

Opportunity ZONE

FOR SALE BY OWNER



FOR SALE BY
OWNER

6,900,000

1451 W. 105th St.
Los Angeles, CA 90047



OVERVIEW

B.00108727



ABOUT THIS PROPERTY

Discover 1451 W 105th St in Los Angeles, a family-owned treasure for 51 years, nestled in an Opportunity Zone. Recently upgraded with modern amenities, including a top-notch video system and underground parking, this property offers spacious rooms and convenient onsite laundry. With stable long-term tenants and potential for value enhancement, it's a prime investment opportunity. Don't miss out on owning a piece of history with this property!

✓ 18 Units

✓ 2 bed | 1.5 bath

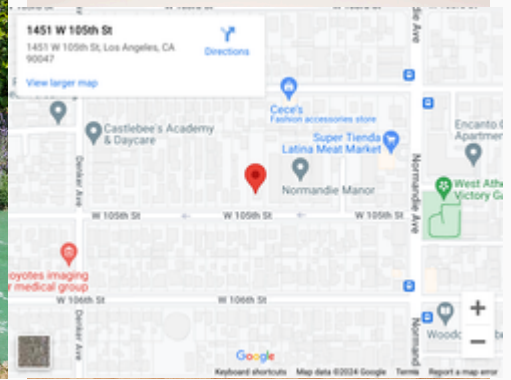
✓ 1,079 sq. ft.

CONTACT DETAILS

☎ 323.205.5413 ✉ Info@lvnancy.com

CAP RATE
5.57%

Additional Property and large lot available next door!



Property Photos

[CLICK HERE](#)

Key Investment Features

Prime Location: Nestled in the heart of Los Angeles, this property offers convenience and accessibility to urban amenities.

Additional Property and large lot next door available for purchase!

Spacious Layouts: Each unit is thoughtfully designed for comfort and functionality, providing residents with ample living space.

Income Potential: With a high demand for rental properties in the area, this building presents a lucrative investment opportunity.

Well-Maintained: Meticulously cared for, this property boasts a well-maintained exterior and interior, ensuring long-term value.

Strong Community: Become a part of a vibrant community and enjoy the benefits of a thriving neighborhood.

Building Features

- ✓ Renovated units
- ✓ Built in 1963 | 19,425 sq.ft.
- ✓ Lot size: 19,057
- ✓ Includes one 3bd. | 2.5 bath unit
- ✓ Assigned covered parking
- ✓ Laundry unit on-site

View Property Video



1451 W. 105th St. Rent Roll

Unit 1451 W. 105th St.	Actual Rent	Projected Rent
- 1 1451 W. 105th St. - <i>vacant</i>	\$0.00	\$3900.00
2 1451 W. 105th St. - 3	\$2589.00	\$2667.00
1451 W. 105th St. - 4	\$1840.00	\$2900.00
1451 W. 105th St. - 5	\$2291.00	\$2360.00
1451 W. 105th St. - 6	\$1787.00	\$2400.00
1451 W. 105th St. - 7	\$2900.00	\$2400.00
1451 W. 105th St. - 8	\$1941.00	\$2900.00
1451 W. 105th St. - 9	\$1883.00	\$2900.00
1451 W. 105th St. - 10	\$1787.00	\$2900.00
1451 W. 105th St. - 11	\$2493.00	\$2493.00
1451 W. 105th St. - 12	\$1787.00	\$2900.00
1451 W. 105th St. - 13	\$2934.00	\$3022.00
1451 W. 105th St. - 14	\$1787.00	\$2900.00
1451 W. 105th St. - 15.	\$2545.00	\$2621.00
1451 W. 105th St. - 16 <i>vacant</i>	\$0.00	\$2900.00
1451 W. 105th St. - 17	\$1826.00	\$2900.00
1451 W. 105th St. - 18	\$1787.00	\$2900.00
Total	\$2487.00	\$2488.00
	\$34664.00	\$50451.00
	45.58% increase of (GPI)	
Annual Income		
88% Occupied	\$415968.00	
100% Occupied	\$497568.00	\$605412.00
	Gross Potential Income: \$605,412.00	

1451 W. 105th Expense Report

Consolidated results for the
period December 31, 2023

Expenses	
Property Taxes	\$13,118.41
Insurance	\$13,407.00
Cleaning and Maintenance	\$16,362.11
Utilities	\$10,120.11
Property Management Fees	\$26,608.13
Marketing & Advertising	\$460.00
Landscaping	\$2,960.00
Repairs & Labor For Repairs	\$27,836.91
Pest Control	\$708.00
Plumbing	\$1,315.00
Total:	\$112,895.67
(NOI) = (\$497,568 - \$112,895.67) =	\$384,672.33
(CAP RATE) = (\$384,672.33 / \$6,900,000) =	5.57%

Opportunity ZONE



FOR SALE BY OWNER
\$1,350,000

PROPERTY FOR SALE

This charming property boasts a 854 square feet home, situated on an impressive 19,063 square feet lot. Offering a great investment opportunity in the highly sought-after opportunity zone area.



About Property

This property presents a plethora of options for redevelopment and expansion. With its prime location and ample space, this property is full of potential and possibilities.

Get in Touch

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Property Features

