

**456 W 52nd St  
Los Angeles, CA 90037  
52nd Street Apartments**



**Exclusively Listed By:**

**Shant Sherbetdjian**

Senior Vice President of Investments  
DRE Lic. #01713570 ss@remaxcir.com  
Tel: (626) 657-8150

**Enrique Viramontes**

Senior Vice President of Investments  
DRE Lic. #01372010 eviramontes@remaxcir.com  
Tel: (213) 233-4363

**REMAX**  
**COMMERCIAL & INVESTMENT REALTY**

RE/MAX Commercial & Investment Realty | DRE Lic. #01508014  
99 South Lake Avenue, Suite #504 Pasadena, CA 91101  
Office: (213) 817-1000 | Fax: (818) 647-0355

# 52nd Street Apartments

## Property Profile

Property Address:	456 W 52nd St Los Angeles, CA 90037
Assessor Parcel #:	5001-033-031
Units:	4
Year Built:	1922
Building Size:	3,020
Lot Size:	4,578
Zoning:	LAC2
Construction:	Wood Frame
Roof Type:	Composite
Parking:	Onsite



## Investment Highlights

- Prime Rental Location in South Los Angeles | Strong demand for multifamily housing
- High-Density C2 / R4 Zoning | Offers significant future development potential
- Spacious Two-Bedroom Units | Functional layouts appealing to a broad tenant base
- Secure Onsite Gated Parking | Enhances tenant convenience and property value
- Recent Property Upgrades | Modernized features improve appeal and reduce maintenance costs
- Transit and Freeway Accessible | Easy access to the 110 Freeway and major transit corridors
- Minutes from Downtown Los Angeles, Exposition Park, and USC
- Central location with proximity to major employment and entertainment hubs

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PHONE# (626) 657-8150 / (213) 233-4363

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## Photos



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## Photos



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## Aerial Map



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# 52nd Street Apartments

## Parcel Map



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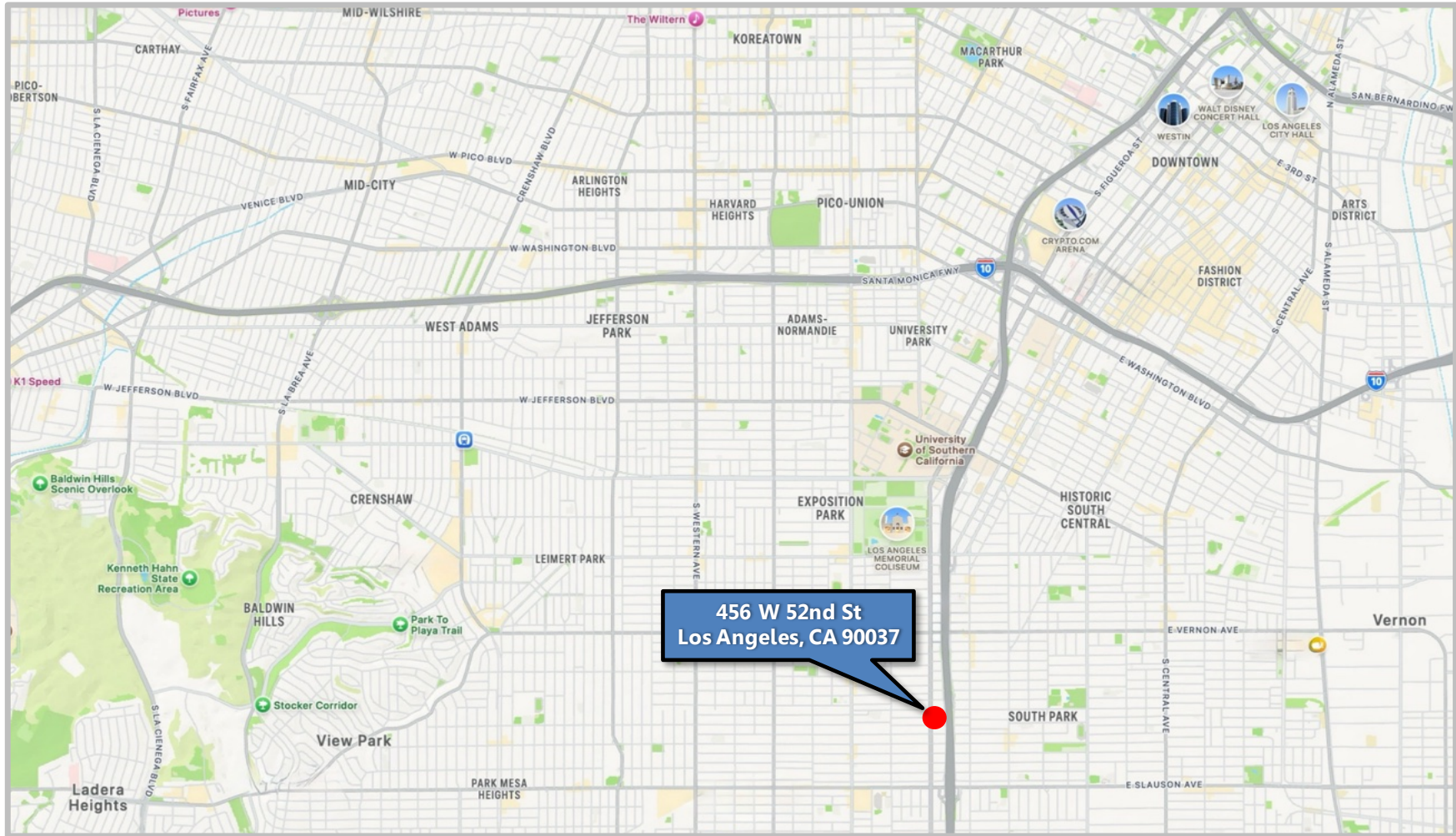
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# 52nd Street Apartments

## Map Overview



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# 52nd Street Apartments

## Current Income & Expense Analysis

456 W 52nd St  
Los Angeles, CA 90037

4	Wood Frame	3,020	4,578	1922	LAC2
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

### CURRENT ANNUALIZED INCOME

Units	Type	Current	Total
<u>4</u>	<u>2 Bedroom + 1 Bathroom</u>	<u>\$ 1,176 - 1,398</u>	<u>\$ 5,156</u>
<u>4</u>			<u>\$ 5,156</u>

### CURRENT ANNUALIZED EXPENSES

<b>SCHEDULED GROSS INCOME</b>		\$ <u>61,872</u>
Vacancy Rate	1%	\$ <u>619</u>
<b>GROSS OPERATING INCOME</b>		\$ <u>61,253</u>
<b>Expenses</b>		
Property Tax	1.19%	\$ <u>7,718</u>
Direct Assessments		\$ <u>607</u>
New Insurance Quote		\$ <u>6,040</u>
Utilities		\$ <u>7,329</u>
Landscaping/Gardening		\$ <u>1,200</u>
City Business License		\$ <u>448</u>
Repairs & Maintenance	6%	\$ <u>3,675</u>
Reserves for Replacement		\$ <u>1,000</u>
<b>Total Expenses</b>	45%	\$ <u>28,017</u>
	Per Unit	\$ <u>7,004</u>
	Per Foot	\$ <u>9.28</u>
<b>NET OPERATING INCOME</b>		\$ <u>33,236</u>

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# 52nd Street Apartments

## Current Pricing Analysis and Opinion of Value

456 W 52nd St  
Los Angeles, CA 90037

4	Wood Frame	3,020	4,578	1922	LAC2
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

### CURRENT PRICING AND FINANCING

<b>PRICE</b>				<b>\$ 650,000</b>
Down Payment		100%		<b>\$ 650,000</b>
First Trust Deed		0%		\$ -
Interest Rate	FIXED	5.85% APR		<b>FRM 30/5</b>
Term		30 /5		

### COMMENTS

Buyer to obtain a new loan at prevailing market rates and terms.

### CURRENT SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>			<b>\$ 61,872</b>
Less Vacancy	1.0%		\$ 619
Gross Operating Income			\$ 61,253
Less Expenses	45.3%		\$ 28,017
<b>NET OPERATING INCOME</b>			<b>\$ 33,236</b>
Less Debt Service			\$ -
<b>PRE-TAX CASH FLOW</b>			<b>\$ 33,236</b>
Return %			5.11%
Gross Rent Multiplier			<b>10.51</b>
Capitalization Rate			<b>5.11%</b>
Price per Square Foot			\$ 215.23
Price per Unit			\$ 162,500

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# 52nd Street Apartments

## Proforma Income & Expense Analysis

456 W 52nd St  
Los Angeles, CA 90037

4	Wood Frame	3,020	4,578	1922	LAC <sub>2</sub>
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

### PROFORMA ANNUALIZED INCOME

Units	Type	Proforma	Total
4	2 Bedroom + 1 Bathroom	\$ 2,100	\$ 8,400
<b>4</b>			<b>\$ 8,400</b>

### PROFORMA ANNUALIZED EXPENSES

<b>SCHEDULED GROSS INCOME</b>			\$ <u>100,800</u>
Vacancy Rate		1%	\$ <u>1,008</u>
<b>GROSS OPERATING INCOME</b>			\$ <u>99,792</u>
<b>Expenses</b>			
Property Tax		1.19%	\$ <u>7,718</u>
Direct Assessments			\$ <u>607</u>
New Insurance Quote			\$ <u>6,040</u>
Utilities			\$ <u>7,329</u>
Landscaping/Gardening			\$ <u>1,200</u>
City Business License			\$ <u>448</u>
Repairs & Maintenance		5%	\$ <u>4,990</u>
Reserves for Replacement			\$ <u>1,000</u>
<b>Total Expenses</b>		29%	\$ <u><b>29,332</b></u>
	Per Unit		\$ <u>7,333</u>
	Per Foot		\$ <u>9.71</u>
<b>NET OPERATING INCOME</b>			\$ <u><b>70,460</b></u>

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PHONE# (626) 657-8150 / (213) 233-4363

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## Proforma Pricing Analysis and Opinion of Value

456 W 52nd St  
Los Angeles, CA 90037

4	Wood Frame	3,020	4,578	1922	LAC <sub>2</sub>
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

### PROFORMA PRICING AND FINANCING

<b>PRICE</b>			<b>\$ 650,000</b>
Down Payment	100%		<b>\$ 650,000</b>
First Trust Deed	0%		\$ -
Interest Rate	FIXED	5.85% APR	<b>FRM 30/5</b>
Term		30 /5	

### COMMENTS

Buyer to obtain a new loan at existing market rates and terms.

### PROFORMA SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 100,800</b>
Less Vacancy	1.0%	\$ 1,008
Gross Operating Income		\$ 99,792
Less Expenses	29.1%	\$ 29,332
<b>NET OPERATING INCOME</b>		<b>\$ 70,460</b>
Less Debt Service		\$ -
<b>PRE-TAX CASH FLOW</b>		<b>\$ 70,460</b>
Return %		10.84%
Gross Rent Multiplier		<b>6.45</b>
Capitalization Rate		<b>10.84%</b>
Price per Square Foot		\$ 215.23
Price per Unit		\$ 162,500

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## 52nd Street Apartments

### Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
456	2 Bedroom + 1 Bathroom	\$1,291	\$2,100
456 1/2	2 Bedroom + 1 Bathroom	\$1,291	\$2,100
458	2 Bedroom + 1 Bathroom	\$1,176	\$2,100
458 1/2	2 Bedroom + 1 Bathroom	\$1,398	\$2,100
<b>TOTALS:</b>		<b>\$5,156</b>	<b>\$8,400</b>

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## 52ND STREET APARTMENTS

456 W 52ND ST - LOS ANGELES, CA

### SUBJECT PHOTO



### PRICING SUMMARY

Price:	\$ 650,000
Down:	\$ 650,000
Loan Amount:	\$ 0
Price / Unit:	\$ 162,500
Price / Square Foot:	\$ 215.23
Cash on Cash:	5.11%
GRM:	10.51
Cap Rate:	5.11%
Cap Rate (Proforma):	10.84%
GRM (Proforma):	6.45
Cash On Cash (Proforma):	10.84%

### PROPERTY PROFILE

No. of Units:	4
Year Built:	1922
Square Footage:	3,020
Lot Size:	4,578
Construction Type:	Wood Frame
Roof Type:	Composite
Parking:	Onsite
Type:	A 4 Unit Multi-Family Investment
Parcel No.:	5001-033-031
<ul style="list-style-type: none"> <li>• Prime Rental Location</li> <li>• Development Potential from C2 / R4 Zoning</li> <li>• Spacious Unit Layout</li> <li>• Recent Upgrades</li> </ul>	

### BROKER CONTACT

<b>SHANT SHERBETDJIAN</b>	<b>ENRIQUE VIRAMONTES</b>
Senior VP of Investments	Managing Director
DRE# 01713570	DRE# 01372010
<a href="mailto:ss@remaxcir.com">ss@remaxcir.com</a>	<a href="mailto:eviramontes@remaxcir.com">eviramontes@remaxcir.com</a>
Office: (626) 657-8150	Office: (213) 233-4363
Fax: (818) 647-0355	Fax: (213) 817-1001



### INVESTMENT CHARACTERISTICS

#### UNIT MIX & RENT SCHEDULE

# of Units	Unit Type	Current Rent Range	Monthly Income	Market Rent	Monthly Income
4	2 Bedroom + 1 Bathroom	\$ 1,176 - 1,398	\$ 5,156	\$ 2,100	\$ 8,400
4			\$ 5,156		\$ 8,400

#### INCOME & EXPENSES

	Current Annualized	Proforma Annualized
Scheduled Gross Income	\$ 61,872	\$ 100,800
Total Scheduled Gross Income	\$ 61,872	\$ 100,800
Vacancy Rate	1% \$ 619	1% \$ 1,008
Effective Operating Income	\$ 61,253	\$ 99,792
<b>Expenses</b>		
Property Tax	1.19% \$ 7,718	\$ 7,718
Direct Assessments	\$ 607	\$ 607
New Insurance Quote	\$ 6,040	\$ 6,040
Utilities	\$ 7,329	\$ 7,329
Landscaping/Gardening	\$ 1,200	\$ 1,200
City Business License	\$ 448	\$ 448
Repairs & Maintenance	6% \$ 3,675	5% \$ 4,990
Reserves for Replacement	\$ 1,000	\$ 1,000
<b>Total Expenses</b>	<b>45% \$ 28,017</b>	<b>29% \$ 29,332</b>
Per Unit	\$ 7,004	\$ 7,333
Per Foot	\$ 9.28	\$ 9.71
Net Operating Income	\$ 33,236	\$ 70,460
Less: Debt Service	\$ -	\$ -
<b>Pre-Tax Cash Flow</b>	<b>\$ 33,236</b>	<b>\$ 70,460</b>

NOTES: California and various municipalities have passed rent control ordinances that may affect the actual and proforma rents. Buyer is encouraged to investigate. Figures are estimates only and based on industry standards. These numbers should be adequate considering the renovations and upgrades to the property. Property taxes are based on a reassessment at the current tax rate. Market Rent may take into account assuming fully renovated units.

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