6-Unit Multi-Family

4257 San Pedro Pl, Los Angeles CA 90011

OFFERING MEMORANDUM

6-Unit Multi-Family

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Inquire today:

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6-UNIT MULTI-FAMILY

OFFERING SUMMARY

ADDRESS	4257 San Pedro Pl Los Angeles CA 90011
COUNTY	Los Angeles
BUILDING SF	4,242 SF
LAND SF	5,521 SF
NUMBER OF UNITS	6
YEAR BUILT	1913

FINANCIAL SUMMARY

PRICE	$1,075,000
PRICE PSF	$253.42
PRICE PER UNIT	$179,167

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	69,754	466,806	1,297,870
2026 Median HH Income	$56,220	$58,967	$61,235
2026 Average HH Income	$76,004	$82,779	$85,235

Property Detail's

- Excellent opportunity to acquire a remodeled 6-unit residential income property in the heart of Los Angeles—conveniently located near USC, Los Angeles Coliseum, BMO Stadium, Downtown LA, Fashion District, Crypto.com Arena, Dodger Stadium, and more. Ideal for investors seeking a strong rental portfolio and/or owner-user potential in a high-demand rental market. The property features two separate buildings with frontage on San Pedro Pl and Wall St, plus dual access from both streets. The 1 Story Home off San Pedro has 2 units, and the 2 story home off Wall St has 4 units.

  Recent improvements include new windows and new stucco, with additional upgrades throughout.

- The three units that are going to be delivered vacant will be move ready. Unit Mix: Four (4) units: 2 Bedrooms / 1 Bath Two (2) units: 1 Bedroom / 1 Bath Vacancy: TWO (2) units delivered vacant — two (2) 2BR/1BA and , offering immediate upside potential through market rents or a convenient owner-occupy option. Don’t miss this rare Los Angeles multi-unit opportunity—perfect for long-term hold, rental growth, and portfolio expansion.

- RENTS:
  1-Unit 1bd/1bath $1,146 pro forma $1,800
  2-Unit 1bd/1bath $1,700 pro forma $1,800
  3-Unit 2bd/1bath $932 pro forma $2,400
  4-Unit 2bd/1bath $2,166 pro forma $2,400
  5-Unit 2bd/1bath VACANT pro forma $2,500
  6-Unit 2bd/1bath VACANT pro forma $2,500
  Gross Yearly Income $130,128

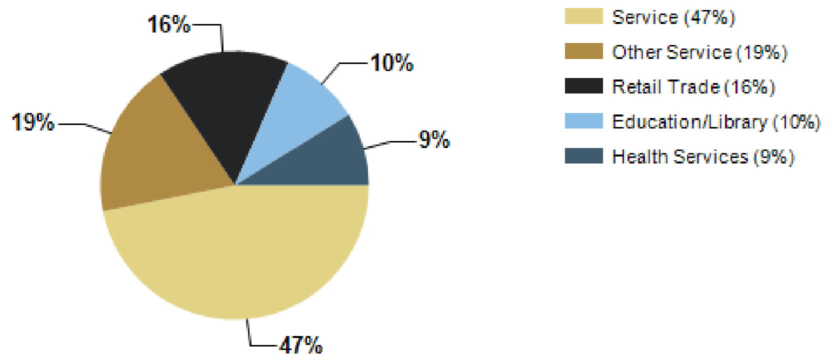
  ANNUAL PROPERTY EXPENSES:
  Property Insurance $5,200
  Maintenance $2,400
  Professional Management $2,400
  Water $6000

6-UNIT MULTI-FAMILY

02 Location

Location Summary

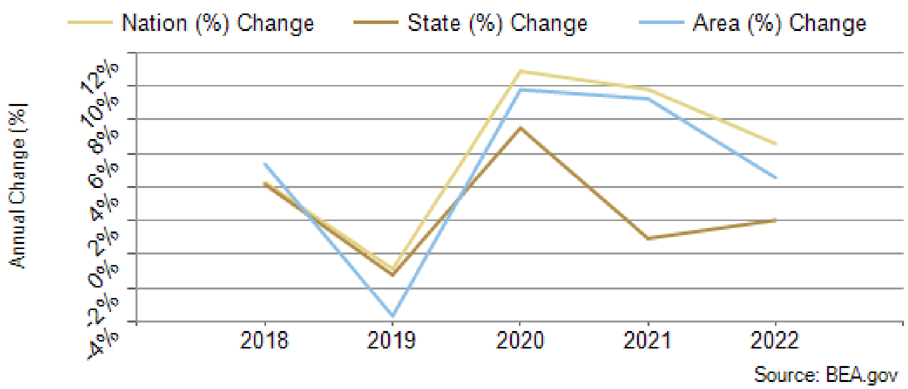
Major Industries by Employee Count



Largest Employers

Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000

Los Angeles County GDP Trend



6-UNIT MULTI-FAMILY

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	4,242
LAND SF	5,521
YEAR BUILT	1913
# OF PARCELS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2

6-Unit Multi-Family

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The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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