

**1316 S UNION AVE  
LOS ANGELES, CA 90015**

**OFFERING  
MEMORANDUM**



**JUSTIN KIM**  
BROKER  
213-247-0741  
JUSTIN@AICAPITALRE.COM  
LIC: CA 01971530

**DEANNA GARCIA**  
AGENT  
310-614-3853  
DEANNA@AICAPITALRE.COM  
LIC: CA 02052651

# TABLE OF CONTENTS

---

## 01 EXECUTIVE SUMMARY

INTRODUCTION  
INVESTMENT HIGHLIGHTS  
PROPERTY PHOTOS

## 02 FINANCIAL ANALYSIS

INCOME & OPERATING EXPENSES

## 03 MARKET OVERVIEW

SALES COMPARABLES  
SALES COMPARABLES MAP  
RENT COMPARABLES



# EXECUTIVE SUMMARY

---

1316 S Union Ave presents an opportunity to acquire a renovated duplex in the highly desirable Pico-Union submarket of Los Angeles, just minutes from Downtown LA, Crypto.com Arena, LA Live, and the rapidly growing South Park district. The property consists of approximately 2,152 square feet of improvements on a 5,840-square-foot lot, offering investors immediate income with substantial value-add potential.

The property will be delivered with one unit vacant and fully approved permits for a new 4-bedroom, 2-bathroom accessory dwelling unit (ADU). The ADU plans are shovel-ready, allowing a buyer to begin construction immediately without the uncertainty and delays associated with entitlements and permits. Upon completion, the ADU significantly increases the property's income potential and supports the strong pro-forma cap rate illustrated in the financial analysis.

Located in one of Los Angeles' most supply-constrained rental markets, the property benefits from strong tenant demand due to its proximity to Downtown LA, Koreatown, universities, and major employment centers. The combination of current income, approved development upside, and a large gated parking area positions the asset as a compelling opportunity for both value-add investors and long-term multifamily owners.





## PROPERTY OVERVIEW

---

1316 S Union Ave is a duplex investment opportunity located in the Pico-Union neighborhood of Los Angeles, just minutes from Downtown LA. The property consists of approximately 2,152 square feet of improvements situated on a 5,840 square foot lot and features a large gated surface parking area.

The property will be delivered with fully approved permits for a new 4-bedroom, 2-bathroom accessory dwelling unit (ADU) that is shovel-ready for construction, allowing a buyer to immediately begin development without navigating the City of Los Angeles entitlement process.

With its central location near major employment centers, public transit, and entertainment districts, the property benefits from strong rental demand and offers investors both stable current income and significant value-add potential through the ADU development.

# INVESTMENT HIGHLIGHTS

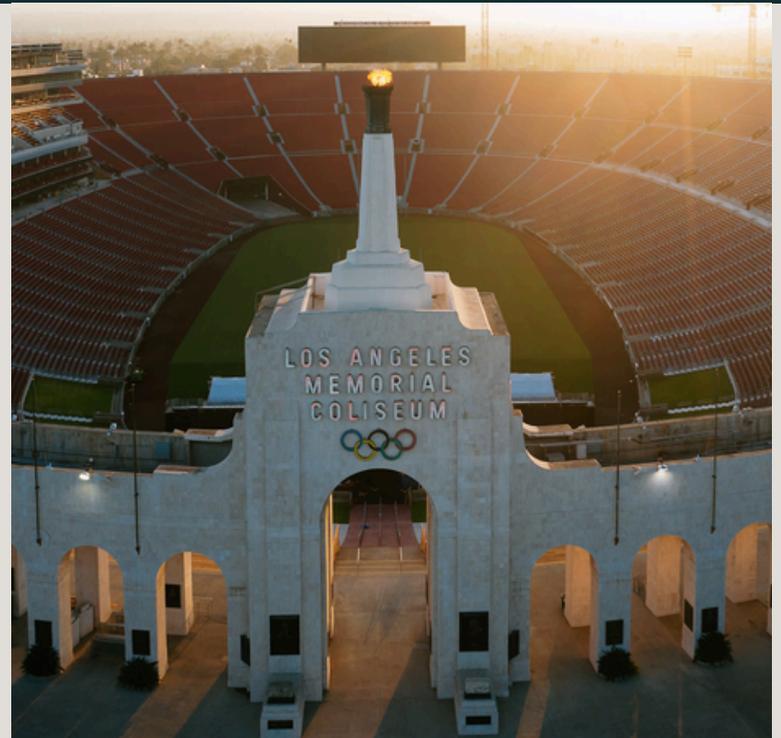
This property offers investors the opportunity to acquire a centrally located duplex in the Pico-Union neighborhood of Los Angeles with significant built-in upside. In addition to current rental income from the existing two units, the property will be delivered with fully approved permits for a new 4-bedroom, 2-bathroom accessory dwelling unit (ADU) that is shovel-ready for construction. This allows a buyer to immediately begin development and unlock substantial additional rental income while benefiting from the property's proximity to Downtown Los Angeles and major employment centers.

- Shovel-Ready ADU Development
- Strong Value-Add Opportunity
- Located minutes from Downtown LA, Koreatown, USC, and LA Live, providing strong tenant demand and long-term appreciation potential.
- Large Gated Parking Area



## PROPERTY DETAILS

PROPERTY ADDRESS	1316 S Union Ave
BLDG SQUARE FEET	2,152
YEAR BUILT	1900
LOT SIZE	5,840 SF   0.130 AC
PARCEL NUMBER	5135-022-043
ASKING PRICE	\$1,200,000
PRICE PER SF	\$557.62
CURRENT CAP RATE   PRO-FORMA	2.26%   7.93%





# PROPERTY PHOTOS

---



**Bedroom 2**  
12'x13'



# FINANCIAL ANALYSIS

## INCOME

	CURRENT	PRO-FORMA	PRO-FORMA with ADU
Gross Rent	\$51,160	\$81,600	\$130,800
Less: Vacancy (5.0%)	(\$2,558)	(\$4,080)	(\$6,540)
Total Rental Income	\$48,602	\$77,520	\$124,260
Other Income	-	-	-
Utility Income	-	-	-
Parking Income	-	-	\$7,200
<b>Effective Gross Income</b>	<b>\$48,602</b>	<b>\$77,520</b>	<b>\$131,460</b>

## EXPENSES

	CURRENT	PRO-FORMA	PRO-FORMA with ADU
Repairs and Maintenance	\$442	\$1,078	\$1,500
Contract Services	\$1,200	\$1,200	\$1,200
Turnover Costs	\$500	\$500	\$750
Administrative	\$400	\$400	\$400
Marketing	\$250	\$400	\$500
Utilities	\$1,780	\$3,500	\$4,000
Taxes (1.19%)	\$9,926	\$14,280	\$14,280
Insurance	\$5,030	\$5,500	\$5,800
Management Fee (6.0%)	\$2,000	\$4,651	\$7,888
<b>Total Operating Expenses</b>	<b>\$21,528</b>	<b>\$32,009</b>	<b>\$36,318</b>
<b>Net Operating Income</b>	<b>\$27,074</b>	<b>\$45,511</b>	<b>\$95,142</b>

# MARKET OVERVIEW

## LOS ANGELES, CA

The Pico-Union neighborhood of Los Angeles, located immediately west of Downtown Los Angeles, is one of the city's most centrally located and densely populated residential communities. The area benefits from strong housing demand due to its proximity to major employment centers including Downtown Los Angeles, Koreatown, and surrounding commercial districts.

Within a three-mile radius, the area supports over 700,000 employed individuals, many working in Downtown Los Angeles and nearby job centers. In addition, several major educational institutions in the surrounding area—including the University of Southern California (USC), Southwestern Law School, Los Angeles Trade–Technical College, Mount Saint Mary's University (Downtown Campus), and Los Angeles City College—generate consistent demand for off-campus housing from students, faculty, and staff. Convenient access to the 10 and 110 Freeways as well as Metro rail and bus lines further connects the neighborhood to employment hubs throughout Los Angeles.

As employment growth and student populations continue to expand, the supply of new housing in centrally located Los Angeles neighborhoods remains limited due to constrained land availability and lengthy entitlement processes. These factors continue to support strong rental demand and long-term housing needs throughout the area.



## DEMOGRAPHICS



**\$69,800**  
MEDIAN HH  
INCOME



**\$745,000**  
MEDIAN  
PROPERTY VALUE



**724,000**  
EMPLOYED  
POPULATION

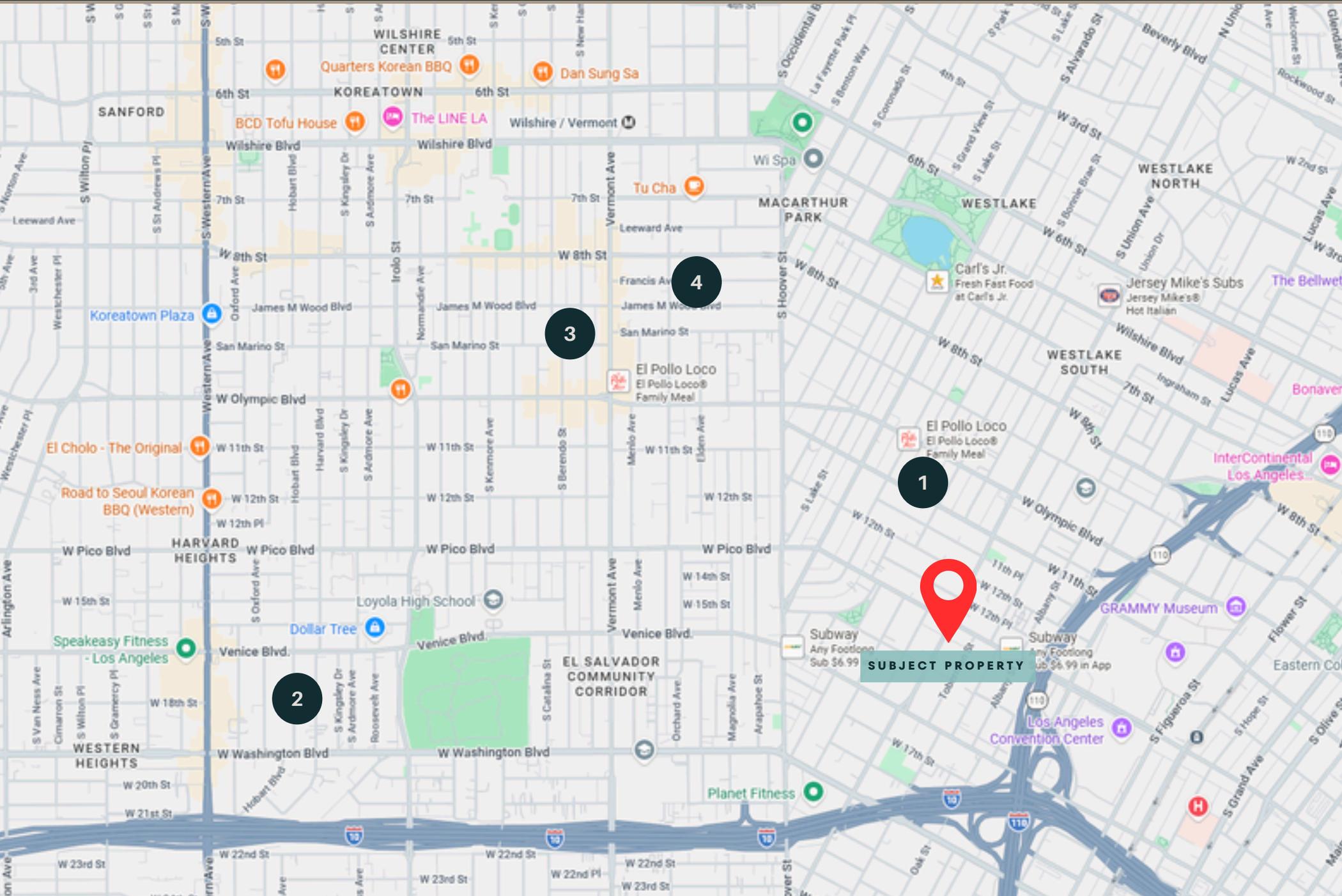


**34.6**  
MEDIAN  
AGE

# SALE COMPARABLES

		PROPERTY ADDRESS	SQ. FT.	SALE PRICE	\$/SQ. FT.	Sale Date	COMMENTS
		Subject Property	2,152	\$1,200,000	\$557.62	For Sale	<ul style="list-style-type: none"> <li>• Renovated</li> <li>• Shovel ready ADU</li> <li>• Large gated surface parking lot</li> </ul>
1		1852 W 11 <sup>th</sup> St Los Angeles, CA 90006	2,500	\$1,350,000	\$540.00	03/07/2025	<ul style="list-style-type: none"> <li>• Duplex</li> <li>• Large Parking Lot</li> </ul>
2		1734 S Hobart Blvd Los Angeles, CA 90006	3,079	\$1,065,000	\$345.89	07/21/2025	<ul style="list-style-type: none"> <li>• Duplex</li> </ul>
3		2963 San Marino St Los Angeles, CA 90006	1,898	\$1,000,000	\$526.87	10/29/2025	<ul style="list-style-type: none"> <li>• Duplex</li> </ul>
4		2746 James M Wood Blvd Los Angeles, CA 90006	2,655	\$1,250,000	\$470.81	11/18/2025	<ul style="list-style-type: none"> <li>• Duplex</li> </ul>

# SALE COMPARABLES MAP



# RENT COMPARABLES

		PROPERTY ADDRESS	SQ. FT.	Monthly Rate	\$/SQ. FT.	COMMENTS
1		2013 Raymond Ave Los Angeles, CA 90007	900	\$3,709	\$4.12	<ul style="list-style-type: none"> <li>• 3 Bed + 3 Bath</li> <li>• Fully Furnished</li> <li>• No Parking</li> </ul>
2		1503 W Adams Blvd Los Angeles, CA 90007	1,500	\$4,200	\$2.80	<ul style="list-style-type: none"> <li>• 3 Bed + 2 Bath</li> <li>• 1 Parking Stall</li> </ul>
3		2615 Van Buren Pl Los Angeles, CA 90007	1,305	\$4,500	\$3.45	<ul style="list-style-type: none"> <li>• 3 Bed + 2 Bath</li> <li>• 3 Parking Stalls</li> </ul>
4		1520 Magnolia Ave Los Angeles, CA 9006	1,361	\$3,499	\$2.57	<ul style="list-style-type: none"> <li>• 3 Bed + 3.5 Bath</li> <li>• Gated with 2 Parking Stalls</li> </ul>
5		2250 W 14 <sup>th</sup> St Los Angeles, CA 90006	1,905	\$4,500	\$2.36	<ul style="list-style-type: none"> <li>• 4 Bed + 4 Bath</li> <li>• Gated with Parking</li> </ul>



**1316 S UNION AVE  
LOS ANGELES, CA 90015**

**JUSTIN KIM**  
BROKER  
213-247-0741  
JUSTIN@AICAPITALRE.COM  
LIC: CA 01971530

**DEANNA GARCIA**  
AGENT  
310-614-3853  
DEANNA@AICAPITALRE.COM  
LIC: CA 02052651



ALL IN CAPITAL  
936 CRENSHAW BLVD #100  
LOS ANGELES, CA 90019