1325 W. 24TH STREET

Multifamily Investment Opportunity

LOS ANGELES, CALIFORNIA

Modern Triplex in University Park near USC





1 MILE TO USC

KW COMMERCIAL

KIRK GARABEDIAN
COMMERCIAL GROUP

INVESTMENT SALES | MULTI-FAMILY | RETAIL | COMMERCIAL

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Modern Triplex 100% Vacant Near USC

Offered at $1,550,000 | 3 Units | 11 Bedrooms | 11 Bathrooms | 2023 New Construction Duplex | 6.53% Pro Forma Cap Rate

KW Commercial is pleased to present 1325–1327 W. 24th Street, a rare opportunity to acquire a 100% vacant, three-unit multifamily property located approximately one mile from the University of Southern California's University Park Campus.

One of the property's most compelling features is its 100% vacant delivery, providing investors with the exceptional opportunity to establish a new tenant base, implement a customized leasing strategy, and pursue current market rents without inheriting existing tenants or below-market leases.

The property consists of a newly constructed two-story front duplex completed in 2023, together with a renovated rear residential unit originally constructed circa 1922. The property offers approximately 2,738 square feet of building area on a 5,903-square-foot lot.

The residential configuration includes two four-bedroom/four-bathroom units and one three-bedroom/three-bathroom unit, providing a total of 11 bedrooms and 11 bathrooms. These multiple-bedroom layouts present an attractive opportunity for investors considering student-oriented rentals, traditional residential leasing, or other legally permissible rental arrangements.

At the asking price of $1,550,000, the property offers a projected 6.53% capitalization rate, based on estimated monthly rental income of $12,650, or $151,800 annually. The pro forma assumes rental income averaging $1,150 per bedroom per month, a 2% vacancy allowance, and estimated annual operating expenses of $47,480, resulting in projected Net Operating Income of $101,284. Situated in the established University Park neighborhood, the property benefits from its proximity to USC, Exposition Park, Downtown Los Angeles, public transportation, dining, shopping, and surrounding amenities. 1325–1327 W. 24th Street combines the advantages of 100% vacant delivery, substantial 2023 new construction, and a desirable USC-area location, offering investors the opportunity to establish a new rental operation in one of Los Angeles' prominent university-area housing markets.

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1325, 1325 1/2 , 1327 W. 24th St.



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1325 W. 24TH STREET

Multifamily Investment Opportunity

1325, 1325 ½, 1327 W. 24th St.
Los Angeles, CA 90007



PRICING

1 1325 W 24th St.
LOS ANGELES, CA 90007

$1,550,000	3	2,738	5,903
LIST PRICE	UNITS	SF BUILDING	SF LOT



PROPERTY OVERVIEW

Address	1325 W 24th St, Los Angeles, CA 90007
APN	5055-002-006
Number of Units	3
Year Built	Front Duplex: 2023 | Rear Unit: 1922
Building Size	2,738 SF
Lot Size	5,903 SF
Price	$1,550,000
Price Per SF (Building)	$566.11
Lot Price Per SF	$262.58
Price Per Unit	$516,667
Total Bedrooms	11
Total Bathrooms	11
Price Per Bedroom	$140,909

HIGHLIGHTS

- Located in the University Park area of Los Angeles
- Three individual units with strong upside potential
- 6.53% pro forma cap rate
- High-density trade area near USC, retail, and public transit

INVESTMENT SUMMARY

List Price	$1,550,000
Down Payment (40%)	$620,000
Loan Amount (60%)	$930,000
Interest Rate	6.50%
Term	25 Years
Annual Debt Service	$75,353
Monthly Debt Service	$6,279
Pro Forma Cap Rate	**6.53%**
Cash on Cash Return	**4.18%**
Pro Forma DCR	**1.34**
Annual Cash Flow	**$25,931**
Monthly Cash Flow	**$2,161**

PRO FORMA OPERATING DATA

Scheduled Gross Income (Market Rents)	$151,800
Less: Vacancy Reserve (2%)	($3,036)
Gross Effective Income	**$148,764**
Less: Total Operating Expenses	($47,480)
Net Operating Income (NOI)	**$101,284**

OPERATING EXPENSES (ANNUAL)

Property Tax (1.220%)	$18,910
Insurance (Estimated)	$5,500
Utilities (Estimated)	$4,680
Trash/Refuse (Estimated)	$3,600
Repairs & Maintenance (Estimated)	$5,400
Landscaping (Estimated)	$1,800
Management Fees (5% of Scheduled GI)	$7,590
Total Operating Expenses	**$47,480**
Expenses as % of EGI	31.3%
CAM Calculations (Annual / Monthly / SF)	$47,480 / $1.45 / $17.34

LOAN ANALYSIS

Loan Balance	$930,000
Interest Rate	6.50%
Term	25 Years
Annual Payment	$75,353
Monthly Payment	$6,279
Debt Coverage Ratio (Pro Forma)	1.34
Annual Cash Flow (Pro Forma)	$25,931
Monthly Cash Flow (Pro Forma)	$2,161

RENT PER BEDROOM CALCULATION

Total Monthly Market Rent	$12,650
Total Bedrooms	11
Rent Per Bedroom (Monthly)	**$1,150**

100% VACANT

All three units are currently vacant, providing a rare opportunity to establish new tenancies and implement a market-rate leasing strategy.

UNIT SUMMARY (PRO FORMA RENTS)

Unit #	Layout	Est. SF	Bed / Bath	Market Rent (Monthly)	Market Rent (Annual)	Market $/SF	Rent Per Bedroom (Monthly)
1325	4 Bedroom / 4 Bathroom	1,095	4 / 4	$4,600	$55,200	$4.20	$1,150
1325 1/2	4 Bedroom / 4 Bathroom	991	4 / 4	$4,600	$55,200	$4.64	$1,150
1327	3 Bedroom / 3 Bathroom	652	3 / 3	$3,450	$41,400	$5.29	$1,150
TOTAL / AVERAGE		**2,738**	**11 / 11**	**$12,650**	**$151,800**	**$4.62**	**$1,150**

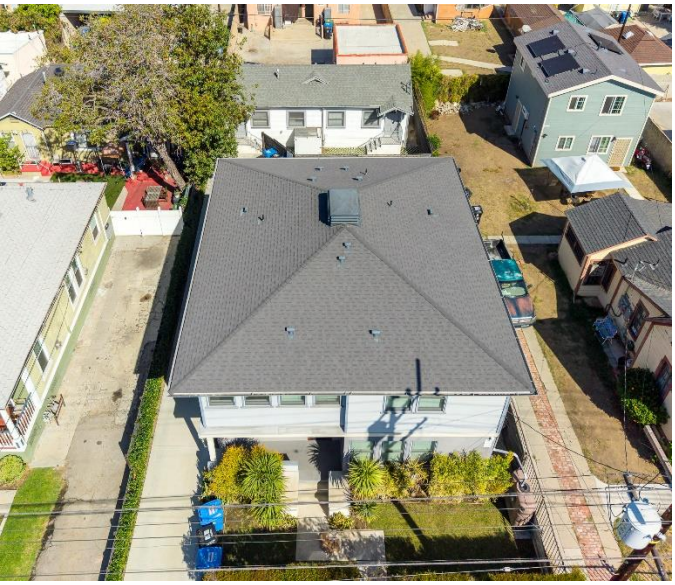
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1325, 1325 ½, 1327 W. 24th St.
Los Angeles, CA 90007



PICTURES





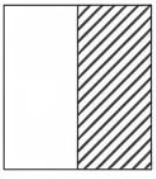




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1325 W. 24th St – Unit Layout





UNIT TYPE **4b4b**

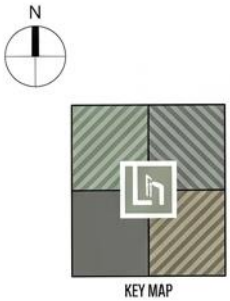
AREA	BEDROOM	BATHROOM
1095 SQFT	4	4

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1325 ½ W. 24th St – Unit Layout

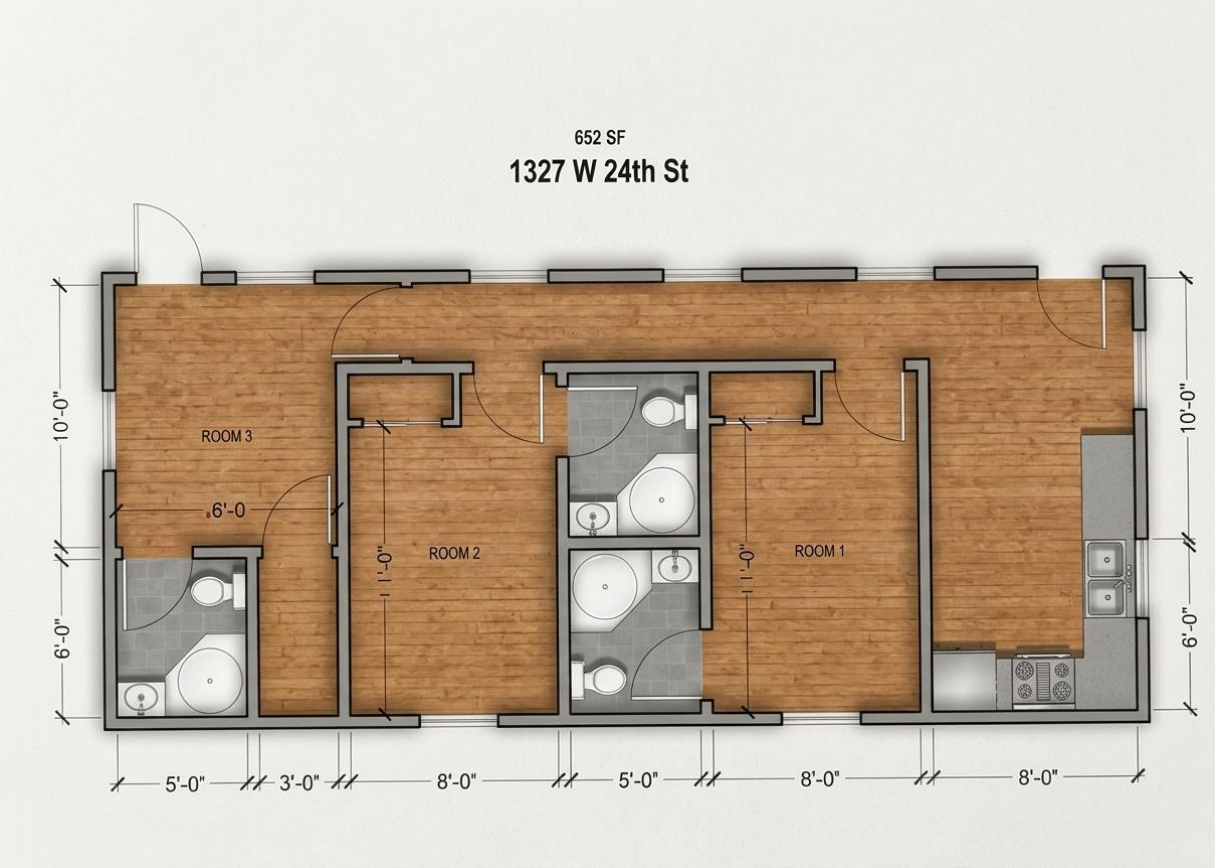




UNIT TYPE	AREA	BEDROOM	BATHROOM
4b4b	991 SQFT	4	4

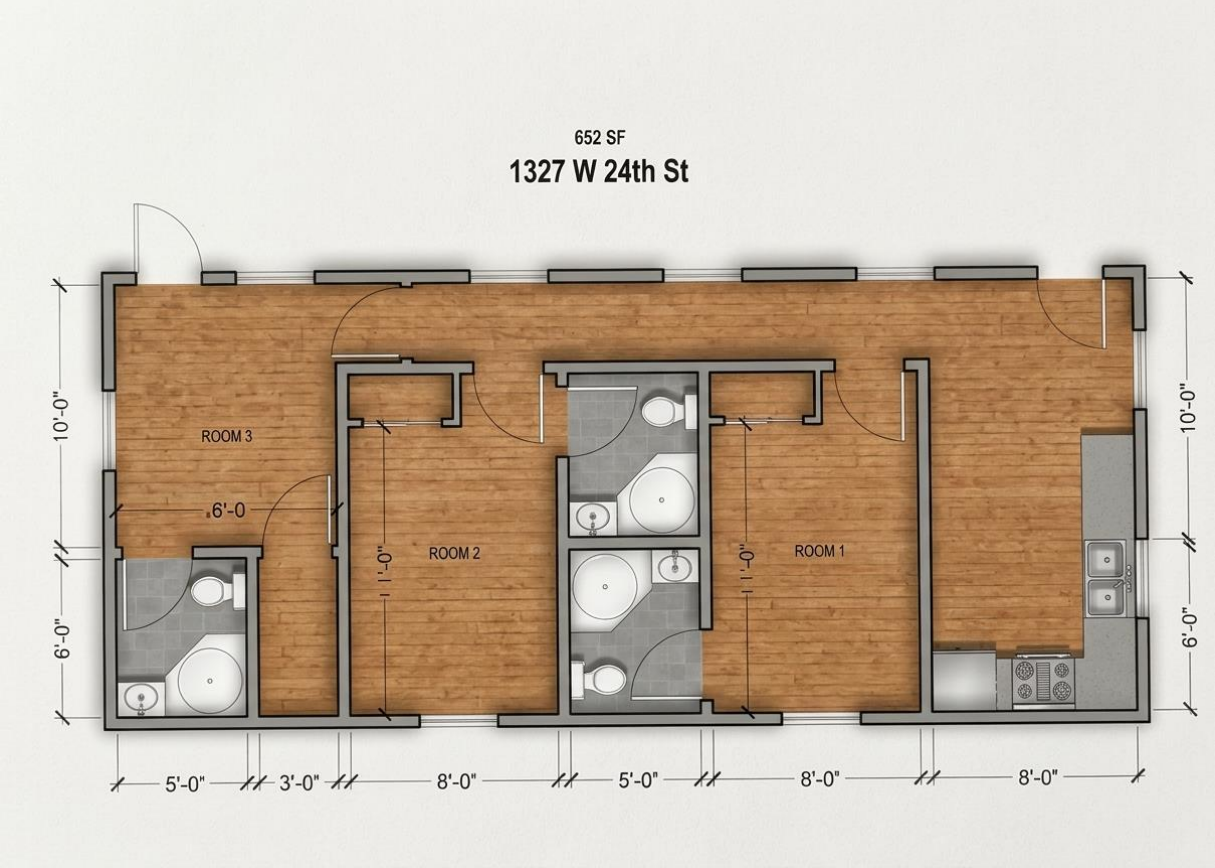
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1327 W. 24th St – Unit Layout



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1327 W. 24th St – Unit Layout



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Additional Photos







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