

# FOURPLEX OR LAND FOR DEVELOPMENT

## UP AND EVOLVING CENTRAL CITY WEST NEIGHBORHOOD



2214-2216 1/2 W. TEMPLE STREET  
LOS ANGELES, CA 90026

PROPERTY ± 3,836 SF 2-Story Building  
± 7,128 SF Land

PRICE \$1,395,000

CAP RATE 3.1% Actual

PRICE/UNIT \$349,000 per door

OCCUPANCY 100%

YEAR BUILT 1928

PARKING RATIO Large yard for parking

ENTERPRISE  
ZONE Yes

APARTMENT  
STYLE California Craftsman

CONTACT Robert Dubbins  
310.899.2704  
rdubbins@leewestla.com  
AGT DRE 00742682

Edlen Team - Coldwell Banker  
Michael Edlen  
310.230.7373  
michael@edlenteam.com  
BKR DRE 00902158

## UNIT MIX INFORMATION

Description	No. Units
1+1	2
2+2	2

## Fiscal Summary (Actual 2020)

Gross Rental Income:	\$59,800
Vacancy Loss:	\$0
Operating Expenses:	\$15,996
Net Operating Income:	\$43,834

## INVESTMENT HIGHLIGHTS

- Developer can build a new commercial or multi family project or add additional units to the site
- Stable cash flow during entitlement process
- Opportunity zone
- Zimas indicates Tier 2 designation with a 45% increase FAR of at least 3.25% 1/2 parking spaces per bedroom | no more than 1 space per unit

*All Buyers are encouraged to conduct their own site and development investigation and should not rely solely on this data for investment or future development purposes.*

## CO-LISTING



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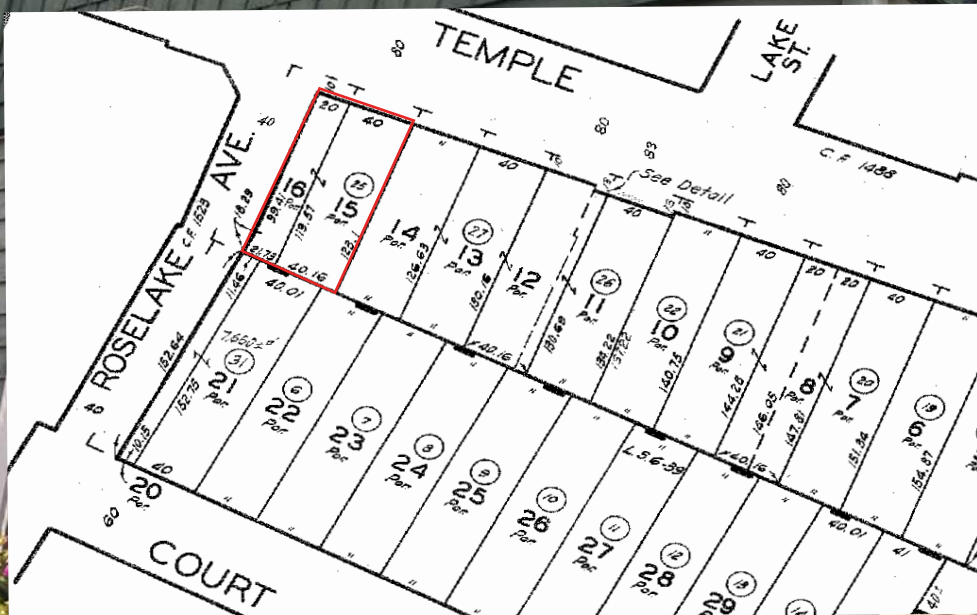
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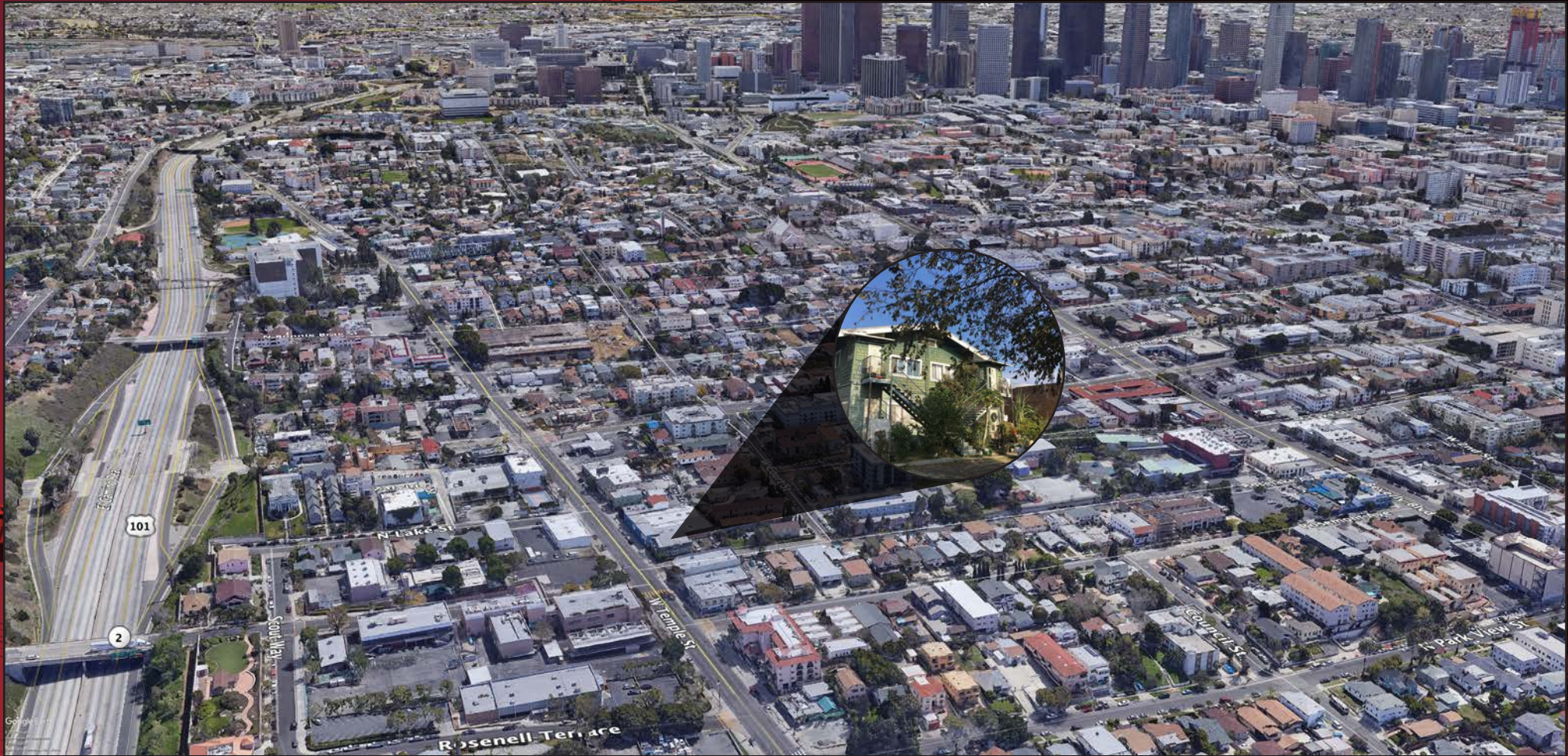
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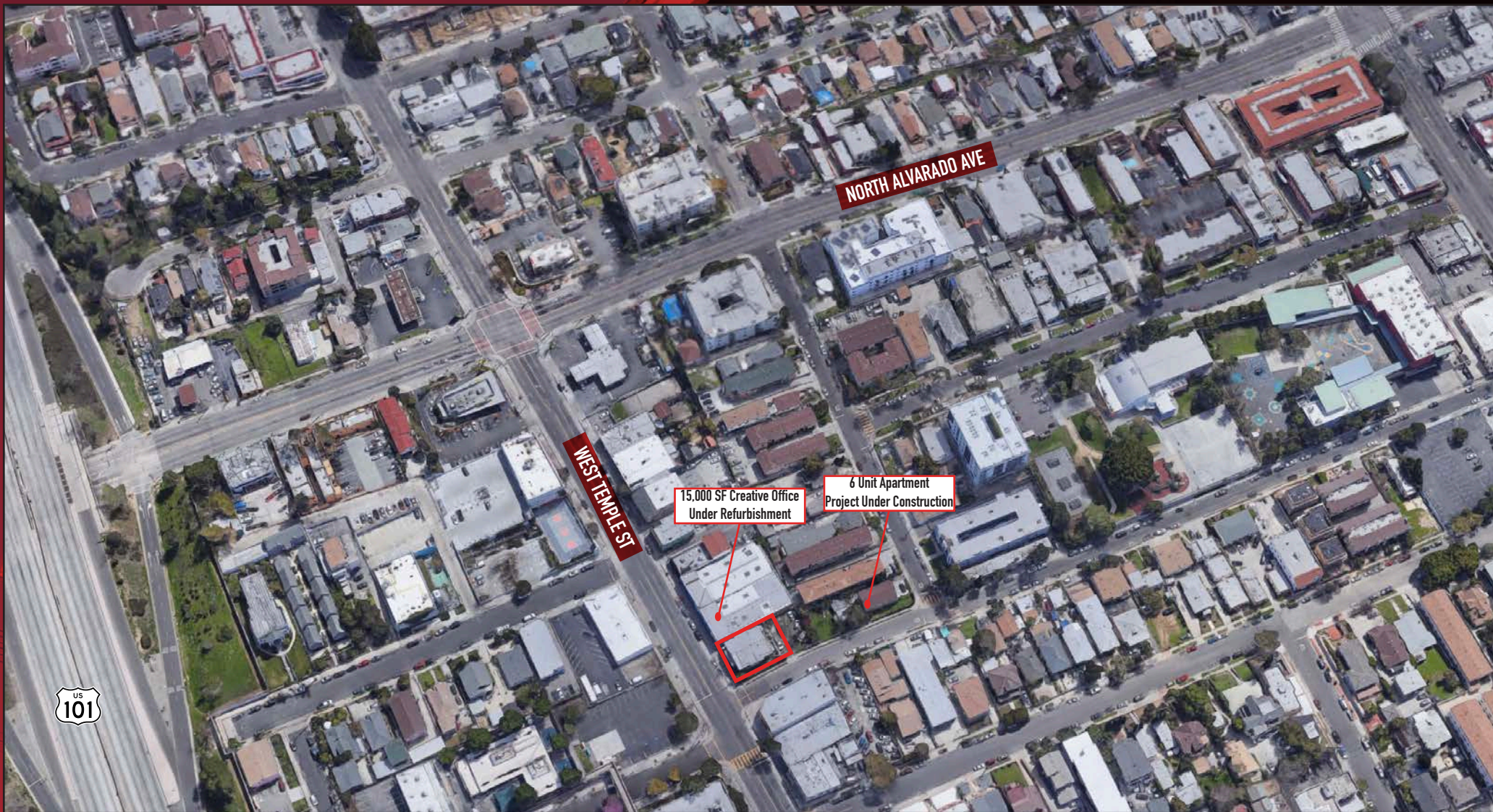
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