

# EXCLUSIVE LISTING

## 136 W 48th St, Los Angeles, CA 90037

NEWLY BUILT in 2024 - NON RENT CONTROL (Buyer to Verify), Townhouse Style w/ Penthouse like Master Bedroom, HIGH CAP Rate Central location near USC, Exposition Park, BMO Stadium, etc.



Subject Property:	136 W 48th Street, Los Angeles, CA 90037
Asking Price:	\$1,680,000
Year Built/Renovated:	2024 (Non rent control)
Building Area:	4,150 SF
Lot Size:	4,752 SF
APN#:	5110-018-024
Unit Mix:	3 x 3B + 2.5B
Parking:	6 (2 Car Garage + 4 Open)



### INVESTMENT HIGHLIGHTS

- Brand new construction with NO Rent Control (not under Los Angeles RSO and not under California AB1482 – Buyer to verify.)
- High-end Construction quality with Townhouse like layout (no stacked units)
- ALL Units can be delivered vacant.
- Ideal 1031 Exchange Property with Low Maintenance & strong cash flowing property
- Upside Potential to convert existing Two Car Garage into ADU (Buyer to conduct Due Diligence)

### PROPERTY HIGHLIGHTS

- BRAND NEW CONSTRUCTION completed in 2024: Hassle free maintenance property for the next several years.
- MINIMUM COST to OPERATE and MAINTAIN: Solar Panel installed for common area electricity, no landscaping with artificial turf, brand new system
- Townhouse Style Layout with each unit offers a penthouse style Master bedroom complete with private balcony with views and walk-in space.
- ALL 3-Unit Turnkey Property: In-Unit Washer-Dryer hook up, new flooring, new kitchen, new bathroom, new HVAC units, and much more.

**HAN WIDJAJA CHEN, CCIM**  
DIR. 626.594.4900 DRE# 01749321

**MARC SCHWARTZ**  
DIR. 213.362.8500 DRE# 01515007

**ABEL BENITEZ**  
DIR. 626.898.9740 DRE# 02173463

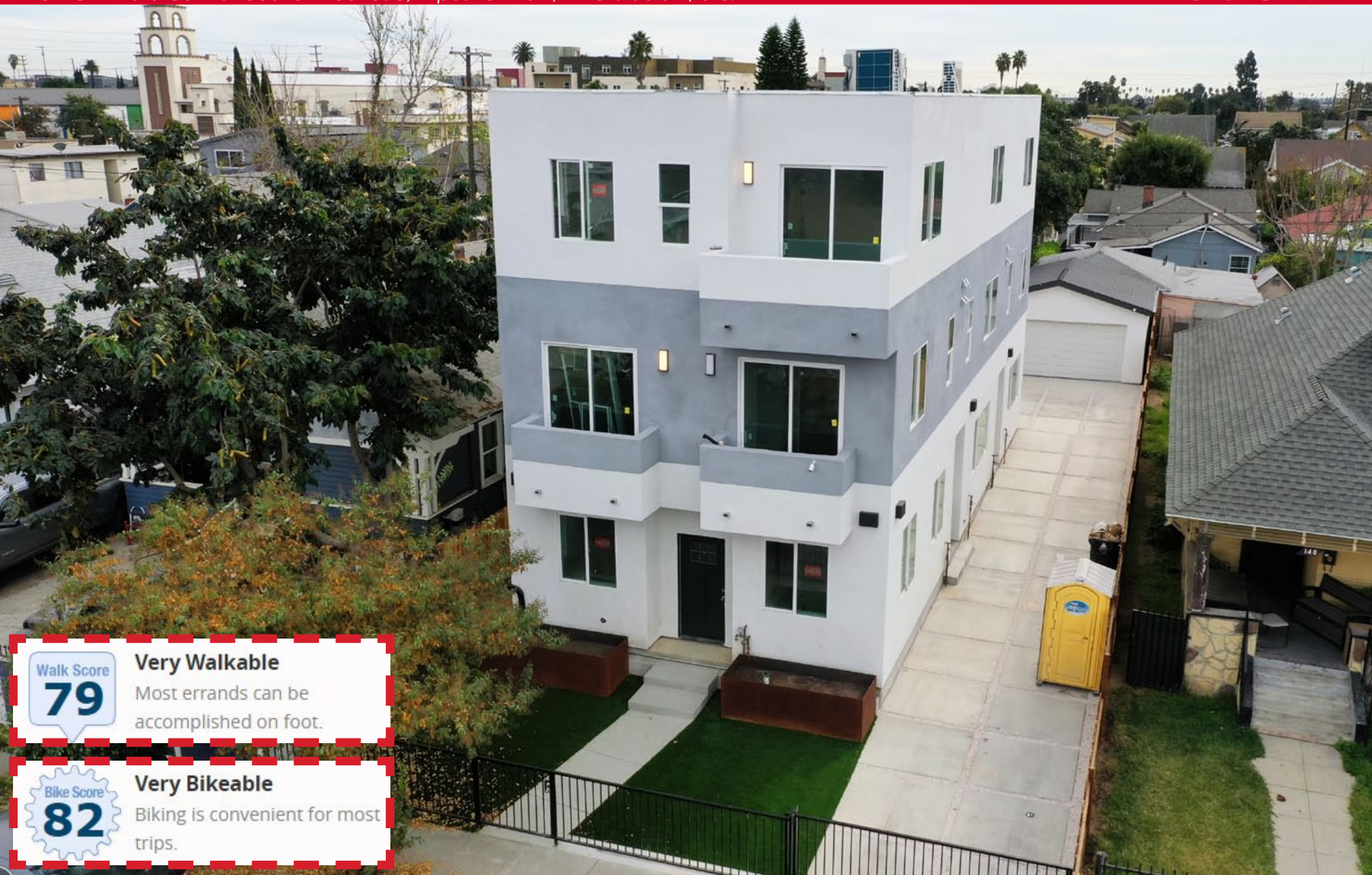


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**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



Walk Score

79

**Very Walkable**

Most errands can be accomplished on foot.

Bike Score

82

**Very Bikeable**

Biking is convenient for most trips.

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LA MEMORIAL COLISEUM



USC



EXPOSITION PARK



NATURAL HISTORY MUSEUM OF LOS ANGELES



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110 FWY

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CRYPTO.COM ARENA



DOWNTOWN LOS ANGELES



LOS ANGELES  
CONVENTION CENTER



LA FASHION DISTRICT



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