



11137 Van Buren Ave,
Los Angeles, CA 90046



real

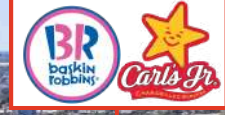
POWERED BY



PROPERTY AERIAL MAP



Los Angeles
County Sheriff



W 112TH ST

VAN BUREN AVE

11137

PROPERTY OVERVIEW



TYPE

Multifamily



SIZE

Unit 1 - 2 Bed 1 Bath (1,008 SF)
Unit 2 - 2 Bed 1 Bath (1,008 SF)
Unit 3 - 2 Bed 1 Bath (1,008 SF)
Unit 4 - 2 Bed 1 Bath (1,008 SF)



PRICE

\$1,099,000



CAP RATE

8%



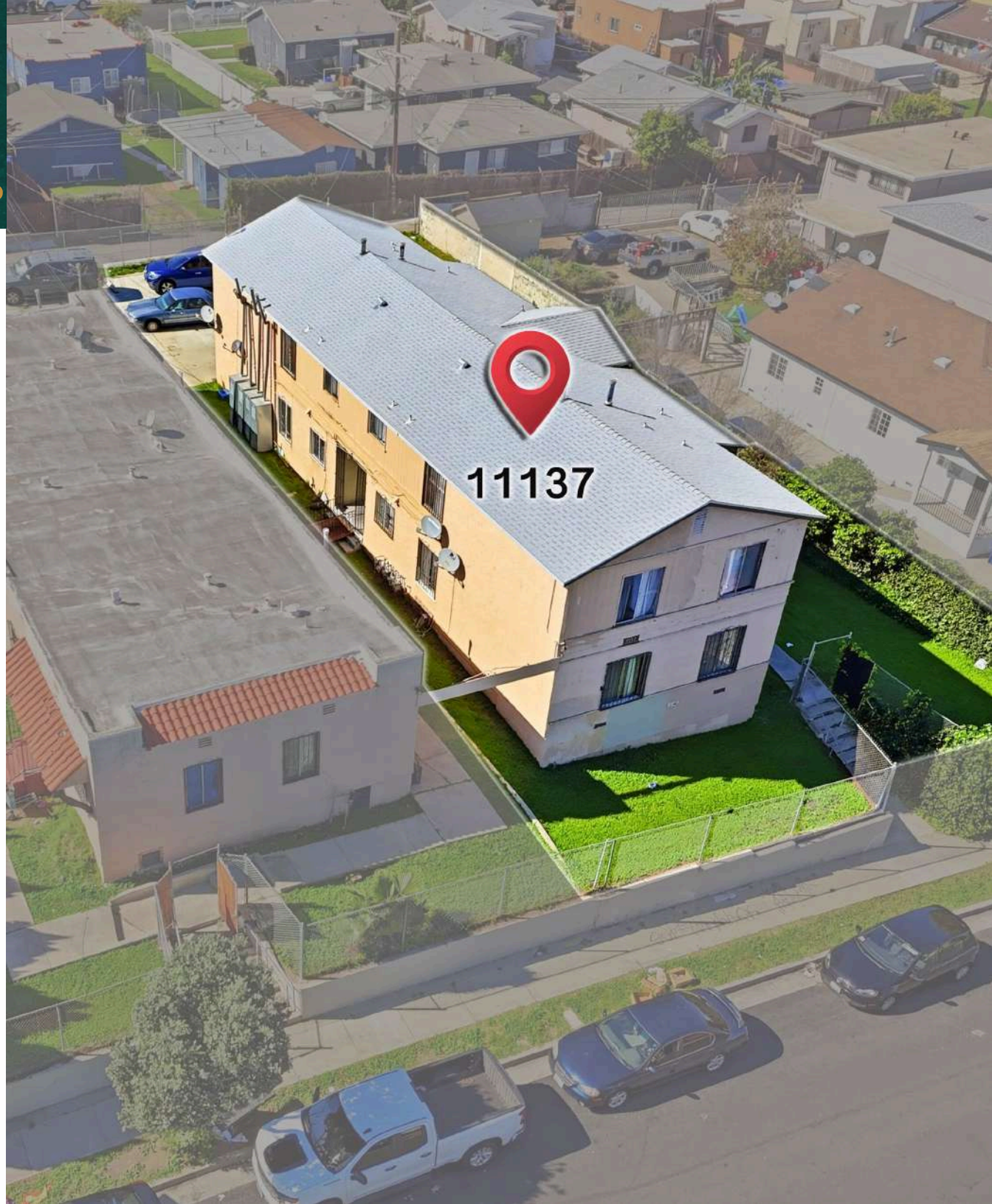
YEAR BUILT

1921



ZONING

LCR320U



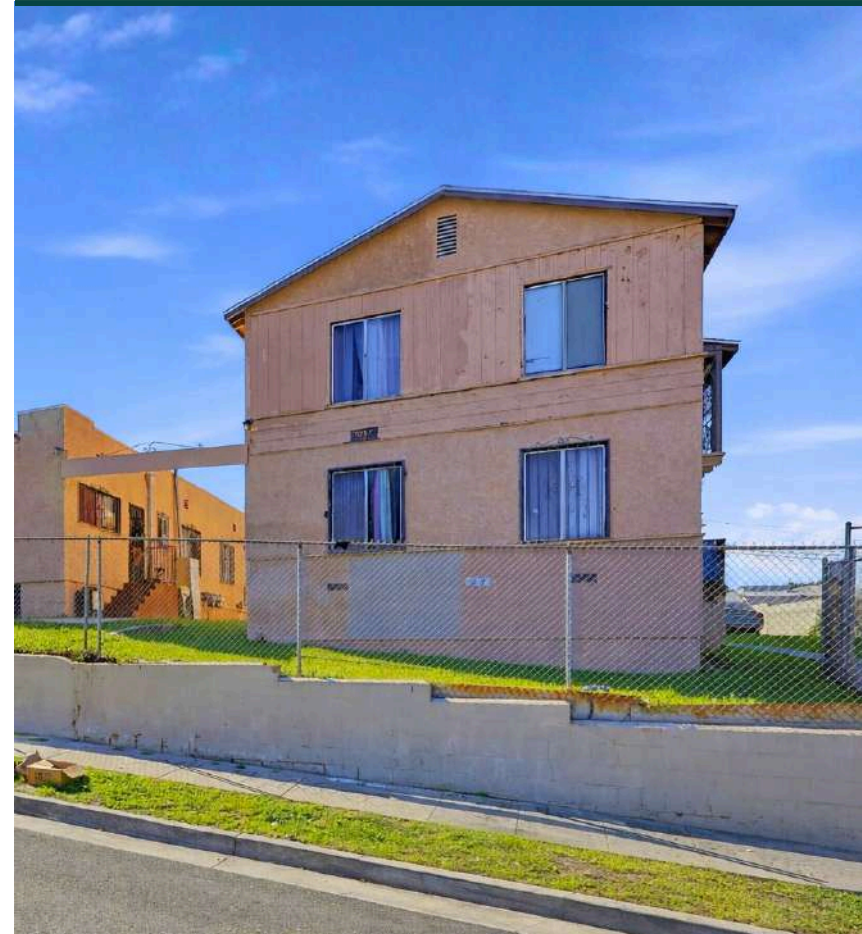
PROPERTY FINANCIALS

UNIT #	BED-BATH	MONTHLY CURRENT RENT	YEARLY CURRENT RENT
A	2+1	\$2,444.00	\$29,328.00
B	2+1	\$2,395.00	\$28,740.00
C	2+1	\$2,395.00	\$28,740.00
D	2+1	\$2,395.00	\$28,740.00

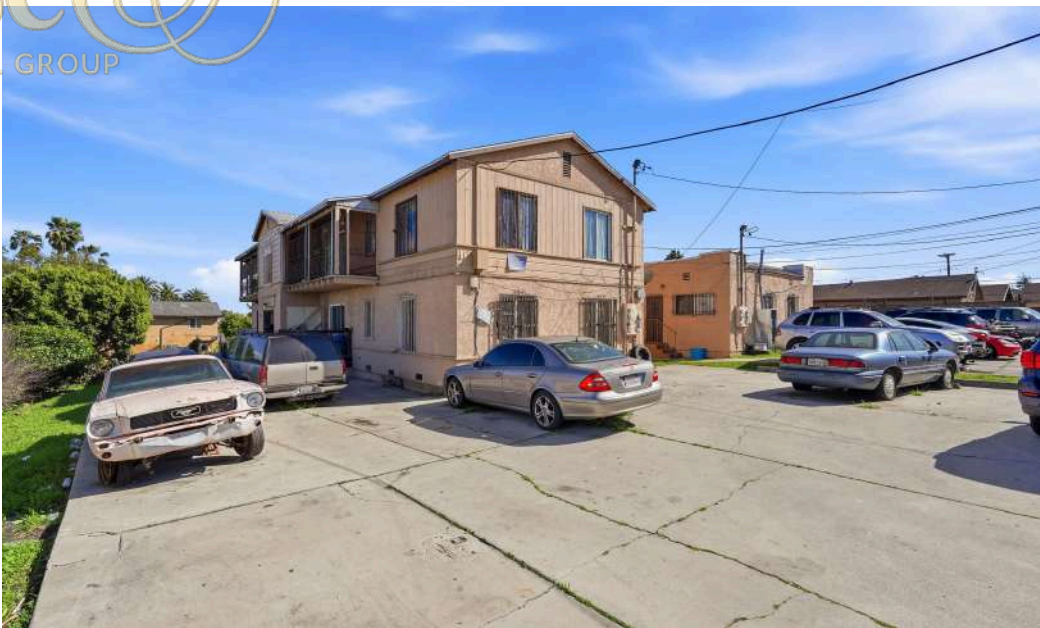
PROPERTY EXPENSES

ITEMS	MONTHLY	YEARLY
WATER	\$246.29	\$2,955.48
INSURANCE	\$223.43	\$2,681.16
GARDENER	\$114.29	\$1,371.43
TRASH	\$77.14	\$925.71
REPAIRS	\$114.29	\$1,371.43
PROPERTY TAX @1 Mil	\$1,142.86	\$13,714.29
Total Expenses	\$1,918.30	\$23,019.43

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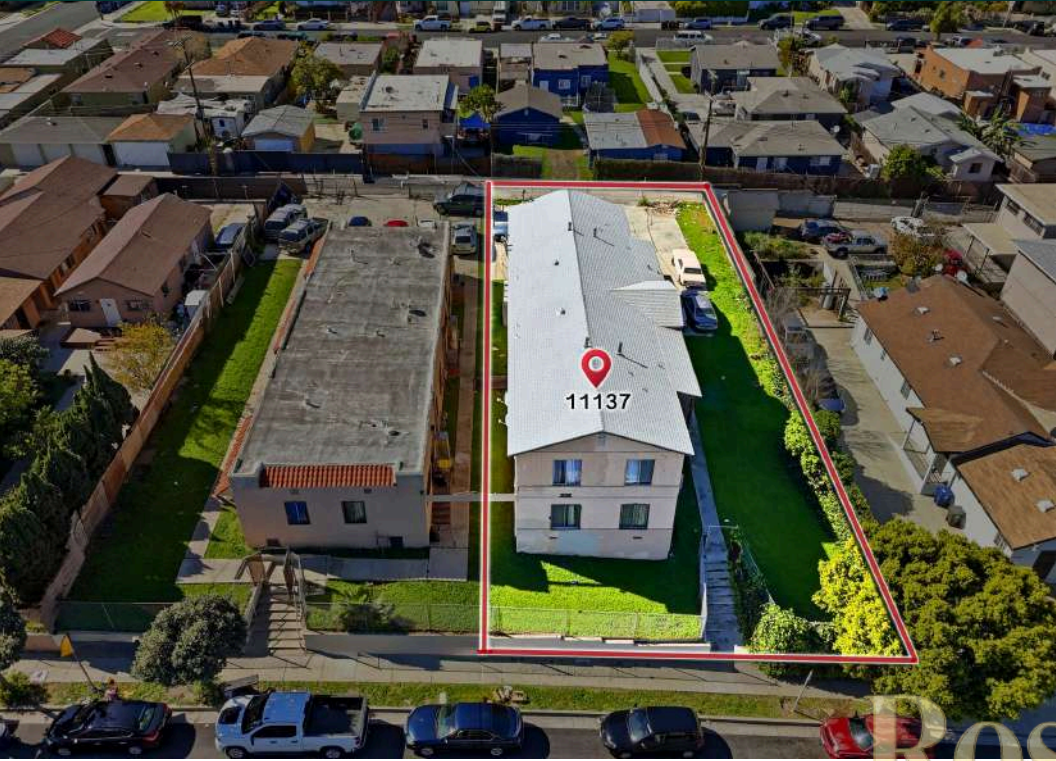


PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS



Roseco. co.
COMMERCIAL GROUP

PROPERTY SHOWCASE

Rose & Co.
COMMERCIAL GROUP



- 4-Unit Multifamily Property
- All Units 2 Bedroom | 1 Bathroom
- 100% Occupied – Section 8 Tenants

- Stable Cash-Flowing Asset
- Zoned LC R3-20U
- Residential & Commercial Financing Eligible



Strong Unit Mix

- Four 2-bedroom units — ideal for family-oriented tenant base and Section 8 demand.

Consistent Cash Flow

- Fully occupied with reliable rental income backed by housing assistance programs.

Upside Through Rent Growth

- Rent increases expected at next allowable adjustment.

Long-Term Development Optionality

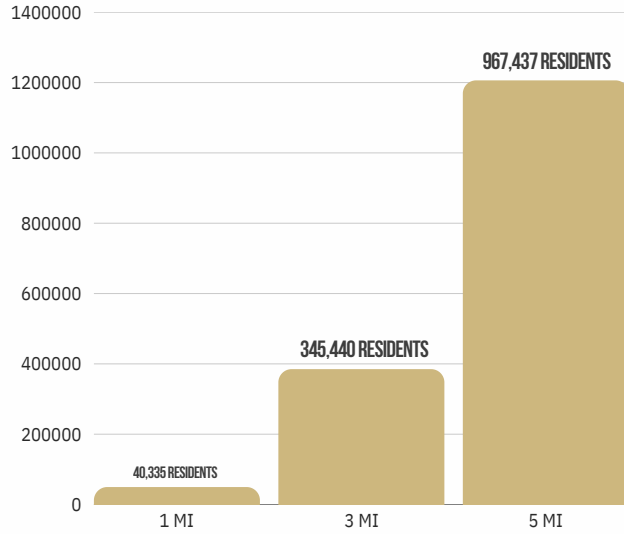
- LC R3-20U zoning offers flexibility for future redevelopment, ADU additions, or density bonus opportunities (buyer to verify).

Prime South LA Location

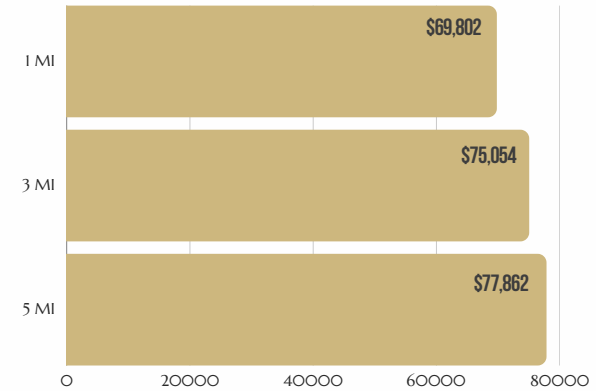
- Near major freeway access, public transportation, employment hubs, and retail corridors.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Van Buren Ave	W 112th St	1,033 vehicles/day	.02miles
Van Buren Ave	W 112th St	1,045 vehicles/day	.02miles
W 112th St	Van Buren Ave	2,196 vehicles/day	.05miles
W 112th St	Van Buren Ave	2,225 vehicles/day	.05miles
W 112th St	Budlong Ave	2,263 vehicles/day	.08miles
W 112th St	Budlong Ave	2,236 vehicles/day	.08miles
W 112th St	Budlong Ave	2,293 vehicles/day	.11miles
W 112th St	Budlong Ave	2,273 vehicles/day	.11miles
Van Buren Ave	W Imperial Hwy	856 vehicles/day	.13 miles
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