



1117 S WOOSTER STREET

OFFERING MEMORANDUM



AN INTRODUCTION

**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 desirable Pico-Robertson neighborhood.



THE OFFERING

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



FIRST FLOOR



 UNIT #1119

 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

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