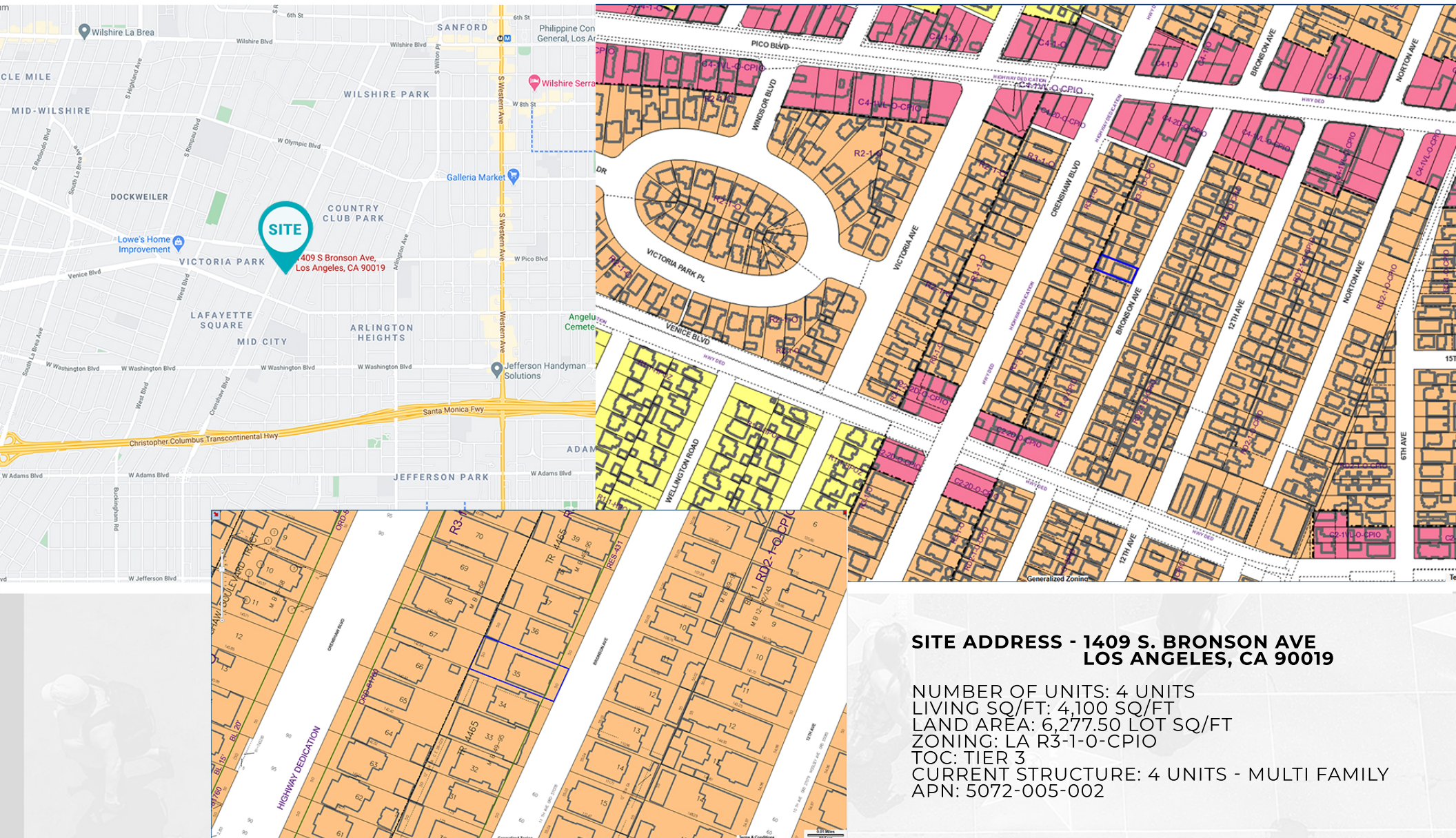
CORE REAL ESTATE GROUP

This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.



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SITE MAP



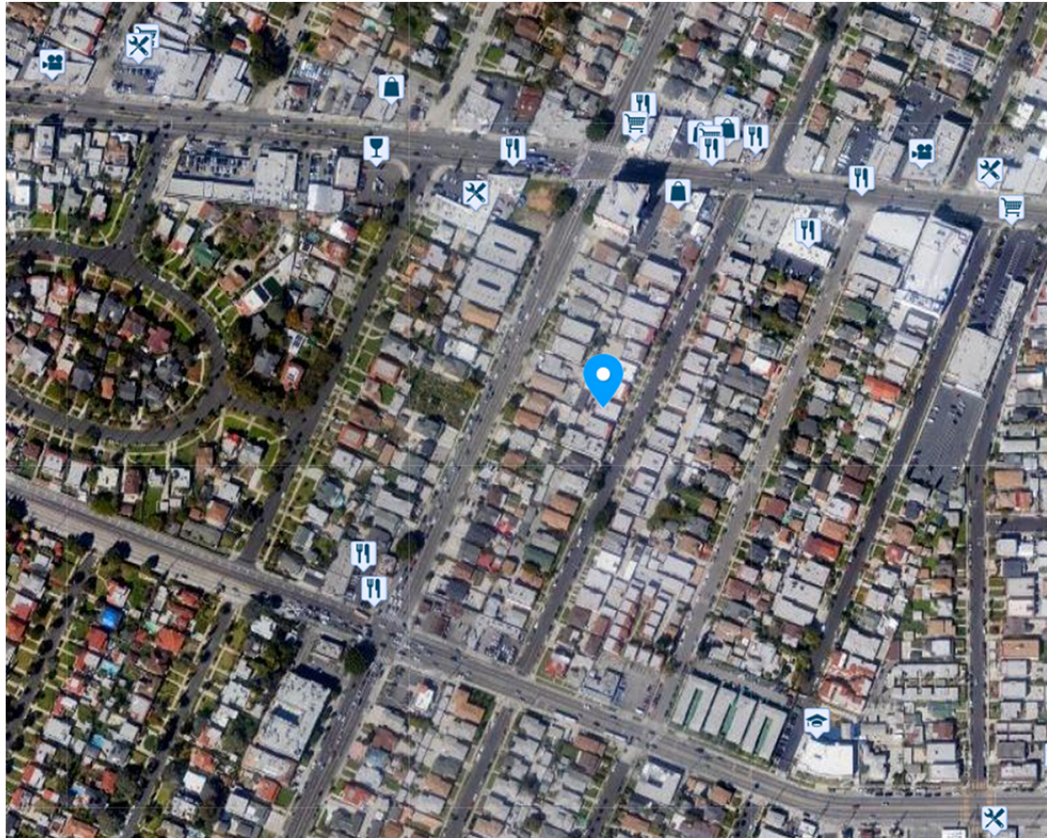
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Walk Score® 

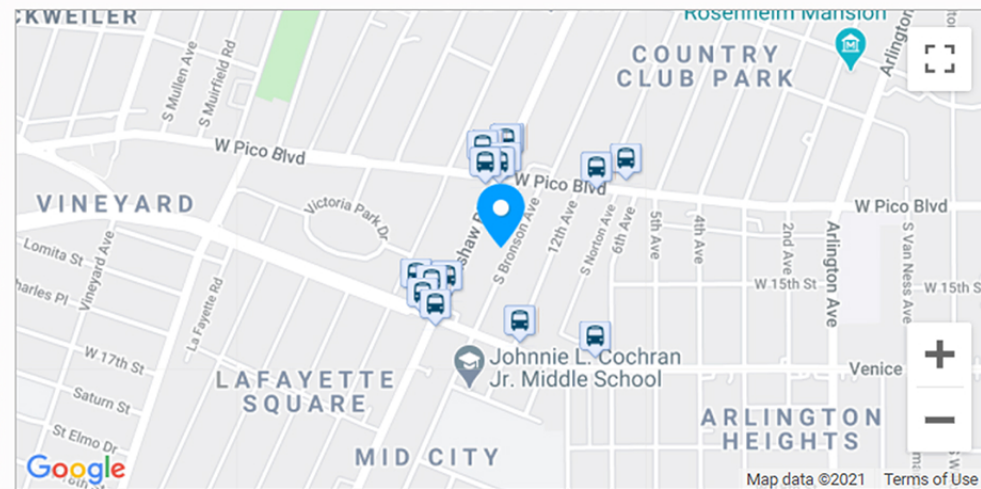


1409 South Bronson Avenue

UNNC, Los Angeles, 90019

Commute to **Downtown West Hollywood** 

 23 min  34 min  30 min  60+ min [View Routes](#)



Rail lines:

Metro Purple Line (805) 1.5 mi

Bus lines:

210 Metro Local Line	0.1 mi	710 Metro Rapid Line	0.1 mi
30/330 Metro Local Line	0.1 mi	R7 Pico Blvd Rapid	0.1 mi
33 Metro Local Line	0.1 mi	733 Metro Rapid Line	0.1 mi

Car shares:

RelayRides: 1998 Mercedes-...	1.1 mi	RelayRides: 2005 Ford Escape	1.2 mi
RelayRides: 2000 Honda Acc...	1.5 mi	RelayRides: 2004 Hyundai S...	1.5 mi



83 Walk Score
Walker's Paradise



59 Bike Score
Bikeable



64 Transit Score
Good Transit

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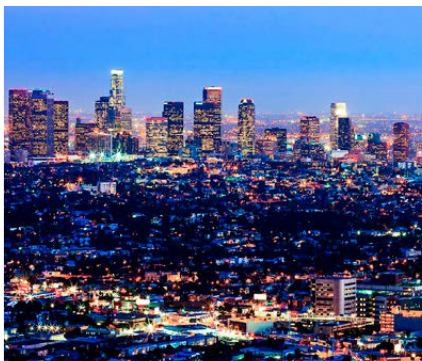
"The most drastic supply hike is predicted to be in Los Angeles. In 2020, there are an expected 17,600 units coming in the City of Angels, the largest supply it has seen in more than 20 years. It's also about double the average from the past decade."

-Julia Falcon, HousingWire
January 31, 2020

"According to a recent report from NAI Capital, Los Angeles apartment rents increase .6% in the first quarter....and nearly 3% over last year....the market has maintained record-high rents and developers have continued to meet high pro formas."

-Kelsi Maree Borland, GlobeSt.
June 4, 2019

Los Angeles™



±\$1,944 - \$2,728
Avg. Studio Price
(<1 Mile)

±\$2,049 - \$2,506
Avg. 1 Bed Price
(<1 Mile)

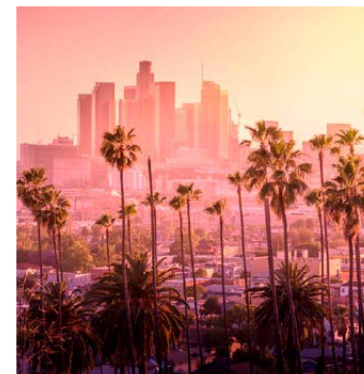
±\$3,496 - \$4,073
Avg. 2 Bed Price
(<1 Mile)



±\$1,701 - ±\$2,453
Avg. Studio Price
(1-2 Miles)

±\$2,043 - \$2,452
Avg. 1 Bed Price
(1-2 Miles)

±\$2,932 - \$3,604
Avg. 2 Bed Price
(1-2 Miles)





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