

**PROPERTY INFORMATION:**

Property Address: 1252 S Lake St, Los Angeles, CA 90006  
APN: 5136-024-019  
Number of Units: 18  
Year Built: 1914  
Approx. Bldg. Sq. Ft.: 12,960  
Approximate Lot Size: 8,504

**Trust Sale. No Court Confirmation Required**

**INVESTMENT OVERVIEW:**

<b>Asking Price:</b>	<b>\$1,800,000</b>
Value Per Unit	\$100,000
Value per Square Foot	\$138.89



**INCOME/EXPENSE ANALYSIS:**

Number of Units	Tenant Business	Ave. Unit Size	SCHEDULED		PROJECTED		Estimated Annual Expenses	
			Ave. Rent/Unit*	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income	New R. E. Taxes	\$20,250
12	Residential		\$728.95	\$8,747.42	\$1,666.67	\$20,000.00	New Insurance	\$10,800
6	Commercial		\$1,053.00	\$6,318.00	\$1,807.00	\$10,842.00	Water & Sewer	\$11,700
18	Monthly Scheduled Rents			\$15,065		\$30,842	Electricity - House Meter	\$17,520
	Parking Lot Income			\$403		\$2,500	Gas - House Meter	\$2,400
	Total Monthly Income			\$15,469		\$33,342	Trash	\$7,200
<b>Annual Scheduled Gross Income (GSI)</b>				<b>\$185,624</b>		<b>\$400,104</b>	Landscaping	\$1,200
Less Vacancy & Concessions (5%)				<b>(\$9,281)</b>		<b>(\$20,005)</b>	Cleaning	\$2,400
Effective Gross Income				<b>\$176,343</b>		<b>\$380,099</b>	Repairs & Maint. (5% of GSI)	\$9,281
Less Estimated Annual Expenses			49.76%	<b>(\$87,744)</b>	24.01%	<b>(\$91,254)</b>	Annual City RSO & SCEP	\$1,280
<b>Net Operating Income</b>				<b>\$88,599</b>		<b>\$288,845</b>	Misc. Expenses (2% of GSI)	\$3,712
<b>Gross Rent Multiplier</b>				<b>9.70</b>		<b>4.50</b>	Total Expenses	<b>\$87,744</b>
<b>CAP Rate</b>				<b>4.92%</b>		<b>16.05%</b>	Per Net Sq. Ft.	\$6.77
							Per Unit	\$4,875

**Trust Sale. No Court Confirmation Required.** For sale AFTER 41 years! 18-unit Mixed-use property located in the heart of Koreatown. Unit mix 10 x 1 bed 1 bath, 1 x 1 bed 3 bath & 1 x 2 bed 1 bath residential units, plus 6 commercial units. **Adjacent parking lot at 1250 S Lake St (APN 5136-024-018) with approx. 8,699 SF, zoned LAR4, has 25 parking spaces, is listed separately for \$700,000. Both properties to be sold together.** Existing building is approx. 12,960 SF on approx. 8,504 SF lot, zoned LAC2. One of the commercial units is vacant and will be delivered vacant at COE. Separately metered for both gas and electricity for residential. Property need rehab and updating. Property is being sold AS IS and WHERE IS without warranty expressed or implied and with current tenants in place. Minutes away from Downtown LA, Staples Center, LA Live, Restaurants, major attractions, and USC. Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations.

1252 S Lake St, Los Angeles, CA 90006 As of February 01, 2026											
Unit	Tenant	Unit Type	Bed/Bath	Approx. Unit size	Est. Market Base Rent per mo. (Est. at \$2/mo. modified gross)	Current Rent	Monthly Charges	Total Current Monthly Payment	Parking Lot	Security Deposit	Lease Comments
Apt. 01	Xiomara Galvez	Residential	1 bed/1 bath	463	1,500.00	662.00	4.44	666.44	P01	0.00	
Apt. 02	Rolando Perez	Residential	1 bed/1 bath	463	1,500.00	751.98	4.44	756.42	P02	0.00	No Lease
Apt. 03	Maria Rivaz	Residential	1 bed/1 bath	463	1,500.00	751.98	4.44	756.42	P03	0.00	No Lease
Apt. 04	Sonia Dominguez	Residential	1 bed/1 bath	463	1,500.00	657.72	54.44	712.16	P04 & P20	0.00	No Lease
Apt. 05	Genovevo Hurtado	Residential	1 bed/1 bath	481	1,500.00	703.78	4.44	708.22	P05	0.00	No Lease
Apt. 06	Carina Cuevas	Residential	1 bed/1 bath	481	1,500.00	654.50	54.44	708.94	P06 & P22	0.00	No Lease
Apt. 07	Samuel Ortiz	Residential	1 bed/1 bath	481	1,500.00	758.41	4.44	762.85	P07	0.00	No Lease
Apt. 08	Eugenio Ortiz	Residential	1 bed/1 bath	481	1,500.00	654.50	4.44	658.94	P08	0.00	No Lease
Apt. 09	Elsa Barrios	Residential	1 bed/1 bath	481	1,500.00	657.72	4.44	662.16		0.00	No Lease
Apt. 10	Noe Gonzalez	Residential	1 bed/1 bath	490	1,500.00	658.79	4.44	663.23	P10	0.00	No Lease
Apt. 11	Ausencio Calderon	Residential	1 bed/3 bath	756	2,500.00	1,043.35	4.44	1,047.79	P11	0.00	No Lease
Apt. 101	Rosa Ramos	Manager Occupied	2 bed/1 bath	882	2,500.00	792.69	54.44	847.13	P12	100.00	No Lease
1260	Vanessa Huerta (Fashion Store)	Retail Sale of apparel, shoes, and accessories	Commercial	670	1,340.00	850.00	0.00	850.00		750.00	M-to-M
1262	Alberto Romero Dela Cruz (Maranata Discount Market)	Dollar store	Commercial	2268	4,536.00	1,850.00	50.00	1,900.00	P25	0.00	M-to-M
1266-A	Vacant- Unrented	Retail Space	Commercial	1223	2,446.00	1,800.00	0.00	1,800.00	P19	0.00	Vacant- Unrented
1266-B	Lorena Arevalo (Herbal Life)	Office Space	Commercial	420	840.00	600.00	0.00	600.00		700.00	M-to-M
1266-C	Jaime Torres (Massage)	Office Space	Commercial	420	840.00	600.00	150.00	750.00	P14, P17 & P21	600.00	M-to-M
1266-D	Maria Romero (Tax Service)	Office Space	Commercial	420	840.00	618.00	0.00	618.00	P13	700.00	M-to-M
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18	Units				30,842.00	15,065.42	403.28	15,468.70			

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