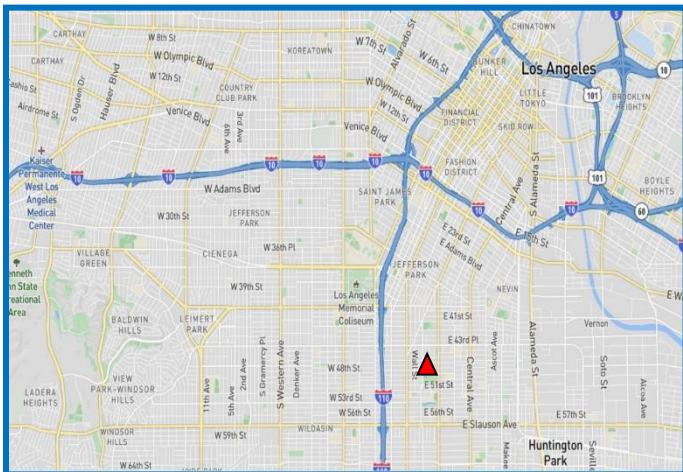


Offering Memorandum – Triplex

488 E. 47th Street
Los Angeles, CA 90011



Price: **\$777,000.00**
Year Built: 1904 / 1922
Lot Size: 6,177 sq.ft. (per Assessor)
Imp Size: 2,473 sq.ft. (per Assessor)
APN: 5109-019-021 **Zoning:** LAR22
Unit Mix: SFR - 2Bd/1Ba, 1- 2Bd/1Ba Unit & 1
– Single/1 Ba

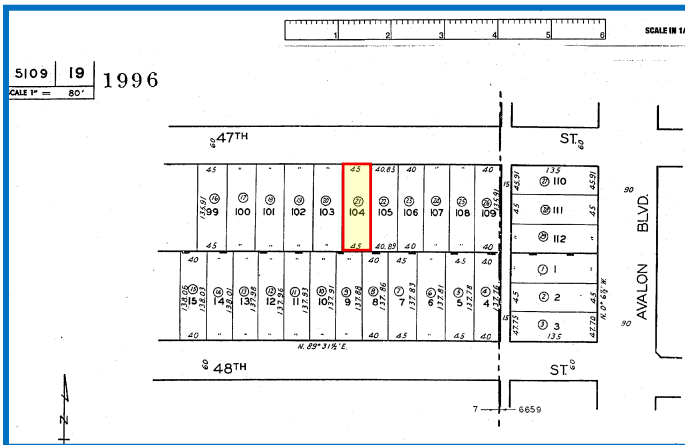
Notes:

- Downtown Adjacent Location
- Property Offered in its "As-Is, Where-Is" Condition; Buyer to rely on their own investigation and due diligence
- Interior Inspection w/ accepted offer; Do Not Disturb Tenants

The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee

488-492 E. 47th St offers an excellent opportunity to purchase a triplex investment in South Los Angeles minutes to Downtown Los Angeles, University of Southern California, etc. Easy access to the 110 and 10 Freeways. Property features two buildings – Front building has 2 Units - 2Bd/1Ba Unit & Single/1 Ba Unit (Yr blt – 1904); Rear Building is a SFR - 2Bd/1Ba (Yr blt – 1922). Investment has strong in-place income and additional upside.

Buyer to rely on their own due diligence and investigation.



Unit	Description	Mon Rent	Performa
492	2Bd/1 Ba SFR	\$ 1,571	\$ 2,000
490	Single	\$ 1,615	\$ 1,650
488	2Bd/1 Ba	\$ 1,671	\$ 1,700
Totals:		\$ 4,857	\$ 5,350

Andrew C. Lee
213-500-6870
DRE 01046440
aclee.aig@sbcglobal.net

123 Astronaut ES Onizuka St
Unit 311
Los Angeles, CA 90012

The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee



The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee