

126 S Vendome St
Los Angeles, CA 90057



6 # of Units
3,720/Vendor Enhanced Sqft
4,830 Lot Size Vendor Enhanced



Income
LP \$999,950  Active

Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$268.80
Vacancy	3%
Total Bedrooms	10
Total Bathrooms	6.00
MLS#	25592345
APN	5155-003-017

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	0	1.00	No	\$1,035.00	\$1,035.00	\$1,500.00
Unit 2	1	2	1.00	No	\$836.00	\$836.00	\$1,995.00
Unit 3	1	2	1.00	No	\$761.00	\$761.00	\$1,995.00
Unit 4	1	2	1.00	No	\$1,158.00	\$1,158.00	\$1,995.00
Unit 5	1	2	1.00	No	\$1,089.00	\$1,089.00	\$1,995.00
Unit 6	1	0	1.00	No	\$1,500.00	\$0.00	\$1,500.00

Directions: 1/2 block off of Beverly.

Remarks: Bread and butter 2 story building in the Westlake district adjacent Historic Filipino Town neighborhood. 4 car open parking in rear. There is a vacant studio apartment on the 2nd story. Centrally located near Silver Lake, Korea Town, and DTLA. Call agent for more details. Easy property to manage.

Agent Remarks: Vacant unit may be able to be shown.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$74,251
Total Expense	\$0
NOI	\$0
Gross Income	\$76,548
Cap Rate	
GRM	13.06
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Garden
Year Built/Source	1956/Vendor Enhanced
Stories	2
Buildings	1
Security	
Sewer	
Style	Mid-Century
Prop Condition	
View	No
Water	

Contract Info	
List Date	09-15-2025
List Price	\$999,950
Orig List Price	\$1,099,000
Status Date	09-15-2025
Change Date/Type	10-17-2025/Price Change
Sale Type	Standard
Listing Type	Exclusive Right
Disclosure	Rent Control
Seller Concessions?	Yes

Land/Parking Info	
Zoning	LARD1.5
Addl Parcel	No
Rent Control	Yes
Land Type	
Parking Type	None
Total Parking	4
Covered Parking	
Uncovered Parking	4

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Accepted Offer
Lockbox Location	
Lockbox Type	
Occupant Type	Tenant
Gate Code	

Interior Features	
AC/Cooling	None
Heating	Wall
Equip/Appl	Range/Oven
Flooring	
Laundry	None
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	Composition Shingle
Spa	
Fence	

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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713

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