

1341 N MARIPOSA AVE

LOS ANGELES, CA 90027

1341

CONTACT

ELIJAH SHIN

213.550.9009

AgentElijahShin@gmail.com

Lic. #01358906

STEPHANIE HAHM

213.255.1298

4989mina@gmail.com

Lic. #01889447

DUPLEX - 31 BEDROOMS + 31 BATHROOMS



SUMMARY

ASKING PRICE

\$6,950,000

USE

Fully Furnished Duplex
Short Term Rental or
Shared Housing Business

BUILDING SIZE

±7,742 SF

UNIT SIZE

3,871 SF

LAND SIZE

±6,792 SF

PARCEL NUMBER

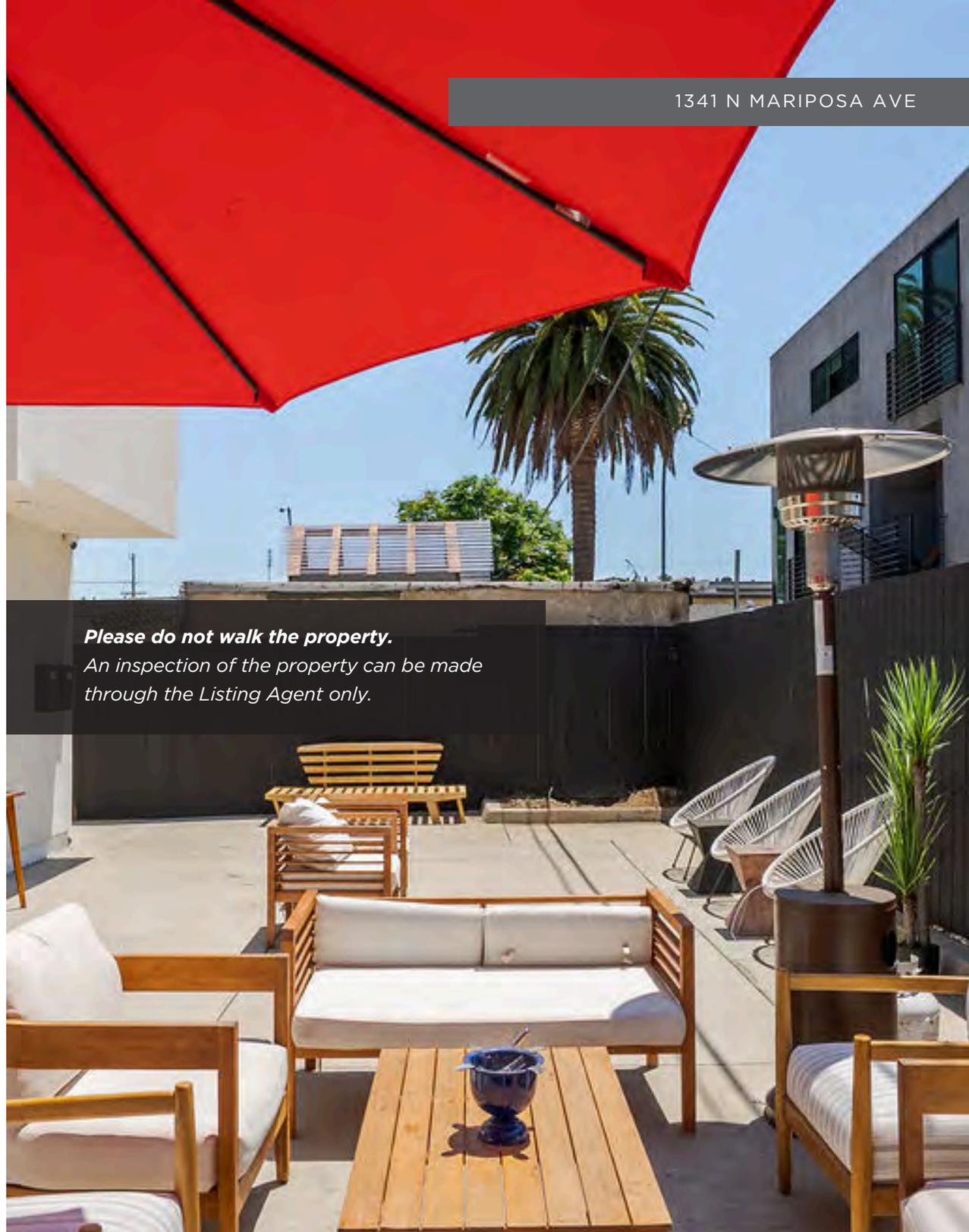
5543-024-002

ZONING

LARD2

YEAR BUILT

2025



*Please do not walk the property.
An inspection of the property can be made
through the Listing Agent only.*

EXCLUSIVE OFFERING MEMORANDUM

AT A GLANCE

ASKING PRICE

\$6,950,000

FRONT UNIT

15 Beds + 15 Baths

REAR UNIT

16 Beds + 16 Baths

\$/BEDROOMS

\$1,500, all En-suites

GROSS INCOME

\$46,500 Mo.

\$558,000 Yr

NET INCOME

\$390,600 Yr.

CAP RATE

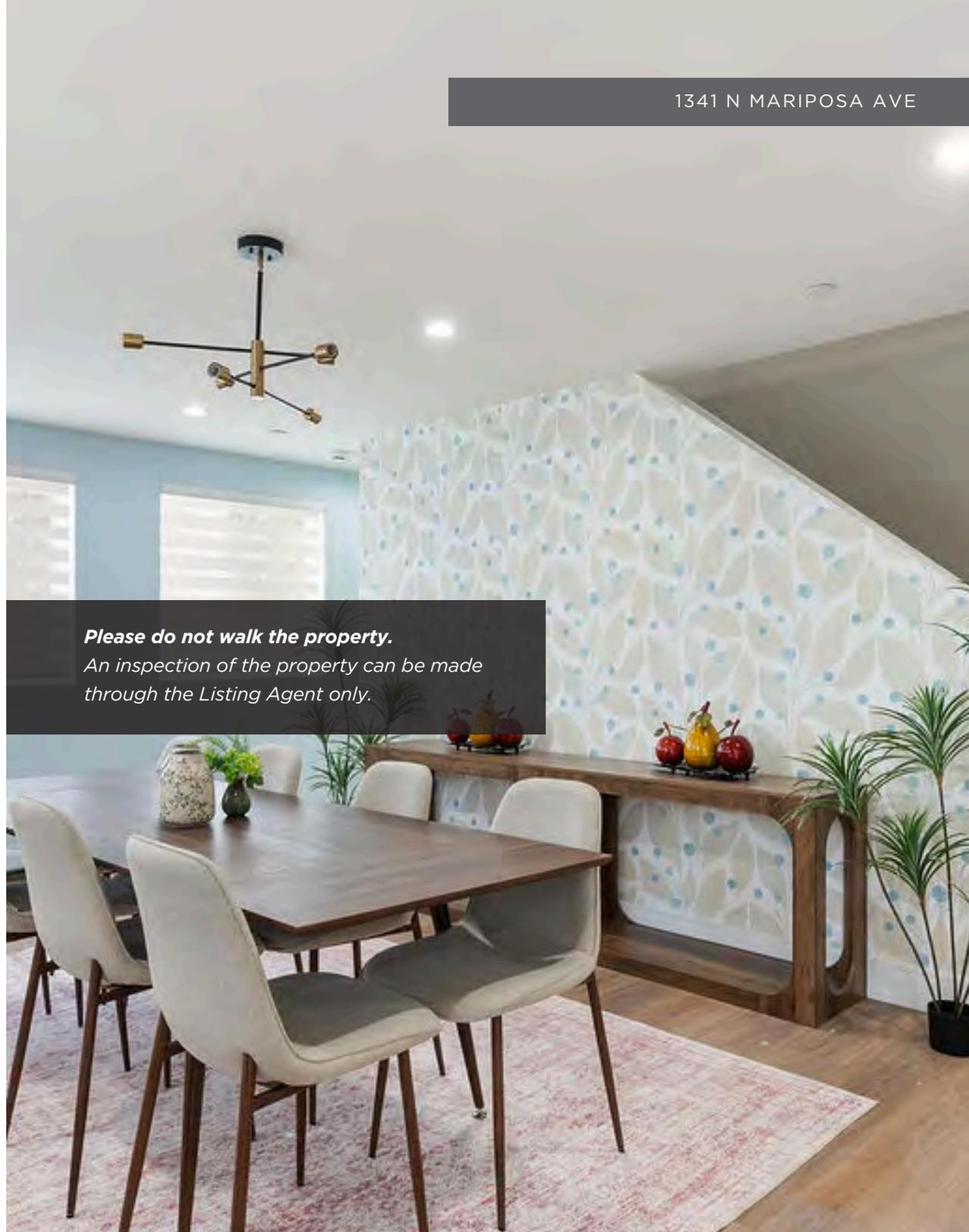
5.62%

GRM

12.45



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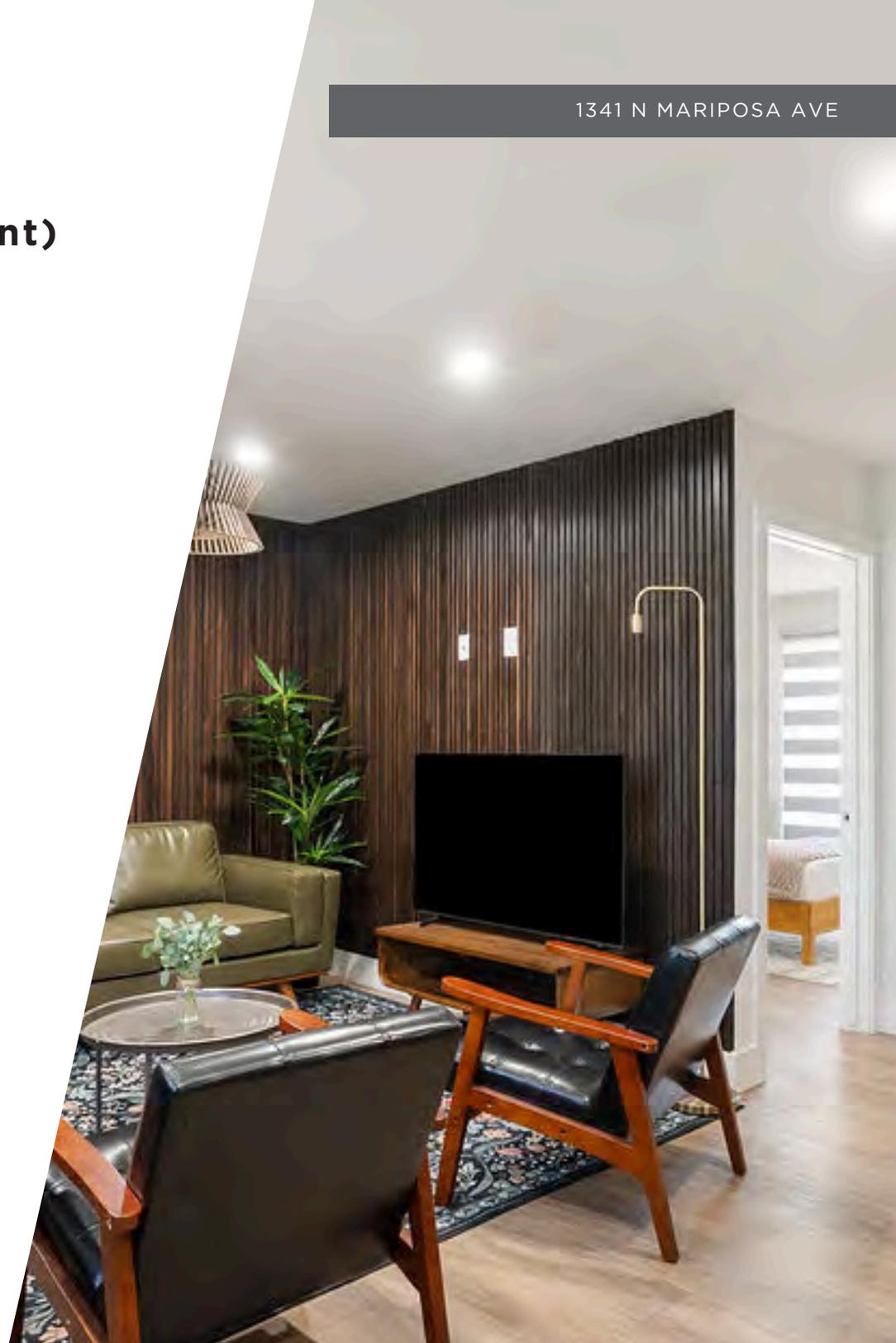
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**CURRENT
(Delivered 100% occupied or Vacant)**

MONTHLY INCOME \$37,256.93

A1 = \$1,898	B1 = \$1,508
A2 = \$0	B2 = \$0
A3 = \$2,034.27	B3 = \$0
A4 = \$2,487.86	B4 = \$1,550
A5 = \$1,800	B5 = \$1,550
A6 = \$0	B6 = \$0
A7 = \$1,479.94	B7 = \$1,850.62
A8 = \$1,950	B8 = \$1,550
A9 = \$0	B9 = \$0
A10 = \$1,850	B10 = \$1,500
A11 = \$1,100	B11 = \$1,850
A12 = \$1,800	B12 = \$1,920.60
A13 = \$1,550	B13 = \$0
A14 = \$1,923.43	B14 = \$1,800
A15 = \$1,624.61	B15 = \$1,800
	B16 = \$0

**TOTAL ANNUAL GROSS
\$447,083.16**

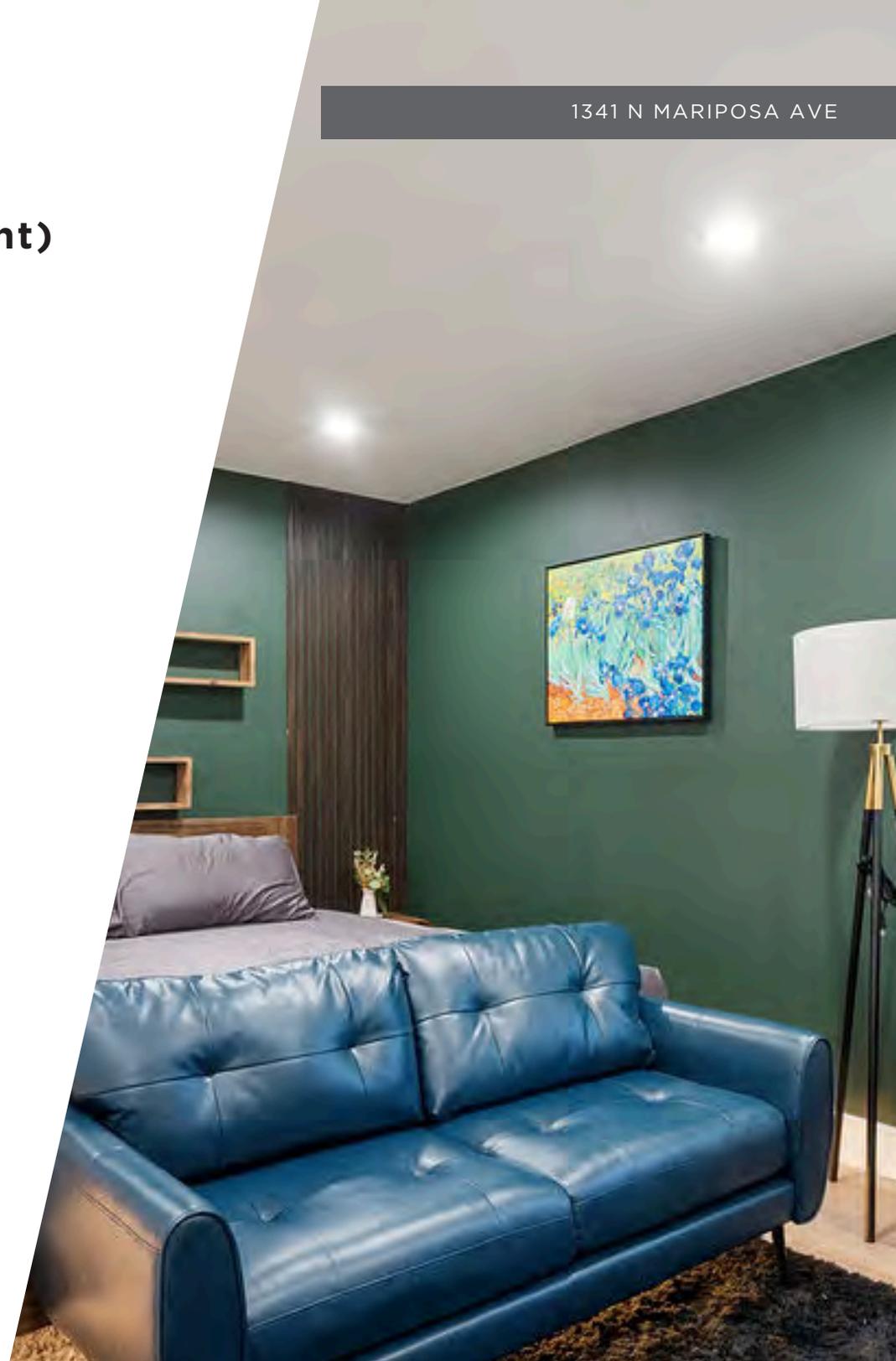


PROFORMA (Delivered 100% Occupied or Vacant)

MONTHLY INCOME \$46,500

A1 = \$1,500	B1 = \$1,500
A2 = \$1,500	B2 = \$1,500
A3 = \$1,500	B3 = \$1,500
A4 = \$1,500	B4 = \$1,500
A5 = \$1,500	B5 = \$1,500
A6 = \$1,500	B6 = \$1,500
A7 = \$1,500	B7 = \$1,500
A8 = \$1,500	B8 = \$1,500
A9 = \$1,500	B9 = \$1,500
A10 = \$1,500	B10 = \$1,500
A11 = \$1,500	B11 = \$1,500
A12 = \$1,500	B12 = \$1,500
A13 = \$1,500	B13 = \$1,500
A14 = \$1,500	B14 = \$1,500
A15 = \$1,500	B15 = \$1,500
A16 = \$1,500	

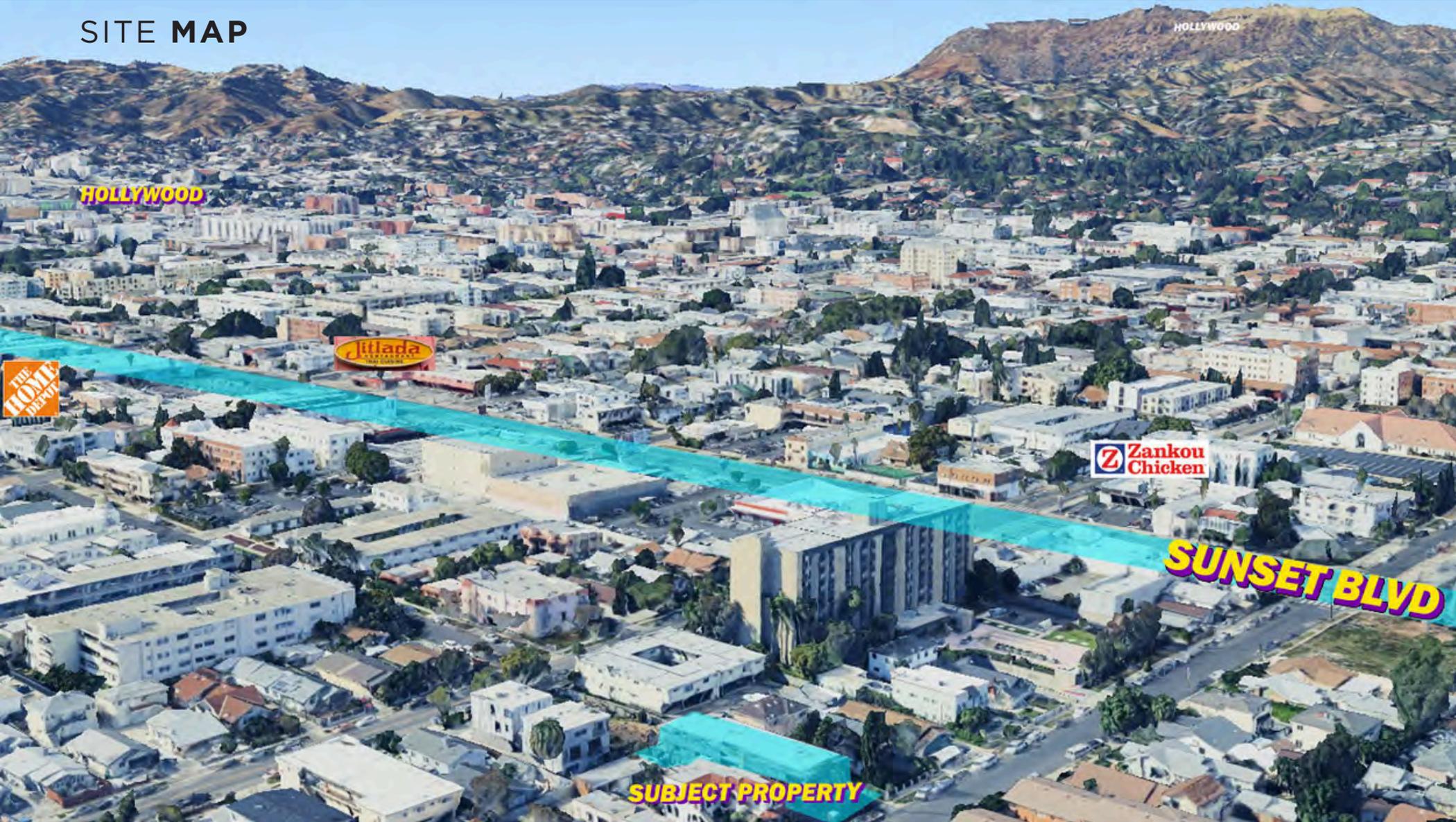
**TOTAL ANNUAL GROSS
\$558,000**



PROPERTY PHOTOS



SITE MAP



IMPORTANT INFORMATION

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Dream Realty

3580 Wilshire Blvd #518 Los Angeles, CA 90010

DreamRealtyLA@gmail.com

