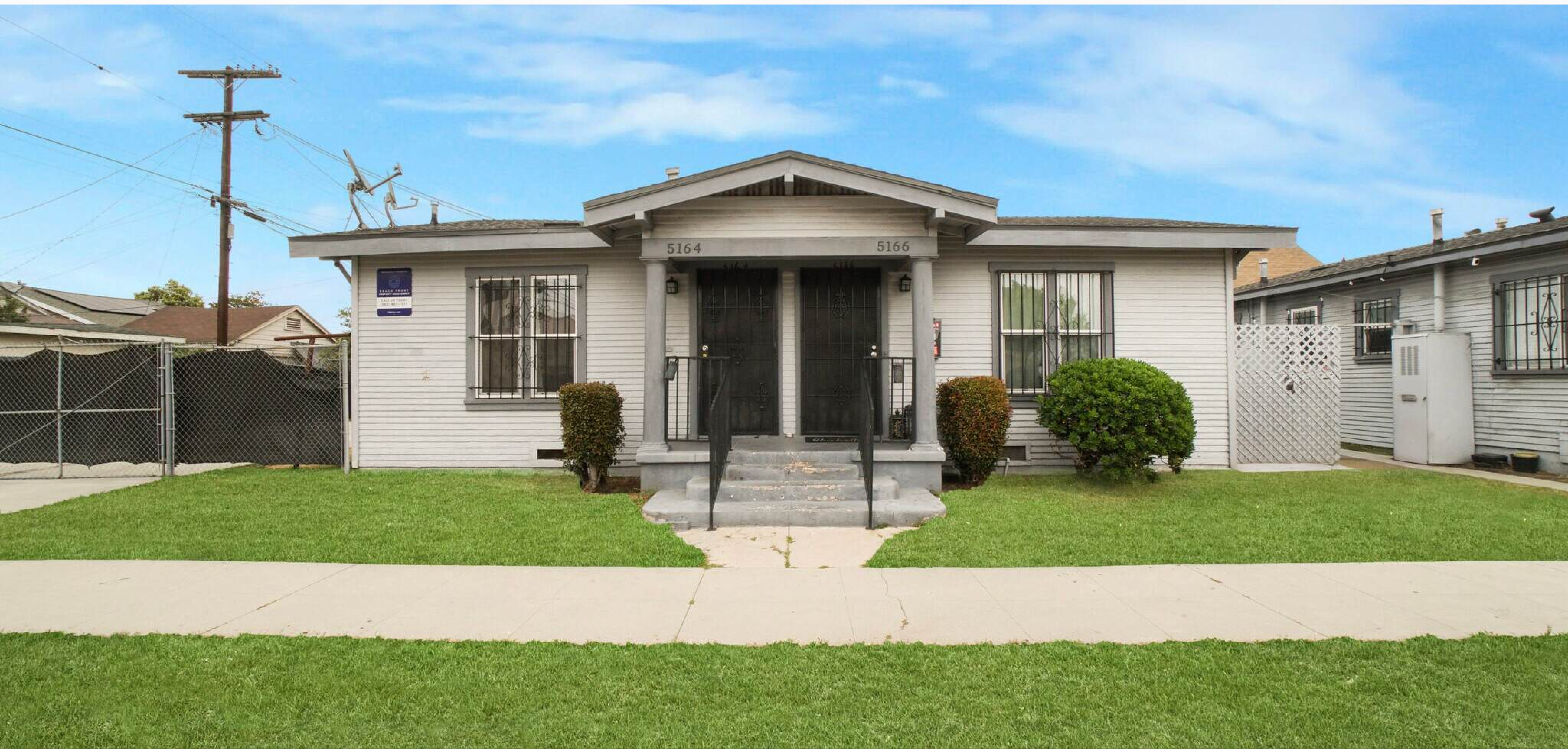


INVESTMENT OPPORTUNITY

1457 W 52ND ST, LOS ANGELES, CA 90062

SELLER CARRIED FINANCING



DEMIS DOKHANIAN

(310) 270-6616

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LICENSE CA: 01940496

www.jnmrealty.com



All information provided is estimated, not guaranteed, and should be verified by all Parties individually and independently. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bear all risk for any inaccuracies.

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THE OPPORTUNITY

JNM Realty exclusively presents 1457 W 52nd Street, a fully occupied 4-unit multifamily property near USC and Exposition Park. The asset is offered with Seller Carried Financing for two (2) years at 4.0% interest-only, and a 25% down payment, producing an immediate cash-on-cash return of over 10.3% with only a \$225k down payment to close.

The property consists of four (4) fully renovated 1-bed/1-bath units in two (2) side-by-side duplexes and includes on-site parking. Tenants pay for trash, gas, and electricity. All tenants are market rate and not on subsidized payment structures.

At the Asking Price of \$900k, this deal represents the lowest Price per unit for any 4-unit or Duplex sold in the 90062 zip code since Jan 2025.

Pricing and cash flow projections include professional management by JNM Realty, allowing us to handle all aspects of property management on your behalf should you choose that option.

All offers are encouraged. Please contact Demis Dokhanian at [\(310\) 270-6616](tel:3102706616) to discuss further.



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INVESTMENT SUMMARY

Address	1457 W 52nd St
City, ST Zip	Los Angeles, CA 90062
APN	5003-008-017
Lot Size	5,980 SqFt
Gross SF	2,130 SqFt
Units	4 units
Year Built	1922

Purchase Price	\$900,000
Purchase Price/Unit	\$225,000
Purchase Price/SF	\$422.54
Cap Rate	5.58%
GRM	11.21x
Pro Forma Cap Rate	5.46%
Pro Forma GRM	11.03x

INVESTMENT HIGHLIGHTS

- Seller Carried Financing, 25% down payment
- 4.0% Interest Only for 2 years
- Separately metered for electric and gas
- Tenants pay trash
- All units occupied
- Low operating expenses, strong cash flow

RENTS								EXPENSES		
Units	Type	Unit SF	Total NRSF	Current Rent/Unit	Annual Income	Pro Forma Rent	Annual Income	Item	Cost/Unit	Cost
1	1+1	540 SF	540 SF	\$1,705	\$20,460	\$1,700	\$20,400	Onsite Manager		\$0
1	1+1	540 SF	540 SF	\$1,596	\$19,152	\$1,700	\$20,400	Repairs and Maintenance	\$1,000	\$4,000
1	1+1	525 SF	525 SF	\$1,792	\$21,504	\$1,700	\$20,400	Contract Services		\$2,400
1	1+1	525 SF	525 SF	\$1,596	\$19,152	\$1,700	\$20,400	LADWP	\$65	\$3,111
								Rubbish Removal		\$0
								Insurance	\$2.82/SF	\$6,000
4		533 SF	2,130 SF	\$1,672	\$80,268	\$1,700	\$81,600	Direct Assessments*		\$475
Parking Income								Licenses & Fees*		\$150
Utilities Income								Total Operating Exp	\$4,034	\$16,137
Other Income								Property Taxes	1.19%	\$10,672
Total Other Income					\$-		\$-	Management Fees	4.0%	\$3,211
Gross Potential Income					\$80,268	1.66%	\$81,600	Total Expenses		\$30,020
							DEMIS DOKHANIAN (310) 270-6616 demis@jnmrealty.com LICENSE CA: 01940496 www.jnmrealty.com All information provided is estimated, not guaranteed, and should be verified by all Parties individually and independently. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bear all risk for any inaccuracies. JNM REALTY			
				T-12		Pro Forma Income				
Gross Income				\$ 80,268		\$ 81,600				
Vacancy & Concessions			3.0%	\$ -		\$ (2,448)				
Effective Income				\$ 80,268		\$ 79,152				
Operating Expenses			20.1%	\$ (16,137)	19.8%	\$ (16,137)				
Property Taxes				\$ (10,672)		\$ (10,672)				
Management Fees			4.0%	\$ (3,211)	4.0%	\$ (3,166)				
Total Expenses			37.40%	\$ (30,020)	36.73%	\$ (29,975)				
NOI/Cap Rate			5.58%	\$ 50,248	5.46%	\$ 49,177				

RENT ROLL ANALYSIS

SUBJECT PROPERTY: 1457 W 52ND ST, LOS ANGELES, CA 90062

Rent Roll	Mar 2026	1457 W 52nd St, Los Angeles, CA 90062			
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Unit no.	Unit Type	Current	Market	Delta	Status
A	1+1	\$2,394	\$1,700	-28.99%	Occupied
B	2+1	\$3,900	N/A	N/A	Occupied
C	1+1	\$2,750	\$1,700	-38.18%	Vacant
D	1+1	\$841	\$1,700	102.14%	Occupied
E	1+1	\$758	\$1,700	124.27%	Occupied
Totals		\$10,643	\$6,800	39.81%	

		Current	
Unit Type	Unit Count	Avg	Max
1+1	4	\$1,686	\$2,394
2+1	1	\$3,900	\$3,900
Totals	5	\$2,129	

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MARKET STUDY: SALES

SUBJECT PROPERTY: 1457 W 52ND ST, LOS ANGELES, CA 90062

SALES COMPS

Name	Year Built	Date	Price	SqFt	Price/ SqFt	# of Units	Price/ Unit	Cap Rate	GRM	Notes
1457 W 52nd St	1922	SUBJECT	\$900,000	2,130 sqft	\$422.54	4	\$225,000	5.58%	11.21x	Fully occupied, easy to manage Unit Mix: (4) 1+1s
3959 S St Andrews Pl	1924	6/24/2026	\$910,000	3,604 sqft	\$252.50	4	\$227,500	8.12%	9.24x	3 units vacant at close, renovations needed Unit Mix: (4) 1+1s
3877 Denker Ave	1912	1/9/2026	\$1,025,000	3,770 sqft	\$271.88	4	\$256,250	7.79%	10.17x	Unit Mix: (2) 1+1s, (2) 2+2s
4125 S Van Ness	1913	3/21/2025	\$820,000	1,802 sqft	\$455.05	2	\$410,000	2.27%	15.84x	3-bedroom delivered vacant Unit Mix: (1) 1+1, (1) 3+2
Averages					\$300.24		\$275,500	6.26%	10.97x	

**Averages do not include subject property.*

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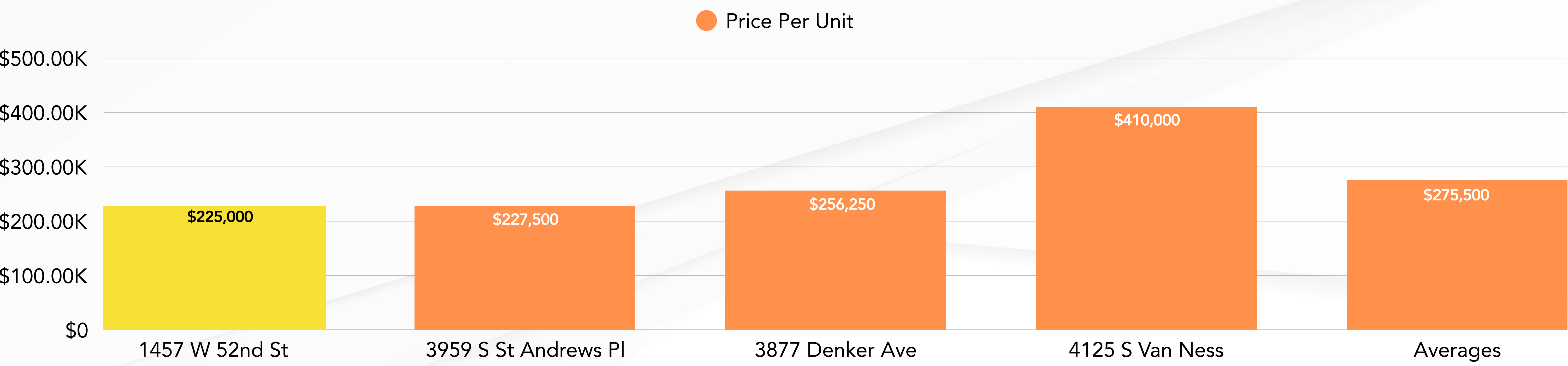
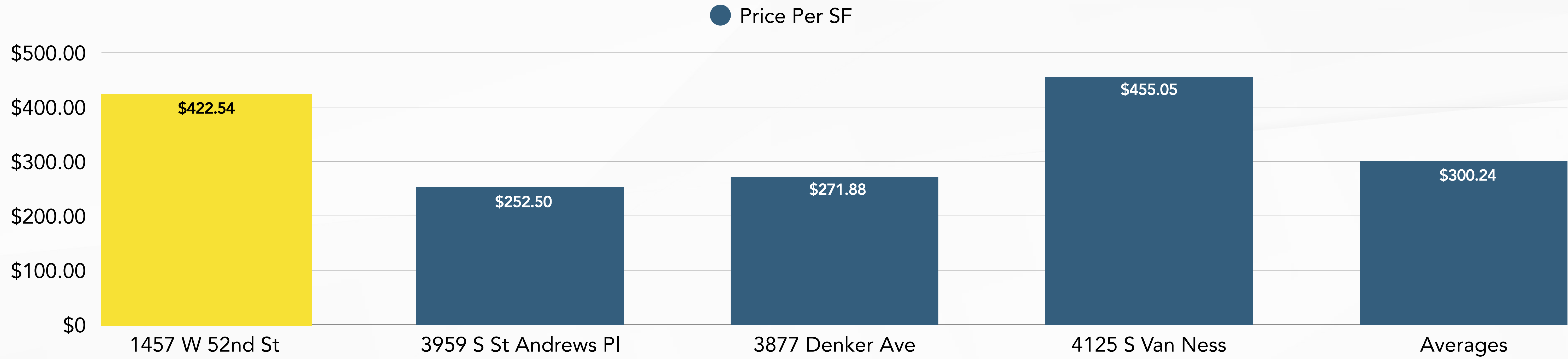
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SALES COMPS CHARTS

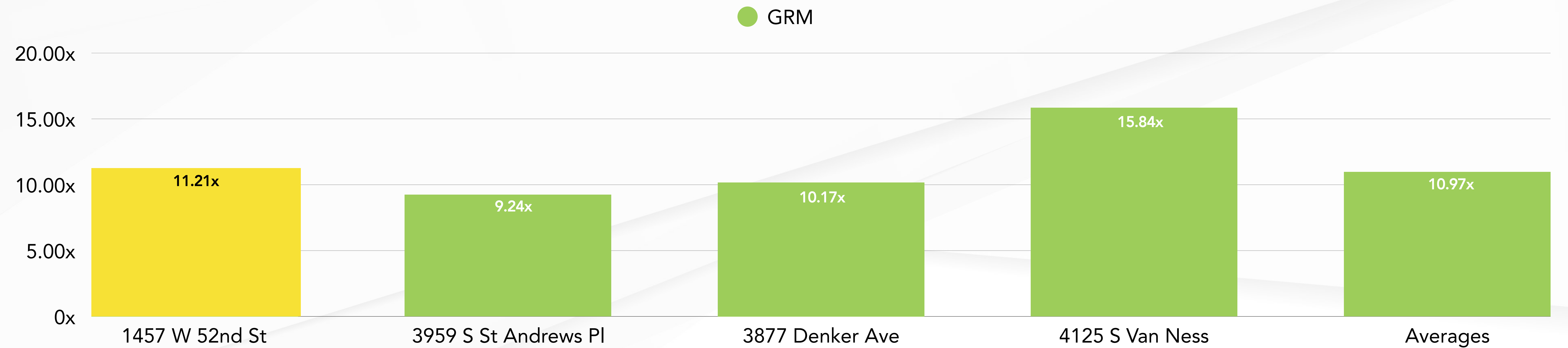
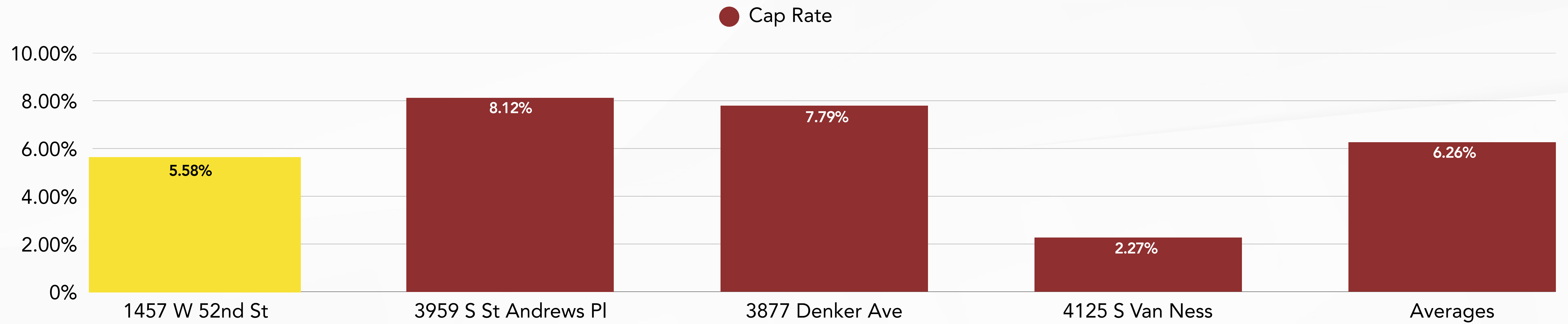


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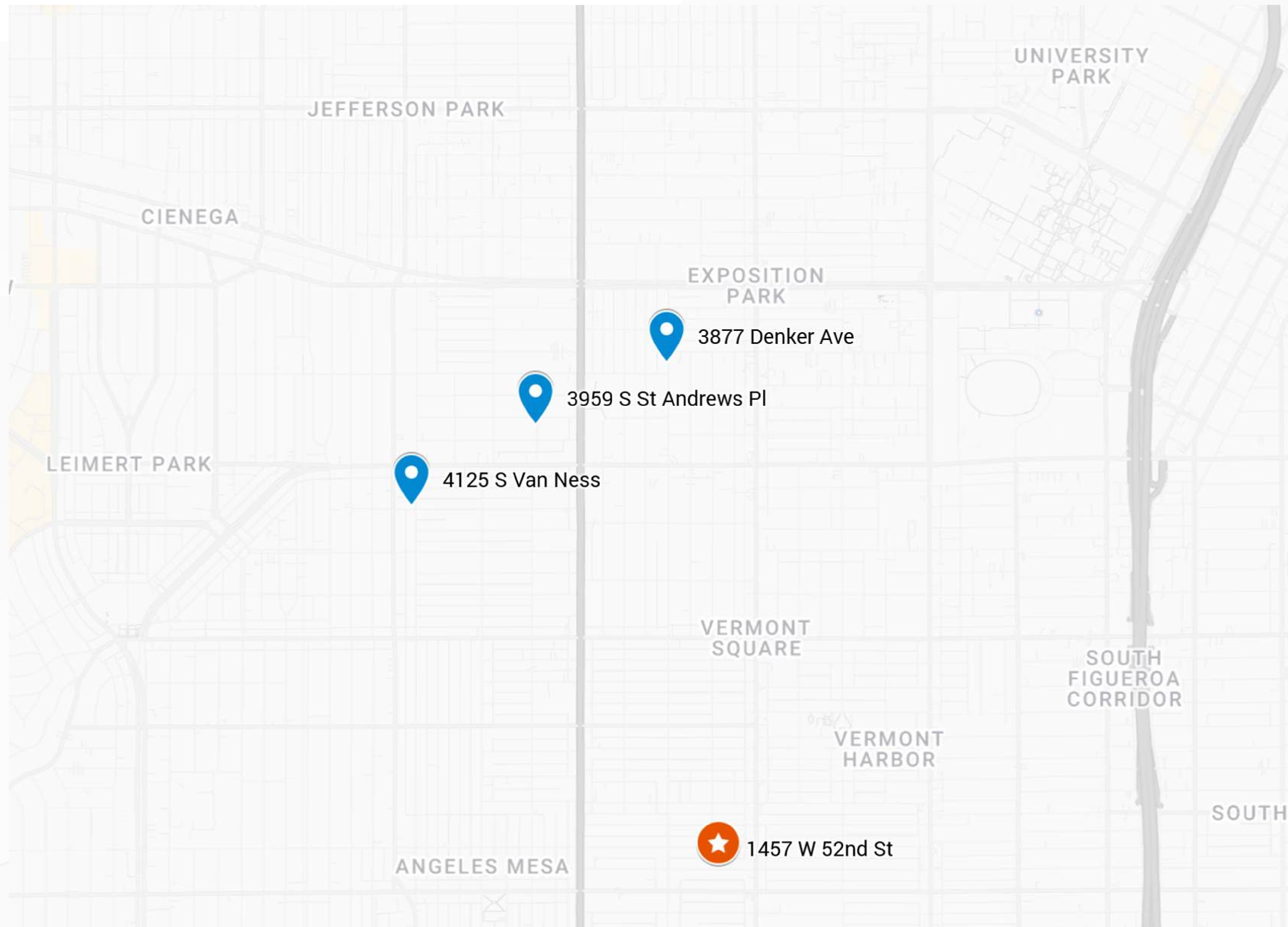
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MAP



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