

Duplex | Boyle Heights

130-130 1/2 South Clarence St



Allison So

DRE# 02047512

Sales Assoc.

M: 916.993.0801

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Duplex | Boyle Heights

130-130 1/2 South Clarence St

Unit	Rent/mo	Annual Rent	Lease Expiration
130 S Clarence	\$2,554.00	\$30,648.00	02/28/2025
130 1/2 S Clarence	\$1,166.00	\$13,992.00	02/28/2025
Total	\$3,720.00	\$44,640.00	

Expenses

Taxes (2023–2024)	\$5,928.51
Utilities	\$3000.00
Insurance	\$1,336.00
Repairs	\$3000.00
Total	\$13,264.51

NOI	\$31,375.49
Cap	4.3%

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Property

Size	1,499 SF / 3,498 SF lot
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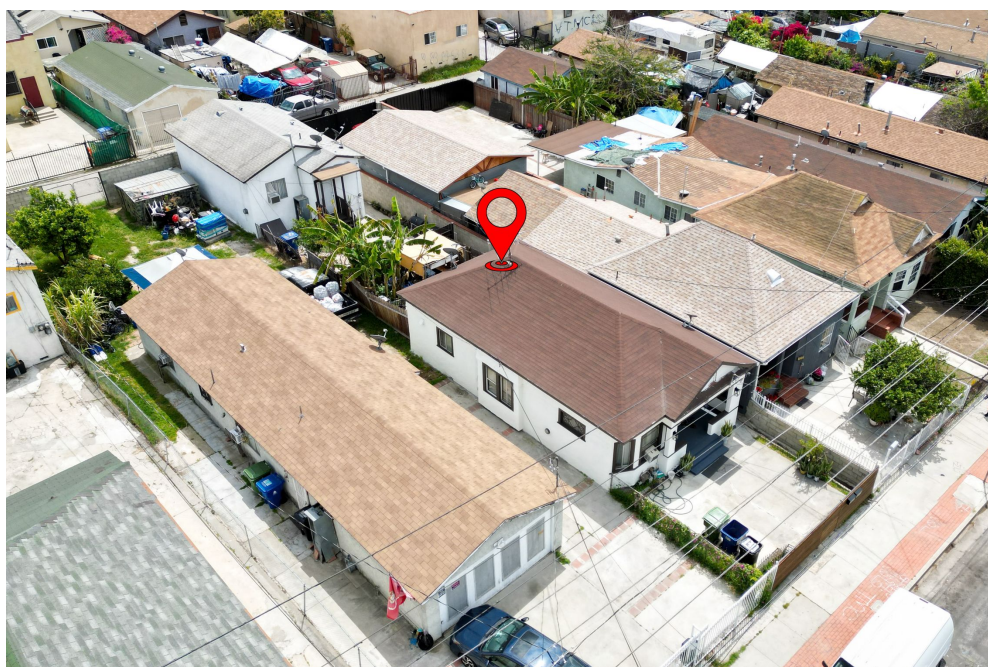
Price	\$729,000
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Annual Expenses	\$13,264.51
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Annual Rent	\$44,640.00
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NOI	\$31,375.49
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CAP	4.3%
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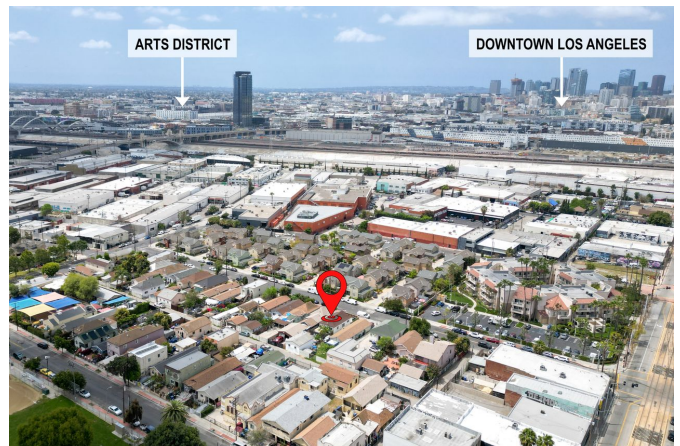
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Location Clarence Street between 1st and 4th Street

0.2 miles - Metro Light rail Station
1 miles - Downtown Boyle Heights
1.1 miles - DTLA Arts District
1.25 miles - Little Tokyo
1.7 miles - Chinatown
2 miles - Downtown Los Angeles



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This duplex presents an exceptional opportunity for investors seeking long-term growth and attractive returns. The steady demand for rental properties in the area ensures a consistent stream of income, providing a reliable source of cash flow. The potential for property appreciation further enhances the investment outlook, offering the possibility of substantial equity gains over time.

Highlights

- Two detached units with private yard space
- Current and responsible tenants
- Ideal location, minutes away from DTLA
- Separate water and electrical meter, water heater
- Additional back alley access



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Front Unit - 3 Bedroom 1 Bath - 869SF



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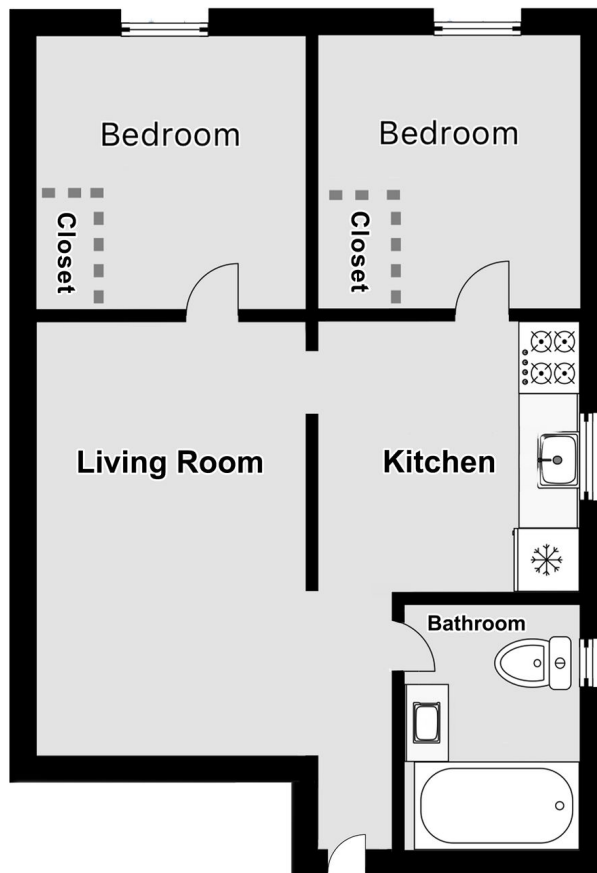
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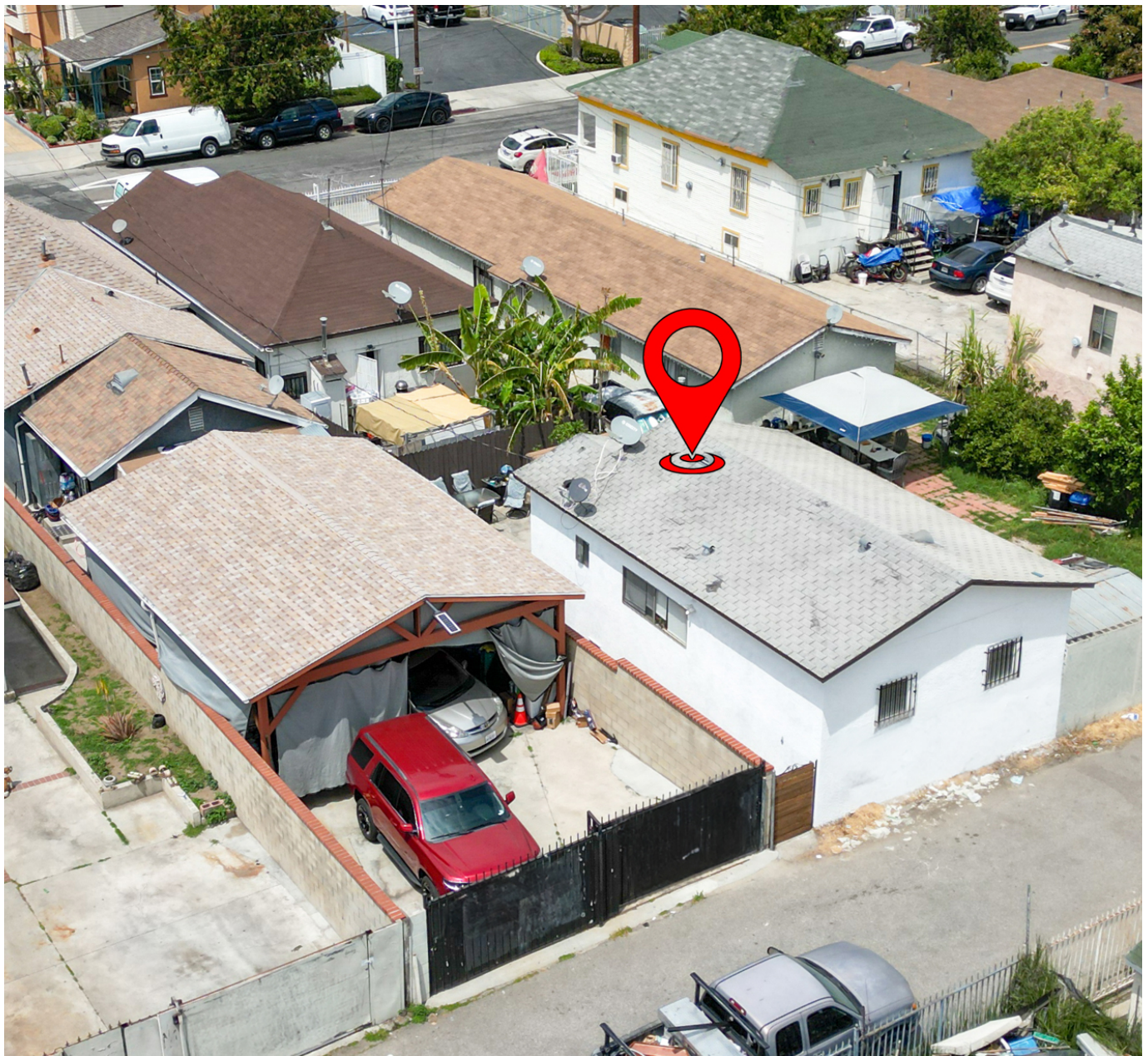
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Back Unit - 2 Bedroom 1 Bat - 630 SF



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