

FINANCIAL SUMMARY

226 W 57TH ST
LOS ANGELES CA 90037



ROBERT VASQUEZ
969 COLORADO BLVD STE 106
LOS ANGELES, CA 90041
323-230-5989
SC@SOCALCITYPROPERTIES.COM
SOCALCITYPROPERTIES.COM

ASKING PRICE

\$649,000

COST PER UNIT

\$216,333

TAXES

\$7,800

WATER

\$4,500

MAINTENANCE

\$3,600

INSURANCE

\$2,400

N.O.E.

\$18,300

N.O.I.

\$32,832

GRM

12.69

CAP RATE

5.06%



PREMISES

226 W 57th St, Los Angeles, CA 90037

NUMBER OF UNITS

3 units

PROPERTY TYPE

Triplex

SQFT

2,819 sf

APN

5101-025-004

LOT SIZE

6,098 sf

YEAR BUILT

1948

ZONING

LAR2

RENT ROLL

UNIT #	RENT	UNIT MIX	MARKET RENT
226 W. 57th St	\$1,299	3 bd / 1 bath	\$2,000
226 W. 57th St #1	\$1,545	3 bd / 2 bath	\$2,000
226 W. 57th St #2	\$1,417	3 bd / 2 bath	\$2,000
Total	\$4261		\$6,000

Comparable Sales Data

ADDRESS	DATE	PRICE	\$/SF	BLD/AREA	BR/BTH	YB	LOT AREA	PROXIM
441 W 52nd St	04/10/2019	\$652,500	\$300	2,171	4/3	1910	4,999 sf	.48 Mi
349 W 66th St	03/26/2019	\$560,000	\$321	1,740	3/3	1921	4,569 sf	.73Mi
526 W 54th St	03/20/2019	\$482,500	\$228	2,108	3/4		5,444 sf	.42Mi
229 E 64th St	02/27/2019	\$365,000	\$202	1,799	5/3	1927	5,399 sf	.70Mi
208 W 49th St	02/13/2019	\$555,000	\$252	2,198	6/4	1910	5,445 sf	.54Mi
4701 S Figueroa St	02/13/2019	\$350,000	\$120	2,911	4/3	1919	10,755 sf	.78Mi
5909 Estrella Ave	02/11/2019	\$501,000	\$295	1,696	4/3	1908	5,678 sf	.51Mi
629 w 56th st	01/04/2019	\$495,000	\$230	2,144	4/2	1929	6,754 sf	.47Mi
216 E 54th St	12/11/2019	\$615,000	\$229	2,680	8/4	1914	5,331 sf	.40Mi
6211 S Broadway	11/21/2019	\$260,000	\$196	1,320	3/3	1920	4,599 sf	.52Mi
678 W 61st St	11/09/2019	\$420,000	\$225	1,644	6/6	1919	5,424 sf	.67Mi
712 W 54th St	10/11/2018	\$660,000	\$355	1,855	4/3	1912	5,446 sf	.54Mi
606 W 53rd St	09/14/2018	\$490,000	\$340	1,441	2/3	1903	5,439 sf	.48Mi

Plat Map

5101 25
DATE 1st 60'

2010

REVISED
2-28-64
RECORDED
166214
ASSISTANT COUNTY CLERK
LOS ANGELES COUNTY



REPLAT OF LOTS 26,27,28,29,30,31 OF TRACT NO. 583
MAIN STREET COTTAGE PLACE. M. B. 16-12
MAIN STREET COTTAGE PLACE M. B. 4-70

CODE
7
6659
FOR PREV. ASSMT. SEE
5061-25

ASSessor'S MAP
COUNTY OF LOS ANGELES, CALIF.

Aerial View

