

LUTHER HENDERSON

Realty Executives Westside, 6133 Bristol Pkwy. #325, Culver City, CA 90230

Direct: (310) 936-2590; Office: (310) 737-1992 Ext. 309

www.LutherHenderson.com

2026 W 30th St
Los Angeles, CA 90018

5
of Units

4,846/Vendor
Enhanced
Sqft

5,200 Lot Size
Vendor
Enhanced

Income
LP \$1,195,000

\$
Active



Area	16 Mid Los Angeles
Subdivision	
List Price Per Sqft	\$246.60
Vacancy	1
Total Bedrooms	7
Total Bathrooms	5.00
MLS#	26849515
APN	5053-006-012

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$1,118.00	\$1,118.00	\$1,700.00
Unit 2	1	1	1.00	No	\$855.00	\$855.00	\$1,700.00
Unit 3	1	1	1.00	No	\$1,118.00	\$1,118.00	\$1,700.00
Unit 4	1	1	1.00	No	\$1,248.00	\$1,248.00	\$1,700.00
Unit 5	1	3	1.00	No	\$0.00	\$0.00	\$2,400.00

Directions: West of Western Avenue; North of Jefferson Blvd.; East of St. Andrews Place; South of Adams Blvd.

Remarks: First time on the market in several years, this five-unit residential property features a three-bedroom single family home plus a four-unit building. The apartment building is a two-story building consisting of four (4) one bedroom one bath units. The single-family home consists of three-bedroom one bath unit. This three-bedroom unit is currently vacant. Long term tenancy may explain the rents, however, there exists a very lucrative upside soon for the astute investor. Interior inspection only upon an accepted offer. Drive by only. **DO NOT DISTURB TENANTS!** Centrally located within minutes of the 110 and 10 Freeways, this location provides access to major shopping areas in midtown Los Angeles, minutes from West Los Angeles and Beverly Hills. Near by educational opportunities abound with University of Southern California, Los Angeles City College, with minutes away with all the cultural opportunities afforded to the greater Los Angeles area, The Hollywood Bowl, the Disney Concert Hall and many more. Property is sold in "its current present condition." Buyer to rely solely on Buyer's independent investigations. Drive by only. Upon an accepted offer, Buyer shall have the right to inspect the property at Buyer's expense and rely solely on buyer's inspections and investigations. Property is sold for All Cash, or Cash to New Loan. The seller shall select all services, including escrow, title services and pest control services, if applicable. Please contact listing agents for more information. The seller shall participate in a 1031 exchange as a result of this transaction. Seller requests Buyer's cooperation in such exchange and agrees to hold Buyer harmless from all claims, liabilities, or delays in time resulting from such an exchange. Buyer agrees to an assignment of this contract to a qualified intermediary by the Seller.

Agent Remarks: All offers shall be submitted on the most current "Residential Income Purchase Agreement and Joint Escrow Instructions" (California Association of Realtors Form RIPA, Revised 6/26) OR the most current "Standard Offer, Agreement and Escrow Instructions For Purchase of Residential Income Property" (AIR CRE). To be considered All offer must include, but not be limited to, verification of funds, "Desk Top Verification Underwriting" ("DU") pre-approval letter from primary lender / mortgage broker, proof of credit, financials & FICO scores. Buyer is aware that Seller intends to perform an IRS Section 1031 tax-deferred exchange. Seller requests Buyer's cooperation in such an exchange. Email offer with supporting documentation to Seller's agent THE BLEDSOE HENDERSON GROUP, LLH3RealEstate@aol.com and PBledsoe@RealtyExecutives.com.

Income Details		Structure Info		Contract Info		DOM 64
Scheduled or Actual	Scheduled	Type of Units	House & apts	List Date	07-06-2026	
Rent Control %		Year Built/Source	1907/Vendor Enhanced	List Price	\$1,195,000	
GOI	\$52,068	Stories	2	Orig List Price	\$1,195,000	
Total Expense	\$10,000	Buildings	2	Status Date	07-06-2026	
NOI	\$52,068	Security		Change Date/Type	07-14-2026/Active	
Gross Income	\$4,339	Sewer		Sale Type	Standard	
Cap Rate		Style		Probate	No	
GRM	275.41	Property Cond		Listing Type	Exclusive Right	
Actual AGR	\$52,068	View		Disclosure	Trust/Conservatorship	
Actual GAI		Water		Seller Concessions?	Yes	
Gross Equity		Price Per Unit		Scope Of Service	Full Service	
Owner Pays		Type of Business				
Actual Rent Total		Water Heaters				
Financial Info As Of		Direction Faces				
Tenant Pays		ADA Compliance				
Vacancy Allowance \$	2000.00	Additions/Alterations				
Vacancy Allowance %		Building Permit				
Lease Mo/Yr Terms		Personal Prop \$				
		Personal Prop %				
		Water Heater Feat				
		Levels	Two Level			

🏠 Land/Lot Info	
Zoning	LAR1
Addl Parcel	
Rent Control	
Land Type	
Lot Dimen/Source	40x130/VN/4963
Lot Acreage	0.119
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

👥 Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

🚗 Parking Details	
Parking Type	On street, Garage - 4+ Car, Covered Parking
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Garage Structures	

➡ Interior Features	
AC/Cooling	None
Heating	Wall
Equip/Apppl	Range/Oven
Flooring	
Laundry	
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

➡ Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	None
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

🏠 Unit(s) Details	
# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

📊 Tax and Assessed Info	
Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$115,999
Assessed Improvement %	70.89
Assessed Land Value	\$47,625
Assessed Land %	29.11
Assessed Total Value	\$163,624
Transfer Taxes (Y/N)	

📍 Location	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

🌱 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

🔍 Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Accepted Offer, Call Seller's Agent 1, Call Seller's Agent 2

🔍 Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	Tenant
Gate Code	

📄 Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

 Luther Henderson Realty Executives Westside DRE#: 01308094 Seller's Agent1 CALDRE#: 01041241	
Phone / Cell	p: 310-737-1992 / c: 310-936-2590
Email	LLH3RealEstate@aol.com
Fax	310-737-1052
Office Phone / Fax	p: 310-737-1992 Ext.102 / f: 310-737-1052

 Peter Bledsoe Realty Executives Westside DRE#: 01308094 Seller's Agent2 CALDRE#: 00814749	
Phone / Cell	p: 310-737-1992 / c: 310-968-6582
Email	pbledsoe@realtyexecutives.com
Fax	310-737-1052
Office Phone / Fax	p: 310-737-1992 Ext.103 / f: 310-737-1052

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Luther Henderson CALDRE# 01041241

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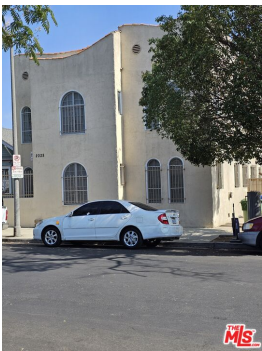
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