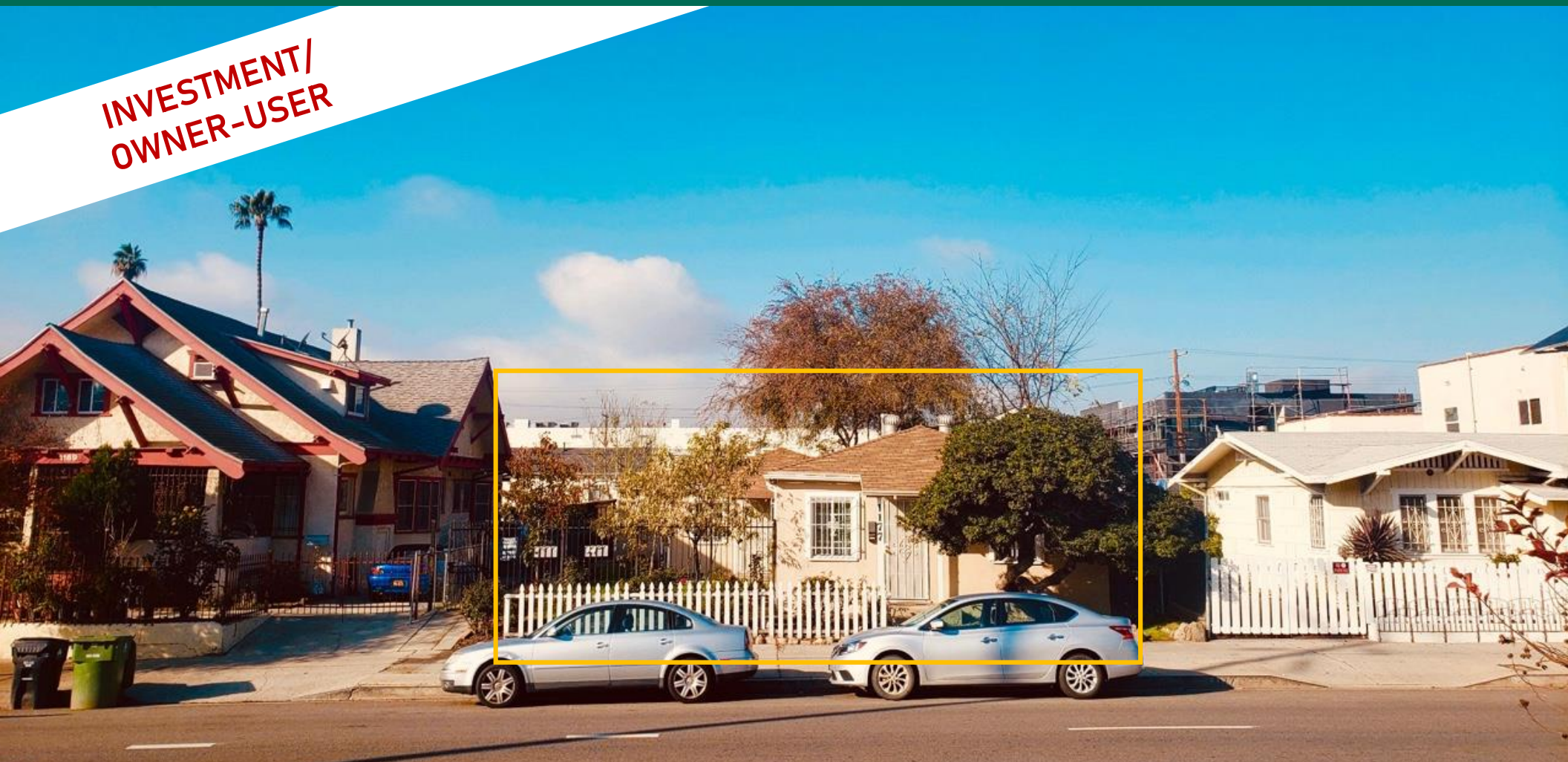


1173 N VIRGIL AVE, LOS ANGELES, CA 90029

TRIPLEX - FOR SALE

**INVESTMENT/
OWNER-USER**



MICHELLE SUH
BRE #: 01335563

Office: (213) 251-9000
Mobile (213) 220-6005
michellesuh@korusre.com



PROPERTY INFORMATION

Address:	1173 N Virgil Ave, Los Angeles, CA 90029
Sale Price:	\$1,050,000
Annual NOI:	\$47,480
CAP Rate:	4.5%
GRM:	16x
APN:	5542-026-024
Building Size:	1,830 sq. ft.
Land Size:	6,700 sq. ft.
Units:	Triplex
	Three (3) – Two (2) Bd + One (1) Ba
Built:	1941
Zoning:	R2-1XL
Parking:	6 Spaces
TOC:	Transient Orient Community: Tier 3



RENT ROLL

Unit No.	No. of Bdrms	Monthly Rent	Lease Expiration	Rent Increase (July 2019)
1173	2BD + 1BA	\$1,810	Will be delivered vacant	\$2,000
1175	2BD + 1BA	\$1,750	Month – to – Month	\$1,820
1177	2BD + 1BA	\$1,730	Month – to – Month	\$1,800
TOTAL	6BD + 3 BA	\$5,290		\$5,620

FINANCIAL ANALYSIS

Current

\$5,290 *12 = \$63,480

\$16,000

\$47,480

4.5%

16x

Gross Income

Expense

Annual NOI

CAP RATE

GRM

Proforma

\$5,620 *12 = \$67,440

\$16,000

\$51,440

4.7%

15x

Gross Income

Expense

Annual NOI

CAP RATE

GRM

Annual Expenses

\$10,880

\$1,090

\$1,800

\$960

\$1,270

\$16,000

Property Tax

Insurance

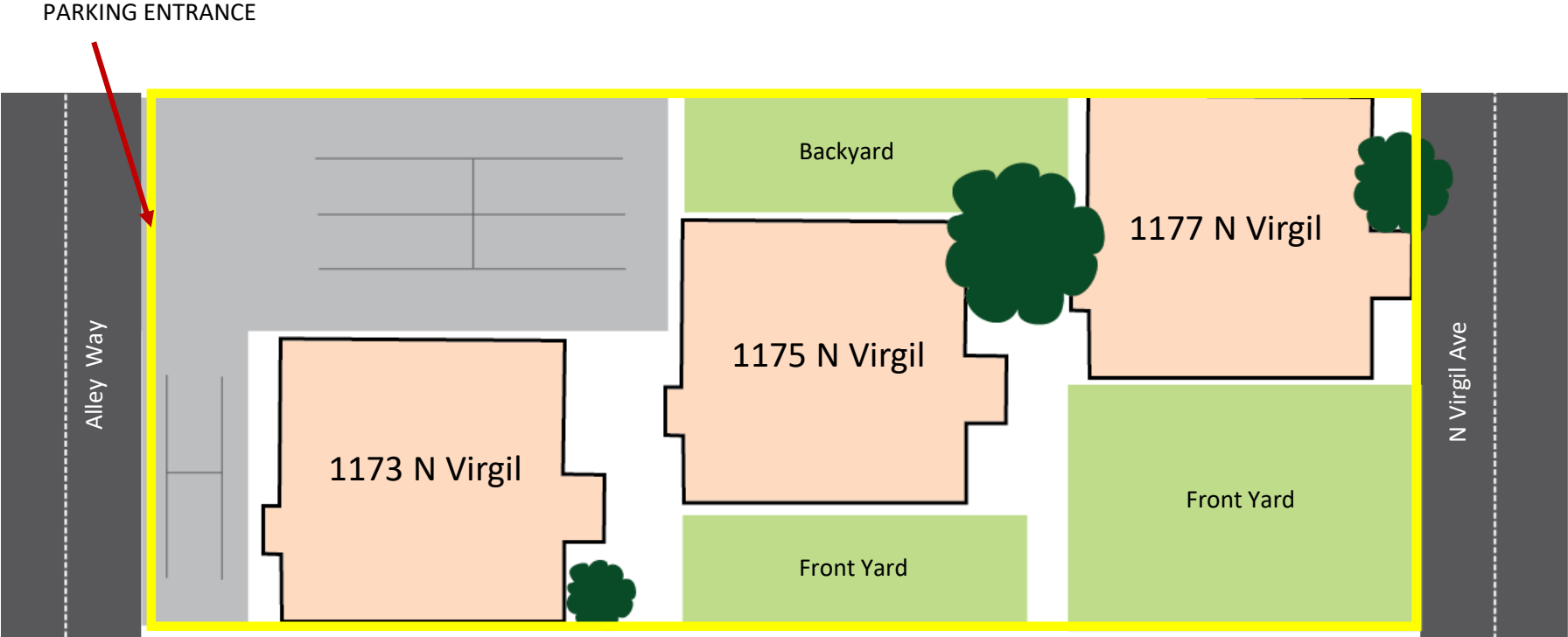
DWP

Gardening

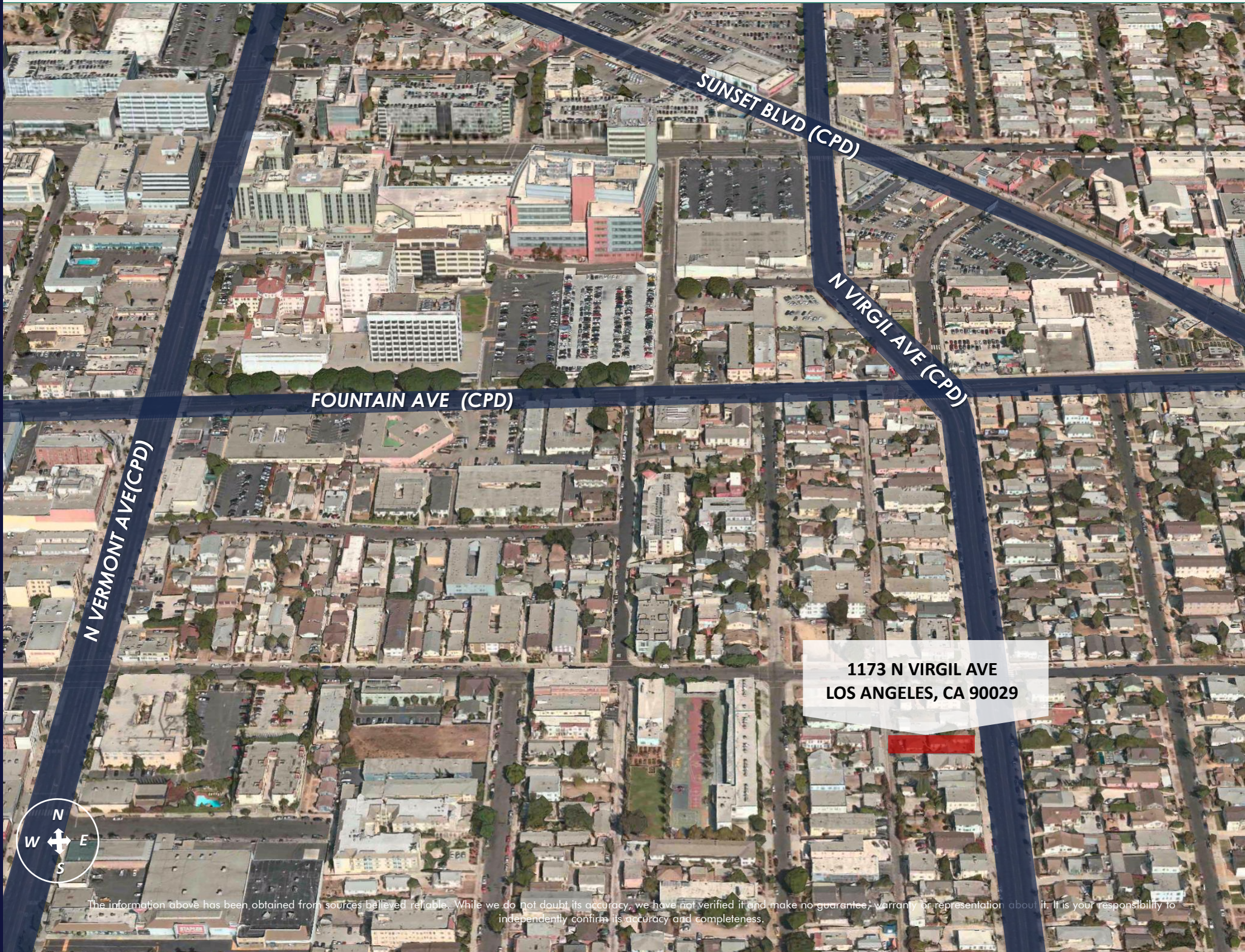
Maintenance (2%)

Total Expense

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



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FOUNTAIN AVE (CPD)

SUNSET BLVD (CPD)

N VIRGIL AVE (CPD)

N VERMONT AVE(CPD)

1173 N VIRGIL AVE
LOS ANGELES, CA 90029





1173 N VIRGIL AVE
LOS ANGELES, CA 90029

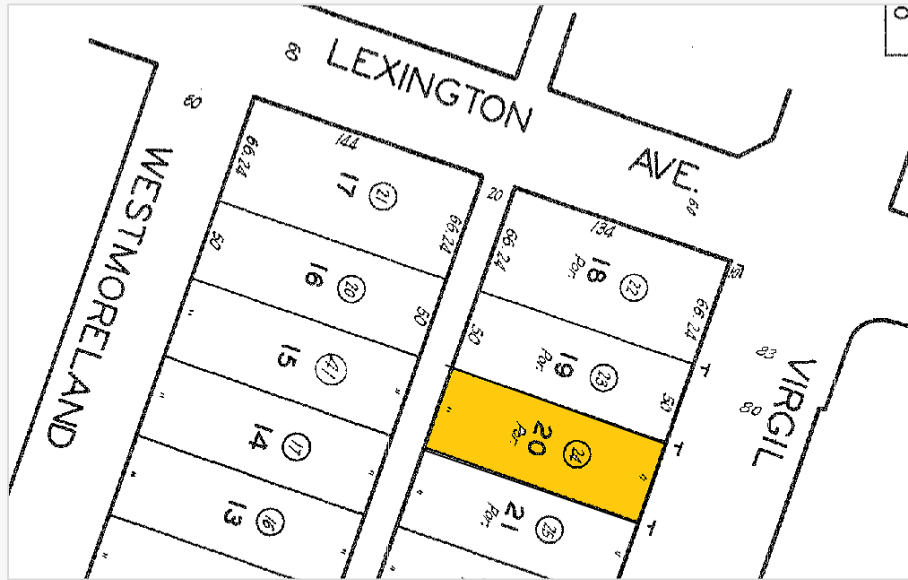
N VIRGIL AVE

LEXINGTON AVE



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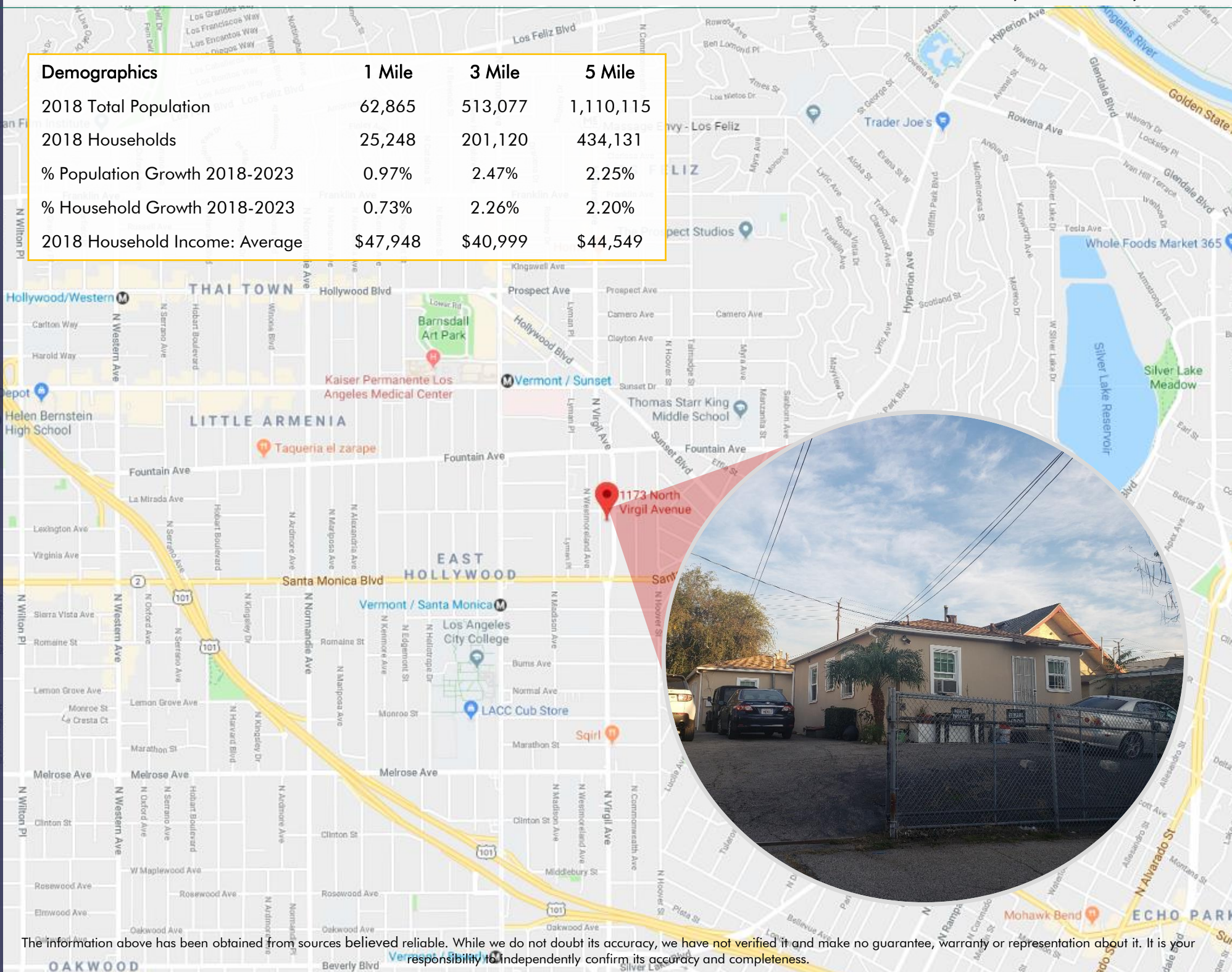
APN: 5542-026-024



ZONING: R2-1XL



Demographics	1 Mile	3 Mile	5 Mile
2018 Total Population	62,865	513,077	1,110,115
2018 Households	25,248	201,120	434,131
% Population Growth 2018-2023	0.97%	2.47%	2.25%
% Household Growth 2018-2023	0.73%	2.26%	2.20%
2018 Household Income: Average	\$47,948	\$40,999	\$44,549



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