



OFFERING MEMORANDUM
1049 W 61st St,
Los Angeles, CA 90044



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INVESTMENT OPPORTUNITY



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EXECUTIVE SUMMARY

Duplex Investment Offering: Two Detached Single-Family Residences on One Lot

Updated Construction | Income-Producing | South Los Angeles Location
1049 W 61st St Los Angeles, CA 90044

IKON Properties is pleased to present this great investment opportunity in the heart of Los Angeles, a unique duplex configuration consisting of two fully detached single family homes situated on a single parcel. This offering is ideal for investors seeking stable rental income or owner users looking to offset occupancy costs with supplemental income.

The front structure is a well maintained 3-bedroom, 2-bath residence offering generous interior space and functional layout, suitable for family tenancy.

The rear unit is a newly constructed 4-bedroom, 2.5-bath home featuring a modern open floor plan, luxury finishes, and energy efficient systems. Both units are separately metered and offer dedicated private yards, in unit laundry, and ample parking.

This is a rare find, a duplex that feels like two single family homes with separate entries, privacy, and high end finishes throughout. Whether you're looking to grow your portfolio or accommodate extended family, this property offers the versatility and value rarely found in today's market.





SITE SUMMARY

SITE OFFERING

Address	1049 W 61st St, Los Angeles, CA 90044
Property Type	Duplex
Accessor's Parcel	6003-022-019

SITE DESCRIPTION

Units	2 Units
Lot Size	6,055/.14 SF/AC
CAP	4.8%
Year Built	1922/2024
Zoning	LAR2

PROPERTY HIGHLIGHTS

Duplex Configuration: Two detached SFRs on one lot

Unit Mix:

- Front: 3 Bed / 2 Bath
- Rear : 4 Bed / 2.5 Bath

Year Built: 2024 (rear unit), front unit recently upgraded

Separate Utilities: Individually metered gas/electric

Parking: Dedicated off-street parking for both units

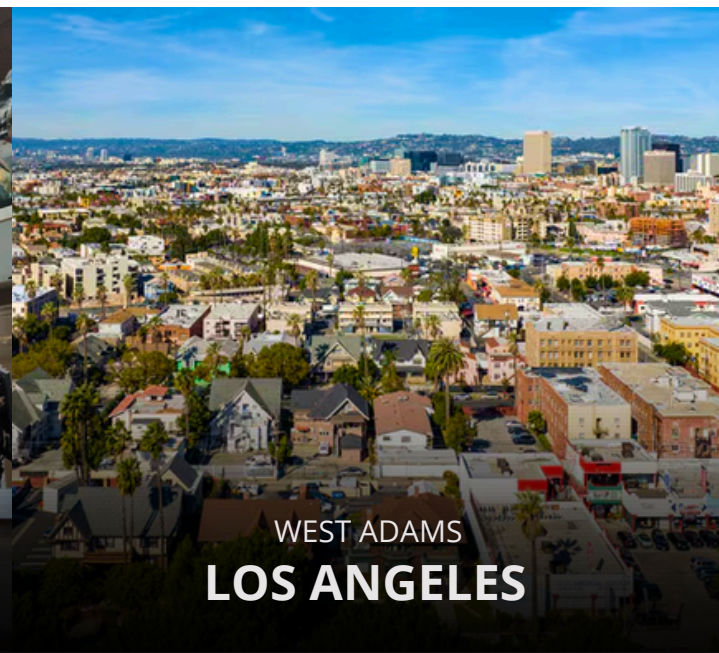
Outdoor Space: Private yards for each home

Turnkey Asset: Minimal capital expenditure required

Ideal for 1031 Exchange or Long-Term Hold



PROXIMITY



PROPERTY PHOTOS



FINANCIAL SUMMARY

# OF UNITS	UNIT TYPE	SQFT/UNIT	RENTS
1	4 Bed 2.5 Bath	1,900	\$3,500.00
2	3 Bed 2 Bath	1,750	3,900.00
TOTAL		3,650	\$7,400.00

ALL INFORMATION ARE DEEMED RELIABLE BUT NOT GUARANTEED

OPERATING FINANCIALS

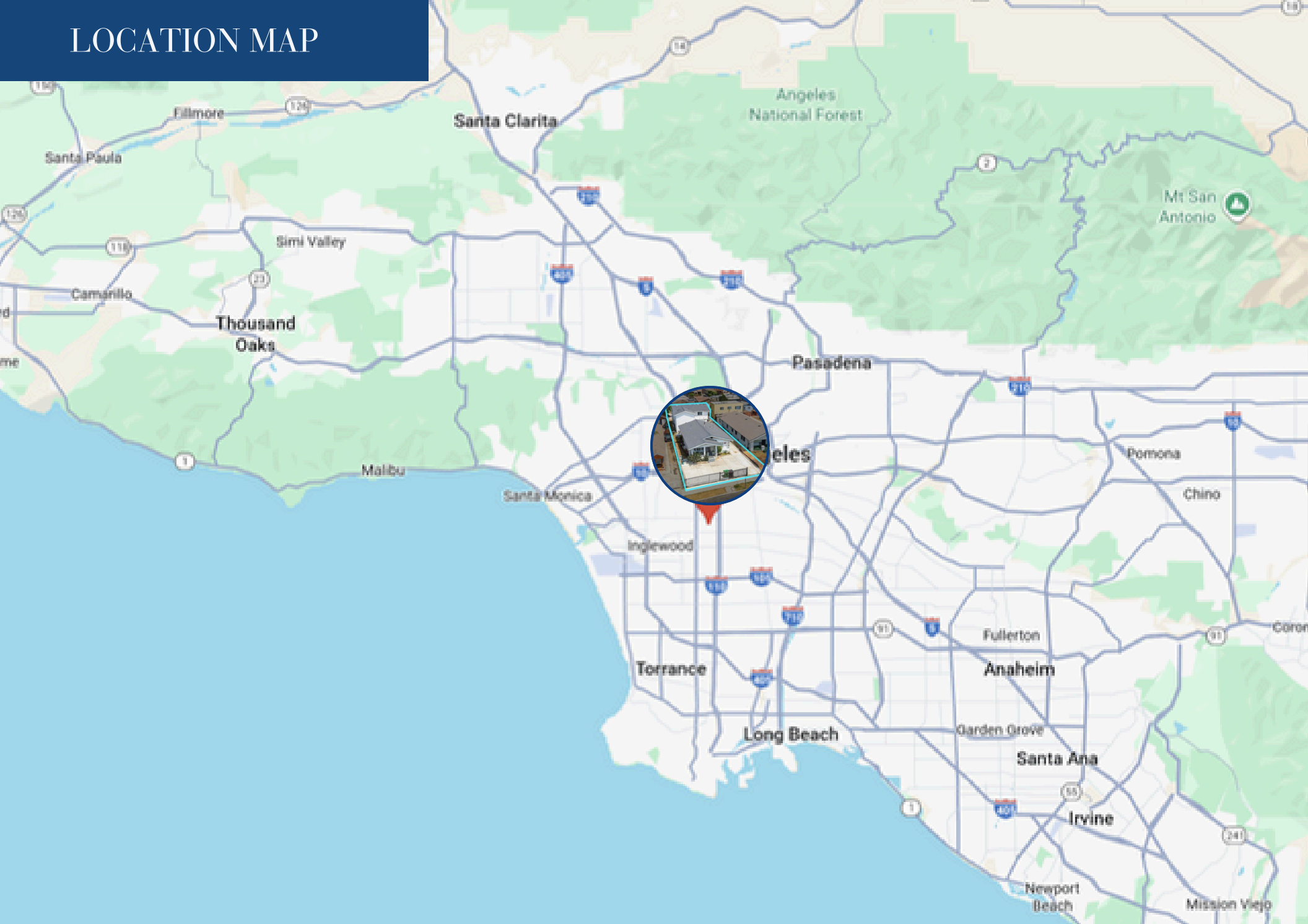
INCOME		CURRENT		YEAR 1
Gross Scheduled Rent		\$81,048		\$90,854
Less: Vacancy/Deductions	0%	\$0	0%	\$0
Total Effective Rental Income		\$81,048		\$90,854
Other Income		\$0		\$0
Effective Gross Income		\$81,048		\$90,854
Less: Expenses	35%	\$28,350	31.2%	\$28,350
Net Operating Income		\$52,698		\$62,504
Cash Flow		\$52,698		\$62,504
Debt Service Net Cash Flow	0.76%	\$49,057	2.80%	\$49,057
After Debt Service		\$3,641		\$13,447
Principal Reduction		\$9,699		\$10,246
TOTAL RETURN	2.78%	\$13,340	4.94%	\$23,694

EXPENSES		CURRENT		YEAR 1
Real Estate Taxes		\$15,000		\$15,000
Insurance		\$3,650		\$3,650
Utilities - Water & Sewer		\$500		\$500
Repairs & Maintenance		\$500		\$500
Misc. Expenses		\$3,000		\$3,000
Operating Reserves		\$1,500		\$1,500
Management Fee		\$4,200		\$4,200
TOTAL EXPENSES		\$28,350		\$28,350
Expenses/Unit		\$14,175		\$14,175
Expenses/SQFT		\$7.77		\$7.77

RETAIL MAP

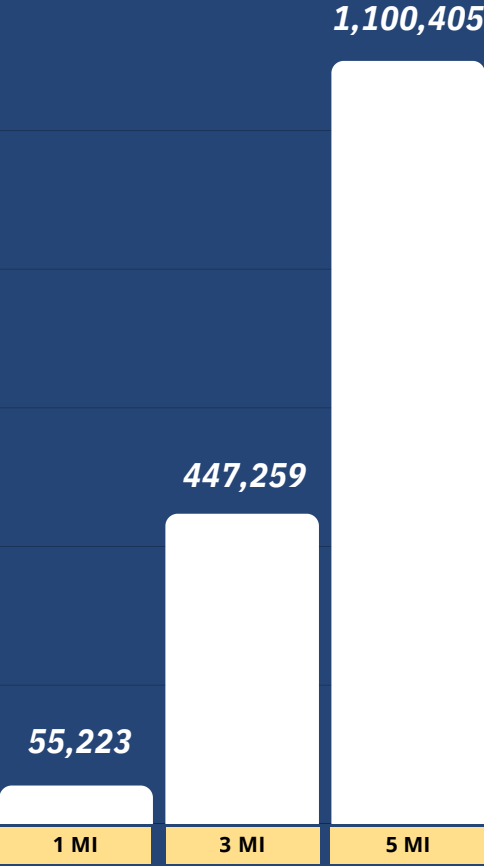


LOCATION MAP

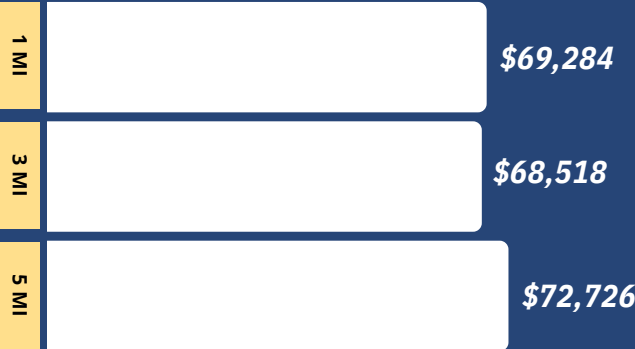


DEMOGRAPHICS

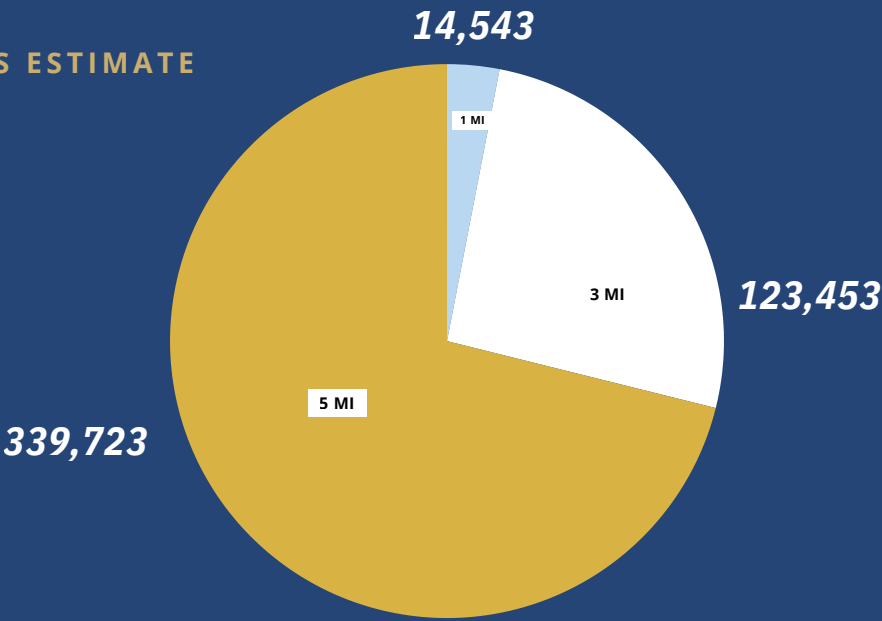
POPULATION



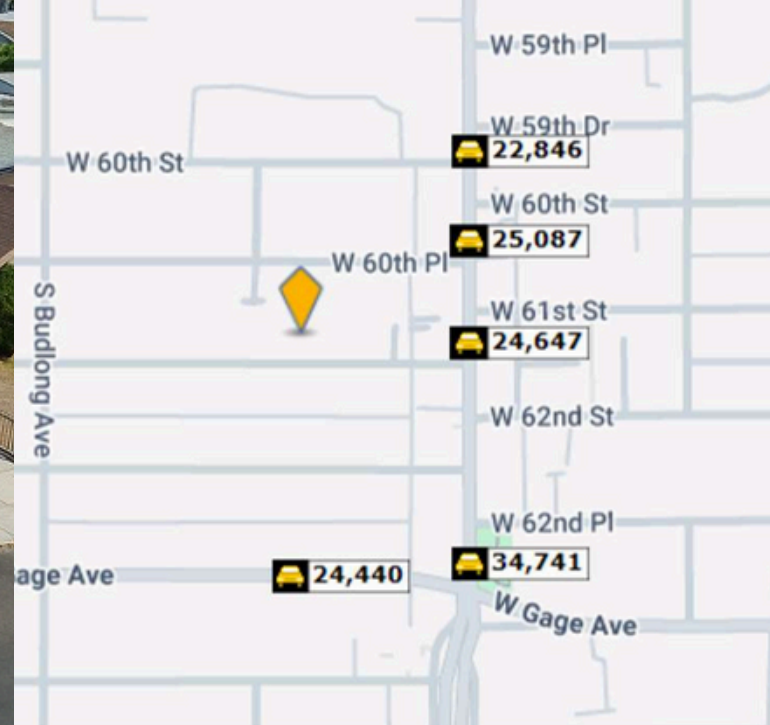
AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS ESTIMATE



TRAFFIC COUNTS



Street	Cross Street	Traffic Volume	Distance From Subject
S Vermont Ave	W 61st St	24,379	MPSI .10
S Vermont Ave	W 61st St	24,647	MPSI .10
S Vermont Ave	W 60th Pl	24,783	MPSI .12
S Vermont Ave	W 60th Pl	25,087	MPSI .12
W Gage Ave	S Vermont Ave	24,567	MPSI .14
W Gage Ave	S Vermont Ave	24,440	MPSI .14
S Vermont Ave	W 60th St	22,839	MPSI .15
S Vermont Ave	W 60th St	22,846	MPSI .15
S Vermont Ave	W Gage Ave	34,729	MPSI .17
S Vermont Ave	W Gage Ave	34,741	MPSI .17



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