

OFFERING MEMORANDUM

11012 WILLOWBROOK AVE



LOS ANGELES, CA 90059

km Kidder
Mathews

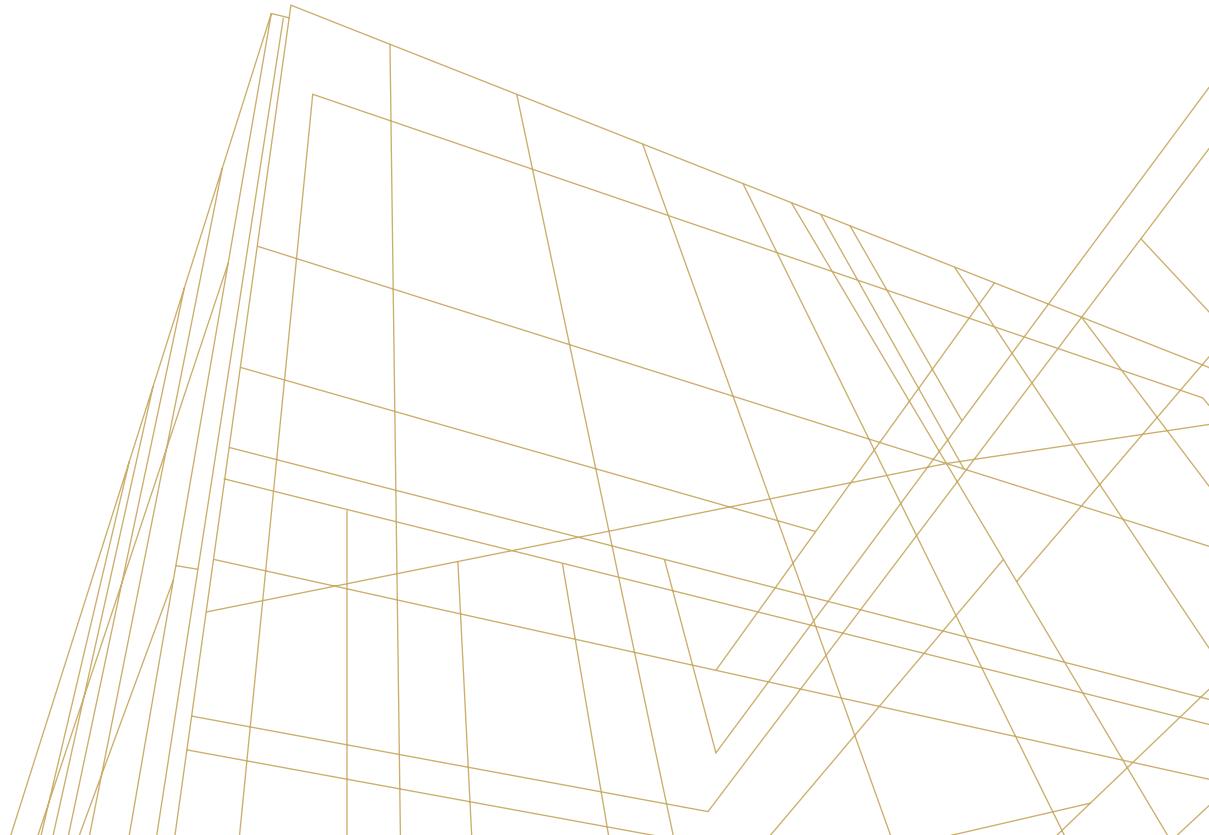
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*Exclusively
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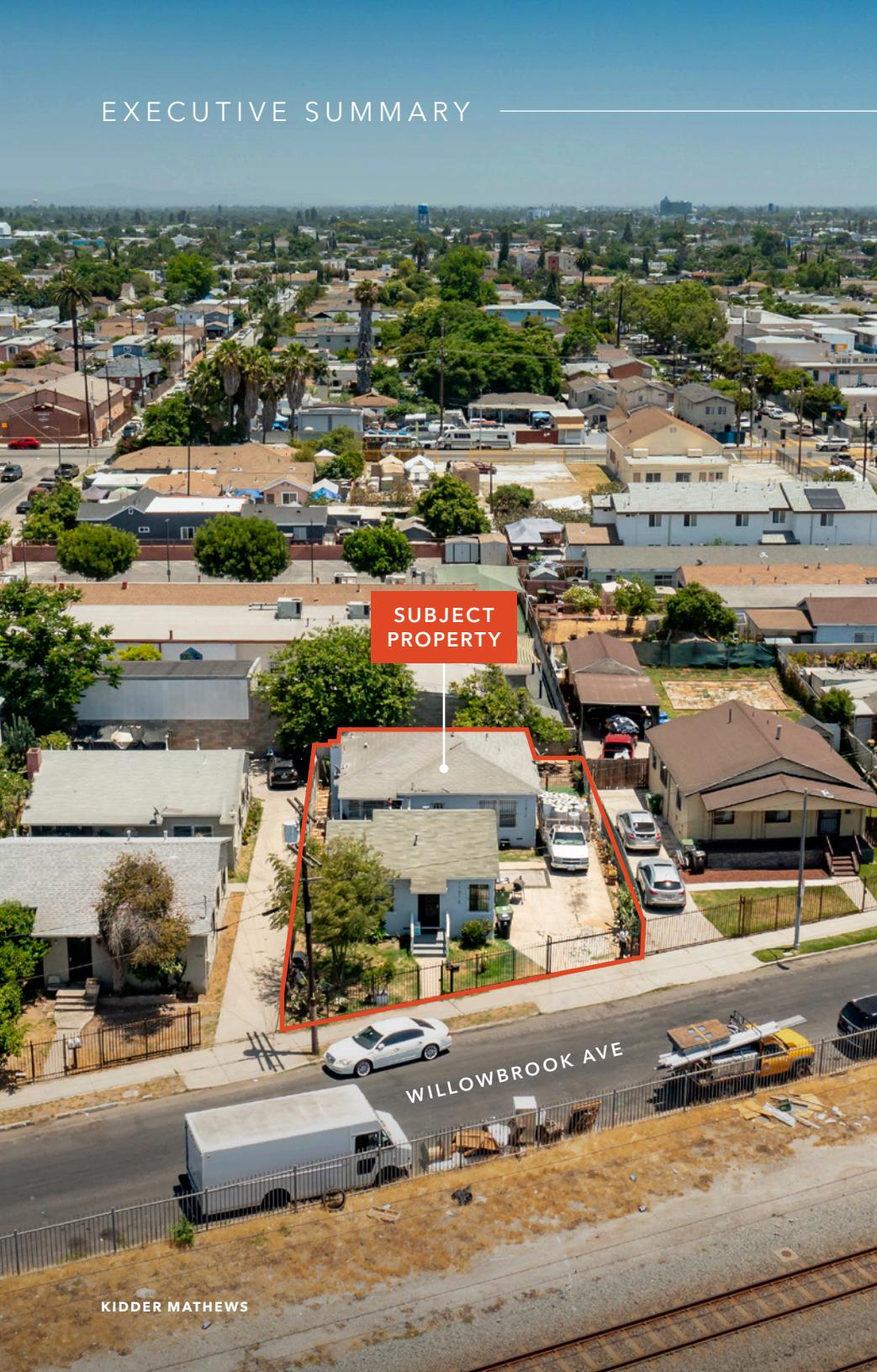
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EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY



We are pleased to present 11012 Willowbrook Ave, which features two detached, single-story homes on one lot, where tenants cover ALL utilities, including water, trash, gas, and electricity!

Conveniently located just north of the 105 Freeway, the property offers easy access to major thoroughfares and surrounding neighborhoods.

This income-generating property offers a total of 1,714 rentable square feet on a 5,131 SF LAR2-zoned lot with newer electrical throughout. Built in 1947, both homes are tucked behind a private driveway with parking for up to 6 vehicles. The unit mix includes one 2-bedroom home and one 1-bedroom home, making it ideal for various tenant profiles.

Priced competitively at \$499,000, this property presents strong upside potential in rental income. It's perfect for an owner-user who wants to live in one unit while renting the other to offset mortgage costs, or for investors seeking steady cash flow and long-term appreciation.

Both units will be delivered tenant-occupied at the close of escrow, offering immediate rental income from day one.

Contact the listing broker for additional information.

1,714 SF

BUILDING SIZE

1947

YEAR BUILT

LAR2

ZONING



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW





FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS	11012 Willowbrook Ave Los Angeles, CA 90059
LIST PRICE	\$499,000
NUMBER OF UNITS	2
COST PER UNIT	\$249,500
CURRENT GRM	14.32
MARKET GRM	9.47
CURRENT CAP	4.83%
MARKET CAP	8.41%
YEAR BUILT	1947
LOT SIZE	5,131 SF
BUILDING SIZE	1,714 SF
PRICE/SF	\$291

\$499K

1,714 SF

LIST PRICE

BUILDING SIZE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$34,848		\$52,680	
Less: Vacancy	-	0%	-	0%
Gross Operating Income	\$34,848		\$52,680	
Less: Expenses	(\$10,738)	30.8%	(\$10,738)	20.4%
Net Operating Income	\$24,111		\$41,943	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.25%)	\$6,238	\$6,238
Insurance - Estimate (\$1,400/Unit)	\$2,800	\$2,800
Maintenance/Repairs - Estimate (\$850/Unit)	\$1,700	\$1,700
Estimated Total Expenses	\$10,738	\$10,738
Per Net SF	\$6.26	\$6.26
Expenses Per Unit	\$5,369	\$5,369

SCHEDULED INCOME

		Current Rents	Market Rents
Unit	Beds/Baths	Monthly Rent/Unit	Monthly Rent/Unit
1	1BD + 1BA	\$1,714	\$1,995
2	2BD + 1BA	\$1,190	\$2,395
Monthly Scheduled Gross Income		\$2,904	\$4,390
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$2,904	\$4,390
Annual Scheduled Gross Income		\$34,848	\$52,680

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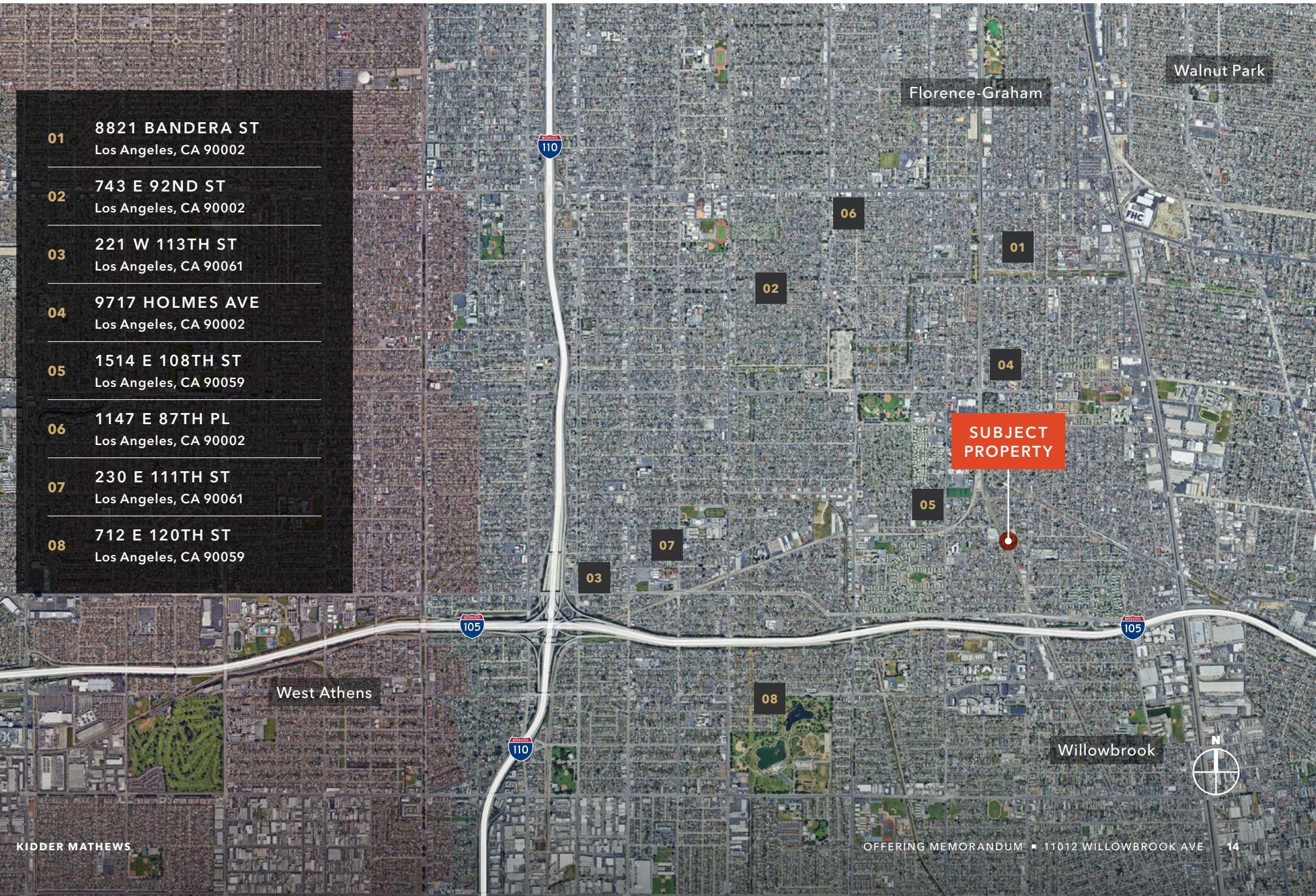
COMPARABLES

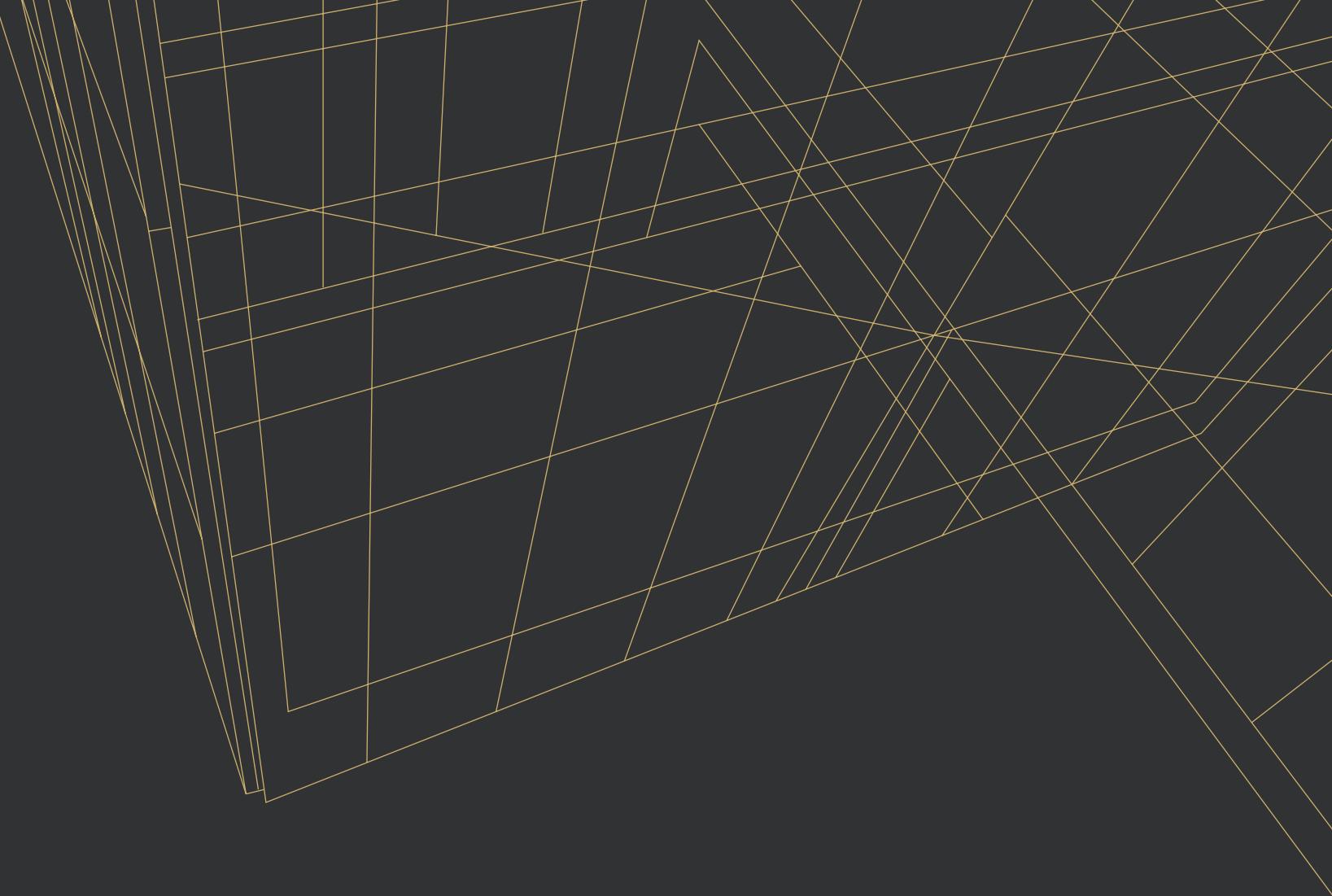
Section 04

SALES COMPARABLES | DUPLEX

Property Address	Year Built	Bldg SF	Lot SF	Price Per SF	Price Per Unit	Sale Price	Sale Date	Notes
11014 WILLOWBROOK AVE Los Angeles, CA 90059	1947	1,714	5,131	\$291	\$249,500	\$499,000	SOON	(1) 1BD+1BA & (1) 2BD+1BA. (2) Separate structures.
01 8821 BANDERA ST Los Angeles, CA 90002	1922	1,584	5,345	\$441	\$349,500	\$699,000	5/8/2025	(1) 3BD+2BA & (1) 2BD+1BA. Nonconforming studio in rear rented for \$950/month. (2) Separate structures.
02 743 E 92ND ST Los Angeles, CA 90002	1940	1,600	4,847	\$531	\$425,000	\$850,000	3/24/2025	(1) 3BD+2BA & (1) 1BD+1BA. (2) Separate structures. Rear (1) 2-car garage + driveway. Alley access. Turnkey Property. VACANT.
03 221 W 113TH ST Los Angeles, CA 90061	1953	1,622	7,201	\$438	\$355,000	\$710,000	2/19/2025	(1) 3BD+2BA & (1) 1BD+1BA. Extremely low rents. (2) separate structures. (1) 2-car garage in the rear.
04 9717 HOLMES AVE Los Angeles, CA 90002	1915	1,942	6,655	\$474	\$460,000	\$920,000	2/18/2025	(1) 3BD+2BA & (1) 3BD+1BA. (2) Separate structures. Alley access. Both units renovated. VACANT.
05 1514 E 108TH ST Los Angeles, CA 90059	1921	1,927	7,696	\$483	\$465,000	\$930,000	12/24/2024	(1) 3BD+2BA & (1) 2BD+1BA. (2) Separate structures with (2) car garage & (2) car carport. Turnkey Condition. VACANT.
06 1147 E 87TH PL Los Angeles, CA 90002	1928	1,408	5,076	\$593	\$417,500	\$835,000	12/18/2024	(2) 2BD+1BA. VACANT. (2) 1-car garages in rear + alley access. Turnkey Condition. VACANT.
07 230 E 111TH ST Los Angeles, CA 90061	1956	1,680	7,836	\$461	\$387,500	\$775,000	12/6/2024	(2) 2BD+1BA. Extremely low rents.
08 712 E 120TH ST Los Angeles, CA 90059	1945	1,612	6,783	\$552	\$445,000	\$890,000	11/20/2024	(2) 2BD+1BA. Corner lot. (1) 2-car garage + alley access. Turnkey Condition. VACANT.

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