

1519 E Maple Ave El Segundo



RE/MAX ONE
COMMERCIAL

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OVERVIEW

REMAX One Commercial presents this fantastic duplex opportunity located at 1519 E Maple Ave, El Segundo. This well-maintained property, built in 1952, offers a total of 1,362 sq. ft. of living space on a 4,759 sq. ft. lot. Both units are thoughtfully designed with 2 bedrooms and 1 bathroom, making them ideal for both investors and owner-occupants looking for rental income.

The property is zoned ESR2YY, and the two-car garage presents the possibility of being converted into an ADU (Accessory Dwelling Unit), providing additional income potential—buyers should verify this option with the City.

The duplex is located on a corner lot in a prime El Segundo neighborhood, just minutes away from top-rated schools, parks, shopping, dining, and the beach. Commuting is also a breeze with quick access to LAX and major freeways.

With its spacious lot, this property offers ample outdoor space and parking, plus plenty of potential for future expansion or upgrades. The combination of location, zoning, and the opportunity for an ADU makes this a highly attractive option for anyone looking to invest in El Segundo. Whether you're interested in living in one unit while generating income from the other or you're an investor seeking long-term returns, this property is a must-see.

PROPERTY HIGHLIGHTS

- 2 Units
- Building Size: 1,362 Sq ft
- Lot Size: 4,759 Sq ft
- ESR2YY Zoning
- Qualifies for Attractive Low Down Payment Residential Financing.
- 2 Bedroom & 1 Bath Units
- Potential to add ADU in Existing Two- Car Garage or 2nd Story on top of (Buyer To Verify)



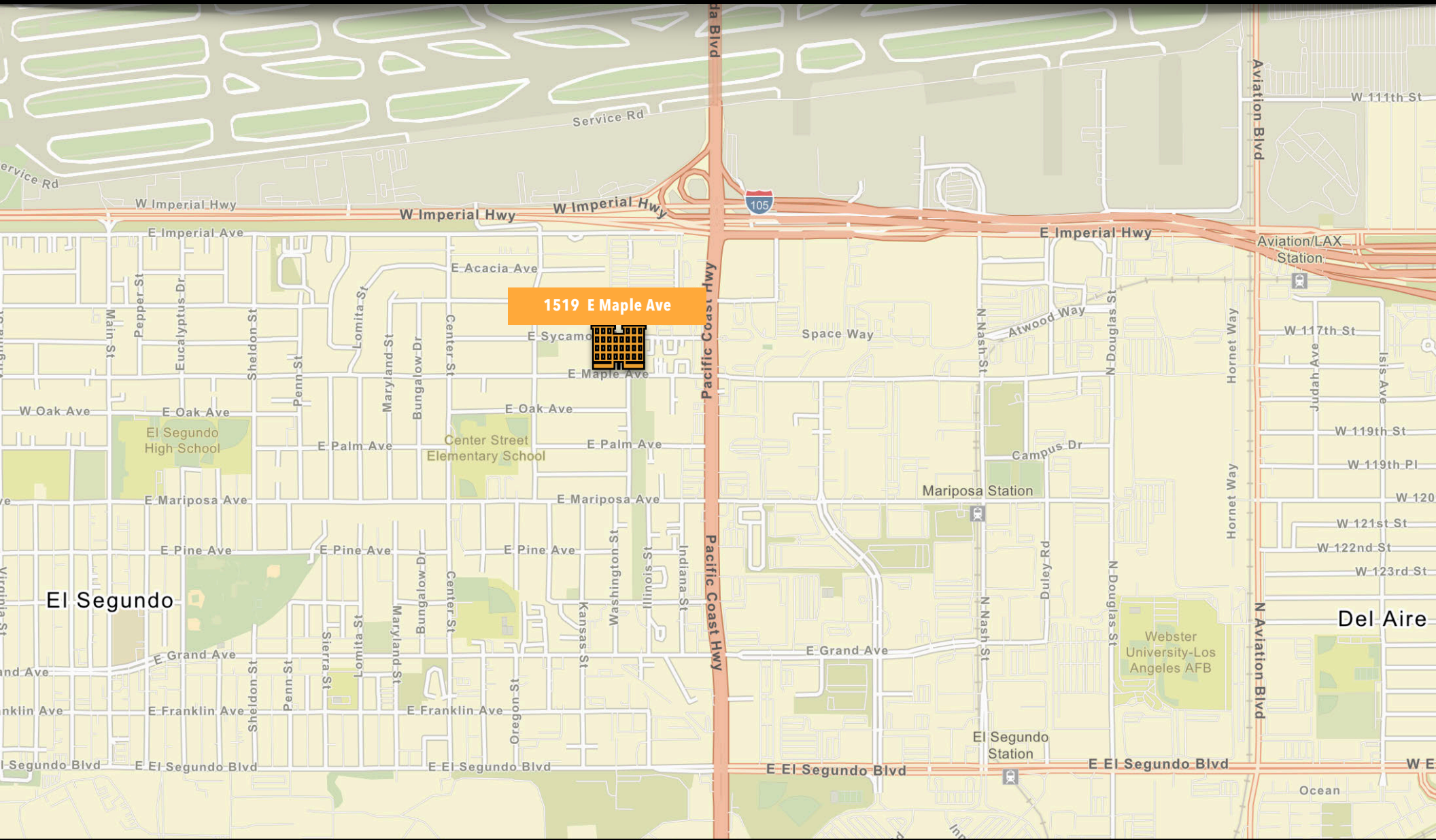
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STREET MAP



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FINANCIAL SUMMARY

PRICING

Offering Price		\$1,150,000
Down Payment (25%)		\$287,500
Price/ Unit		\$575,000
Price/ SF		\$844.35
GRM	14.09	19.65
Cap Rate	4.81%	2.87%

Market

ASSET

Units		2
Year Built		1952
Gross SF		1,362
Lot SF		4,759
Zoning		ESR2YY
Parking		2

INCOME

	Current	Proforma
Monthly Income	\$4,877	\$6,800
Annualized Income	\$58,524	\$81,600
Less Vacancy (3%)	\$1,756	\$2,448
Effective Rental Income	\$56,768	\$79,152
Total Expenses	\$23,806 (41%)	\$23,806
Net Operating Income (NOI)	\$32,962	\$55,346

ESTIMATED EXPENSES

Real Estate Taxes	\$14,375
Insurance	\$1,022
Utilities	\$1,920
Repairs & Maintenance	\$1,600
Management	\$2,048
Reserves	\$2,841
Total Expenses	\$23,806

RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
1	2+1	\$2,507	\$3,400
2	2+1	\$2,370	\$3,400
	Total	\$4,877	\$6,800

39% Upside Potential



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SALES COMPARABLES

ADDRESS	UNITS	GRM	PRICE/UNIT	PRICE/SF
573 W Palm Ave	2	17.26	\$688,050	\$980.13
944 Cypress St	2	N/A	\$650,000	\$764.71
536 W Maple Ave	2	22.11	\$755,000	\$916.26
841 Penn St	2	18.10	\$738,500	\$873.96
Average	2.0	19.16	\$707,888	\$883.77
1519 E Maple St	2	19.65	\$575,000	\$844.35



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COMMUNITY OVERVIEW

Welcome to El Segundo: Where Comfort Meets Convenience

Nestled along the beautiful Southern California coastline, El Segundo offers a rare blend of small-town charm with the convenience and vibrancy of urban living. Known for its tight-knit community, excellent schools, and prime location, this thriving city provides an ideal setting for both professionals and families to call home.

A Friendly, Family-Oriented Community

With a population of just under 17,000, El Segundo feels like a close-knit community where neighbors know each other by name. Its residential neighborhoods are peaceful, well-maintained, and offer a variety of housing options—from charming single-family homes to modern condos and townhomes. The city's friendly, welcoming atmosphere is one of its most attractive features.

Unbeatable Location

El Segundo's central location offers easy access to all the best Southern California has to offer. Whether you're commuting to work or heading to the beach, residents enjoy quick access to major highways, including the 105, 405, and Pacific Coast Highway. Plus, LAX is just minutes away, making it an ideal spot for frequent travelers.

A Vibrant Business Hub

Known as the "Aerospace Capital of the World," El Segundo is home to numerous aerospace, technology, and media companies. The city boasts a diverse economy and serves as a hub for innovation, providing ample career opportunities and an energetic business environment. Whether you're working in tech, entertainment, or healthcare, El Segundo's proximity to major industries and companies makes it a prime location for professionals.

Recreation & Outdoor Spaces

For those who love the outdoors, El Segundo offers a range of recreational opportunities. The city's parks, including the popular Recreation Park and Library Park, provide beautiful green spaces for relaxation, picnics, and family activities. With the beach just a stone's throw away, residents also enjoy easy access to the Pacific Ocean for surfing, beach volleyball, or a scenic stroll along the shoreline.

Top-Rated Schools

Education is a top priority in El Segundo, and the city's public schools are highly rated. The El Segundo Unified School District offers excellent educational opportunities for children from elementary through high school, with a strong emphasis on academics, arts, and athletics.

A Strong Sense of Community

Whether it's the local farmers market, annual 4th of July parade, or neighborhood block parties, El Segundo's residents take pride in their community. The city hosts numerous cultural events and celebrations, bringing people together and fostering a strong sense of belonging.



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AGENT SUMMARY

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Chase leads a team of 7 commercial agents and heads the multi-family division of RE/MAX One, the highest producing RE/MAX franchise in total sales volume. With over 18 years of experience and over \$900 million in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica, the San Fernando Valley, and the Greater Los Angeles Area.

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Specializing in multifamily sales in the greater Los Angeles sub-markets with an emphasis in Mid City/ South Bay/ Miracle Mile, Robert provides clients with extensive market knowledge and invaluable information on local submarket trends. He prides himself on his aggressive underwriting, strategic marketing and navigation of the 1031 exchange process.



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