

# AN NTRODUCTION

### 1117 S Wooster Street Los Angeles, CA 90035

The Agency is pleased to present 1117 S Wooster Street, a 4-unit building in the heart of the desireable Pico-Robertson neighborhood.

# THE OFFERING

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# PROPERTY SUMMARY

Address: 1117 S Wooster St, Los Angeles, CA 90035 Property Type: Residential Income (Fourplex) Asking Price: \$3,800,000 Estimated Rent per Unit: \$5,000 Total Gross Rent: \$20,000 per month / \$240,000 annually Year Built: 1940 Lot Size: 6,329 sq. ft. Building Size: 4,903 sq. ft. Zoning: LAR3



### PROPERTY HIGHLIGHTS

UNITS: 4

SPECS: 2 BEDROOMS, 2 BATHROOMS PARKING: 4 DETACHED GARAGE SPACES HEATING & COOLING: CENTRAL COOLING AND HEATING FLOORING: HARDWOOD APPLIANCES INCLUDED: REFRIGERATOR, RANGE/OVEN, AMENITIES: WASHER AND DRYER IN-UNIT, SMART CONTROL 4 SYSTEM







UNIT #1117

# SECOND Floor



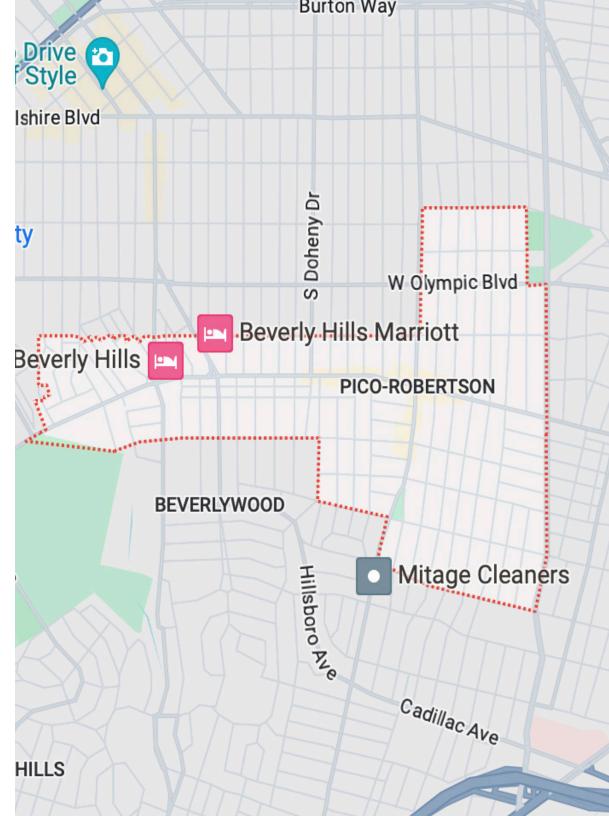
## LOCATION OVERVIEW

#### **NEIGHBORHOOD:**

PICO-ROBERTSON WALK SCORE: 95 (WALKER'S PARADISE) TRANSIT SCORE: 57 (GOOD TRANSIT) BIKE SCORE: 57 (BIKEABLE)

#### **POPULATION:**

DIVERSE DEMOGRAPHIC MIX OF FAMILIES, YOUNG PROFESSIONALS, AND RETIREES MEDIAN HOUSEHOLD INCOME: \$92,000



### LOCATION HIGHLIGHTS

#### SCHOOLS:

CANFIELD AVENUE ELEMENTARY SCHOOL (0.6 MILES) DANIEL WEBSTER MIDDLE SCHOOL (3.5 MILES) ALEXANDER HAMILTON SENIOR HIGH SCHOOL (1.6 MILES)

#### LANDMARKS:

LA CIENEGA PARK (1 MILE) BEVERLY HILLS (2 MILES) LOS ANGELES COUNTY MUSEUM OF ART (3 MILES) CEDARS-SINAI MEDICAL CENTER (2 MILES)

#### **RELIGIOUS CENTERS:**

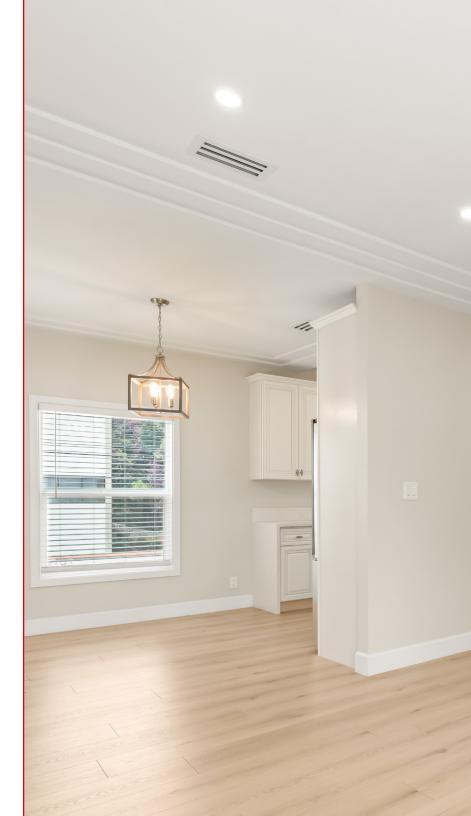
TEMPLE BETH AM (0.5 MILES) CONGREGATION MOGEN DAVID (1 MILE)

#### SUPERMARKETS:

RALPHS (0.4 MILES) TRADER JOE'S (1.2 MILES) WHOLE FOODS MARKET (1.8 MILES)

#### **RESTAURANTS:**

FACTOR'S FAMOUS DELI (0.3 MILES) THE BAZAAR BY JOSÉ ANDRÉS (1.5 MILES) REPUBLIQUE (2.0 MILES)



### FINANCIAL SUMMARY

#### GROSS INCOME: \$240,000 ANNUALLY

OPERATING EXPENSES: \$60,000 ANNUALLY (25% OF GROSS INCOME)

NET OPERATING INCOME (NOI): \$180,000 ANNUALLY

CAP RATE: 4.74%

**GROSS RENT MULTIPLIER: 15.83** 



### INVESTMENT SUMMARY

#### FULLY RENOVATED:

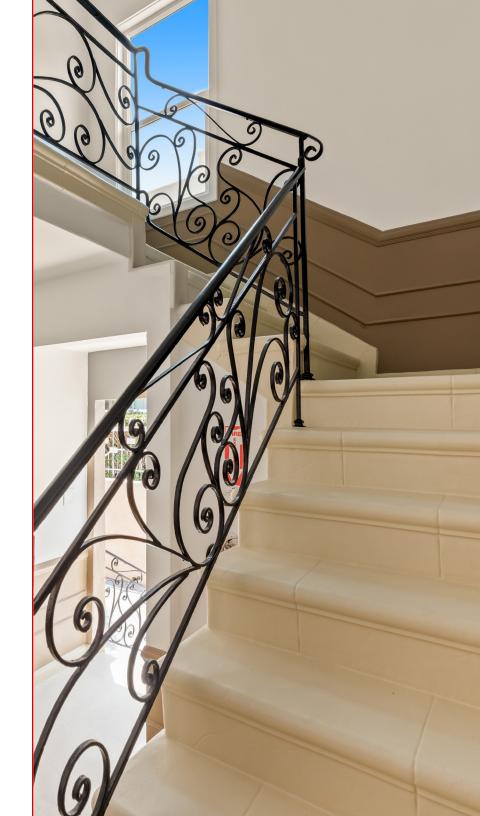
THE PROPERTY HAS UNDERGONE EXTENSIVE RENOVATIONS, MAKING IT AN ATTRACTIVE OPTION FOR POTENTIAL TENANTS. HIGH DEMAND AREA: LOCATED IN THE PICO-ROBERTSON NEIGHBORHOOD, KNOWN FOR ITS STRONG RENTAL MARKET.

#### **STABLE INCOME:**

WITH A PROJECTED GROSS INCOME OF \$240,000 ANNUALLY AND A SOLID CAP RATE OF 5.21%, THE PROPERTY PROMISES STABLE RETURNS.

#### VALUE-ADD POTENTIAL:

THE UNITS ARE CURRENTLY VACANT, OFFERING IMMEDIATE LEASING OPPORTUNITIES AT MARKET RATES.



### EXCLUSIVE LISTING AGENT

### Amir Jawaherian

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