

# OFFERING MEMORANDUM

**OFFERING PRICE: \$800,000**

**1726 & 1728 LEIGHTON AVE.**

LOS ANGELES, CA 90062

**2,336 SQ FT DUPLEX**

- DUPLEX - 2-Bed + 2-Bath | 2-Bed + 1-Bath
- 100% Vacant
- Attractive Investment Opportunity in the Heart of LA
- Ideal for an Owner/User or Investor
- Call Listing Agents for Details

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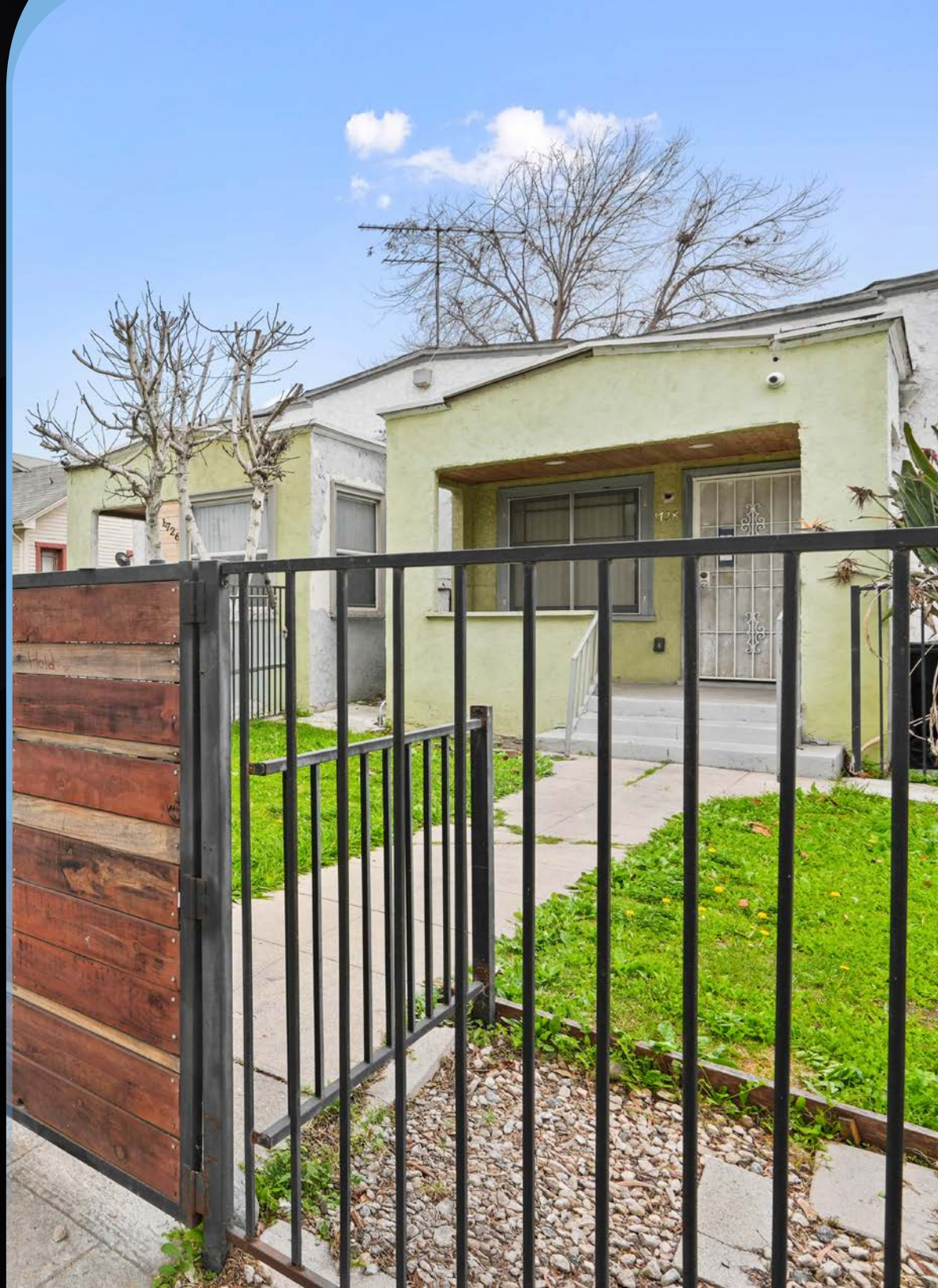
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SUBJECT  
PROPERTY

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# EXECUTIVE SUMMARY

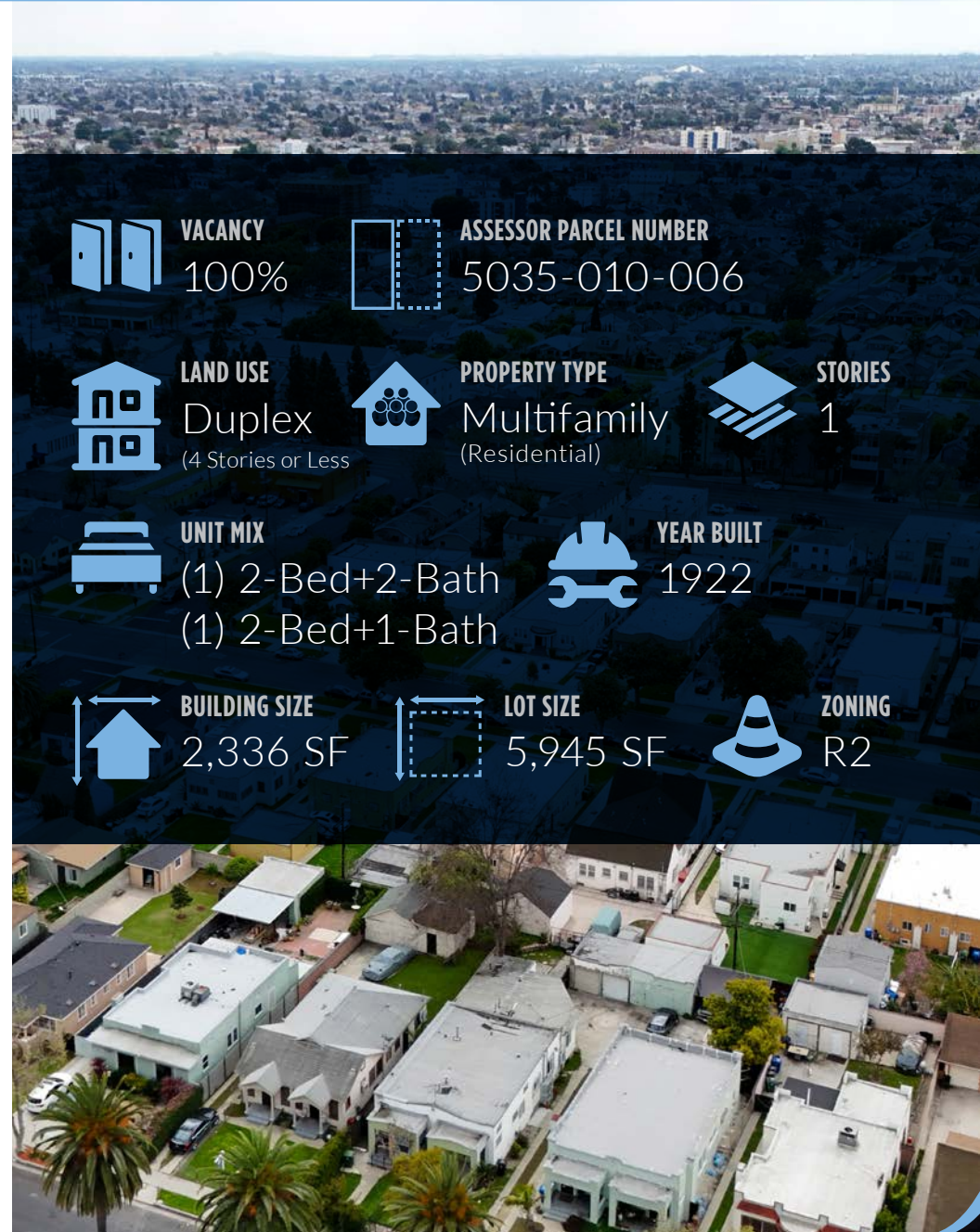
100% Vacant! This fantastic investment opportunity is in Vermont Square, a vibrant neighborhood of Los Angeles. Built in 1922, this 2,336 SF duplex sits on a 5,945 SF lot and is comprised of 5 bedrooms and 3 bathrooms (per title).

1726-1728 Leighton Ave. is situated on a pride-of-ownership street, surrounded by recent renovations, new development, and construction activity in the immediate area. A detached garage offers the potential for ADU conversion, creating an additional income stream.

The Vermont Square neighborhood borders trendy Leimert Park and Exposition Park and is conveniently located near the K Line and Expo Line. These transit options offer residents' easy access to Downtown LA, Santa Monica, and other major Los Angeles destinations for both work and leisure.

Leighton Ave. is an ideal opportunity for either an owner/user who wants to live in one unit and offset their mortgage with rental income or for an investor looking to set market rents and maximize yield on a rental property.

- ▶ TOC | Tier 3
- ▶ Opportunity Zone
- ▶ Enterprise Zone



# INVESTMENT HIGHLIGHTS



## OPTIONS FOR OWNER/USERS & INVESTORS

### OWNER/USER

- Live in one unit and rent out the other to offset a portion of your mortgage.
- This provides an Owner/User with a lower entry cost to homeownership compared to purchasing a renovated home. A new buyer is in control regarding preferred finishes and vetting renters.

### INVESTORS

- Rent both units for a steady rental income in an area with high rental demand.
- The real estate market in 90062 has been appreciating steadily due to increased demand for housing throughout Los Angeles County.
- Rehabbing a duplex can add significant value and present an ideal “fix-and-flip” opportunity with good ROI potential in a growing market.



## PRIME LOCATION

- Located in Vermont Square, just minutes from Leimert Park, this area is seeing a wave of revitalization and development.
- Close to USC, Exposition Park, and Downtown LA — all major demand drivers for housing.
- Easy access to the K Line (Crenshaw/LAX Metro) and Expo Line for convenient commuting.
- Walking distance to Leimert Park Village, a hub for arts, music, and culture.
- Neighborhood shows pride of ownership, with many renovations and new construction projects underway.



## STRONG REAL ESTATE MARKET

- South LA is one of the fastest-gentrifying areas in Los Angeles.
- New retail, infrastructure, and transit improvements are driving rapid appreciation.
- Projects like Destination Crenshaw and nearby corridor improvements signal ongoing investment from the city.



## CENTRAL LOCATION WITH GROWTH POTENTIAL

- Located in Vermont Square, just minutes from Leimert Park, this area is seeing a wave of revitalization and development.
- Close proximity to USC, Exposition Park, and Downtown LA means strong tenant demand and long-term value appreciation.
- Transit-friendly: Easy access to the K Line (Crenshaw/LAX Metro) and the Expo Line make it commuter-friendly.



## POTENTIAL TO BUILD ADUS

R2 zoning and a detached garage offer strong ADU potential, increasing rental income and property value.

\*Buyer to verify with the City as to what can be built.



## FAVORABLE FINANCING

Investors can take advantage of favorable residential income financing terms. Lending institutions require only 25% down on residential income properties paired with a 30-year fixed-term loan, offering a rare opportunity to leverage your investment with long-term stability

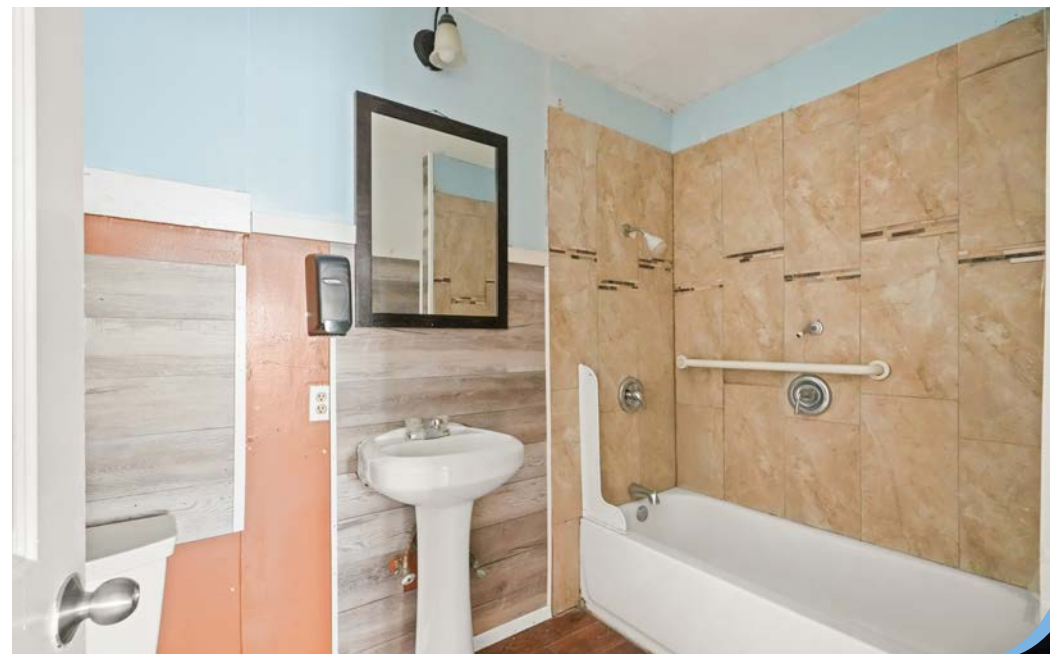


# PHOTO GALLERY | EXTERIOR





# PHOTO GALLERY | INTERIOR



# PHOTO GALLERY | INTERIOR





# AERIAL MAP





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# FINANCIALS

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# FINANCIAL OVERVIEW

FINANCIAL INDICATORS		ESTIMATED ANNUALIZED EXPENSES		SOURCE OF INCOME		CURRENT RENTS		MARKET RENTS	
PRICE	\$800,000	NEW PROPERTY TAXES	\$9,598	# OF UNITS	UNIT TYPE	AVG RENT	TOTAL	AVG RENT	INCOME
CURRENT CAP	8.0%	PROPERTY INSURANCE	\$3,500	1	2 Bed + 2 Bath	\$3,547	\$3,547	\$3,286	\$3,547
MARKET CAP	8.0%	TOTAL ESTIMATED EXPENSES	(\$13,098)	1	2 Bed + 1 Bath	\$3,040	\$3,040	\$3,040	\$3,040
CURRENT GRM	10.1			TOTAL RENTAL INCOME			\$6,587		\$6,587
MARKET GRM	10.1			ADDITIONAL/MISC.			\$0		\$0
COST PER SQ FT	\$107			TOTAL MONTHLY INCOME			\$6,587		\$6,587
COST PER UNIT	\$400,000			TOTAL ANNUAL INCOME			\$79,044		\$79,044
EXPENSES PER UNIT	\$6,549								
EXPENSES PER SQ FT	\$1.75								

BUILDING DATA		ESTIMATED ANNUALIZED OPERATING DATA		CURRENT		MARKET	
UNITS	2	SCHEDULED GROSS INCOME			\$79,044		\$79,044
YEAR BUILT	1922	LESS VACANCY		2.0%	(\$1,581)	2.0%	(\$1,581)
LOT SQ FT	5,945	GROSS OPERATING INCOME			\$77,463		\$77,463
BLDG GROSS SQ FT	2,336	LESS EXPENSES		17%	(\$13,098)	17%	(\$13,098)
PARKING SPACES	5	NET OPERATING INCOME			\$64,366		\$64,366

Pro Forma rents represent all units at adjusted market rents. Market rents are underwritten using comparable market rents and assume that the buyer will upgrade the units to market levels, with similar features, upgrades, and amenities as surrounding properties in the 90062 zip code.

1. New Property Tax: 1.199691% (Tax Rate -067).
2. Insurance: Estimated at \$1,500 Per Unit

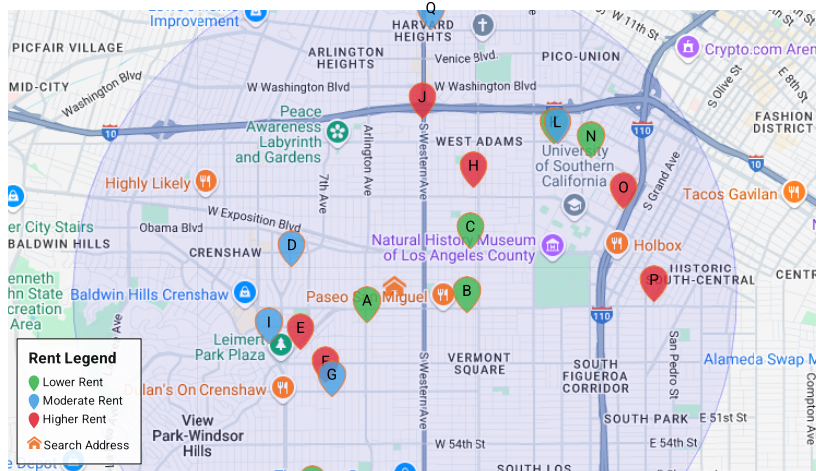


# RENT ROLL

UNIT	STATUS	BED + BATH	ESTIMATED SF	PRO-FORMA RENT	MARKET RENT
1726	Vacant	2 Bed + 2 Bath	1,336	\$3,547	\$3,286
1728	Vacant	2 Bed + 1 Bath	1,000	\$3,040	\$3,040
TOTAL			2,336	\$6,587	\$6,326



# LEASE COMPARABLES | 2 BED + 2 BATH

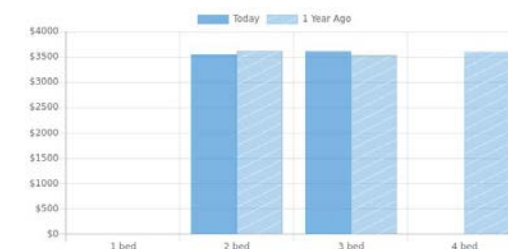


AVERAGE	MEDIAN	25 <sup>TH</sup> PERCENTILE	75 <sup>TH</sup> PERCENTILE
\$3,547 $\pm 1\%$	\$3,500	\$3,421	\$3,674

## HISTORICAL TREND LINE



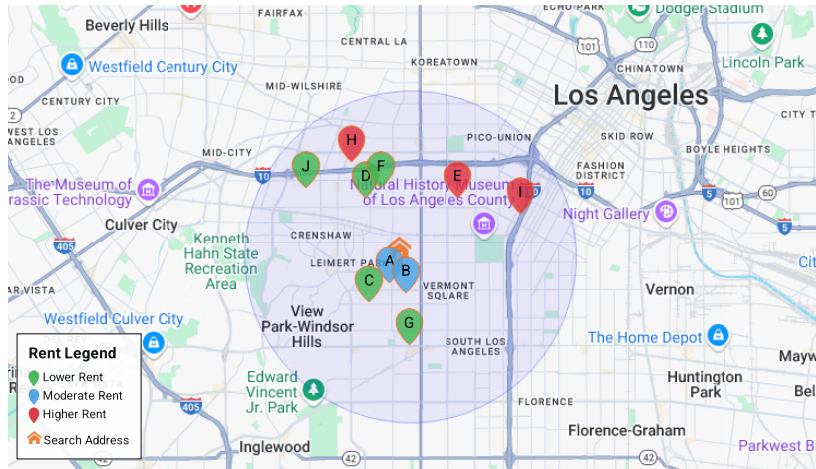
## AVERAGE RENT BY BEDROOM TYPE



ADDRESS	DIST.	RENT	UNIT SF	PRICE/SF	BEDS	BATHS	TYPE
4150 Arlington Ave, Leimert Park, CA 90008	0.50 mi	\$3,300	1,350	\$2.44	2 Bed	2 Bath	House
4012 Halldale Ave, Los Angeles, CA 90062	0.71 mi	\$3,300	1,300	\$2.54	2 Bed	2 Bath	House
1442 W 37th Dr, Los Angeles, CA 90018	0.88 mi	\$3,300	1,350	\$2.44	2 Bed	1.5 Bath	House
3830 Degnan Blvd, Leimert Park, CA 90008	1.27 mi	\$3,500	1,380	\$2.54	2 Bed	2 Bath	House
4313 Garthwaite Ave, Leimert Park, CA 90008	1.27 mi	\$3,750	1,300	\$2.88	2 Bed	2 Bath	Condo
4622 7th Ave, Los Angeles, CA 90043	1.28 mi	\$3,750	1,350	\$2.78	2 Bed	2.5ba	House
4818 6th Ave, Los Angeles, CA 90043	1.35 mi	\$3,500	1,200	\$2.92	2 Bed	2 Bath	Apartment
3016 Brighton Ave, Los Angeles, CA 90018	1.40 mi	\$3,750	1,300	\$2.88	2 Bed	2 Bath	House
4279 Mc Clung Dr, Los Angeles, CA 90008	1.57 mi	\$3,500	1,150	\$3.04	2 Bed	2 Bath	Apartment
2221 S Western Ave, Los Angeles, CA 90018	1.94 mi	\$3,791	1,280	\$2.96	2 Bed	2 Bath	Apartment
1286 W Adams Blvd, Los Angeles, CA 90007	2.33 mi	\$3,400	1,300	\$2.62	2 Bed	2.5 Bath	Apartment
1248 W Adams Blvd, Los Angeles, CA 90007	2.36 mi	\$3,650	1,053	\$3.47	2 Bed	2 Bath	Apartment
3101 W 60th St, Los Angeles, CA 90043	2.46 mi	\$3,400	1,005	\$3.38	2 Bed	2 Bath	House
2611 Portland St, Los Angeles, CA 90007	2.54 mi	\$3,325	1,100	\$3.02	2 Bed	2 Bath	Apartment
505 W 31st St, Los Angeles, CA 90007	2.58 mi	\$3,700	1,345	\$2.75	2 Bed	2 Bath	House
3844 Woodlawn Ave, Los Angeles, CA 90011	2.73 mi	\$3,800	1,200	\$3.17	2 Bed	2 Bath	House
3057 W Pico Blvd, Los Angeles, CA 90006	2.92 mi	\$3,580	1,227	\$2.92	2 Bed	2 Bath	Apartment



# LEASE COMPARABLES | 2 BED + 1 BATH

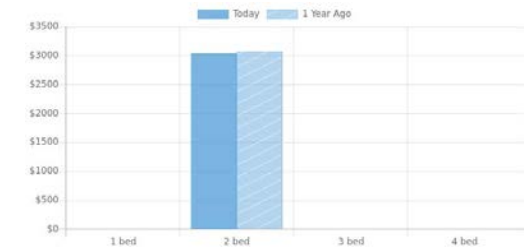


AVERAGE	MEDIAN	25 <sup>TH</sup> PERCENTILE	75 <sup>TH</sup> PERCENTILE
\$3,040 $\pm 0\%$	\$3,026	\$3,010	\$3,071

## HISTORICAL TREND LINE



## AVERAGE RENT BY BEDROOM TYPE



ADDRESS	DIST.	RENT	UNIT SF	PRICE/SF	BEDS	BATHS	TYPE
4245 Arlington Ave, Leimert Park, CA 90008	0.71 mi	\$3,052	1,000	\$3.05	2 Bed	1 Bath	Condo
1858 W Vernon Ave, Los Angeles, CA 90062	0.76 mi	\$3,052	950	\$3.21	2 Bed	1 Bath	House
4701 7th Ave, Los Angeles, CA 90043	1.32 mi	\$3,000	1,100	\$2.73	2 Bed	1 Bath	House
2937 8th Ave, Los Angeles, CA 90018	1.63 mi	\$3,000	985	\$3.05	2 Bed	1 Bath	Apartment
2937 1/2 Van Buren Pl, Los Angeles, CA 90007	1.64 mi	\$3,100	800	\$3.88	2 Bed	1 Bath	Apartment
3339 W 27th St, Los Angeles, CA 90018	1.65 mi	\$3,000	1,000	\$3.00	2 Bed	1 Bath	House
5738 Ruthelen St, Los Angeles, CA 90062	1.9 mi	\$3,000	900	\$3.33	2 Bed	1 Bath	House
4137 W 22nd Pl, Los Angeles, CA 90018	2.45 mi	\$3,095	900	\$3.44	2 Bed	1 Bath	Condo
505 W 31st St, Los Angeles, CA 90007	2.58 mi	\$3,100	862	\$3.60	2 Bed	1 Bath	Apartment
2819 Vineyard Ave, Los Angeles, CA 90016	2.74 mi	\$3,000	858	\$3.50	2 Bed	1 Bath	Apartment

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