



845 W 56th St | Los Angeles, CA 90037

Triplex Investment Opportunity

QUICK NUMBERS

- **Monthly Income:** \$7,600
- **Annual Income:** \$91,200
 - **NOI (est.):** \$59,280

METRICS (Based on \$1,249,999)

- GRM: 13.7
- Cap Rate: ~4.7%

PROPERTY SNAPSHOT

- 3 Units (4bd + 1bd + 1bd)
 - Remodeled Units (Permitted) | New Roof (2024)
- Tenant-Occupied, Strong In-Place Rental Income (Option to deliver vacant)
 - LAR2 Zoning

LOCATION

South Los Angeles | Near USC + DTLA | Easy Freeway Access | Strong Rental Demand Area

INVESTOR HIGHLIGHT

Strong income-producing, turn key triplex generating over \$90K annually.
Benefit from strong in-place income



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