

645 E 78th Street

LOS ANGELES, CA 90003 | TURNKEY 2016-BUILT DUPLEX

OFFERING MEMORANDUM
Asking Price

\$1,150,000

8 BD / 6 BA
TOTAL

(2) 4BD / 3BA
UNITS

3,520
BLDG SQ FT

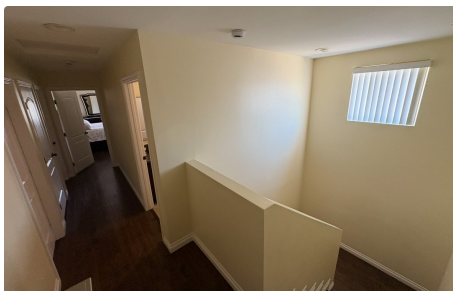
2016
YEAR BUILT

3-Car + Drwy
PARKING

Investment Highlights

- **2016 construction, turnkey** — modern kitchens, baths, and flooring throughout; no deferred maintenance.
 - **Rental upside** — renovated comps in the area achieve rents near \$3,900–\$5,000/mo per unit.
 - **Spacious townhome-style layouts** — large two-story floorplans with oversized bedrooms, a rare offering for the submarket.
 - **Detached 3-car garage plus driveway** — ample off-street parking, or convert to an income-producing ADU (see below).
 - **Both units currently occupied** — 100% leased with in-place rents of \$3,263–\$3,645/mo.
 - **Strong duplex comps** — three newer-vintage duplexes closed nearby at \$1.15M–\$1.195M.
- **ADU upside** — converting the detached 3-car garage into a 1-bed ADU (~\$140K build) can add ~\$1,800/mo in rent and ~\$1,500/mo in net income, lifting the stabilized cap rate to ~7.4% on a self-managed basis (buyer to verify feasibility with LADBS).

Property Features



Renovated kitchen — granite & stainless



Updated full bathroom



Detached 3-car garage — ADU conversion potential

Financial Summary

645 E 78th Street · Los Angeles, CA 90003

Unit	Bed / Bath	Sq Ft	Current Rent	Est. Market Rent
Unit 645	4 BD / 3 BA	1,740	\$3,645	\$3,900
Unit 645½	4 BD / 3 BA	1,780	\$3,263	\$3,900
Total (2 units)	8 BD / 6 BA total (4 BD / 3 BA each)	3,520	\$6,908 / mo	\$7,800 / mo

CURRENT ANNUAL INCOME \$82,897	MARKET ANNUAL INCOME \$93,600	RENTAL UPSIDE +13%
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Actual Operations*

	2024	2025
Gross Operating Income	\$62,646	\$50,440
Operating Expenses	\$37,069	\$36,812
Net Operating Income	\$25,577	\$13,628

*Owner-reported actuals per AppFolio. 2025 income reflects a mid-year vacancy and 2025 expenses include ~\$25K of one-time repairs; normalized/stabilized operations are materially stronger. Excludes third-party management fee; assumes self-managed operation.

Pricing

Asking Price	\$1,150,000
Price / Door	\$575,000
Price / Sq Ft	\$327
In-Place Cap Rate (stabilized opex)	~5.8%
Stabilized Cap Rate (market rent)	~6.7%
Stabilized Cap Rate (w/ ADU)	~7.4%

Cap rates based on in-place and market rent against normalized self-managed expenses (~\$16K/yr excl. one-time repairs). ADU scenario assumes a \$140K garage-conversion build added to basis and +\$1,500/mo NOI (\$1,800/mo rent). CMA range \$1.11M–\$1.16M. Buyer to verify all figures independently.

Comparable Sales

Address	Units	Sq Ft	Built	Sale Price	\$ / SF	\$ / Door
806 E 76th Pl · 90001 (Closed 2/2026)	2	3,793	2022	\$1,195,000	\$315	\$597,500
341 W 73rd St · 90003 (Closed 11/2025)	2	3,506	2016	\$1,150,000	\$328	\$575,000
804 E 76th Pl · 90001 (Closed 2/2026)	2	3,715	2022	\$1,195,000	\$322	\$597,500

Subject priced at \$327/SF and \$575,000/door on 3,520 SF. All three comps are 2-unit duplexes within ~1 mile; 341 W 73rd St (2016 build) is the closest vintage match to the subject, while the two 2022-built comps bracket the price at the high end. Source: CRMLS / RPR CMA, 7/2026.

Location

Located in the Florence-Graham area of South Los Angeles, 645 E 78th Street sits near the intersection of major transit and employment corridors, with quick access to Downtown LA, the I-110 and I-105 freeways, and the region's largest job centers — a durable draw for tenants.

El Super (grocery)	~0.5 miles
I-110 Freeway	~1.5 miles
USC / Exposition Park	~4 miles
SoFi Stadium / Inglewood	~5 miles
LAX	~9 miles

