

535 West 54th Street

THREE UNIT INVESTMENT OFFERING / LOS ANGELES, CALIFORNIA 90037 / APN 5001-025-013

\$699,900
OFFERING PRICE



4.74% CAP RATE CURRENT	6.82% CAP RATE PRO FORMA
12.6 GROSS RENT MULTIPLIER	\$329 PRICE PER SQUARE FOOT
3 UNITS, TWO BUILDINGS	71% OF ROLL IS SECTION 8

RENT ROLL

UNIT	BEDS / BATHS	TENANCY	CURRENT	MARKET
537 W 54th	2 / 1.5	Section 8	\$2,020	\$2,020
535 1/2 W 54th	2 / 1	Market	\$1,352	\$2,020
535 W 54th	2 / 1.5	Section 8	\$1,254	\$2,020
Monthly			\$4,626	\$6,060
Annual			\$55,512	\$72,720

INVESTMENT HIGHLIGHTS

- Two of three units on Section 8, roughly seventy one percent of the rent roll paid directly by the housing authority
- Separately metered for gas, electric and water. Tenants pay all utilities, so the owner carries no utility expense
- Three separate garages on a 5,462 square foot LAR2 lot
- Two of the three units have been updated; the third offers immediate value add
- 535 1/2 and 535 sit \$668 and \$766 a month below the rent proven at 537, roughly \$17,200 a year of embedded upside
- Walk Score of 96, with the 110 Freeway, USC, Exposition Park and the Coliseum within minutes

OPERATING STATEMENT

LINE	CURRENT	PRO FORMA
Gross scheduled income	\$55,512	\$72,720
Vacancy and collection, 3%	(\$1,665)	(\$2,182)
Effective gross income	\$53,847	\$70,538
Property tax, reassessed	(\$9,208)	(\$9,208)
Insurance, estimated	(\$3,500)	(\$3,500)
Maintenance and repairs, 8%	(\$4,308)	(\$5,643)
Management, 5%	(\$2,692)	(\$3,527)
Trash	(\$480)	(\$480)
RSO registration and inspection	(\$450)	(\$450)
Water and sewer, separately metered	\$0	\$0
Total operating expenses	(\$20,638)	(\$22,808)
Net operating income	\$33,209	\$47,731
Capitalization rate	4.74%	6.82%

PROPERTY DETAIL

PROPERTY TYPE	Triplex	YEAR BUILT	1923	BUILDING AREA	2,128 sq ft	LOT SIZE	5,462 sq ft
BUILDINGS	2, duplex plus house	CONSTRUCTION	Wood frame stucco	ZONING	LAR2	LOT DIMENSIONS	40 x 137
PARKING	3 garages	ROOF	Shingle	SEWER	Public	LEVELS	One
RENT CONTROL	Subject to LA RSO	2025 PROPERTY TAX	\$7,929	SCHOOL DISTRICT	LAUSD	CENSUS TRACT	2327.02



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All information is from sources deemed reliable but is not guaranteed and is subject to change, correction, prior sale or withdrawal without notice. Buyer and buyer's agent to independently verify all information, including square footage, lot size, unit configuration, bathroom counts, permits, zoning, rents, tenancies, expenses and rent stabilization status. Bathroom counts are as reported by ownership: three full and two half bathrooms across the three units, which is consistent with the three full bathrooms shown in public record, since public record does not reflect half bathrooms. Buyer to verify against permit history. Rents and tenancy status are as reported by ownership and are not verified against leases, estoppel certificates, housing assistance payment contracts or the rent registry. Operating expenses are estimates prepared for comparison and are not the owner's actual operating results; property tax is estimated on reassessment at the offering price and actual assessment will vary. Pro forma income assumes all three units at the \$2,020 monthly rent currently achieved at 537 West 54th Street. The property is subject to the Los Angeles Rent Stabilization Ordinance, under which increases on existing tenancies are limited to the annual allowable adjustment and sitting tenancies cannot be reset to market; pro forma figures are achievable only through natural turnover over time and are not projections of near term income. Nothing here is tax or legal advice. Prepared September 1, 2026.