

1750 PURDUE AVENUE, WEST LOS ANGELES 90025
7 Unit Building in the Sawtelle Neighborhood

Offered at \$1,797,000



REUBEN ZADEH – 833) 326-6443 ext 2
BRIGHTSTONE ESTATE PROPERTIES
CA Real Estate License 01050731

This information has been obtained from sources believed to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to rents, income, expenses, square footage or other specifications contained herein and are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



Property Profile

1750 Purdue Avenue, West Los Angeles

Assesor Parcel Number	4261-017-015
Number of Units	7
Year Built	1942 Upgraded in 2023)
Building Size	3,630 square feet
Lot Size	4,410 square feet
Zoning	LA R3
Construction	Wood Frame/Stucco
Roof Type	Flat
Parking Spaces	9 Spaces incl. 5 Tandem

Common Area Amenities

- Laundry Room
- Bike Parking Spaces
- Outdoor Space

Apartment Interior Amenities

- Stove/Oven/Dishwasher
- Hardwood Floors
- A/C in 6 of the Units
- Patio Area

Investment Highlights

- 2 Studios, 4 1BR/1BAs, 1 2BR/2BA
- Upside Rental Income Potential
- Excellent Sawtelle Area Location
- Easy Access to Freeways, UCLA/SMC

Utilities Responsibility

- Tenant Pays Power/Gas
- Landlord Pays Water/Sewer

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Financial Information

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Rent Roll

Unit	Makeup	Current Rent	Market Rent
1	2+2	\$ 2,324.44	\$ 3,000.00
2	1+1	1,987.92	2,200.00
3	0+1	1,073.64	1,700.00
4	1+1	2,077.44	2,200.00
5	1+1	2,101.44	2,200.00
6	1+1	2,104.44	2,200.00
7	0+1	1,865.00	1,850.00
Laundry		175.00	200.00
		-	-
		-	-
		\$ 13,709.32	\$ 15,550.00

Annualized Income and Expenses (Estimated)

Annual Income	\$164,512
Total Expenses*	53,858
Net Annual Income	\$110,654
GRM Based on Current Income)	10.9
ROI Based on Current Income)	6.2
ROI Based on Projected Income)	7.4

*2025 Expenses include

Insurance	\$7,850
Repairs	5,880
Supplies	5,003
Property/RSO Tax	28,632
Utilities	6,493

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