

520 - 536 W 120th St | Los Angeles, CA 90044

50 Units | 3 Contiguous Lots Totaling 39,955 SF



**RE/MAX**  
COMMERCIAL & INVESTMENT REALTY

Enrique Viramontes

[www.owncre.com](http://www.owncre.com) | [ev@owncre.com](mailto:ev@owncre.com)

213.233.4363 | Cal DRE #01372010



## 520 - 536 West 120th Street

### Property Profile

Property Address:	520 - 536 W 120th St Los Angeles, CA 90044
Assessor Parcel #:	6117-003-004 6117-003-005 6117-003-006
Units:	50
Year Built:	1956
Building Size:	25,550
Lot Size:	39,955
Zoning:	LAR3
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Assigned



### Investment Highlights

- Priced to Sell | Only \$141,000 Per Unit!
- 10.08 GRM on Current Income! | 5.49 Proforma GRM
- 50 Units on 3 Contiguous Lots Totaling Almost 40,000 Square Feet!
- Assigned Parking for All Tenants
- Tremendous Upside to Rental Income
- Conveniently Located Near 110 and 105 Freeways



Enrique Viramontes, Senior Executive Vice President  
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## 520 - 536 West 120th Street

### Subject Photos



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## 520 - 536 West 120th Street

### Subject Photos

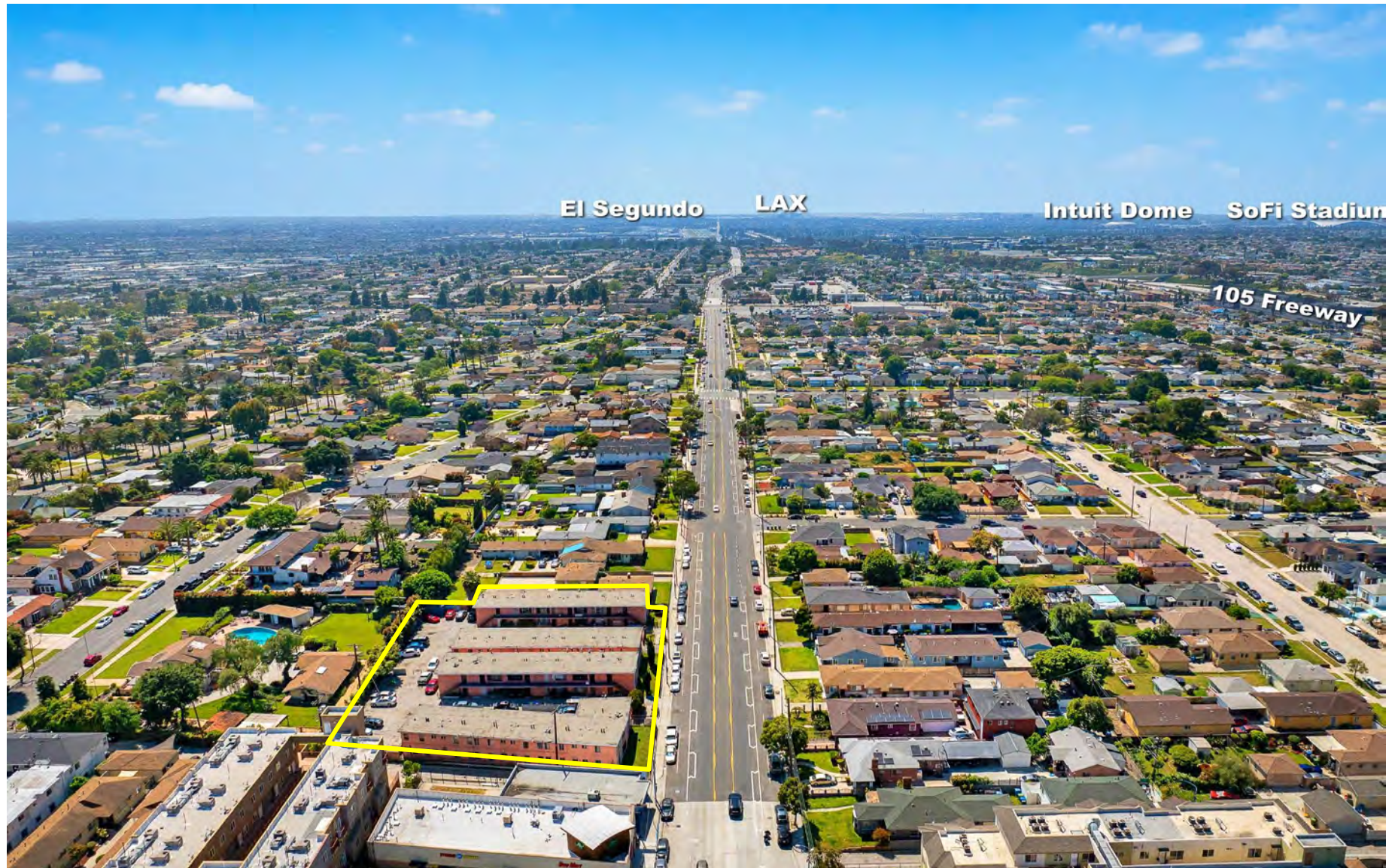


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## 520 - 536 West 120th Street

Subject Aerial



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## Parcel Map



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## 520 - 536 West 120th Street

### Rent Roll

Unit #	Unit Type	Current Rent	Market Rent	Unit #	Unit Type	Current Rent	Market Rent
<b>520</b>				<b>530</b>			
1	1 bd + 1 ba	\$1,768	\$2,172	1	1 bd + 1 ba	\$812	\$2,172
2	1 bd + 1 ba	\$1,288	\$2,172	2	1 bd + 1 ba	\$812	\$2,172
3	1 bd + 1 ba	\$1,700	\$2,172	3	1 bd + 1 ba	\$981	\$2,172
4	1 bd + 1 ba	\$1,700	\$2,172	4	1 bd + 1 ba	\$1,100	\$2,172
5	1 bd + 1 ba	\$1,700	\$2,172	5	1 bd + 1 ba	\$812	\$2,172
6	1 bd + 1 ba	\$844	\$2,172	6	1 bd + 1 ba	\$1,700	\$2,172
7	1 bd + 1 ba	\$1,044	\$2,172	7	1 bd + 1 ba	\$985	\$2,172
8	1 bd + 1 ba	\$1,514	\$2,172	8	1 bd + 1 ba	\$1,731	\$2,172
9	1 bd + 1 ba	\$844	\$2,172	9	1 bd + 1 ba	\$978	\$2,172
10	1 bd + 1 ba	\$978	\$2,172	10	1 bd + 1 ba	\$976	\$2,172
11	1 bd + 1 ba	\$812	\$2,172	11	1 bd + 1 ba	\$2,172	Vacant
12	1 bd + 1 ba	\$1,731	\$2,172	12	1 bd + 1 ba	\$812	\$2,172
13	1 bd + 1 ba	\$1,560	\$2,172	<b>536</b>			
14	1 bd + 1 ba	\$985	\$2,172	1	1 bd + 1 ba	\$976	\$2,172
<b>524</b>				2	1 bd + 1 ba	\$978	\$2,172
1	1 bd + 1 ba	\$812	\$2,172	3	1 bd + 1 ba	\$967	\$2,172
2	1 bd + 1 ba	\$1,237	\$2,172	4	1 bd + 1 ba	\$966	\$2,172
3	1 bd + 1 ba	\$2,172	Vacant	5	1 bd + 1 ba	\$812	\$2,172
4	1 bd + 1 ba	\$978	\$2,172	6	1 bd + 1 ba	\$2,172	Vacant
5	1 bd + 1 ba	\$1,514	\$2,172	7	1 bd + 1 ba	\$976	\$2,172
6	1 bd + 1 ba	\$984	\$2,172	8	1 bd + 1 ba	\$978	\$2,172
7	1 bd + 1 ba	\$877	Manager	9	1 bd + 1 ba	\$812	\$2,172
8	1 bd + 1 ba	\$976	\$2,172	10	1 bd + 1 ba	\$812	\$2,172
9	1 bd + 1 ba	\$978	\$2,172	11	1 bd + 1 ba	\$844	\$2,172
10	1 bd + 1 ba	\$1,044	\$2,172	12	1 bd + 1 ba	\$1,514	\$2,172
11	1 bd + 1 ba	\$976	\$2,172				
12	1 bd + 1 ba	\$812	\$2,172				
TOTAL:						\$57,693	\$106,428



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## Pricing Analysis

<b>Price</b>	<b>\$ 7,050,000</b>
Down 45%	\$ 3,172,500
First Trust Deed	\$ 3,877,500
Interest Rate	5.90%
Price / Unit	\$ 141,000
Price / Sq Foot	\$ 275.93
<b>GRM</b>	<b>10.08</b>
GRM (Proforma)	5.49
<b>Cap Rate</b>	<b>5.85%</b>
Cap Rate (Proforma)	13.35%

## Property Profile

No. of Units:	50
Year Built:	1956
Square Footage:	25,550
Lot Size:	39,955
Construction Type:	W/F Stucco
Roof Type:	Composite
Parking:	Assigned
Parcel No.:	6117-003-004
	6117-003-005
	6117-003-006

## Agent Contact

## Enrique Viramontes

Senior Executive Vice President

DRE License #01372010

213.233.4363

ev@owncre.com

www.OWCRE.com



## Unit Mix &amp; Monthly Rent Schedule

No. of Units	Type	Current Rent Range	Current Income	Market Rent	Market Income
50	1 bd + 1 ba	\$ 812 - 2,172	\$ 57,693	\$ 2,172	\$ 106,428
Total Scheduled Rent			<b>\$ 57,693</b>		<b>\$ 106,428</b>

## Annualized Income &amp; Expenses

	Current	Market
<b>Scheduled Gross Income</b>	\$ 692,312	\$ 1,277,136
Laundry Income	\$ 7,008	\$ 7,008
<b>Total Scheduled Gross Income</b>	\$ 699,320	\$ 1,284,144
Vacancy Rate 1.0%	\$ 6,993	3.0% \$ 38,524
<b>Effective Operating Income</b>	\$ 692,327	\$ 1,245,620
<b>Expenses</b>		
Property Taxes & D.A.	\$ 95,317	\$ 95,317
New Insurance Quote	\$ 43,098	\$ 43,098
Water & Electricity	\$ 47,871	\$ 47,871
Gas	\$ 26,995	\$ 26,995
Trash	\$ 15,803	\$ 15,803
Landscaping	\$ 2,160	\$ 2,160
Pest Control	\$ 1,080	\$ 1,080
SCEP	\$ 5,335	\$ 5,335
Onsite Management	\$ 10,848	\$ 10,848
Repairs & Maintenance 4.5%	\$ 31,155	4.5% \$ 56,053
<b>Total Expenses</b>	\$ 279,662	\$ 304,560
Expenses Per Unit	\$ 143	\$ 156
Expenses Per Square Foot	\$ 7.00	\$ 7.62
<b>Net Operating Income</b>	\$ 412,665	\$ 941,059
Less Debt Service	\$ 275,986	\$ 275,986
<b>Pre-Tax Cash Flow</b>	<b>\$ 136,679</b>	<b>\$ 665,073</b>
<b>Return</b>	<b>3.52%</b>	<b>17.15%</b>

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the condition of the property. Property taxes are based on a reassessment at the current tax rate. RE/MAX Commercial & Investment Realty and Agent make no warranty or representation about the content of this offering memorandum. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the present or future performance of the property. The presence of molds may adversely affect the property and the health of some. If you have questions or concerns regarding this issue conduct further inspections by a qualified professional.