

OFFERING MEMORANDUM

# 11012 WILLOWBROOK AVE

LOS ANGELES, CA 90059

 Kidder Mathews



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*Exclusively  
listed by*

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EXECUTIVE  
SUMMARY

## EXECUTIVE SUMMARY



*We are pleased to present 11012 Willowbrook Ave, which features two detached, single-story homes on one lot, where tenants cover ALL utilities, including water, trash, gas, and electricity!*

Conveniently located just north of the 105 Freeway, the property offers easy access to major thoroughfares and surrounding neighborhoods.

This income-generating property offers a total of 1,714 rentable square feet on a 5,131 SF LAR2-zoned lot with newer electrical throughout. Built in 1947, both homes are tucked behind a private driveway with parking for up to 6 vehicles. The unit mix includes one 2-bedroom home and one 1-bedroom home, making it ideal for various tenant profiles.

Priced competitively at \$495,000, this property presents strong upside potential in rental income. It's perfect for an owner-user who wants to live in one unit while renting the other to offset mortgage costs, or for investors seeking steady cash flow and long-term appreciation.

Both units will be delivered tenant-occupied at the close of escrow, offering immediate rental income from day one.

Contact the listing broker for additional information.

*1,714 SF*

BUILDING SIZE

*1947*

YEAR BUILT

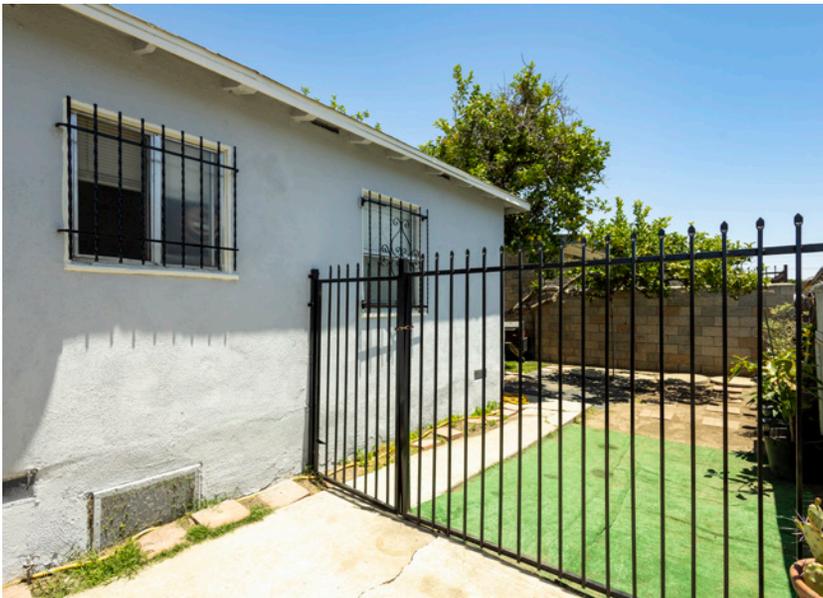
*LAR2*

ZONING



PROPERTY  
OVERVIEW

PROPERTY OVERVIEW



# PROPERTY OVERVIEW



SAN MIGUEL  
CATHOLIC SCHOOL

IMPERIAL COURTS  
UNITY GARDEN



GRAPE ST  
ELEMENTARY SCHOOL

WILMINGTON AVE

SUBJECT  
PROPERTY

E 110TH ST

E 111TH ST

WILLOWBROOK AVE

WILLOWBROOK AVE

# PROPERTY OVERVIEW





# FINANCIALS

*Section 03*

# INVESTMENT SUMMARY

ADDRESS	11012 Willowbrook Ave Los Angeles, CA 90059
LIST PRICE	\$495,000
NUMBER OF UNITS	2
COST PER UNIT	\$247,500
CURRENT GRM	14.20
MARKET GRM	9.40
CURRENT CAP	4.88%
MARKET CAP	8.48%
YEAR BUILT	1947
LOT SIZE	5,131 SF
BUILDING SIZE	1,714 SF
PRICE/SF	\$289

*\$495K*

LIST PRICE

*1,714 SF*

BUILDING SIZE



# FINANCIAL SUMMARY

## ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$34,848		\$52,680	
Less: Vacancy	-	0%	-	0%
Gross Operating Income	\$34,848		\$52,680	
Less: Expenses	(\$10,688)	30.7%	(\$10,688)	20.3%
<b>Net Operating Income</b>	<b>\$24,161</b>		<b>\$41,993</b>	

## ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.25%)	\$6,188	\$6,188
Insurance - Estimate (\$1,400/Unit)	\$2,800	\$2,800
Maintenance/Repairs - Estimate (\$850/Unit)	\$1,700	\$1,700
<b>Estimated Total Expenses</b>	<b>\$10,688</b>	<b>\$10,688</b>
<b>Per Net SF</b>	<b>\$6.24</b>	<b>\$6.24</b>
<b>Expenses Per Unit</b>	<b>\$5,344</b>	<b>\$5,344</b>

## SCHEDULED INCOME

Unit	Beds/Baths	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
1	1BD + 1BA	\$1,714	\$1,995
2	2BD + 1BA	\$1,190	\$2,395
<b>Monthly Scheduled Gross Income</b>		<b>\$2,904</b>	<b>\$4,390</b>
<b>Parking Income</b>		-	-
<b>Laundry Income</b>		-	-
<b>Total Monthly Scheduled Gross Income</b>		<b>\$2,904</b>	<b>\$4,390</b>
<b>Annual Scheduled Gross Income</b>		<b>\$34,848</b>	<b>\$52,680</b>

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for inaccuracies.



# COMPARABLES

*Section 04*

# SALES COMPARABLES | DUPLEX

	Property Address	Year Built	Bldg SF	Lot SF	Price Per SF	Price Per Unit	Sale Price	Sale Date	Notes
	<b>11014 WILLOWBROOK AVE</b> Los Angeles, CA 90059	1947	1,714	5,131	\$289	\$247,500	\$495,000	SOON	(1) 1BD+1BA & (1) 2BD+1BA. (2) Separate structures.
<b>01</b>	<b>8821 BANDERA ST</b> Los Angeles, CA 90002	1922	1,584	5,345	\$441	\$349,500	\$699,000	5/8/2025	(1) 3BD+2BA & (1) 2BD+1BA. Nonconforming studio in rear rented for \$950/month. (2) Separate structures.
<b>02</b>	<b>743 E 92ND ST</b> Los Angeles, CA 90002	1940	1,600	4,847	\$531	\$425,000	\$850,000	3/24/2025	(1) 3BD+2BA & (1) 1BD+1BA. (2) Separate structures. Rear (1) 2-car garage + driveway. Alley access. Turnkey Property. VACANT.
<b>03</b>	<b>221 W 113TH ST</b> Los Angeles, CA 90061	1953	1,622	7,201	\$438	\$355,000	\$710,000	2/19/2025	(1) 3BD+2BA & (1) 1BD+1BA. Extremely low rents. (2) separate structures. (1) 2-car garage in the rear.
<b>04</b>	<b>9717 HOLMES AVE</b> Los Angeles, CA 90002	1915	1,942	6,655	\$474	\$460,000	\$920,000	2/18/2025	(1) 3BD+2BA & (1) 3BD+1BA. (2) Separate structures. Alley access. Both units renovated. VACANT.
<b>05</b>	<b>1514 E 108TH ST</b> Los Angeles, CA 90059	1921	1,927	7,696	\$483	\$465,000	\$930,000	12/24/2024	(1) 3BD+2BA & (1) 2BD+1BA. (2) Separate structures with (2) car garage & (2) car carport. Turnkey Condition. VACANT.
<b>06</b>	<b>1147 E 87TH PL</b> Los Angeles, CA 90002	1928	1,408	5,076	\$593	\$417,500	\$835,000	12/18/2024	(2) 2BD+1BA. VACANT. (2) 1-car garages in rear + alley access. Turnkey Condition. VACANT.
<b>07</b>	<b>230 E 111TH ST</b> Los Angeles, CA 90061	1956	1,680	7,836	\$461	\$387,500	\$775,000	12/6/2024	(2) 2BD+1BA. Extremely low rents.
<b>08</b>	<b>712 E 120TH ST</b> Los Angeles, CA 90059	1945	1,612	6,783	\$552	\$445,000	\$890,000	11/20/2024	(2) 2BD+1BA. Corner lot. (1) 2-car garage + alley access. Turnkey Condition. VACANT.

# COMPARABLES

- 01 8821 BANDERA ST  
Los Angeles, CA 90002

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- 02 743 E 92ND ST  
Los Angeles, CA 90002

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- 03 221 W 113TH ST  
Los Angeles, CA 90061

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- 04 9717 HOLMES AVE  
Los Angeles, CA 90002

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- 05 1514 E 108TH ST  
Los Angeles, CA 90059

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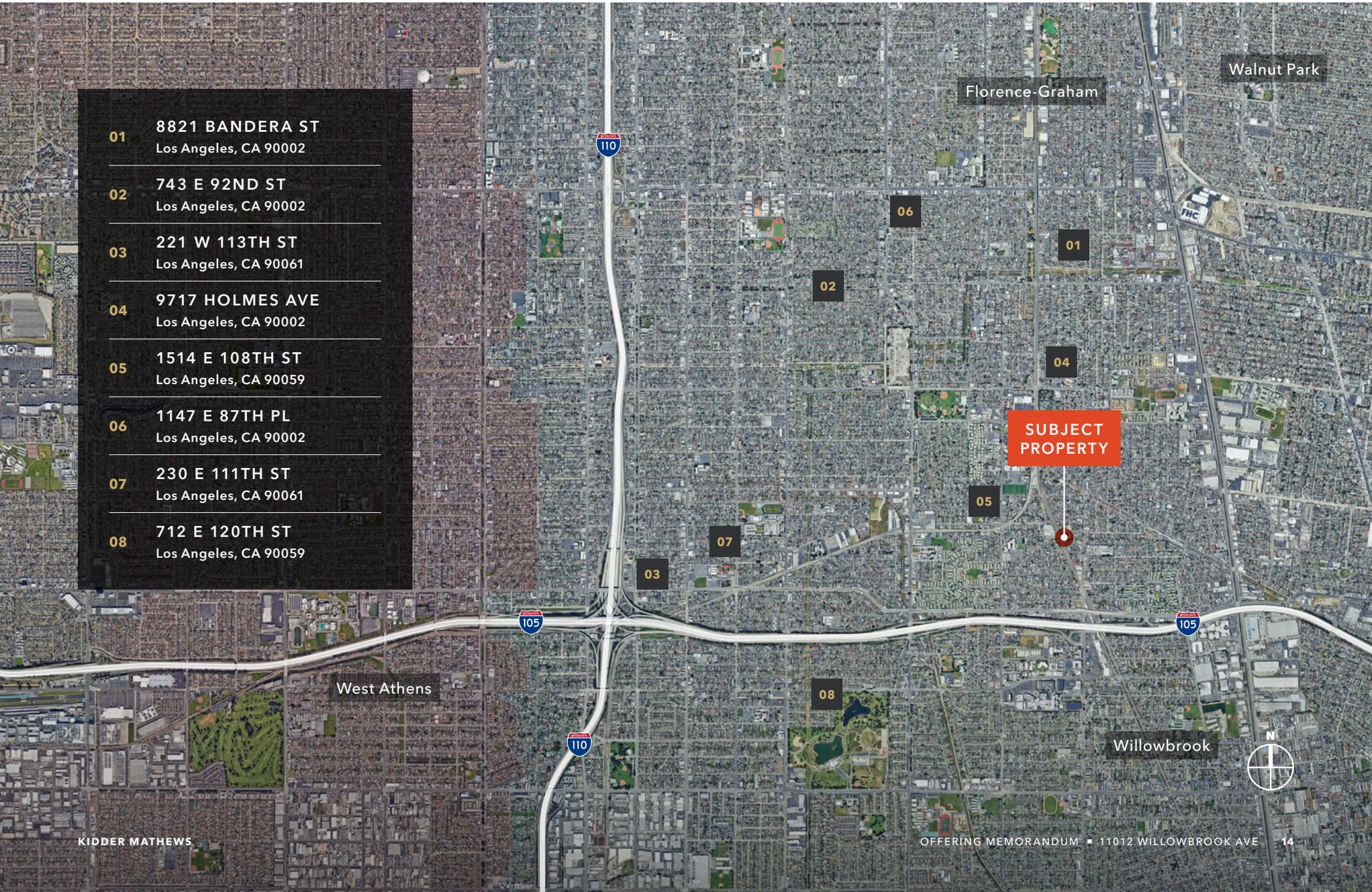
- 06 1147 E 87TH PL  
Los Angeles, CA 90002

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- 07 230 E 111TH ST  
Los Angeles, CA 90061

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- 08 712 E 120TH ST  
Los Angeles, CA 90059



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