



1021 & 1025 101st St + 1026 W Century Blvd
Los Angeles, CA 90044

Rare Mixed-Use Investment Opportunity

TOTAL LOT SIZE (SF)

13,584 SF

TOTAL BUILDING SF

2,730 SF

ASKING PRICE

\$990,000

OF UNITS

3

ZONING

LCC2-R320U*

CAP RATE

6.44%

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Los Angeles, CA 90044

Presented by:



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EXECUTIVE SUMMARY



ASKING PRICE
\$990,000

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APNs: 6060-028-017
6060-028-016

Building Size: 2,730 SF

Lot Size: 13,584 SF

Year Built: 1939

Zoning: LCC2R320U*

Type of Units: Triplex

Parking Type: Driveway
Garage 2 Parking
Parking Space
18 Total Spaces

THE OFFERING

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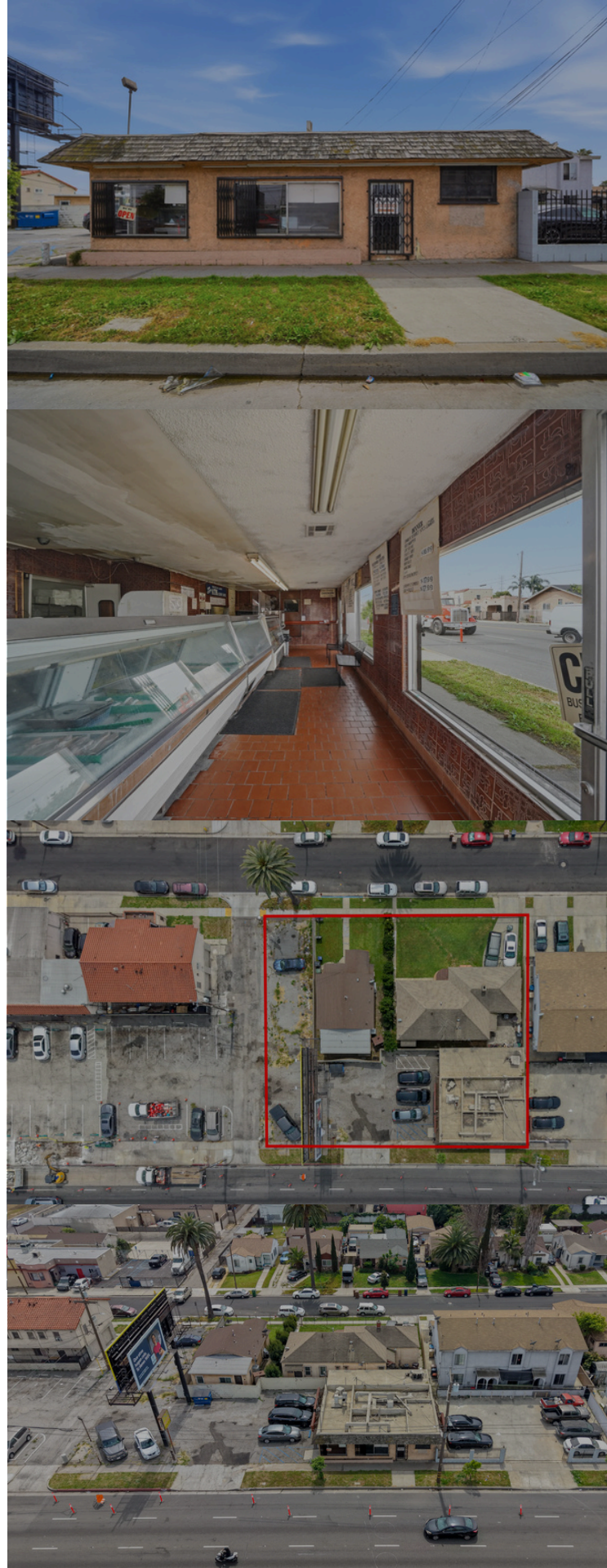
This listing is priced for both parcels and presents a rare mixed-use opportunity featuring two adjacent properties with three separate buildings totaling approximately 2,730 SF on a combined lot size of approximately 13,584 SF. Parcels may also be sold separately.

The property at 1026 W Century Blvd (APN 6060-028-017) includes a 582 SF commercial retail building currently operating as a fish market, which can be delivered vacant at closing for owner-user occupancy or leasing. This parcel also includes a separate residential unit located at 1025 W 101st St, featuring 3 bedrooms and 1 bathroom with approximately 1,247 SF.

The adjacent property at 1021 W 101st St (APN 6060-028-016) consists of a separate single-family residence with 2 bedrooms and 2 bathrooms and approximately 901 SF.

All units are separately metered, with tenants responsible for utilities, and owner expenses limited to some landscaping. Additional income includes an on-site billboard generating approximately \$1,166/month. The fish market business has been owner-operated for many years; however, the sale does not include any goodwill or income guarantee.

Located in an unincorporated area of Los Angeles County and not subject to the City of Los Angeles RSO, offering added flexibility for rental management.



INVESTMENT HIGHLIGHT

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01 Rare Two-Parcel Opportunity

Includes a single-family residence + mixed-use (residential + retail) property, offering scale and flexibility in one acquisition

02 Multiple Income Streams

Revenue generated from residential unit, retail space, and billboard lease, providing diversified and stabilized cash flow

03 Billboard Income (~\$1,166/Month)

Long-term sign lease adds consistent passive income, enhancing overall yield and downside protection

04 Owner-User & Investment Flexibility

Ideal for owner-users, investors, or business operators seeking live/work or income-producing setup

05 Value-Add Potential

Opportunity to increase rents, lease vacant space, and reposition assets to maximize NOI

06 Strong Rental Demand Location

Situated in a high-density Los Angeles submarket with steady demand for affordable housing and neighborhood retail

07 Large Lot Sizes with Future Potential

Parcels offer flexibility for expansion, ADU development, or redevelopment (buyer to verify)

08 Simple Management with Upside

Manageable asset size with immediate income and clear pathways to improve operational performance

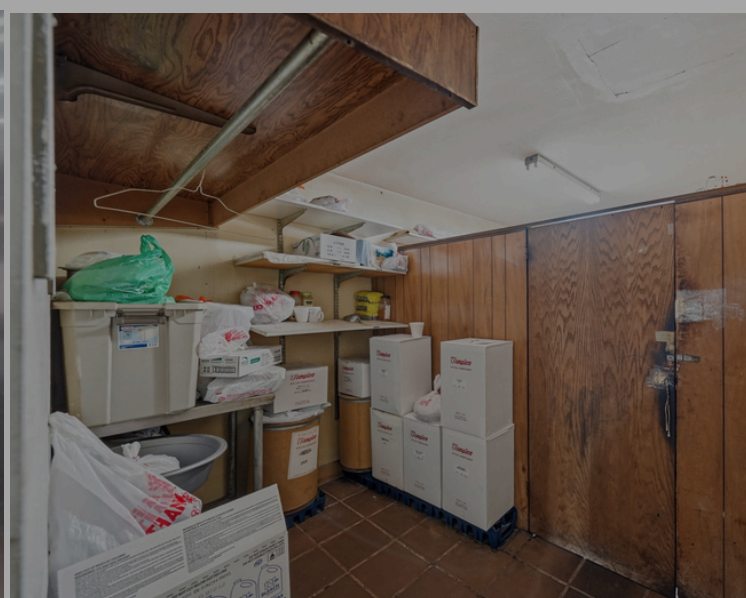
Exterior PROPERTY PHOTOS

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Interior PROPERTY PHOTOS

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FINANCIAL SUMMARY

Financial Summary (Two-Parcel Portfolio)

Offering Price: \$990,000

Income Overview (Actual In-Place)

Income Source	Monthly	Annual
Unit 1 (2 Bed / 1 Bath)	\$1,700	\$20,400
Unit 2 (3 Bed / 1 Bath)	\$1,400	\$16,800
Unit 3 (Commercial/Retail)	\$2,500	\$30,000
Billboard Income	\$1,166	\$13,992
Total Gross Income (GOI)	\$6,766	\$81,192

Net Operating Income (NOI)

NOI: \$63,712 / year

Operating Expenses

Expense Category	Annual
Total Operating Expenses	\$18,480

Investment Metrics (In-Place)

Cap Rate: 6.44%

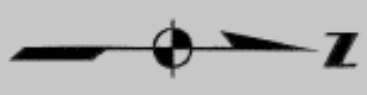
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PARCEL MAP

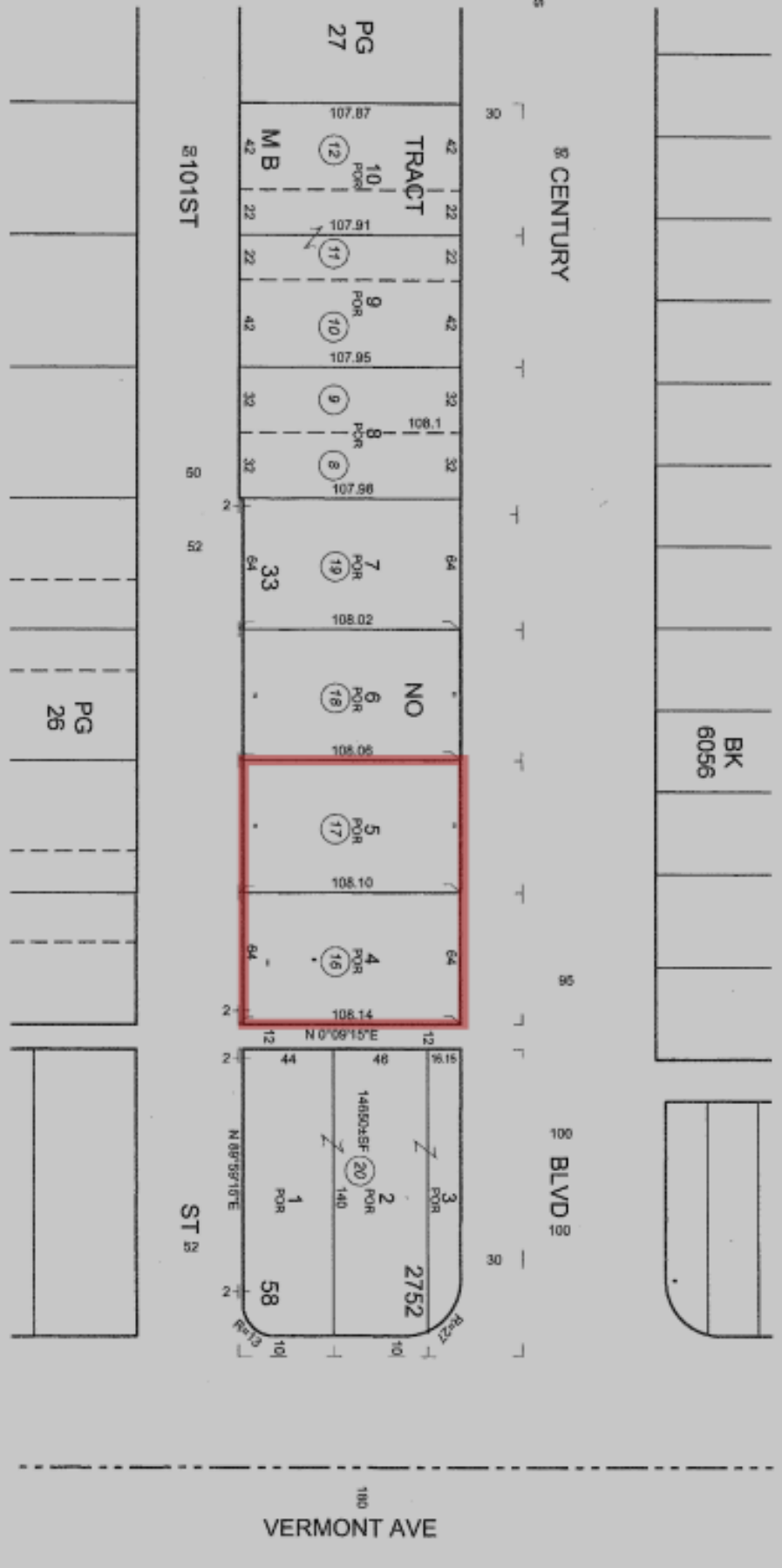
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Project No: 28	P. A. 318-28	TRA 1208	REVISED 8/7/09 1509003008	SEARCH NO
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CELQUEST
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SPRING AND GIS SERVICES
SCALE 1" = 50'



LOCATOR MAP

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FOR MORE INFORMATION

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DISCLAIMER

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.