

1138 Fedora St, Los Angeles, CA 90006

**\$1,550,000**



**CAP 4.97%**

### ABOUT THE PROPERTY

Welcome to an outstanding investment opportunity! This well-maintained 5-unit property is situated in vibrant Koreatown. With desirable **R3 zoning** and located within an **Opportunity Zone**, this investment holds great potential. Tenants have consistently paid **100% of rent**, even during the pandemic, ensuring stability. Plus, with current below-market-rate rents, there's significant room for growth. Perfect for investors considering a 1031 exchange, this property offers reliable income in a thriving market. Additionally, there's potential for an ADU to be built on the property. Don't miss your chance to secure a lucrative addition to your portfolio.

### PROPERTY FEATURES

- 5 Units
- Bldg: 4,106 SF
- Lot: 5,908 SF
- 100% Leased
- R3 Zoning
- Opportunity Zone
- Great for 1031 exchange

Unit	Bed/ Bath	Current Rent
1	3/2	\$2,2024
2	2/1	\$1,518
3	2/1	\$1,184
4	1/1	\$1,260
5	2/1	\$1,184

**Gross income: \$7,170**

**Expenses: \$740**

**Net income: \$6,430**

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