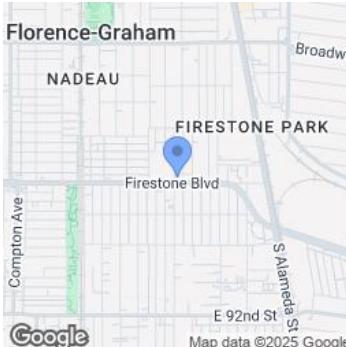


Driving East to West, S Alameda Right to E. 83rd St., Left on S. Fir Ave.



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#### DESCRIPTION

**PRIME MIXED-USE INVESTMENT & DEVELOPMENT OPPORTUNITY** 1959 Firestone Blvd is a high-visibility corner property featuring LCC3 high-density zoning, High TOC Tier eligibility, and inclusion in the Florence-Firestone Transit Oriented District (FFTOD) Specific Plan. Located just steps from the Metro A Line Firestone Station, this site is positioned within a rapidly improving transit corridor targeted for walkable, mixed-use growth by Los Angeles County. The property consists of an established commercial space (rented) plus two (rented) residential units, offering immediate income potential or a clear value-add opportunity. The FFTOD plan provides expanded development capacity, streamlined process, and incentives for housing production—making this an exceptional option for affordable housing, urban infill, or mixed-use redevelopment. A strong opportunity for investors, developers, or mission-driven builders seeking a transit-rich Los Angeles location with significant long-term upside.

#### EXCLUSIONS:

AREA: C37 - Metropolitan South  
SUBDIVISION: /  
COUNTY: Los Angeles  
55+: No  
GROSS EQUITY:  
PRESENT LOANS \$:  
HAVE:

LIST \$ ORIG: \$1,045,000  
SUB TYPE: TPLX/D  
CMN WALLS: No Common Walls  
PARKING: Carport  
# OF BUILDINGS TOTAL: 2  
RENT CONTROL?: Yes  
PROPERTY ATTACHED?: No

#### INCLUSIONS:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:  
ROOM TYPE:  
UTILITIES:  
ELECTRIC: 220 Volts in Garage  
WATER: Public

COOLING: None  
HEATING: Wall Furnace  
VIEW:  
WATERFRONT:  
LAUNDRY: None  
PROBATE AUTHORITY:

#### ANALYSIS

#### INCOME

GROSS SCHEDULE INCOME: \$98,400  
VACANCY ALLOWANCE \$/?: /  
GROSS OPERATING INCOME:  
NET OPERATING INCOME: \$82,250  
OPERATING EXPENSE \$/?: \$16,150/  
LAND DOLLAR VALUE \$/?: /

GROSS SPENDABLE INCOME:  
LOAN PAYMENT(ANNUAL):  
GROSS MULTIPLIER:  
CAP RATE:  
IMPROVEMENTS TOTAL \$/?: /  
PERSONAL PROPERTY \$/?: /

# OF RENTED GARAGES:  
GARAGE RENTAL RATE:  
GARAGES RENTAL INCOME:  
LAUNDRY INCOME:  
LAUNDRY INC. OWN/LEASE?:

#### ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$16,150  
ELECTRIC:  
GAS:  
LICENSES:  
NEW TAXES: \$10,450

FURNITURE REPLACEMENT:  
TRASH: \$1,020  
CABLE TV:  
GARDENER:  
INSURANCE: \$1,800

MAINTENANCE:  
WORKMAN'S COMP:  
PROFESSIONAL MANAGEMENT:  
WATER/SEWER: \$2,880

OTHER EXPENSE:  
OTHER EXPENSE DESCRIPTION:

#### TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

#### UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	0	1	4	Unfurnished	\$5,300	\$5,300	\$5,300	3
2:	1	0	1	0	Unfurnished	\$1,300	\$1,300	\$1,300	3
3:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,600	1

#### INTERIOR

INTERIOR:  
ACCESSIBILITY:

APPLIANCES:  
FLOORING:

ENTRY/LEVEL: 1/1  
FIREPLACE: None

SQFT STUDIO AVG:  
SQFT 1 BED AVG:  
SQFT 2 BED AVG:  
SQFT 3 BED AVG:

#### EXTERIOR

EXTERIOR:  
DIRECTION FACES:

SECURITY:  
SEWER: Public Sewer

LOT: 2-5 Units/Acre,  
Corner Lot, Near Public  
Transit  
POOL: None

FENCING:  
SPA:

#### BUILDING

BUILDER NAME:  
BUILDER MODEL:

ARCH STYLE:  
DOORS:  
WINDOWS:

ROOF:  
FOUNDATION DTLS:  
PROP CONDITION:

CONSTR MTRLs:  
OTHER STRUCTURES:  
NEW CONSTRUCTION YN: No

#### GARAGE AND PARKING

UNCOVERED SPACES:

PARKING TOTAL: 4

GARAGE SPACES: 4

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:  
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA DUES 1:

HOA 1 NAME:

HOA PHONE 1:

HOA AMENITIES:

HOA DUES 2:

HOA 2 NAME:

HOA PHONE 2:

STORIES TOTAL: 1

HOA DUES 3:

HOA 3 NAME:

HOA PHONE 3:

COMMUNITY: Curbs, Sidewalks,  
Storm Drains, Street Lights,  
Suburban

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: No

COMMON INTEREST: None

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

ELEVATION:

ASSESSMENTS: Unknown

TAX LOT: 45

LOT SIZE DIM:

TAX BLOCK: 3

TAX TRACT #: PECKS

ZONING:

PARCEL #: 6026028015

ADDITIONAL PARCEL(s): No

LISTING

DATES

BAC:

BAC REMARKS:

DUAL/VARI. RATE?: Yes

CURRENT FINANCING: Conventional

POSSESSION: Close Of Escrow

FINANCIAL INFO AS OF:

CONTINGENCY LIST:

LIST TERMS: 1031 Exchange, Cash,  
Conventional, Submit

LIST AGRMT: Exclusive Right To Sell

LIST SERVICE: Full Service

AD NUMBER:

DISCLOSURES:

INTERNET, AVM?/COMM?: Yes/Yes

INTERNET?/ADDRESS?: Yes/Yes

NEIGHBORHOOD MARKET REPORT YN?: Yes

LIST CONTRACT DATE: 11/14/25

START SHOWING DATE:

ON MARKET DATE: 11/14/25

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: 11/14/25

MOD TIMESTAMP: 11/14/25

EXPIRED DATE: 05/15/26

PURCH CONTRACT DATE:

ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent

SHOW CONTACT NAME:

SHOW CONTACT PHONE:

SHOWING INSTRUCTIONS: Shown by appointment only.

DRIVING DIRECTIONS: Driving East to West, S Alameda Right to E. 83rd St., Left on S. Fir Ave.

AGENT / OFFICE

CONTACT PRIORITY

LA: (YROMEALB) Alberto A Romero

1.LA CELL: 323-327-3330

Meza

2.LA CELL: 323-327-3330

CoLA:

3.LA DIRECT: 323-327-3330

LO: (DWGDO) Good Opportunity Company

4.LA TOLL FREE:

Inc.

5.LA VOICEMAIL: ext.223

LO PHONE: 562-602-8550

6.LA EMAIL: aarm2099@gmail.com

CoLO:

LA State License: 01705343

CoLA State License:

LO State License: 02219338

LO FAX: 562-602-8508

CoLO State License:

CoLO FAX:

Offers Email: aarm2099@gmail.com

AGENT FULL: Residential Income

LISTING ID:

Printed by Alberto A Romero Meza, State Lic: 01705343 on 11/18/2025 3:25:51 PM

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