

1862 W. 20TH STREET LOS ANGELES, CA 90018

1965-constructed eight-unit multifamily asset located in a dense South Los Angeles as the property is located in the City of Los Angeles.



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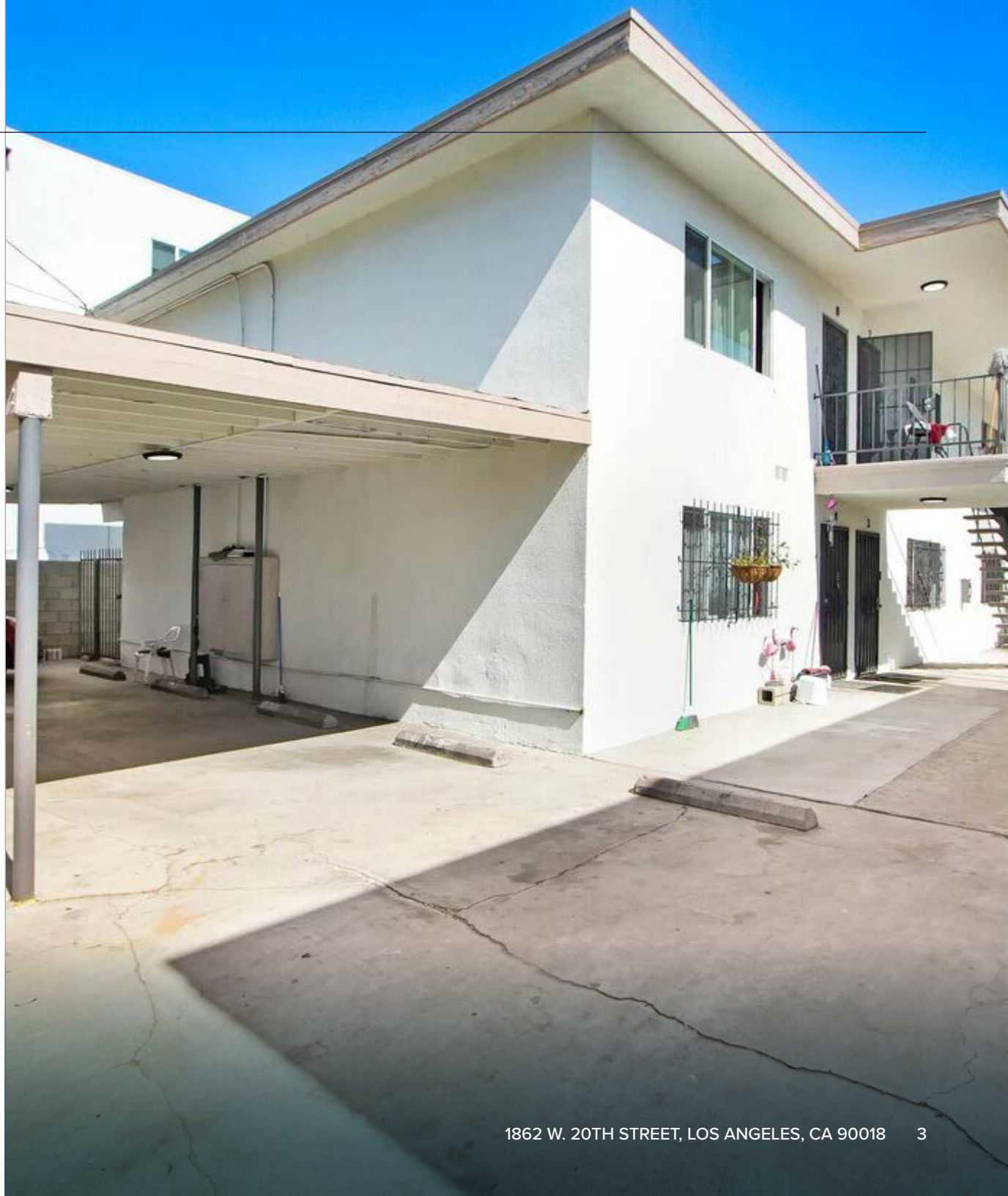
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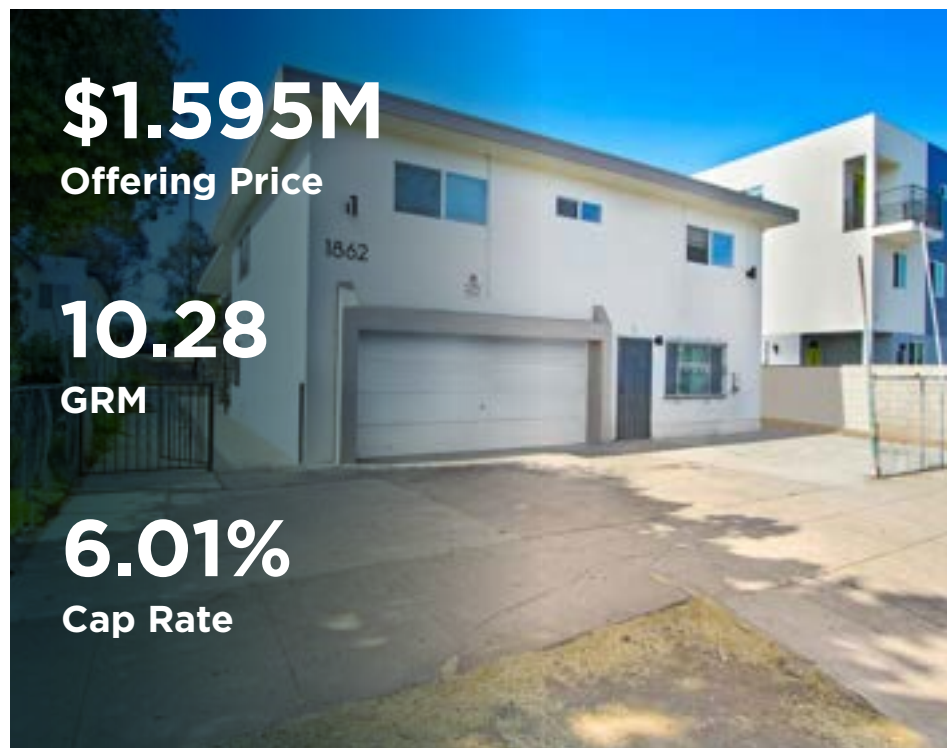
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Executive Summary



\$1.595M

Offering Price

10.28

GRM

6.01%

Cap Rate

Street Address	1862 W. 20th Street
City	Los Angeles
State	CA
Zip Code	90018
APN	5075-030-006
Rentable Square Feet	5,481
Lot Size	6,694
Year Built	1965

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

1965-constructed eight-unit multifamily asset located in a dense South Los Angeles as the property is located in the City of Los Angeles.

1862 W. 20th Street, Los Angeles, CA 90018 presents a stabilized 8-unit multifamily investment in a strong rental corridor of Los Angeles. Constructed in 1965, the property consists of seven (7) 1-bedroom / 1-bathroom units and one (1) 2-bedroom / 1-bathroom unit, offering a desirable unit mix that appeals to a broad tenant base. The asset is currently fully occupied, providing immediate in-place income and operational stability for an investor seeking dependable cash flow.

The building contains approximately 5,481 rentable square feet and is situated on a 6,694 square foot lot. Its full occupancy and established tenancy make it a compelling opportunity for buyers looking for a performing asset with day-one income rather than a heavy repositioning play. The property's efficient scale is also attractive for private investors and operators seeking manageable oversight without sacrificing meaningful unit count.

Tenant convenience and retention are supported by practical on-site amenities, including an on-site laundry facility and gated, secured on-site parking. These features enhance the property's appeal in a competitive leasing environment and contribute to long-term desirability.

Investment Highlights

Balanced Unit Mix

The property features seven 1-bedroom/1-bath units and one 2-bedroom/2-bath units, and appealing to a broad renter base and supporting stable occupancy.

Recently Renovated Units

Three out of the eight units have been 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, and security cameras enhancing curb appeal and safety.

On-Site Parking

The property offers on-site ample secure gated parking, 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 on-site parking with ample gated and secure parking, a valuable amenity in a dense Los Angeles submarket that supports tenant retention.

Income and Expenses

INCOME		CURRENT RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
7	1+1	\$1,454	\$10,178	\$2,289	\$16,023
1	2+2	\$2,749	\$2,749	\$2,887	\$2,887
Rental Income			\$12,927		\$18,910
TOTAL MONTHLY INCOME			\$12,927		\$18,910
GROSS POTENTIAL INCOME			\$155,127		\$226,920
Vacancy/Collection Allowance (GPR)		3.00%	\$3,103	3.00%	\$4,538
EFFECTIVE GROSS INCOME			\$152,025		\$222,382

EXPENSES		CURRENT	MARKET
Taxes (1.20% x Sales Price)	34.08%	\$19,140	\$19,140
Insurance (\$1.50/sq. ft.)	14.64%	\$8,222	\$8,222
Maintenance & Repair (\$500/unit)	7.12%	\$4,000	\$4,000
LADWP (\$1,500 x 6 months)	21.37%	\$12,000	\$12,000
Gardener (\$75/month)	1.07%	\$600	\$600
Gas (\$125/month)	2.88%	\$1,620	\$1,620
Trash (\$335/month)	7.80%	\$4,380	\$4,380
Off-Site Management (4% of SGI)	11.05%	\$6,205	\$6,205
TOTAL	100%	\$56,167	\$56,167

Financial Analysis

PRICING DETAILS

Offering Price		\$1,595,000
Down Payment	25%	\$478,500
Number of Units		8
Price Per Unit		\$199,375
Rentable Square Feet		5,481
Price Per SF		\$291.01
GRM - Current		10.28
CAP Rate - Current		6.01%
GRM - Market		7.03
CAP Rate - Market		10.28%
Year Built		1965
Lot Size		6694
Type of Ownership		Fee Simple

FINANCING

Loan Amount		\$1,116,500
Loan Type		Proposed New
Interest Rate		5.70%
Amortization		3 Year Fixed (30)
Term		30
Monthly Payments		\$6,480
Annual Payments		\$77,762

ANNUALIZED OPERATING DATA

		CURRENT RENTS		MARKET RENTS
Scheduled Gross Income		\$155,127		\$226,920
Less Vacancy	2%	\$3,103	2%	\$4,538
Gross Operating Income		\$152,025		\$222,382
Less Expenses	36%	\$56,167	26%	\$58,501
NET OPERATING INCOME		\$95,858		\$163,881
Less Loan Payment		\$77,762		\$77,762
Net Cash Flow After Loan Payments	3.78%	\$18,096	18.00%	\$86,119
Principal Reduction		\$14,467		\$14,467
TOTAL RETURN	6.81%	\$32,563	21.02%	\$100,586

EXPENSES

		CURRENT		MARKET
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Gardener (\$75/month)	1.07%	\$600		\$600
Gas (\$125/month)	2.88%	\$1,620		\$1,620
Trash (\$335/month)	7.80%	\$4,380		\$4,380
Off-Site Management (4% of SGI)	11.05%	\$6,205		\$6,205
TOTAL	100%	\$56,167		\$56,167

Rent Roll

Unit #	Unit Type	Tenant Portion	HAP Portion	Current Rent	Market Rent	Rental Upside	Notes
1	2+2	\$1,180	\$1,569	\$2,749	\$2,887	5%	Section 8
2	1+1			\$1,514.24	\$2,289	34%	
3	1+1			\$783.69	\$2,289	66%	
4	1+1			\$1,141.40	\$2,289	50%	
5	1+1	\$0	\$2,115	\$2,115	\$2,289	8%	Section 8
6	1+1	\$10	\$2,316	\$2,326	\$2,289	-2%	Section 8
7	1+1			\$1,514.24	\$2,289	34%	
8	1+1			\$783.69	\$2,289	66%	
Total				\$12,927	\$18,910		



Area Overview

South Los Angeles

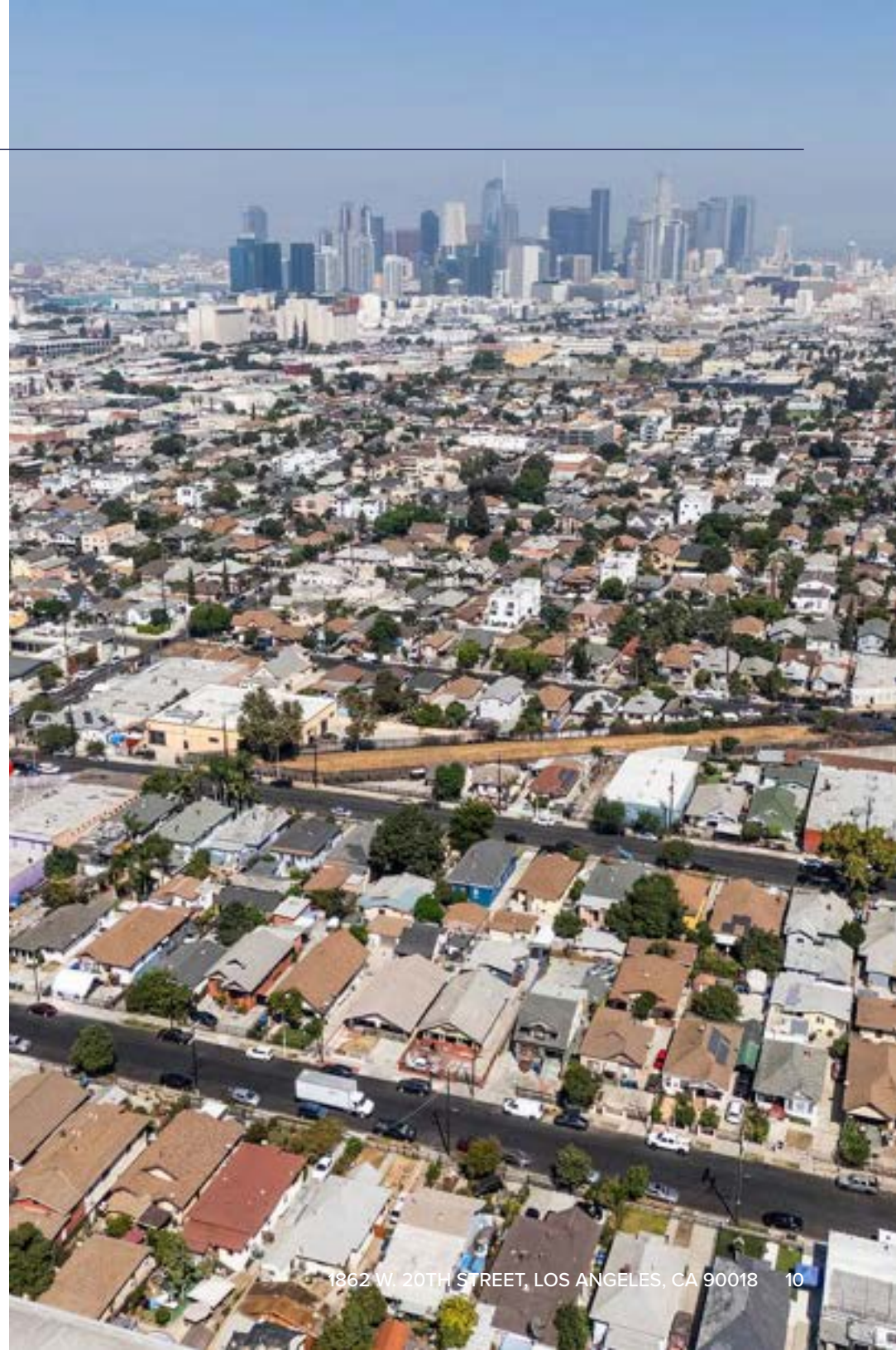
Centrally located within South Los Angeles, offering direct connectivity to Inglewood, LAX, and major employment hubs across the greater Los Angeles.

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.

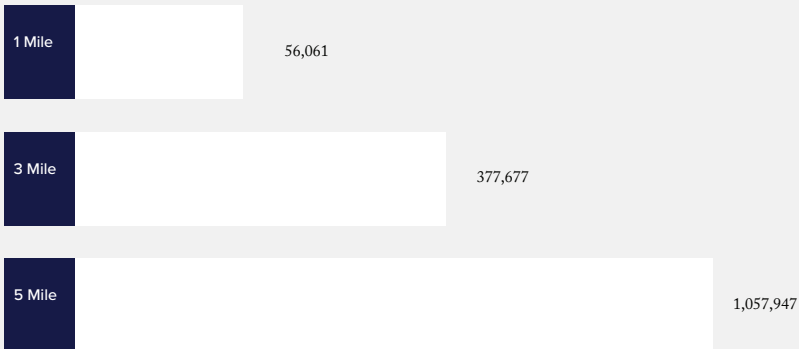
Los Angeles International Airport

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.

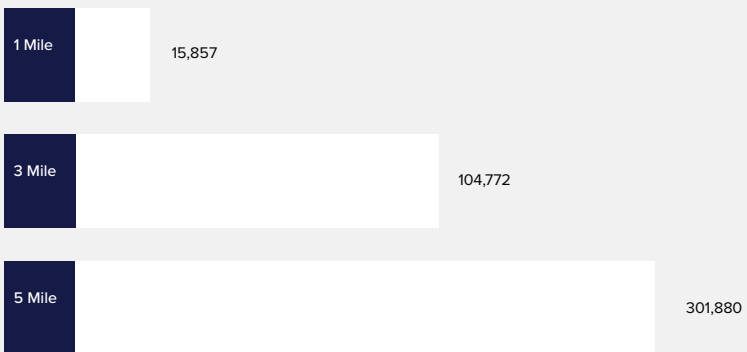
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further 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
2026 Estimate	56,061	377,677	1,057,947



Households	1-Mile	3-Mile	5-Mile
2026 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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