



**FOR SALE**

*Equity Real Estate - Beverly Hills/Los Angeles*

**THE SANDY DUNKLEY GROUP**

**RESIDENTIAL - INVESTMENT - COMMERCIAL**

**8383 Wilshire Boulevard, Suite 800  
BEVERLY HILLS, CA 90211**

## CONTACT US



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## The Sandy Dunkley Group

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1451 W. 105th, Los Angeles, CA 90047

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# *The Offering*

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Discover 1451 W. 105th St in Los Angeles, a family-owned treasure for 51 years, nestled in an Opportunity Zone. Recently upgraded with modern amenities, including a top-notch video system and underground parking, this property offers spacious rooms and convenient onsite laundry. With stable long-term tenants and potential for value enhancement, it's a prime investment opportunity. Don't miss out on owning a piece of history with this property!



# PROPERTY SUMMARY



<b>Asking Price</b>	<b>\$7,670,000</b>
<b>Address</b>	1451 W. 105th Street
<b>Building Size</b>	19,425 SQFT
<b>Lot Size</b>	19,058 SQFT
<b>Bedrooms</b>	36
<b>Bathrooms</b>	37
<b># of Units</b>	18
<b>Parcel APN</b>	6059-020-014



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# Property Characteristics

Address	1451 W. 105th, Los Angeles, CA 90047-4562
Property Type	Apartment
Year Built	1963
# of Units	18
Living Area	19,425 SQFT
Lot Size (SF/AC)	19,058 SQFT
Zoning	LCR2*



# PROPERTY HIGHLIGHTS/PROPERTY DETAIL

- ✔ Great Income
- ✔ Renovated Units
- ✔ Built in 1963 | 19,425 sq.ft.
- ✔ Lot size: 19,057
- ✔ Includes One 3bd. | 2.5 bath unit
- ✔ Includes Seventeen 2bd. | 1.5 bath units
- ✔ Assigned Covered Parking
- ✔ Laundry Unit On-Site (Additional Income)



# MORE INFORMATION

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## CITY NOTES

- NEW Clipper Stadium (Intuit Dome) opens August 2024
- NEWLY OPENED Cinepolis Movie Theater)
- SoFi Stadium (Home of the LA Chargers & Rams)
- The Kia Forum
- Hollywood Park Casino
- YouTube Theater

## ENTERTAINMENT CAPITAL OF THE AREA

- SoFi Stadium (Ranked #1 Billboard.com 2023 Top Stadiums Rankings)
- Kia Forum (Ranked #3 Billboard.com 2023 Top Venues - 15,001+capacity)
- YouTube Theater (Ranked #8 Billboard.com 2023 Top Venues - 5k-10k capacity)
- 1 million square feet of Retail & Restaurants opening next to SoFi Stadium in 2025
- FIFA World Cup 2026



# Walkability within 1 mile of Property

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- **Kenneth Hahn State Recreation Area:** This large urban park offers hiking trails, picnic areas, and scenic views of the Los Angeles basin.
- **Chester Washington Golf Course:** A public golf course offering an 18-hole course, driving range, and practice facilities.
- **Darby Park:** A community park featuring playgrounds, sports fields, and picnic areas.
- **Los Angeles Southwest College:** While primarily an educational institution, the campus often hosts community events and has an art gallery.
- **Rogers Park:** A local park with sports fields, a community center, and playgrounds.
- **Hollywood Park Casino:** Offering gaming, dining, and entertainment, it is located just slightly over a mile but is a significant nearby attraction.
- **Siminski Park:** A community park with recreational facilities including playgrounds, basketball courts, and picnic areas.
- **The Forum:** A historic indoor arena located in nearby Inglewood, hosting concerts, sporting events, and other large gatherings.
- **South Broadway Corridor:** A vibrant area with a variety of shops, restaurants, and cultural attractions.
- **Darby Dixon Park:** A small neighborhood park with a playground and green space for relaxation.

1451 W 105th - Rent Roll			
Unit #	Actual Rent	Projected Rent	
1	Vacant	\$	3,900.00
2	\$ 2,589.00	\$	2,667.00
3	\$ 1,840.00	\$	2,900.00
4	\$ 2,291.00	\$	2,360.00
5	\$ 1,787.00	\$	2,400.00
6	\$ 2,900.00	\$	2,400.00
7	\$ 1,941.00	\$	2,900.00
8	\$ 1,883.00	\$	2,900.00
9	\$ 1,787.00	\$	2,900.00
10	\$ 2,420.00	\$	2,493.00
11	\$ 1,787.00	\$	2,900.00
12	\$ 2,934.00	\$	3,022.00
13	\$ 1,787.00	\$	2,900.00
14	\$ 2,545.00	\$	2,621.00
15	Vacant	\$	2,900.00
16	\$ 1,826.00	\$	2,900.00
17	\$ 1,787.00	\$	2,900.00
18	\$ 2,415.00	\$	2,488.00
<b>Total</b>	<b>\$ 34,519.00</b>	<b>\$</b>	<b>50,451.00</b>
88% Occupied	\$ 414,228.00	\$	605,412.00
100% Occupied	<b>\$ 495,828.00</b>	This number is with vacant units #1 and #15 market rents	
Unit # 1	\$ 46,800.00	<b>**Seventeen : 2 bedroom 1.5 bathroom</b>	
Unit # 15	\$ 34,800.00	<b>**One : 3 bedroom 2.5 bathroom</b>	
Annualized Unit #1 & Unit #15	<b>\$ 81,600.00</b>		



# Property Photos



# Property Photos

Sandydunkley@gmail.com /310-877-1887/ Sandy Dunkley



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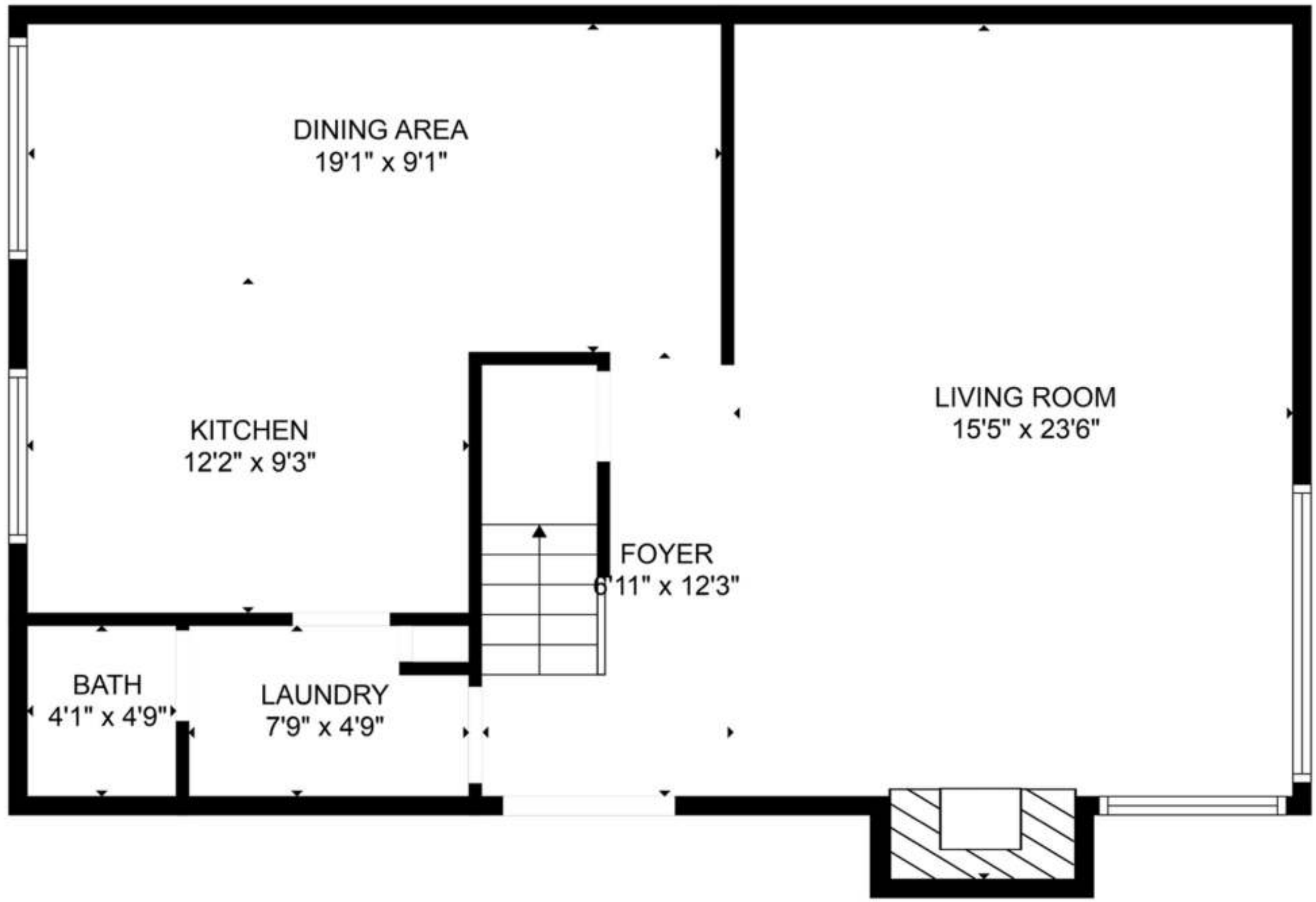
# Ariel View



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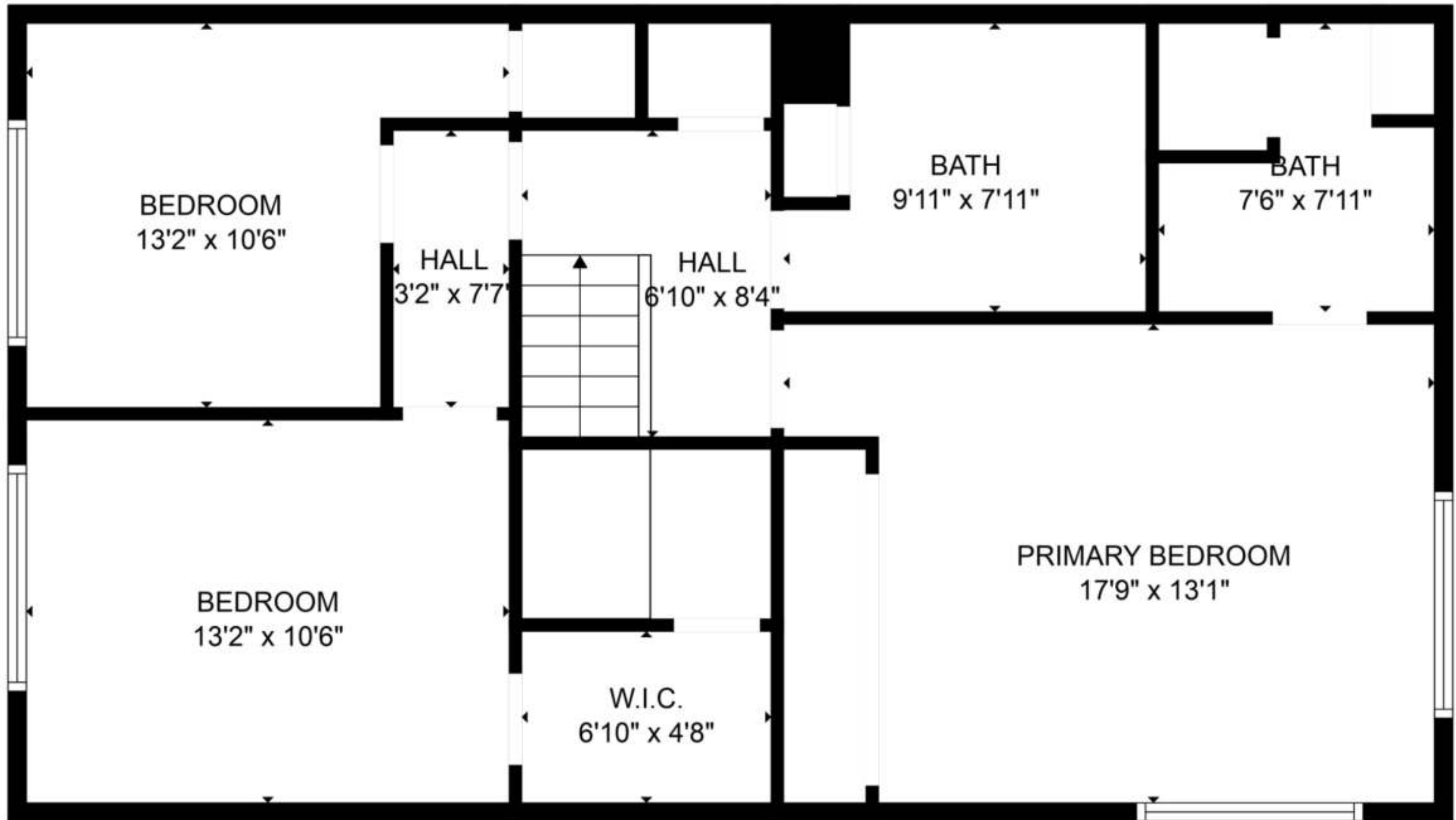
# Floor Plan - Level 1



**TOTAL: 1555 sq. ft**  
Below Ground: 745 sq. ft, FLOOR 2: 810 sq. ft  
EXCLUDED AREAS: FIREPLACE: 9 sq. ft, UNDEFINED: 9 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Floor Plan - Level 2



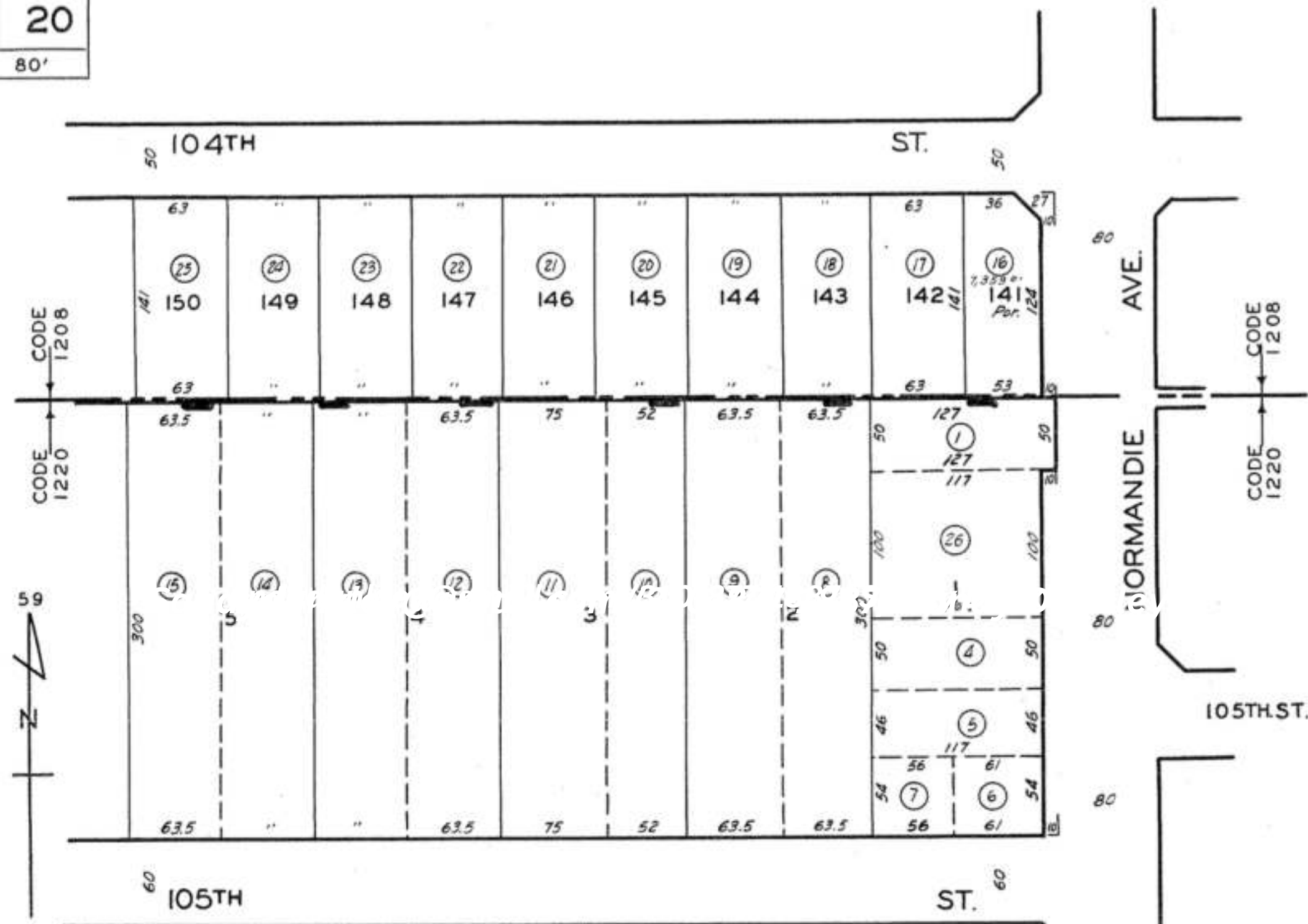
**TOTAL: 1555 sq. ft**

Below Ground: 745 sq. ft, FLOOR 2: 810 sq. ft

EXCLUDED AREAS: FIREPLACE: 9 sq. ft, UNDEFINED: 9 sq. ft

# Plat Map

6059 20  
SCALE 1" = 80'



TRACT NO. 3002  
M. B. 31-39

SUNNYSIDE HEIGHTS  
M. B. 8-88

CODE  
1208  
1220

FOR PREV. ASSM'T. SEE: 318 - 10 & 18

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES,

# COMPARABLES



**1451 W 105th**  
**Los Angeles, CA 90047**  
*\*Subject Property\**

Building Size : 19,425 sq.ft.

No. Units : 18

Year Built : 1963



**6318 S Harvard Blvd**  
**Los Angeles, CA 90047**

Price : \$1,200,000

Building Size : 3,854 sq.ft.

No. Units : 6

Year Built : 1930



**1609 W 107th St**  
**Los Angeles, CA 90047**

Price : \$795,000

Building Size : 1,794 sq.ft.

No. Units : 3

Year Built : 1949

# COMPARABLES



**3**  
**8419-8425 S Western Ave**  
**Los Angeles, CA 90047**

Price : \$4,100,000

Building Size : 12,137 sq.ft.

No. Units : 19

Year Built : 1959



**4**  
**8417 S Halldale Ave**  
**Los Angeles, CA 90047**

Price : \$1,888,000

Building Size : 4,100 sq.ft.

No. Units : 6

Year Built : 1930



**5**  
**1745 W 59th Pl**  
**Los Angeles, CA 90047**

Price : \$639,000

Building Size : 1,656 sq.ft.

No. Units : 3

Year Built : 1924

# HOLLYWOOD PARK CASINO

Hollywood Park Casino: Offering gaming, dining, and entertainment, it is located just slightly over a mile but is a significant nearby attraction.



## LOCATION INFORMATION

# Cosm

The Dome at Cosm offers more than just a prime view of your favorite sports or entertainment events. It will transform your perception of live content and reshape how you share these experiences with friends. Inside The Dome, you'll be fully immersed. Cutting-edge technology brings you courtside at an NBA game or transports you to extraordinary new worlds.



LOCATION INFORMATION  
**HOLLYWOOD PARK**

Hollywood Park spans approximately 300 acres and is central to the Westside, South Bay and greater Los Angeles communities. Modern architecture, dramatic open space, and state-of-the-art technology differentiate the physical place. One end of the project is anchored by a 500,000 s.f. retail and entertainment district that offers local and global fashions and flavors to deliver shopping, dining, recreation, entertainment and nightlife unlike any place else. This retail district is complimented by luxury apartments and best-in- class office campuses that offer great design and cutting-edge technology while prioritizing opportunities for social interaction.





## LOCATION INFORMATION

# KIA FORUM

The Kia Forum, originally known as The Forum, is a prominent multi-purpose indoor arena located in Inglewood, Los Angeles, California. Opened in 1967, it was designed by architect Charles Luckman and is notable for its distinctive circular design and white columns. The venue has a seating capacity of around 17,500 and has hosted a wide range of events, including concerts, sports events, and other entertainment activities.

The Forum is historically significant as it was the home of the NBA's Los Angeles Lakers and the NHL's Los Angeles Kings from 1967 until 1999. In recent years, after renovations and a partnership with Kia, it has become a premier concert venue, attracting major artists and events. Its strategic location near the SoFi Stadium and its iconic architecture make it a landmark in the Los Angeles area.



## LOCATION INFORMATION

# SOFI STADIUM

The new home for the Los Angeles Chargers and Rams is currently the largest stadium in the NFL. Costing upwards of \$5 billion, the 3 million square foot stadium is able to seat 70,240. The stadium will be home to the 2022 Super Bowl and the Summer Olympics in 2028.



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 **SCAN ME**



[Details](#)

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