

May 20, 2024

**FOR SALE**  
**OHIO AVENUE TRIPLEX**

10743-47 OHIO AVENUE, LOS ANGELES, CA 90024



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
**INVESTMENT SERVICES**

**PRESENTED BY:**

Jim Gilb  
213.866.9802  
jim.gilb@lee-associates.com



# PROPERTY INFORMATION





# MULTIFAMILY FOR SALE

## OHIO AVENUE TRIPLEX

10743-47 Ohio Avenue, Los Angeles, CA 90024

### Executive Summary



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,400,000
<b>NUMBER OF UNITS:</b>	3
<b>COST PER UNIT:</b>	\$800,000
<b>YEAR BUILT:</b>	1936
<b>LOT SIZE:</b>	5,022 SF
<b>BUILDING SQ FT:</b>	3,062
<b>UNIT MIX:</b>	2-2+1.25TH / 1-1+1
<b>ZONING:</b>	[Q] RD1.5



### PROPERTY OVERVIEW

Classic 1930's era Triplex in PRIME WESTWOOD location, loaded with old world charm and character. Building contains two 2-Bedroom 1.25-Bath townhouse style units and one 1-Bedroom unit above the garage. Hardwood floors, wood burning fireplaces, dining rooms, California basement, multiple entrances, individual laundry areas and separate patios adorn the two bedroom TH units. From an owner/user perspective it makes sense as compared to SFR pricing in the immediate neighborhood.

Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# MULTIFAMILY FOR SALE

## OHIO AVENUE TRIPLEX

10743-47 Ohio Avenue, Los Angeles, CA 90024

### Property Description



Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

### PROPERTY DESCRIPTION

Triplex loaded with charm and character and located in one of the best rental markets in Southern California. Properties like this rarely come available making this a real opportunity to acquire good real estate in a neighborhood with a high barrier to entrance. Close to ALL the west side of Los Angeles has to offer.

### LOCATION DESCRIPTION

Pleasant Triplex in a Grade A location that is west of Beverly Glen, north of Santa Monica Blvd, east of Westwood Blvd and south of Wilshire Blvd. Prime West Los Angeles. Minutes from Century City & Westwood Village/ UCLA and a very short drive to the 405 and 10 freeways. It is just west of the City of Beverly Hills. The area is home to thousands of jobs in technology, entertainment, law, education, finance, the public sector and government.

# MULTIFAMILY FOR SALE

## OHIO AVENUE TRIPLEX

10743-47 Ohio Avenue, Los Angeles, CA 90024

### Complete Highlights



### PROPERTY HIGHLIGHTS

- Fantastic potential owner/user
- Prime location
- Close to ALL that West Los Angeles has to offer
- One of the best rental markets in all of Los Angeles
- Old world charm and character
- Town house units have wood burning fireplaces, dining rooms, hard wood floors, individual California basement, separate laundry and separate private patios
- Each of the townhouse units has an individule garage and a drive way parking space.



Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.







**MULTIFAMILY FOR SALE**  
**OHIO AVENUE TRIPLEX**  
10743-47 Ohio Avenue, Los Angeles, CA 90024

**Additional Photos**



Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**MULTIFAMILY FOR SALE**  
**OHIO AVENUE TRIPLEX**  
10743-47 Ohio Avenue, Los Angeles, CA 90024

**Additional Photos**



Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FINANCIAL ANALYSIS





**MULTIFAMILY FOR SALE**  
**OHIO AVENUE TRIPLEX**  
10743-47 Ohio Avenue, Los Angeles, CA 90024

**Financial Summary**

**INVESTMENT OVERVIEW**

Price	\$2,400,000
Price per SF	\$784
Price per Unit	\$800,000
Current GRM	24.48X
CAP Rate	2.34%
Cash-on-Cash Return (yr 1)	2.34%
Total Return (yr 1)	\$56,263

**OPERATING DATA**

Gross Scheduled Income	\$98,040
Total Scheduled Income	\$98,040
Gross Income	\$98,040
Operating Expenses	\$41,777
Net Operating Income	\$56,263
Pre-Tax Cash Flow	\$56,263

**FINANCING DATA**

Down Payment	\$2,400,000
--------------	-------------

Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.



**MULTIFAMILY FOR SALE**  
**OHIO AVENUE TRIPLEX**  
10743-47 Ohio Avenue, Los Angeles, CA 90024

**Income & Expenses**

**INCOME SUMMARY**

**PER SF**

<b>Gross Income</b>	<b>\$98,040</b>	<b>\$32.02</b>
---------------------	-----------------	----------------

**EXPENSE SUMMARY**

**PER SF**

Real Estate Taxes	\$28,000	\$9.14
Insurance	\$4,217	\$1.38
DWP - Water/Sewer/Trash	\$2,500	\$0.82
Gardener	\$1,560	\$0.51
Maintenance	\$5,000	\$1.63
City License & Fees	\$500	\$0.16
<b>Gross Expenses</b>	<b>\$41,777</b>	<b>\$13.64</b>
<b>Net Operating Income</b>	<b>\$56,263</b>	<b>\$18.37</b>

Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.



**MULTIFAMILY FOR SALE**  
**OHIO AVENUE TRIPLEX**  
 10743-47 Ohio Avenue, Los Angeles, CA 90024

**Rent Roll**

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
10743 Town House	2	1.25	1,125	\$3,375	\$3.00	\$3,750	\$3.33
10745 Town House	2	1.25	1,125	\$3,131	\$2.78	\$3,750	\$3.33
10747	1	1	750	\$1,664	\$2.22	\$1,850	\$2.47
<b>Totals/Averages</b>			<b>3,000</b>	<b>\$8,170</b>	<b>\$2.72</b>	<b>\$9,350</b>	<b>\$3.04</b>

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF	DEPOSIT	
2 br / 1.25 ba	2	66.7	1,125	\$3,253	\$2.89	\$3,750	\$3.33	\$0	
1 br / 1 ba	1	33.3	750	\$1,664	\$2.22	\$1,850	\$2.47	\$0	
<b>Totals/Averages</b>		<b>3</b>	<b>100%</b>	<b>3,000</b>	<b>\$8,170</b>	<b>\$2.72</b>	<b>\$9,350</b>	<b>\$3.12</b>	<b>\$0</b>

Jim Gilb  
 jim.gilb@lee-associates.com  
 D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
 No liability of any kind is to be imposed on the broker herein.

# LOCATION INFORMATION



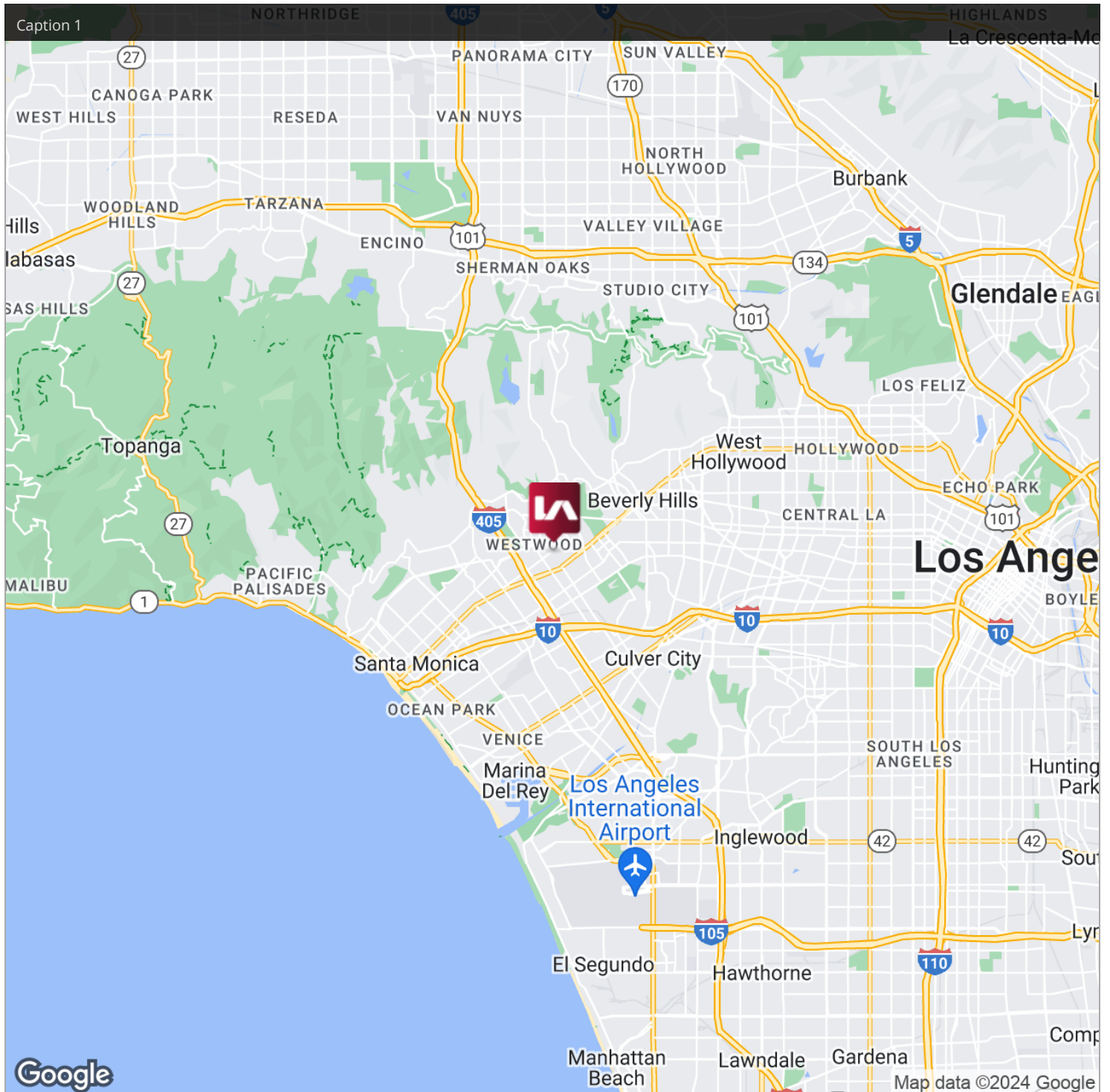


# MULTIFAMILY FOR SALE

## OHIO AVENUE TRIPLEX

10743-47 Ohio Avenue, Los Angeles, CA 90024

### Regional Map



Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

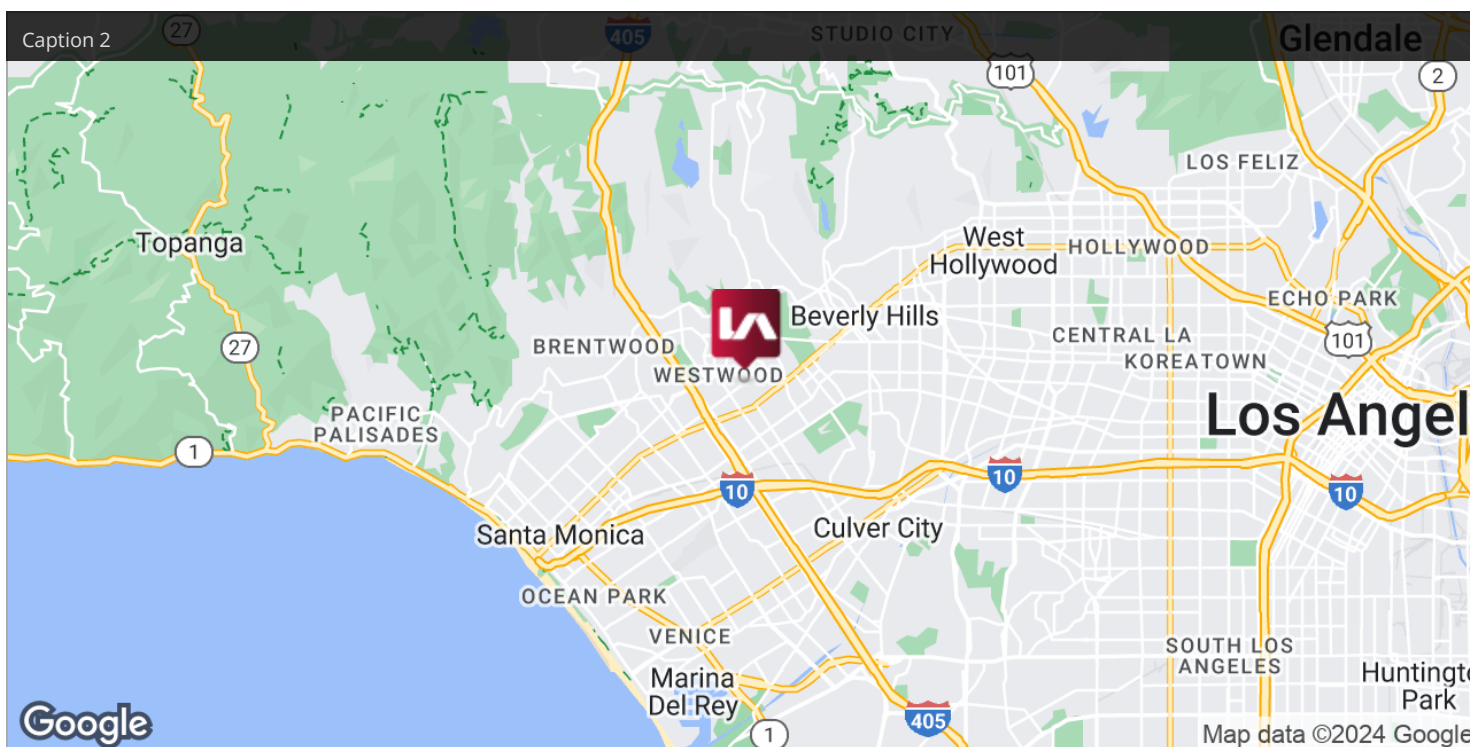
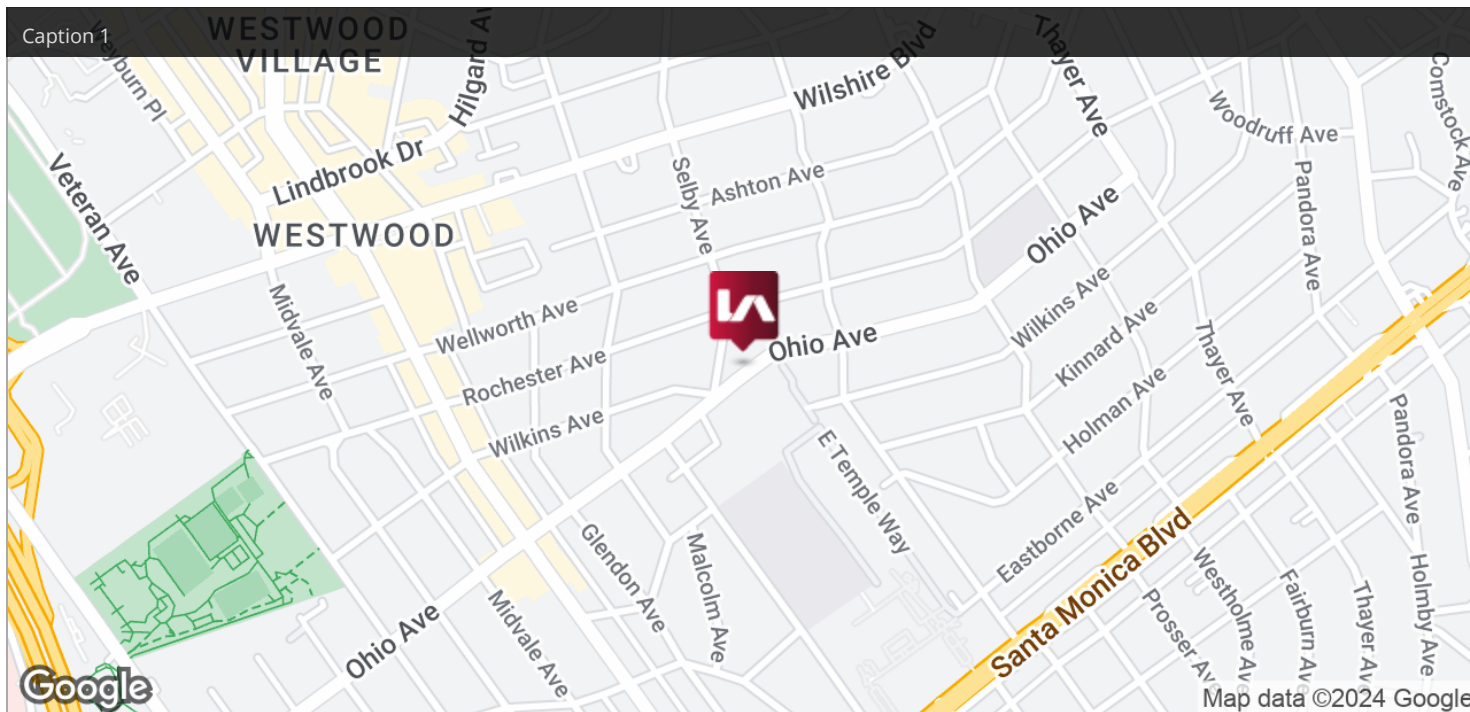
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# MULTIFAMILY FOR SALE

## OHIO AVENUE TRIPLEX

10743-47 Ohio Avenue, Los Angeles, CA 90024

### Location Maps



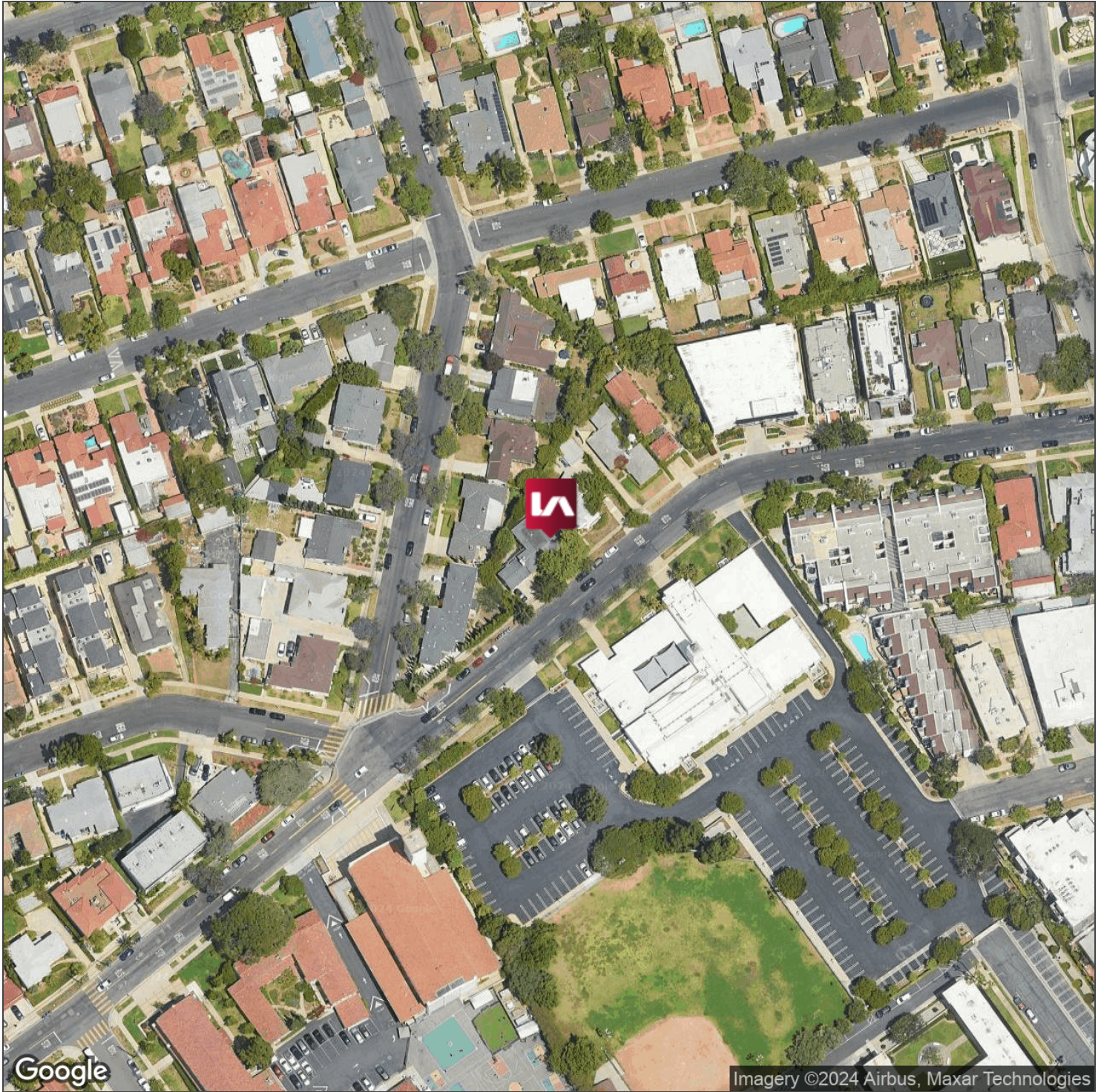
Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**MULTIFAMILY FOR SALE**  
**OHIO AVENUE TRIPLEX**  
10743-47 Ohio Avenue, Los Angeles, CA 90024

**Aerial Map**



Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# DEMOGRAPHICS



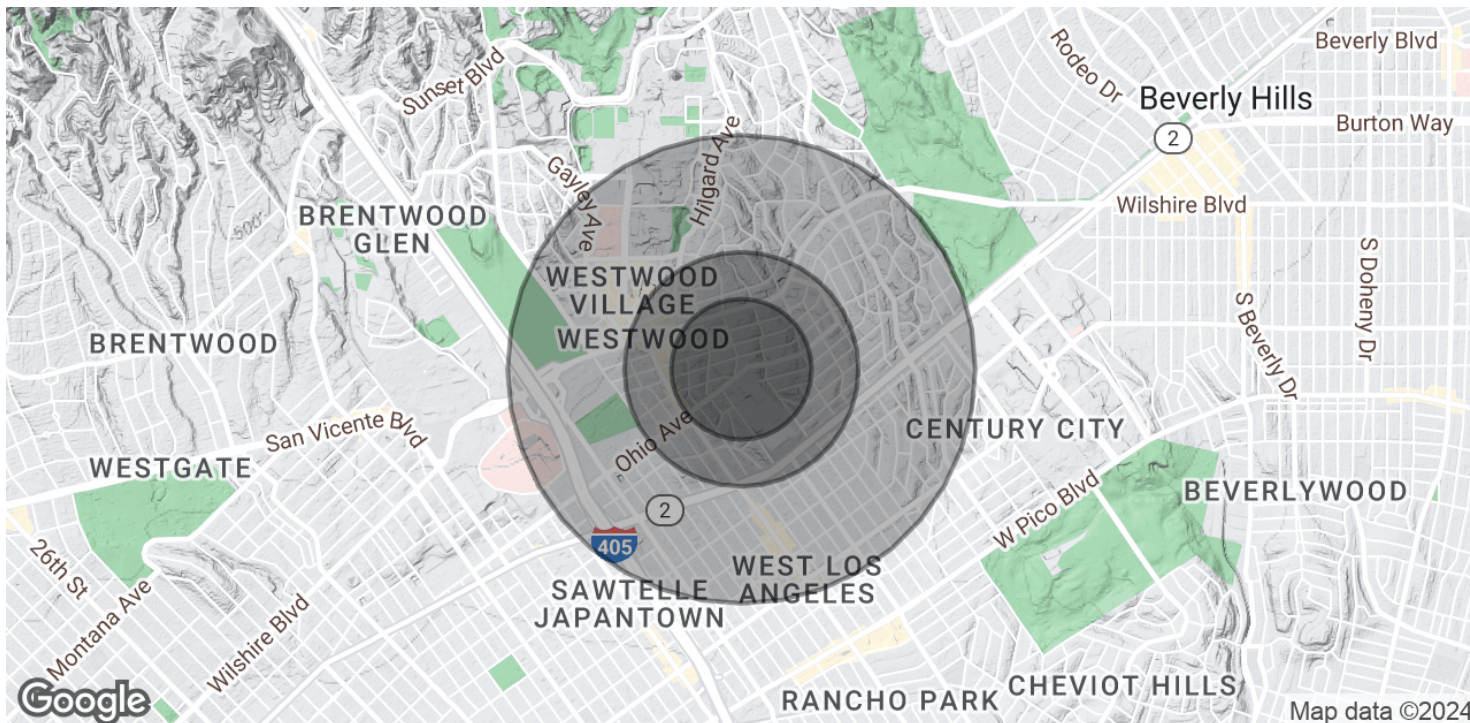


# MULTIFAMILY FOR SALE

## OHIO AVENUE TRIPLEX

10743-47 Ohio Avenue, Los Angeles, CA 90024

### Demographics Map & Report



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	4,748	13,813	43,727
Average Age	45	43	42
Average Age (Male)	44	42	41
Average Age (Female)	46	44	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,334	6,973	20,299
# of Persons per HH	2	2	2.2
Average HH Income	\$152,298	\$147,521	\$144,652
Average House Value	\$1,671,414	\$1,550,856	\$1,490,234

Demographics data derived from AlphaMap

Jim Gilb  
jim.gilb@lee-associates.com  
D 213.866.9802

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





COMMERCIAL REAL ESTATE SERVICES  
**INVESTMENT SERVICES**

