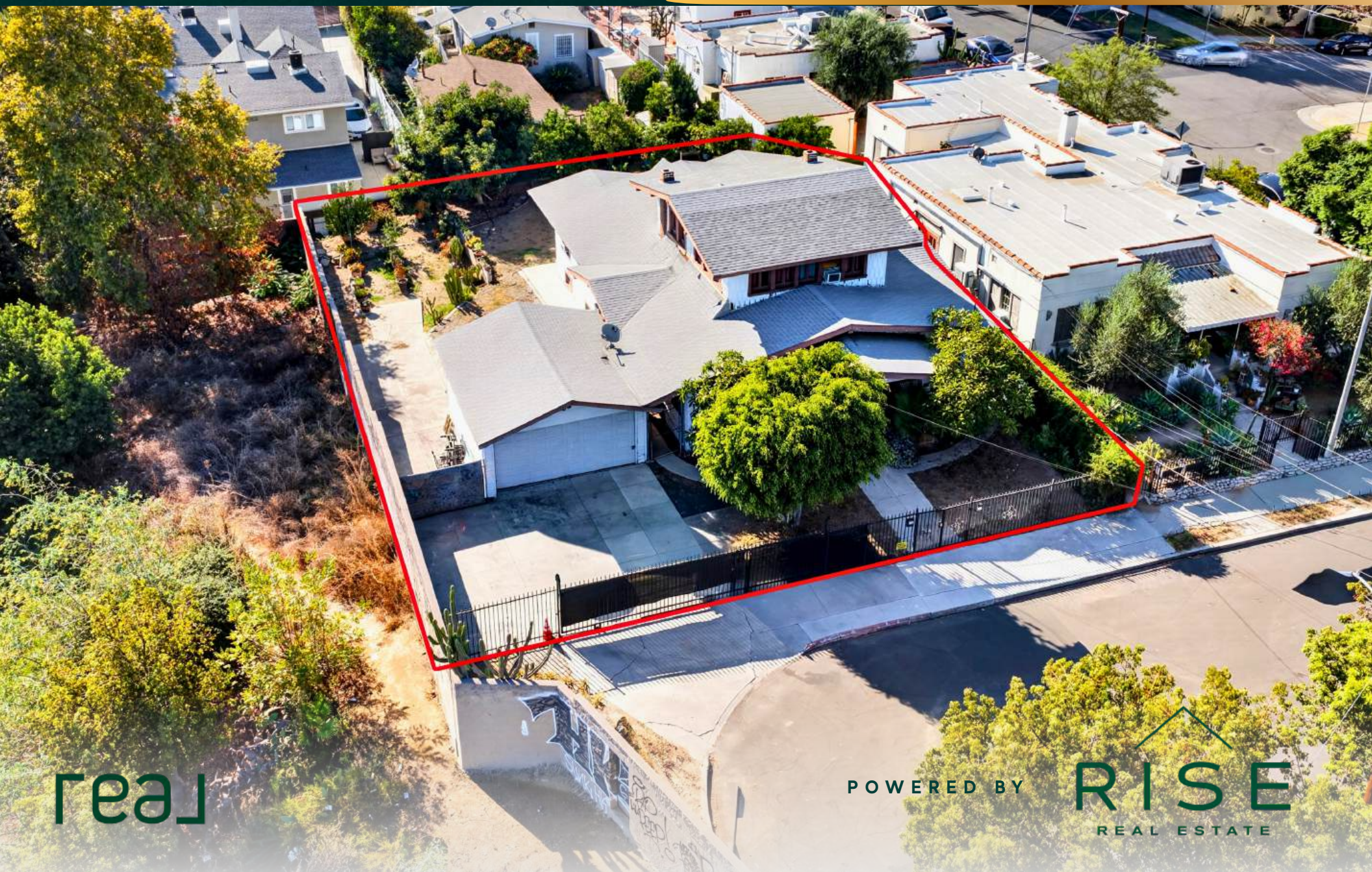




FOR SALE

523 N LAKE ST,
LOS ANGELES, CA 90026

COMMERCIAL GROUP



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



523 N LAKE ST



PROPERTY OVERVIEW



TYPE

Duplex



SIZE

2,618 SQFT
2 Units - 2 Beds | 2 Baths



PRICE

\$1,200,000



CAP RATE

2.33%



LOT

8,400 SQFT



YEAR BUILT

1912



ZONING

LARD2



PARCEL NUMBER

5402-040-011



PROPERTY SHOWCASE

Rose & Co.
COMMERCIAL GROUP



PRIME LOCATION

Prime location near Echo Park, Los Angeles Union Station (Metro, Metrolink & Amtrak), Dodger Stadium, Griffith Park, Vons, Sprouts Farmers Market, and Silver Lake Dog Park.



AMPLE OUTDOOR SPACE

Expansive 8,000+ sq. ft. lot offering ample outdoor space and future potential



PRIVATE DRIVEWAY

Private driveway with an attached shared two-car garage



FULLY FENCED PROPERTY

Fully fenced property providing added privacy and security

PROPERTY PHOTOS

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NEARBY LANDMARKS & AMENITIES



ECHO PARK LAKE

1.3 Miles



DODGER STADIUM

2.5 Miles



DOWNTOWN LOS ANGELES

2.8 Miles



LOS ANGELES CITY COLLEGE

2.3 Miles



FIGAT7th MALL

3.1 Miles



THE BLOC

3.2 Miles



SILVER LAKE DOG PARK

2.0 Miles



LOS ANGELES UNION STATION

2.9 Miles



DRIVE TIMES

- | | | |
|---|---------------------------|--------|
| 1 | Echo Park Lake | 4 MIN |
| 2 | Dodger Stadium | 6 MIN |
| 3 | Downtown LA | 8 MIN |
| 4 | Los Angeles City College | 6 MIN |
| 5 | FIGat7th | 8 MIN |
| 6 | The Bloc | 9 MIN |
| 7 | Silver Lake Dog Park | 7 MIN |
| 8 | Los Angeles Union Station | 12 MIN |

Drive times are approximate.

PROPERTY FINANCIAL OVERVIEW



RENT ROLL

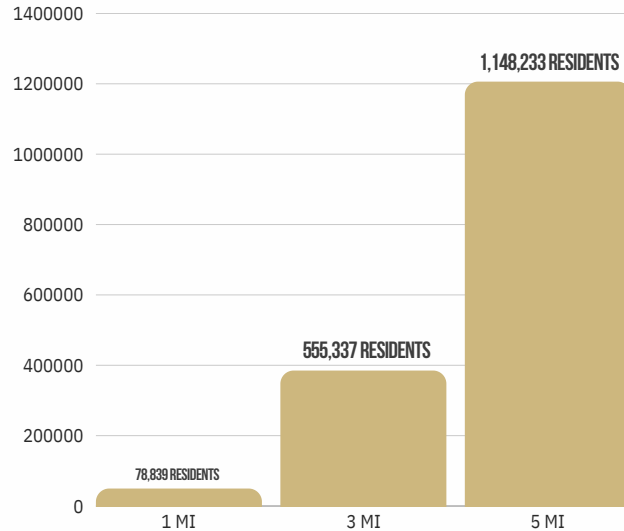
UNIT	TYPE	MONTHLY RENT	ANNUAL RENT
TENANT A	2 BED /2 BATH	\$1,592.00	\$19,104.00
TENANT B	2 BED /2 BATH	\$1,837.00	\$22,044.00
TOTAL		\$3,429.00	\$41,148.00

OPERATING EXPENSES

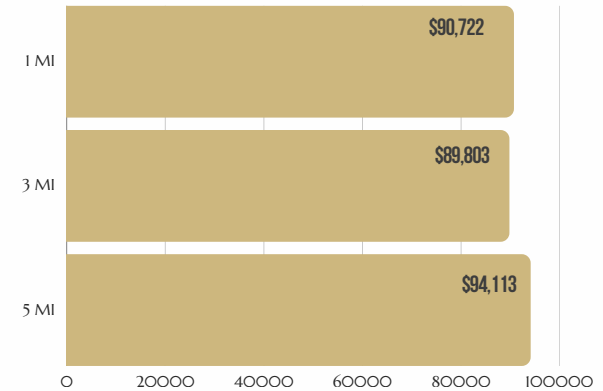
PROPERTY TAX	\$9,080.00
HOMEOWNER'S INSURANCE	\$2,641.00
EARTHQUAKE INSURANCE	\$1,283.00
WATER/SEWAGE	\$140.00
TOTAL	\$13,144.00

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Zalvidea St	Bellevue Ave	6,739 vehicles/day	.05miles
Zalvidea St	Bellevue Ave	6,732 vehicles/day	.05miles
N Alvarado St	Bellevue Ave	30,147 vehicles/day	.07miles
N Alvarado St	Bellevue Ave	30,038 vehicles/day	.07miles
Zalvidea St	N Lake St	3,445 vehicles/day	.08miles
Zalvidea St	N Lake St	3,442 vehicles/day	.09miles
North Alvarado Street		32,500 vehicles/day	.09miles
North Alvarado Street		234,000 vehicles/day	.09miles
Alvarado Street		41,646 vehicles/day	.09miles
101		244,917 vehicles/day	.09miles



Specializing in Commercial Sales & Leases throughout Southern California



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