

1016 W 21st St, Los Angeles, CA 90007



OPPORTUNITY TO ACQUIRE AN USC STUDENT HOUSING INVESTMENT

Fourplex : (2) of 3 Bed 3 Bath & (2) of 2 Bed 2 Bath , ADU: 5 Bed 5 Bath (2 Story)

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SETTING THE NEW STANDARD IN REAL ESTATE

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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Information deemed reliable but not guaranteed.





PROPERTY OVERVIEW

NOTABLE HIGHLIGHTS

- ! 1 mile to USC campus (Walking distance)
- ! 0.8 miles to USC Village (Walking distance)
- ! 0.8 miles to Metro Blue Line (Walking distance)
- ! The property is within USC Department of Public Safety Patrol Zone: An area that is patrolled 27 hours, 7 days a week.

LOCATION HIGHLIGHTS

1016 West 21st Street has a Walk Score of 89 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Congress North neighborhood in Los Angeles. Nearby parks include Toberman Playground, Saint James Park and Pico Union Park.

PROPERTY DETAILS

Address	1016 W 21st St, Los Angeles, CA 90007
APN	5124-005-001
No. Units	5
Building Area	Fourplex : 2,916 Sq Ft
	ADU : 1,117 Sq Ft
Unit Mix	Fourplex (2) of 3 Bed 3 Bath & (2) of 2 Bed 2 Bath
	ADU - 5 Bed 5 Bath (2 Story)
Date of Construction Completion	July 2024
Lot Size	8,134 Sq Ft
Distance to USC	1 Mile
Distance to Metro Blue Line/Metro Center	0.8 Mile / 2 Miles

PROJECTED RENTS




		Annualized Pro Forma Without ADU		Annualized Pro Forma With ADU	
1016 W 21st Street, LA	Average Monthly Rent / Bedroom <small>(Trended)</small>	Potential Gross Rental Income	\$143,969	Potential Gross Rental Income	\$250,720
Fourplex Unit 1 & 2	\$1,236 x 3 Bedrooms	Less: Rent Vacancy (4%)	-\$17,635	Less: Rent Vacancy (4%)	-\$10,029
Fourplex Unit 3 & 4	\$1,287 x 2 Bedrooms	Potential Effective Gross Income	\$126,334	Potential Effective Gross Income	\$240,691
ADU (in const.)	\$1,416 x 5 Bedrooms	Utilities & Cleaning Expenses	-\$6,500	Utilities & Cleaning Expenses	-\$11,000
		Repair & Maintenance Expense	-\$4,408	Repair & Maintenance Expense	-\$10,913
		Management Fee & Marketing Expense	-\$8,743	Management Fee & Marketing Expense	-\$16,673
		Insurance Expense	-\$1,438	Insurance Expense	-\$1,606
		Assessed Property Tax Expense	-\$22,789	Assessed Property Tax Expense	-\$32,823
		Net Operating Income	\$82,466	Net Operating Income	\$167,676

WALK SCORE

1016 West 21st Street

Congress North, Los Angeles, 90007

Commute to Downtown Florence-Graham

 27 min  39 min  41 min  60+ min

Walk Score
89

Very Walkable

Most errands can be accomplished on foot.

Transit Score
79

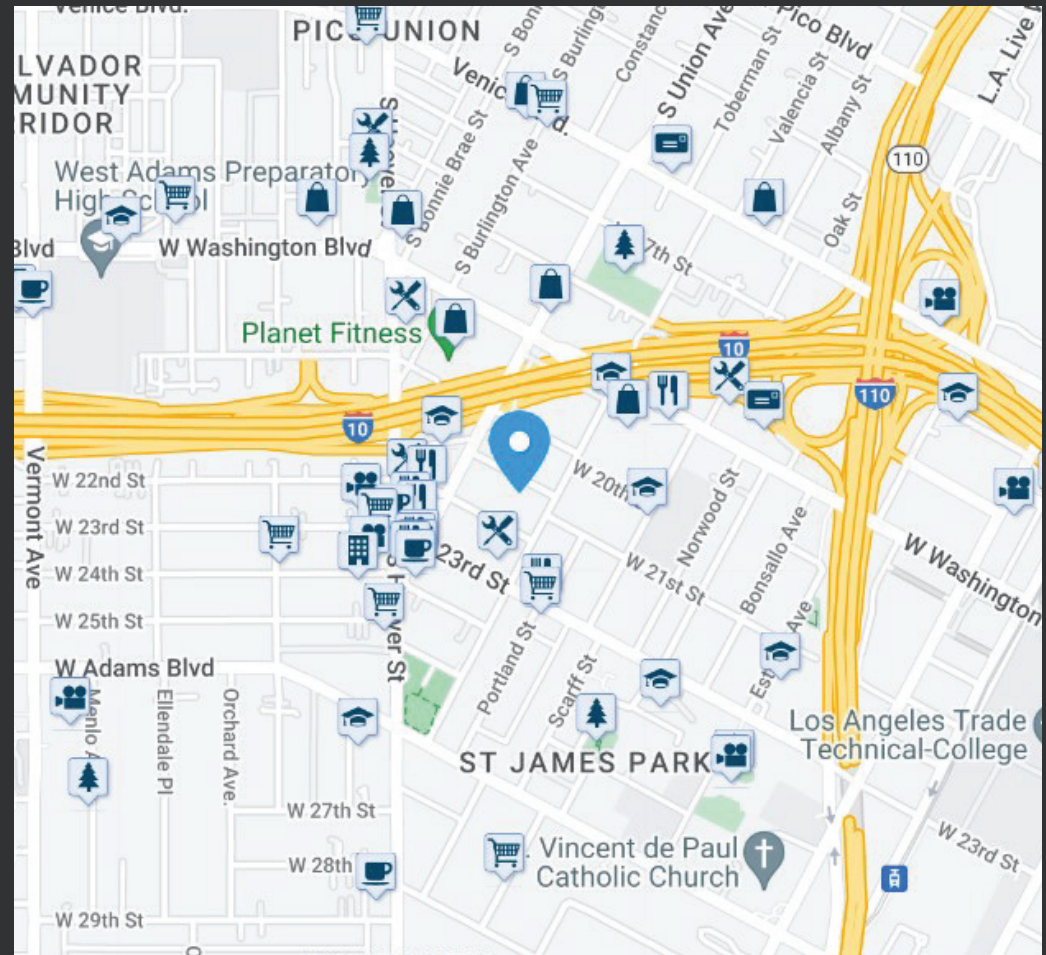
Excellent Transit

Transit is convenient for most trips.

Bike Score
86

Very Bikeable

Biking is convenient for most trips.



<https://www.walkscore.com/score/1016-w-21st-st-los-angeles-ca-90007>

TRANSIT SCORE



AERIAL MAP



AERIAL MAP



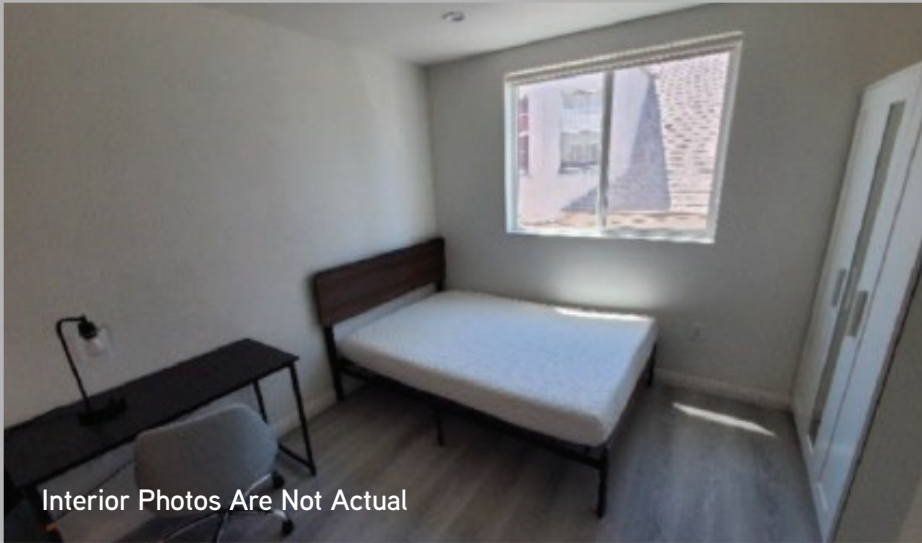
AERIAL MAP



EXTERIOR PHOTOS



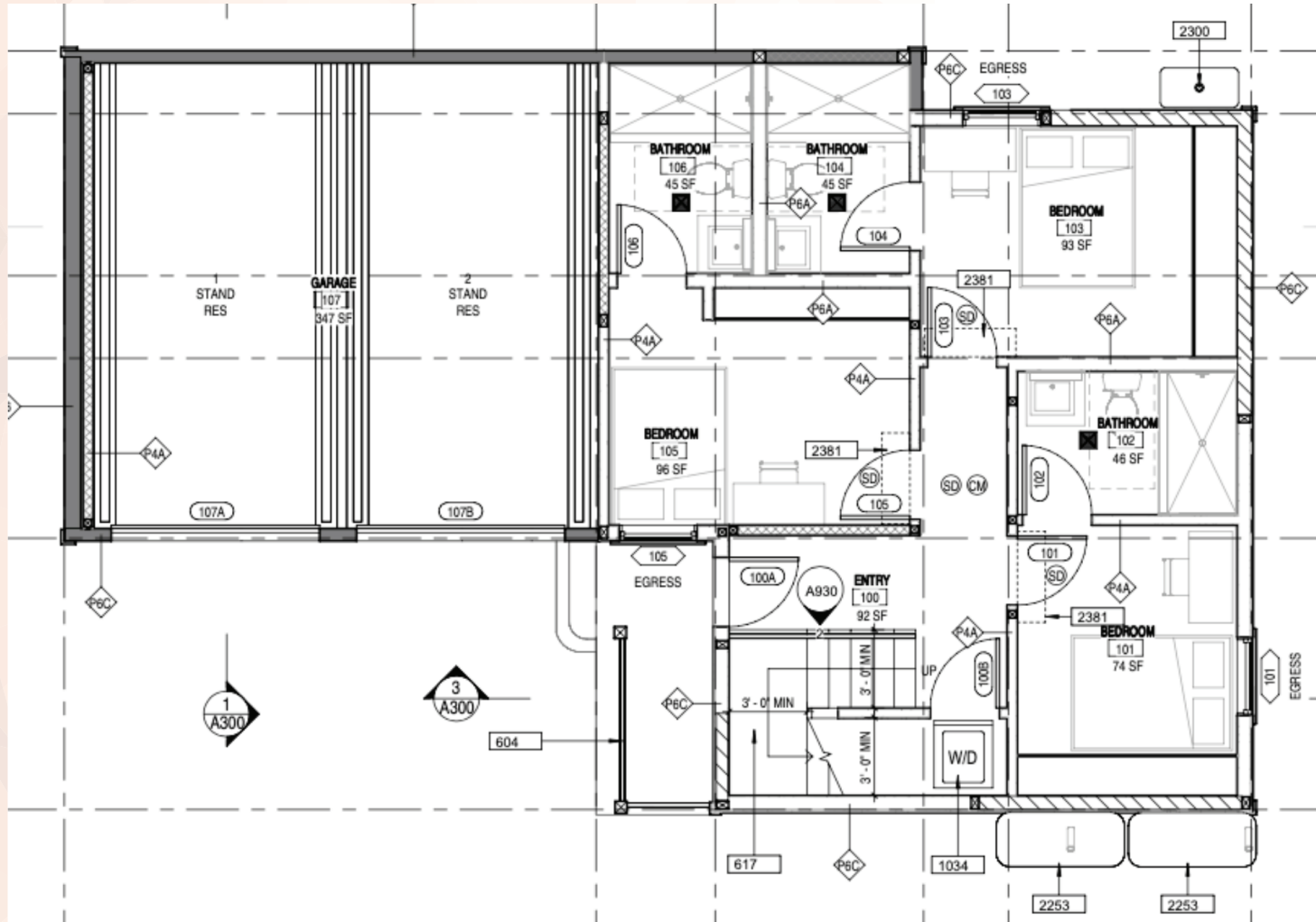
INTERIOR PHOTOS



Interior Photos Are Not Actual

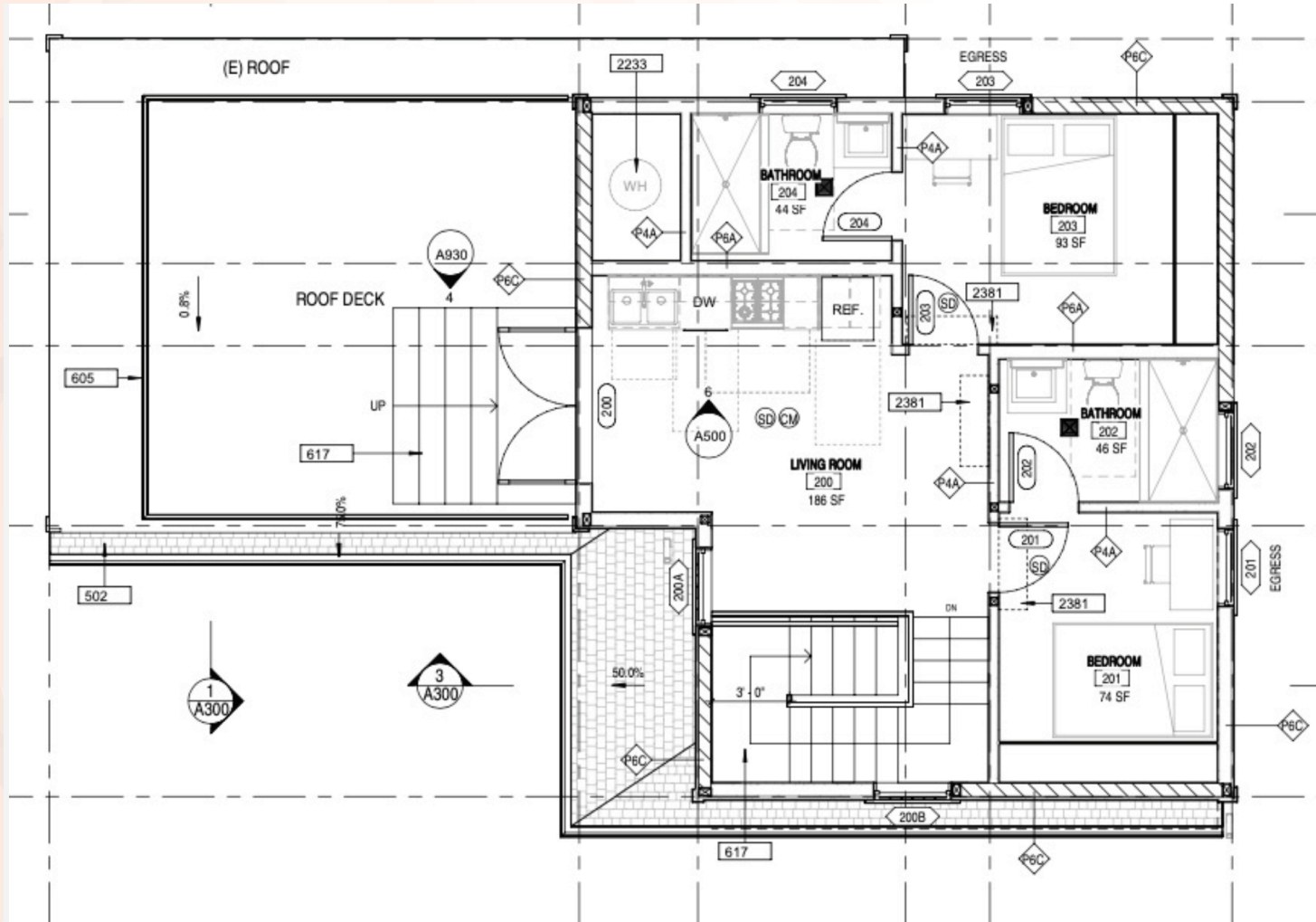


ADU PLANS



FIRST FLOOR

ADU PLANS



SECOND FLOOR

Thank You

For more information please contact



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