

CENTURY PARK
REAL ESTATE ADVISORY GROUP



JUST LISTED
\$1,695,000



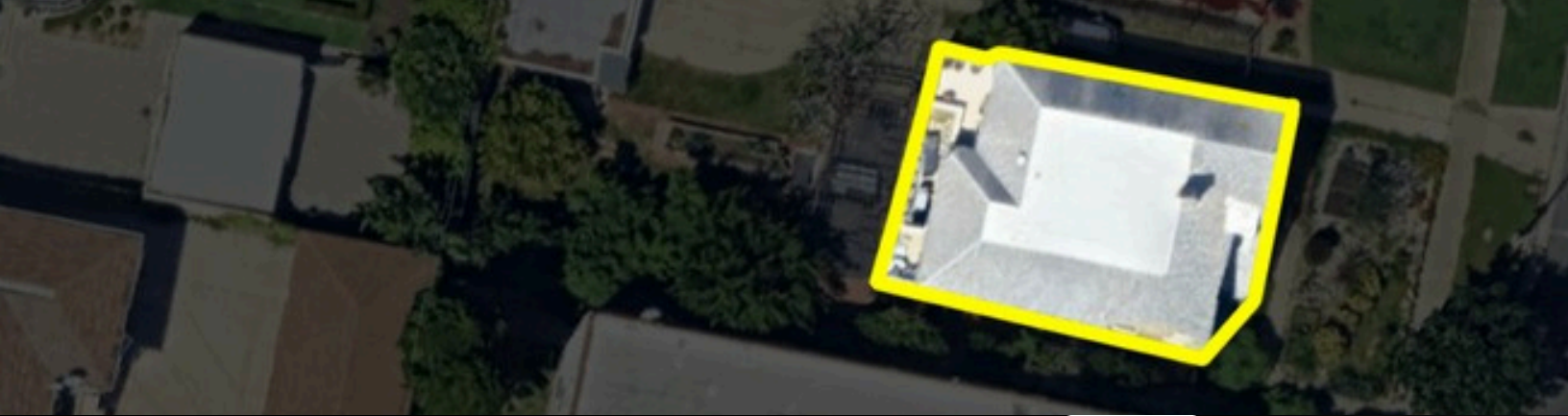
613 - 615 N Plymouth Blvd

SIDE BY SIDE DUPLEX TOWNHOUSE | 4 BED | 5 BATH | 2,938 SQFT | 7,387 LOT SIZE

Duplex Townhouse income property on a large 7,387 square foot lot in the highly desirable Larchmont Village area. Rare side by side townhouse unit configuration with two spacious units at nearly 1,500 square feet each with in unit laundry and split system HVAC upgrades, an extremely sought product for both investors and owner users. Excellent upside in future cash flow and development potential Zoned LAR3; well suited for ADU addition, expansion, or future garage conversion, making this a strong value add opportunity in central LA, but a nice quiet neighborhood. Prime location near Larchmont Village shops, cafes, and restaurants, and Hancock Park. Close proximity to Paramount Studios on Melrose. The property features original architectural details paired with modern updates. Upper levels offer two bedrooms, a hallway bathroom, and private patios overlooking the rear yard. Abundant storage throughout, including generous walk in closet space. Two car garage with attached storage located at the rear of the property. A rare opportunity to own a versatile income property with scale, walkability, and long term upside in one of Los Angeles' most in demand rental markets.

LISTED BY JORDAN RUBINSTEIN

FORWARD/ONE
ESTATES



613 - 615 N PLYMOUTH BLVD | LOS ANGELES

ASKING PRICE | \$1,695,000

PRICE PER SF | \$577

CAP RATE PROFORMA | 5.24%

JORDAN RUBINSTEIN
 DRE #01736033
 310.435.3926
 JORDAN@CENTURYPARKRE.COM

PROPERTY DETAILS		INCOME	CURRENT	3% INCREASES	PRO FORMA
UNITS	2	4 BED 5 BATH	\$7,000	\$7,280	\$10,150
YEAR BUILT	1923	ANNUAL GROSS	\$84,000	\$87,360	\$121,800
GROSS SF	2,938	OPERATING EXPENSES	\$32,988	\$32,988	\$32,988
LOT SF	7,387	NOI	\$51,013	\$54,373	\$88,813

ESTIMATED EXPENSES

TAXES (1.25%)	\$21,188
INSURANCE	\$7,000
REPAIRS AND MAINTENANCE	\$2,938
*UTILITIES (PAID BY TENANTS)	\$7,387
LANDSCAPE	\$1,200
PEST CONTROL	N/A
TOTAL	\$32,998
RATIO OP. EXPENSES	37.76%

PROPERTY HIGHLIGHTS

Larchmont Village / Hancock Park Area
 Side by Side Duplex Townhouse Configuration
 En suite Bathrooms and Walk-In Closets
 Large Spacious Lot

IMPROVEMENTS

Bathroom Addition | 2018
 Added mini split to both units | 2018
 Recessed Lighting | 2018
 Water Heaters Upgrade | 2019
 Electrical Panel/Breakers in 613 | 2018

*NOTE: WATER METER IS ATTACHED TO UNIT 613 ; ALL BILLS GO TO OWNER AND OWNER SENDS EACH TENANT BILL PLUS SHARE OF COMMON AREA EXPENSES

