



Priced at \$1,700,000

**1326 S. Bronson Ave.
Los Angeles, CA 90019**

**4 Units • Two 2+1s, One 1+1 & One 1+1+Den
3,608 SF Residential Building**

**PARTNERSCRE
SVIDLER**

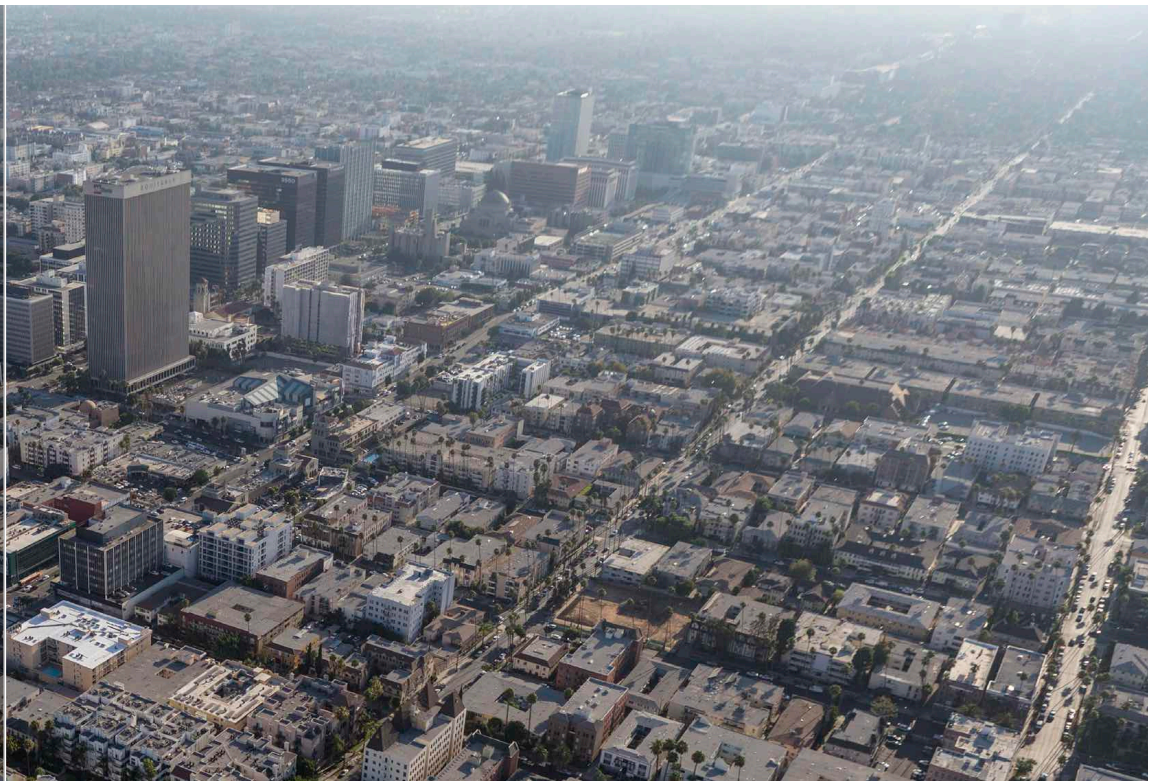


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1326 S. Bronson Ave.

Property Overview

Partners CRE is proud to present for sale a **fully remodeled Fourplex** in the popular **Arlington Heights** neighborhood of Los Angeles.

The Building boasts **3,608 SF of Livable Square Footage**, with a **great mix of units** featuring One 1+1, Two 2+1s and One 1+1+Den. All units have **Market Rate Tenants**. The Building has **4+ parking spaces**.

All apartments have been upgraded with **new appliances and flooring**, and the building shines with a newer roof and coat of paint, and **water-wise landscaping**. The building has a **security gate and cameras**.

This **Very Walkable neighborhood** features **Good Transit** and is situated very close to **Midtown Crossing**, with a Ralphs, CVS, Lowe's Home Improvement, Planet Fitness, PetSmart, and the adjoining Olive Garden, Living Spaces, Wilshire Community Police Station and others.

This Centrally Located property is just South of Koreatown, and close to West Adams, and is near countless **restaurants, nightlife and shopping**. The area is home to many well-rated schools.

The property has Pico Blvd. to the North and Venice Blvd. to the South, and is about halfway between the Metro Subway Station and the 10 Freeway, with easy access to the rest of the SoCal area!

At a Glance

\$1,700,000
Price

3,608 SF
Building Size

50 x 106
Lot Dimensions

5072-006-006
APN

Arlington Heights

4 Units
Building

4+ Spaces
Parking

5,279 SF
Lot Size

Area Features

Midtown Crossing Shopping & Dining Center

CVS

Ralphs

Olive Garden

Smart & Final

Planet Fitness

PetSmart

Lowe's Home Improvement

Wilshire Community Police Station

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1326 S. Bronson Ave.

Setup - 4 Units

SUMMARY	
Purchase Price	\$1,700,000
Number of Units	4
Building Sq. Ft.	3,608
Cost per Unit	\$425,000
Cost per Sq. Ft.	\$471
Current GRM	13.55
Current CAP	5.31%
Market GRM	12.62
Market CAP	5.86%



ANNUALIZED ESTIMATED EXPENSES		
Property Taxes	1.25% of Price	\$21,250
Insurance	\$0.75/ PSF	\$2,706
Utilities	\$100 / Unit / Month	\$4,800
Repairs + Maintenance	3% of SGI	\$3,763
Gardener	\$100 / Month	\$1,200
Trash	\$75 / Month	\$900
License / Fees	\$125 / Unit	\$500
Total Expenses		\$35,119

ANNUALIZED OPERATING INCOME		
	CURRENT	MARKET
Expected Gross Income	\$125,417	\$134,700
Less Expenses	(\$35,119) 28.0%	(\$35,119) 26.1%
Net Operating Income	\$90,298	\$99,581

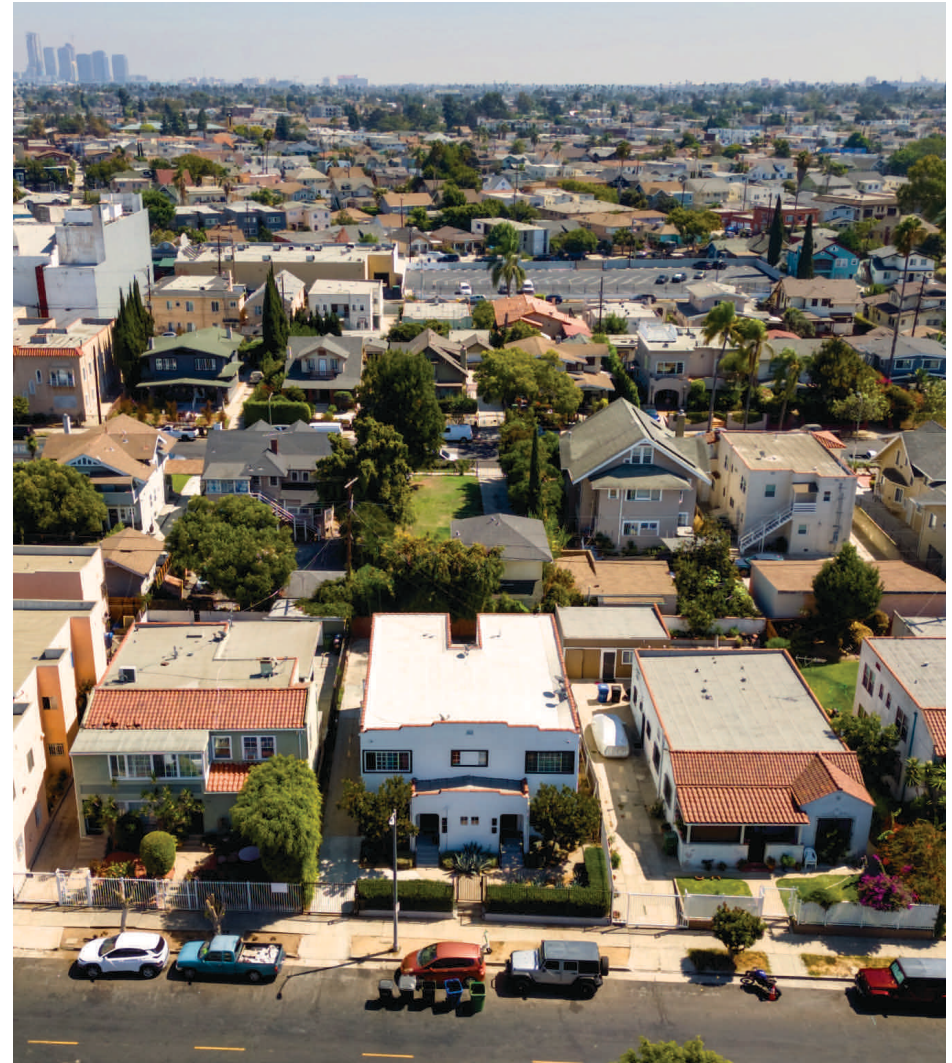
Unit Address	Unit Type	Current Rent	Market Rent
1326	1 + 1 + Den	\$2,800	\$2,800
1326 ½	1 + 1	\$2,600	\$2,600
1328	2 + 1	\$2,513	\$2,900
1328 ½	2 + 1	\$2,513	\$2,900
	Monthly	\$10,426	\$11,200
	Other Monthly	\$25	\$25
	Annual	\$125,417	\$134,700

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Rent Roll

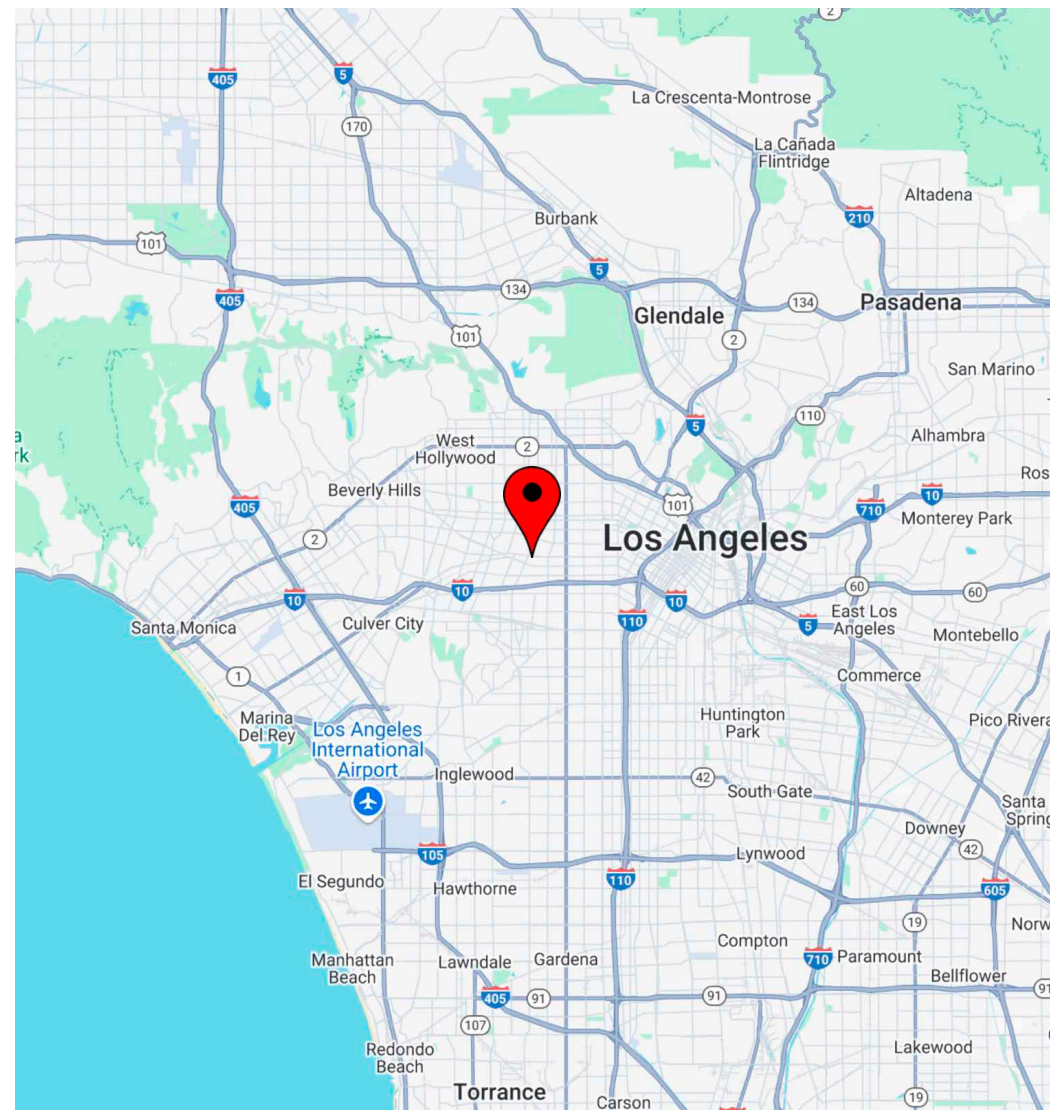
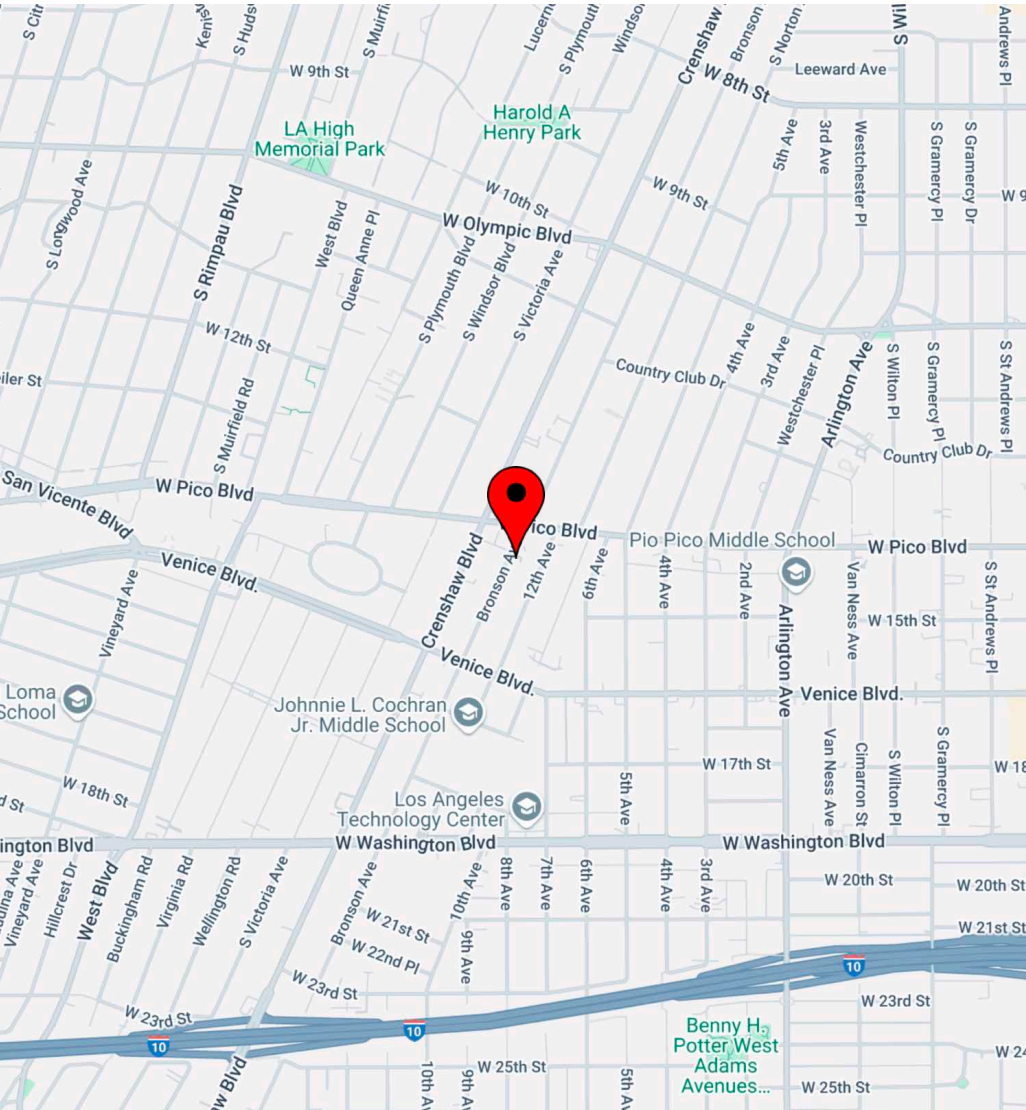
Unit Address	Unit Mix	Monthly Rent
1326	1 + 1 + Den	\$2,800
1326 ½	1 + 1	\$2,600
1328	2 + 1	\$2,513
1328 ½	2 + 1	\$2,513
	Monthly Income:	\$10,426
	Other Income:	\$25
	Yearly Income:	\$125,117



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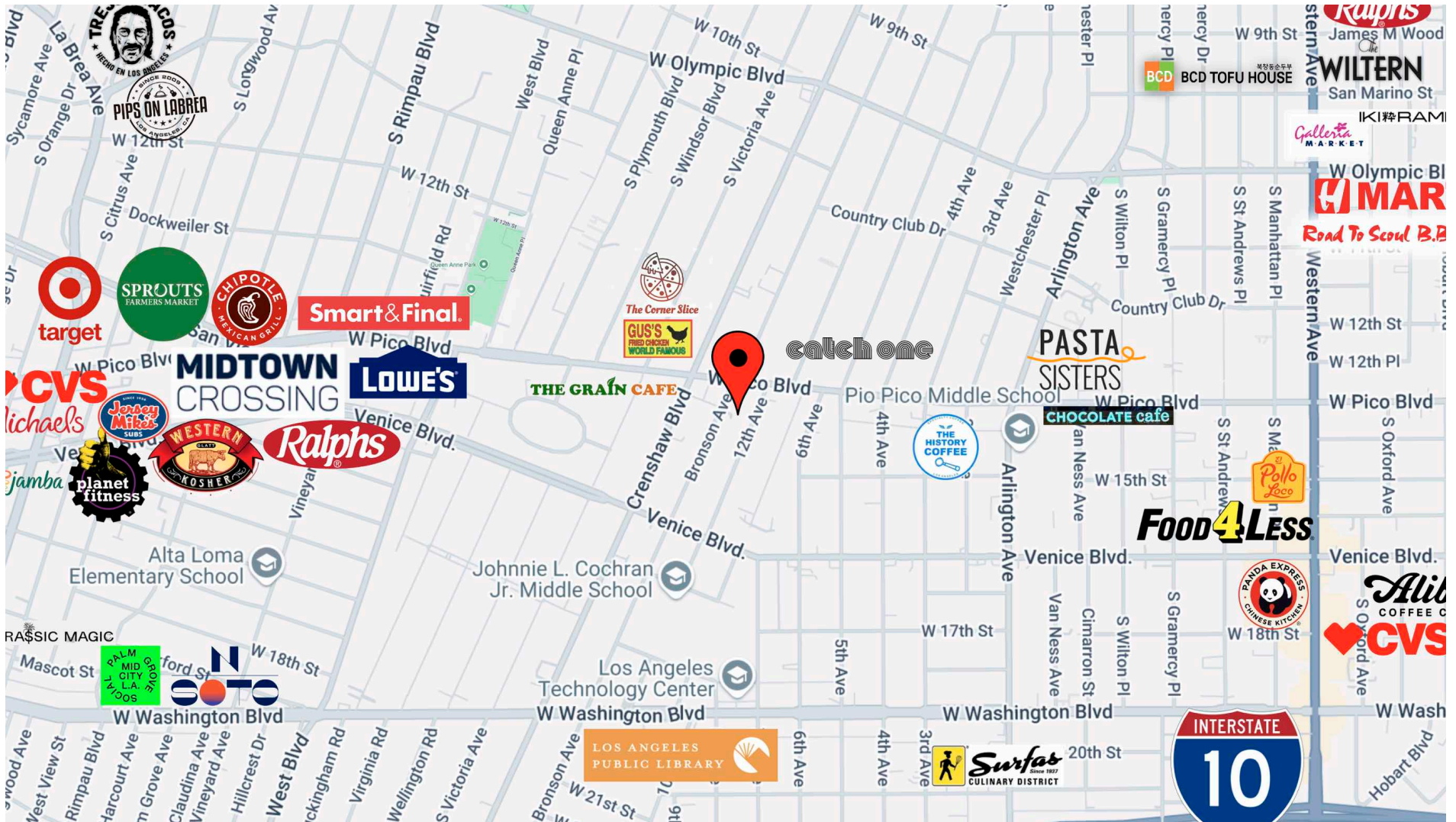
Maps



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1326 S. Bronson Ave.

Area Map



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1326 S. Bronson Ave.

Walk Score



Very Walkable

Most errands can be accomplished on foot.



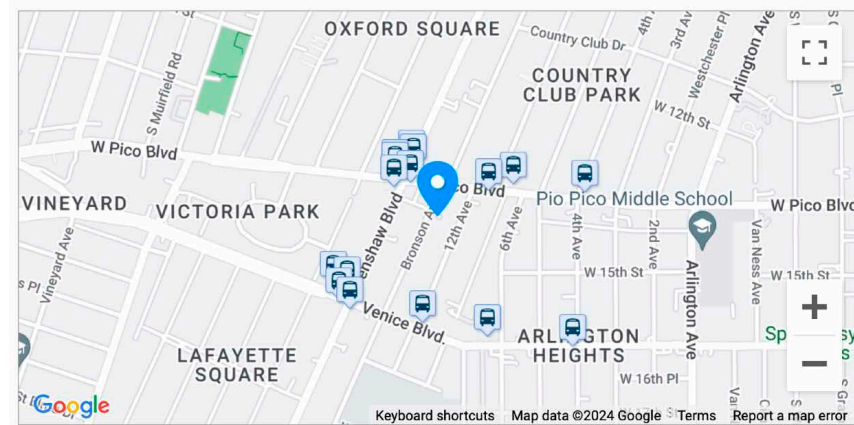
Good Transit

Many nearby public transportation options.



Bikeable

Some bike infrastructure.



Rail lines:

Metro D Line (Purple) 1.4 mi

Bus lines:

30 Metro Local Line	0.1 mi	210 Metro Local Line	0.1 mi
7 Pico Blvd	0.1 mi	R7 Pico Blvd Rapid	0.1 mi
33 Metro Local Line	0.2 mi		

About this Location

1326 South Bronson Avenue 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 UNNC neighborhood in Los Angeles. Nearby parks include Queen Anne Recreation Center, Washington Irving Pocket Park and La High Memorial Park.

<https://www.walkscore.com/score/1326-s-bronson-ave-los-angeles-ca-90019>



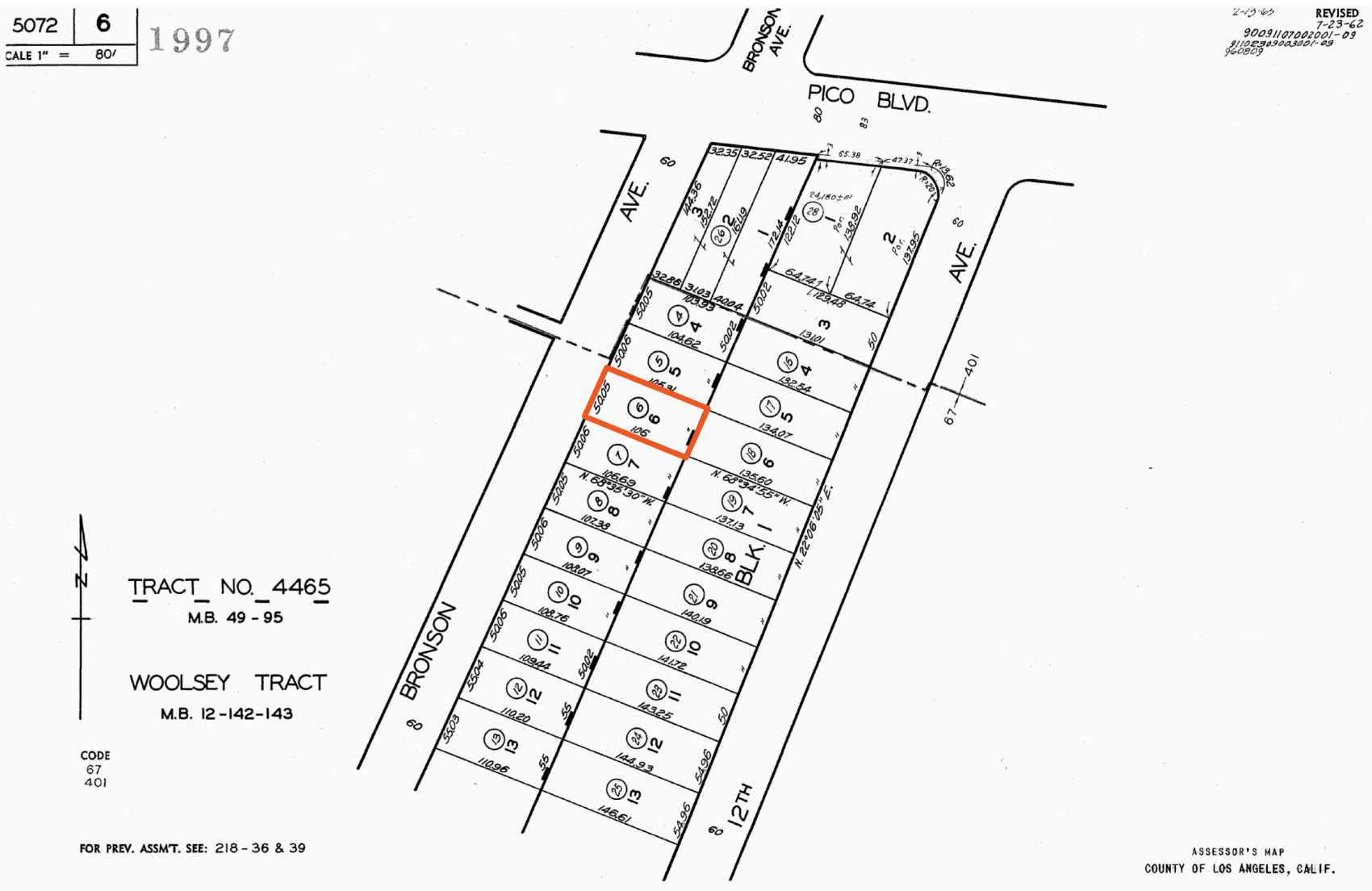
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Parcel Map

5072 | 6 | 1997
 SCALE 1" = 80'

2-13-65 REVISÉD
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 9102549003001-09
 942927



TRACT_NO_4465
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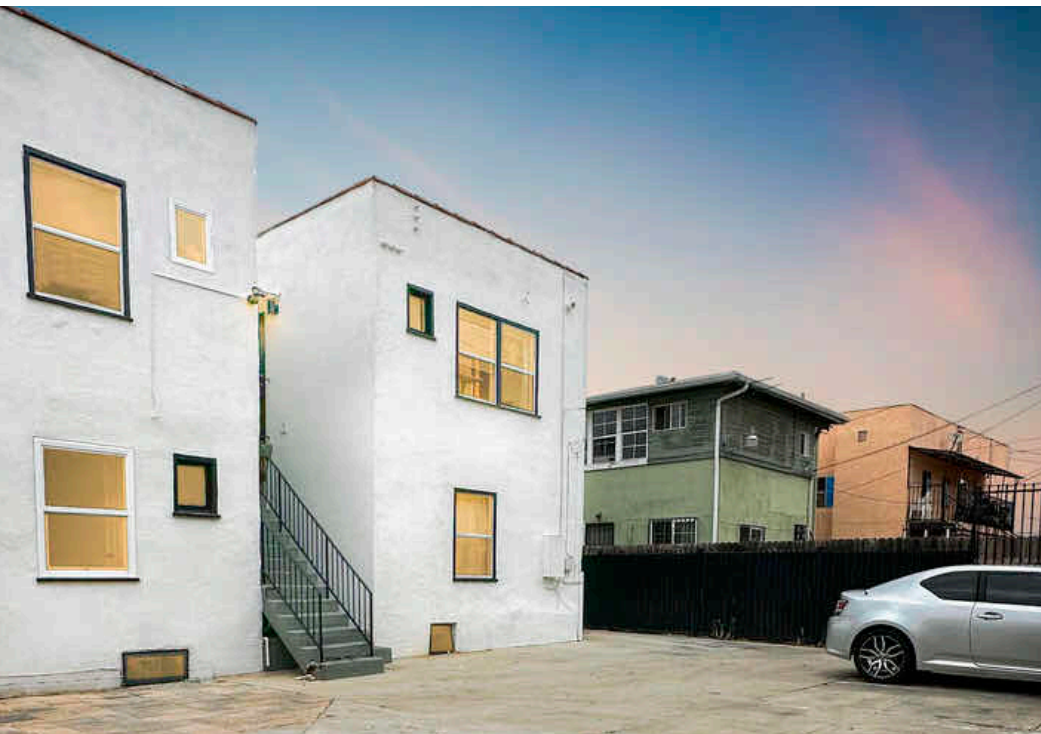
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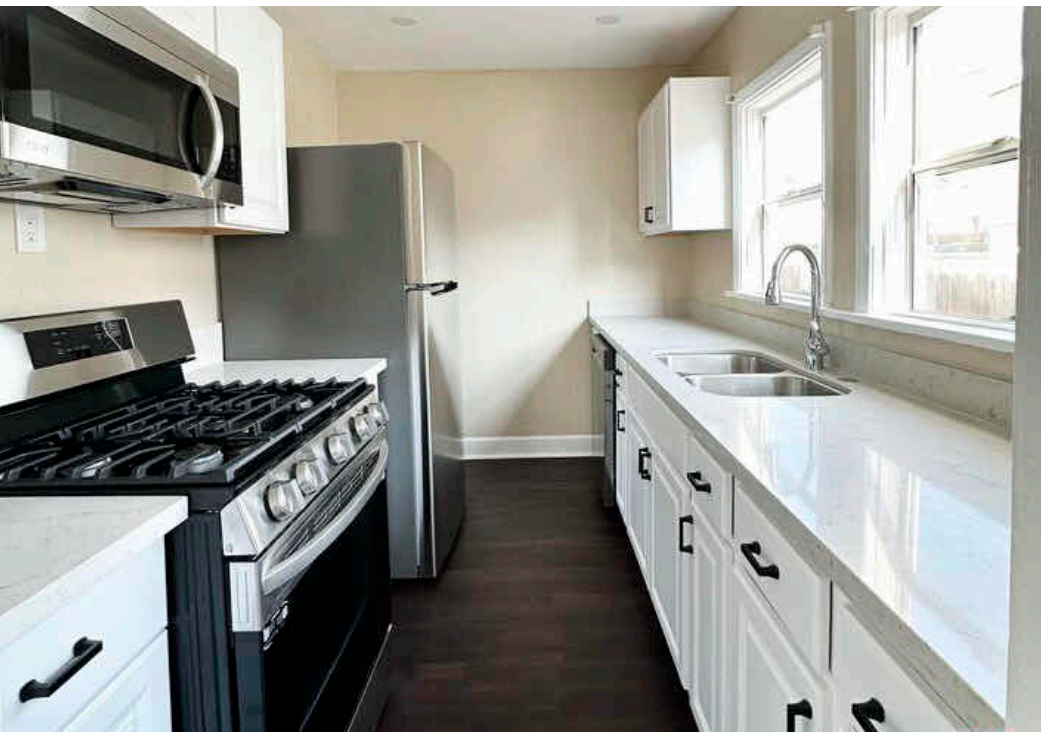
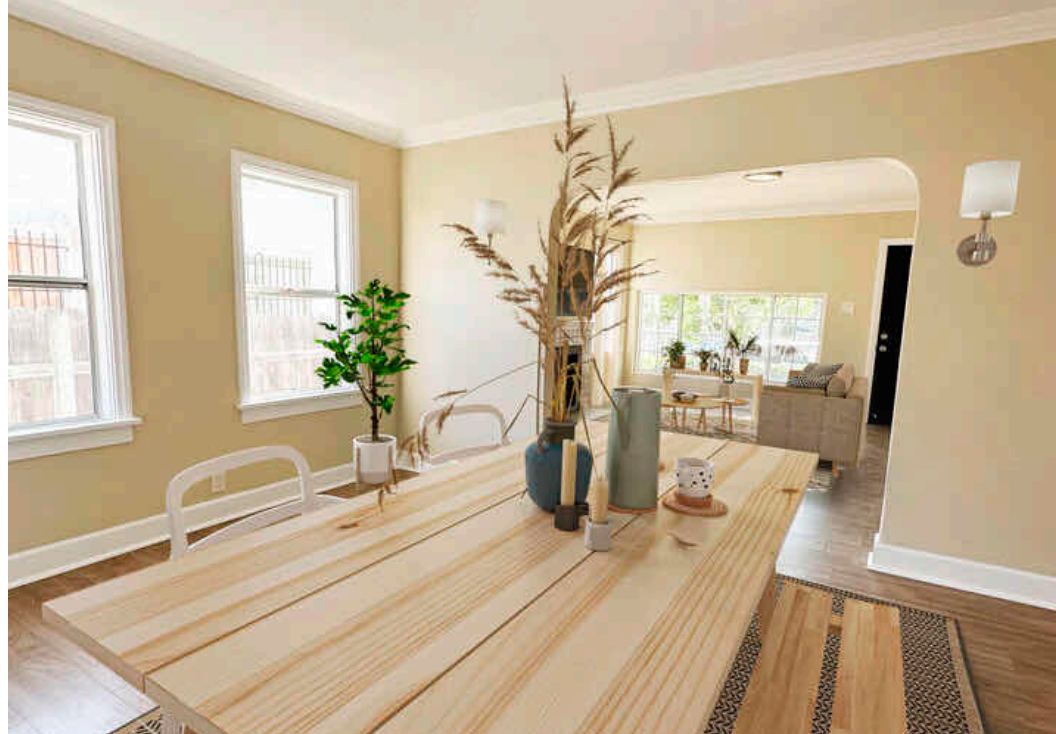
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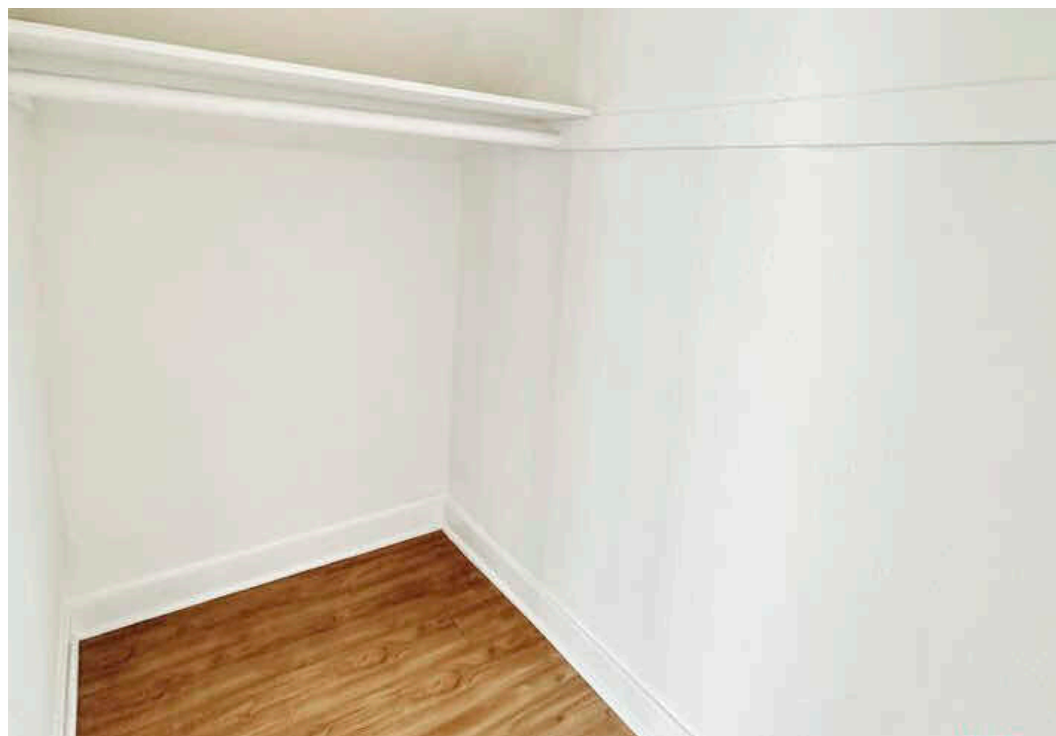
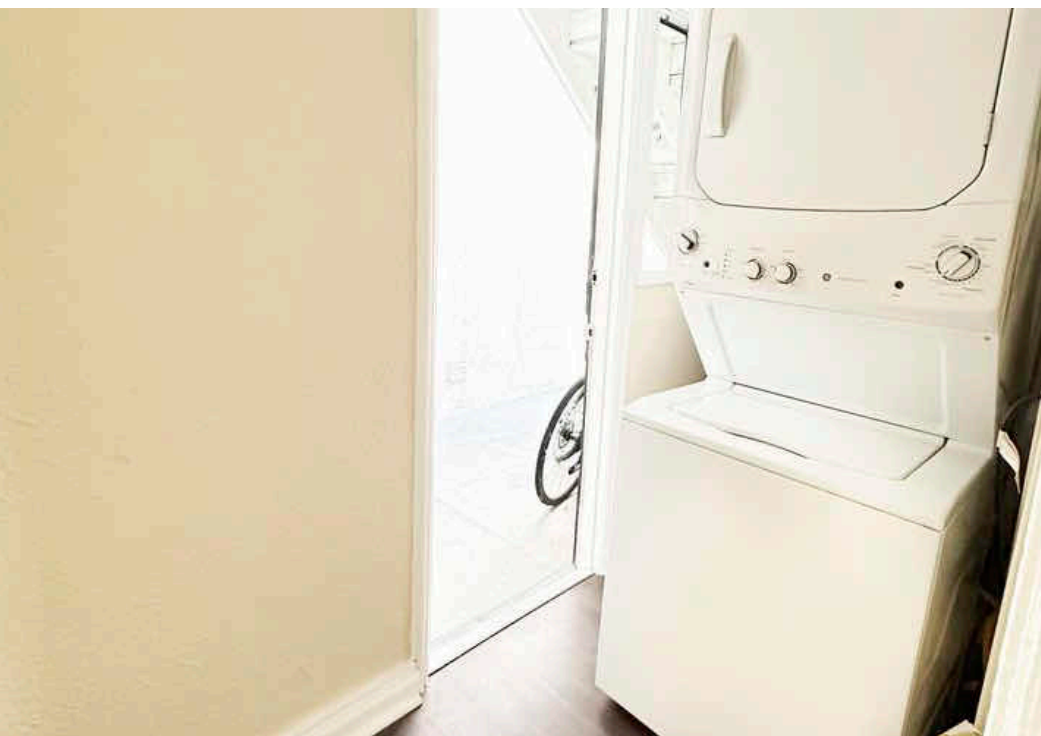
FOR PREV. ASSMT. SEE: 218 - 36 & 39

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

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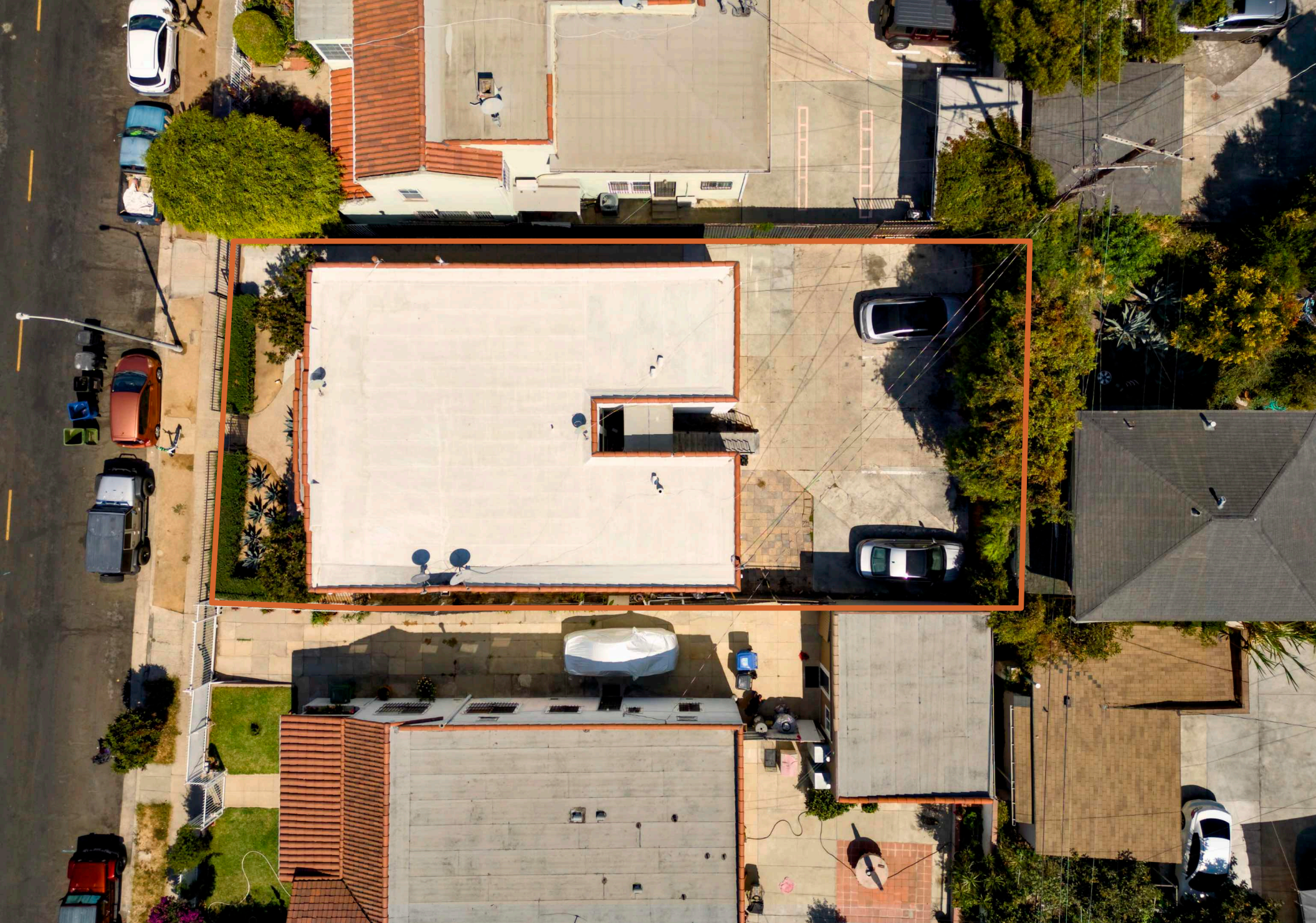












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