

1559-1561 1/2 S Harvard Blvd Los Angeles, CA 90006

**Multifamily
Investment Property**

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PROPERTY DETAILS

- ASKING PRICE: \$1,575,000
- TYPE: Multi-Family - 4 UNITS
- YEAR BUILT: 1923
- ZONING: LAR2
- LAND SF: 6,876 sf
- BUILDING SF: 4,160 sf
- PARKING: 8 spaces (4 garage)
- BUILDING STORIES: 2

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DESCRIPTION

Investment opportunity in Harvard Heights HPOZ (Historic Preservation Overlay Zone) neighborhood. Multi-family building with 4 large units (approximately 1,000 sf each) and potential upside in rent.

All units are tenant occupied and generating stable income. Two units are 3 bedroom and 2 bathroom. Two units are 2 bedroom and 1 bathroom, and could be remodeled consistent with the other units. All units have their own washer and dryer. Garage parking plus plenty of parking spaces behind the main building. Large lot and garage provides space for conversion or construction of an ADU.

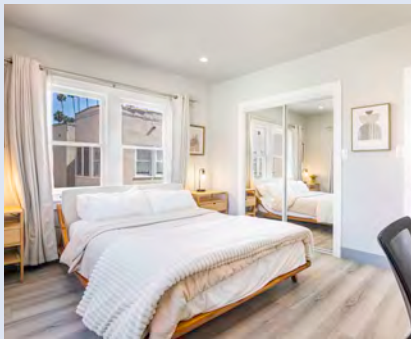
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RENT ROLL

Type	Bedrooms	Baths	Rent	Projected Rent
Unit 1	3	2	\$3,200.00	\$3,200.00
Unit 2	3	2	\$2,475.00	\$3,200.00
Unit 3	2	1	\$1,192.00	\$2,300.00
Unit 4	2	1	\$1,237.00	\$2,300.00
Total	10	6	\$8,104.00	\$11,000.00

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Surrounding Area

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

Transit Score
64

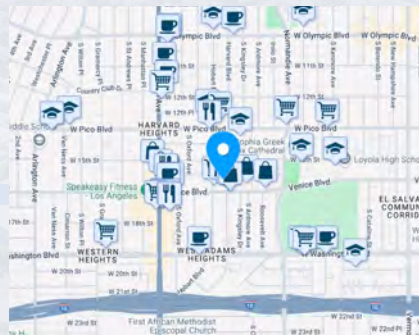
Good Transit

Many nearby public transportation options.

Bike Score
63

Bikeable

Some bike infrastructure.



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OUR TEAM



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