

1522 2ND AVENUE, LOS ANGELES, CA 90019



MULTIFAMILY



INVESTMENT OPPORTUNITY



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EXECUTIVE SUMMARY

Exciting Investment Opportunity in Prime Arlington Heights – Welcome to the Heart of Mid-City Living! Unlock the potential of this four-unit income property in the red-hot Arlington Heights neighborhood of Mid-City, Los Angeles! Featuring a dynamic unit mix—two spacious 3-bed/2-bath units and three cozy singles (1 non-conforming)—this property is packed with potential and primed for growth.

Whether you're looking to renovate, reposition, or expand, this is your golden ticket to passive income in one of L.A.'s most strategically located neighborhoods. Sitting on a generous 7,502 sq ft lot, with 3,452 sq ft of living space, this gem includes three detached garages—perfect candidates for ADU conversions (subject to city approval). The existing units boast high ceilings, large windows, open floor plans, and charming period details that blend old-world character with modern-day appeal. This setup offers much larger-than-average square footage compared to newer builds—an undeniable value-add in today's rental market.

And let's talk location—Mid-City/Arlington Heights (90019) is where it's at! You're just minutes from The Grove, LACMA, La Brea Tar Pits, and Runyon Canyon. Plus, with top-rated schools like Pio Pico Middle School and Los Angeles Senior High nearby, it's an ideal setting for families and professionals alike. This diverse, vibrant community is filled with eclectic dining options, rich cultural landmarks, and easy access to Downtown LA, Koreatown, and the Westside. Whether you're an investor chasing upside potential or a developer with vision, this property delivers the perfect blend of charm, location, and opportunity. Don't miss out on one of the most exciting multifamily offerings in the area.

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PROPERTY SUMMARY

PROPERTY INFO

Property Type:	Fourplex
Year Built:	1908
Zoning:	LARD 1.5
CAP Rate:	5.01%
GBA:	3,452 SF
Lot Size:	7,500/.17 SF/AC
Asking Price:	\$1,600,000
Price Per Unit:	\$320,000
Price Per SF:	\$463

ALL INFORMATION ARE DEEMED RELIABLE BUT NOT GUARANTEED





SUBJECT
PROPERTY

PROXIMITY



KOREATOWN
GALLERIA



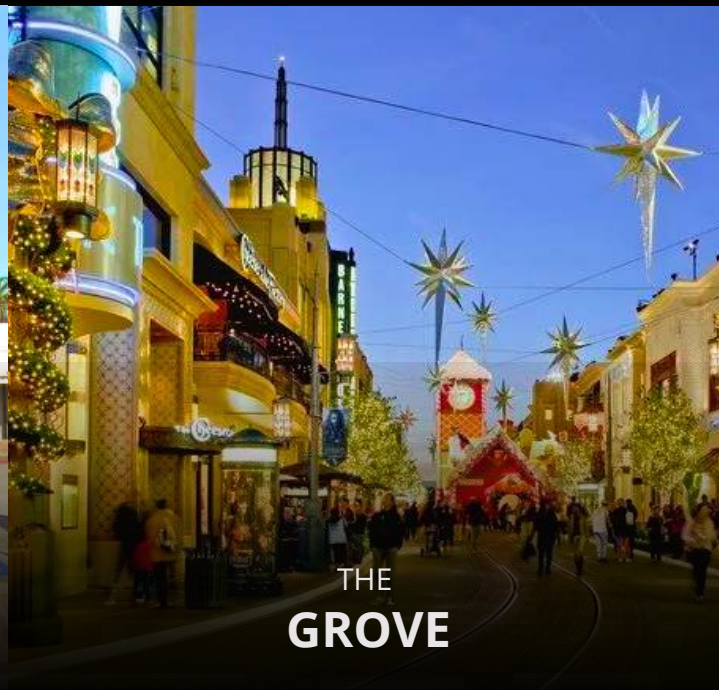
NATURAL HISTORY MUSEUM OF
LOS ANGELES COUNTY



SEOUL INTERNATIONAL
PARK



PIO PICO
MIDDLE SCHOOL



THE
GROVE



COLUMBIA WEST
COLLEGE



INVESTMENT HIGHLIGHTS

- ✓ Gross Rental Income: \$107,400.00
- ✓ Net Operating Income (NOI): \$80,266.00
- ✓ Parking: 5 spaces
- ✓ Occupancy: 100%

PROPERTY PHOTOS

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FINANCIALS

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Unit	BD/BA	Rent/Month	Annual Rent
1	3/2	\$2,300.00	\$27,600.00
2	3/2	\$2,800.00	\$33,600.00
3	0/1	\$1,400.00	\$16,800.00
4* non-conforming	0/1	\$1,150.00	\$13,800.00
5	0/1	\$1,300.00	\$15,600.00
5 UNITS		\$8,950.00	\$107,400.00

Expenses

Taxes	\$17,840.00
Insurance	\$3,294.00
Utilities	\$4,800.00
Landscaper	\$1,200.00
TOTAL	\$23,879.00

ABOUT LOS ANGELES

Los Angeles is a world-class metropolitan hub recognized for its global influence, economic diversity, and cultural richness. As the second-largest city in the United States, LA serves as the epicenter of industries such as entertainment, technology, healthcare, logistics, and international trade. Spanning from its iconic coastline to vibrant urban neighborhoods, Los Angeles offers unmatched geographic variety and lifestyle appeal. With over four million residents and countless international connections, the city continues to attract businesses, investors, and talent from around the world.

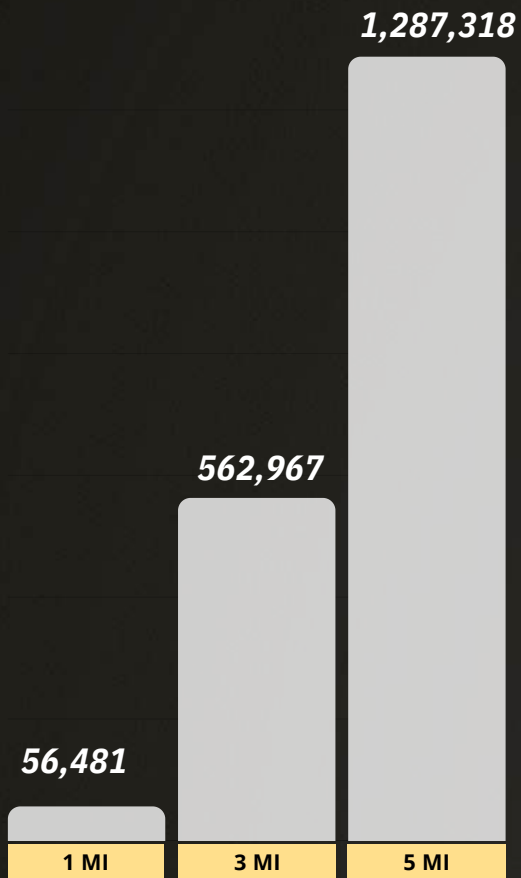


WHY CHOOSE LOS ANGELES?

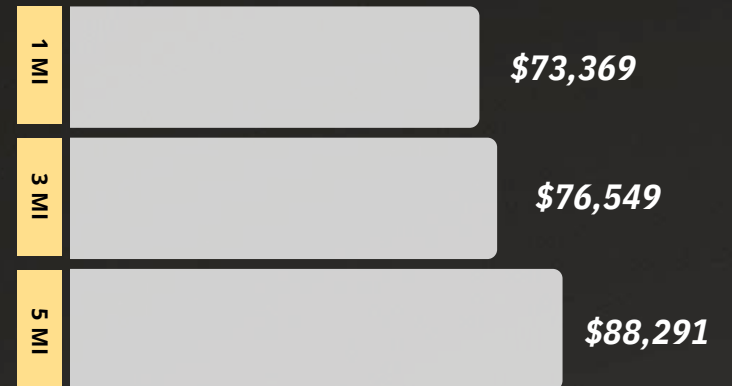
Los Angeles presents a unique opportunity for real estate investment driven by strong population growth, limited land availability, and consistent demand across asset types. With extensive infrastructure—such as LAX modernization, Metro expansion, and major urban redevelopment zones—LA remains a forward-moving, globally connected market. From transit-oriented developments to revitalized neighborhoods and thriving commercial corridors, investors benefit from long-term upside and market resilience. Whether it's multifamily, retail, or mixed-use, Los Angeles offers scale, innovation, and enduring value in one of the most influential cities on the planet.

DEMOGRAPHICS

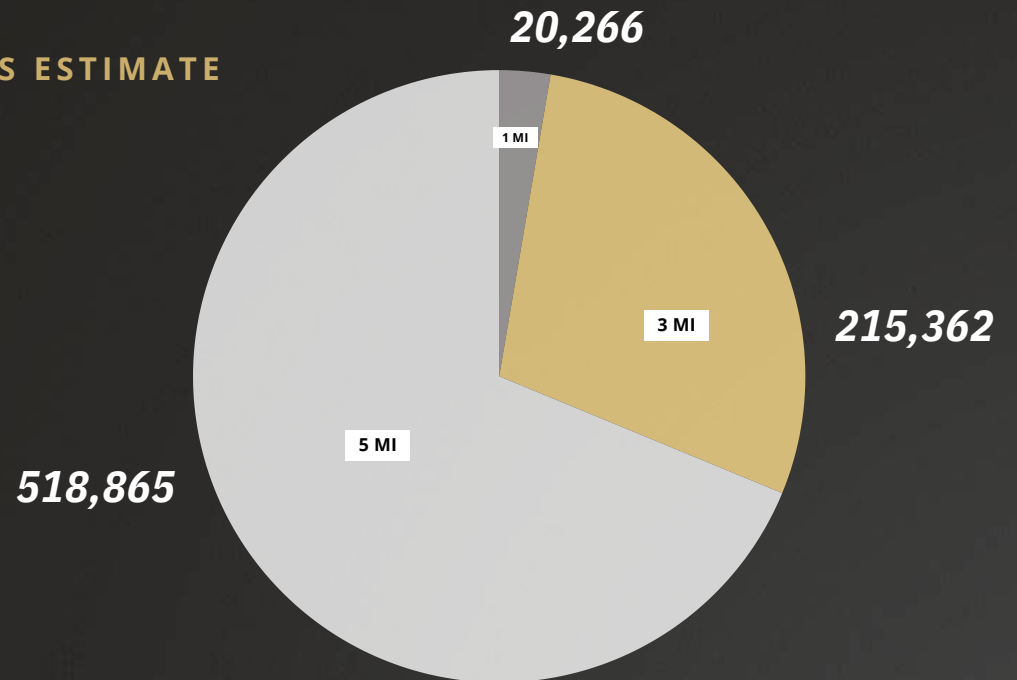
POPULATION



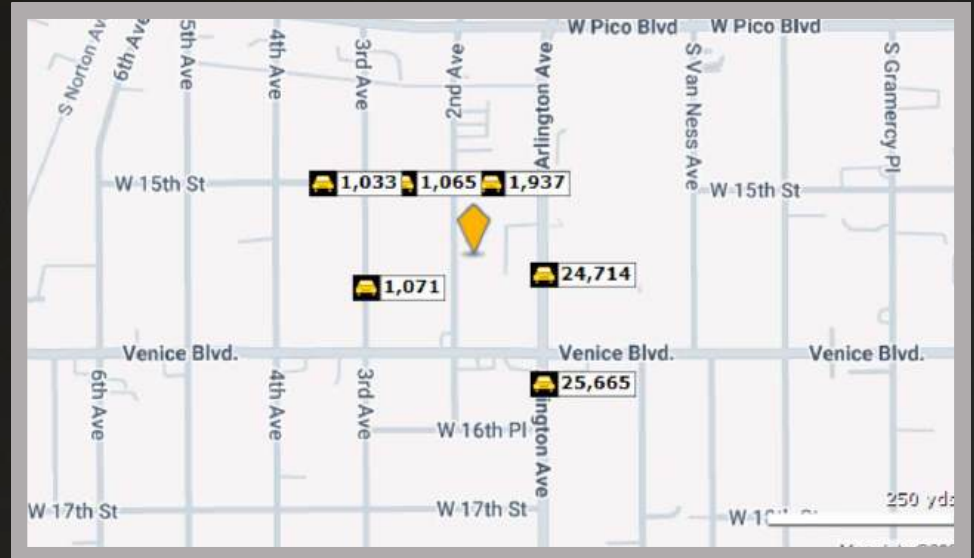
AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS ESTIMATE



TRAFFIC COUNTS



Street	Cross Street		Traffic Volume	Distance from Subject
Arlington Ave	Venice Blvd	0.06 S	24,952	MPSI .06
Arlington Ave	Venice Blvd	0.06 S	24,714	MPSI .06
W 15th St	2nd Ave	0.03 W	1,937	MPSI .06
W 15th St	3rd Ave	0.03 W	1,055	MPSI .08
W 15th St	3rd Ave	0.03 W	1,065	MPSI .08
3rd Ave	Venice Blvd	0.05 S	1,081	MPSI .08
3rd Ave	Venice Blvd	0.05 S	1,071	MPSI .08
Arlington Ave	Venice Blvd	0.02 N	25,911	MPSI .11
Arlington Ave	Venice Blvd	0.02 N	25,665	MPSI .11
W 15th St	3rd Ave	0.03 E	1,033	MPSI .13

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