

143 E Avenue 32, Los Angeles 90031

STATUS: Active

LIST PRICE: \$835,000

between Pasadena Ave. & Griffin Ave.



Recent: 10/01/2026 : NEW



# OF UNITS TOTAL: 2

SQFT(src): 1,816

PRICE PER SQFT: \$459.80

LOT(src): 5,639/0.1295 (A)

LEVELS: Two

YEAR BLT(src): 1890 (ASR)

DAM / CDAM: 0/0

SLC: Standard

TOTAL OP. EXP: \$21,638.00

NET OP. INCOME: \$7,216

PARCEL #: 5206001013

LISTING ID: GD26213938



DESCRIPTION

Duplex with 2 stories for each unit. Good size lot, which may allow for ADU to be built. Separate gas and electric services and separate water heaters. Several mini-split HVAC units. Units are older and in need of refurbishment and upgrades. Copper plumbing upgrades, new electrical services, some new windows and new roof (2026). Please see all photos before making an offer. Inspection with accepted offer. Please do not go onto property or disturb tenants.

EXCLUSIONS: tenants' personal property

INCLUSIONS:

AREA: 677 - Lincoln Hts

SUBDIVISION: /

COUNTY: Los Angeles

55+: No

GROSS EQUITY:

PRESENT LOANS \$:

HAVE:

LIST \$ ORIG: \$835,000

SUB TYPE: DPLX/A

CMN WALLS: 2+ Common Walls

PARKING:

# OF BUILDINGS TOTAL: 1

RENT CONTROL?: Yes

PROPERTY ATTACHED?: Yes

SELLER WILL CONSIDER CONCESSIONS IN OFFER:

ROOM TYPE:

UTILITIES:

ELECTRIC:

WATER: Public

COOLING:

HEATING:

VIEW:

WATERFRONT:

LAUNDRY: Individual Room

PROBATE AUTHORITY:

ANALYSIS

INCOME

GROSS SCHEDULE INCOME: \$28,854

VACANCY ALLOWANCE %/ : \$0/

GROSS OPERATING INCOME: \$28,854

NET OPERATING INCOME: \$7,216

OPERATING EXPENSE %/ : \$21,638/

LAND DOLLAR VALUE %/ : /

GROSS SPENDABLE INCOME:

LOAN PAYMENT(ANNUAL):

GROSS MULTIPLIER:

CAP RATE:

IMPROVEMENTS TOTAL %/ : /

PERSONAL PROPERTY %/ : /

# OF RENTED GARAGES:

GARAGE RENTAL RATE:

GARAGES RENTAL INCOME:

LAUNDRY INCOME:

LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:

OTHER INCOME 2:

OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$21,638

ELECTRIC:

GAS:

LICENSES: \$213

NEW TAXES: \$10,437

FURNITURE REPLACEMENT:

TRASH: \$0

CABLE TV:

GARDENER: \$1,620

INSURANCE: \$1,703

MAINTENANCE: \$2,198

WORKMAN'S COMP:

PROFESSIONAL MANAGEMENT:

WATER/SEWER: \$4,040

OTHER EXPENSE: \$1,640

OTHER EXPENSE DESCRIPTION: cleaning

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA | # OF UNITS WITH SEPARATE ELECTRIC: |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|------------------------------------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,175     | \$1,175    | \$0       | 2                                  |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,230     | \$1,230    | \$0       | 2                                  |

GAS METERS: 2

WATER METERS: 1

INTERIOR

INTERIOR:

ACCESSIBILITY:

APPLIANCES:

FLOORING:

ENTRY/LEVEL: front door/1

FIREPLACE:

SQFT STUDIO AVG:

SQFT 1 BED AVG:

SQFT 2 BED AVG:

SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:

DIRECTION FACES:

SECURITY:

SEWER: Public Sewer

LOT: 0-1 Unit/Acre

POOL: None

FENCING:

SPA:

BUILDING

BUILDER NAME:

BUILDER MODEL:

ARCH STYLE:

DOORS:

WINDOWS:

ROOF:

FOUNDATION DTLs:

PROP CONDITION:

CONSTR MTRLS:

OTHER STRUCTURES:

NEW CONSTRUCTION YN: No

**GARAGE AND PARKING**

UNCOVERED SPACES:

PARKING TOTAL: **4**GARAGE SPACES: **0**

CARPORT SPACES:

**GREEN**GREEN ENERGY GEN:  
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**POWER PRODUCTION: **No**GREEN VERIFICATION: **No****COMMUNITY**HOA DUES 1: **\$0**

HOA DUES 2:

HOA DUES 3:

OTHER FEES:

COMMUNITY: **Sidewalks**

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA 1 NAME:

HOA 2 NAME:

HOA 3 NAME:

HOA PHONE 1:

HOA PHONE 2:

HOA PHONE 3:

HOA AMENITIES:

STORIES TOTAL: **2****LAND**LAND LEASE?: **No**COMMON INTEREST: **None**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

LAND LEASE EXP DATE:

ELEVATION:

ASSESSMENTS: **Unknown**PARCEL #: **5206001013**ADDITIONAL PARCEL(s): **No**TAX LOT: **6**

LOT SIZE DIM:

TAX BLOCK: **4**TAX TRACT #: **00004**

ZONING:

**LISTING**

BAC:

BAC REMARKS:

DUAL/VARI. RATE?: **No**

CURRENT FINANCING:

POSSESSION:

FINANCIAL INFO AS OF:

CONTINGENCY LIST:

LIST TERMS: **Cash, Cash to New Loan**LIST AGRMT: **Exclusive Right To Sell**LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES: **Rent Control**INTERNET, AVM?/COMM?: **Yes/Yes**INTERNET?/ADDRESS?: **Yes/Yes**NEIGHBORHOOD MARKET REPORT YN?: **Yes****DATES**LIST CONTRACT DATE: **09/30/26**

START SHOWING DATE:

ON MARKET DATE: **10/01/26**

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: **10/01/26**MOD TIMESTAMP: **10/01/26**EXPIRED DATE: **04/05/27**

PURCH CONTRACT DATE:

ENDING DATE:

CONTINGENCY:

**PRIVATE REMARKS: All offers to be presented with proof of funds, credit score of borrower(s) and pre-qualification letter****SHOWING INFORMATION**SHOW CONTACT TYPE: **None**

SHOW CONTACT NAME:

SHOW CONTACT PHONE:

SHOWING INSTRUCTIONS: **Inspection with accepted offer**DRIVING DIRECTIONS: **between Pasadena Ave. & Griffin Ave.**

LOCK BOX LOCATION:

LOCK BOX DESCRIPTION: **None**

OWNER'S NAME:

**AGENT / OFFICE**LA: (**G89652**) **Paul Locker**

CoLA:

LO: (**G6123**) **Locker Realty Corp.**LO PHONE: **818-956-8800**

CoLO:

CoLO PHONE:

LA State License: **00643224**

CoLA State License:

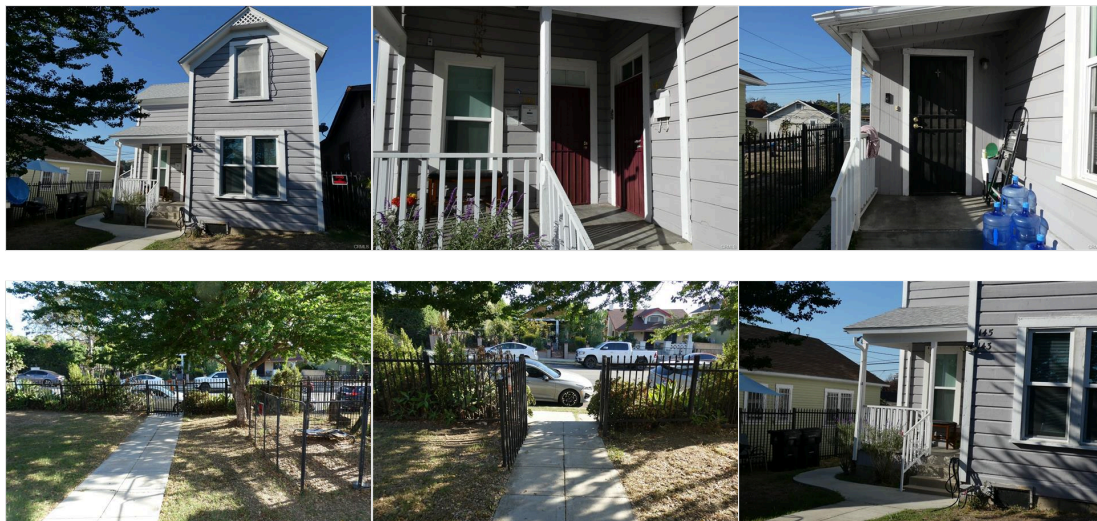
LO State License: **01220314**LO FAX: **818-956-1475**

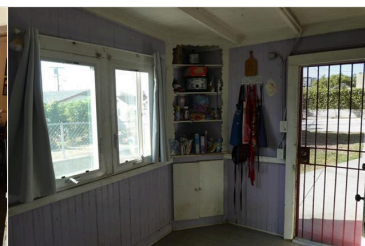
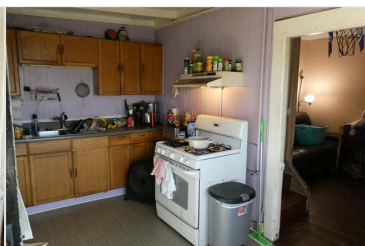
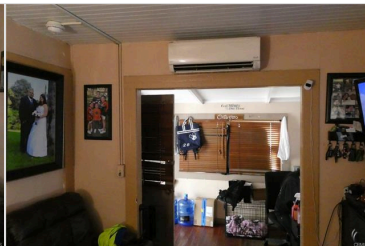
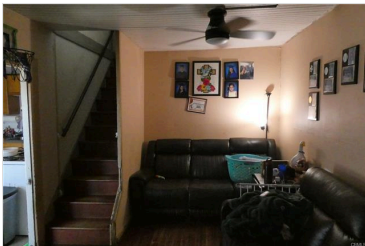
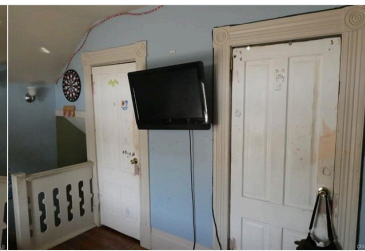
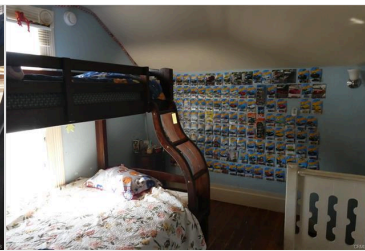
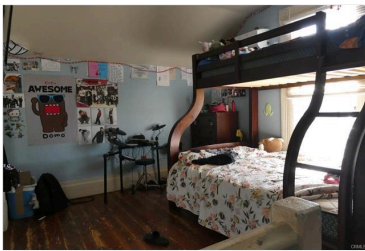
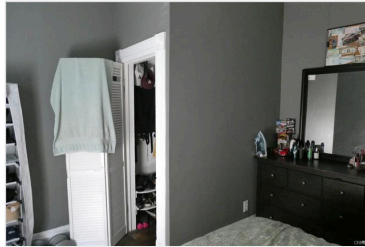
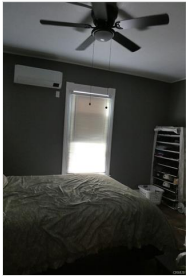
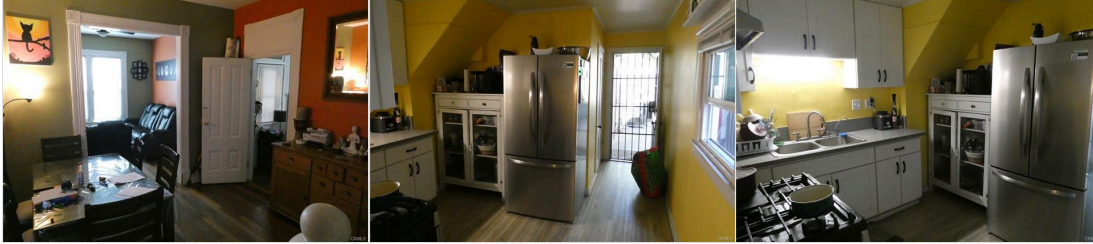
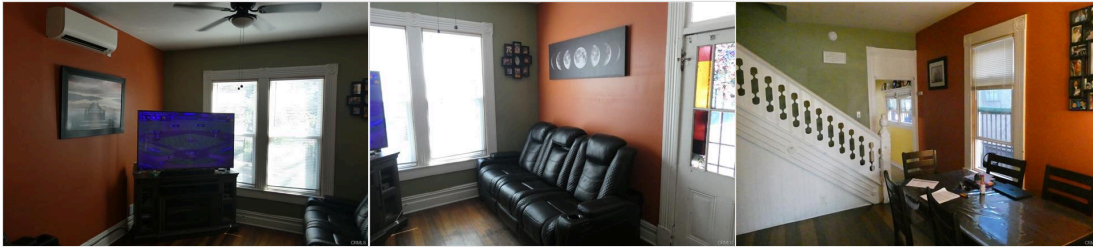
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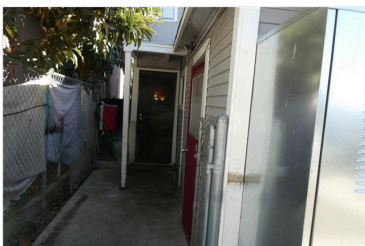
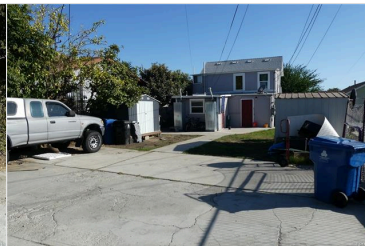
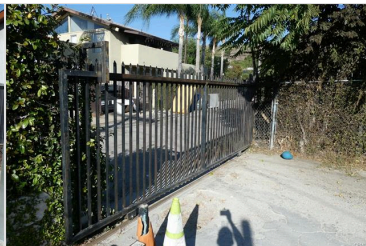
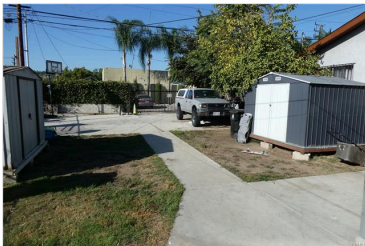
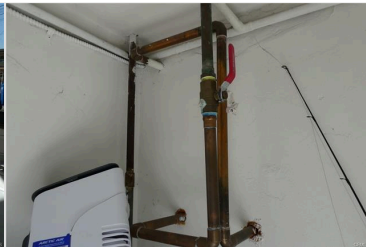
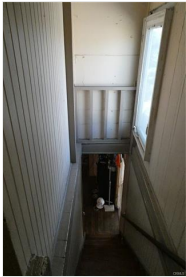
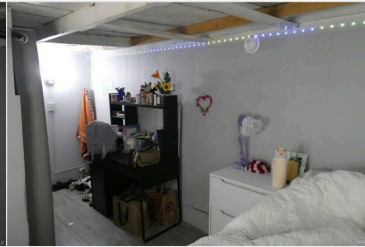
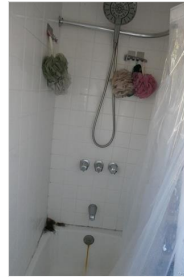
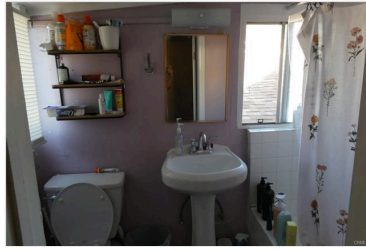
CoLO FAX:

Offers Email: **Listings@LockerRealty.com****CONTACT PRIORITY**1. LA DIRECT: **818-956-8800**

3. LA PAGER:









AGENT FULL: Residential Income LISTING ID:  
GD26213938

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