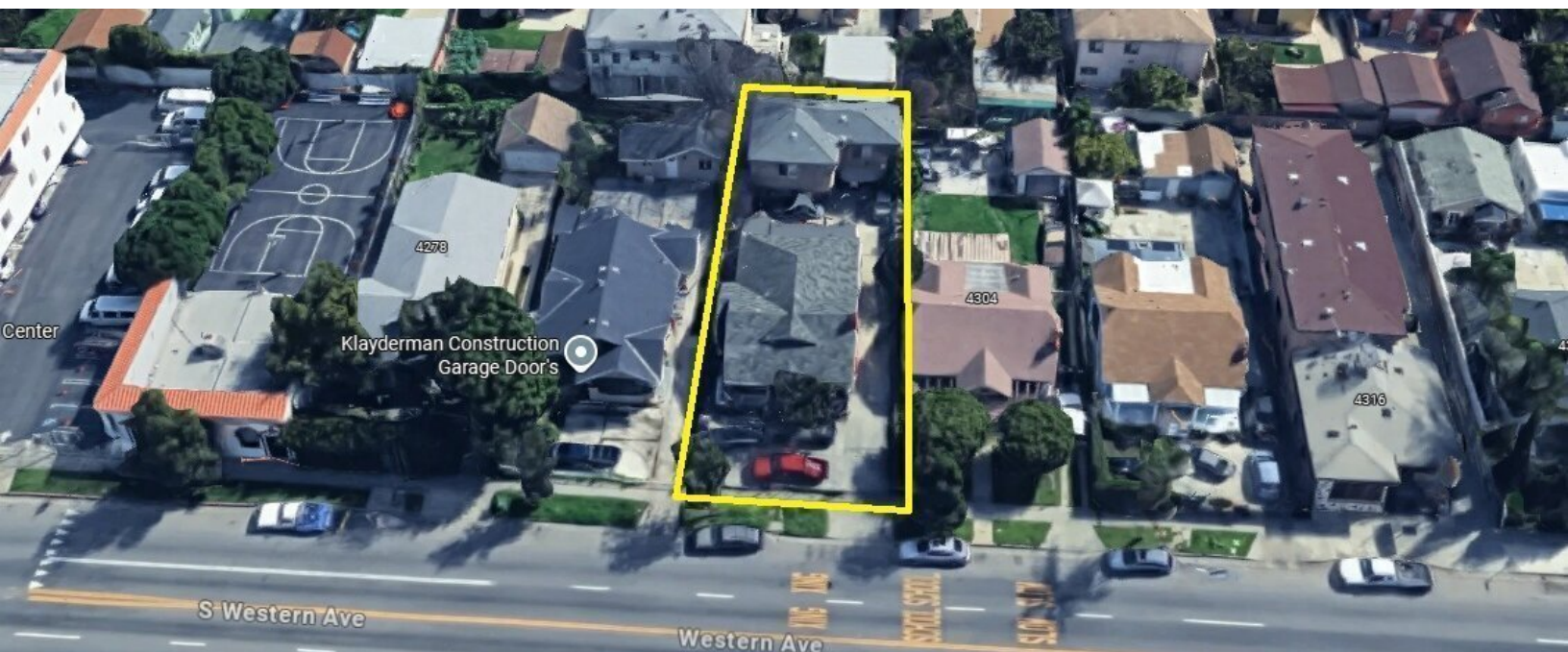


MULTIFAMILY FOR SALE

PRIME SOUTH LOS ANGELES DUPLEX

4300 S. WESTERN AVE., LOS ANGELES, CA 90062

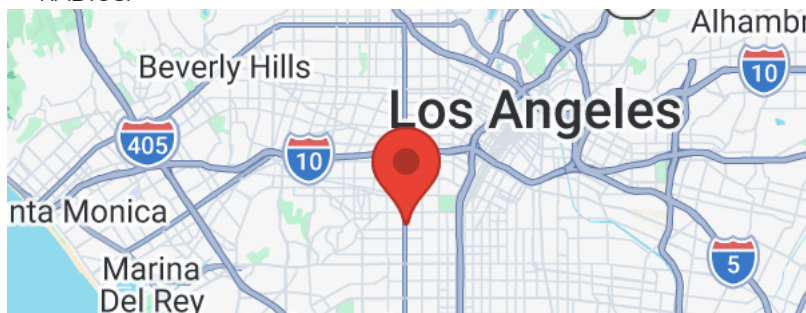


OFFERING SUMMARY

PRICE:	\$895,000
BUILDING SF:	2,712
LOT SIZE:	5,785 SF
PARKING:	On-Site & Street
ZONING:	LAC2
APN:	5021-024-021

PROPERTY HIGHLIGHTS

- TWO SEPARATE RESIDENTIAL BUILDINGS TOTALING 2,712 SF
- 5,785 SF C2 ZONED LOT WITH ON-SITE PARKING.
- LOCATED ON A MAJOR NORTH-SOUTH CORRIDOR IN SOUTH LOS ANGELES
- **BELOW MARKET SELLER FINANCING AT ONLY 4% FIXED INTEREST ONLY!!!**
- CLOSE TO PUBLIC TRANSIT, NEIGHBORHOOD RETAIL, AND SCHOOLS.
- PERFECT FOR AN OWNER/OCCUPANT, INVESTOR, OR A DEVELOPER. (Plans available for a 29 Unit Apartment Building)
- LESS THAN 2 MILES FROM USC
- EXCELLENT DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 450,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.



KW COMMERCIAL | SOUTH BAY

23670 Hawthorne Blvd. Suite 100
Torrance, CA 90505



DAVID YASHAR

Director
office: (310) 724-8043
dyashar@kw.com
DRE# 011102638

OMID SALEH

Agent
office: (818) 384-4111
osaleh@kw.com
DRE# 01980838

ERIC SIMONYAN

Agent
office: (310) 724-8066
esimonyan@kw.com
DRE# 01984661

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY PHOTOS

Prime South Los Angeles Duplex
4300 South Western Avenue | Los Angeles, CA 90062



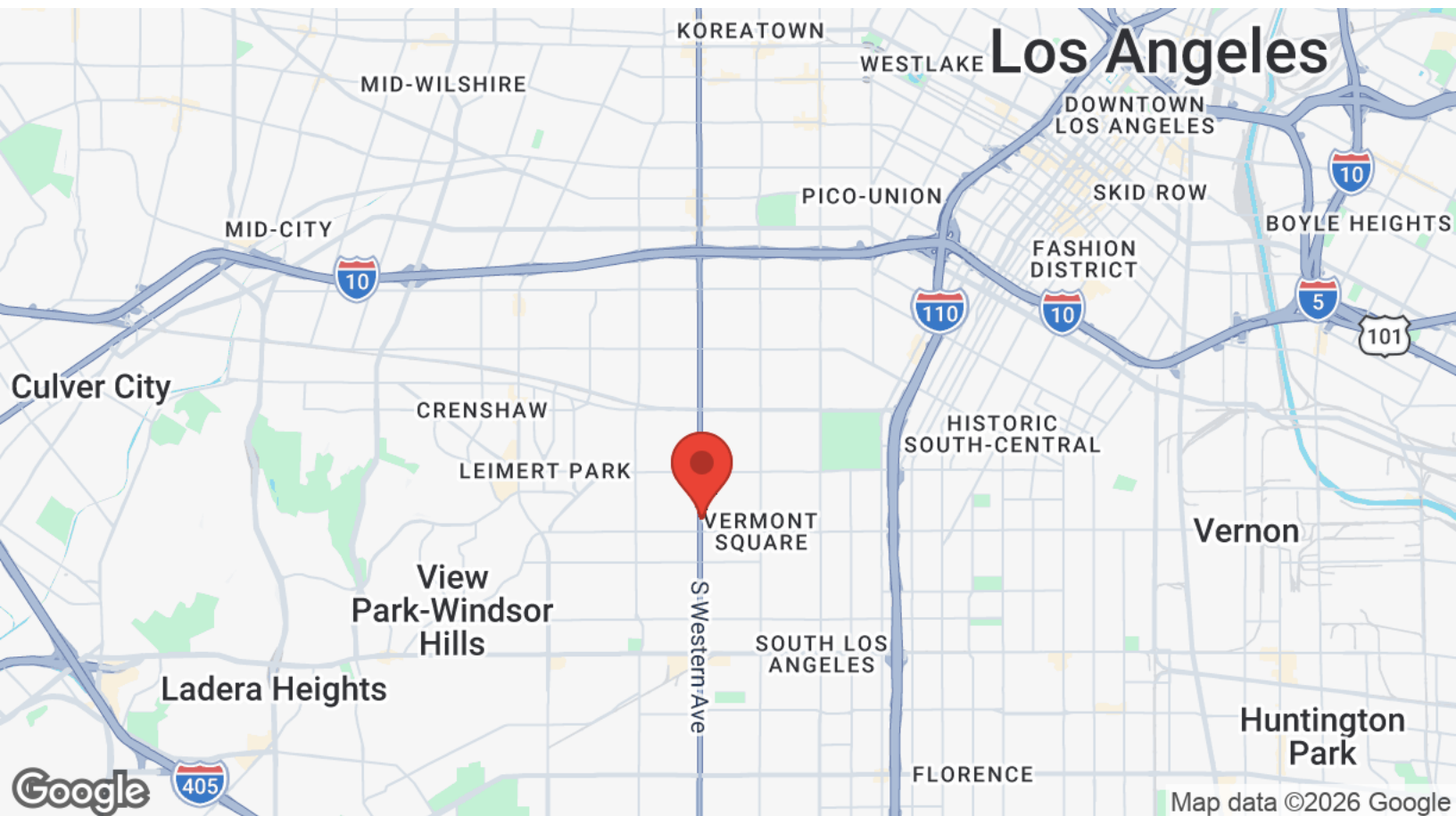
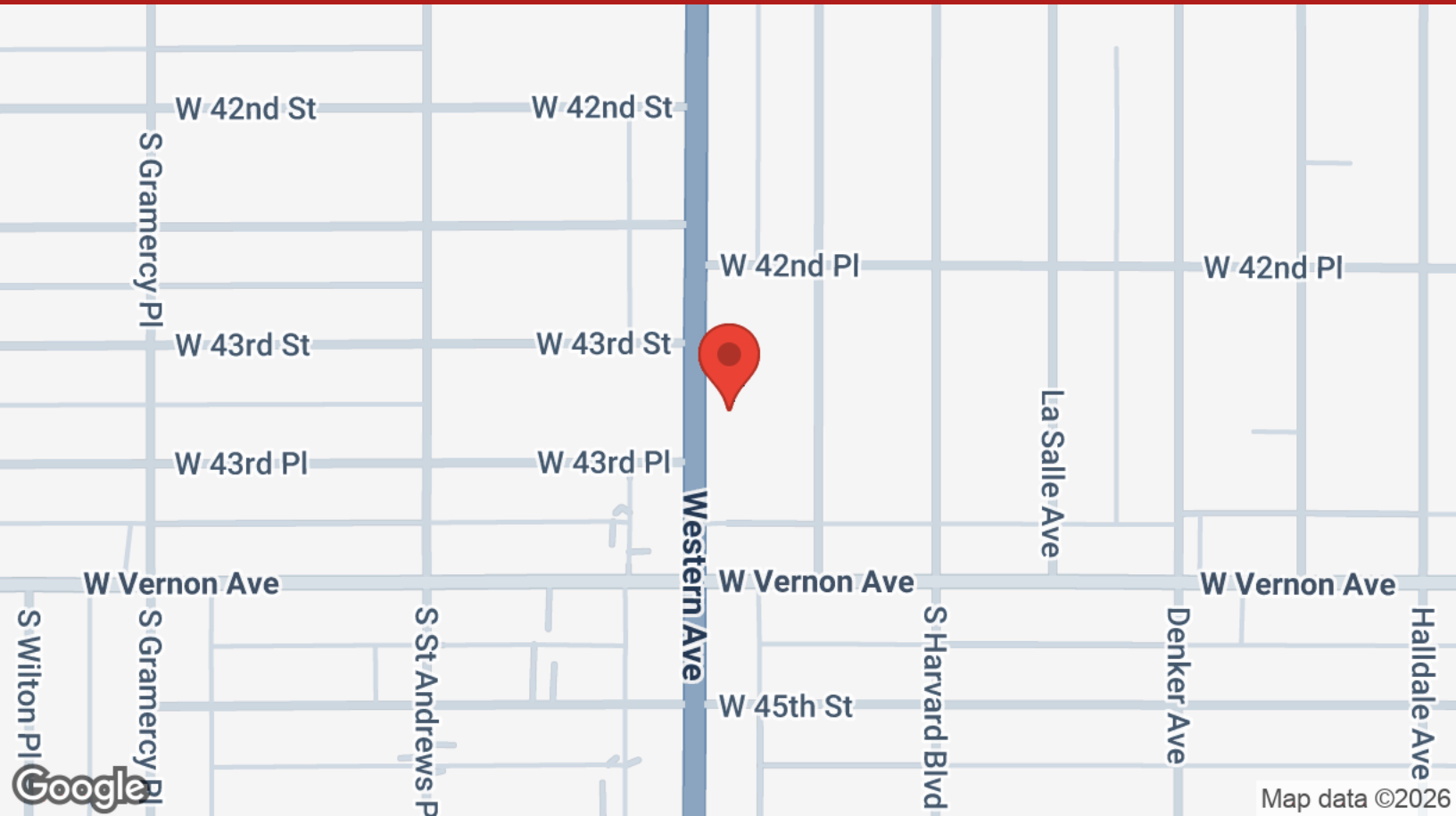
DAVID YASHAR
(310) 724-8043
dyashar@kw.com

OMID SALEH
(818) 384-4111
osaleh@kw.com

ERIC SIMONYAN
(310) 724-8066
esimonyan@kw.com

LOCATION MAPS

Prime South Los Angeles Duplex
4300 South Western Avenue | Los Angeles, CA 90062



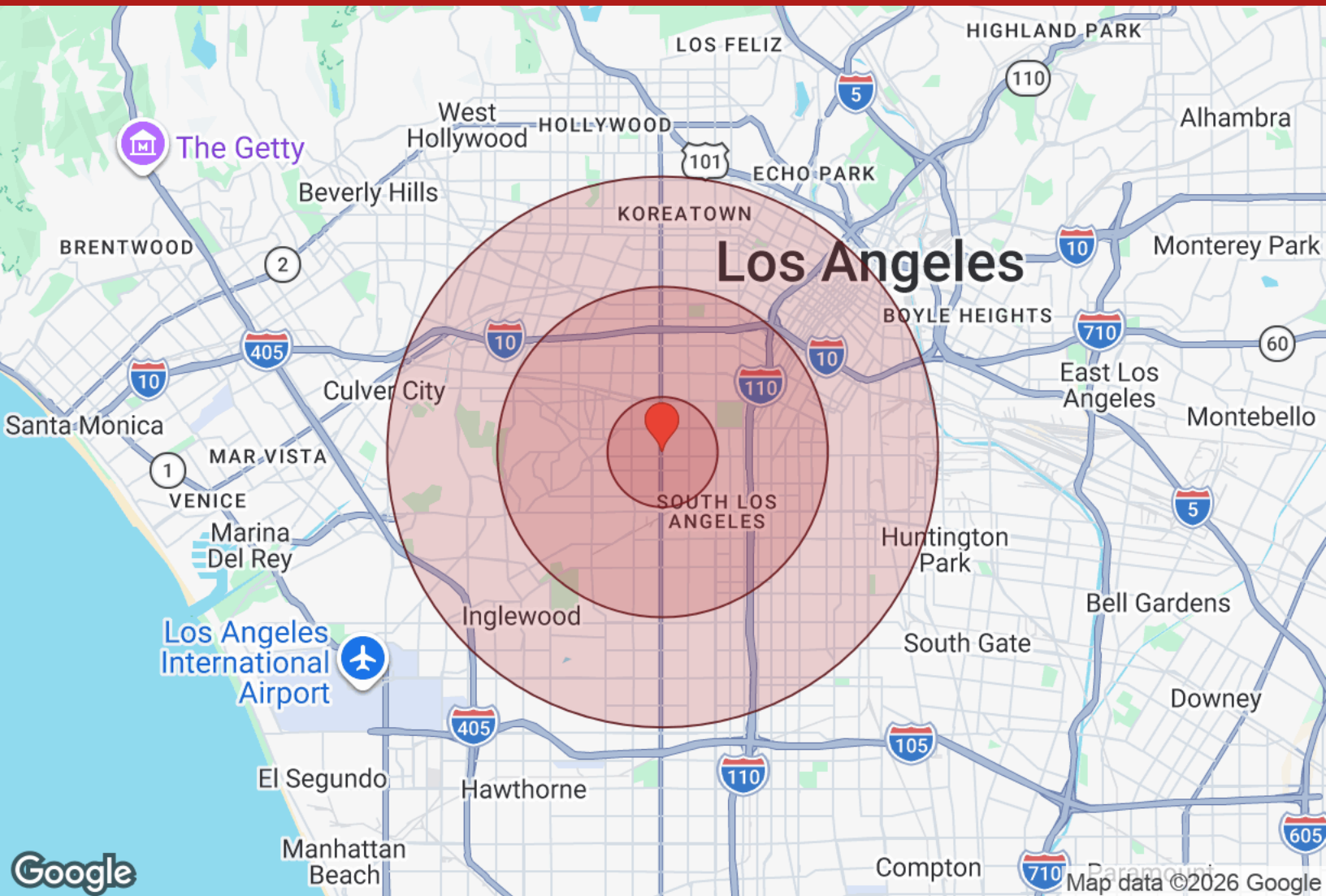
DAVID YASHAR
(310) 724-8043
dyashar@kw.com

OMID SALEH
(818) 384-4111
osaleh@kw.com

ERIC SIMONYAN
(310) 724-8066
esimonyan@kw.com

DEMOGRAPHICS

Prime South Los Angeles Duplex
4300 South Western Avenue | Los Angeles, CA 90062



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	24,854	227,413	641,674
Female	26,370	225,647	626,846
Total Population	51,224	453,059	1,268,520

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,683	40,277	156,916
Black	14,737	115,258	254,465
Am In/AK Nat	72	589	1,903
Hawaiian	31	317	1,015
Hispanic	29,792	258,334	676,882
Asian	1,665	27,546	146,895
Multiracial	1,050	9,016	25,751
Other	200	1,676	4,694

Housing	1 Mile	3 Miles	5 Miles
Total Units	17,267	155,917	493,787
Occupied	15,886	142,910	452,095
Owner Occupied	6,527	45,627	113,318
Renter Occupied	9,359	97,283	338,777
Vacant	1,381	13,007	41,691

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	8,571	77,375	207,109
Ages 15 - 24	7,211	70,029	172,764
Ages 25 - 54	22,288	196,266	578,572
Ages 55 - 64	6,640	52,598	145,744
Ages 65+	6,513	56,789	164,330

Income	1 Mile	3 Miles	5 Miles
Median	\$71,794	\$64,309	\$67,834
Under \$15k	1,898	19,444	59,899
\$15k - \$25k	967	11,436	33,909
\$25k - \$35k	1,355	12,992	37,027
\$35k - \$50k	1,404	14,667	46,464
\$50k - \$75k	2,641	21,650	67,195
\$75k - \$100k	2,211	17,447	54,599
\$100k - \$150k	2,267	20,168	63,992
\$150k - \$200k	1,545	11,567	37,700
Over \$200k	1,597	13,538	51,310