



**562 FETTERLEY AVE.**  
**LOS ANGELES, CA 90022**

 **SchulmanTeam**  
#1 LOS ANGELES REAL ESTATE EXPERTS

**kw**  
KELLERWILLIAMS.  
DRF# 01400010

## PROPERTY HIGHLIGHTS

- STRONG INCOME POTENTIAL AND LONG-TERM UPSIDE
- SINGLE STORY, ONE BED, ONE BATH UNITS OFF CENTRAL COURTYARD
- TWO DETACHED GARAGES AT REAR
- ONE UNIT TO BE DELIVERED VACANT

## THE ASSET

PRICE:	\$1,499,000	APN #:	5248-018-013
NUMBER OF UNITS:	10	UNIT MIX:	10 (1+1)
BUILDING SQFT APPROXIMATE:	5,252	LOT SIZE APPROXIMATE:	16,004
PARKING:	8	YEAR BUILT:	1934

## RENT ROLL AS OF 5/1/26

UNIT 562	(1+1)	\$1,300	UNIT 562 3/4	OWNER OCCUPIED
UNIT 564	(1+1)	\$1,300	UNIT 568	(1+1) \$1,300
UNIT 566	(1+1)	\$1,300	UNIT 568 1/4	(1+1) \$1,300
UNIT 566 1/4	(1+1)	\$1,300	UNIT 562 1/2	(1+1) \$1,300
UNIT 562 1/2	(1+1)	\$1,300	UNIT 562 3/4	(1+1) \$1,300

\*LAST INCREASE 2/1/2026

## EXPENSES

WATER: \$500-600 PER MONTH  
 PROPERTY TAXES: \$4,800 BI-ANNUALLY  
 INSURANCE: \$3,800 ANNUALLY



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