

1534-1536 TEMPLE STREET

LOS ANGELES • CA 90026

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAM CLINE

KW
COMMERCIAL

FOR SALE 6-UNIT RESIDENTIAL PROPERTY

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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INVESTMENT HIGHLIGHTS



Six (6)
2 Bed / 1 Bath Units



Prime Echo Park
Location



Adjacent to Historic
Filipino Town



Three Separate
Buildings on One Lot



High-Demand Rental Corridor Near Downtown
LA, Echo Park Lake, Sunset Blvd and Dodger
Stadium

1534 Temple Street presents a rare opportunity to acquire a six-unit apartment asset in the highly sought-after Echo Park submarket of Los Angeles. Positioned along the Temple Street corridor, the property sits at the intersection of Echo Park and Historic Filipino town—two culturally vibrant and increasingly desirable neighborhoods known for strong tenant demand, neighborhood identity, and long-term rental growth.

The property consists of six (6) two-bedroom, one-bathroom units across three separate buildings on one lot. This offering is ideally suited for value-add investors, 1031 exchange buyers, and long-term holders seeking exposure to one of Los Angeles' most resilient and trend-forward rental markets.

OPERATING SUMMARY

KEY INVESTMENT METRICS

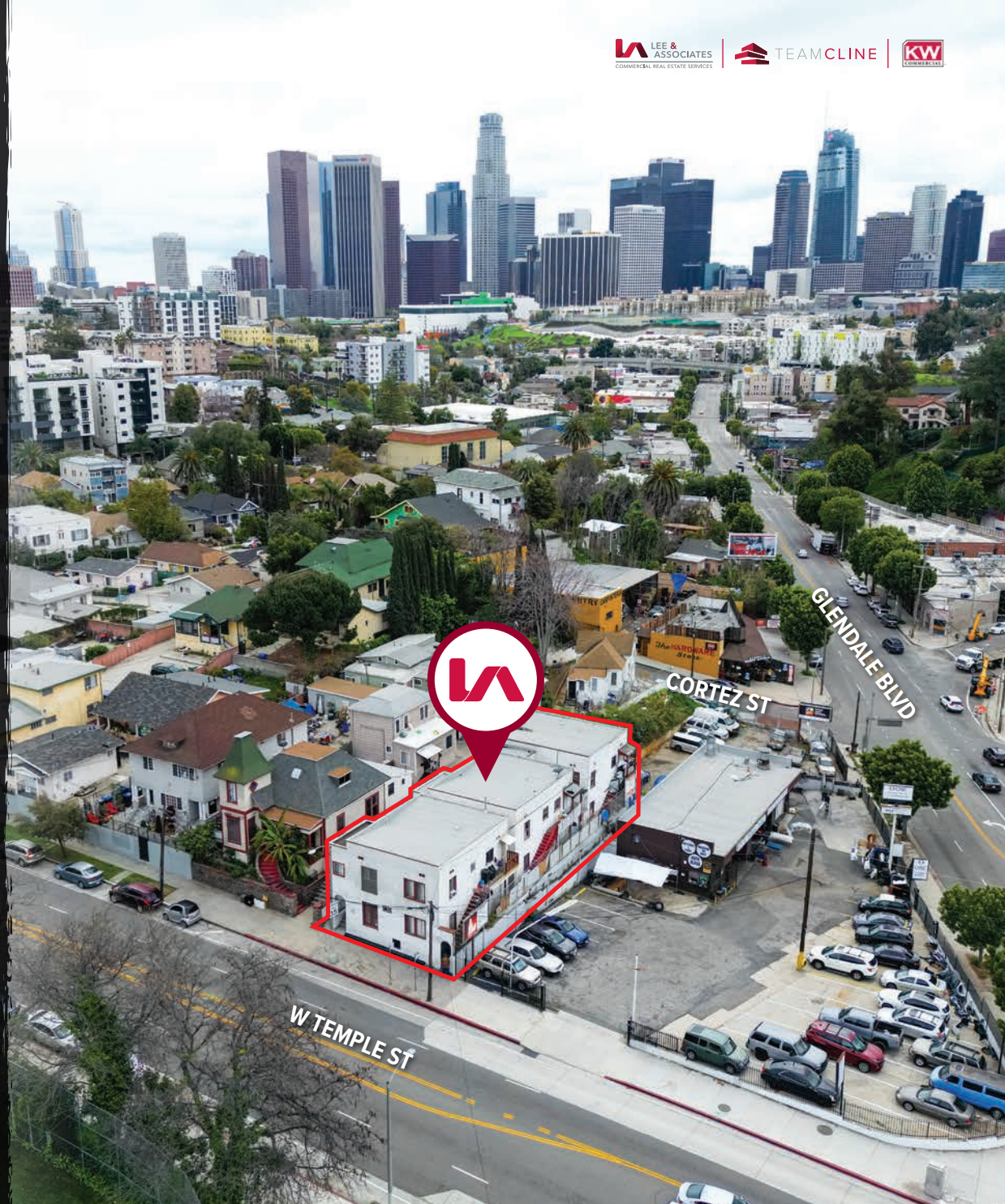
Metric	Current	Pro Forma (All Units @ \$2,500)
Purchase Price	\$1,699,000	\$1,699,000
Annual Gross Income (AGI)	\$98,016	\$180,000
Effective Gross Income (EGI)	\$98,016	\$171,000
NOI	\$51,801	\$122,085
Cap Rate	3.05%	7.19%
GRM	17.3x	9.44x
Expense Ratio	47%	28.6%

RENT ROLL (CURRENT)

Address	Monthly Rent	Annual Rent
1534 Temple	\$1,376	\$16,512
1534 1/2 Temple	\$1,753	\$21,036
1534 1/4 Temple	\$1,237	\$14,844
1534 3/4 Temple	\$1,412	\$16,944
1536 Temple	\$1,093	\$13,116
1536 1/2 Temple	\$1,297	\$15,564
Total	\$8,168	\$98,016

ANNUAL OPERATING EXPENSES

Expense	Current	Pro Forma
Property Taxes (1.19%)	\$20,218	\$20,218
LADWP	\$9,600	\$10,500
Insurance	\$2,557	\$2,557
LA Housing Dept	\$640	\$640
Maintenance	\$13,200	\$15,000
Total Expenses	\$46,215	\$48,915



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AMENITIES MAP



For More Information,
Please Contact ▶

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.