

Austin Kim

Solomon Realty

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1146 S Berendo St
Los Angeles, CA 90006

6
of Units

4,450/Vendor
Enhanced
Sqft

6,217 Lot Size
Vendor
Enhanced

Income
LP \$1,750,000

\$
Active



Area	17 Mid-Wilshire
Subdivision	
List Price Per Sqft	\$393.26
Vacancy	0
Total Bedrooms	12
Total Bathrooms	6.00
MLS#	25596001
APN	5078-026-018

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$1,800.00	\$1,800.00	\$2,100.00
Unit 2	1	2	1.00	No	\$1,800.00	\$1,800.00	\$2,100.00
Unit 3	1	2	1.00	No	\$1,700.00	\$1,700.00	\$2,100.00
Unit 4	1	2	1.00	No	\$1,800.00	\$1,800.00	\$2,100.00
Unit 5	1	2	1.00	No	\$1,700.00	\$1,700.00	\$2,100.00
Unit 6	1	2	1.00	No	\$1,350.00	\$1,350.00	\$2,100.00

Directions: S of Olympic Blvd & W of Vermont Ave

Remarks: All 2 Bed / 1 Bath units with functional, high-demand layouts. Property is 100% occupied, offering stable income from day one. Features include 6 on-site parking spaces, a community laundry room for added convenience and income, and a gated setting that enhances privacy and security. Prime walkable location near schools, restaurants, markets, and public transit with easy access to major corridors. Highly desirable Koreatown submarket with strong rental demand, upside potential, and consistent cash flow. Ideal for 1031 exchange buyers or portfolio expansion.

Agent Remarks: The information contained herein has been obtained from various sources, which we deem reliable; however, Broker and Seller make no warranty or guarantee regarding the accuracy of the information contained herein. Buyer and Buyer's Agent are advised to conduct their own due diligence and verify all information independently. Drive-by viewings only; interior showings by accepted offer. If you have any questions, please email us at solomonrealty@gmail.com or text us at (323) 833-1702.

Showing Remarks: Drive-by only; interior showings by accepted offer.

📁 Income Details		🏠 Structure Info		📄 Contract Info		DOM 4
Scheduled or Actual	Actual	Type of Units	all 2Bed/1Ba	List Date	09-22-2025	
Rent Control %		Year Built/Source	1962/Vendor Enhanced	List Price	\$1,750,000	
GOI	\$123,000	Stories	2	Orig List Price	\$1,750,000	
Total Expense	\$44,707	Buildings	1	Status Date	09-22-2025	
NOI	\$78,293	Security	Automatic Gate, Gated	Change Date/Type	09-22-2025/New Listing	
Gross Income	\$121,800	Sewer		Sale Type	Standard	
Cap Rate	4.47	Style		Listing Type	Exclusive Agency	
GRM	14.37	Prop Condition		Disclosure	As Is	
Actual AGR	\$121,800	View	Walk Street	Seller Concessions?	Yes	
Actual GAI	\$123,000	Water				

Land/Parking Info		Community/Development		Showing Info	
Zoning	LAR4	Complex/Assoc Name		Contact Name	
Addl Parcel		Tax Mello Roos		Contact Phone	
Rent Control		Mgmt. Co. Name		Occupancy/Show	Do Not Contact Occupant, Drive By, Accepted Offer
Land Type		Mgmt. Co. Phone		Lockbox Location	
Parking Type	Gated	Oth. Mgmt. Co. Name		Lockbox Type	
Total Parking	6	Oth. Mgmt. Co. Phone		Occupant Type	Tenant
Covered Parking				Gate Code	
Uncovered Parking					

Interior Features		Exterior Features	
AC/Cooling	Other	Construction	
Heating	Other	Exterior Constr	
Equip/Apppl	Other	Pool	
Flooring		Roofing	
Laundry	Community	Spa	
Laundry Equip		Fence	

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Seller's Agent1 CALDRE#: 01340203

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