



## 9014 S. FIR AVENUE, LOS ANGELES, CA 90002

MULTIFAMILY FOR SALE | (Unincorporated LA)



## PROPERTY OVERVIEW

Situated on an expansive 19,000+ sq ft lot, this versatile 4-unit property features three separate buildings—each offering its own private yard for added tenant appeal and privacy.

The property is thoughtfully laid out with individually metered utilities and ample driveway parking, providing approximately two spaces per unit. All four units include convenient laundry hookups, while two units feature rear patios and three enjoy fully fenced front and back yards—ideal for outdoor living.

With significant lot size and layout advantages, this property presents strong potential for future expansion or additional units (buyer to verify), making it an excellent choice for both seasoned investors and owner-occupants. Live in one unit while generating income from the others, or maximize returns with a full rental strategy. Whether you're looking to grow your portfolio or secure a multi-generational living setup, this property delivers space, flexibility, and long-term upside.

## LOCATION OVERVIEW

Located in the 90002 zip code of South Los Angeles, this property benefits from a centrally connected area known for its accessibility and ongoing growth. Residents enjoy close proximity to major freeways, public transportation, and everyday conveniences. The neighborhood offers a variety of local dining spots, retail centers, parks, and community amenities, with easy access to Downtown Los Angeles and surrounding employment hubs.

Lee & Associates Los Angeles West Inc.



# PROPERTY INFORMATION

## PREMISES

Building Size:	± 3,150 SF		
Land Size:	± 19,131 SF		
		<b>Current Rent</b>	<b>Proforma</b>
Unit 9012:	823 SF	\$900/mo.	\$2,675/mo.
Unit 9012 1/2:	614 SF	\$2,000/mo.	\$2,000/mo.
Unit 9014:	957 SF	\$900/mo.	\$3,110/mo.
Unit 9016	756 SF	\$850/mo.	\$2,450/mo.
	<b>3,150 +/- SF</b>	<b>\$4,650/mo.</b>	<b>\$10,235/mo.</b>
1 Car - Garage:	300 SF	\$55,800/yr.	\$122,820/yr.
		- \$3,856.39 RE Tax	- \$15,625 RE Tax
		- \$2,000 OPEX	- \$2,000 OPEX
	NOI	\$49,950 est.	\$105,195 est.
	ROI	4%	8.5%

## PROPERTY USE

Multifamily

## PRICE

\$1,250,000 (\$397 psf bldg, \$65 psf land)

*(Covered Land Play or Investment w/ Proforma of 8.5% ROI)  
Existing tenants in rent control – buyer to verify*

## ZONING

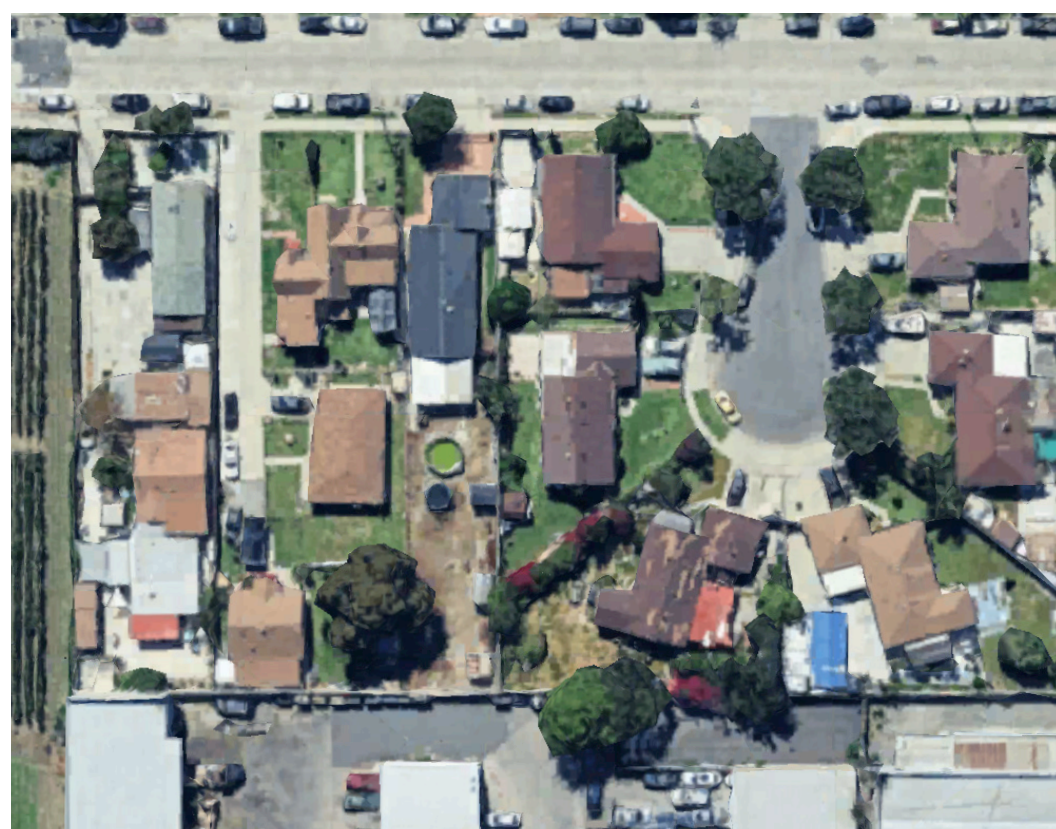
LCR2\*

## FEATURES

- 4-unit apartment investment
- Located in South Los Angeles
- Large lot with redevelopment potential
- Strong rental demand submarket

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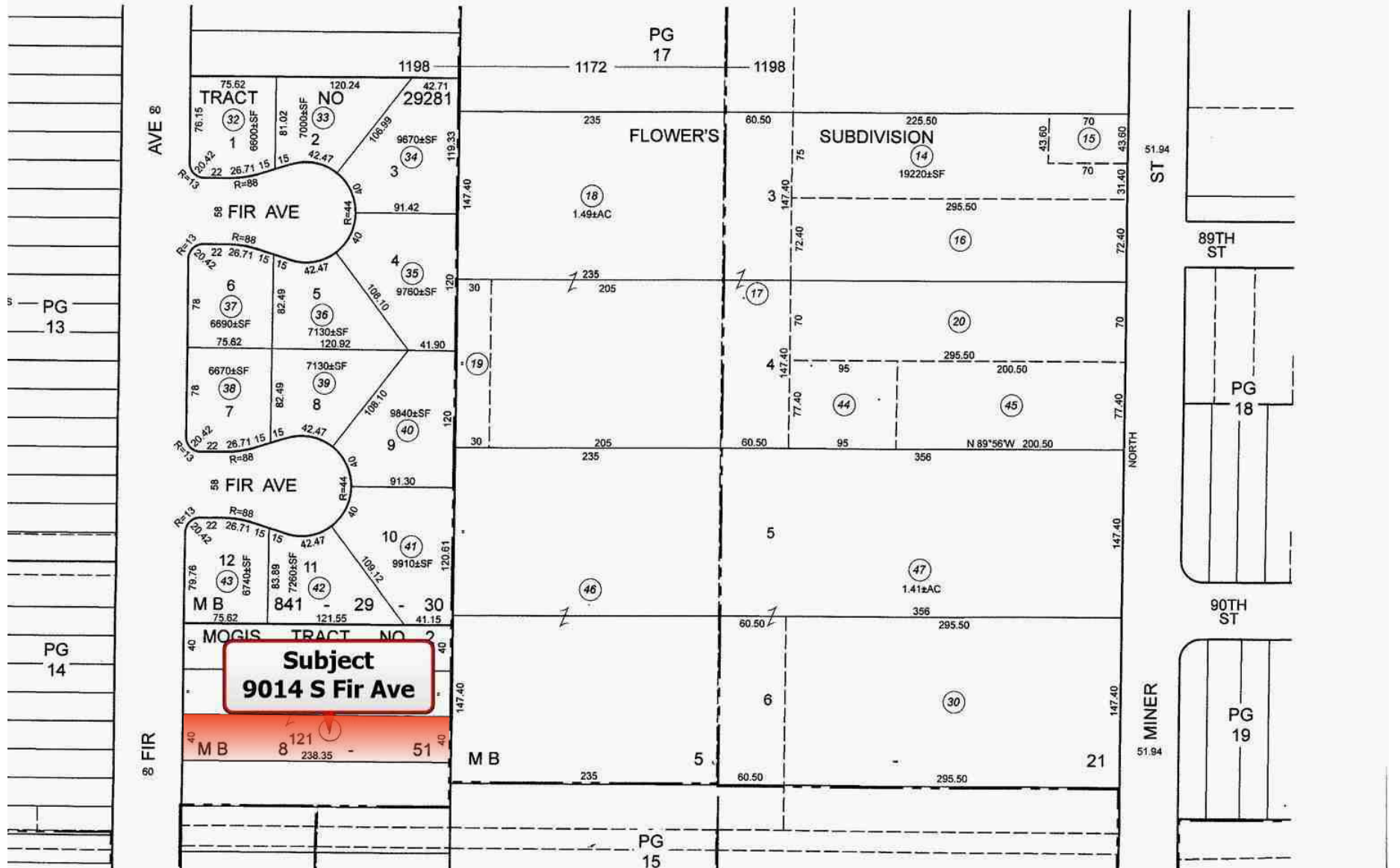




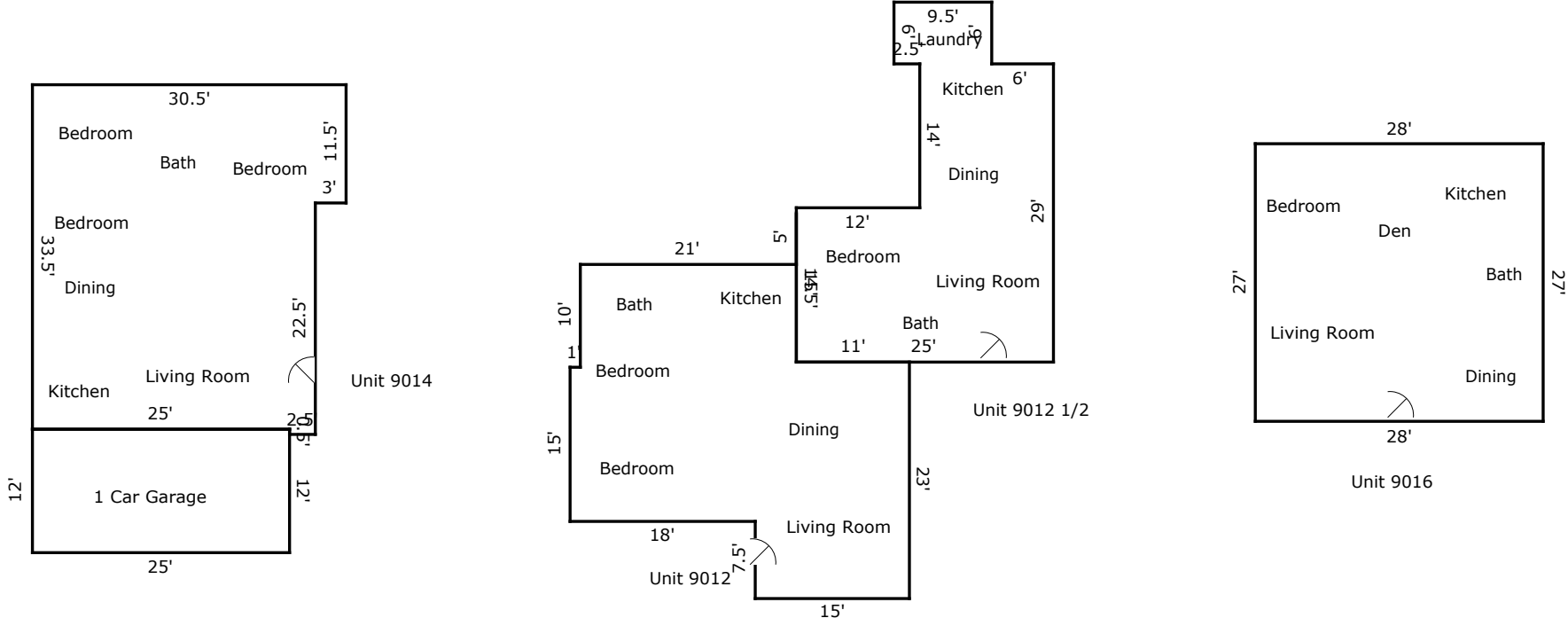


# SITE PLAN

3 ET	P. A. 358-36 & 41 6045-17	TRA 1172 1198	REVISED 671130311 711203591	740520102 750916 92022702006001-12	2018102219004001-26	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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# BUILDING SKETCH

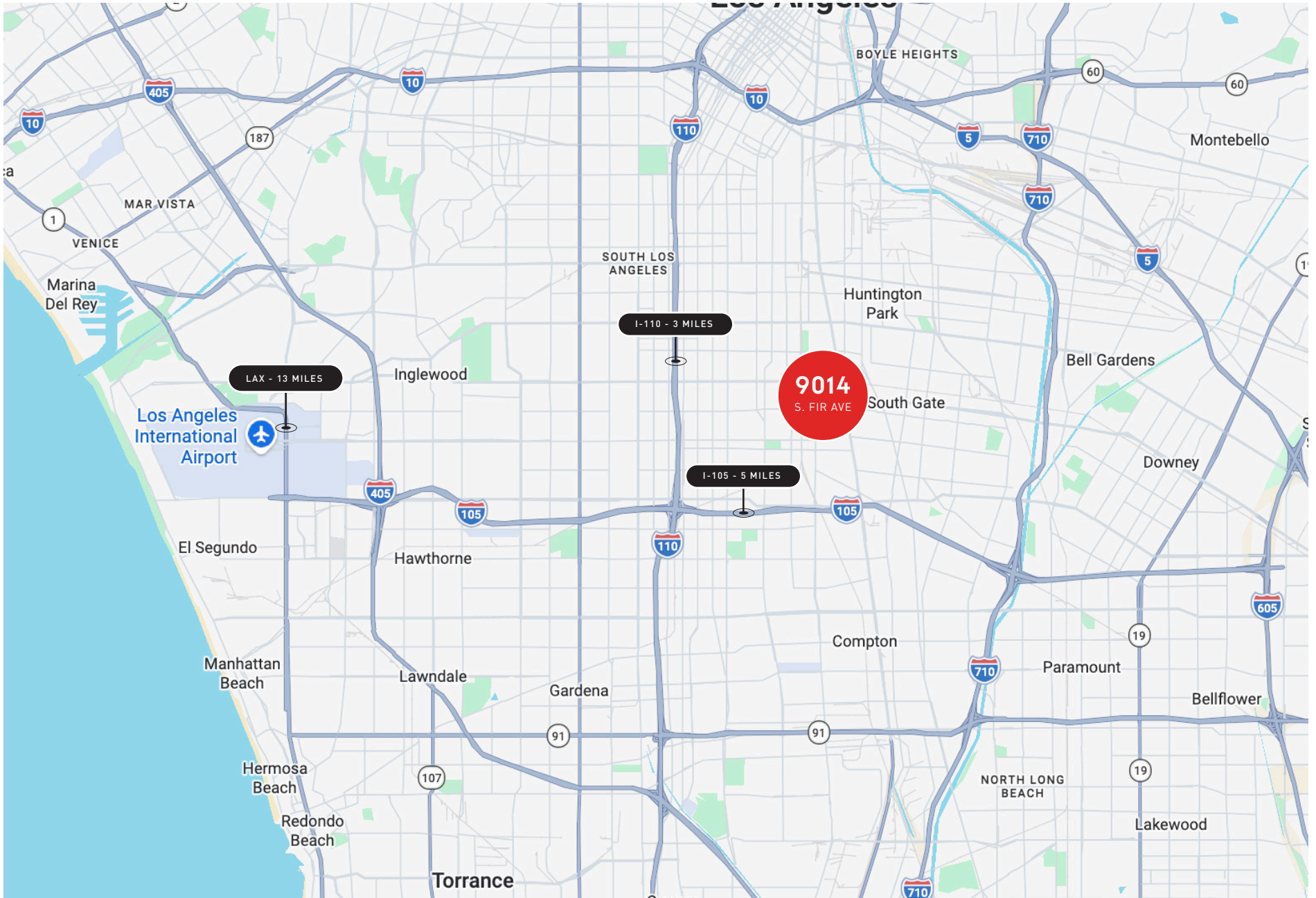


Living Area		Calculation Details	
Unit 9012	823 Sq ft	$15 \times 7.5 = 112.5$	$15.5 \times 11 = 170.5$
		$25 \times 21 = 525$	$15 \times 1 = 15$
Unit 9012 1/2	614 Sq ft	$9.5 \times 6 = 57$	$13 \times 14 = 182$
		$15 \times 25 = 375$	
Unit 9014	957 Sq ft	$33.5 \times 25 = 837.5$	$5.5 \times 11.5 = 63.2$
		$22.5 \times 2.5 = 56.2$	
Unit 9016	756 Sq ft	$27 \times 28 = 756$	
<b>Total Living Area (Rounded):</b>	<b>3150 Sq ft</b>		
<b>Non-living Area</b>			
1 Car Garage	300 Sq ft	$12 \times 25 = 300$	

# NEARBY AMENITIES



# PROXIMITY MAP



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