

**5076 PICKFORD
LOS ANGELES, CA 90019**

**FOR SALE
\$1,699,500**

5 Unit Apartment Building

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**CB PLATINUM
COMMERCIAL**
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PROJECT OFFERING

5076 Pickford is a 5-unit multi-family property situated in the diverse and up-and-coming Mid City neighborhood of Los Angeles. On the corner of Alsace Avenue & Pickford Street, one block from Redondo this centrally located apartment building is close to restaurants, Sprouts, trendy cafes, shopping and public transportation. There are of three 1 bedroom 1 bath units, and two 2 bedroom 1 bath units, all of which are way under market rent which will allow for considerable future upside as tenants move out. One of the 1 bedroom units will be empty on March 31st. Tenants pay all utilities including trash. There are 4 garages that generate \$1,200 per month in income as well as a few spots in the driveway and some street parking. This prime investment property is in the opportunity zone and will not last long! Sold as is with no warranties/guarantees made. Property will only be shown once offer is accepted. Please do not disturb tenants. Buyers to cooperate with Seller's 1031 exchange.

| | |
|----------------------|--------------|
| Building Size | 4,405 SF |
| Lot Size | 6,129 SF |
| Year Built | 1949 |
| Parcel Number | 5067-017-001 |
| Zoning | LARD1.5 |
| Annual Gross Income | \$136,884 |
| Net Operating Income | \$110,626 |
| GRM | 12.4 |
| Garages | 4 |

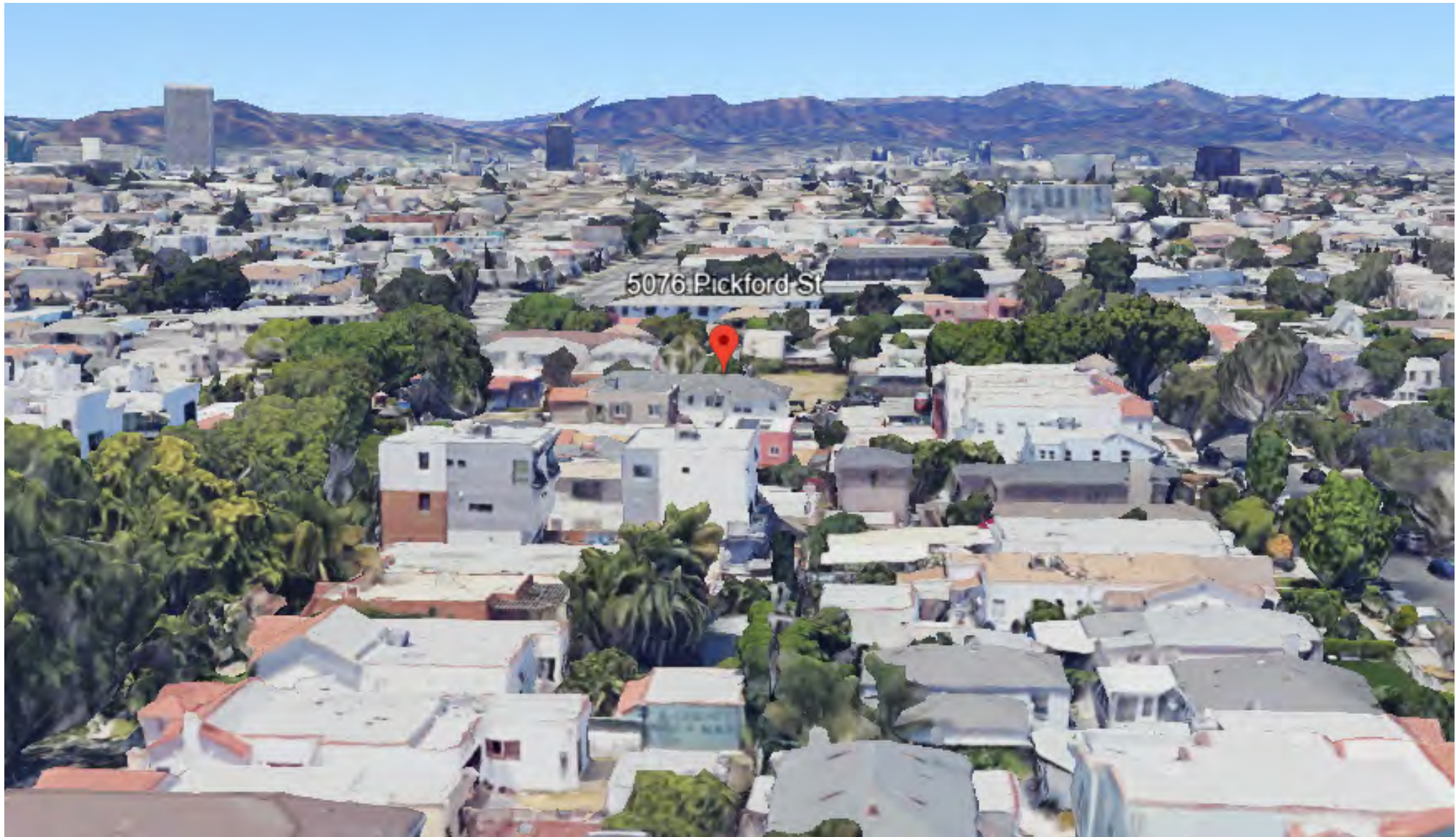


RENT ROLL & EXPENSES

| Unit # | Bedroom | Bath | Jan 1st 2024 | Yearly Rent | Proforma | Yearly Proforma |
|-------------------------|---------|------|-----------------|------------------|-----------------|------------------|
| 5076 | 1 | 1 | \$1,258 | \$15,096 | \$2,300 | \$27,600 |
| 5078 | 1 | 1 | \$2,295 | \$27,540 | \$2,300 | \$27,600 |
| 5080 | 1 | 1 | \$2,080 | \$24,960 | \$2,300 | \$27,600 |
| 5082 | 2 | 1 | \$2,391 | \$28,692 | \$2,500 | \$30,000 |
| 5084 | 2 | 1 | \$2,183 | \$26,196 | \$2,500 | \$30,000 |
| Garage 1 | | | \$300 | \$3,600 | \$300 | \$3,600 |
| Garage 2 | | | \$300 | \$3,600 | \$300 | \$3,600 |
| Garage 3 | | | \$300 | \$3,600 | \$300 | \$3,600 |
| Garage 4 | | | \$300 | \$3,600 | \$300 | \$3,600 |
| Subtotal | | | \$11,407 | \$136,884 | \$13,100 | \$157,200 |
| Water/sewer | | | \$67 | \$800 | \$67 | \$800 |
| Electricity | | | \$0 | \$0 | \$0 | \$0 |
| Trash | | | \$0 | \$0 | \$0 | \$0 |
| Gardner | | | \$90 | \$1,080 | \$90 | \$1,080 |
| Insurance | | | \$250 | \$3,000 | \$250 | \$3,000 |
| Property Tax* | | | \$1,782 | \$21,378 | \$1,782 | \$21,378 |
| Subtotal | | | \$2,188 | \$26,258 | \$2,188 | \$26,258 |
| NOI | | | | \$110,626 | | \$130,942 |
| Cap Rate | | | | 6.51% | | 7.70% |
| Gross Multiplier | | | | 12.4 | | 10.8 |



Fantastic Mid City Location



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