



KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

PREMIER  
**19-UNIT**  
OFFERING

526-534 W. 47TH STREET

LOS ANGELES, CA 90037 ■ 19 Units | 2 Adjacent Parcels



# 526-534 W. 47TH STREET LOS ANGELES, CA 90037

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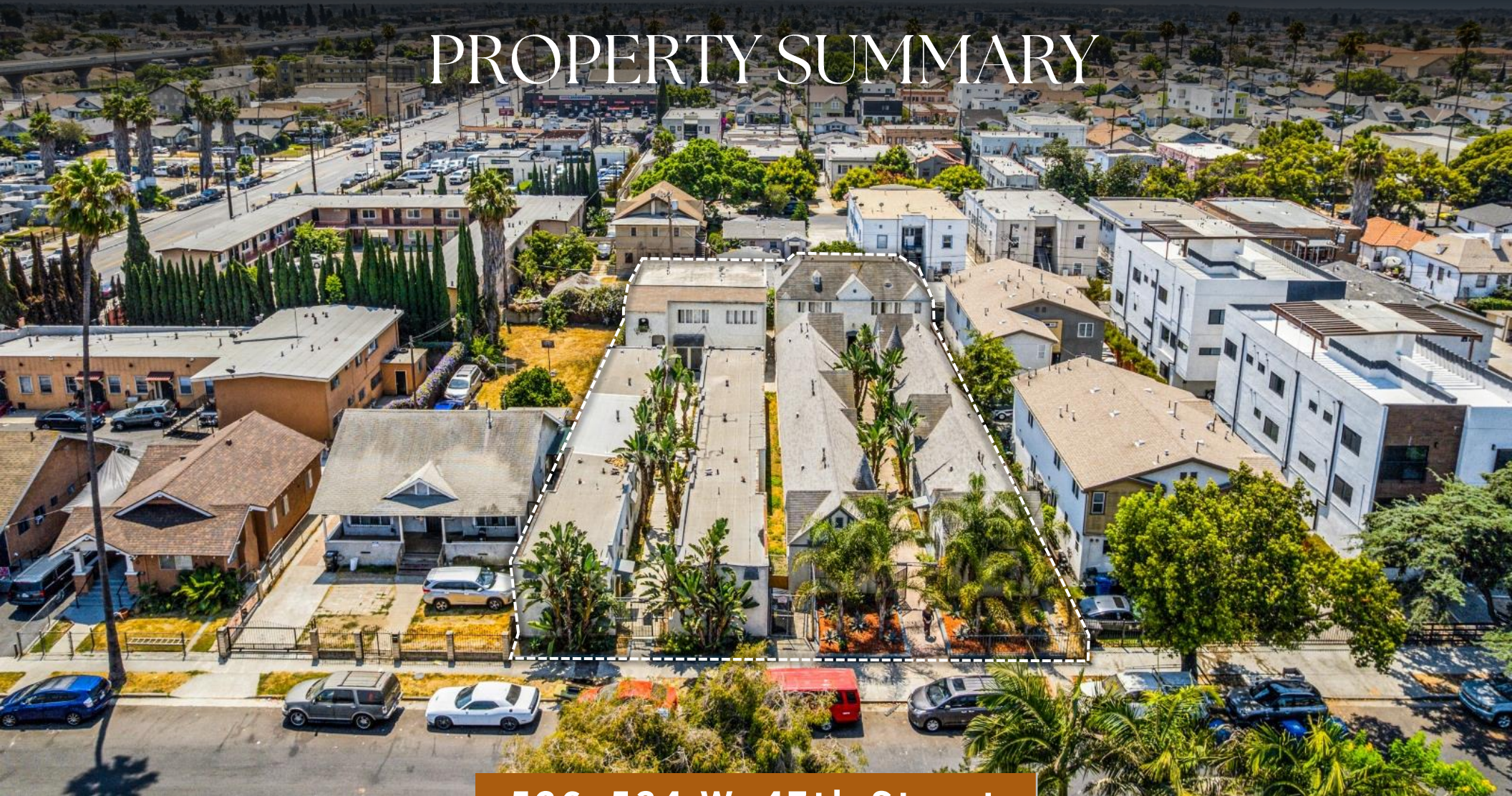


01

# Executive Summary



# PROPERTY SUMMARY



**526-534 W. 47th Street**

**19**

**UNITS**

**1927**

**YEAR BUILT**

**11,954**

**GROSS SF**

**15,464**

**LOT SF**

**5018-027-15**

**5018-027-16**

**PARCEL**



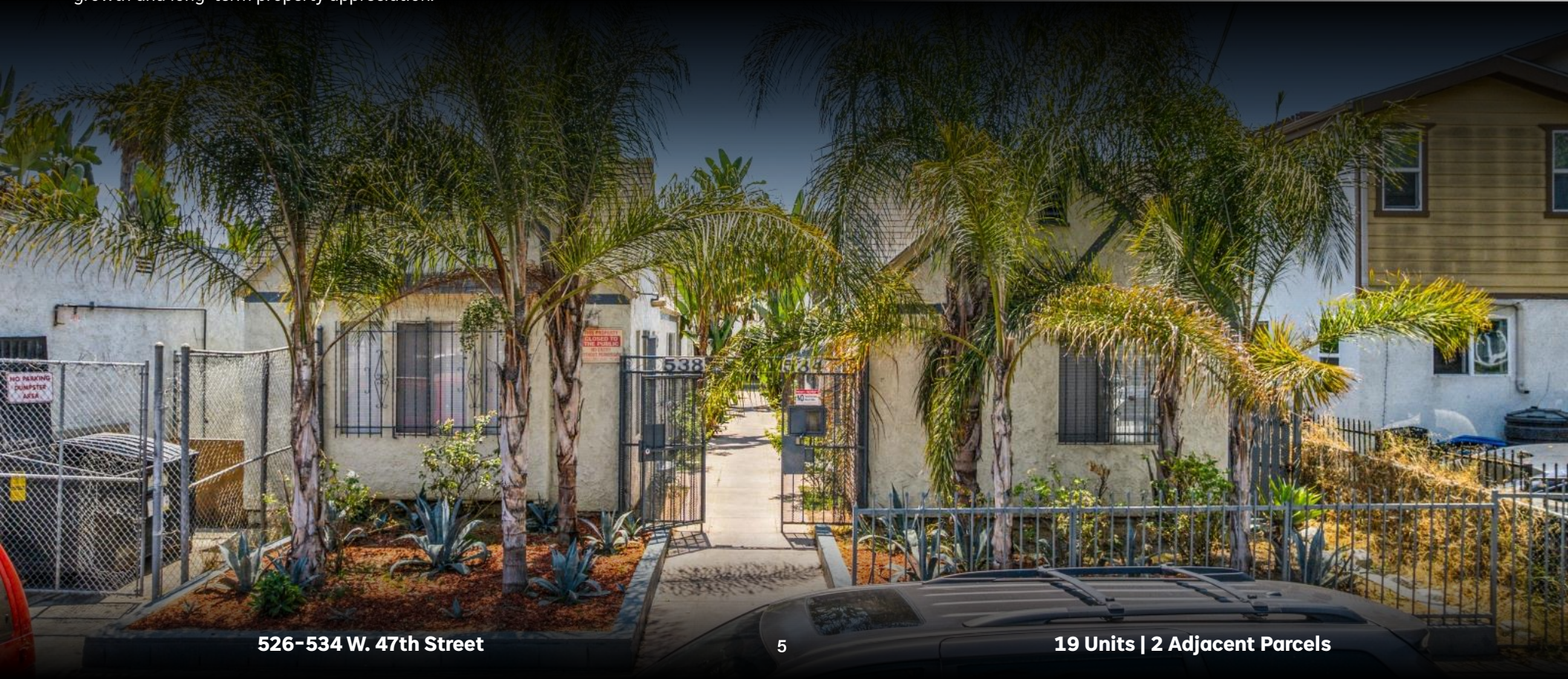
# PROPERTY OVERVIEW

**526-534 W. 47th Street**

This well-maintained 19-unit apartment complex sits on a substantial double lot totaling approximately 15,464 sq. ft., comprised of two adjacent parcels (#5018-027-15 & #5018-027-16). Many units have been fully remodeled and upgraded, providing a turnkey income-producing asset with immediate and long-term upside.

Situated just south of USC and the BMO Soccer Stadium, this property offers exceptional access to shops, restaurants, public transit, and the 110-Freeway. The surrounding neighborhood is experiencing active gentrification, creating substantial potential for rent growth and long-term property appreciation.

- ▶ Prime South Los Angeles location
- ▶ Well-maintained, remodeled units
- ▶ Double lot with development potential
- ▶ Immediate value-add opportunities with vacant units
- ▶ Gentrifying area with strong rental growth potential



**526-534 W. 47th Street**

**5**

**19 Units | 2 Adjacent Parcels**





526-534 W. 47th Street



19 Units | 2 Adjacent Parcels





## PREMIER SOUTH LA LOCATION



526-534 W. 47th Street

7

19 Units | 2 Adjacent Parcels





# Investment Highlights

► **Premier 19-Unit Multifamily Investment Opportunity – South Los Angeles**

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► **Operational Efficiency: No on-site manager required**

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► **Expansive double lot presents significant development potential, including the possibility for affordable or low-income units (buyer to verify)**

► **Vacancy Opportunity: Up to 4 units deliverable vacant at COE, allowing immediate renovations and market-rate re-leasing**

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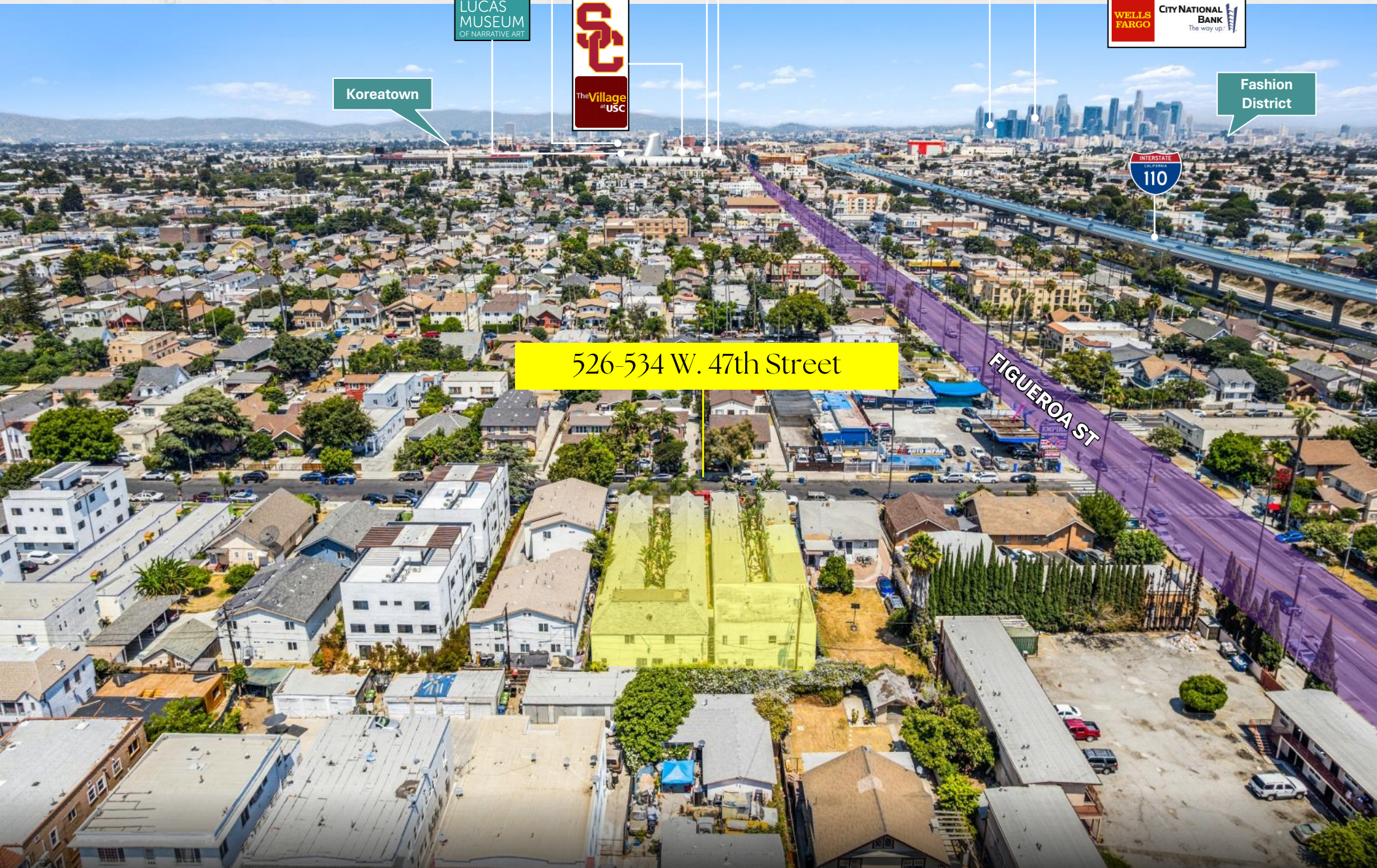
► **Opportunity to modernize or reposition units for increased rents**

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► **Strong upside for investors seeking both immediate cash flow and long-term appreciation**



# Location



NATURAL  
HISTORY  
MUSEUM  
LOS ANGELES COUNTY

LUCAS  
MUSEUM  
OF NARRATIVE ART

California Science Center  
**CAAM**

**SC**  
The Village  
at USC



**crypto.com**

Los Angeles  
CONVENTION CENTER

**BMO STADIUM**

**LA LIVE**

**Union Bank**  
of India

**Bank of America**

**usbank**  
**WELLS FARGO**  
CITY NATIONAL BANK  
The way up.

Koreatown

Fashion  
District

INTERSTATE  
CALIFORNIA  
110

526-534 W. 47th Street

FIGUEROA ST

526-534 W. 47th Street

19 Units | 2 Adjacent Parcels











An aerial photograph of a Los Angeles neighborhood, likely Hollywood, showing a mix of residential houses and commercial buildings. In the background, the Los Angeles skyline is visible under a clear blue sky. A large white number '02' is overlaid on the center of the image, with the text 'The Location' written in a white serif font below it.

# 02

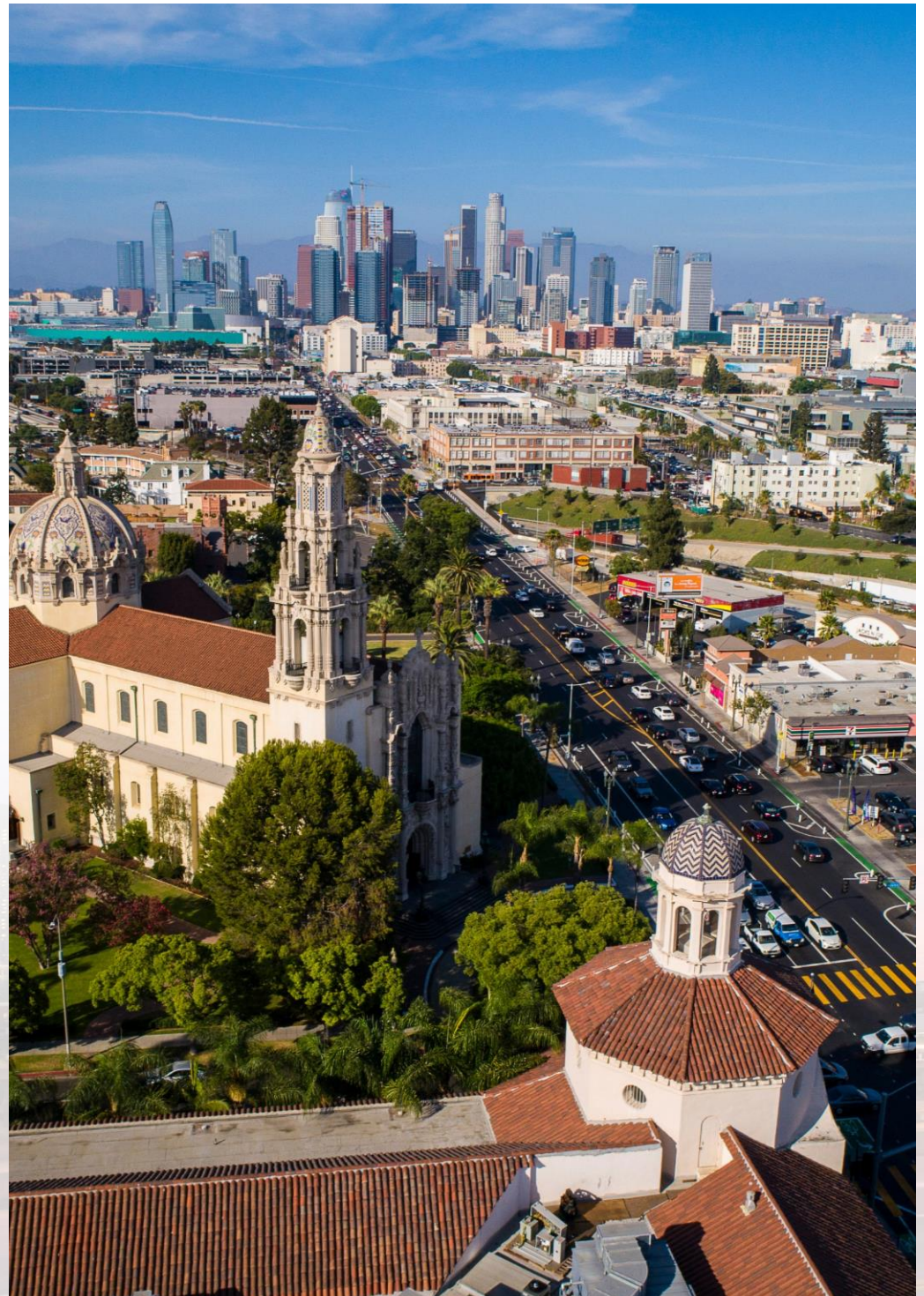
## The Location



# Premier South Los Angeles

This property is located in a rapidly evolving area of South Los Angeles, just south of the University of Southern California (USC) and the BMO Soccer Stadium. The neighborhood benefits from excellent connectivity, with the 110-Freeway nearby and multiple public transit options. Residents enjoy close proximity to a growing mix of shops, restaurants, and cultural amenities. The area is experiencing active gentrification, making it an attractive location for both renters and investors seeking long-term appreciation and rental growth.

## TOP EMPLOYERS





# Central Location



LOS ANGELES

This property is ideally situated just south of the University of Southern California (USC), providing convenient access to one of Los Angeles' largest employment and student hubs. It is also near the BMO Stadium, a major entertainment venue drawing thousands of visitors for sporting and cultural events. Additionally, the upcoming Lucas Museum of Narrative Art is set to become a significant local employer and cultural destination, further enhancing the area's long-term growth and investment appeal.

## Landmarks

LUCAS  
MUSEUM  
OF NARRATIVE ART

The Village  
at USC



BMO  STADIUM

SoFi 

 YouTube Theater

  
HOLLYWOOD PARK

intuit DCME



# Location



526-534 W. 47th Street

15

19 Units | 2 Adjacent Parcels



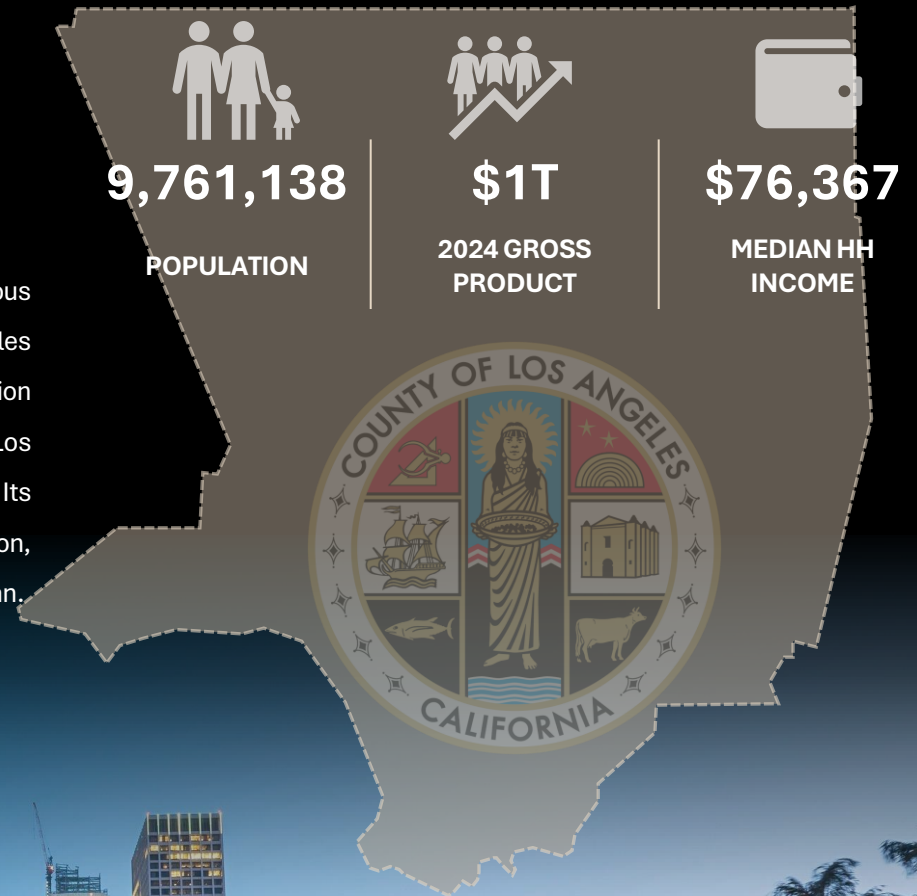
# Neighborhood Sales

	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF
S	<b>Subject</b> 526-534 W. 47th Street Los Angeles, CA 90037	19	1927	11,954	15,464	On Market	<b>\$3,695,000</b>	\$194,474	\$309.10
1	<b>803 W. 30th Street</b> Los Angeles, CA 90007	20	1965	13,432	10,911	12/8/2024	<b>\$7,000,000</b>	\$350,000	\$465.17
2	<b>6320 S. Broadway</b> Los Angeles, CA 90003	18	1956	10,362	11,643	9/3/2024	<b>\$23,500,000</b>	\$1,305,556	\$354.61
3	<b>4517 S. Normandie Ave.</b> Los Angeles, CA 90037	16	1924	10,320	10,564	9/3/2024	<b>\$23,500,000</b>	\$1,468,750	\$430.70
4	<b>2620 Orchard Ave.</b> Los Angeles, CA 90007	16	1924	8,944	6,249	11/14/2024	<b>\$11,700,000</b>	\$731,250	\$513.89
	<b>AVERAGES</b>	<b>18</b>	<b>1942</b>	<b>10,765</b>	<b>9,842</b>			<b>\$963,889</b>	<b>\$441.09</b>



# LA County Snapshot

Los Angeles County, officially the County of Los Angeles, is the most populous county in the United States and a dynamic powerhouse within the Los Angeles metropolitan area of Southern California. Home to approximately 9.8 million residents as of 2024—more than the population of 40 individual U.S. states—Los Angeles County stands as the largest non-state government entity in the nation. Its thriving economy generates an impressive nominal GDP of nearly \$1 trillion, exceeding the entire economies of countries such as Belgium, Norway, and Taiwan.





# M CONNECTIVITY







# 03 Financial Analysis



# Rent Roll

Unit #	Unit Type	Current Rent	Market Rent	Notes
526-1	1+1	\$1,300	\$2,250	
526-2	1+1	\$2,250	\$2,250	Vacant
526-3	1+1	\$1,239	\$2,250	
526-4	1+1	\$2,250	\$2,250	Vacant
526-5	1+1	\$2,228	\$2,250	
526-6	1+1	\$1,247	\$2,250	
526-7	1+1	\$1,330	\$2,250	
526-8	1+1	\$873	\$2,250	
526-9	3+1	\$1,448	\$3,200	
534-1	1+1	\$1,175	\$2,250	
534-2	1+1	\$2,250	\$2,250	Vacant
534-3	1+1	\$1,238	\$2,250	
534-4	1+1	\$1,900	\$2,250	
534-5	1+1	\$2,250	\$2,250	Vacant
534-6	1+1	\$873	\$2,250	
534-7	1+1	\$1,012	\$2,250	
534-8	1+1	\$1,236	\$2,250	
534-9	1+1	\$1,593	\$2,250	
534-10	1+1	\$1,330	\$2,250	
<b>TOTAL</b>		<b>\$29,022</b>	<b>\$43,700</b>	

Since the owner is covering the cost of gas and electricity, the annual rent may be increased by an additional 2% beyond the allowable rent increase permitted by the City of Los Angeles.



# Financial Analysis

## SUMMARY

### PRICING

<b>OFFERING PRICE</b>	<b>\$3,695,000</b>
PRICE/UNIT	\$194,474
PRICE/SF	\$309.10
GRM	10.61
MARKET GRM	7.05
CURRENT CAP	6.80%
MARKET CAP	11.43%

### THE ASSET

UNITS	19
YEAR BUILT	1927
GROSS SF	11,954
LOT SF	15,464
APN 1	5018-027-015
APN 2	5018-027-016

Since the owner is covering the cost of gas and electricity, the annual rent may be increased by an additional 2% beyond the allowable rent increase permitted by the City of Los Angeles.

### MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
1	3+1	\$1,448	\$1,448	\$3,200	\$3,200
18	1+1	\$1,532	\$27,574	\$2,250	\$40,500
<b>Total Scheduled Rent</b>			<b>\$29,022</b>		<b>\$43,700</b>

### ANNUALIZED INCOME

		Current		Market
<b>Gross Scheduled Rent</b>		<b>\$348,264</b>		<b>\$524,400</b>
Less: Vacancy/Deductions	3%	(\$10,448)	3%	(\$15,732)
<b>Effective Rental Income</b>		<b>\$337,816</b>		<b>\$508,668</b>

### ANNUALIZED EXPENSES

	Current	Market
Insurance	\$5,500	\$5,500
Gas	\$3,420	\$3,420
Maintenance	\$4,220	\$4,220
Trash Removal	\$3,950	\$3,950
Taxes	\$41,569	\$41,569
Water & Electric	\$24,011	\$24,011
Pest Control	\$790	\$790
Registration	\$1,850	\$1,850
Gardening	\$1,200	\$1,200
<b>ESTIMATED EXPENSES</b>	<b>\$86,510</b>	<b>\$86,510</b>
Expenses/Unit	\$4,553	\$4,553
Expenses/SF	\$7.24	\$7.24
% of SGI	24.84%	16.50%

### RETURN

	Current	Market
NOI	\$251,306	\$422,158



# 526-534 W. 47th Street Los Angeles, CA 90037

**Drive-by only; please do not contact tenants.**

For detailed information and to discuss this investment opportunity, contact the listing agent directly.



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