

Brand New Construction near USC

REDUCED to \$3,199,000



Not Subject to Rent Control  
Opportunity Zone

**1165 W. 39<sup>th</sup> Street**  
**Los Angeles, CA 90037**

**PARTNERSCRE**  
**SVIDLER**

Five Spacious Units - Two Brand New Duplexes + ADU  
No RSO. No Affordable Units. Near USC and Expo Metro Station.





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## Property Overview

Partners CRE is proud to exclusively present for sale a **100% Brand New Construction, Non-Rent-Controlled 5 Unit Residential Building** in the **USC area!** 3 Units already rented!

The property features **only Market Rate units** with no RSO, and would command **strong cash flow** at market rents, with a large pool of USC Students as potential tenants!

With carefully designed layouts allowing for the **renting of units by the room**, this property boasts **13 Bedrooms + 2 Dens** (could be used as bedrooms for a total of 15 possible bedrooms) and **6,135 SF** of rentable square footage. The units all have **open great rooms** with **Kitchen** and **Dining areas**, they all have **washers** and **dryers**, **air conditioning**. The four larger units are **townhouse-style** and each have direct access to their own **individual rooftop decks**. There are **outlets for Electric Vehicles** and four sets of **Solar Panels** on the roofs.

Perfect for students (**rent as a group or by the room!**), teachers, employees...everyone. There are **six parking spaces** on site (four in the back and two tandem spaces in the drive way in the front) with the **possibility of two more** in front of the building. Or walk half a mile to the **E / Expo Metro Subway station** and head to the beach, Downtown LA, or connect to the rest of Southern California.

The property is **walking distance to USC, Exposition Park** (with the **Natural History Museum**, the new **Lucas Museum of Narrative Art**, **BMO Stadium**, the **LA Memorial Coliseum...**), **The Shops at USC Village** and much more.



## At a Glance

## Exposition Park

**Not Subject to Rent Control**

**\$3,199,000**

Reduced Price

**6,135 SF**

Rentable Square Footage

**6,081 SF**

Lot Square Footage

**5037-010-033**

APN

**2 Buildings - 5 Large Units**

**100% Brand New Construction**

Property

**Near USC and Exposition Park**

Area

**Half a Mile to E/Expo Metro Station**

**Perfect for Students, Teachers, Employees**

**13 Bedrooms + 2 Dens**

Total at Property

**Rent by the Room**

Possibilities

**High USC Demand**

Possibilities

**Rooftop Decks**

In Four Units

**Strong Cashflow at Market Rents**

**No Affordable Units**

**Opportunity Zone**

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## Unit Mix

Unit	Bedrooms	Bathrooms	Unit SF
ADU	2	2	924
01	3 + Den	3.5	1,403
02	3 + Den	3.5	1,403
03	2	2.5	1,128
04	3	2.5	1,277
<b>Totals:</b>	<b>13 + 2 Dens</b>	<b>14</b>	<b>6,135</b>



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## Pro Forma

SUMMARY	
Purchase Price	\$3,600,000
Number of Units	5
Building Sq. Ft.	6,135
Cost per Unit	\$720,000
Cost per Sq. Ft.	\$587
Projected GRM	13.32
Projected CAP	5.28%



Number of Units	Unit Mix	Type	Projected Rent
1 - RENTED	2 + 2 ADU	Flat - Ground Level	\$2,995
1 - RENTED	2 + 2.5	Townhouse-Style with Rooftop Deck	\$2,895
1 - RENTED	3 + 2.5	Townhouse-Style with Rooftop Deck	\$3,938
1	3 + Den + 3.5	Townhouse-Style with Rooftop Deck	\$5,825
1	3 + Den + 3.5	Townhouse-Style with Rooftop Deck	\$5,875
<b>Projected Parking Income</b>			<b>\$1,000</b>
<b>Projected Monthly Income</b>			<b>\$22,528</b>
<b>Projected Annual Income</b>			<b>\$270,336</b>

ANNUALIZED PROJECTED EXPENSES		
Property Taxes	1.25% of Price	\$45,000
Insurance	\$0.75 / PSF	\$4,601
Utilities	\$75 / Unit / Month	\$4,500
Trash	\$400 / Month	\$4,800
License / Fees	\$125 / Unit	\$625
Gardener	\$150 / Month	\$1,800
Repairs + Maintenance	2% of SGI	\$5,407
<b>Total Expenses</b>		<b>\$66,733</b>

ANNUALIZED PROJECTED OPERATING INCOME		
Projected Gross Income		\$270,336
Less Vacancy		\$13,517 5%
Less Expenses		\$66,733 26%
<b>Projected Net Operating Income</b>		<b>\$190,086</b>

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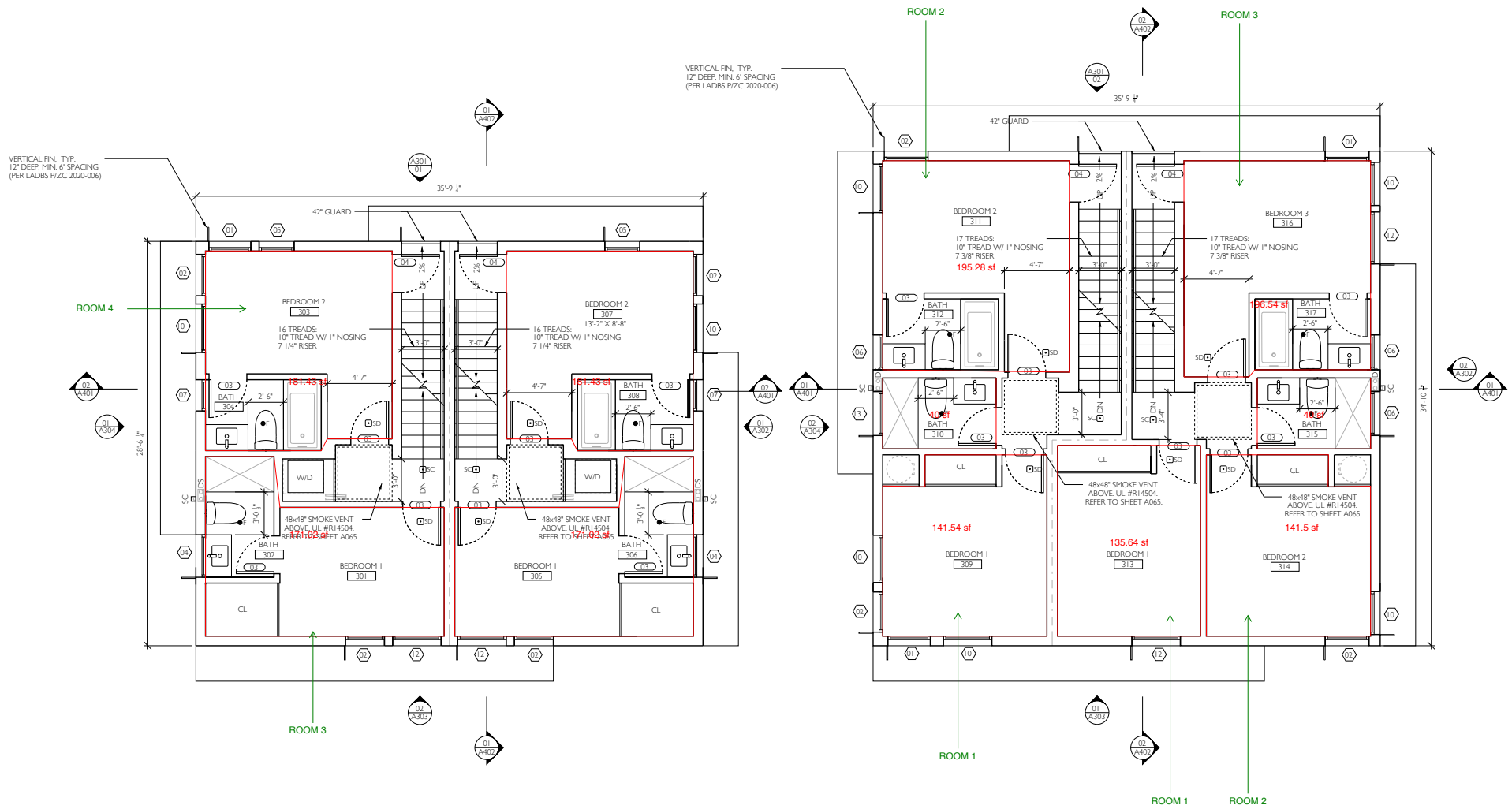






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## Floor Plans - Level 3

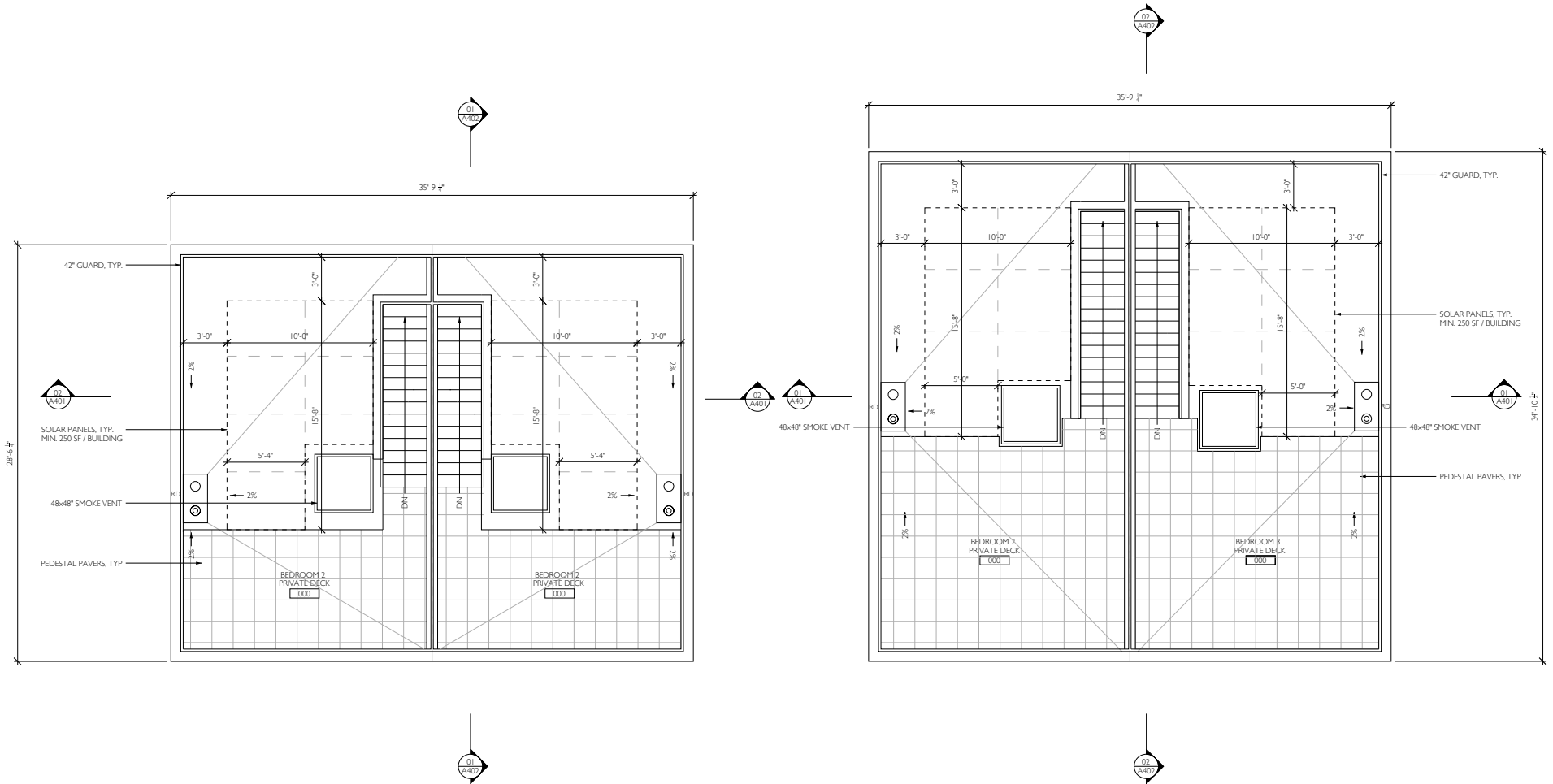


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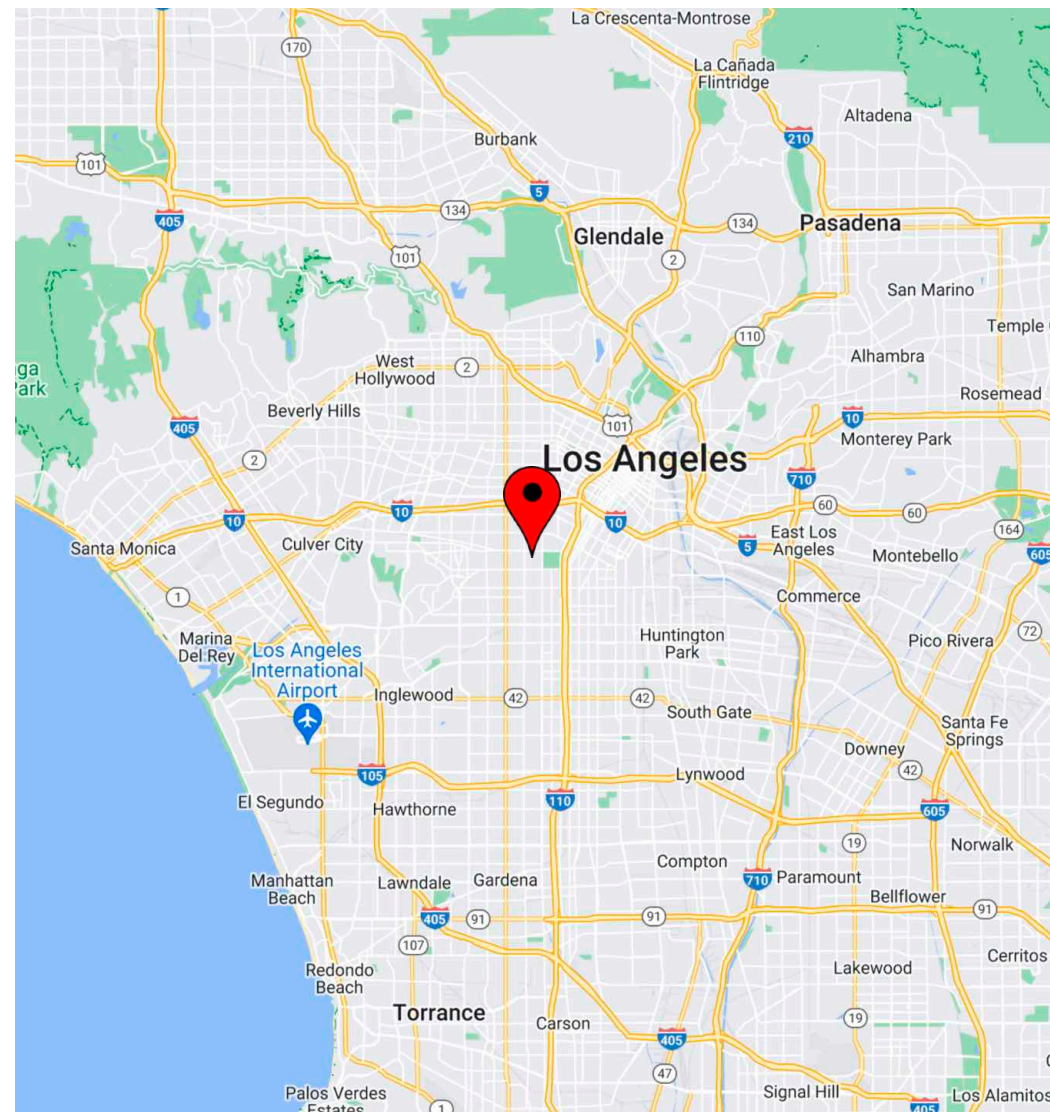
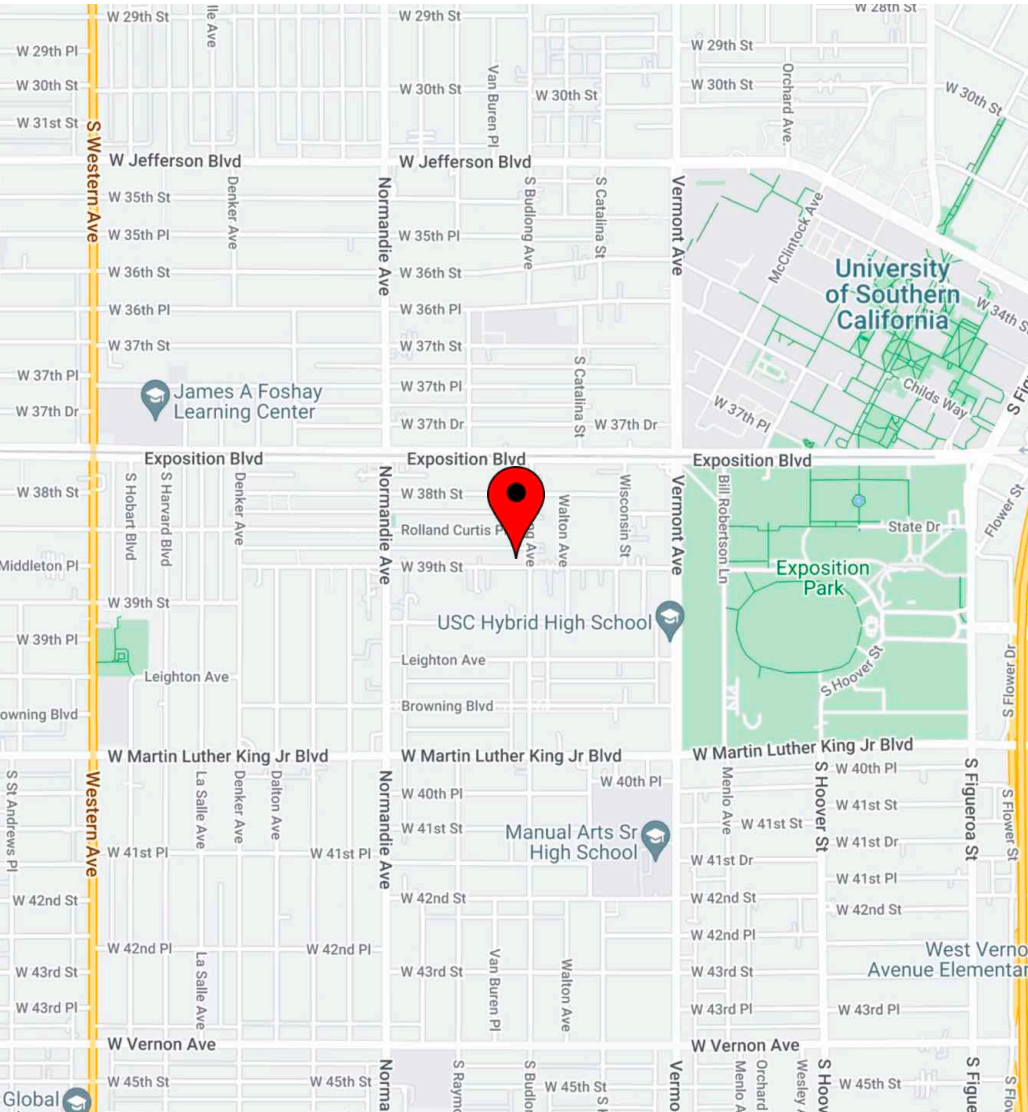
## Floor Plans - Roof



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## Maps

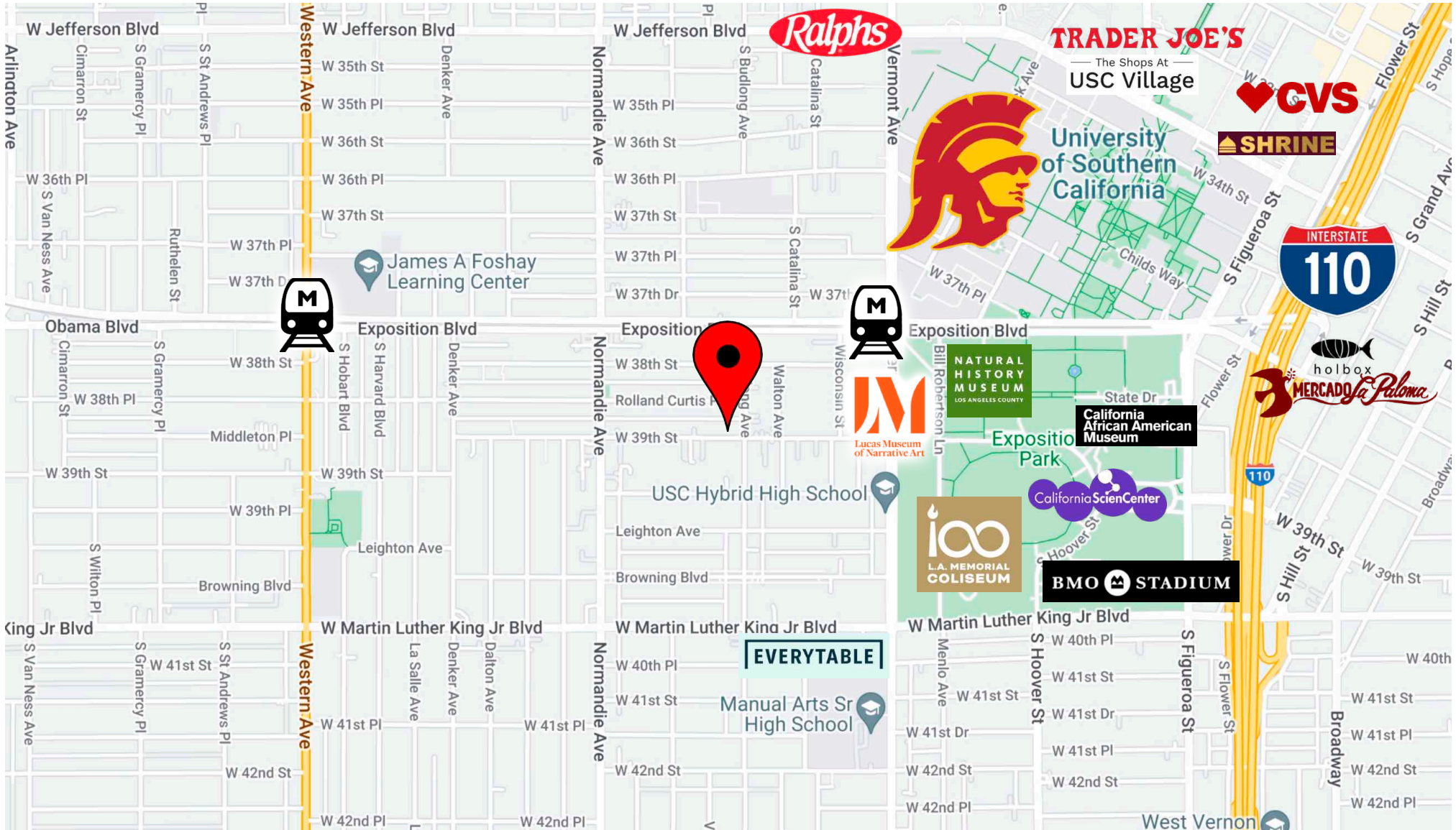


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## Area Map



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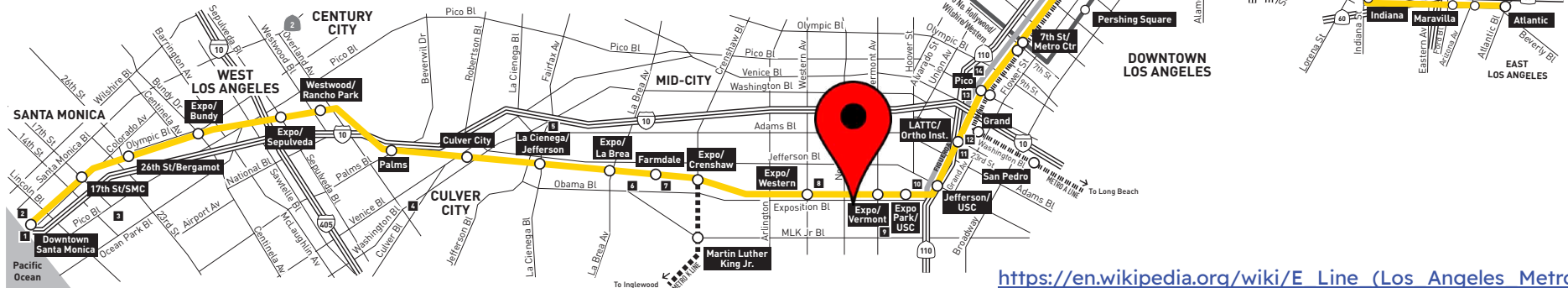
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## Expo / E Metro Line

The E Line (formerly the Expo Line from 2012–2019) is a 22-mile (35 km) light rail line in Los Angeles County, California. It is one of the six lines of the Los Angeles Metro Rail system, operated by the Los Angeles County Metropolitan Transportation Authority (Metro). The E Line runs east-west and serves 29 stations between East Los Angeles and Santa Monica. It interlines and shares five stations with the A Line in Downtown Los Angeles. Service operates for approximately 19 hours with headways of up to 8 minutes during peak hours. The E Line, the second-busiest light rail line in the system, saw an average of 41,902 passengers on weekdays in October 2023.

The majority of the E Line's western section from Downtown Los Angeles to Santa Monica follows the original right-of-way of the Los Angeles and Independence Railroad steam railroad, built in 1875. Regular service on those railroad tracks ended in 1988 and was bought by Metro in the 1990s. Formal studies to convert the old line into light rail began in 2000, and construction on its first phase from Downtown Los Angeles to Culver City opened in 2012 as the Expo Line. The segment to Santa Monica opened later in 2016. The line was named the Expo Line since most of it follows or runs in the median of Exposition Boulevard. It was renamed the E Line in late 2019 while retaining the aqua-colored line and icons used to designate it on maps.

After the Regional Connector opened in June 2023, the E Line underwent significant expansion. The E Line was extended to East Los Angeles using a portion of the L Line light rail line. The project connected the existing E Line tracks in Downtown Los Angeles to the L Line tracks via a new tunnel underneath Downtown Los Angeles. With this change, the L Line service ended and was replaced with the E Line. The line's color designation changed to gold to reflect its expanded route and integration with the L Line tracks.



[https://en.wikipedia.org/wiki/E\\_Line\\_\(Los\\_Angeles\\_Metro\)](https://en.wikipedia.org/wiki/E_Line_(Los_Angeles_Metro))

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## Opportunity Zone



Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

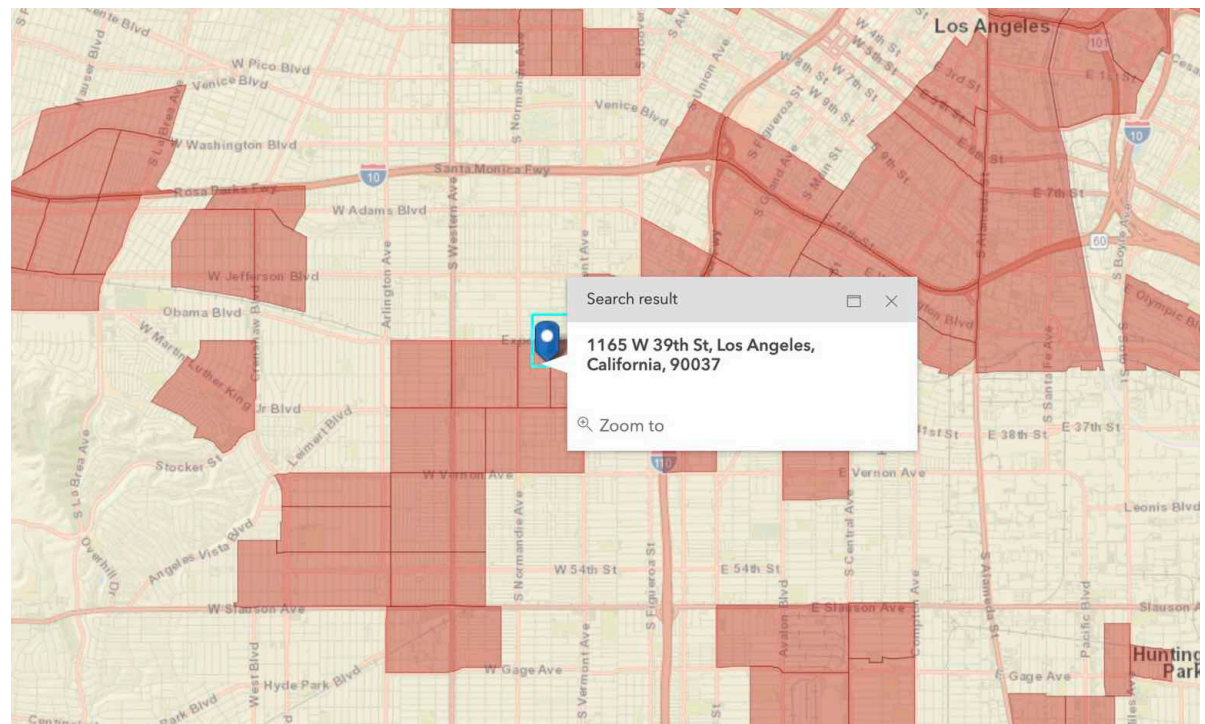
Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay federal capital gains taxes on any realized gains from the investment. All QOFs must hold at least 90 percent of assets in qualifying Opportunity Zone properties or businesses.

For further details, please refer to the website of California Community & Place-Based Solutions.

[Click Here for Further Details](#)

[Click Here to Search Map Below](#)

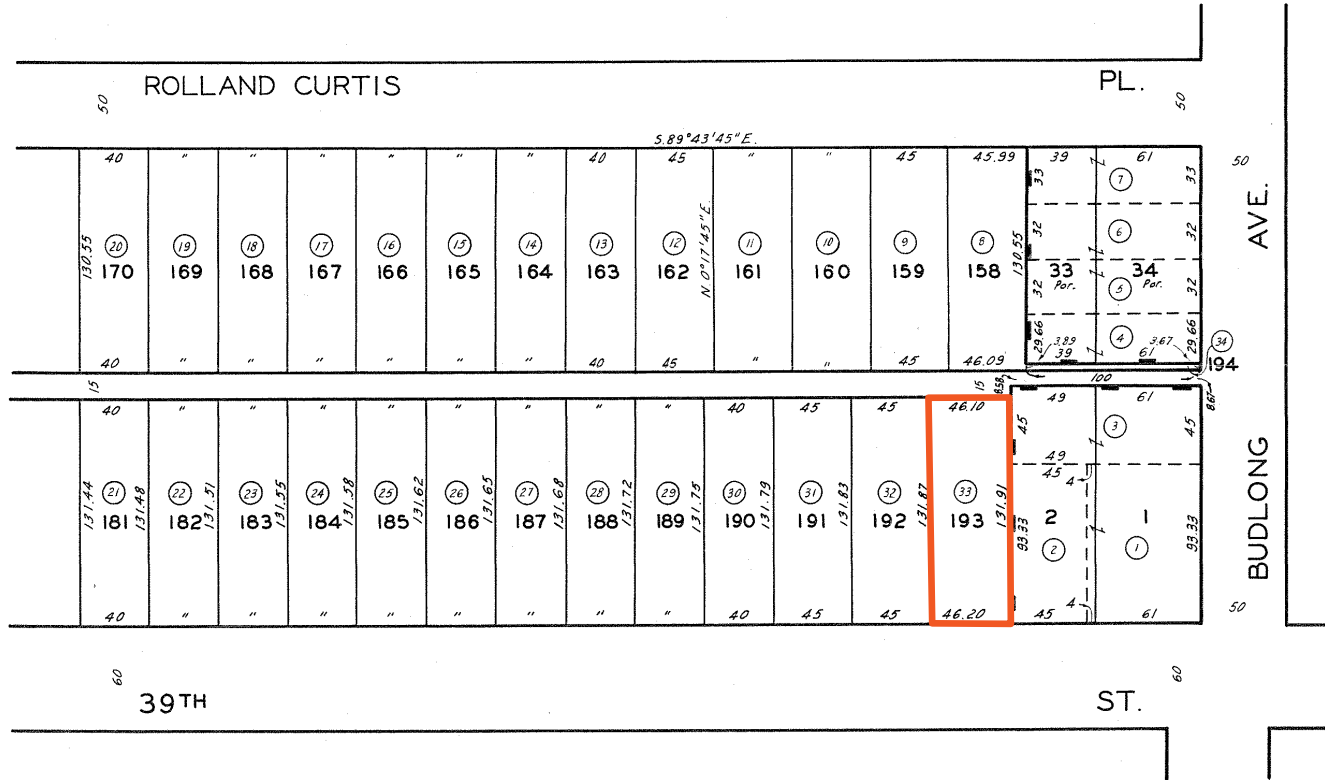


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## Parcel Map

5037 | 10  
SCALE 1" = 60'



NORMANDIE AVENUE TRACT  
M.B. 5 - 23

SHEA AND SANBORN'S MAP OF  
SUBDIV. OF LOTS 8 AND 9  
GOODNER AND O'MELVENY TRACT  
M.R. 25 - 53

CODE  
4

FOR PREV. ASSM'T. SEE: 941 - 1 & 4

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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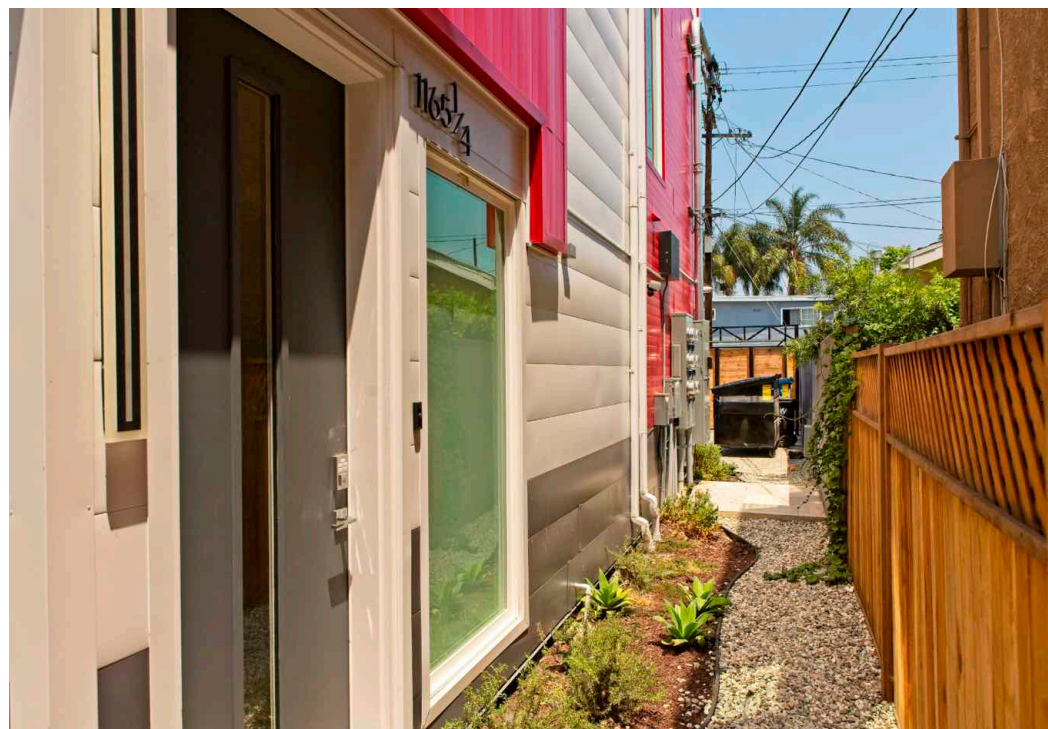
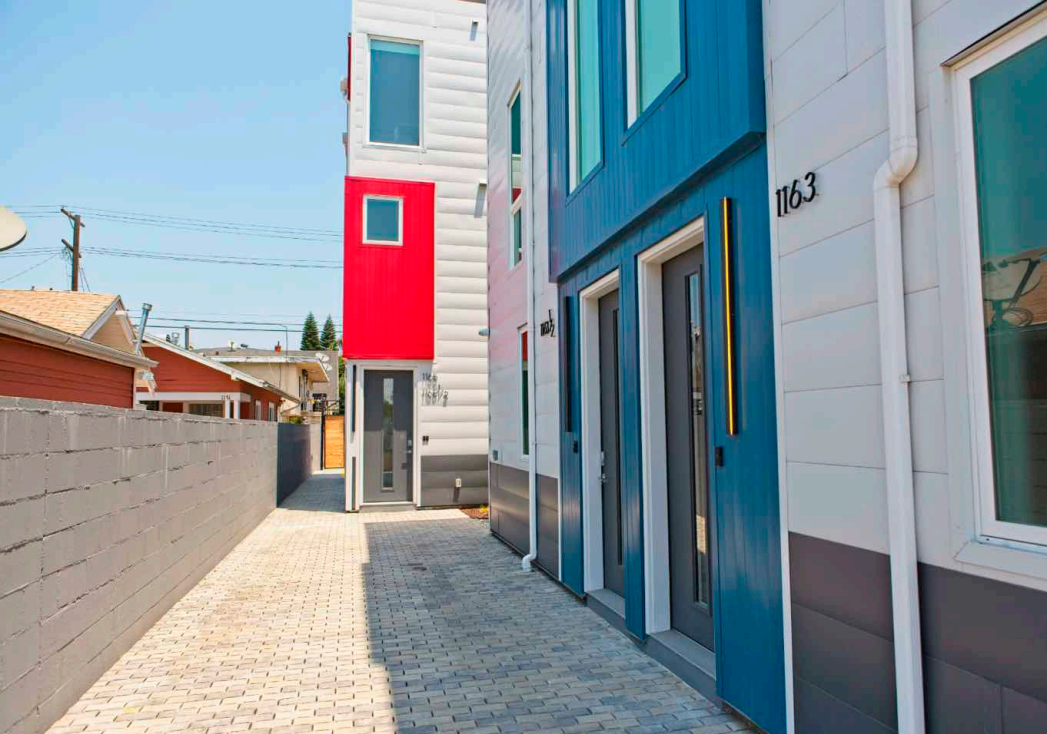




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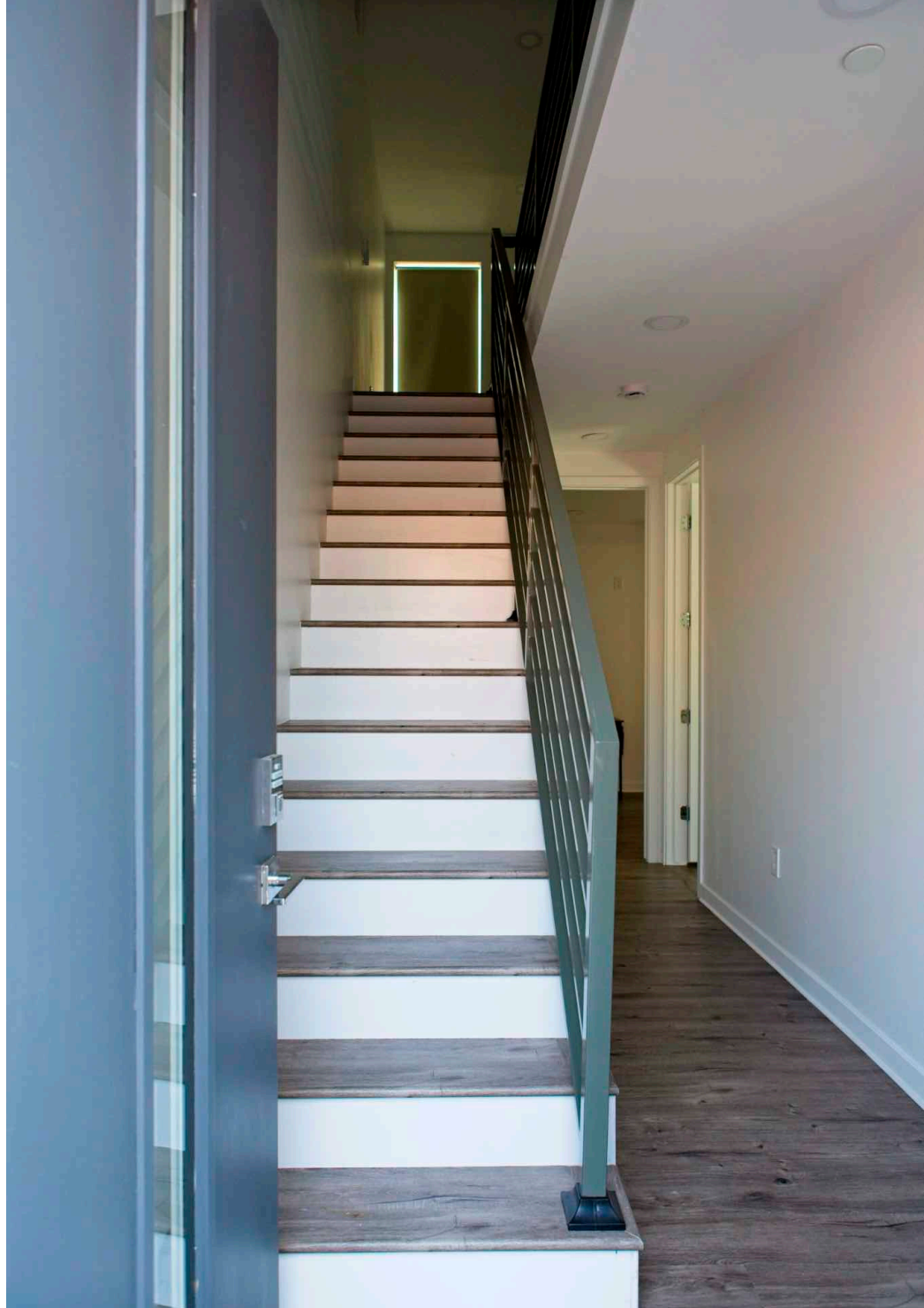










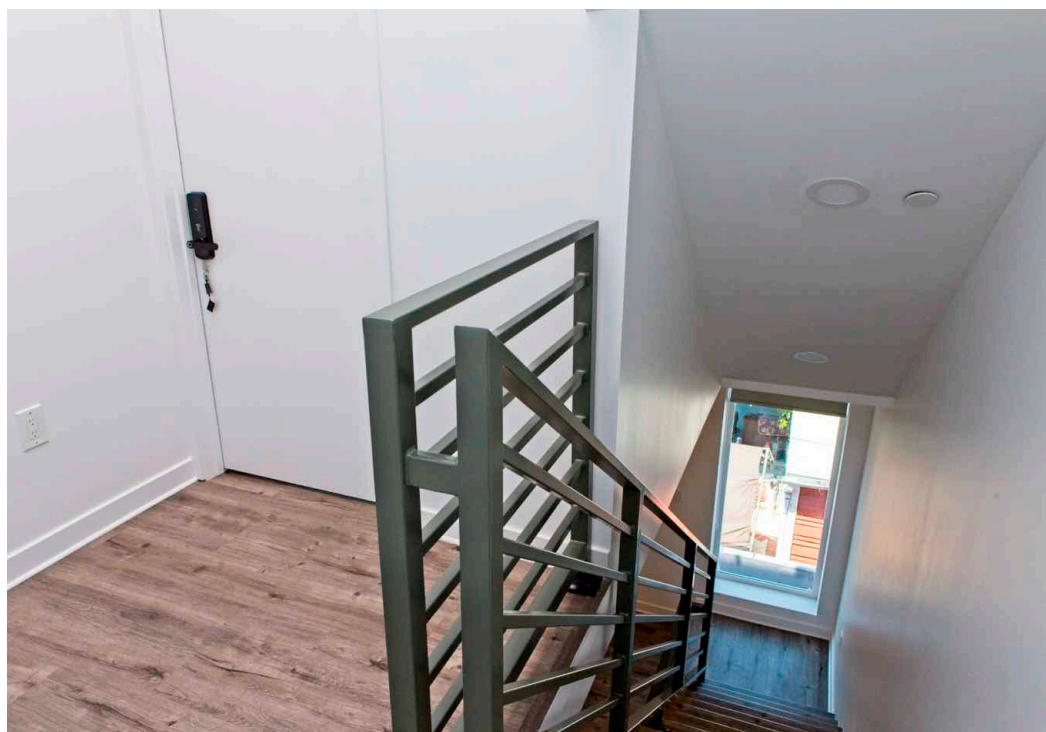








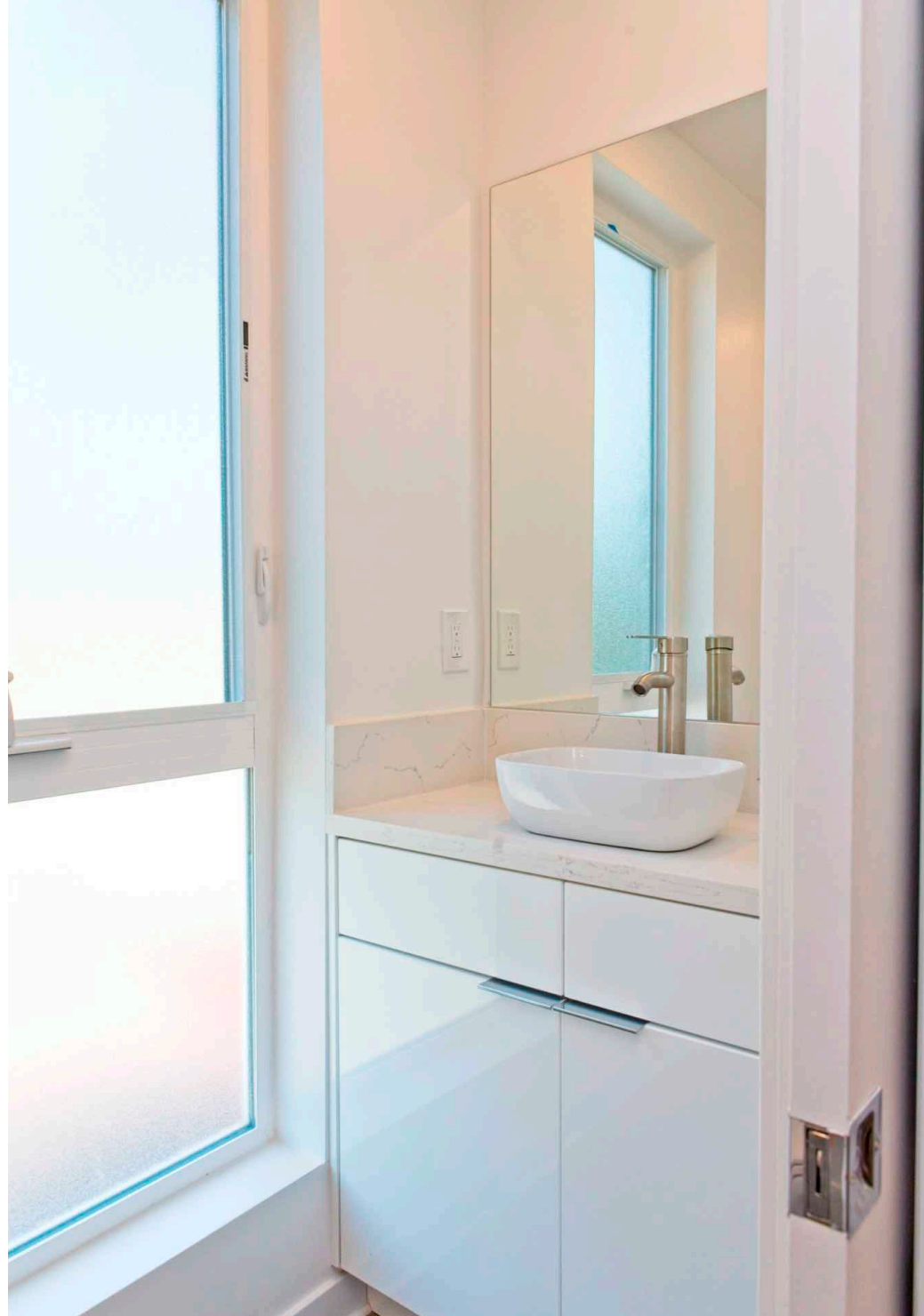


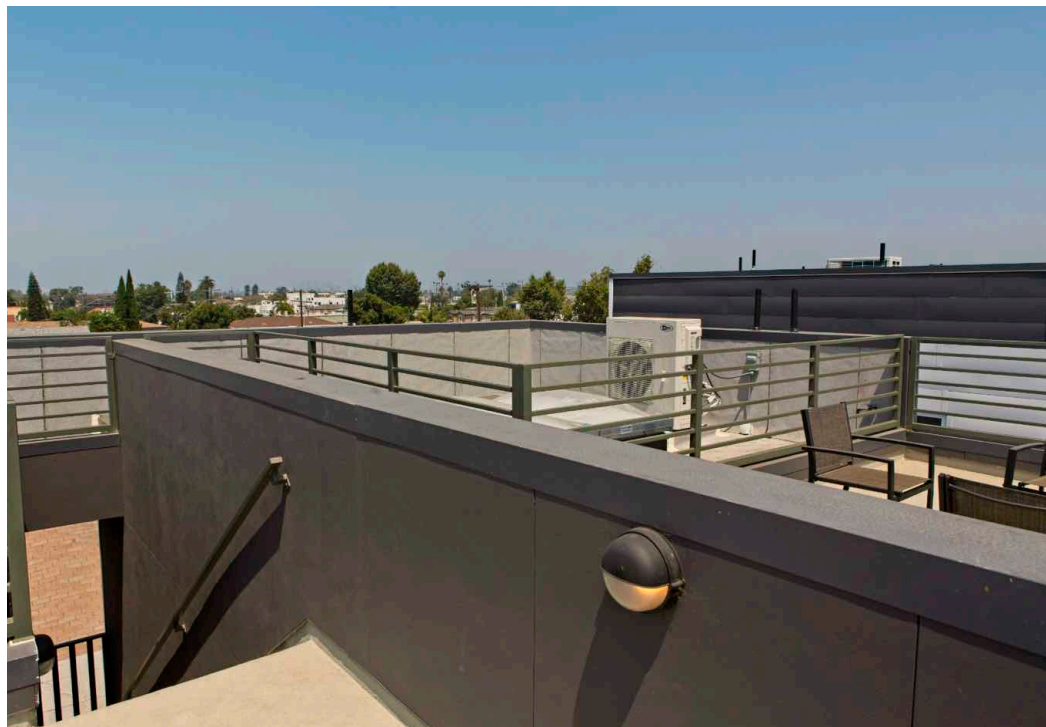










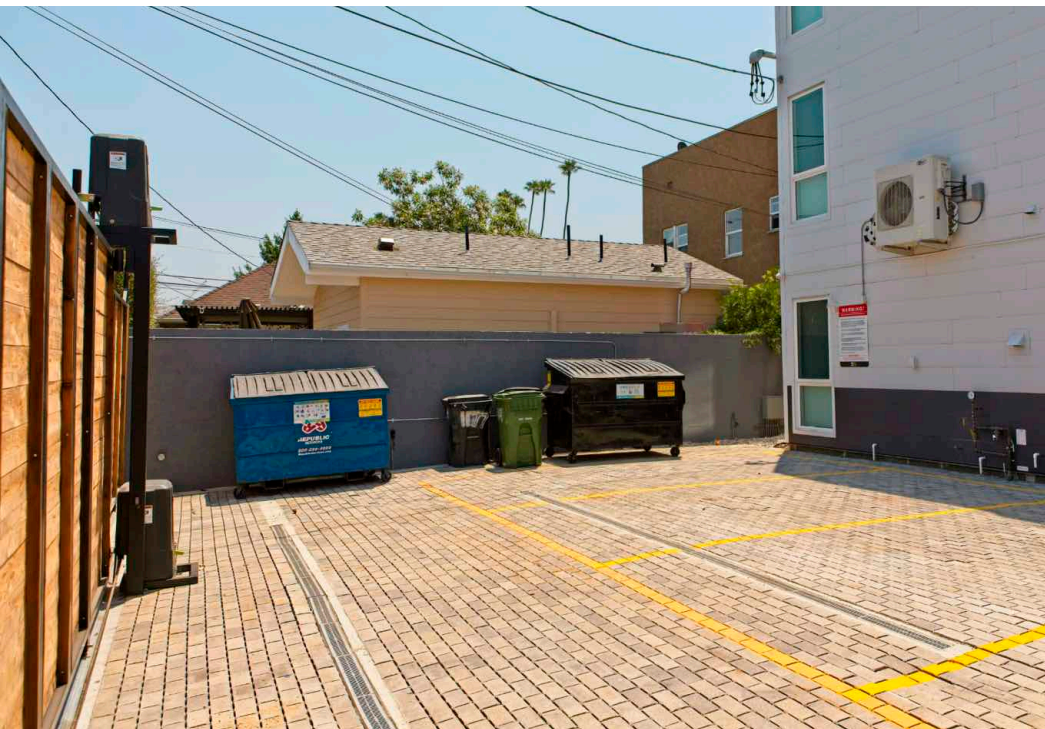
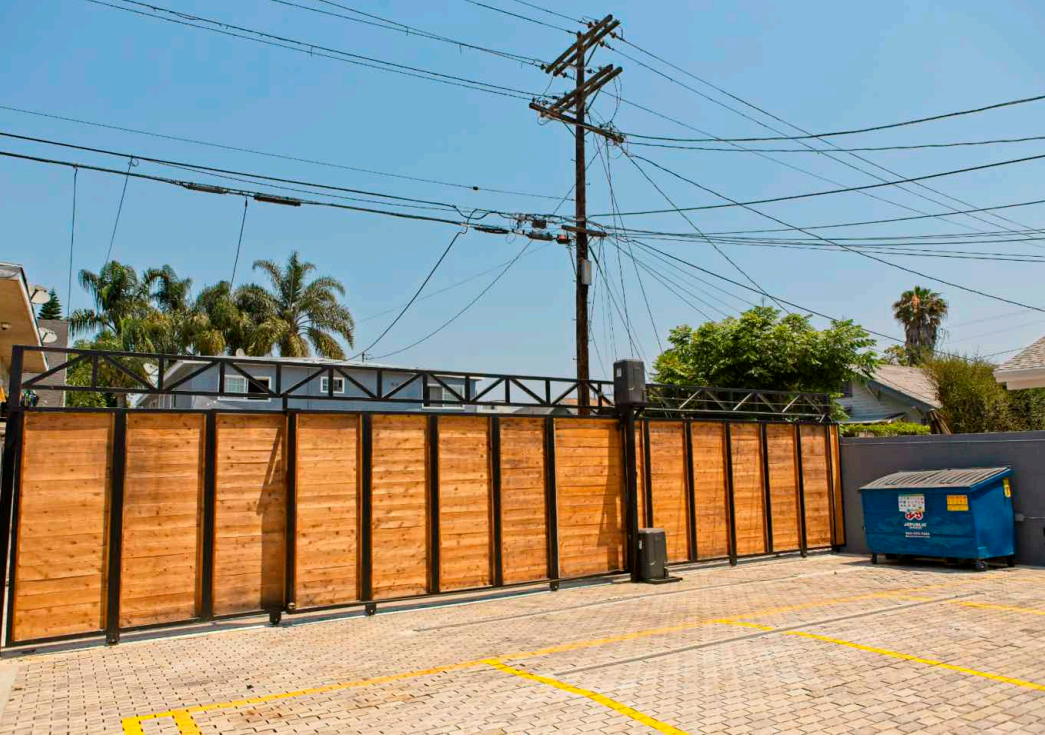








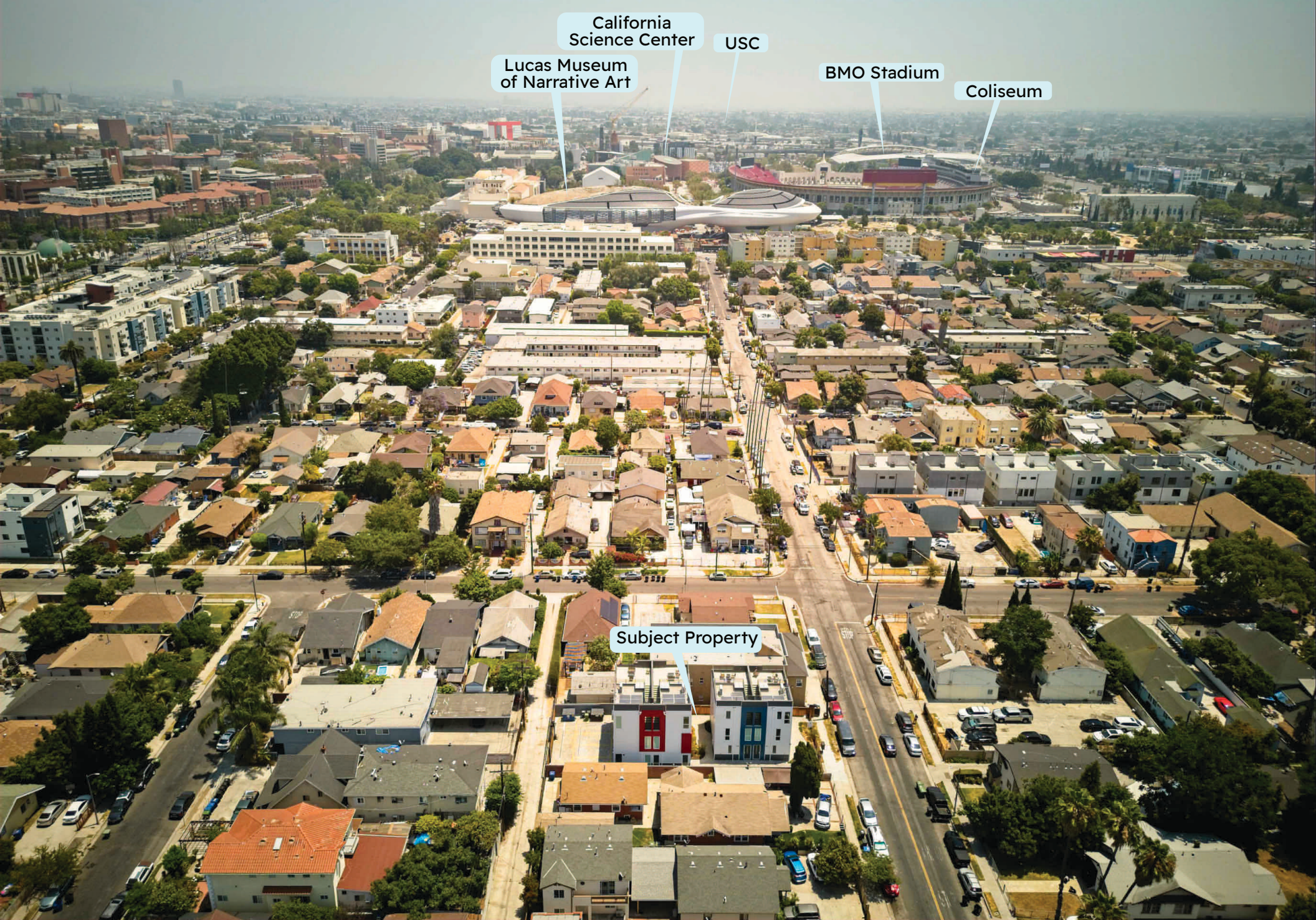














































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**kw**  
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