

INDUSTRIAL/RESIDENTIAL | R2 LOT

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**904-12 E. 20TH ST &
2010 STANFORD AVE
LOS ANGELES, CA 90011**

Type: Mixed Use
Buildings: 3 Total
Parcels: 2 Separate

Total Size: 11,689 sf
Lot Size: 12,008 sf

Zoning: LA-R2
Opportunity Zone: Yes

Market: Los Angeles

EXCLUSIVELY LISTED:
\$2,200,000



NOHCO | 904-912 E. 20TH ST & 2010 STANFORD AVE, LOS ANGELES, CA 90011

PROPERTY DESCRIPTION

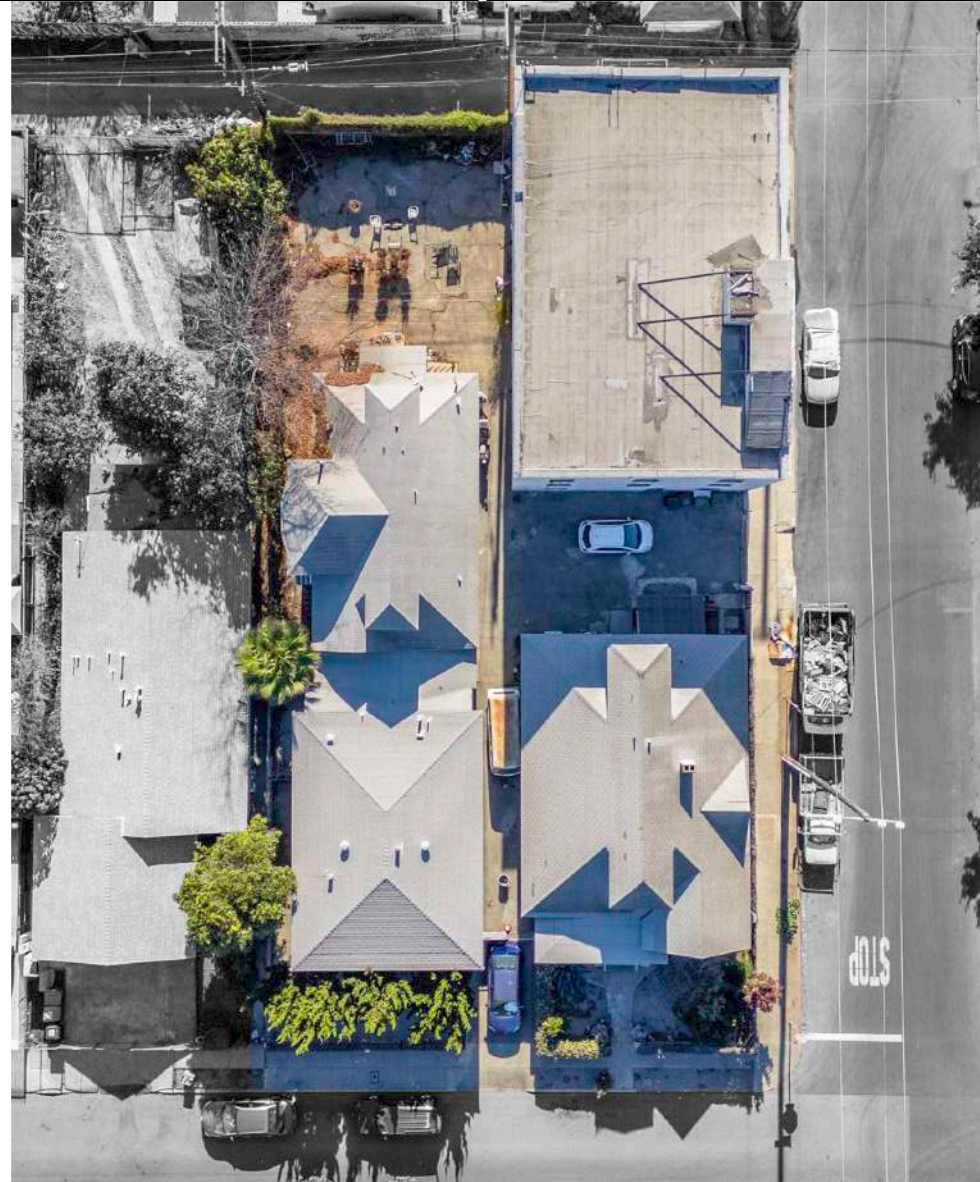
A unique opportunity to acquire two contiguous parcels zoned LA-R2 within a designated Opportunity Zone. Comprised of three separate structures totaling 11,686sf in size, it includes a vacant house, a 4 unit multifamily, and a three story industrial building that has rooftop access with unobstructed views of Downtown LA.

The entire property sits on a 12,008sf (.27 acres) corner lot w/ 150' frontage and alley access, providing a tremendous value add opportunity for a local and experienced investor/developer to reposition or redevelop the property.

The corner house is a 3 bed/1.5 bath craftsman w/ a finished second floor, and is currently vacant. The industrial building is also delivered vacant and available for a potential owner/user. The 4 units are all 1 bedrooms, and one unit will be delivered vacant. The other three are currently occupied w/ MTM tenancy at below market rents.

HIGHLIGHTS

- R2 Zoning in Opportunity Zone!
- Industrial Building & House Delivered Vacant.
- Good Location south of the 10 fwy, east of the 110 fwy, and 2 miles to USC, Exposition Park, Downtown LA, the fashion district, LA Live, Restaurants & Shops.



INVESTMENT SUMMARY

PRICING SUMMARY

Total Purchase Price **\$2,200,000**

PROPERTY SUMMARY

APN#'S	5131-010-001
	5131-010-002
No. Buildings	3
Year Built	1902/1912
Building Sq. Ft.	11,689
Price Per Bldg/SF	\$188.21
Lot Size	12,008
Price Per Land SF	\$183.21
Opportunity Zone	Yes
Zoning	LA-R2



RENT ROLL

ADDRESS	TYPE	SIZE (SF)	TENANT	CURRENT RENTS	DEPOSIT	MOVE OUT DATE
2010 Stanford	Industrial	7,200	Vacant	\$0	\$0	-
904 E. 20th	3/1 House	2,002	Vacant	\$0	\$0	-
910 E. 20th	1+1	622	Occupied	\$438.93	\$0	MTM
910-A E. 20th	1+1	622	Occupied	\$629.49	\$0	MTM
912 E. 20th	1+1	622	Vacant	\$0	\$0	-
912-A E. 20th	1+1	622	Occupied	\$814.37	\$0	MTM
TOTAL		11,689		\$1,882.79	-	

PROPERTY PHOTO

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PROPERTY PHOTOS

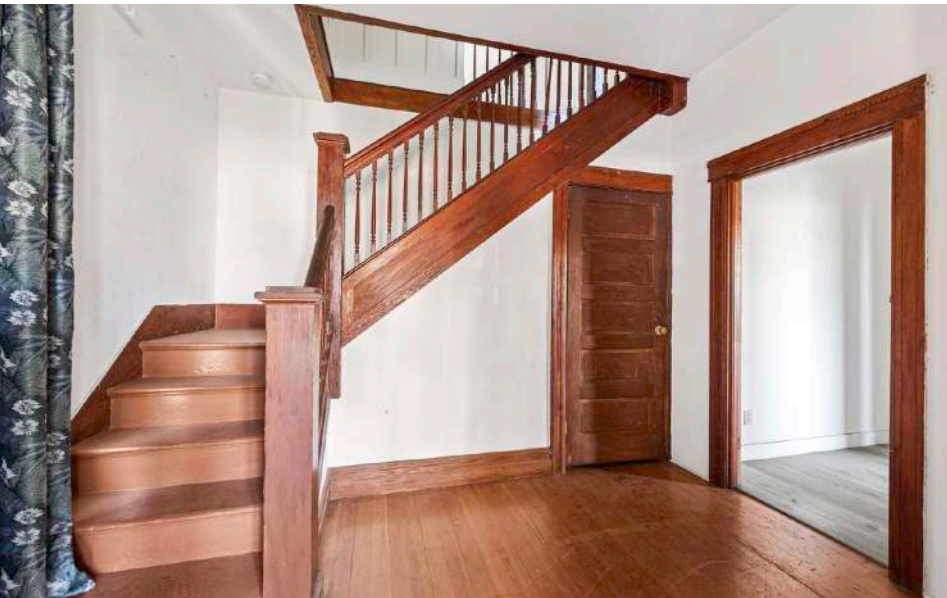
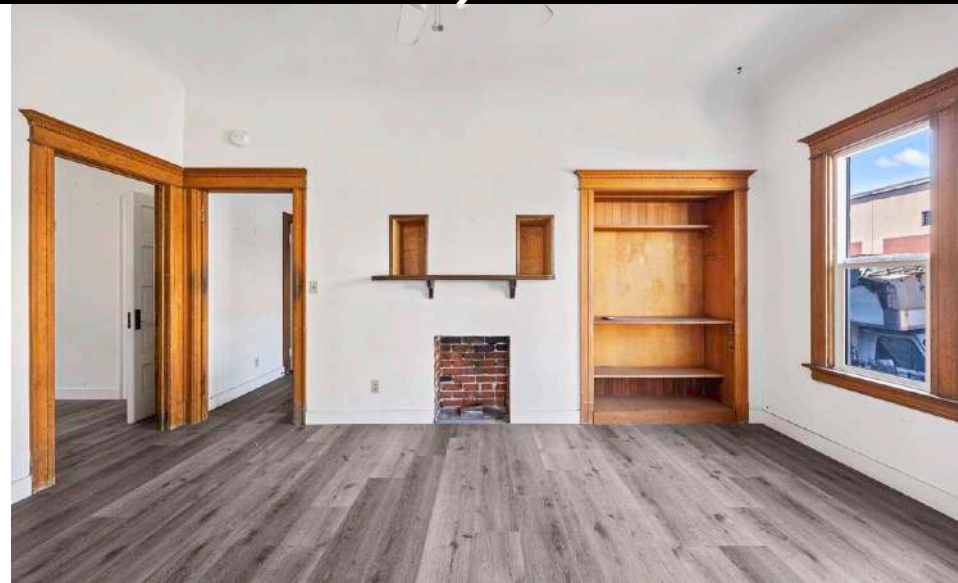
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SFR/HOUSE PHOTOS

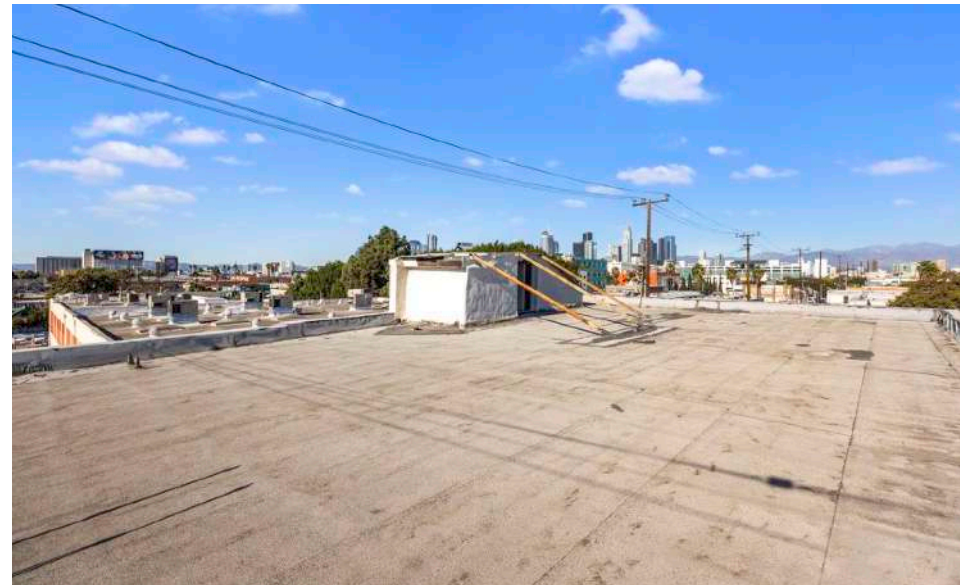
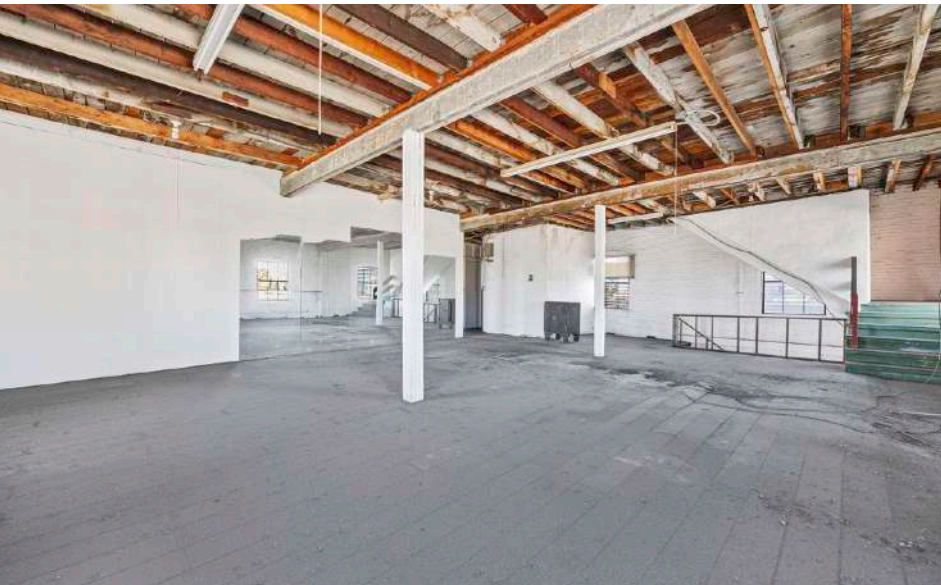
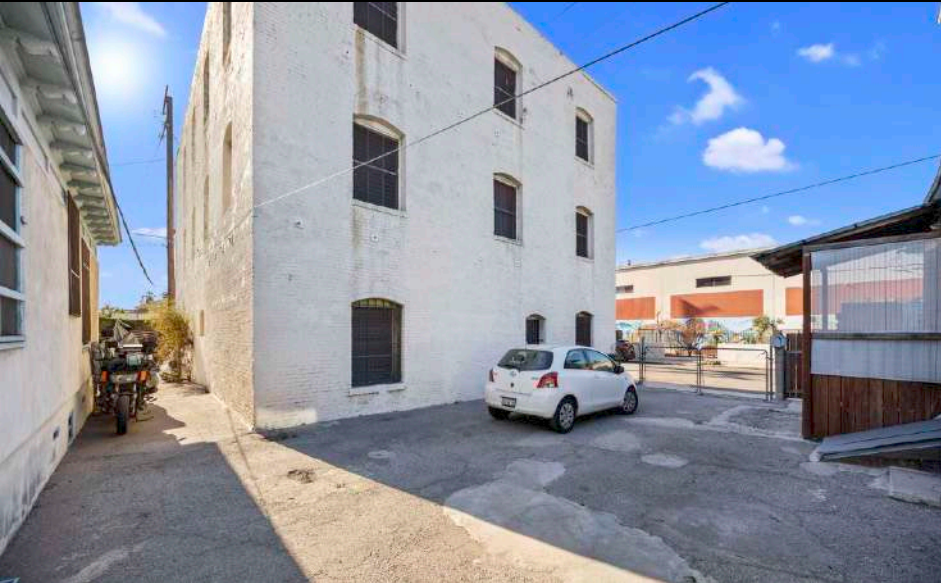
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INDUSTRIAL PHOTOS

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4 UNIT PHOTOS

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PROPERTY PHOTO

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AERIAL PHOTO

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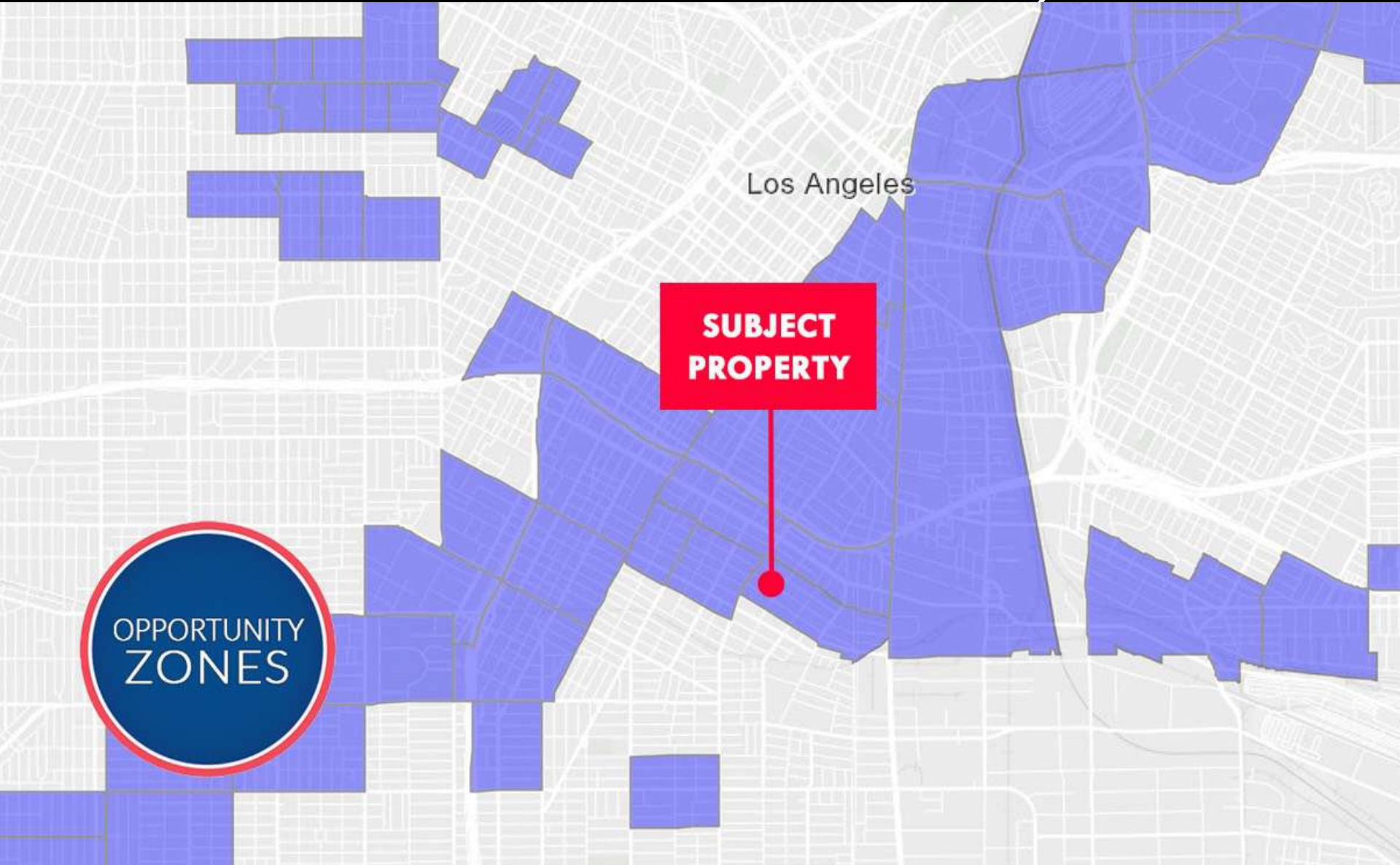
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LOCATION MAP



OPPORTUNITY ZONE

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Los Angeles

**SUBJECT
PROPERTY**

OPPORTUNITY
ZONES

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Bachelors Degree from University of California, Irvine (2002)



Sold \$750M in Transactions



Residential/Residential Income
Apartments/Multi-Family
Retail/Shopping Centers
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN



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