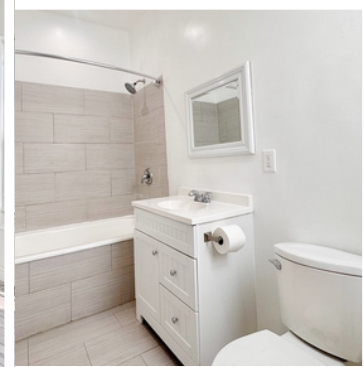
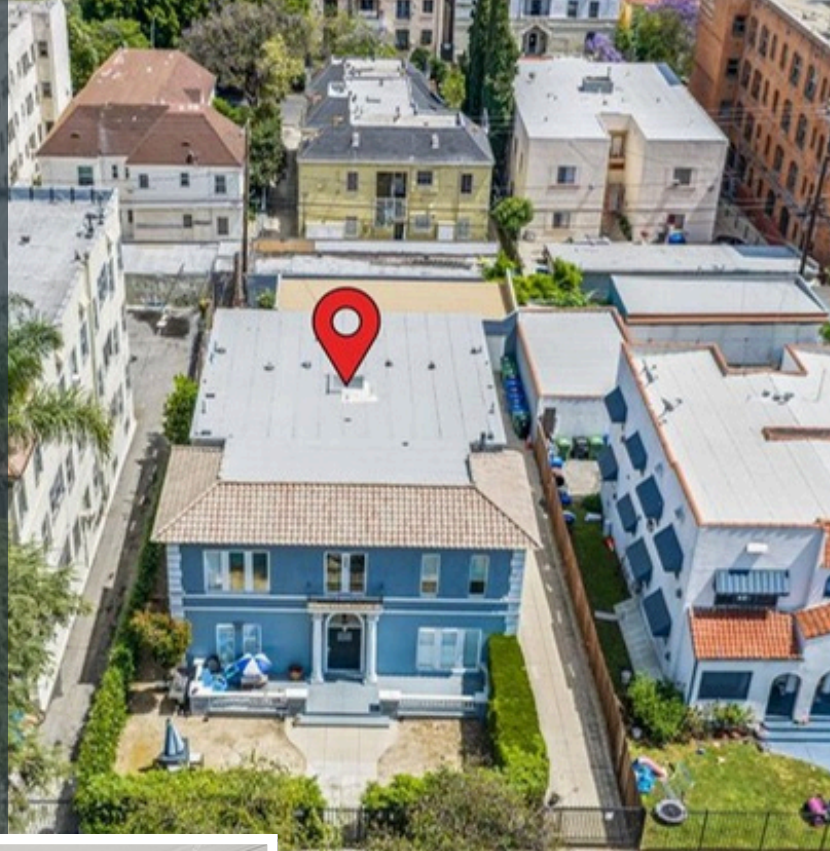


Toni Nan Xiong
Real Estate Advisor
eXp Commercial
DRE 01462918

KTOWN 4PLEX

Large 2/2 units 1057sf ea
Chapman Plaza Location
150k+ in CapEx



Market rents + Upside:

Utilities - Tenants pay for trash, gas, sewer, electricity, and pro-rate portion of the building water bill
Landlord pays power for common areas, pro-rata portion of the water bill.

Turn Key:

- Four 2 Bd 2 Ba Units
- New Roof
- Full copper repipe
- New electrical
- Large lot 8500sf ADU/development potential
- 1 Unit delivered vacant
- Two detached garages
- Extra storage Units

244 S Alexandria Ave
LA CA 90004

\$1,900,000

CONTACT US NOW

Call or text: 310-883-4882
toni8000@gmail.com

**RENT ROLL, PNL AVAILABLE UPON
REQUEST**



Walkthrough video upstairs unit: <https://youtu.be/vSqBJlxO2Fw>

Built in 1923

4 units, 4228sf total, 2/2 each. Avg sf 1057

- large lot ~8500sf

-Two 2 car garages and extra storage units

-Great location, near Chapman plaza, quarters, Line hotel

-1 unit delivered vacant.

-2 Units on month to month

New Capex~150k (in last 4 years)

-New electrical in three units

-New roof for building & garage

-Full copper repipe from the water meter to
inside units and ABS under the building

-New dishwashers and washer/dryer

- Covered parking repairs for doors and lights.

-Foundation Repair

Utilities - Tenants pay for trash, gas, sewer, electricity,
and pro-rate portion of the building water bill

Landlord pays - Power for common areas, pro-rata portion of the water bill.

All units are RSO at market rents. No Section 8



5.14% CAP
GRM 13.55

**RENT ROLL & PNL
UPON REQUEST**

CENTRAL LOCATION

**2 BLCOKS NORTH OF
CHAPMAN PLAZA**

Large lot for ADU or future development



PROPERTY FEATURES



8 BATHROOMS



8 BEDROOMS



**UPDATED
KITCHENS**



4228 SQ. FT.



GARAGE



Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit1	1	2	1.00	No	\$2956	\$2956	\$3050
Unit2	1	2	1.00	No	\$0	\$0	\$3050
Unit3	1	2	1.00	No	\$2870	\$2870	\$3050
Unit4	1	2	1.00	No	\$2806	\$2806	\$3050