



127 W. 58TH ST, LOS ANGELES, CA 90037

Off-market opportunity for 1st time investor. It is a triplex, all 1-BR and 1BA. Unit 4 is a non-confirming unit can be converted to a legal ADU.

Gross Income:	\$ 45164
Operating Expense:	\$ 12445
Net Operating Income:	\$ 32914
Gross Multiplier:	12
Cap Rate:	5.9%
Proforma Cap Rate:	13.01%
Property Taxes:	\$ 5955
Insurance:	\$ 1539
Pro Management:	\$ 1814
Utilities:	\$ 2314
Repairs:	\$ 65
Maintenance:	\$ 757

PRESENTED BY
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**127 W. 58TH ST
LOS ANGELES, CA 90037**

\$550,000

INVESTMENT SUMMARY

PROPERTY SPECIFICATIONS

Rentable Area: 1563 Sq. Ft.
Year Built: 1920-1922
Land Area: 4400 Sq. Ft.
Parcel Number: 5101-026-014
Ownership: Fee Simple (Land & Building)

PROPERTY DETAILS

Name: 58th St Triplex
Number of Units: 3
Stories: 1
Occupancy: 100%
Parking: 3

UNIT#	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
1	1	1	\$708	\$1800
2	1	1	\$1500	\$1800
3	1	1	\$708	\$1800
4	0	1	\$0	\$1600
			\$2916	\$7000