

# 1182

East 52nd St

Los Angeles, CA 90011

OFFERING MEMORANDUM

RECENTLY RENOVATED INVESTMENT  
OPPORTUNITY IN SOUTH LOS ANGELES

8 BUNGALOWS CONSISTING OF  
2 TWO'S AND 6 ONE-BEDROOM UNITS





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# 1182 E 52nd St

LOS ANGELES, CA 90011

The Neema Group of Marcus & Millichap is pleased to present 1182 E 52nd Street, an eight-unit investment opportunity in the Central Alameda neighborhood of Los Angeles. This is a centrally located property in South Los Angeles with close proximity and transportation options to commute to Downtown Los Angeles and neighboring cities of Huntington Park and Vernon.

The subject property offers an investor the opportunity to purchase a newly renovated turn-key community, with each unit recently gutted and featuring new flooring, countertops, stainless steel appliances, and lighting fixtures. The property consists of eight separate structures featuring two two-bedroom and six one-bedroom apartments. At the current income, the building is offered at a 5.62% cap. There are eight total parking spaces and ease of management as gas and electricity are separately metered. In addition, tenants pay for trash and there are zero common area utility expenses.

The subject property is located across the street from Hooper Avenue Elementary School. Residents have many transportation options available as the property is in close proximity to the Metro A Rail Line as well as multiple Metro bus lines along Hooper Avenue and Compton Avenue. 1182 E 52nd Street is ideally located for residents to commute to employment opportunities in Downtown Los Angeles as well as the neighboring industrial cities of Vernon and Huntington Park with plentiful warehouse and manufacturing employment.







SUBJECT PROPERTY

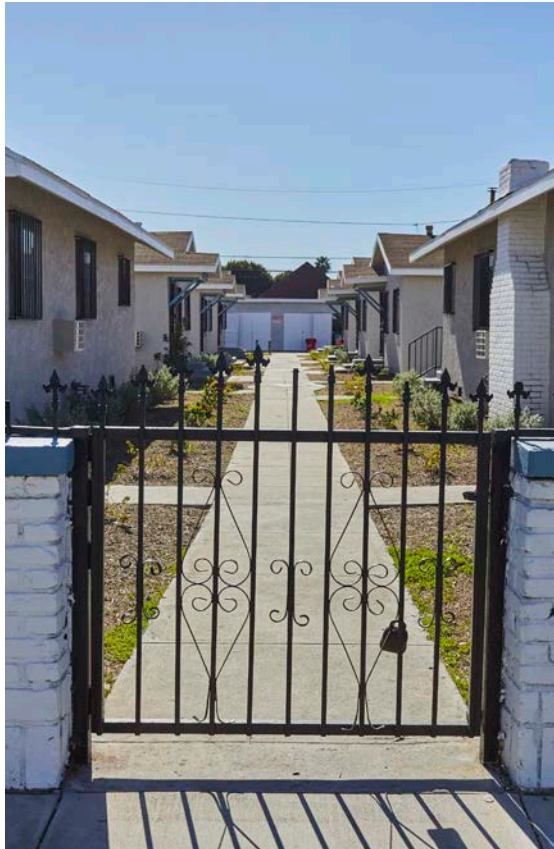
HOOPER AVENUE  
ELEMENTARY  
SCHOOL



## INVESTMENT HIGHLIGHTS


### 1182 E 52nd St

LOS ANGELES, CA 90011



- 1182 E 52nd Street is an eight-unit investment opportunity in the Central Alameda neighborhood of Los Angeles located between Hooper Ave and S Central Ave, a location in a densely populated, rapidly gentrifying neighborhood.
- The subject property features eight individual structures consisting of two two-bedrooms and six one-bedrooms; all units have recently been gut renovated allowing the investor an opportunity to acquire a turnkey community at a 5.62% CAP.
- Recent capital expenditures include new flooring, countertops, cabinets, stainless steel appliances, and lighting fixtures.
- 1182 E 52nd Street has eight total parking spaces along the side and rear of the property.
- Utilities are low as gas and electricity are separately metered. In addition, tenants pay for trash and there are zero common area utility expenses.
- The subject property is located across the street from Hooper Avenue Elementary School; residents have many transportation options available as the property is in close proximity to the Metro A Rail Line as well as multiple Metro bus lines along Hooper Avenue and Compton Avenue.
- 1182 E 52nd Street is ideally located for residents to commute to employment opportunities in Downtown Los Angeles as well as the neighboring industrial cities of Vernon and Huntington Park with plentiful warehouse and manufacturing employment.



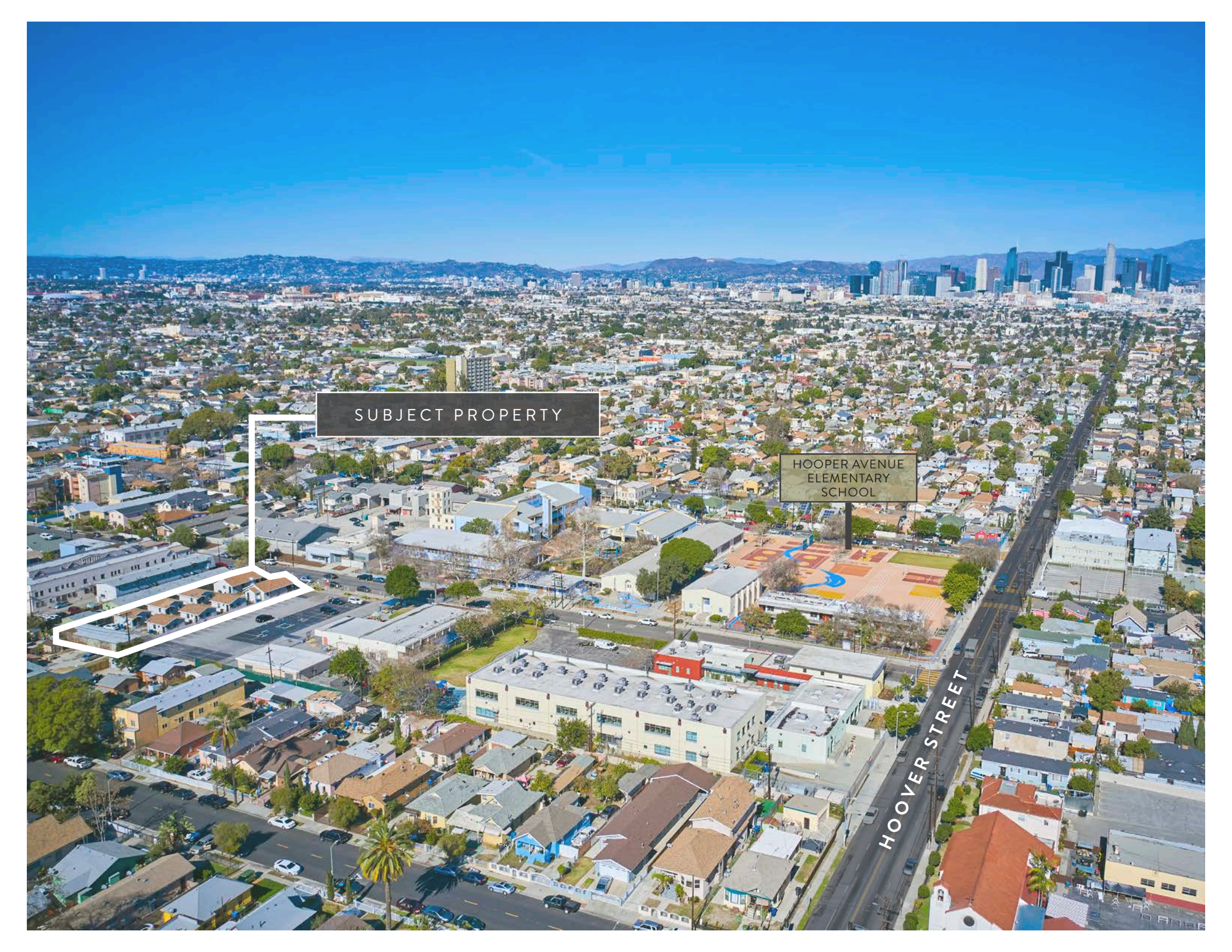


SUBJECT PROPERTY

This is an aerial photograph of a city, likely Los Angeles, showing a dense residential and commercial area. In the center-left, a specific property is highlighted with a white outline. A white line connects this highlighted area to a dark grey rectangular box containing the text 'SUBJECT PROPERTY'. To the right of the highlighted property, a diagonal line runs across the image, labeled 'E 52ND STREET'. The background shows a vast cityscape extending to distant mountains under a clear blue sky.

E 52ND STREET





SUBJECT PROPERTY

This is an aerial photograph of a city neighborhood. A white outline highlights a specific property in the lower-left quadrant. The property is a long, narrow lot with several buildings. The surrounding area is densely packed with residential and commercial buildings. In the background, a city skyline with tall skyscrapers is visible against a clear blue sky. The overall scene is a high-angle, wide-area view of an urban environment.

HOOVER AVENUE  
ELEMENTARY  
SCHOOL

HOOVER STREET



# INVESTMENT OVERVIEW

## PROPERTY INFORMATION

Address:	1182 E 52nd Street Los Angeles, CA 90011
Number of Units:	8
Approx. Gross SF:	4,490 SF
Approx. Lot Size:	17,441 SF
Year Built/Year Renovated:	1924/2020
APN	5104-003-036
Zoning	RD1.5-1

## PRICING INFORMATION

Sales Price:	\$ 1,880,000
Down Payment (40%):	\$ 752,000
Cost per Legal Unit:	\$235,000
Current GRM:	11.78
Market GRM:	11.35
Current CAP:	5.62%
Market CAP:	5.91%



## NEW POTENTIAL FINANCING

New First Loan	\$1,128,000
Interest Rate	3.25%
Amortization	30
Monthly Payment	\$4,909.13
DCR	1.85



## AREA OVERVIEW

### CENTRAL-ALAMEDA

Central-Alameda is a densely populated, historic, and diverse neighborhood in South Los Angeles bordered by Historic South-Central to the west, the city of Vernon to the east, and Downtown LA to the north. The area is one of LA County's most densely populated and features one of the county's youngest populations with a median age of 22. The area has a diverse cultural history that is still present today.

With convenient access to I-110 and Downtown Los Angeles, Central-Alameda continues to expand with new residential housing developments including 127 units at 41st Street and Compton Avenue, 127 units at 4020 S. Compton Avenue, and 57 units just south of the intersection of 21st Street and Central Avenue.



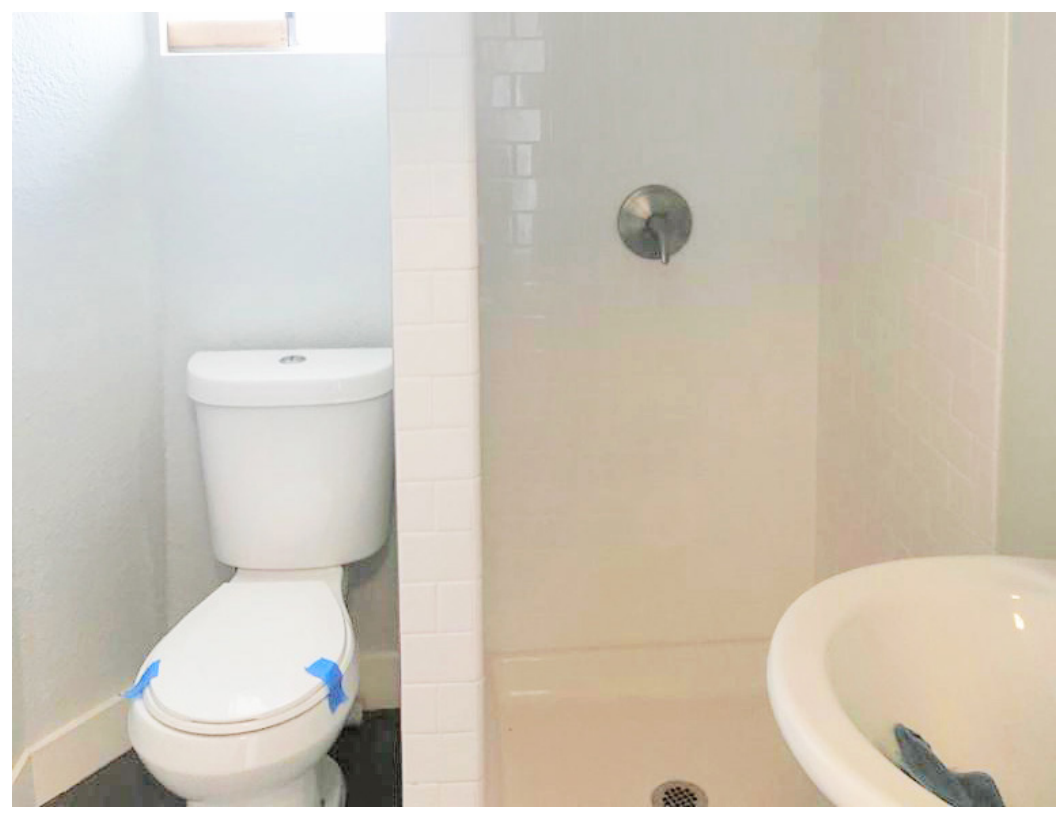


**RECENTLY RENOVATED INTERIORS INCLUDE NEW:**

- FLOORING
- COUNTERTOPS
- STAINLESS STEEL APPLIANCES
- CABINETS
- LIGHTING FIXTURES









# AMENITIES MAP





# FINANCIALS

ANNUALIZED OPERATING DATA		CURRENT RENTS		MARKET RENTS
Scheduled Gross Income:		\$159,540		\$165,600
Less Vacancy Rate Reserve:	5.0%	\$(7,977)	5.0%	\$(8,280)
Gross Operating Income:		\$151,563		\$157,320
Less Expenses:	28.8%	\$(45,895)	27.9%	\$(46,183)
Net Operating Income:		\$105,668		\$111,138
Reserves:		\$(1,600)		\$(1,600)
Less Debt Service:		\$(58,910)		\$(58,910)
Pre-Tax Cash Flow:	6.0%	\$45,159	6.7%	\$50,628
Plus Principal Reduction:		\$22,765		\$22,765
Total Return Before Taxes:	9.0%	\$67,924	9.8%	\$73,393

OPERATING EXPENSES		CURRENT		MARKET
Taxes: (1.20%)		\$22,560		\$22,560
Insurance		\$2,021		\$2,021
Utilities:		\$6,240		\$6,240
Repairs & Maintenance		\$4,000		\$4,000
Management: (5%)		\$7,578		\$7,866
Landscaping		\$1,200		\$1,200
Pest Control		\$420		\$420
License & Fees		\$400		\$400
Direct Assessment		\$1,476		\$1,476
Total Expenses		\$45,895		\$46,183
Per Net Sq. Ft		\$10.22		\$10.29
Per Unit		\$5,736.83		\$5,772.81



# RENT ROLL

UNIT #	UNIT #	UNIT SF	UNIT TYPE	CURRENT RENTS	MARKET RENTS	NOTES
1	1182	745	2+1	\$1,950	\$2,100	
2	1184	745	2+1	\$2,050	\$2,100	W/D in-unit
3	1182.25	500	1+1	\$1,500	\$1,600	
4	1182.50	500	1+1	\$1,515	\$1,600	
5	1182.75	500	1+1	\$1,570	\$1,600	
6	1184.25	500	1+1	\$1,570	\$1,600	
7	1184.50	500	1+1	\$1,570	\$1,600	
8	1184.75	500	1+1	\$1,570	\$1,600	
Monthly Scheduled Gross Income:				\$13,295	\$13,800	
Annual Scheduled Gross Income:				\$159,540	\$165,600	



An aerial photograph of a residential neighborhood. In the center, there is a large, light-colored rectangular area, possibly a parking lot or a cleared lot, with some faint markings. Surrounding this central area are several houses with various roof colors (brown, grey, blue). To the left, there is a larger parking lot with several cars parked. To the right, there is a street with more houses and a few parked cars. The overall scene is a typical suburban residential area.

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



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