

811 WEST 97TH ST LOS ANGELES, CA 90044

The property features a well-balanced unit mix of six 1-bedroom/1-bath units and four 2-bedroom/1-bath units, all of which have been recently renovated. Recent exterior upgrades, new building and unit signage, and a large 10-space parking area support strong rental demand in the market.



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Executive Summary



10-Unit Multi-Family Offering in Los Angeles, CA

Recently renovated 10-unit multifamily asset located in a dense South Los Angeles rental market, supported by strong in-place income and long-term demand drivers.

This 10-unit multi-family property features a well-balanced unit mix of six 1-bedroom/1-bath units and four 2-bedroom/1-bath units, all of which have been recently renovated. The property benefits from strong in-place fundamentals supported by consistent rental demand in one of Los Angeles' most established rental markets.

Recent capital improvements include newer exterior paint, upgraded exterior lighting, and new building and unit numbering, enhancing curb appeal and tenant experience. Each unit is separately metered for gas and electricity, providing operational efficiency and long-term expense control. The property also offers a large on-site parking area with 10 spaces, a valuable amenity in a dense urban environment.

Located at 811 W. 97th Street in South Los Angeles, the property is situated within a dense residential submarket supported by proximity to major employment centers and regional infrastructure. Residents benefit from convenient access to primary transportation corridors connecting to Downtown Los Angeles, Inglewood, and the broader Los Angeles metro.

The surrounding area is anchored by a mix of neighborhood retail, dining, and essential services, as well as major regional drivers including LAX, SoFi Stadium, the Intuit Dome, and Hollywood Park. These catalysts continue to attract investment, job growth, and infrastructure improvements throughout the South Los Angeles and Inglewood corridors.

South Los Angeles remains a core rental market due to its relative affordability compared to nearby coastal and Westside submarkets, supporting stable occupancy and long-term renter demand. Combined with the property's recent improvements, functional unit mix, and strategic location, the asset is well-positioned as a stable multifamily investment with durable cash flow potential.

Street Address	811 W. 97th Street
City	Los Angeles
State	CA
Zip Code	90044
APN	6054-001-019
Rentable Square Feet	6,670
Lot Size	10,000
Year Built	1958

Investment Highlights

Balanced Unit Mix

The property features a well-balanced unit mix of six 1-bedroom/1-bath units and four 2-bedroom/1-bath units, appealing to a broad renter base and supporting stable occupancy.

Recently Renovated Units

All units have been recently renovated, providing a turnkey investment profile and minimizing near-term capital expenditure requirements.

Capital Improvements

Recent upgrades include newer exterior paint, updated lighting, and new building and unit identification, enhancing curb appeal and tenant experience.

On-Site Parking

The property offers on-site parking with 10 spaces, a valuable amenity in a dense Los Angeles submarket that supports tenant retention.

Separately Metered Utilities

Each unit is separately metered for gas and electricity, allowing for efficient utility management and improved operating expense control.

Strong Rental Market

The asset is located within a strong rental demand market, supported by a dense residential population and long-term housing fundamentals.

Strategic Location

The property benefits from proximity to major employment centers and transportation corridors, providing convenient access throughout the greater Los Angeles metro.



Property Photos



The property offers 10 on-site parking spaces, a highly desirable amenity in dense Los Angeles submarkets that enhances tenant convenience and long-term retention.

Income and Expenses

INCOME		STABILIZED RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
6	1+1	\$2,053	\$12,316	\$2,289	\$13,734
4	2+1	\$2,418	\$9,670	\$2,887	\$11,548
Rental Income			\$21,986		\$25,282
TOTAL MONTHLY INCOME			\$21,986		\$25,282
GROSS POTENTIAL INCOME			\$263,832		\$303,384
Vacancy/Collection Allowance (GPR)		2.00%	\$5,277	2.00%	\$6,068
EFFECTIVE GROSS INCOME			\$258,555		\$297,316

EXPENSES		CURRENT	MARKET
Taxes (1.20% x Sales Price)	38%	\$27,000	\$27,000
Insurance (\$1.50/sq. foot)	14%	\$10,005	\$10,005
Maintenance & Repair (\$500/unit)	7%	\$5,000	\$5,000
LADWP (\$2,000 x 6 months)	17%	\$12,000	\$12,000
SoCal Gas (\$50/month)	1%	\$600	\$600
Off-Site Management (4% of SGI)	15%	\$10,553	\$12,135
Trash (\$489/month)	8%	\$5,868	\$5,868
TOTAL	100%	\$71,026	\$72,608

Financial Analysis

PRICING DETAILS		
Offering Price		\$2,250,000
Down Payment	25.00%	\$562,500
Number of Units		10
Price Per Unit		\$225,000
Rentable Square Feet		6,670
Price Per SF		\$337.33
GRM - Stabilized		8.53
CAP Rate -Stabilized		8.33%
GRM - Market		7.42
CAP Rate - Market		9.92%
Year Built		1958
Lot Size		10,000
Type of Ownership		Fee Simple

FINANCING		
Loan Amount		\$1,687,500
Loan Type		Proposed New
Interest Rate		6.00%
Amoritization		30 Years
Term		5 Years
Monthly Payments		\$10,117
Annual Payments		\$121,409

ANNUALIZED OPERATING DATA	STABILIZED RENTS		MARKET RENTS	
Scheduled Gross Income		\$263,832		\$303,384
Less Vacancy	2.00%	\$5,277	2.00%	\$6,068
Gross Operating Income		\$258,555		\$297,316
Less Expenses	26.92%	\$71,026	24.41%	\$74,060
NET OPERATING INCOME		\$187,529		\$223,256
Less Loan Payment		\$121,409		\$121,409
Net Cash Flow After Loan Payments	11.75%	\$66,120	18.11%	\$101,847
Principal Reduction		\$20,679		\$20,679
TOTAL RETURN	15.43%	\$86,799	21.78%	\$122,526

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Rent Roll

Unit #	Unit Type	Tenant Portion	HAP Portion	Stabilized Rent	Market Rent	Rental Upside	Notes
1	2+1	\$1,138	\$1,251	\$2,389	\$2,887	17%	Section 8
2	1+1	\$0.00	\$1,950	\$1,950	\$2,289	15%	Section 8
3	1+1	\$0.00	\$2,200	\$2,200	\$2,289	4%	Section 8
4	1+1	\$14.00	\$2,341	\$2,355	\$2,289	-3%	Section 8
5	2+1	-	-	\$2,400	\$2,887	17%	-
6	2+1	\$1,134	\$1,386	\$2,520	\$2,887	13%	Section 8
7	1+1	\$833	\$940	\$1,773	\$2,289	23%	Section 8
8	1+1	\$529	\$1,490	\$2,019	\$2,289	4%	Section 8
9	1+1	-	-	\$2,019	\$2,289	4%	Eviction - Vacant
10	2+1	\$221	\$2,140	\$2,361	\$2,887	18%	Section 8
Total				\$21,986	\$25,282		



Area Overview

South Los Angeles

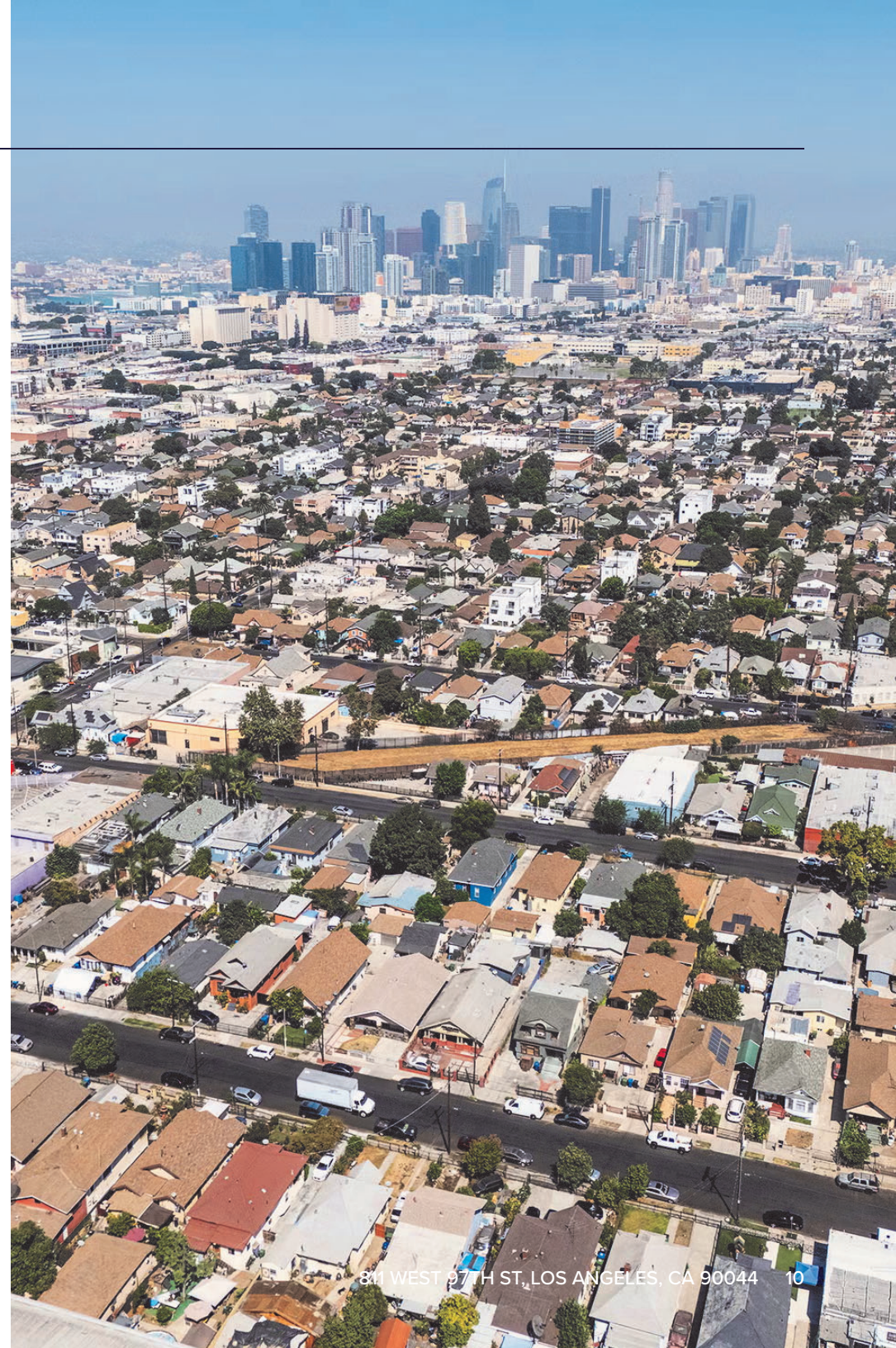
Centrally located within South Los Angeles, offering direct connectivity to Inglewood, LAX, and major employment hubs across the greater Los Angeles.

The subject property is located in South Los Angeles, a centrally positioned and densely populated submarket that continues to benefit from long-term public and private reinvestment. The area offers direct access to Downtown Los Angeles, Inglewood, the South Bay, and the Westside, positioning the property within one of the region's most connected urban corridors. South Los Angeles has historically served as a vital residential base for the greater LA metro, supported by strong employment access and sustained housing demand.

The property benefits from exceptional regional connectivity, highlighted by close proximity to Los Angeles International Airport, one of the busiest airports in the world and a major economic engine for Southern California. LAX supports hundreds of thousands of jobs across aviation, hospitality, logistics, and professional services, driving consistent rental demand throughout surrounding neighborhoods. Additional access to major freeways enhances commuter mobility and reinforces the area's appeal to a broad tenant base.

South Los Angeles is further strengthened by its adjacency to Inglewood's rapidly expanding entertainment and mixed-use corridor, anchored by SoFi Stadium at Hollywood Park and the newly developed Intuit Dome. These destinations host year-round sporting events, concerts, and global entertainment, generating sustained visitation, employment opportunities, and ongoing infrastructure investment that positively impact surrounding residential neighborhoods.

From an investment perspective, South Los Angeles represents a compelling environment for multifamily ownership, driven by persistent housing demand, limited for-sale housing affordability, and proximity to major employment nodes. The area's strong renter base, combined with long-term demographic stability and ongoing reinvestment, supports durable occupancy and income resilience. These fundamentals position multifamily assets in South Los Angeles as attractive long-term holdings within the greater Los Angeles market.



Area Overview

Inglewood, California

Home to world-class sports and entertainment destinations, Inglewood continues to emerge as a premier live-event and redevelopment corridor.

Inglewood has emerged as one of the most nationally recognized cities in Los Angeles County, transitioning from a historically residential market into a globally visible destination city. This transformation is driven by city-backed redevelopment initiatives and landmark projects that have repositioned Inglewood as a long-term growth node rather than a peripheral submarket.

At the core of this evolution is the Hollywood Park district, anchored by SoFi Stadium, a world-class venue hosting major sporting events, international concerts, and large-scale cultural programming. The district has catalyzed substantial surrounding investment, including mixed-use development, infrastructure upgrades, and job creation that extend well beyond event days.

Inglewood's prominence is further reinforced by the addition of the Intuit Dome, the future home of the Los Angeles Clippers. Together, these venues establish Inglewood as a year-round entertainment hub, elevating the city's profile and strengthening its appeal to residents, employers, and investors seeking exposure to long-term urban revitalization.

From an investment perspective, Inglewood offers a compelling case for multifamily ownership, supported by sustained renter demand, ongoing redevelopment, and limited new housing supply relative to job and population growth. The city's increasing national visibility, combined with continued public and private reinvestment, positions multifamily assets in Inglewood to benefit from long-term demand durability and neighborhood transformation.



Area Overview

SoFi Stadium

SoFi Stadium is a world-class sports and entertainment venue that has fundamentally reshaped Inglewood’s economic and national profile. As the home of two NFL franchises and a premier global events destination, the stadium hosts a diverse calendar of programming including professional football, international soccer, concerts, award shows, and large-scale cultural events. This consistent year-round activity generates sustained regional visitation and significant economic impact well beyond traditional event days.

The stadium serves as the anchor of the larger Hollywood Park mixed-use development, which includes retail, hospitality, office, and residential components designed to support long-term urban activation. Its presence has accelerated infrastructure improvements, transit connectivity, and surrounding redevelopment, drawing both public and private investment into the area. SoFi Stadium’s global visibility continues to elevate Inglewood as a destination market, reinforcing long-term demand drivers tied to employment, tourism, and population growth.



Intuit Dome

Intuit Dome is a state-of-the-art sports and entertainment venue that further cements Inglewood’s position as a premier destination city within Los Angeles County. Purpose-built as the future home of the Los Angeles Clippers, the arena is designed to host NBA games, concerts, and major live events year-round, driving consistent visitation and economic activity beyond a traditional sports calendar.

The development of Intuit Dome represents a significant private investment in Inglewood, accompanied by infrastructure upgrades, enhanced transportation access, and increased employment opportunities. Its highly programmed event schedule is expected to generate steady foot traffic, benefiting surrounding residential and commercial neighborhoods while reinforcing long-term demand fundamentals. Together with SoFi Stadium and the broader Hollywood Park district, Intuit Dome contributes to a critical mass of world-class venues that elevate Inglewood’s national visibility. This concentration of entertainment-driven investment continues to attract capital, support redevelopment, and strengthen the city’s long-term growth trajectory—creating durable tailwinds for residential and multifamily assets in the surrounding market.



Area Overview



Space X Headquarters

SpaceX maintains its global headquarters in Hawthorne, directly adjacent to Inglewood, anchoring one of Southern California’s most significant aerospace and advanced manufacturing employment hubs. The campus houses engineering, research, manufacturing, and mission operations for one of the world’s most influential private technology companies, supporting thousands of high-skill jobs in the immediate trade area.

SpaceX’s presence reinforces the broader Inglewood–South Bay corridor as a center for innovation, technical talent, and long-term employment stability. The concentration of aerospace, engineering, and technology workers in the surrounding area supports consistent housing demand, particularly for rental product serving a workforce seeking proximity to employment while maintaining access to regional amenities.



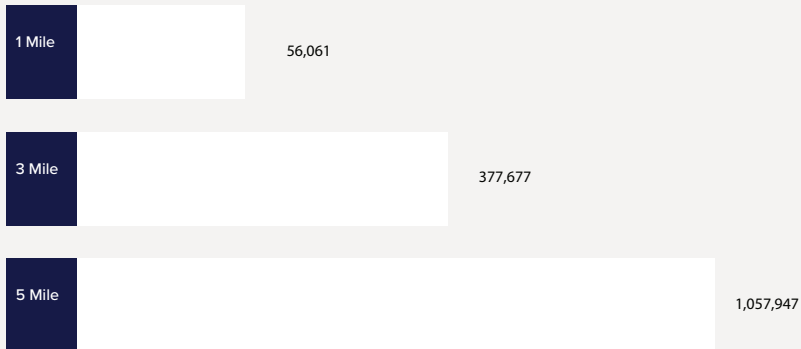
Los Angeles International Airport

Los Angeles International Airport is one of the busiest airports in the world and a critical economic engine for Southern California, serving tens of millions of passengers annually. As a global gateway for domestic and international travel, LAX supports a vast employment base across aviation, hospitality, logistics, tourism, and professional services, creating sustained economic activity throughout the surrounding region.

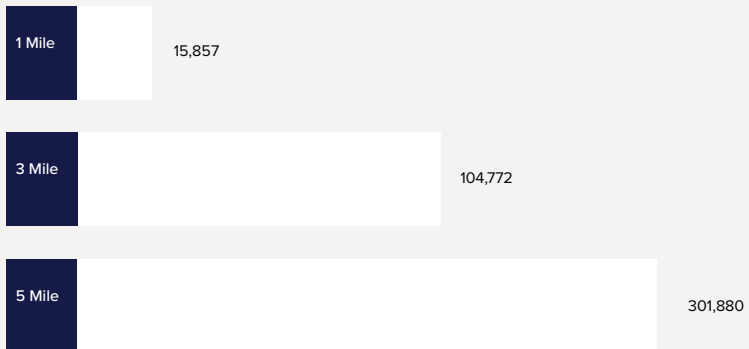
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further reinforcing LAX’s role as a cornerstone of the regional economy. Its scale and ongoing reinvestment provide long-term employment stability and durable demand drivers for nearby residential communities.

Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimate	56,061	377,677	1,057,947



Households	1-Mile	3-Mile	5-Mile
2025 Estimate	15,857	104,772	301,880
Average Income	\$58,960	\$71,913	\$74,421
Median Income	\$42,614	\$54,280	\$57,115



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