

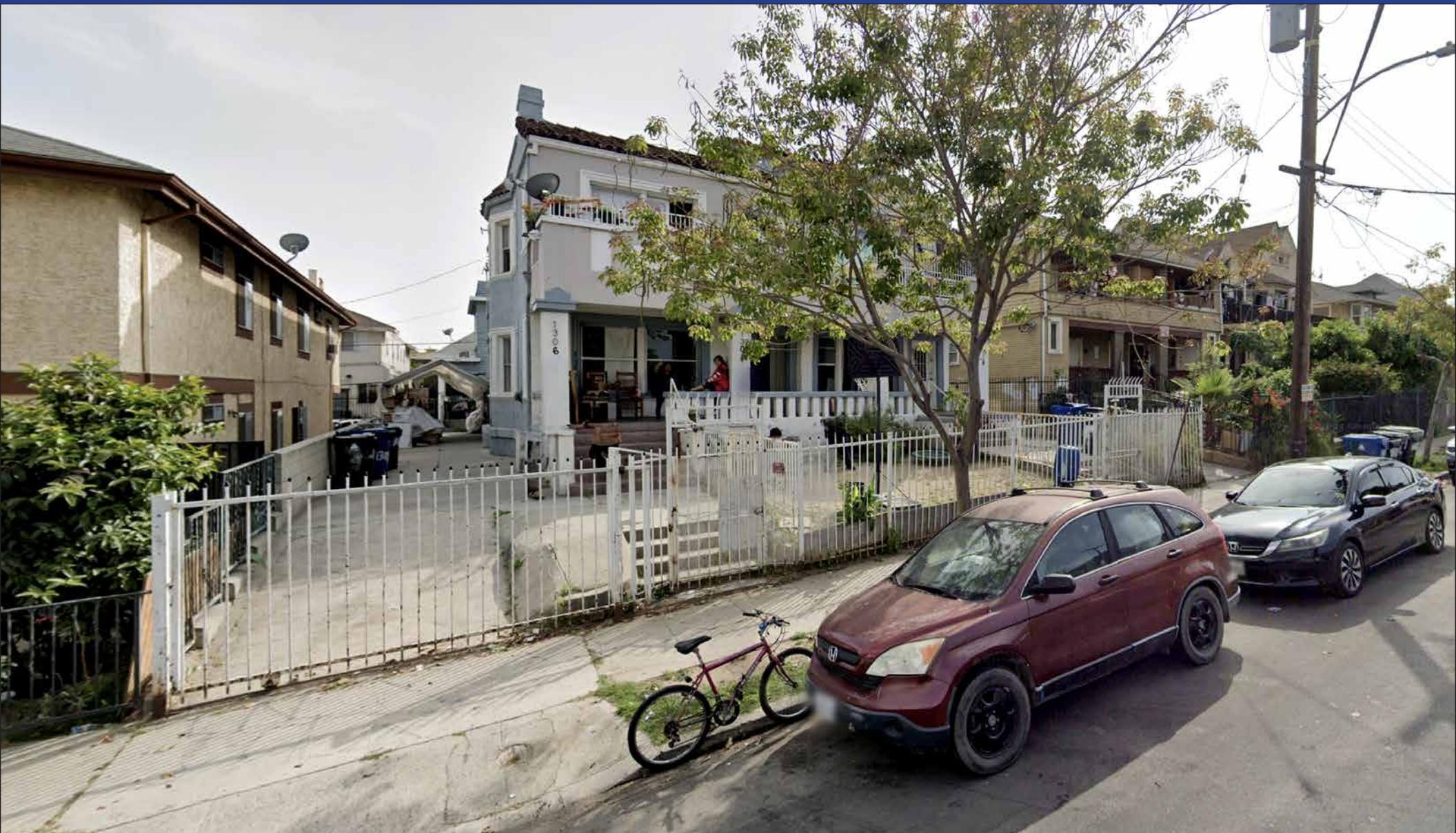
Westlake Multi-Family Investment Opportunity

TWO ADJACENT APARTMENT BUILDINGS

10 Total Units | Combined \$85,693 Net Annual Income



Offering Memorandum



1306-1312 LINWOOD AVENUE, LOS ANGELES, CA 90017

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Property Details

Total Building Area:	10,743± SF
Total Land Area:	12,484± SF
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1306 Linwood Avenue	
Land Use:	Apartment
Units:	6
Building Area:	6,247± Sq.Ft.
Year Built:	1900
Land Area:	6,242± Sq.Ft.
Zoning:	LA R5(CW)-U/6
APN:	5143-011-006
Tenancy:	5 Tenants + 1 Vacancy
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1312 Linwood Avenue	
Land Use:	Quadruplex
Units:	4
Building Area:	4,496± Sq.Ft.
Year Built:	1921
Land Area:	6,242± Sq.Ft.
Zoning:	LA R5(CW)-U/6
APN:	5143-011-005
Tenancy:	100% Occupied

Property Highlights

- Two Westlake multi-family properties for sale
- Value add investment opportunity
- Adjacent 6-unit and 4-unit apartment buildings
- Total of 10,743± SF of buildings on 12,484± SF of land
- Must be purchased together
- Combined projected \$85,693 net annual income with one vacant unit — 4.08% cap rate
- Great location one block north of 8th Street between Columbia Ave and Hartford Ave
- Situated approximately one-half mile north of LA LIVE and Crypto.com Arena
- Just minutes west of Downtown Los Angeles
- Future development potential

**Asking Price: \$2,100,000 (\$210,000 Per Unit)
\$168.22 Per SF Land Value**

Financial Information

1306 Linwood Avenue

1306 LINWOOD RENT ROLL	Status	SF	Rent Per Mo.	Type	Lease Term
1306	Occupied	760	\$ 900.97	Actual	Month-Month
1306 1/2	Occupied	760	\$ 913.95	Actual	Month-Month
1308	Vacant	1,182	\$ 1,600.00	Projected	Month-Month
1308 1/2	Occupied	1,182	\$ 1,088.09	Actual	Month-Month
1310	Occupied	1,182	\$ 1,574.81	Actual	Month-Month
1310 1/2	Occupied	1,182	\$ 1,174.62	Actual	Month-Month
Totals:		6,248	\$ 7,252.44		

ACTUAL ANNUAL GROSS INCOME: **\$ 87,029.28**

ACTUAL EXPENSES (2024)

Insurance:	\$4,470.09
Repairs & Maintenance:	\$630.00
City Tax:	\$152.80
Property Tax:*	\$15,750.00
Utilities:	\$6,269.07
Housing Authorities Fee:	\$640.14
Office:	\$162.48
Total Annual Expenses:	\$ 28,074.58

ANNUAL NET INCOME: **\$ 58,954.70**

CAP RATE:* **4.68%**

* Based on \$1,260,000 Asking Price (\$210,000 per Unit x 6)

1312 Linwood Avenue

1312 LINWOOD RENT ROLL	Status	SF	Rent Per Mo.	Type	Lease Term
1312	Occupied	1,125	\$ 1,009.13	Actual	Month-Month
1312 1/2	Occupied	1,125	\$ 995.07	Actual	Month-Month
1314	Occupied	1,125	\$ 915.03	Actual	Month-Month
1314 1/2	Occupied	1,125	\$ 984.26	Actual	Month-Month
Totals:		4,500	\$ 3,903.49		

ACTUAL ANNUAL GROSS INCOME: **\$ 46,841.88**

ACTUAL EXPENSES (2024)

Insurance:	\$2,814.61
Repairs & Maintenance:	\$1,573.76
City Tax:	\$59.00
Property Tax:*	\$10,500.00
Utilities:	\$4,729.82
Housing Authorities Fee:	\$426.76
Total Annual Expenses:	\$ 20,103.95

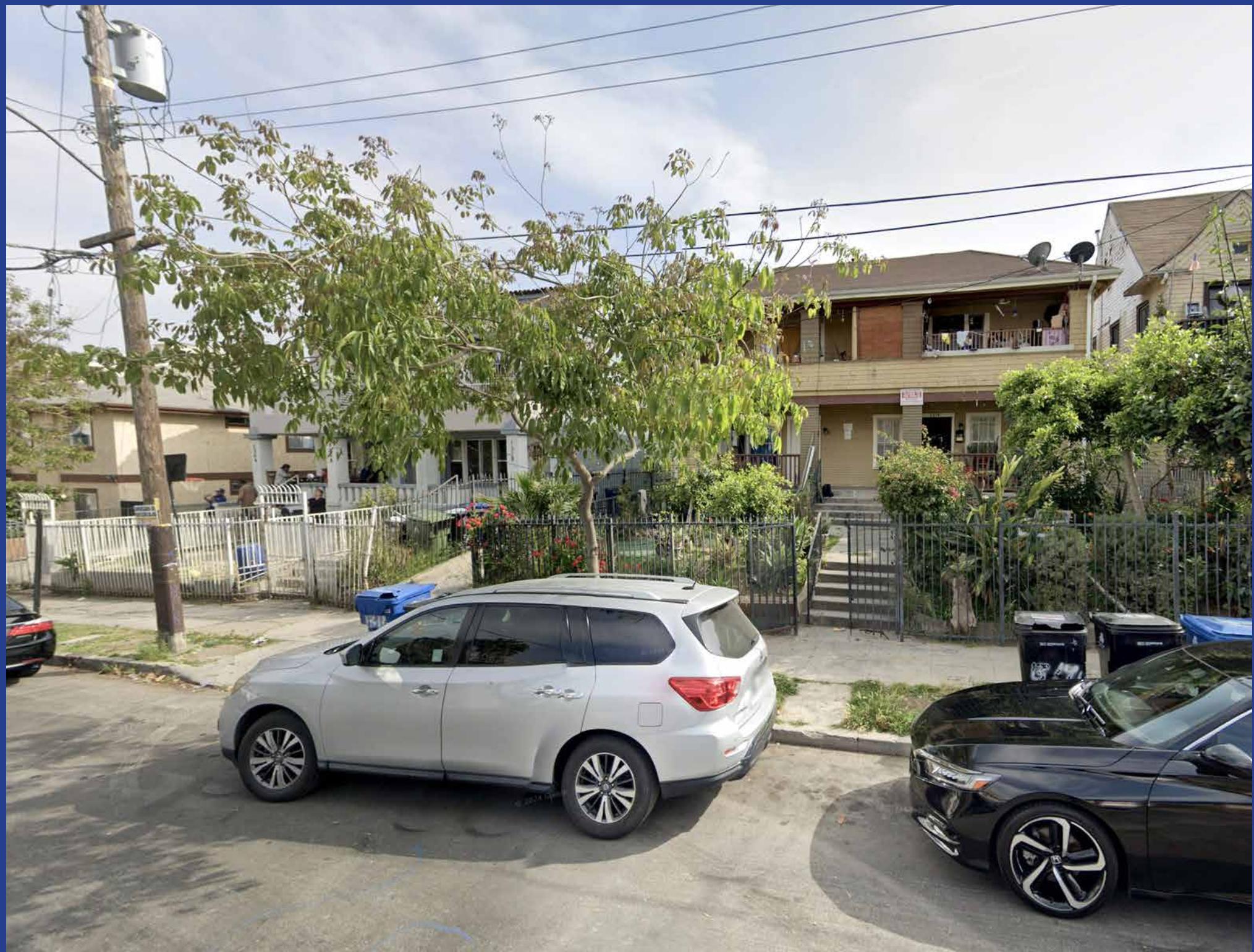
ANNUAL NET INCOME: **\$ 26,737.93**

CAP RATE:* **3.18%**

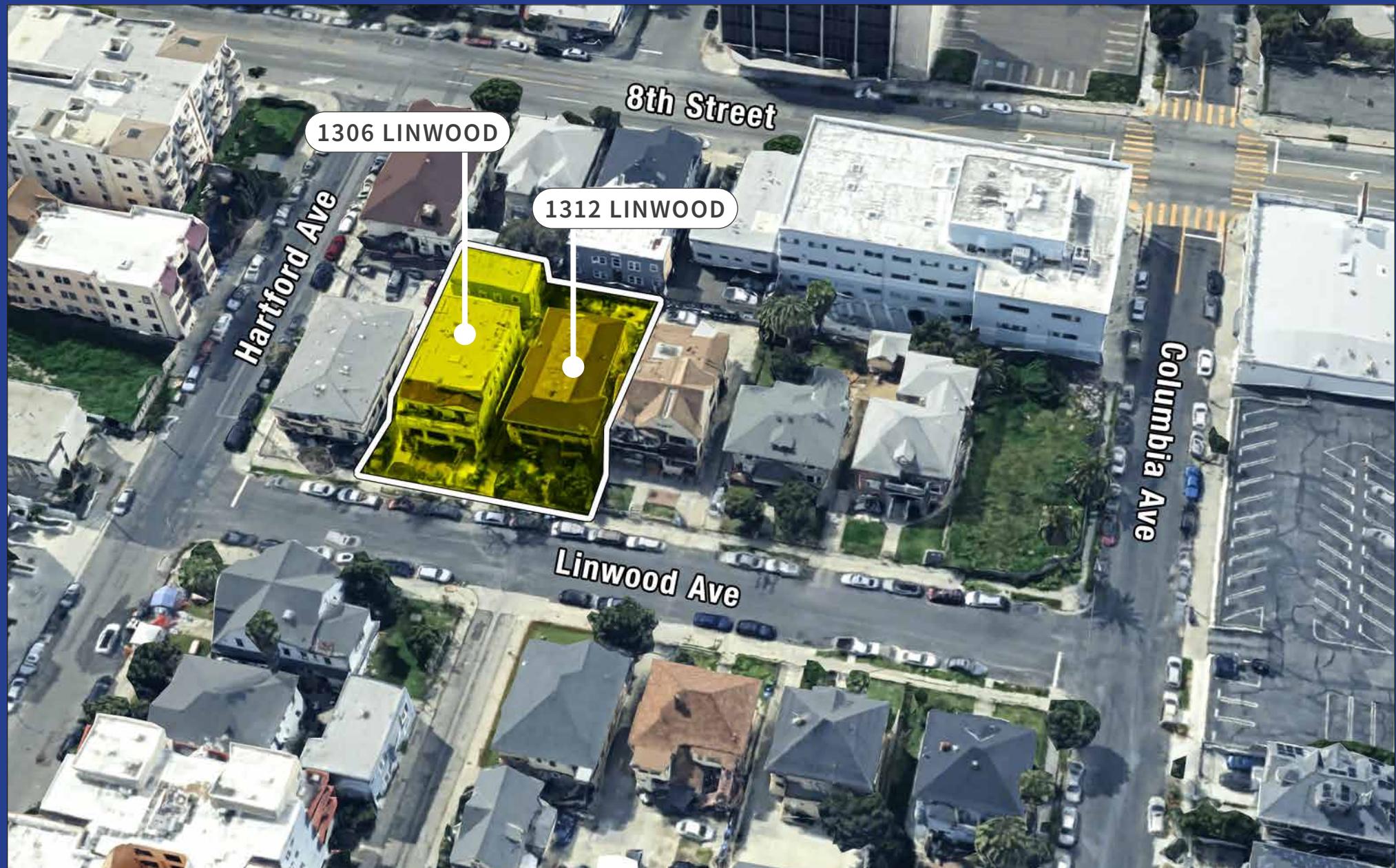
* Based on \$840,000 Asking Price (\$210,000 per Unit x 4)

COMBINED NET ANNUAL INCOME: **\$ 85,692.63**

COMBINED CAP RATE: **4.08%**



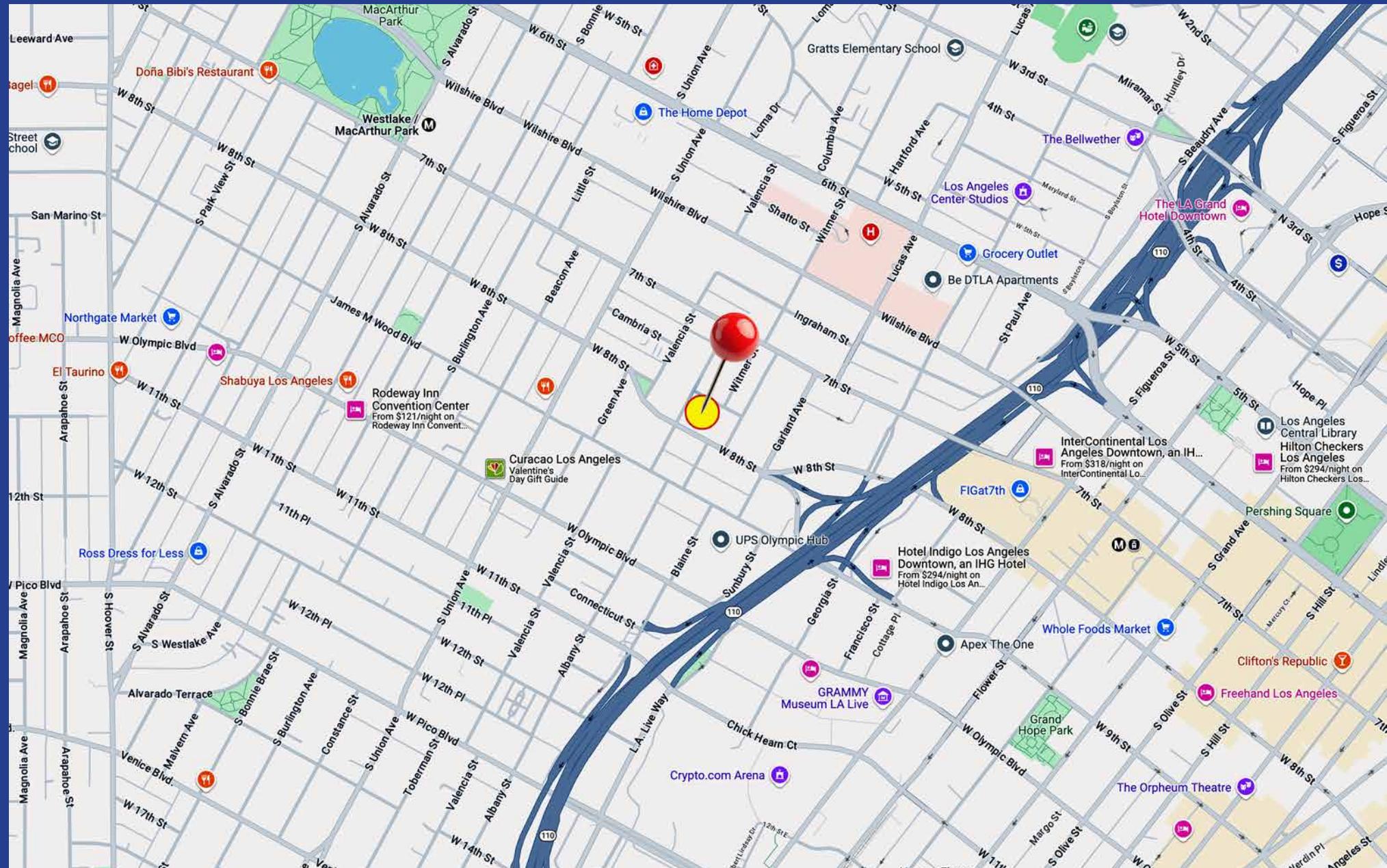
Aerial Photo



Plat Map



Area Map



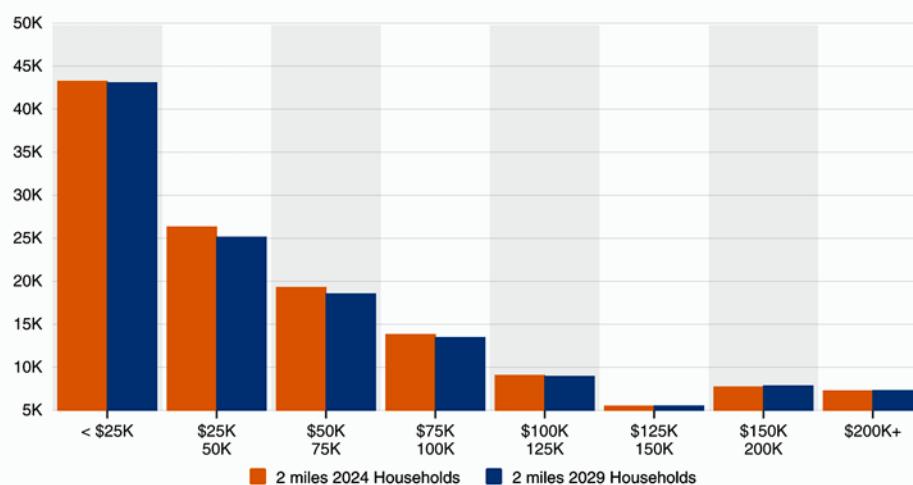
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MAJOR PROPERTIES

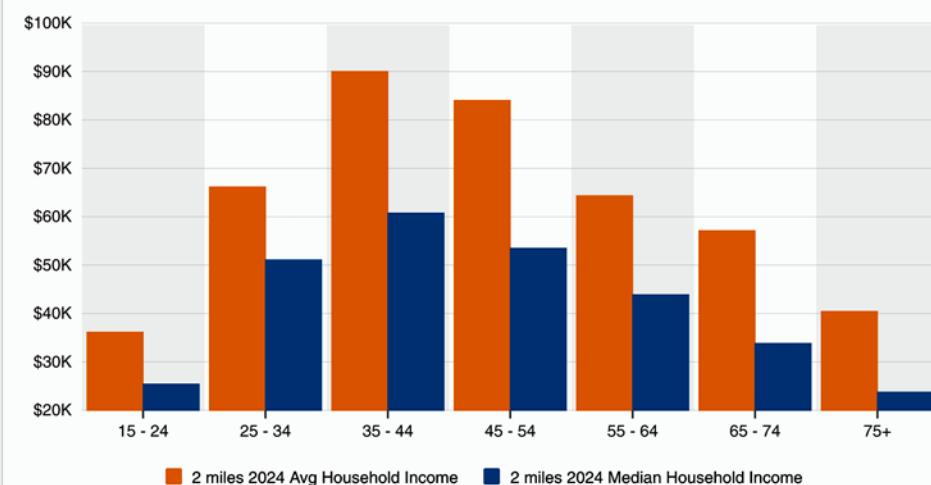
REAL ESTATE
Commercial & Industrial Specialists

Neighborhood Demographics

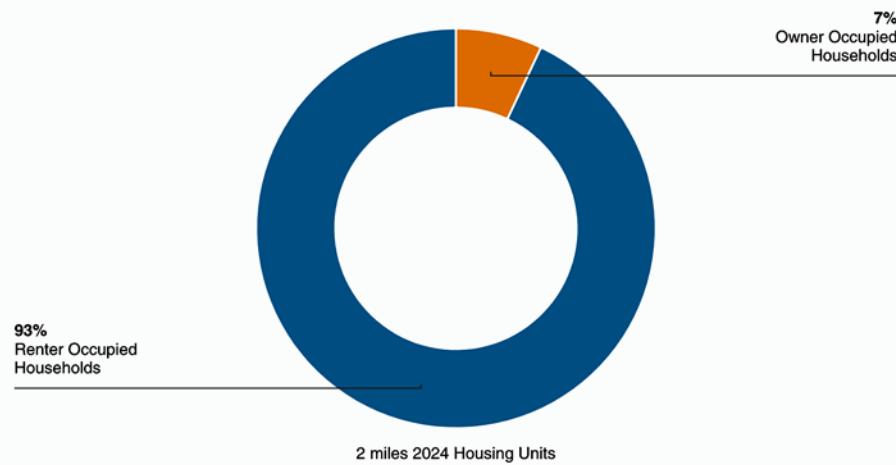
Household Income



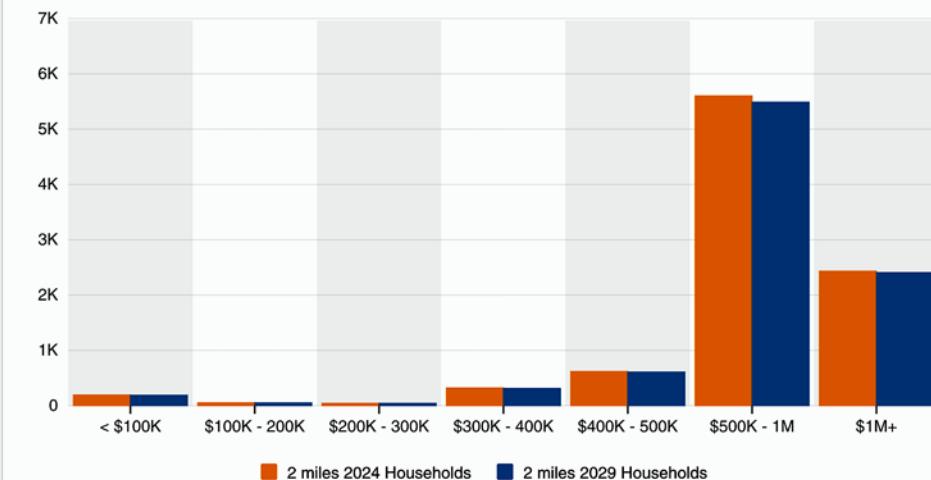
Household Income By Age



Housing Occupancy



Home Values



1306-1312 Linwood Avenue
Los Angeles, CA 90017

Multi-Family Investment For Sale
6 Unit Apartment Building
4 Unit Apartment Building

10,743± SF of Total Building Area
12,484± SF of Total Land Area

Combined \$85,693 Net Annual Income

Exclusively offered by



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