

January 23, 2026

FOR SALE
OHIO AVENUE TRIPLEX

10743-47 OHIO AVENUE, LOS ANGELES, CA 90024



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
INVESTMENT SERVICES

PRESENTED BY:

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PROPERTY INFORMATION



MULTIFAMILY FOR SALE

OHIO AVENUE TRIPLEX

10743-47 Ohio Avenue, Los Angeles, CA 90024

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$2,110,000
NUMBER OF UNITS:	3
COST PER UNIT:	\$703,333
YEAR BUILT:	1936
LOT SIZE:	5,022 SF
BUILDING SQ FT:	3,062
UNIT MIX:	2-2+1.25TH / 1-1+1
ZONING:	[Q] RD1.5



PROPERTY OVERVIEW

Classic 1930's era Triplex in PRIME WESTWOOD location, loaded with old world charm and character. A fantastic 2+1&1/4 townhouse style unit is vacant and ready to be occupied. Building contains two 2-Bedroom 1.25-Bath townhouse style units and one 1-Bedroom unit above the garage. Hardwood floors, wood burning fireplaces, dining rooms, California basement, multiple entrances, individual laundry areas and separate patios adorn the two bedroom TH units. From an owner/user perspective it makes sense as compared to SFR pricing in the immediate neighborhood. Long term owner selling.

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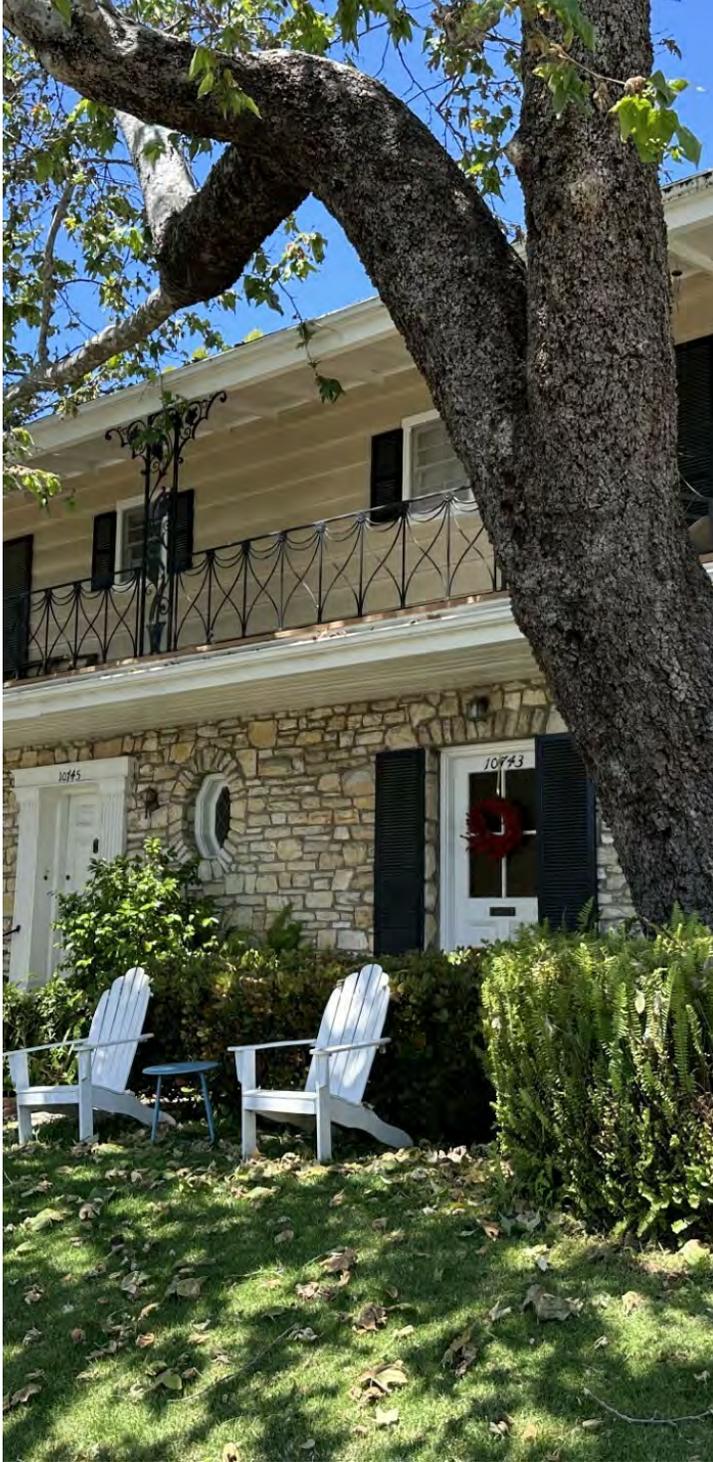
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Property Description



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PROPERTY DESCRIPTION

Triplex loaded with charm and character and located in one of the best rental markets in Southern California. There is a fantastic 2+1&1/4 bath town house style unit that is vacant and ready to be occupied. Properties like this rarely come available making this a real opportunity to acquire good real estate in a neighborhood with a high barrier to entrance. Close to ALL the west side of Los Angeles has to offer.

LOCATION DESCRIPTION

Pleasant Triplex in a Grade A location that is west of Beverly Glen, north of Santa Monica Blvd, east of Westwood Blvd and south of Wilshire Blvd. Prime West Los Angeles. Minutes from Century City & Westwood Village/ UCLA and a very short drive to the 405 and 10 freeways. It is just west of the City of Beverly Hills. The area is home to thousands of jobs in technology, entertainment, law, education, finance, the public sector and government.

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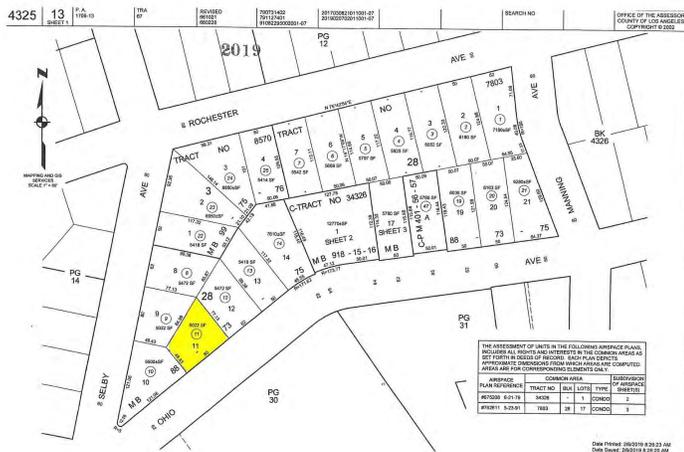
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Complete Highlights



PROPERTY HIGHLIGHTS

- Fantastic potential owner/user
- Prime location
- One unit is vacant. A 2+1&1/4 Town House Style unit is ready to occupy.
- One of the best rental markets in all of Los Angeles
- Old world charm and character
- Town house units have wood burning fireplaces, dining rooms, hard wood floors, individual California basement, separate laundry and separate private patios
- Each of the townhouse units has an individule garage and a drive way parking space.
- Close to ALL that West Los Angeles has to offer.



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Additional Photos



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FINANCIAL ANALYSIS



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Financial Summary

INVESTMENT OVERVIEW

Price	\$2,110,000
Price per SF	\$689
Price per Unit	\$703,333
Current GRM	19.78X
CAP Rate	3.16%
Cash-on-Cash Return (yr 1)	3.16%
Total Return (yr 1)	\$66,643

OPERATING DATA

Gross Scheduled Income	\$106,632
Total Scheduled Income	\$106,632
Gross Income	\$106,632
Operating Expenses	\$39,989
Net Operating Income	\$66,643
Pre-Tax Cash Flow	\$66,643

FINANCING DATA

Down Payment	\$2,110,000
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Income & Expenses

INCOME SUMMARY

PER SF

Gross Income	\$106,632	\$34.82
EXPENSE SUMMARY		
Real Estate Taxes	\$26,375	\$8.61
Insurance	\$4,054	\$1.32
DWP - Water/Sewer/Trash	\$2,500	\$0.82
Gardener	\$1,560	\$0.51
Maintenance	\$5,000	\$1.63
City License & Fees	\$500	\$0.16
Gross Expenses	\$39,989	\$13.06
Net Operating Income	\$66,643	\$21.76

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Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
10743 Town House	2	1.25	1,125	\$3,750Vac	\$3.33	\$3,750	\$3.33
10745 Town House	2	1.25	1,125	\$3,354	\$2.98	\$3,750	\$3.33
10747	1	1	750	\$1,782	\$2.38	\$1,850	\$2.47
Totals/Averages			3,000	\$8,886	\$2.96	\$9,350	\$3.04

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LOCATION INFORMATION

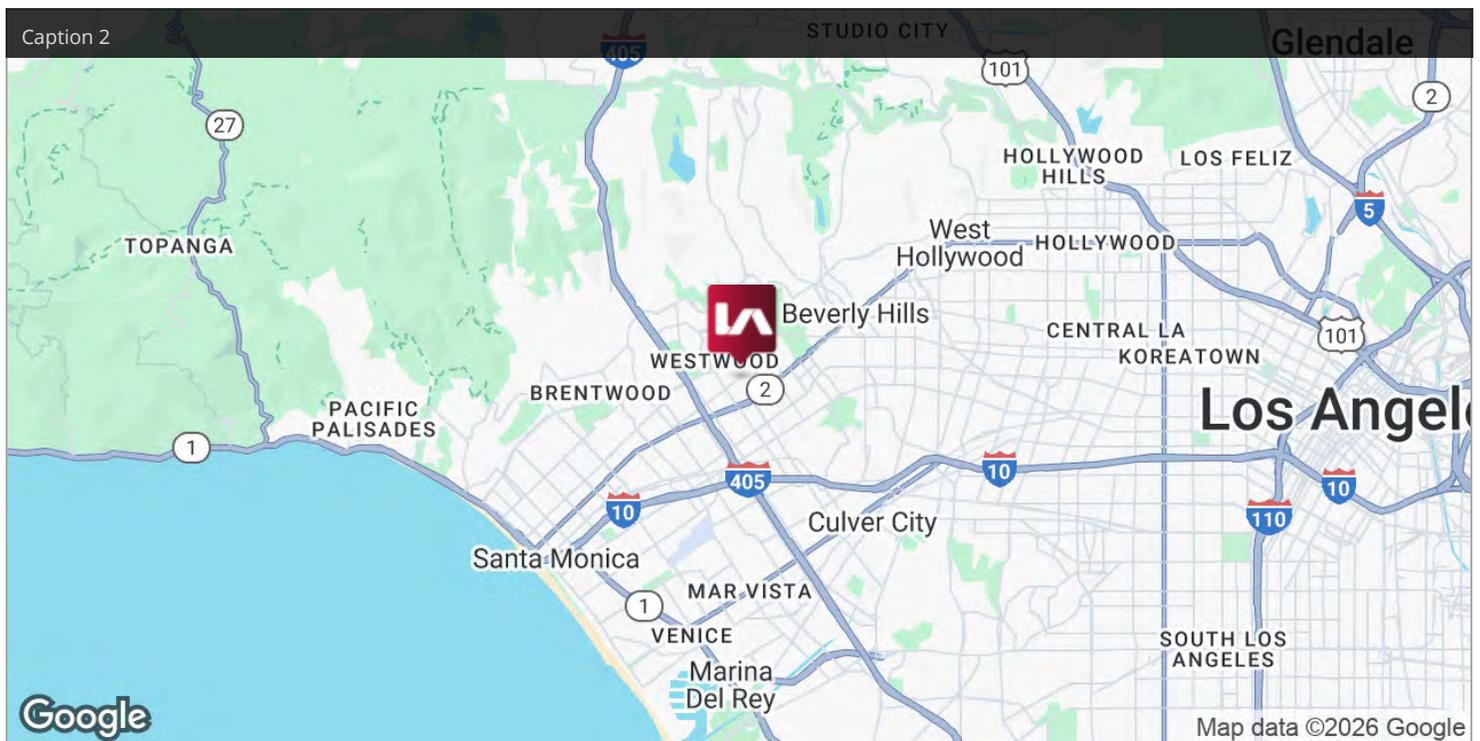
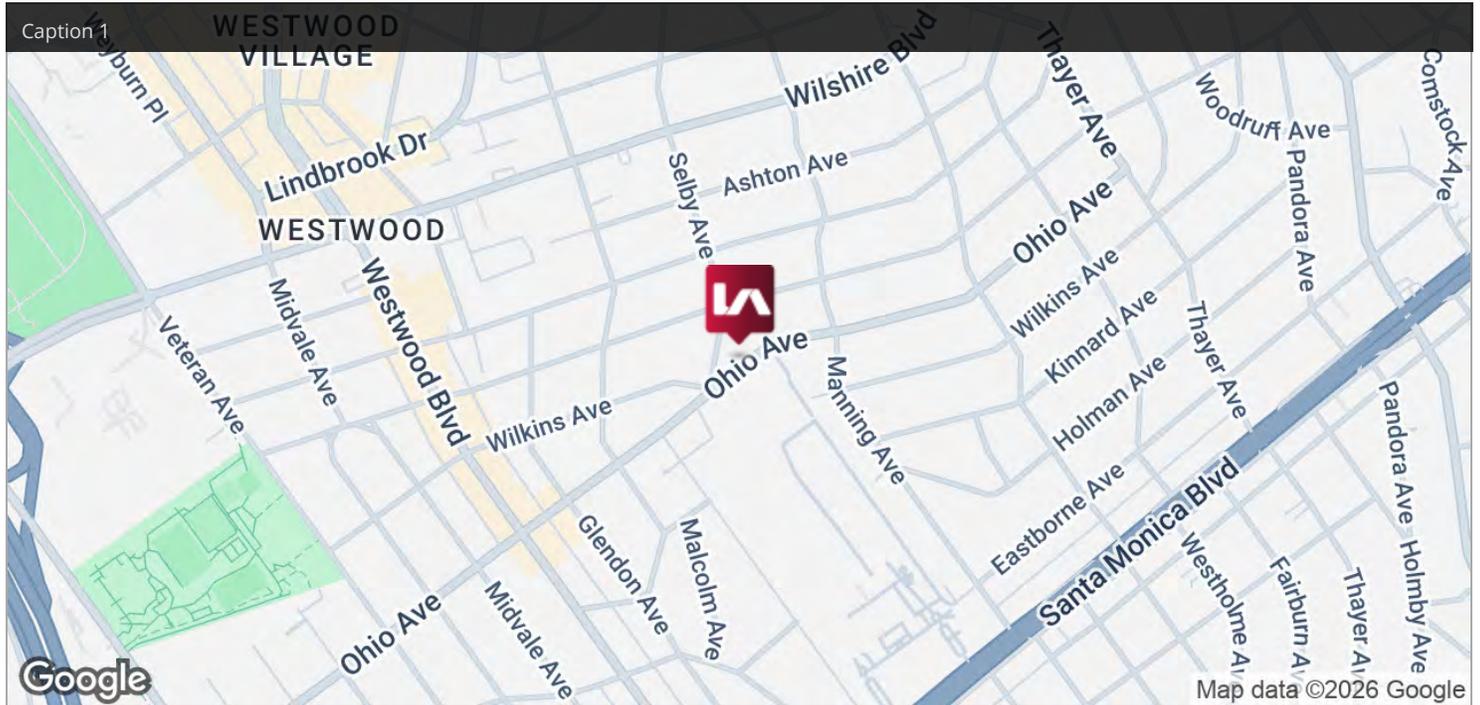


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Location Maps

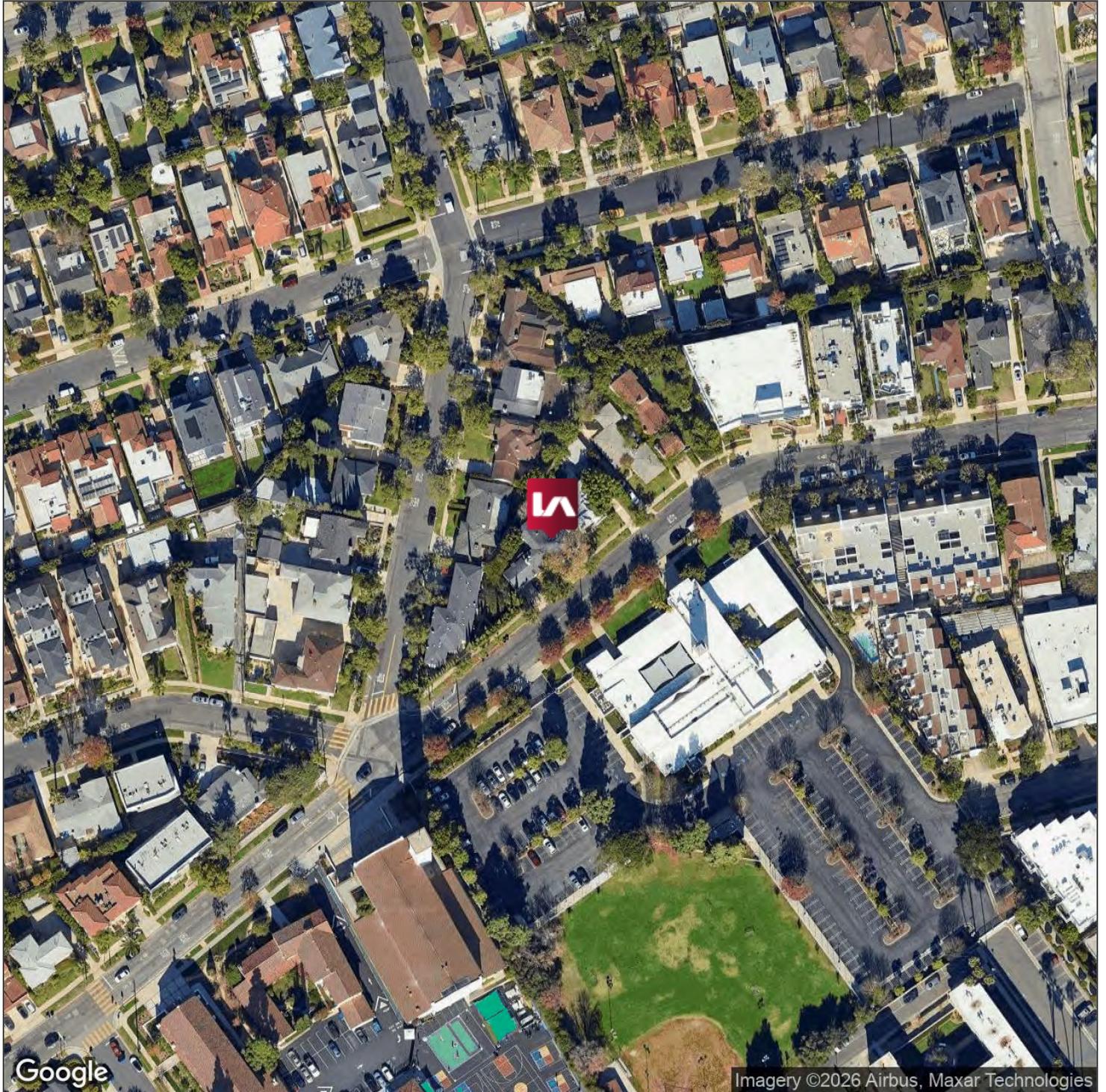


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Aerial Map



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DEMOGRAPHICS

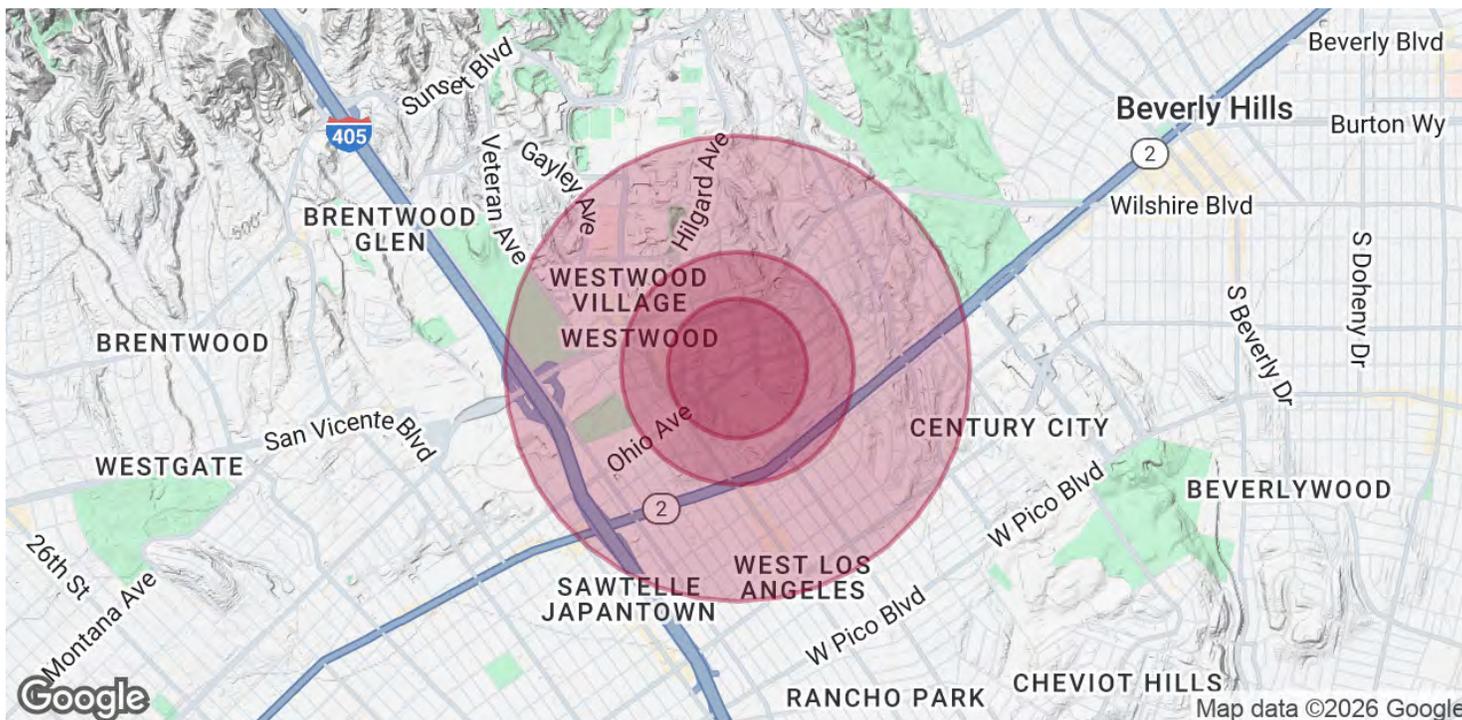


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,748	13,813	43,727
Average Age	45	43	42
Average Age (Male)	44	42	41
Average Age (Female)	46	44	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,334	6,973	20,299
# of Persons per HH	2	2	2.2
Average HH Income	\$152,298	\$147,521	\$144,652
Average House Value	\$1,671,414	\$1,550,856	\$1,490,234

Demographics data derived from AlphaMap

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