

# Charming Duplex in Vermont Square!

1739 W 53rd St

LOS ANGELES, CA 90062

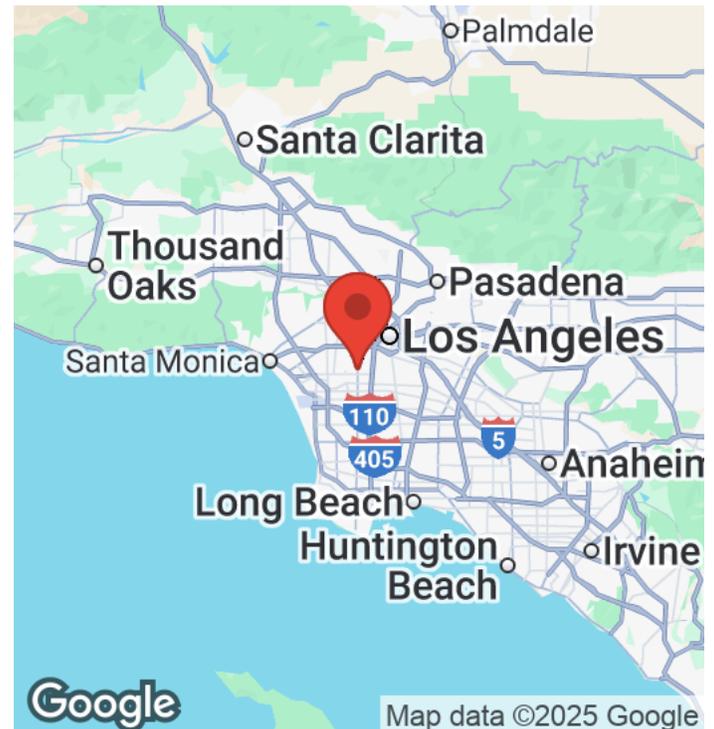
Price: \$625,000



1739 West 53rd Street

## Property Highlights

- South LA duplex with two (2) 1-bed/1-bath units built in 1913
- Situated in the historically rich Vermont Square neighborhood
- Approximately 1,344 SF of rentable space on a 5,324 SF LAR2 zoned lot
- Located in an Opportunity Zone
- Separately metered for gas and electricity
- Upgrades including new plumbing, electrical, and drywall in 2009
- Some interior remodeling in 2015
- Positioned directly behind Holmes Avenue Elementary School
- Minutes from USC, Exposition Park, and the LA Memorial Coliseum
- Easy access to the 10 and 110 Freeways and Metro E Line
- Tremendous rental upside!



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# PROPERTY SUMMARY

Charming Duplex in Vermont Square!  
1739 West 53rd Street | Los Angeles, CA 90062



## Property Summary

Property Type:	Multifamily
Price:	\$625,000
Price/SF	\$465.03
Year Built:	1913
Building SF:	1,344
Lot SF:	5,324
Number of Units:	2
Zoning:	LAR2
CAP Rate:	2.97
GRM:	18.27

## Property Overview

1739 W 53rd Street is a well-maintained duplex in South Los Angeles consisting of two (2) one-bedroom/one-bathroom units. Built in 1913, The building offers approximately 1,344 square feet of rentable space on a 5,324 square foot LAR2-zoned lot. Both units are separately metered for gas and electricity, and significant improvements have been made, including new plumbing, electrical, and drywall in 2009, as well as some interior remodeling in 2015. Additionally, it is situated within an Opportunity Zone and offers the potential for tax benefits for investors seeking to reinvest capital gains in a strengthening submarket.

## Location Overview

Located in the culturally rich and centrally positioned neighborhood of Vermont Square in South Los Angeles, 1739 W 53rd Street benefits from excellent connectivity and close proximity to key destinations. The property sits directly behind Holmes Avenue Elementary School and is also just a short distance from USC, Exposition Park, and landmark institutions such as the California Science Center and the LA Memorial Coliseum. Commuters enjoy quick access to the 10 and 110 Freeways, as well as the Metro E Line. Daily conveniences are within easy reach, with nearby retail, markets, and dining along South Vermont Avenue and West Martin Luther King Jr. Boulevard offering a variety of local amenities.

# INVESTMENT DETAILS

Charming Duplex in Vermont Square!  
1739 West 53rd Street | Los Angeles, CA 90062

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## Analysis

Analysis Date

August 2025

## Property

Property Type	Multifamily
Property	Charming Duplex in Vermont Square!
Address	1739 West 53rd Street
City, State	Los Angeles, CA 90062
Year Built	1913

## Purchase Information

Purchase Price	\$625,000
Units	2
Total Rentable SF	1,344
Lot Size	5,324 sf

## Income & Expense

Gross Operating Income	\$33,174
Monthly GOI	\$2,765
Total Annual Expenses	(\$14,639)
Monthly Expenses	(\$1,220)

## Financial Information

Initial Equity	\$312,500
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## Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$312,500	30 years	30 years	6.50%	\$1,975	

**Acquisition Costs**

Purchase Price, Points and Closing Costs	\$625,000
Investment - Cash	\$312,500
First Loan (Fixed)	\$312,500

**Investment Information**

Purchase Price	\$625,000
Price per Unit	\$312,500
Price per SF	\$465.03
Expenses per Unit	(\$7,320)

**Income, Expenses & Cash Flow**

<b>Gross Scheduled Income</b>	<b>\$34,200</b>
Total Vacancy and Credits	(\$1,026)
Operating Expenses	(\$14,639)
<b>Net Operating Income</b>	<b>\$18,535</b>
Debt Service	(\$23,703)
<b>Cash Flow Before Taxes</b>	<b>(\$5,168)</b>

**Financial Indicators**

Cash-on-Cash Return Before Taxes	-1.65%
Debt Coverage Ratio	0.78
Capitalization Rate	2.97%
Gross Rent Multiplier	18.27
Gross Income / Square Feet	\$25.45
Gross Expenses / Square Feet	(\$10.89)
Operating Expense Ratio	44.13%

# PRO FORMA SUMMARY

Charming Duplex in Vermont Square!  
1739 West 53rd Street | Los Angeles, CA 90062



## Investment Summary

Price	\$625,000
Year Built	1913
Units	2
Price/Unit	\$312,500
RSF	1,344
Price/RSF	\$465.03
Lot Size	5,324 sf
Floors	1
APN	5003-012-014
Cap Rate	2.97%
Market Cap Rate	6.22%
GRM	18.27
Market GRM	11.32

## Financing Summary

Loan 1 (Fixed)	\$312,500
Initial Equity	\$312,500
Interest Rate	6.5%
Term	30 years
Monthly Payment	\$1,975
DCR	.78

## Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	2	\$17,100	\$34,200	\$27,600	\$55,200
<b>Totals</b>	<b>2</b>		<b>\$34,200</b>		<b>\$55,200</b>

## Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$34,200</b>	<b>\$55,200</b>
- Less: Vacancy	(\$1,026)	(\$1,656)
<b>Effective Gross Income</b>	<b>\$33,174</b>	<b>\$53,544</b>
- Less: Expenses	(\$14,639)	(\$14,639)
<b>Net Operating Income</b>	<b>\$18,535</b>	<b>\$38,905</b>
- Debt Service	(\$23,703)	(\$23,703)
<b>Net Cash Flow after Debt Service</b>	<b>(\$5,168)</b>	<b>\$15,202</b>
+ Principal Reduction	\$3,493	\$3,493
<b>Total Return</b>	<b>(\$1,675)</b>	<b>\$18,695</b>

## Annualized Expenses

Description	Actual	Market
Building Insurance	\$2,016	\$2,016
Maintenance	\$1,710	\$1,710
Misc	\$1,000	\$1,000
Taxes - Real Estate	\$7,813	\$7,813
Utilities	\$2,100	\$2,100
<b>Total Expenses</b>	<b>\$14,639</b>	<b>\$14,639</b>
<b>Expenses Per RSF</b>	<b>\$10.89</b>	<b>\$10.89</b>
<b>Expenses Per Unit</b>	<b>\$7,320</b>	<b>\$7,320</b>

# UNIT RENT ROLL

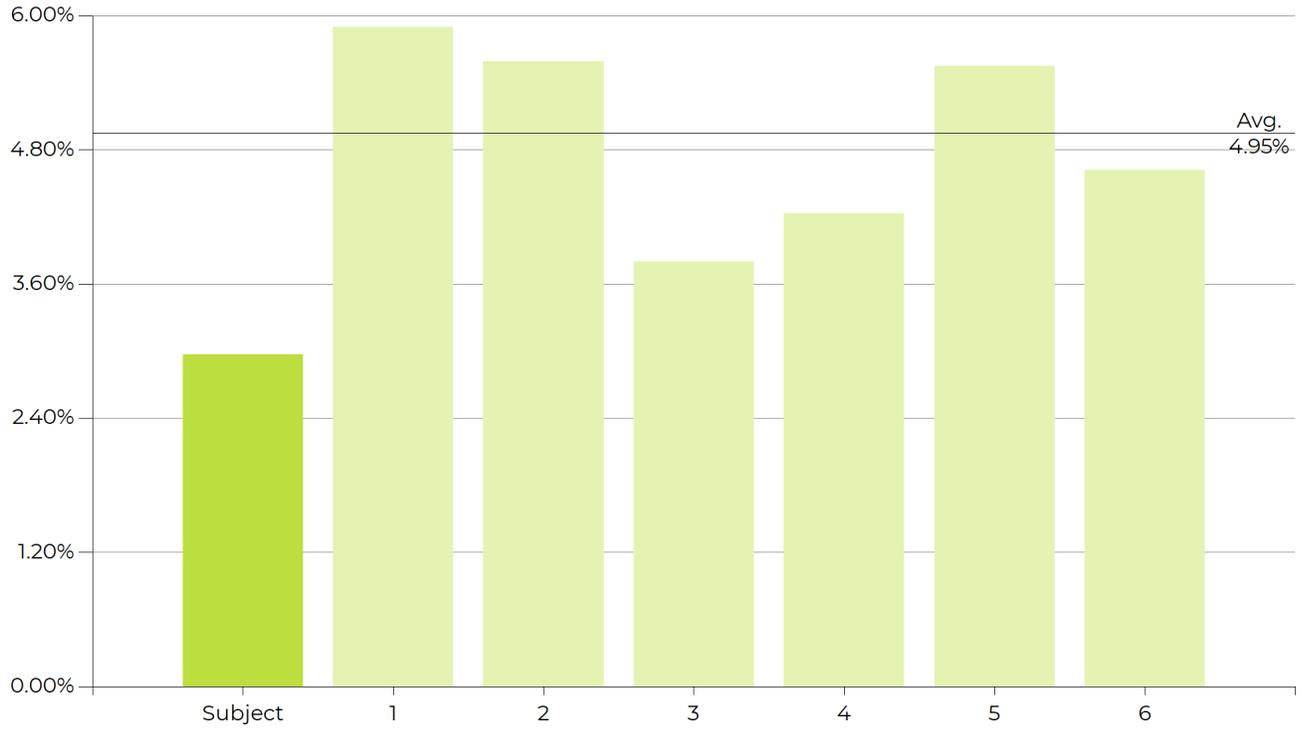
Charming Duplex in Vermont Square!  
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Unit	Description	Current Rent	Pro Forma Rent	Comments
1	1+1	\$1,400	\$2,300	
2	1+1	\$1,450	\$2,300	

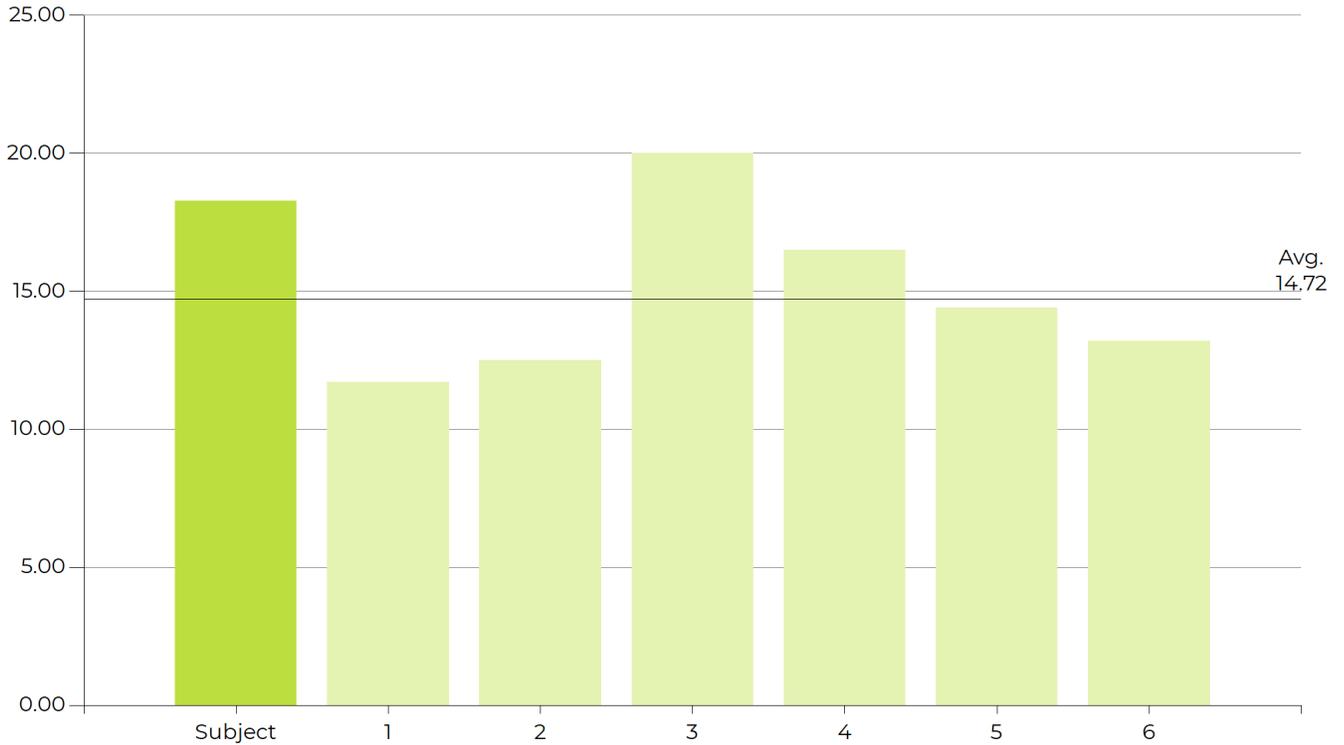
# SALE COMPARABLES

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## Cap Rate



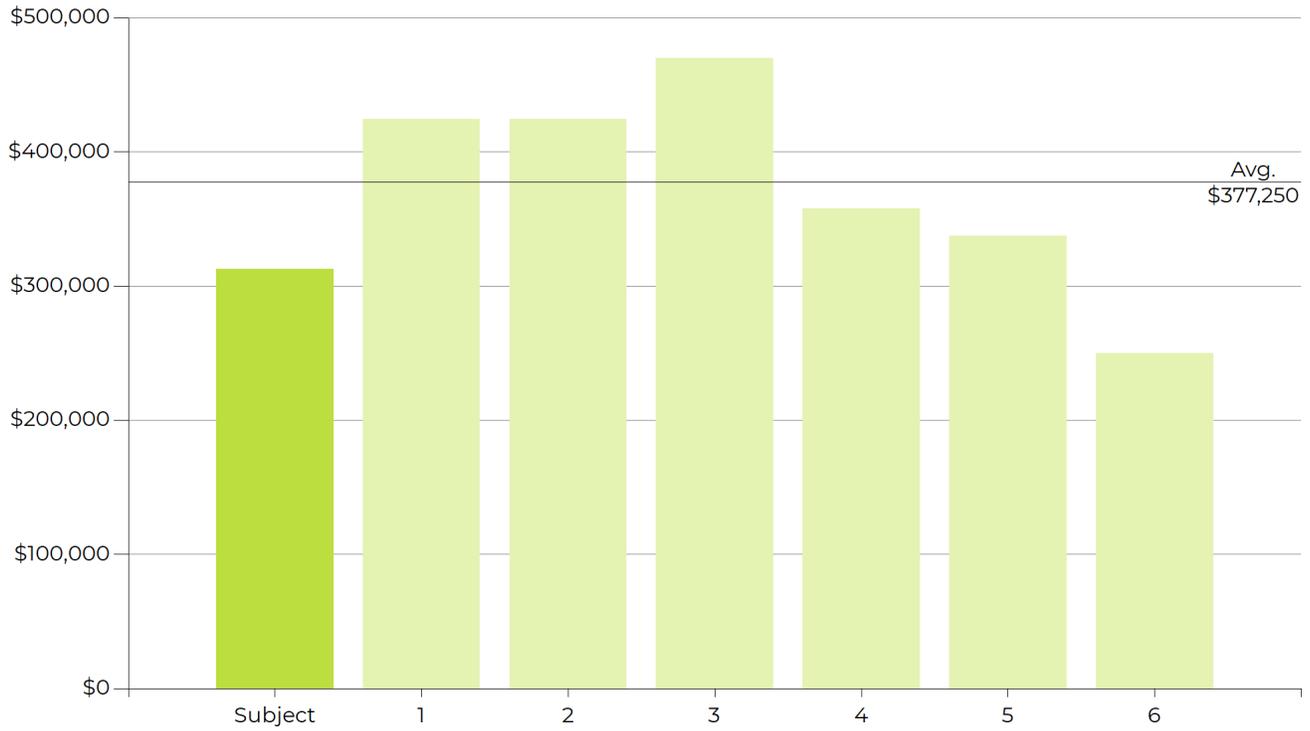
## Gross Rent Multiplier



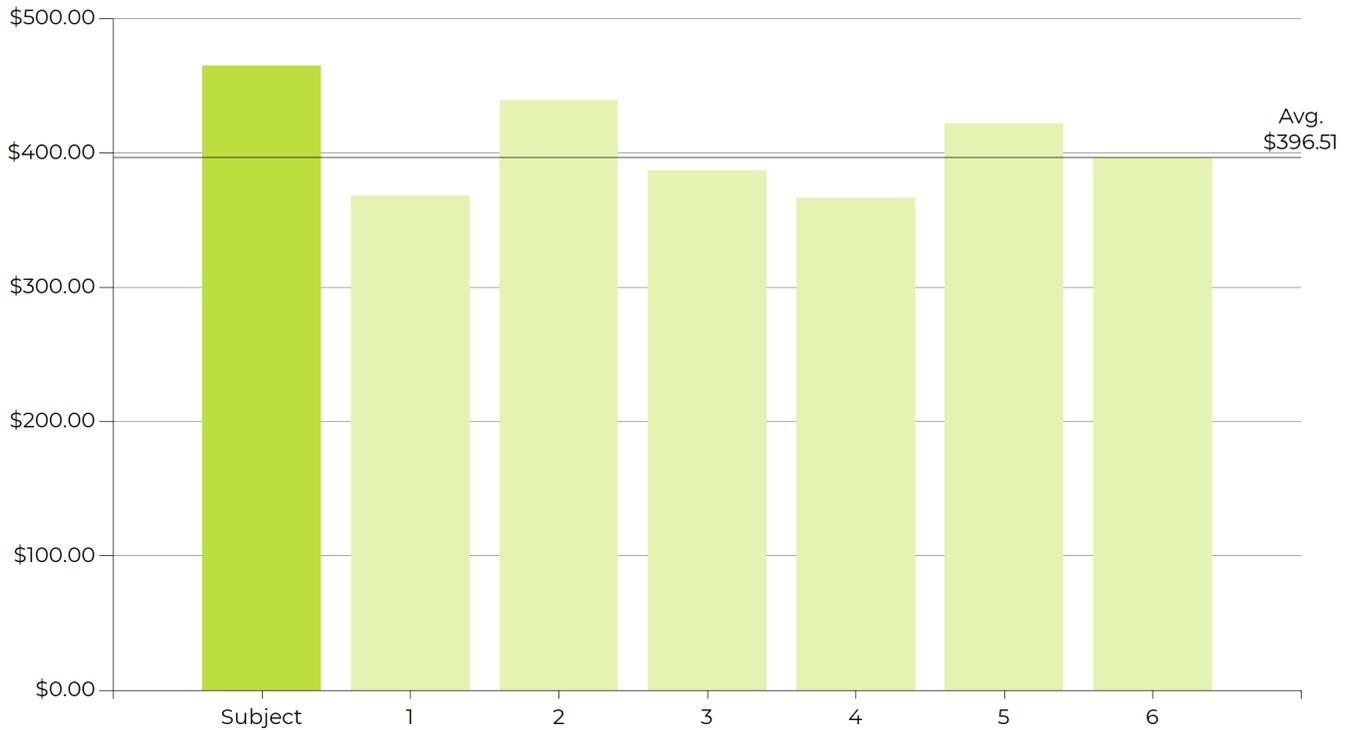
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## Price per Unit



## Price per SF



# SALE COMPARABLES

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Sale Price	\$625,000	Units	2	Unit Type	1+1
Units	2				
Price/Unit	\$312,500				
Price/SF	\$465.03				
Lot Size	5,324				
Cap Rate	2.97%				
GRM	18.27				
Year Built	1913				

## Charming Duplex in Vermont Square!

1739 West 53rd Street, Los Angeles, CA 90062

### Notes

Separately metered for gas and electricity  
Minutes from USC, Exposition Park, and the LA Memorial Coliseum



1	Asking Price	\$849,000	Units	2	Unit Type	2 Bedroom 1 Bath
	Units	2				3 Bedroom 2 Bath
	Price/Unit	\$424,500				
	Price/SF	\$368.17				
	Lot Size	4,968				
	Cap Rate	5.9%				
	GRM	11.7				
	Year Built	1919				
	Sale Date	On Market				
	Days-On-Mkt	2				

1625 West 55th Street, Los Angeles, CA 90062

### Notes

Central HVAC system with smart control.  
Detached garage for parking, storage, workshop or future studio.  
Will be delivered completely vacant.



2	Asking Price	\$849,000	Units	2	Unit Type	2 Bedroom 1 Bath
	Units	2				3 Bedroom 1 Bath
	Price/Unit	\$424,500				
	Price/SF	\$439.21				
	Lot Size	6,384				
	Cap Rate	5.59%				
	GRM	12.5				
	Year Built	1951				
	Sale Date	On Market				
	Days-On-Mkt	117				

1632 West 52nd Street, Los Angeles, CA 90062

### Notes

Two (2) parking spaces.

# SALE COMPARABLES

Charming Duplex in Vermont Square!  
1739 West 53rd Street | Los Angeles, CA 90062

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5162 Ruthelen Street, Los Angeles, CA 90062

Asking Price	\$939,000
Units	2
Price/Unit	\$469,500
Price/SF	\$386.74
Lot Size	6,030
Cap Rate	3.8%
GRM	20.0
Year Built	1924
Sale Date	On Market
Days-On-Mkt	170

Units	Unit Type
1	2 Bedroom 1 Bath
1	2 Bedroom 2 Bath

**Notes**

Update plumbing, electrical, tankless water heater and roof.  
Potential for one (1) unit to be delivered vacant.  
Two (2) separate one-car garages for each unit.

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1519 West 54th Street, Los Angeles, CA 90062

Sale Price	\$715,000
Units	2
Price/Unit	\$357,500
Price/SF	\$366.67
Lot Size	5,287
Cap Rate	4.23%
GRM	16.5
Year Built	1924
Sale Date	4/8/2025
Days-On-Mkt	125

Units	Unit Type
2	2 Bedroom 1 Bath

**Notes**

Three (3) garage parking spaces.

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1543 West 52nd Street, Los Angeles, CA 90062

Sale Price	\$675,000
Units	2
Price/Unit	\$337,500
Price/SF	\$421.88
Lot Size	5,462
Cap Rate	5.55%
GRM	14.4
Year Built	1923
Sale Date	4/7/2025
Days-On-Mkt	15

Units	Unit Type
2	2 Bedroom 1 Bath

**Notes**

Room to add an ADU.  
Has a private carport in the rear.

# SALE COMPARABLES

Charming Duplex in Vermont Square!  
1739 West 53rd Street | Los Angeles, CA 90062

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1631 West Vernon Avenue, Los Angeles, CA 90037

Asking Price	\$750,000
Units	3
Price/Unit	\$250,000
Price/SF	\$396.41
Lot Size	6,534
Cap Rate	4.62%
GRM	13.2
Year Built	1923
Sale Date	On Market
Days-On-Mkt	114

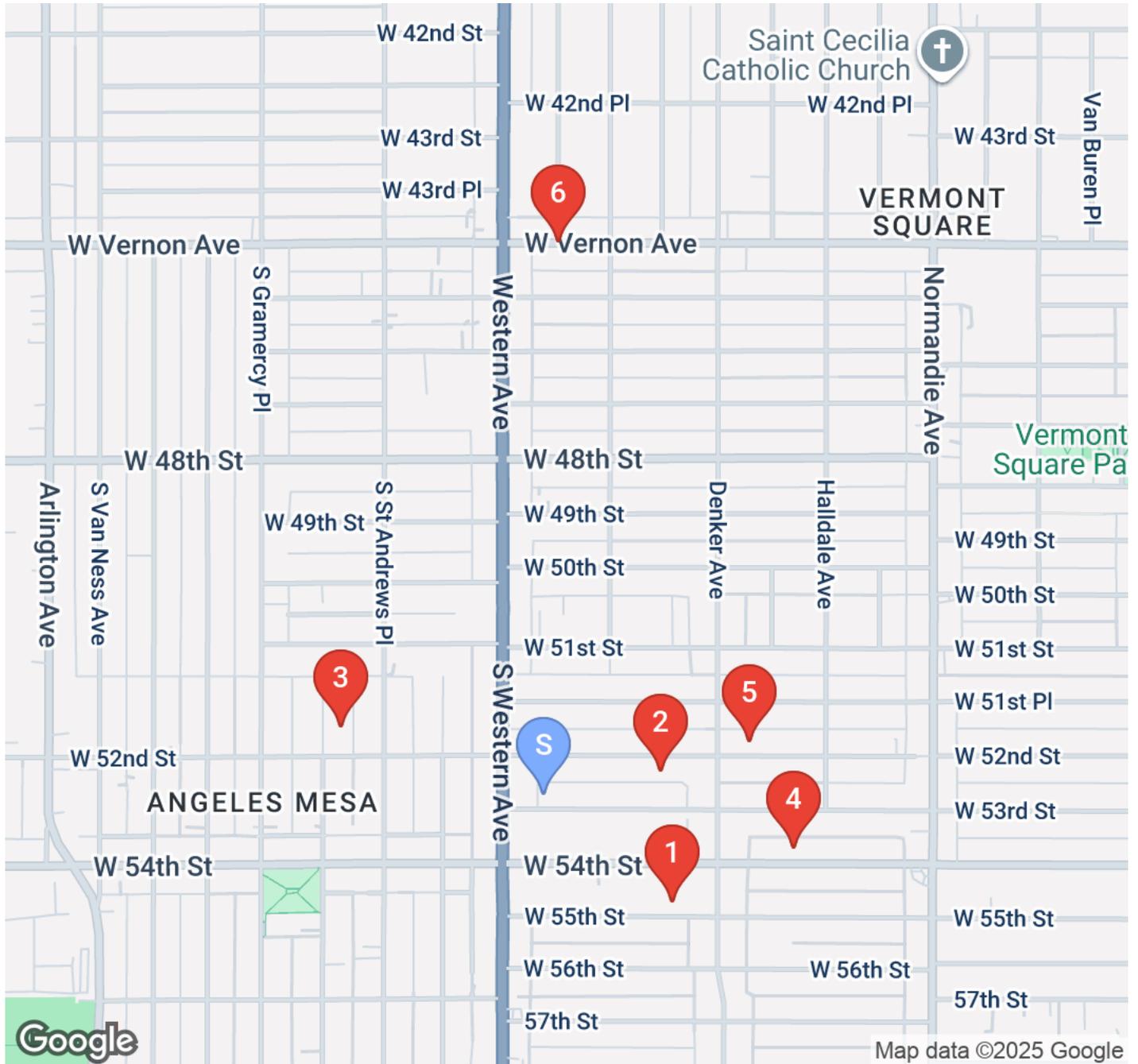
Units	Unit Type
2	1 Bedroom 1 Bath
1	2 Bedroom 1 Bath

### Notes

- Potential ADU opportunity.
- One (1) unit delivered vacant.
- Three (3) gated parking spaces.

# SALE COMPARABLES

Charming Duplex in Vermont Square!  
1739 West 53rd Street | Los Angeles, CA 90062



- S** 1739 West 53rd Street  
Los Angeles, CA, 90062  
\$625,000
- 3** 5162 Ruthelen Street  
Los Angeles, CA, 90062  
\$939,000
- 6** 1631 West Vernon Avenue  
Los Angeles, CA, 90037  
\$750,000

- 1** 1625 West 55th Street  
Los Angeles, CA, 90062  
\$849,000
- 4** 1519 West 54th Street  
Los Angeles, CA, 90062  
\$715,000

- 2** 1632 West 52nd Street  
Los Angeles, CA, 90062  
\$849,000
- 5** 1543 West 52nd Street  
Los Angeles, CA, 90062  
\$675,000

# PROPERTY PHOTOS

Charming Duplex in Vermont Square!  
1739 West 53rd Street | Los Angeles, CA 90062



# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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## PROPERTY DESCRIPTION

Charming Duplex in Vermont Square!  
1739 West 53rd Street | Los Angeles, CA 90062

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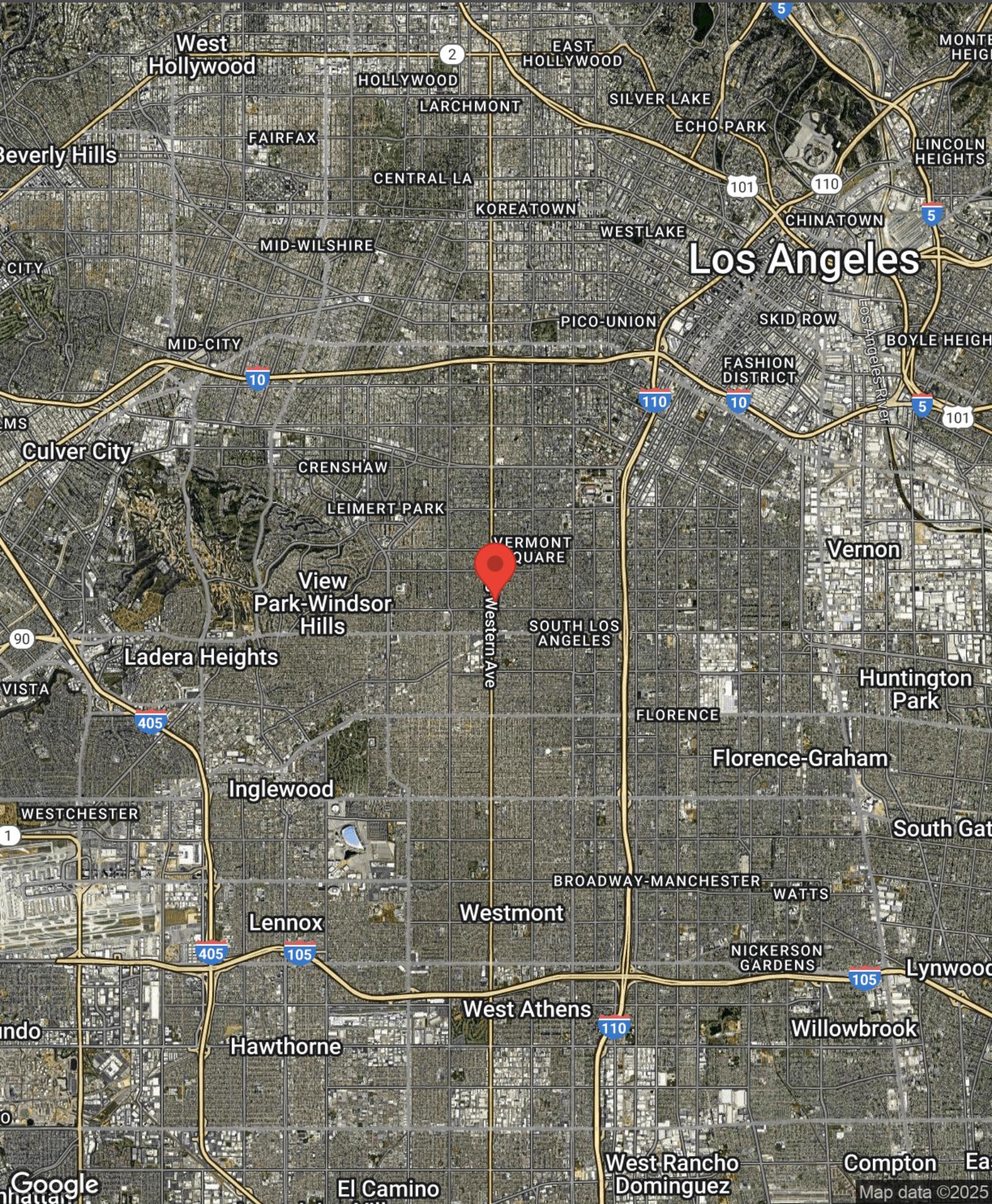


1739 W 53rd Street is a charming duplex located in the heart of South Los Angeles, featuring two (2) one-bedroom/one-bathroom units across a single-story building. Built in 1913, the property offers 1,344 square feet of rentable space situated on a 5,324 square foot LAR2-zoned lot. The building showcases classic early 20th-century architecture in the form of a Craftsman bungalow, a style especially popular in Los Angeles during the 1910s and still highly sought-after today. Both units are separately metered for gas and electricity, offering ease of management. Upgrades have been completed over the years, including new plumbing, electrical, and drywall in 2009, as well as some interior remodeling in 2015. Additionally, the property is located in an Opportunity Zone, offering potential tax advantages for investors seeking to reinvest capital gains in a growing market.

Ideally situated in the historically significant South Los Angeles neighborhood of Vermont Square, 1739 W 53rd Street offers residents excellent access to major employment centers, schools, and public amenities. The property is located directly behind Holmes Avenue Elementary School and sits next to a Catholic church and school. It is also just minutes from the University of Southern California (USC), Exposition Park, and cultural institutions like the California Science Center and the LA Memorial Coliseum. Its proximity to the 10 and 110 Freeways, as well as the Metro E Line, ensures connectivity across the city, while nearby commercial corridors such as South Vermont Avenue and West Martin Luther King Jr. Boulevard provide convenient access to grocery stores, dining, and local services.

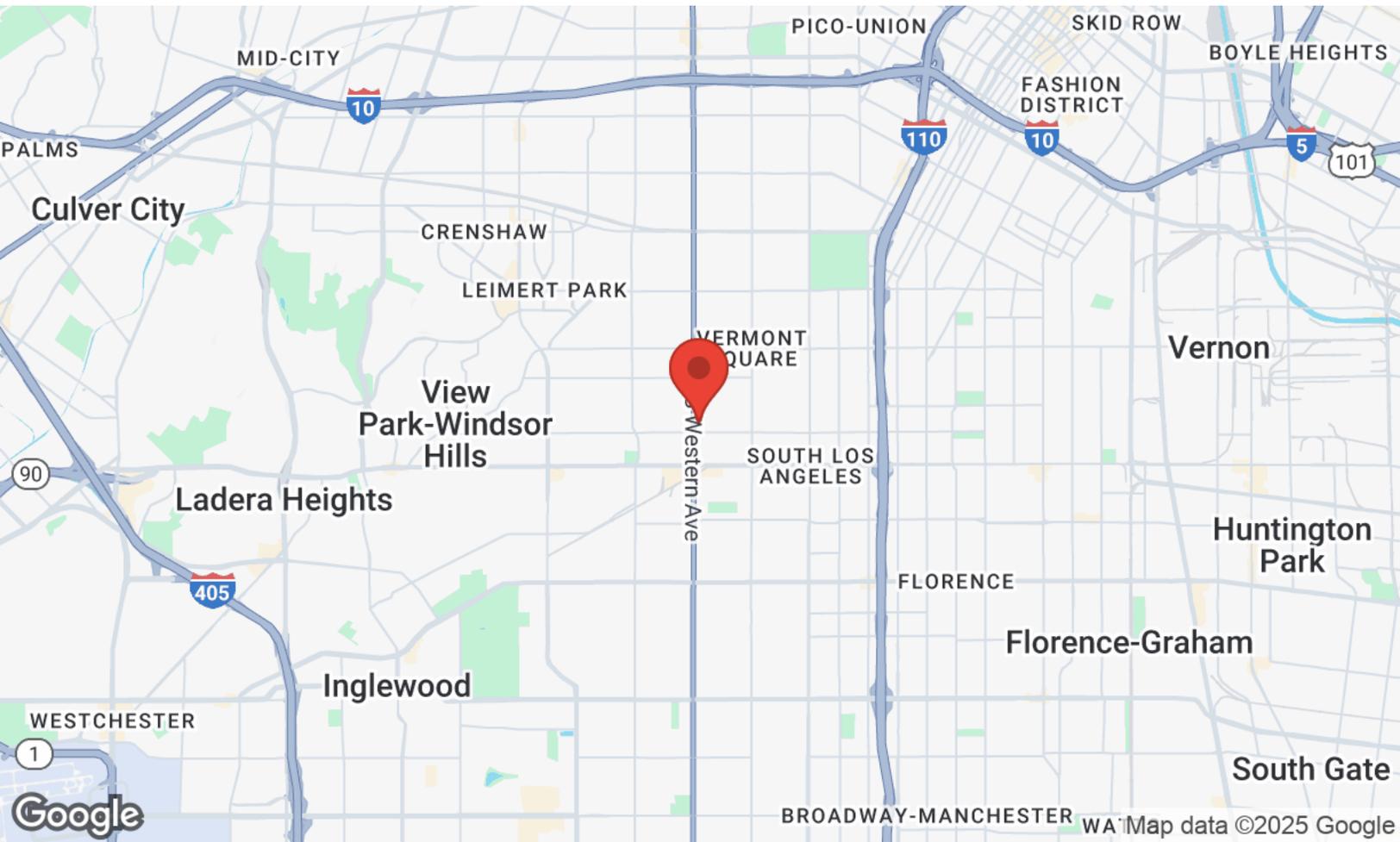
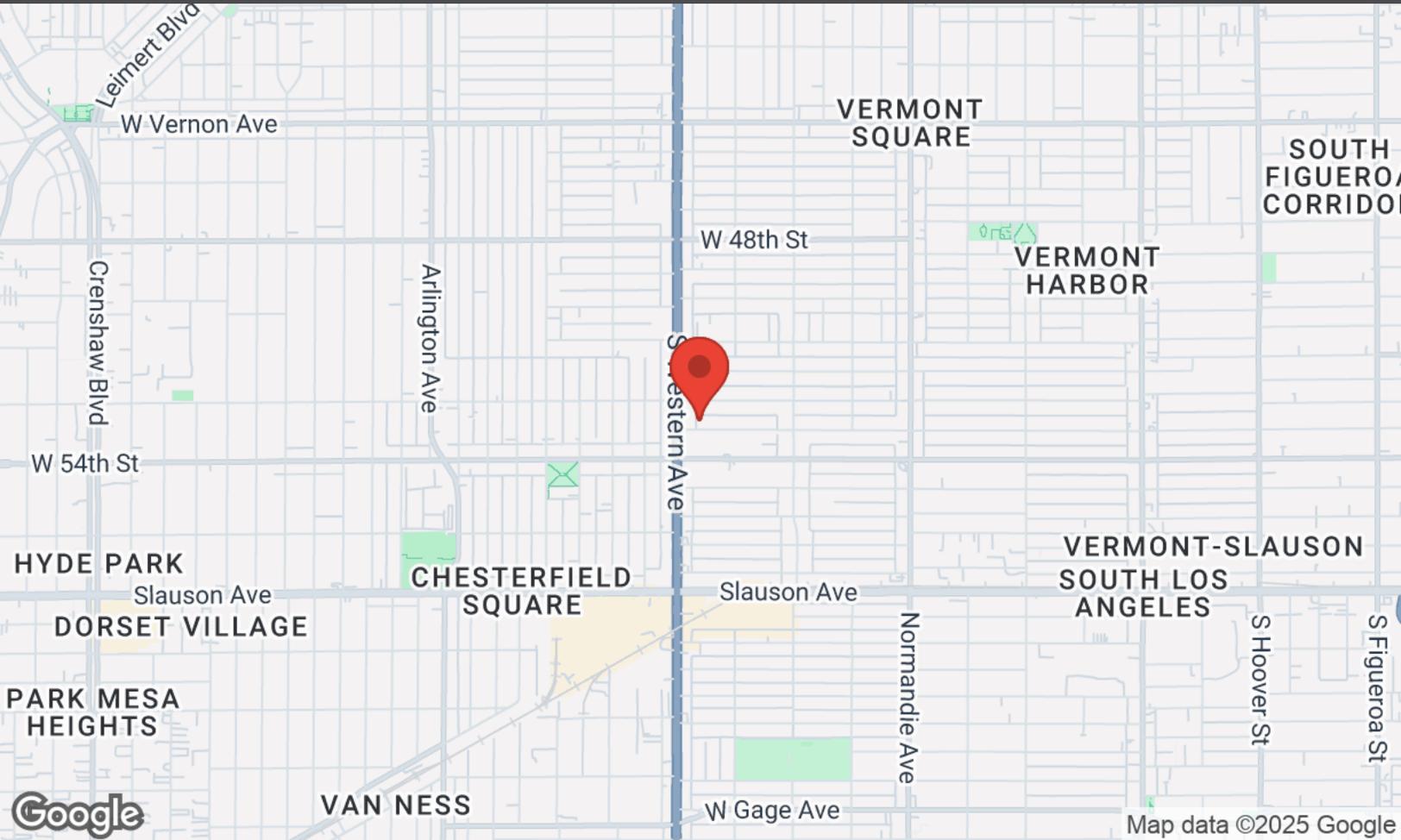
# REGIONAL MAP

Charming Duplex in Vermont Square!  
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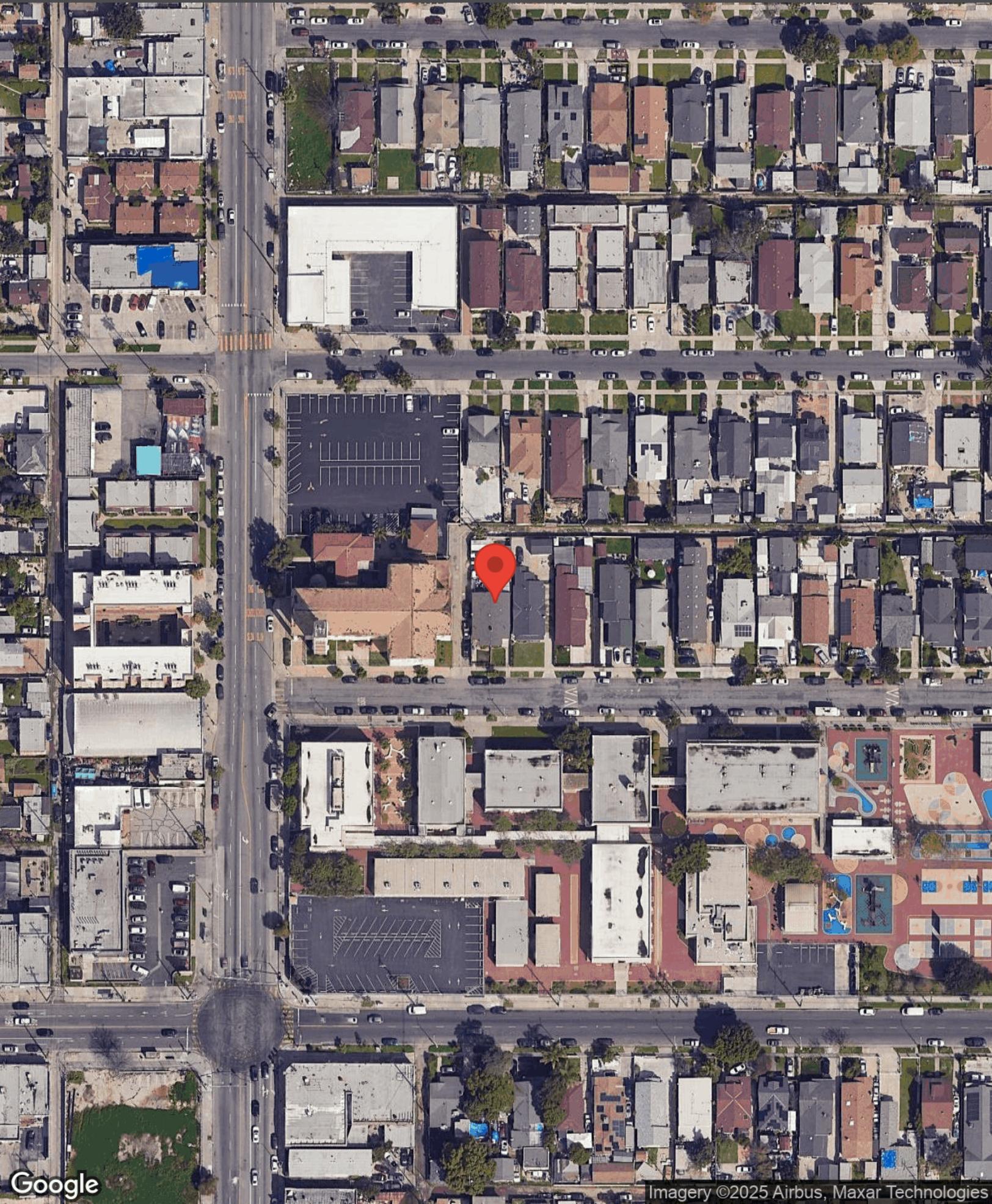
# LOCATION MAPS

Charming Duplex in Vermont Square!  
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# AERIAL MAP

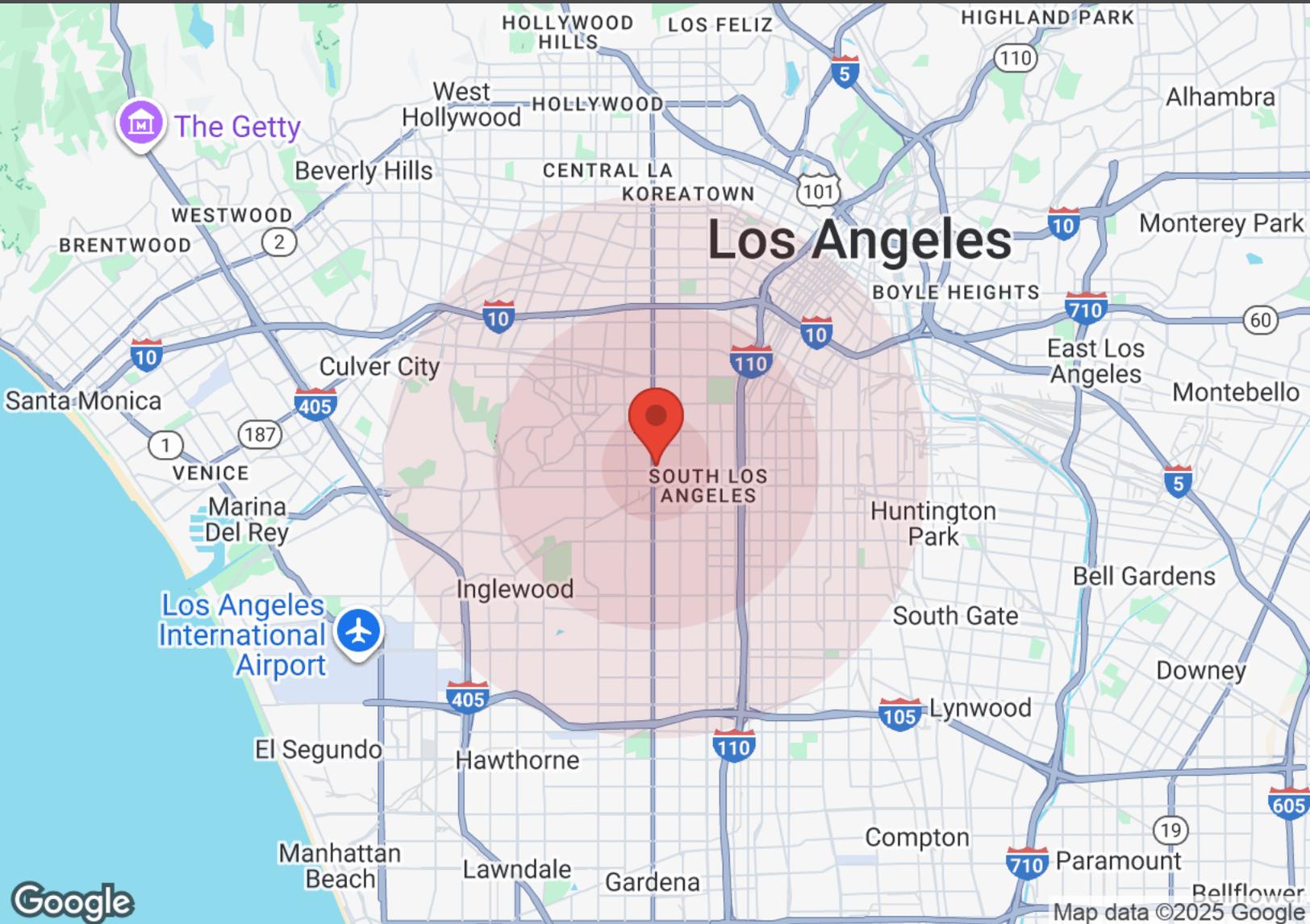
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# DEMOGRAPHICS

Charming Duplex in Vermont Square!  
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Population	1 Mile	3 Miles	5 Miles
Male	22,688	217,220	601,018
Female	23,890	219,419	592,962
Total Population	46,578	436,639	1,193,980
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	8,222	77,896	205,617
Ages 15-24	6,559	66,685	168,404
Ages 25-54	20,198	187,540	536,526
Ages 55-64	6,015	51,163	137,736
Ages 65+	5,583	53,356	145,697
Race	1 Mile	3 Miles	5 Miles
White	3,065	36,721	127,756
Black	13,689	127,892	261,004
Am In/AK Nat	56	568	1,672
Hawaiian	23	349	1,075
Hispanic	27,467	240,108	667,793
Asian	1,127	20,653	107,339
Multi-Racial	936	8,689	23,044
Other	210	1,659	4,179

Income	1 Mile	3 Miles	5 Miles
Median	\$73,832	\$66,203	\$67,229
< \$15,000	1,943	18,482	53,664
\$15,000-\$24,999	782	10,363	30,046
\$25,000-\$34,999	984	11,949	33,554
\$35,000-\$49,999	1,164	13,770	41,777
\$50,000-\$74,999	2,083	21,540	63,423
\$75,000-\$99,999	1,891	16,353	47,082
\$100,000-\$149,999	2,025	19,915	59,337
\$150,000-\$199,999	1,367	11,378	33,298
> \$200,000	1,473	13,758	44,480

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,778	148,932	440,870
Occupied	13,711	137,510	406,660
Owner Occupied	6,499	47,204	113,259
Renter Occupied	7,212	90,306	293,401
Vacant	1,067	11,423	34,210