PROPERTY + LEASE DETAILS



2325-2329 JOHNSTON ST. LOS ANGELES

Lease & Occupancy Details:

2325 Johnston St. - 3 bed | 2 bath - VACANT. Separate Utilities: Electric & Gas. Equipped with Two Wall AC Units. Private In-Unit Laundry.

2327 Johnston St. - 1 bed | 1 bath - Occupied by long-term tenants: current Rent: ***$972/mo***. Separate Utilities: Electric & Gas. Private In-Unit Laundry

2329 Johnston St. - Four 1 bed | 1 bath units

- **Unit 1:** Occupied by long-term tenants: ***$850/mo***. – Equipped with Wall Heater & Separate Gas & Electrical Meters. Laundry Hookup In-Unit.
- **Unit 2:** Occupied by long-term tenants:***$941/mo.*** – Equipped with Wall Heater & Separate Gas & Electrical Meters. Laundry Hookup In-Unit.
- **Unit 3:** Occupied by long-term tenants: ***$910/mo***. – Equipped with Wall Heater & Separate Gas & Electrical Meters. Laundry Hookup In-Unit.
- **Unit 4:** VACANT – Remodeled 2026. Equipped with Wall Heater & Separate Gas & Electrical Meters. Laundry Hookup In-Unit.

OTHER NOTABLE DETAILS:

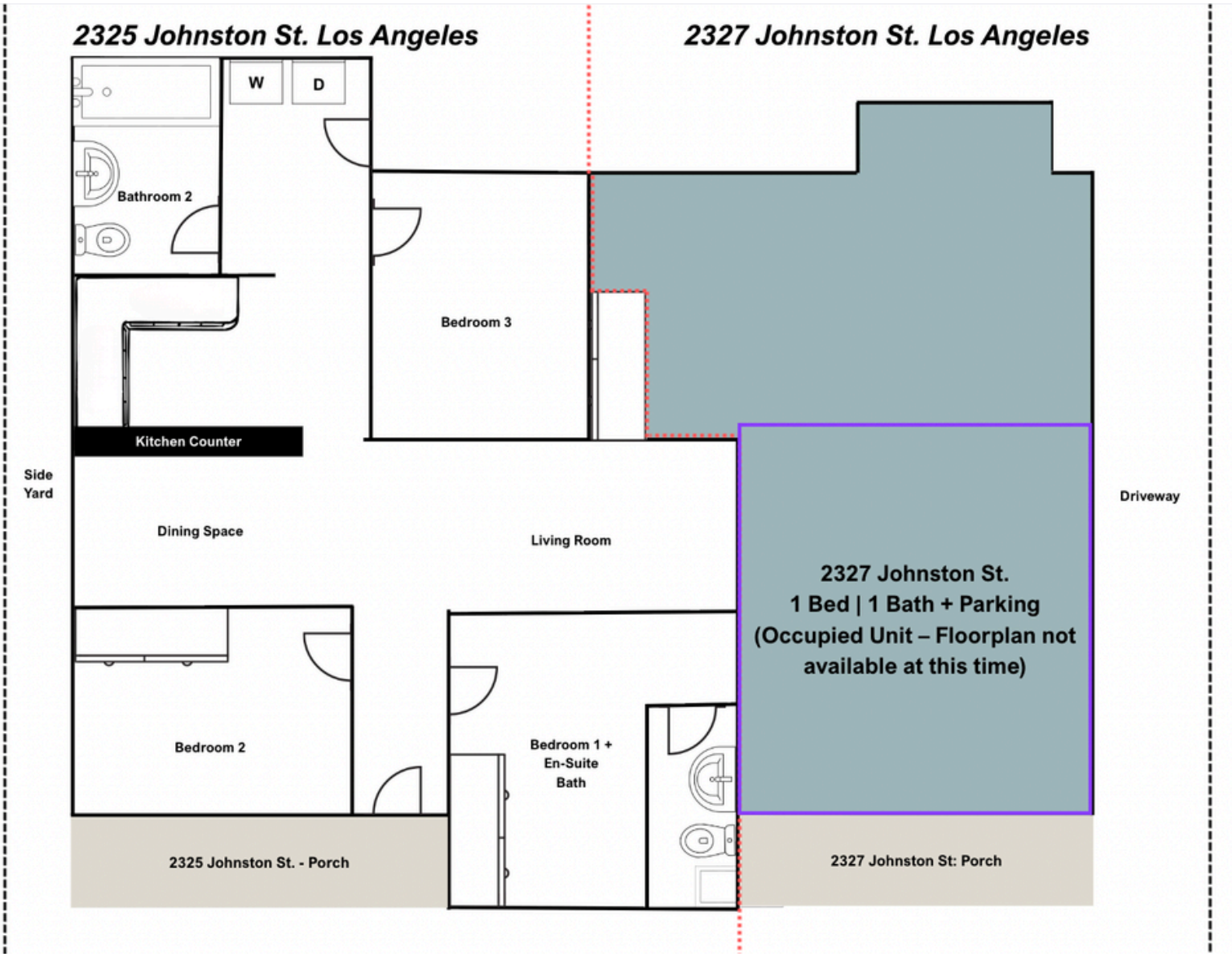
- Shared Water Meter for 2325-2327 Johnston St & One Water Meter for 2329 Johnston St.
- Trash Services included
- Zoning: RD2-1-HPOZ - Restricted Density Multiple Dwelling//low-density multifamily zoning. Allowing for more than one dwelling unit on the property. Including duplexes, small apartment buildings, or townhomes.
- Designated Off-Street Parking per Unit. (8 Parking Spaces total)
- New roof on 2329 building.
- Earthquake shut-off valves for 6 units.
- New Gutters installed at 2325, 2327, and 2329.
- New Water Heaters.
- 2329 Johnston St: Unit 4 fully renovated in 2026.
- 2329 Johnston St: Unit 2 renovated in 2021.
- 2325 & 2327 Johnston St: Front unit roof repaired in 2026.

Please note that all information is provided by the owners and is deemed correct. Buyers and buyer's agents are encouraged to conduct due diligence and review all details.

WILLIAM BINGLEY | DEVELOPER | OWNER | BROKER
BRE#01940351
Direct: 949-315-9059
E-Mail: westliferealty@yahoo.com

WEST LIFE
BOUTIQUE BROKERAGE

PROPERTY + LEASE DETAILS (CONTINUED)



FLOORPLANS ARE NOT TO EXACT SCALEFOR VISUALIZATION PURPOSES ONLY***

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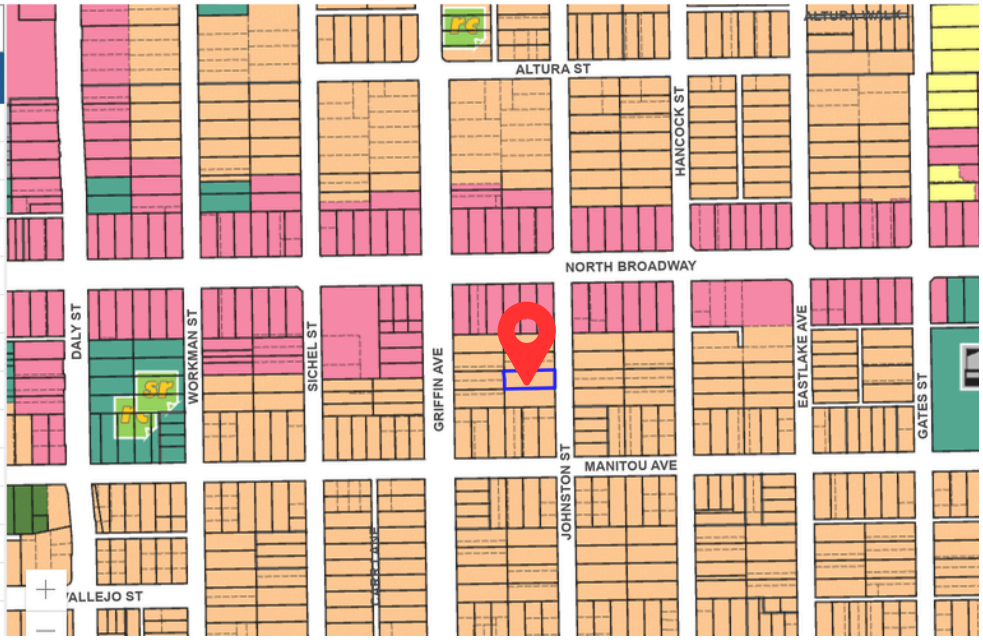
PROPERTY + LEASE DETAILS

LOT DETAILS: 2325-2329 N. JOHNSTON ST.

2325 N JOHNSTON ST

Address/Legal Information

Site Address:	2329 N JOHNSTON ST
Site Address:	2327 N JOHNSTON ST
Site Address:	2325 N JOHNSTON ST
ZIP Code:	90031
PIN Number:	138A223 138
Lot/Parcel Area (Calculated):	9,918.2 (sq ft)
Thomas Brothers Grid:	PAGE 635 - GRID A1
Assessor Parcel No. (APN):	5204024011
Tract:	EAST LOS ANGELES
Map Reference:	M R 3-194/195
Block:	19
Lot:	11
Arb (Lot Cut Reference):	None
Map Sheet:	138A223



2329 JOHNSTON ST. UNIT 4



ALL UNITS AT 2329 N. JOHNSTON ST. HAVE SIMILAR LAYOUTS

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