

LADERA GARDENS

4839 W. Slauson Ave. | Los Angeles (Uninc.), CA 90056 | 20-Unit Multifamily

OFFERED AT \$5,000,000

\$250,000/Unit | CAP 4.94% | GRM 11.20



20

Total Units

85%

Occupancy

\$446,244

Annual GSI

\$247,262

NOI

4.94%

CAP Rate

\$518,400

Market GSI

INVESTMENT HIGHLIGHTS

- 20-unit multifamily in prime Ladera Heights corridor
- 85% occupied — 3 vacant units represent immediate upside
- Below-market rents signal strong rent growth potential
- Opportunity to Grow NOI
- Diverse unit mix: 1/1, 2/1, and 3/1 configurations
- Long-tenured, stable tenancy base
- Prime for a 1031 exchange
- Stable income — generates over \$435,000/year with upside
- First time on the market in 52 years
- ADU development potential unlocks more income opportunities
- Economically vibrant demographics

PROPERTY DETAILS

Address	4839 W. Slauson Ave.
City	Los Angeles (Uninc.), CA 90056
APN	5009-004-015
Zoning	LCC2YY
Rent Stabilization	LA County RSTPO
Year Built	1953
Building SF	15,158 SF
Lot Size	19,062 SF
Parking	10 Carports + 10 Open
Laundry	On-Site (2W / 2D)
Construction	Wood Frame / Stucco / Brick
Ownership	Fee Simple

FINANCIAL SUMMARY

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Price / Unit	\$250,000
CAP Rate	4.94%
GRM	11.20
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Annual GSI	\$446,244
Market GSI	\$518,400



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