

Fully Vacant Turn-Key Investment Opportunity on S. Edgemont St.



\$2,200,000

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INVESTMENT SUMMARY

- 132-136 Edgemont St. Los Angeles, CA 90004
- Asking Price: \$2,200,000
- Price per SF: \$544.29
- Building: 4,042 sf*
- Lot: 5,797 sf*
- Units: Four
- Parking: 8, 4 individual garages, 4 uncovered
- Built/Renovated: 1947/2026
- APN: 5518-015-007

*Property/SF, financial information, permits/usage deemed to be reliable but not guaranteed.

Buyer is advised to independently verify the accuracy of all information.



PROPERTY FEATURES



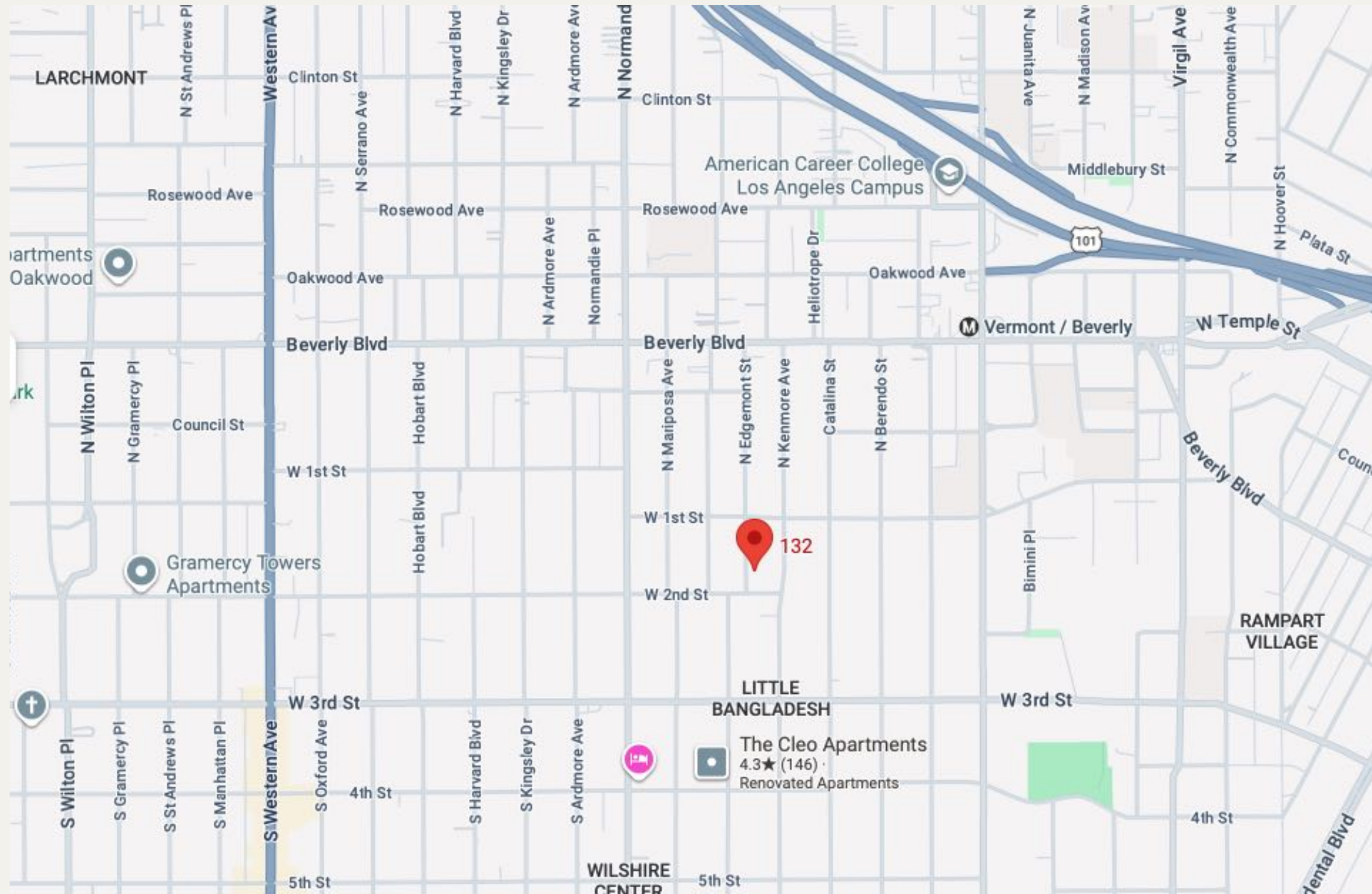
A rare opportunity to acquire a fully vacant, completely renovated, boutique four-unit apartment building ideally located just steps from the shops, cafes, and restaurants of Larchmont Village and the vibrant dining scene of Koreatown. Spanning approximately 4,042 square feet, this turnkey asset is delivered fully vacant, offering a new owner the rare ability to lease up all four units at full market rents from day one. The location is a major draw for prospective tenants. Larchmont Boulevard's strip of boutique shops, coffee spots, and acclaimed restaurants including Larchmont favorites like Great White, Tu Madre, Cafe Gratitude, and Max & Helen's is just minutes away, along with the diverse dining and nightlife of nearby Koreatown. The area offer. easy access to public transit, and proximity to major employment centers throughout Hollywood, Downtown LA, and the Wilshire corridor all highly attractive amenities for renters. All four units feature 2-bedroom/2-bathroom floor plans, each fully modernized from top to bottom. Every unit includes new kitchen appliances (refrigerator, stove/oven, and microwave), fully updated bathrooms with contemporary finishes, new flooring throughout, new AC/heating systems, and in-unit washer/dryer hookups a standout amenity that commands premium rents and reduces turnover. Parking is a defining feature of this property: each unit is paired with its own private one-car garage plus an additional dedicated parking space directly in front of the garage, for a total of 8 parking spaces across the building a rare offering in this submarket. The building has been comprehensively renovated, reflecting true pride of ownership and minimizing near-term capital expenditures for a new owner.

PROPERTY HIGHLIGHTS



- Comprehensively renovated turn-key asset minimizing near-term capital expenditures for a new owner
- Delivered fully vacant offering the new owner ability to lease up all four units at full market rents from day one
- All four units feature 2-bedroom/2-bathroom floor plans, each fully modernized from top to bottom
- Every unit includes new kitchen appliances, fully updated bathrooms, new flooring, new AC/heating
- All units include in-unit washer/dryer, standout amenity that commands premium rents and reduces turnover
- Each unit has it's own private one-car garage plus an additional dedicated parking space in front of garage
- The location is a major draw for tenants with Larchmont Boulevard's boutique shops and acclaimed restaurants
- The area offers easy access to public transit, and proximity to major employment centers

LOCATION OVERVIEW



- Approximately:
- 0.8 miles to Koreatown
- 1.1 miles to Rampart Village
- 1.7 miles to East Hollywood
- 1.7 miles to Larchmont
- 2.1 miles to Silver Lake
- 2.8 miles to Echo Park
- 3.2 miles to DTLA
- 3.7 miles to Dodger Stadium

PROPERTY IMAGES



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Financial summary

- Price: \$2,200,000
- Projected Rent: \$13,000/month
- Pro Forma GOI: \$156,000
- Estimated Expenses: \$39,000
- Pro Forma NOI: \$ 117,000
- Pro Forma GRM: 14.1
- Pro Forma Cap Rate: 5.32%
- Expenses per SF: \$9.65
- Percent of GOI: 25%



*The Collective Realty/Tiao Properties, Inc. do not make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. Buyer is advised to independently verify the accuracy of all information.

We Look Forward To Working With You!

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