

RESIDENTIAL FOR SALE

**2361 SCARFF ST**

2361 SCARFF STREET, LOS ANGELES, CA 90007



FOR SALE

**KWCOMMERCIAL | TOTAL REALTY GROUP**

963 Colorado Blvd  
Los Angeles, CA 90041



Each Office Independently Owned and Operated

*PRESENTED BY:*

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# Disclaimer

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



2361 SCARFF STREET

# PROPERTY INFORMATION

PROPERTY OVERVIEW

PROPERTY PHOTOS

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## PROPERTY OVERVIEW

2361 SCARFF STREET



### Property Overview

2361 Scarff Street is a single-family home located in the University Park neighborhood of Los Angeles, just blocks from USC and Exposition Park. The property sits on a [Q]RD2-1XL-O-HPOZ zoned lot, which allows for future development potential while still being ideal as a standalone residence. The zoning and lot size offer flexibility for an owner or investor to add ADUs or explore a small multifamily setup, benefiting from strong rental demand in the area. With additional units, the property could produce solid income while maintaining long-term value. As it stands, the home has great character and sits in a neighborhood known for its historic architecture and proximity to major Los Angeles landmarks. It's close to USC, Downtown LA, the Natural History Museum, Banc of California Stadium, and the new Lucas Museum of Narrative Art. 2361 Scarff St is a solid opportunity for someone looking to live in or invest in a growing, well-connected pocket of Los Angeles with both short-term and long-term upside.

### Property Highlights

- Beautifully restored Victorian home.
- Located within the University Park Neighborhood.
- Calm and Quiet neighborhood with historic charm and designation.
- In close proximity to USC Campus and Mount Saint Mary's Doheny Campus.
- Nearby local amenities.
- Within the campus DPS Patrol Zone for added security.
- Large rear lot with potential for ADU. (Buyer to verify)
- Perfect for an owner-user or investor looking to get into the Student Housing Market.
- Basement for added storage or additional unit. (buyer to verify)
- Property falls under the Mills Act which may allow for lower property taxes.

Price:	\$1,800,000
Number of Units	1
Building SF:	1,392
Price / SF:	\$1,293 P/SF
Occupancy:	Vacant
Lot Size:	8,732 SF
Year Built:	1888
Zoning:	[Q]RD2-1XL-O-HPOZ

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## PROPERTY PHOTOS

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# MAPS AND LOCATION

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USC DPS PATROL ZONE

USC SAFE RIDE SHARE BOUNDARY

REGIONAL MAP

AERIAL MAP

BUSINESS MAP

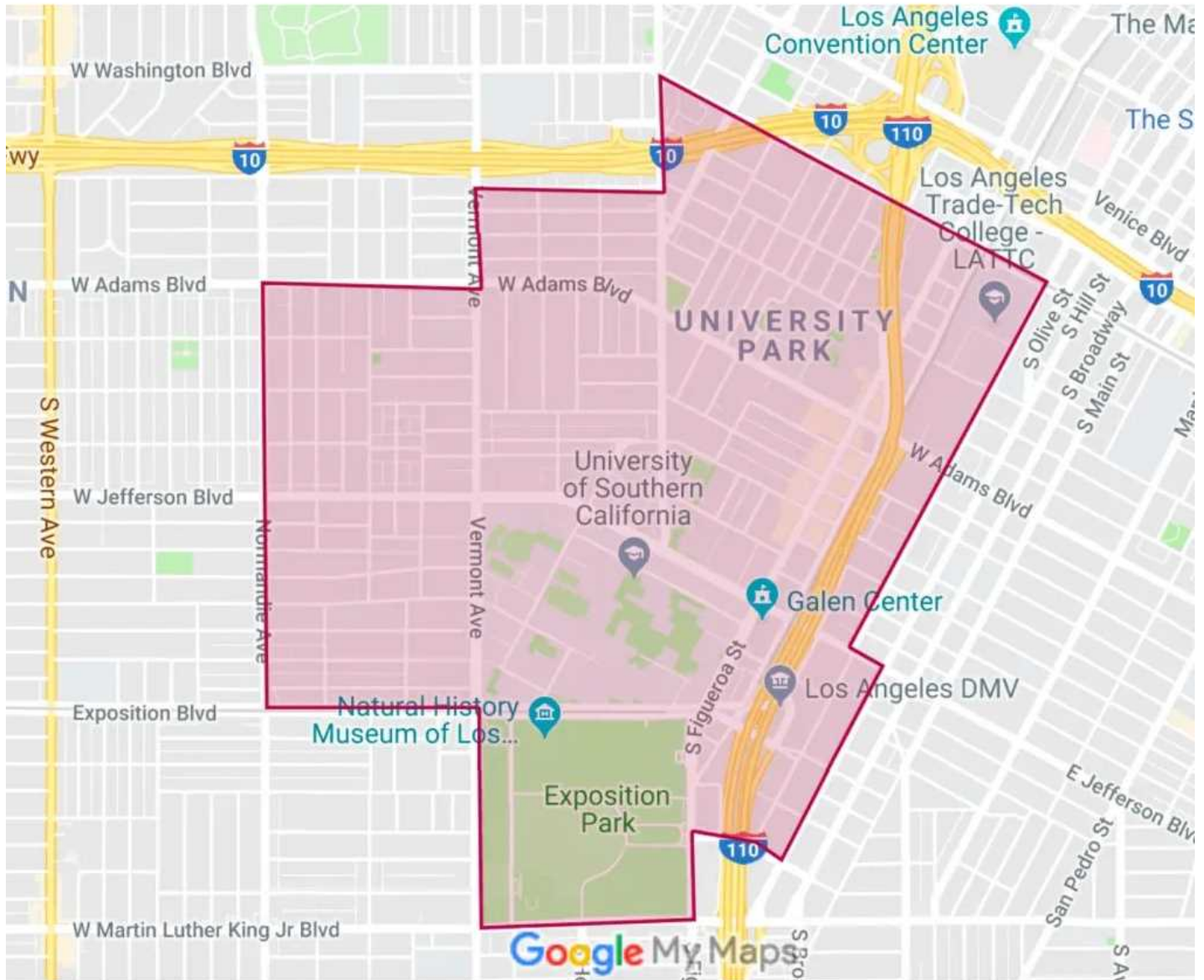
LOCATION MAPS

DEMOGRAPHICS



## USC DPS PATROL ZONE

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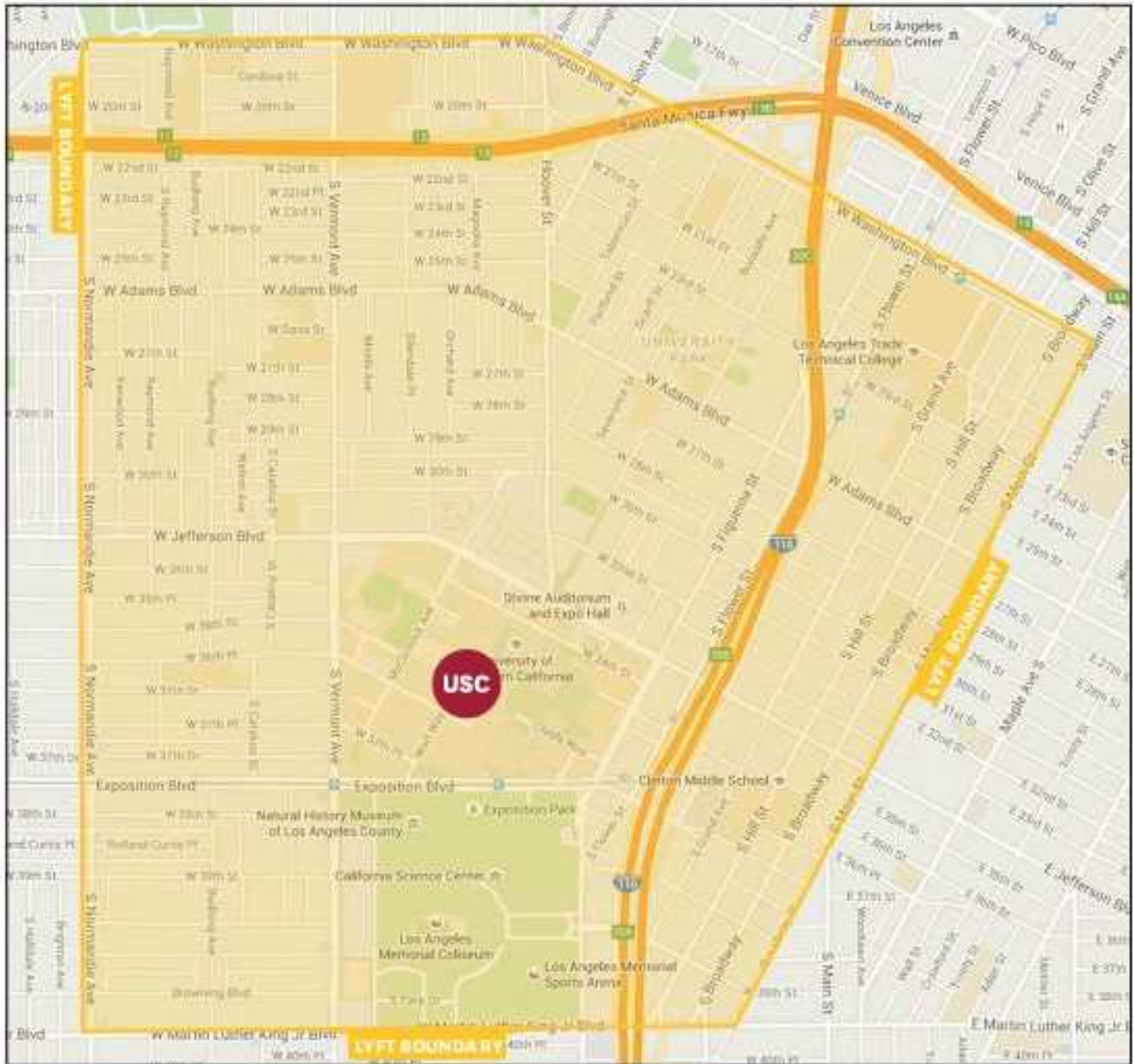


## USC SAFE RIDE SHARE BOUNDARY

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# Lyft Safe Ride Boundary



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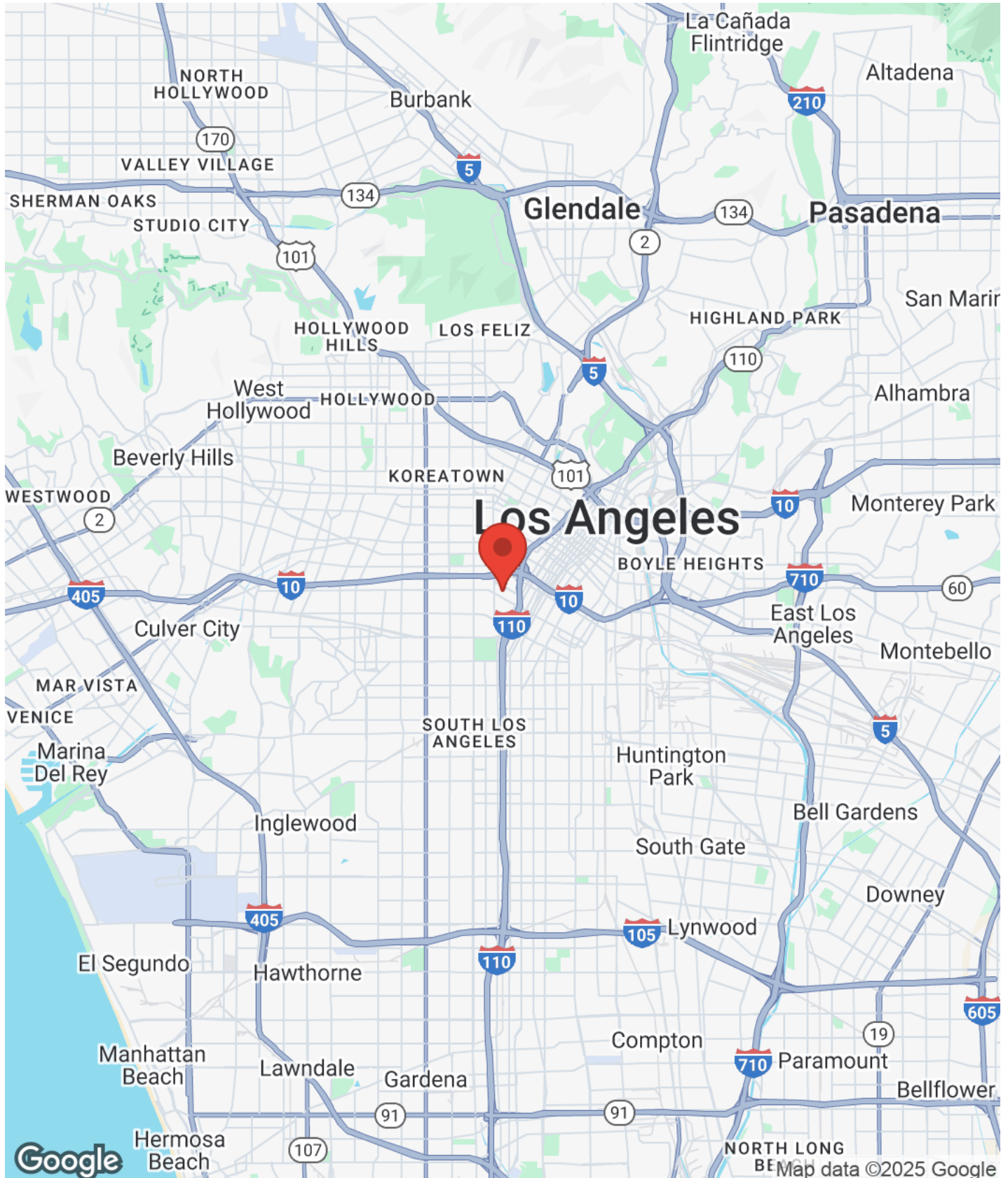
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## REGIONAL MAP

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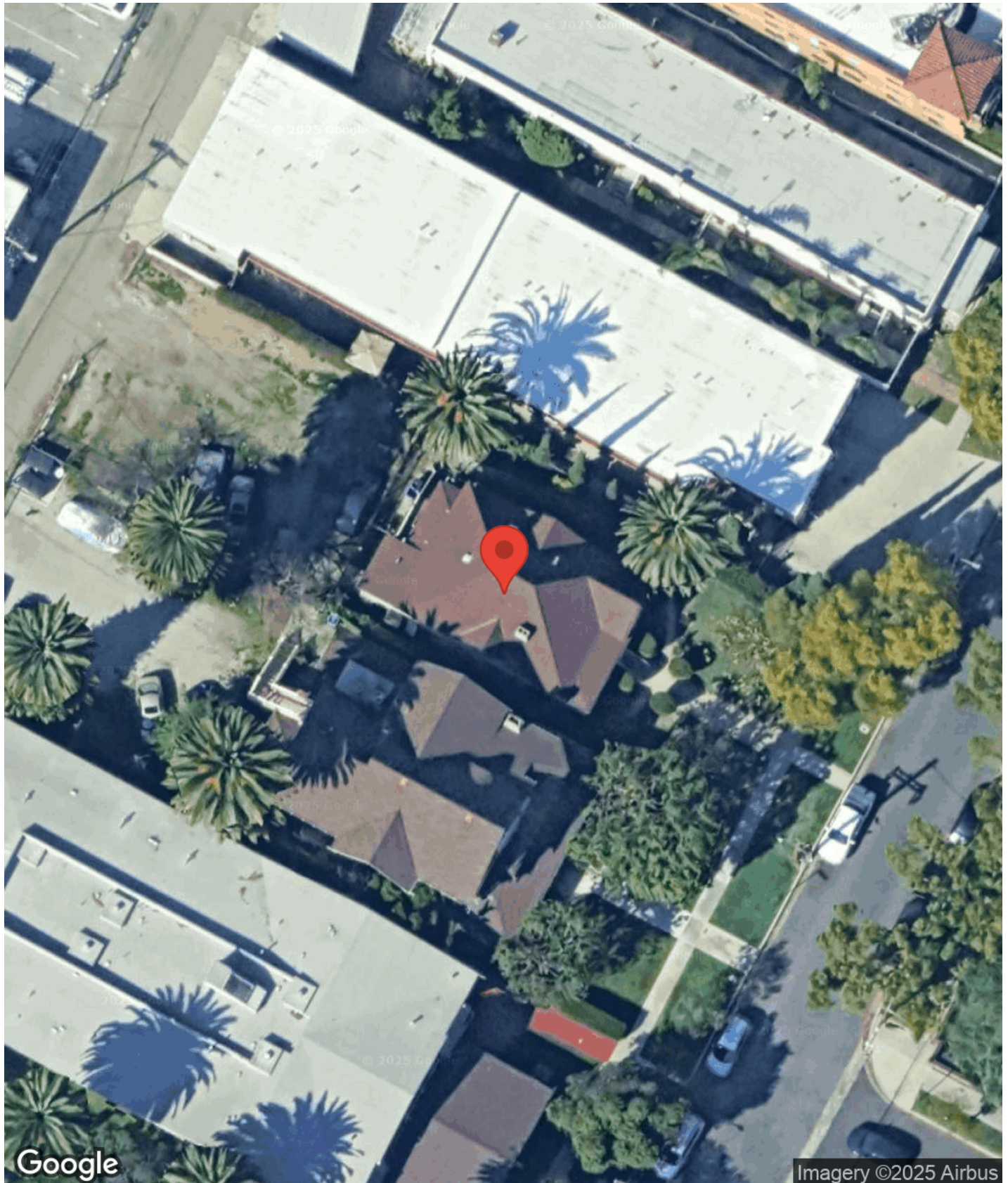
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## AERIAL MAP

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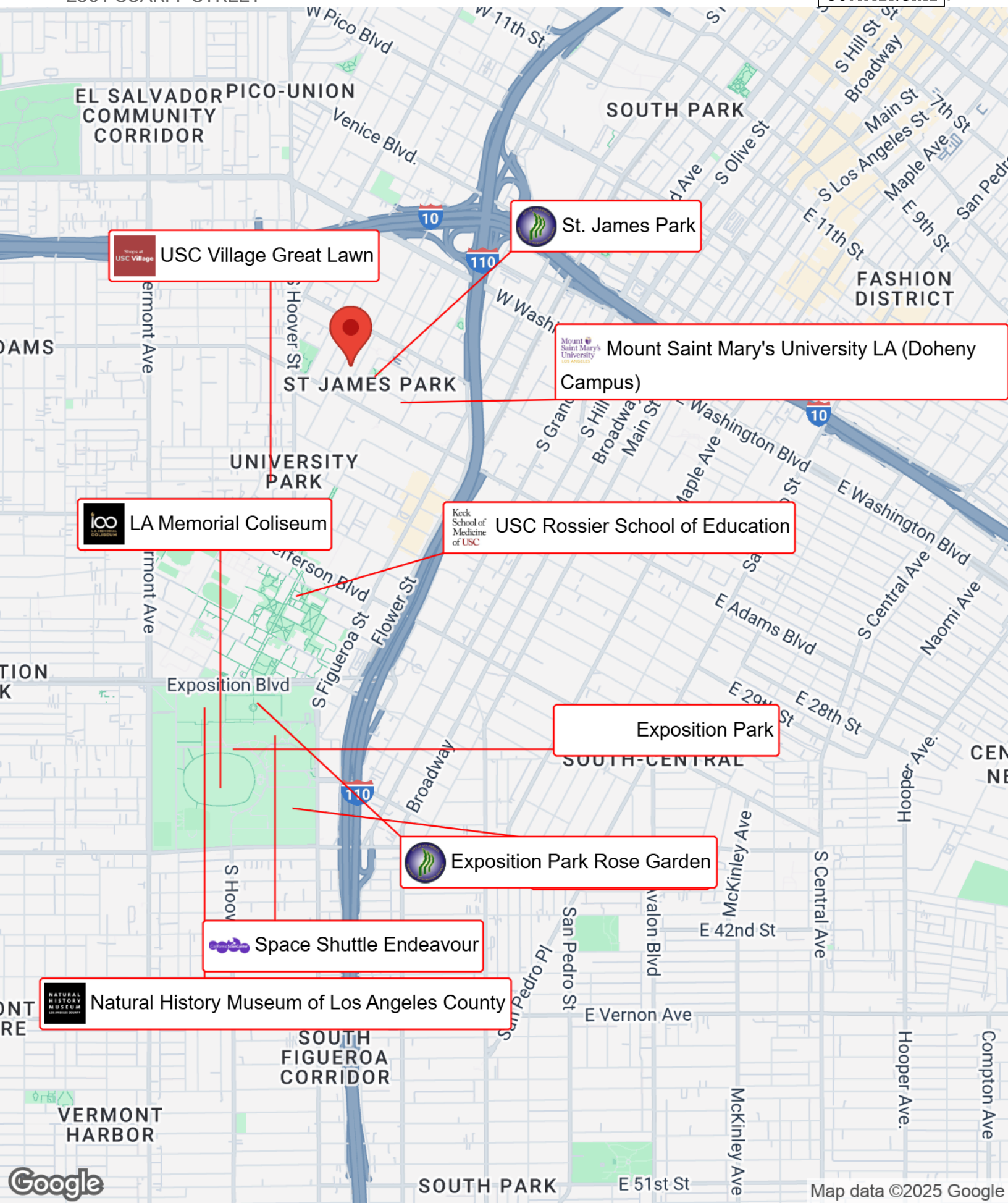
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## BUSINESS MAP


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 USC Village Great Lawn

 St. James Park

 Mount Saint Mary's University LA (Doheny Campus)


 LA Memorial Coliseum

 USC Rossier School of Education

Exposition Park

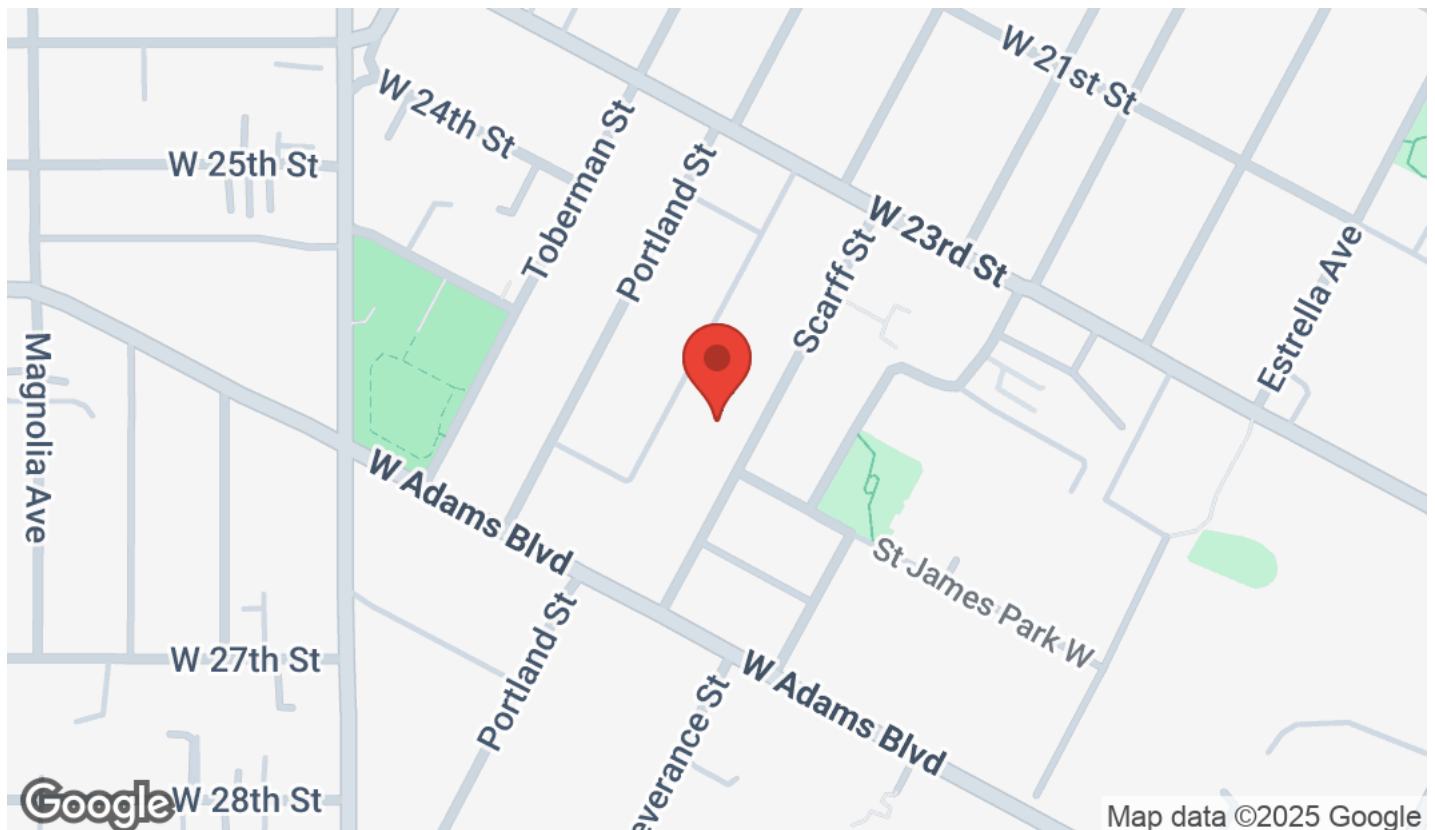
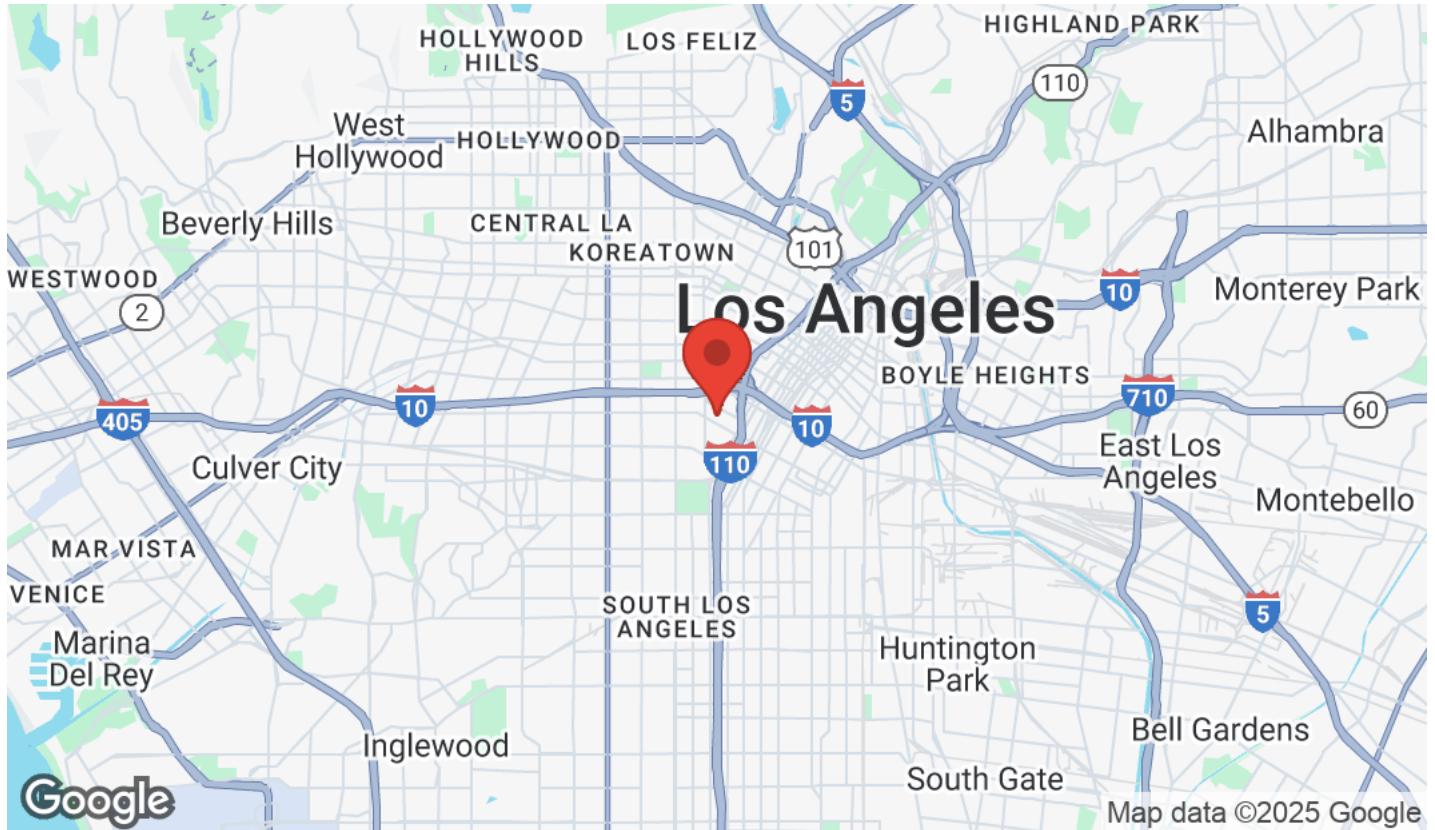
 Exposition Park Rose Garden

 Space Shuttle Endeavour

 Natural History Museum of Los Angeles County

## LOCATION MAPS

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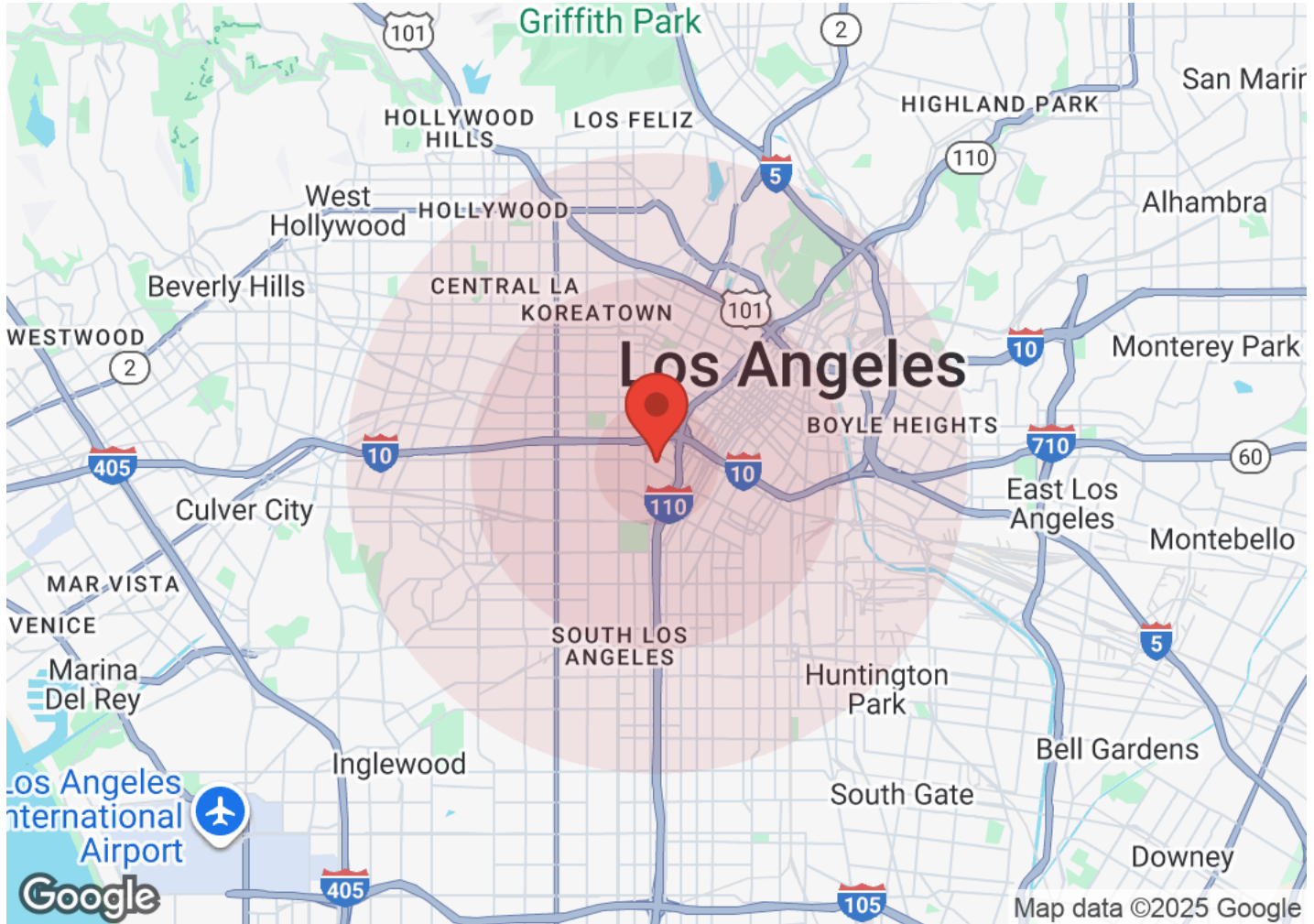
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A	Median	N/A	N/A	N/A
Female	N/A	N/A	N/A	< \$15,000	N/A	N/A	N/A
Total Population	N/A	N/A	N/A	\$15,000-\$24,999	N/A	N/A	N/A
				\$25,000-\$34,999	N/A	N/A	N/A
				\$35,000-\$49,999	N/A	N/A	N/A
				\$50,000-\$74,999	N/A	N/A	N/A
				\$75,000-\$99,999	N/A	N/A	N/A
				\$100,000-\$149,999	N/A	N/A	N/A
				\$150,000-\$199,999	N/A	N/A	N/A
				> \$200,000	N/A	N/A	N/A
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	N/A	Total Units	N/A	N/A	N/A
Ages 15-24	N/A	N/A	N/A	Occupied	N/A	N/A	N/A
Ages 25-54	N/A	N/A	N/A	Owner Occupied	N/A	N/A	N/A
Ages 55-64	N/A	N/A	N/A	Renter Occupied	N/A	N/A	N/A
Ages 65+	N/A	N/A	N/A	Vacant	N/A	N/A	N/A
Race	1 Mile	3 Miles	5 Miles				
White	N/A	N/A	N/A				
Black	N/A	N/A	N/A				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	N/A	N/A				
Asian	N/A	N/A	N/A				
Multi-Racial	N/A	N/A	N/A				
Other	N/A	N/A	N/A				

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2361 SCARFF STREET

# PROFESSIONAL BIO

PROFESSIONAL BIO

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## Michael Fukushima

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Michael Fukushima, Partner of Total Realty Group, Director of Keller Williams Commercial Downtown LA and Director/Partner of Total Investment Real Estate Brokers, has been working in the Southern California real estate market for almost 30 years. Mr. Fukushima has represented owners as General Partner, Asset Manager, Controller, and Director of Accounting. He has been involved with the purchase, sale, and leasing of over 600 million dollars of commercial and industrial properties. He has successfully applied for low income tax credits for multi family projects throughout Southern California. He has also placed limited partner equity money in a series of successful real estate transaction while acting as Owner's Representative. He has been involved in 1031 exchanges on behalf of different owners as both the selling and listing representative. He has formed and dissolved partnerships and Limited Liability Companies. Mr. Fukushima brings his knowledge and experience in all transactions and brings a track record of successful real estate investments.

Mr. Fukushima was born and raised in Southern California. A graduate of the Pilgrim School in Los Angeles and the University of Puget Sound in Tacoma, Washington, Mr. Fukushima also received a certificate in Accounting from the University of California at Los Angeles. He has held a series of steadily increasing in responsibility executive positions with Realty Bancorp Equities, The Simay Company and Key Centers, Venture Pacific Property Company, The Yarmouth Group Management Co., Inc and Thomas Safran and Associates. While taking accounting classes at UCLA, Mr. Fukushima worked for the Angeles Corporation in Los Angeles. He presently resides in the San Fernando Valley. He is a member of Our Lady Grace Church in Encino. In addition to his real estate activities he coached basketball for a number of teams that his children played.

As the Original Partner/Director of Total Investment Real Estate Brokers and now with Keller Williams Commercial as a Director, Mr. Fukushima is most excited about the prospect of working on behalf of buyers and sellers as a real estate professional. He has been involved in over 300 successful transactions as a Partner of Total Investment and Total Realty Group. Mr. Fukushima has typically assisted his clients with their trust valuations, opinions of value, financing and market positioning as well as the purchase and sale of real estate assets throughout all levels of contract negotiation. He is an innovative professional with many ideas about asset, property, and equity management. "The upcoming real estate activity of the next ten years will define the market in ways previously thought impossible. Only through careful planning, solution based investing and aggressive foresight will today's investor reap the absolute benefits of the new market."

### Expertise:

Brokerage: Apartments & Residential, Investment Properties, Land, Multi-Family Investments, Bank REO, Landlord Representation: Office & Retail, Hotel & Leisure.

### EDUCATION AND QUALIFICATIONS:

University of Puget Sound

University of California, Los Angeles (UCLA) - Accounting



## Stephen Watson

Managing Director

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Stephen F. Watson, President and Partner of Total Realty Group, is a California native. Stephen is a graduate of the University of Santa Clara with a degree in Business with an emphasis in Real Estate Finance. Mr. Watson has an impressive client list, which includes major financial institutions, and high net-worth individuals, yet he understands the concerns of the smaller investor. He is primarily responsible for marketing investment properties in Greater Los Angeles: San Fernando Valley, Mid Wilshire, Koreatown, West Los Angeles, Inglewood, South LA and South Bay Areas.

Mr. Watson's family has been in Real Estate development since the 1950's. He is a seasoned real estate professional with over twenty years of experience in managing real estate investments in the Los Angeles and Southern California area. Stephen has been a top income-producing agent for the past 8 years. In June of 2003 he purchased controlling interest in Total Investment Real Estate Brokers. During these years has experienced significant growth, seeing revenues grow almost 225% in addition to doubling staff size. Total Investment Real Estate Brokers is a commercial brokerage that has successfully closed transactions valued over \$500,000,000 in the past years. In 2009, Total Realty Group was formed.

Mr. Watson is an activist in the Community. He sits on the Board of a Non-Profit whose sole purpose is to help those in need. Stephen is also a member of the board of directors at the Midnight Mission located in Downtown Los Angeles for those who need shelter and food that are living on the streets of Los Angeles. He currently lives in Los Angeles.

### EXPERTISE:

Brokerage: Apartments & Residential, Investment Properties, Industrial, Land, Multi-Family Investments, Bank REO, Landlord Representation: Office & Retail, Hotel & Leisure.

### EDUCATION AND QUALIFICATIONS:

Santa Clara University  
Loyola High School 1979

### MEMBERSHIPS & AFFILIATIONS:

CCIM  
ICSC  
California Association of Realtors- Beverly Hills  
Midnight Mission- Board of Directors

### LICENSES HELD:

BRE Salesperson License  
BRE Broker License





## Jason Smith

Senior Investment Specialist

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02022688, CA

Originally from Seattle Washington, Jason Smith aspires to specialize in multi-family and student housing investments, as well as property management. Jason is able to provide unmatched customer service skills by combining a strong work ethic with a virtuous attitude.

Jason's work ethic and leadership skills stem from his time playing football at Pacific University (Ore.) where he majored in Accounting. He played all 4 years and was an all-conference selection his senior year. Playing football gave Jason the skills and knowledge of team work and communication that are essential to a full service brokerage. Jason's strong accounting background provides him the necessary analytical skills to give expert advice.

Prior to joining Total Realty Group Jason has worked multiple customer service jobs where he learned how to interact with many different types of customers. Jason plans on continuing to expand his knowledge in the Real Estate field and hopes to service the South Los Angeles Market.

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### EDUCATION & QUALIFICATIONS

Pacific University  
- BA in Business Admin/Accounting

**Kaleen Lopez**

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Kaleen Lopez, a native of the San Fernando Valley, has a profound connection to her hometown, which fuels her passion for assisting clients in realizing their real estate dreams. Growing up in this diverse and dynamic community, Kaleen has developed an intimate knowledge of the area, its neighborhoods, and the unique characteristics that make the San Fernando Valley a desirable place to live. Fluent in both Spanish and English, Kaleen is committed to providing exceptional service to a broad range of clients. Her bilingual abilities ensure that language barriers are eliminated, allowing her to offer personalized and inclusive assistance to everyone she works with. This dedication to effective communication and cultural sensitivity is a cornerstone of her approach, ensuring that each client feels understood and valued. Her background in customer service has equipped her with skills to build meaningful, long-lasting relationships. She understands that buying or selling a home is more than just a transaction; it's a significant life event that deserves careful attention and a personalized touch. Her clients benefit from her meticulous attention to detail and her ability to tailor her services to meet their specific needs and preferences. In addition to her deep roots in the San Fernando Valley, Kaleen works throughout all of Los Angeles, bringing her local expertise and dedication to a wider array of clients. She is enthusiastic about leveraging her extensive knowledge of the entire LA area to benefit those she serves. As a member of the Total Realty Group, Kaleen is eager to collaborate with her colleagues to deliver topnotch real estate services. Her goal is to help each client navigate the complexities of the real estate market with confidence and ease, ultimately achieving their real estate goals and dreams.