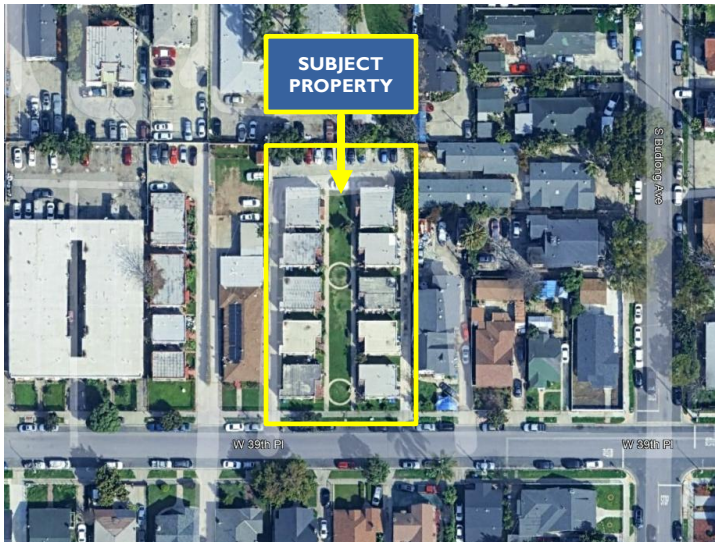


# 12-UNIT APARTMENT COMPLEX FOR SALE (\$2,400,000)

1173-1181 W 39<sup>TH</sup> PLACE, LOS ANGELES, CA 90037

8 -TWO BEDROOM & 4 –ONE BEDROOM



## PROPERTY OVERVIEW

- 12-Unit Apartment Complex (fully leased)
- Eight detached 2-bed units + four 1-bed units
- Building Total ± 7,904 SF | Lot Size ±25,986sf
  - Parcel No: 5037008015 (3,952sf / ±11,058sf)
  - Parcel No: 5037008016 (3,952sf / ±14,928sf)
- Year Built: 1921/1926
- In place rents: \$10,275/mo
- Parking at rear of property

## REDEVELOPMENT OPPORTUNITY

- Rare opportunity to own half an acre of land less than ½ mile from USC!
- Lot Size ±25,986 sf
  - Parcel No: 5037008015 (±11,058 sf)
  - Parcel No: 5037008016 (±14,928sf)
- Zoned [Q]R3-I-CPIO
  - [Q] (Qualified Classification): Indicates permanent, site-specific restrictions or limitations on development (e.g., density, parking, height). CPIO (Community Plan Implementation Overlay): A specific, area-based ordinance that adds tailored development standards (such as design, use, or height) to ensure compliance with the specific neighborhood's plan.
  - R3 – Multiple Dwelling Zone
  - I – Height District I (max 45 ft, often with a 3:1 Floor Area Ratio (FAR))
  - CPIO – Community Plan Implementation Overlay
  - Transit Oriented Community – Tier 3

## INVESTMENT HIGHLIGHTS

- Excellent Location - Located minutes from USC & DTLA.
- Exposition Park within walking distance (less than ½ mile)
- Historic South-Central Los Angeles is a storied neighborhood in the South Los Angeles region.
- Proximity to Major Freeways – 10, 5, 110, and 60 Freeways for seamless access to major corridors.
- Strong Job Market - Located in an area with a Major Corporations and a skilled industrial labor pool and excellent public transit connectivity.
- Proximity to Ports of LA and Long Beach & Airports.

Matt Souza | Edgewater Realty Associates  
mobile: 562-652-7787 | office: 714-846-8500  
matts@ewrproperty.com

## STRATEGIC LOCATION



Matt Souza | Edgewater Realty Associates  
mobile: 562-652-7787 | office: 714-846-8500  
matts@ewrproperty.com

# PRIME LOCATION - STEPS FROM THE ACTION



1173-1181 W 39TH PLACE | LOS ANGELES

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mobile: 562-652-7787 | office: 714-846-8500  
[matts@ewrproperty.com](mailto:matts@ewrproperty.com)

# REDEVELOPMENT OPPORTUNITY – CASE STUDY

1249 W 39TH PL LOS ANGELES CA 90037

The LINQ on Thirty-Ninth - Modern Southern California Living  
(Building Size 31,677 | Lot 22,215 sf)

## Investment Highlights

- LINQ on Thirty-Ninth is a 42-unit, 69-bed community with a mix of one- and two-bed units with bed-bath parity built in 2020 in Los Angeles, California
- LINQ on Thirty-Ninth sits one metro stop away from USC's campus.
- Currently, approximately 30% of tenants are students. An incoming investor could market this property as student housing and rent by the bed.
- USC does not require students to live on campus and has a current enrollment of 47,147.
- LINQ on Thirty-Ninth is close to the E Line, which goes from East LA to Santa Monica and sees approximately 1.28 million riders per month
- An incoming investor can grow rents at LINQ on Thirty-Ninth. This property sits below market when compared to similar product. ??????

## Property Facts

|                  |                                                |                   |           |
|------------------|------------------------------------------------|-------------------|-----------|
| No. Units        | 46                                             | Lot Size          | 0.51 AC   |
| Property Type    | Multifamily                                    | Building Size     | 31,677 SF |
| Property Subtype | Apartment                                      | Average Occupancy | 93%       |
| Apartment Style  | Mid-Rise                                       | No. Stories       | 4         |
| Building Class   | B                                              | Year Built        | 2020      |
| Zoning           | LAR3 - Medium-Density Multi-Family Residential |                   |           |



\*BEFORE



\*AFTER

# PROPERTY PHOTOS



# PROPERTY PHOTOS



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