

11018-11020 Compton Ave. Los Angeles CA 90059

\$900,000

THE OFFERING

Rare opportunity to acquire two fully residential income-producing buildings on two separate APNs, offered together at \$900,000. This 8-unit multifamily portfolio features all one-bedroom, one-bathroom units, providing a streamlined, easy-to-manage tenant mix. Current rents generate over \$94,000 in annual gross income, with significant upside potential as units are brought to market rate of \$1,650/month. Priced at \$112,500 per door, this is an ideal value-add acquisition for investors looking to build or expand their multifamily portfolio in the growing Los Angeles submarket. Both parcels are being sold together — do not disturb tenants.

Highlights

- Two Separate APNs — Two buildings sold together, offering flexibility and scalability for any multifamily portfolio
- Value-Add Upside — Significant rent growth potential with market rents at \$1,650/month per unit
- Strong In-Place Income — Current rents generating over \$94,000 in annual gross income across 8 one-bedroom units
- Competitive Price Per Door — Offered at \$112,500/unit, well-positioned for the Los Angeles multifamily market

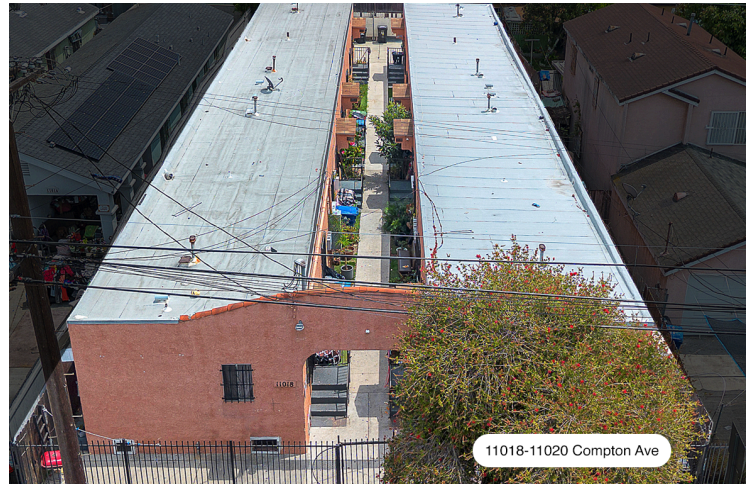
YEAR	1930
BUILDING SQFT	4,080 sq. ft.
TOTAL UNITS	8
PARCEL NUMBER	6069-010-019 & 6069-010-020
ZONING	LAR2
GAS	Separately Metered
ELECTRICAL	Separately Metered
WATER	One Meter
CURRENT GROSS	\$94,106
NOI	\$74,391
CAP & GRM	8.27% & 9.56



George Morales

DRE# 01984555
Realtor®
M: 323.578.8423
GeorgeMorales@compass.com

COMPASS
COMMERCIAL



COMPASS
COMMERCIAL