



211

211

**EAST 55TH STREET
LOS ANGELES, CA 90011**

9 UNITS - SOUTH LOS ANGELES LOCATION - VALUE ADD OPPORTUNITY

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EXCLUSIVELY LISTED BY



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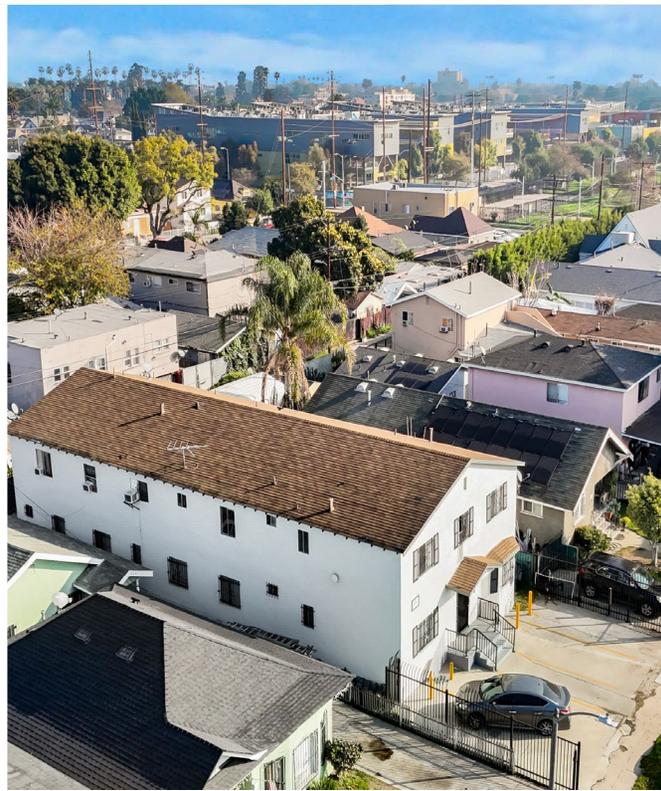
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AREA OVERVIEW

Location
Employment
Demographics

An aerial photograph of a densely populated residential neighborhood in Los Angeles. The houses are mostly single-story or two-story structures with various roof colors and styles. A prominent house in the center is highlighted with a red outline. This house has a reddish-brown tiled roof and light pink walls. It features a central entrance with a small porch and a set of stairs leading to a driveway where a dark red car is parked. The surrounding area includes other houses, trees, and a clear blue sky with some distant buildings on the horizon.

211
EAST 55TH STREET
LOS ANGELES, CA 90011





01

PROPERTY
DETAILS

THE OPPORTUNITY

Jon Rawson of Avenue Realty Group is pleased to present 211 E 55th St, a well-kept 9 unit apartment building located in the rapidly improving South Los Angeles pocket. Built in 1912, the property consists of (2) studio units, (4) one-bedroom + one-bathroom units and (3) two-bedroom + one-bathroom units. The building is 4,660 gross square feet and sits on a 4,886 square foot lot.

211 E 55th St offers a central urban setting just minutes south of Downtown Los Angeles. The surrounding area features a mix of residential streets, local markets and neighborhood restaurants. South Los Angeles benefits from its strategic location with easy access to major freeways such as the I-10, I-110, and I-405, providing seamless connectivity to Downtown, employment hubs, and the greater Los Angeles area.

The property is less than 2 miles from Exposition Park, the Natural History Museum, and the upcoming \$1B Lucas Museum of Narrative Art (opening September 2026), 2.25 miles from USC, and just over 3 miles from Crypto.com Arena and the LA Convention Center, placing tenants close to some of Los Angeles' most iconic cultural and entertainment destinations.

PROPERTY SUMMARY

PRICING

Offering Price	\$1,495,000
Price/Unit	\$166,111
Price/SQFT	\$320.82
CAP Rate	7.41% Market
GRM	8.22 Market

THE ASSET

Number of Units	9
Year Built	1912
Unit Mix	(2) Studio (4) 1 Bed + 1 Bath (3) 2 Bed + 1 Bath
Gross SqFt	4,660
Lot Size	4,886
Zoning	LAR2
Parcel Number	5101-013-021



INVESTMENT HIGHLIGHTS

- **Attractive Price Per Unit** – 9 Units Offered at Only \$166,111 Per Unit
- **Desirable & Balanced Unit Mix** – (3) 2 Bed / 1 Bath, (4) 1 Bed / 1 Bath, and (2) Large Studio Units
- **Extensive Interior Renovations** – 7 of 9 Units Recently Remodeled and Achieving Market Rents
- **Immediate Lease-Up Opportunity** – (2) Renovated 1 Bed / 1 Bath Units Delivered Vacant — Move-In Ready and Currently Being Marketed for Rent
- **Strong In-Place Returns** – 7.41% Cap Rate and 8.22x GRM Once Vacant Units Are Leased
- **Significant Rental Upside Potential** – (2) Below-Market, Non-Renovated Units Offering Approximately 140% Future Rental Upside
- **On-Site Parking** – 4 Reserved Parking Spaces Located at the Front of the Property
- **Individually Metered Utilities** – Separately Metered for Gas and Electricity
- **Recent Exterior Improvements** – Building Recently Repainted with New Trim Installed
- **Upgraded Common Areas** – Hallways Recently Remodeled and Repainted
- **Completed Compliance & Electrical Improvements** – Electrical Repairs and 9A Work Completed, Including EQ Shut-Off Valves, Smoke/CO Detectors, and Low-Flush Toilets

An aerial photograph of a densely populated residential neighborhood. The houses are mostly single-story or two-story structures with various roof colors and styles. In the foreground, a prominent white two-story house with a brown roof is visible. The background shows a vast expanse of similar housing stretching towards a distant mountain range under a clear blue sky. A large, semi-transparent blue number '02' is overlaid on the left side of the image.

02

FINANCIAL ANALYSIS

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
1	1 Bed + 1 Bath	\$2,289	\$2,289	Vacant
2	2 Bed + 1 Bath	\$596	\$2,887	Occupied
3	2 Bed + 1 Bath	\$2,172	\$2,887	Occupied
4	1 Bed + 1 Bath	\$2,407	\$2,289	Occupied
5	1 Bed + 1 Bath	\$2,289	\$2,289	Vacant
6	1 Bed + 1 Bath	\$1,400	\$2,289	Occupied
7	2 Bed + 1 Bath	\$1,299	\$2,887	Occupied
8	Studio	\$1,350	\$2,041	Occupied
9	Studio	\$1,350	\$2,041	Occupied
TOTAL:		\$15,152	\$21,899	

RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
2	Studio	\$1,350	\$2,700	\$2,041	\$4,082
4	1 Bed + 1 Bath	\$2,096	\$8,385	\$2,289	\$9,156
3	2 Bed + 1 Bath	\$1,356	\$4,067	\$2,887	\$8,661
TOTAL SCHEDULED RENT:			\$15,152		\$21,899

PRICING DETAILS

PRICING	
OFFERING PRICE	\$1,495,000
Number of Units	9
Price per Unit	\$166,111
Price per SqFt	\$320.82
Gross SqFt	4,660
Lot Size	4,886
Year Built	1912

RETURNS	CURRENT	MARKET
Cap Rate	7.41%	12.41%
GRM	8.22	5.69

FINANCING	
Loan Amount	\$1,121,250
Interest Rate	5.750%
Loan Term	5
Amortization	30
Monthly Payments	\$6,543.31

ANNUALIZED INCOME	CURRENT	MARKET
Gross Scheduled Income	\$181,824	\$262,788
Vacancy Reserve	(\$9,091) 5%	(\$13,139) 5%
Effective Gross Income	\$172,733	\$249,649
Less: Expenses	(\$62,022) 35.9%	(\$64,154) 25.7%
Net Operating Income	\$110,711	\$185,495

ANNUALIZED EXPENSES	CURRENT	MARKET
New Property Taxes	\$17,751	\$18,106
Property Management	\$9,091	\$12,482
New Insurance	\$6,990	\$7,130
Maintenance & Repairs	\$6,750	\$4,500
Water & Sewer	\$10,800	\$11,070
New Direct Assessments	\$2,059	\$2,100
Common Area Utilities	\$2,700	\$2,768
Trash	\$5,880	\$5,998
Total Expenses	\$62,022	\$64,154
Expenses/Unit	\$6,891	\$7,128
Expenses/SF	\$13.31	\$13.77



03

MARKET
COMPARABLES

SOLD COMPARABLES

- 1 4302 S Hoover St, Los Angeles, CA 90037
- 2 240 E 60th St, Los Angeles, CA 90003
- 3 4301 Woodlawn Ave, Los Angeles, CA 90011
- 4 7104 S San Pedro St, Los Angeles, CA 90003
- S 211 E 55th St, Los Angeles, CA 90011

1

3

S

2

4

SOUTH LOS ANGELES



SOLD COMPARABLES



S

**211 E 55TH ST
LOS ANGELES, CA 90011**

Price	\$1,495,000
Units	9
Bldg SF	4,660
Year Built	1912
Cap Rate	7.41%
GRM	8.22
Price/SF	\$320.82
Price/Unit	\$166,111
Close of Escrow	N/A
Unit Mix	(2) Studio (4) 1 + 1 (3) 2 + 1

1

**4302 S HOOVER ST
LOS ANGELES, CA 90037**

Price	\$1,500,000
Units	8
Bldg SF	5,632
Year Built	1925
Cap Rate	N/A
GRM	7.36
Price/SF	\$266.34
Price/Unit	\$187,500
Close of Escrow	1/7/2026
Unit Mix	(3) 1 + 1 (5) 2 + 1

2

**240 E 60TH ST
LOS ANGELES, CA 90003**

Price	\$1,735,000
Units	10
Bldg SF	8,864
Year Built	1965
Cap Rate	7.90%
GRM	8.23
Price/SF	\$195.74
Price/Unit	\$173,500
Close of Escrow	12/31/2025
Unit Mix	(7) 2 + 1 (3) 3 + 1

SOLD COMPARABLES



3 4301 WOODLAWN AVE LOS ANGELES, CA 90011

Price	\$1,325,000
Units	8
Bldg SF	5,216
Year Built	1964
Cap Rate	5.58%
GRM	10.56
Price/SF	\$254.03
Price/Unit	\$165,625
Close of Escrow	10/24/2025
Unit Mix	(4) 1 + 1 (4) 2 + 2

4 7104 S SAN PEDRO ST LOS ANGELES, CA 90003

Price	\$1,900,000
Units	8
Bldg SF	6,383
Year Built	1963
Cap Rate	7.70%
GRM	9.51
Price/SF	\$297.67
Price/Unit	\$237,500
Close of Escrow	5/28/2025
Unit Mix	(8) 2 + 1

SOLD COMPARABLES

	PROPERTY ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	211 E 55th St Los Angeles, CA 90011	9	N/A	1912	(2) Studio (4) 1 + 1 (3) 2 + 1	\$1,495,000	\$166,111	\$320.82	7.41%	8.22
	4302 S Hoover St Los Angeles, CA 90037	8	1/7/2026	1925	(3) 1 + 1 (5) 2 + 1	\$1,500,000	\$187,500	\$266.34	N/A	7.36
	240 E 60th S Los Angeles, CA 90003	10	12/31/2025	1965	(7) 2 + 1 (3) 3 + 1	\$1,735,000	\$173,500	\$195.74	7.90%	8.23
	4301 Woodlawn Ave Los Angeles, CA 90011	8	10/24/2025	1964	(4) 1 + 1 (4) 2 + 2	\$1,325,000	\$165,625	\$254.03	5.58%	10.56
	7104 S San Pedro St Los Angeles, CA 90003	8	5/28/2025	1963	(8) 2 + 1	\$1,900,000	\$237,500	\$297.67	7.70%	9.51
						\$1,615,000	\$191,031	\$253.45	7.06%	8.92

RENT COMPARABLES

- 1 4203 S Olive St, Los Angeles, CA 90037
- 2 227 E 52nd St, Los Angeles, CA 90011
- 3 242 E 54th St, Los Angeles, CA 90011
- 4 965 W Vernon Ave, Los Angeles, CA 90037
- 5 843 W 65th St, Los Angeles, CA 90044
- S 211 E 55th St, Los Angeles, CA 90011



RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
STUDIO					
	 4203 S Olive St Los Angeles, CA 90037	Studio	\$2,041	410	\$4.98
ONE BEDROOM					
	 227 E 52nd St Los Angeles, CA 90011	1 Bed + 1 Bath	\$2,289	N/A	N/A
	 242 E 54th St Los Angeles, CA 90011	1 Bed + 1 Bath	\$2,295	925	\$2.48
TWO BEDROOM					
	 965 W Vernon Ave Los Angeles, CA 90037	2 Bed + 1 Bath	\$2,900	N/A	N/A
	 843 W 65th St Los Angeles, CA 90044	2 Bed + 1 Bath	\$2,887	715	\$4.04



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An aerial photograph of a densely populated residential neighborhood. The houses are mostly single-story or two-story structures with various roof colors and styles. In the foreground, a white two-story house with a brown roof is prominent. To its right is a house with solar panels on its roof. The background shows a vast expanse of similar housing stretching towards a distant mountain range under a clear blue sky. A large, semi-transparent blue number '04' is overlaid on the left side of the image.

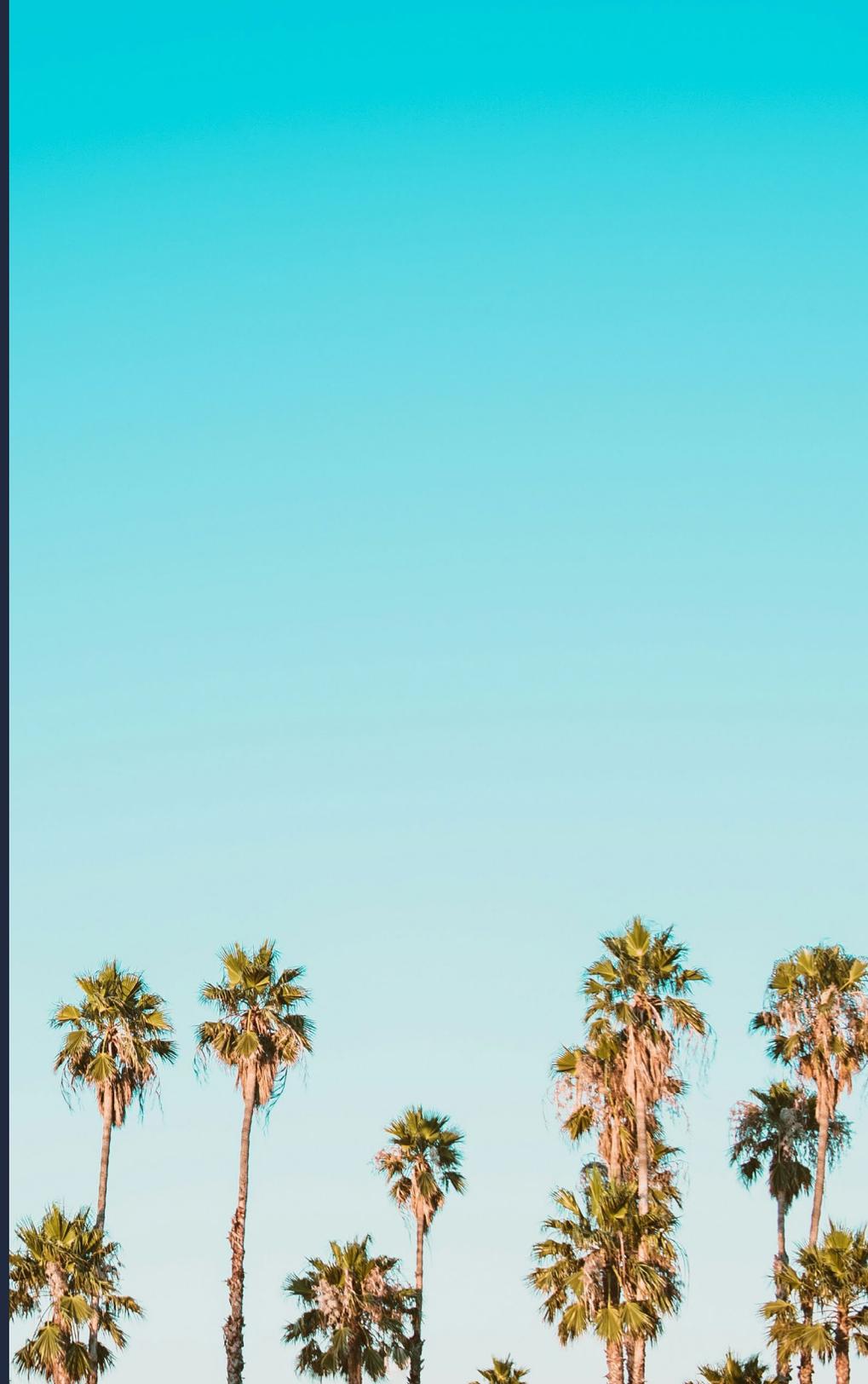
04

AREA OVERVIEW

WELCOME TO **SOUTH LA**

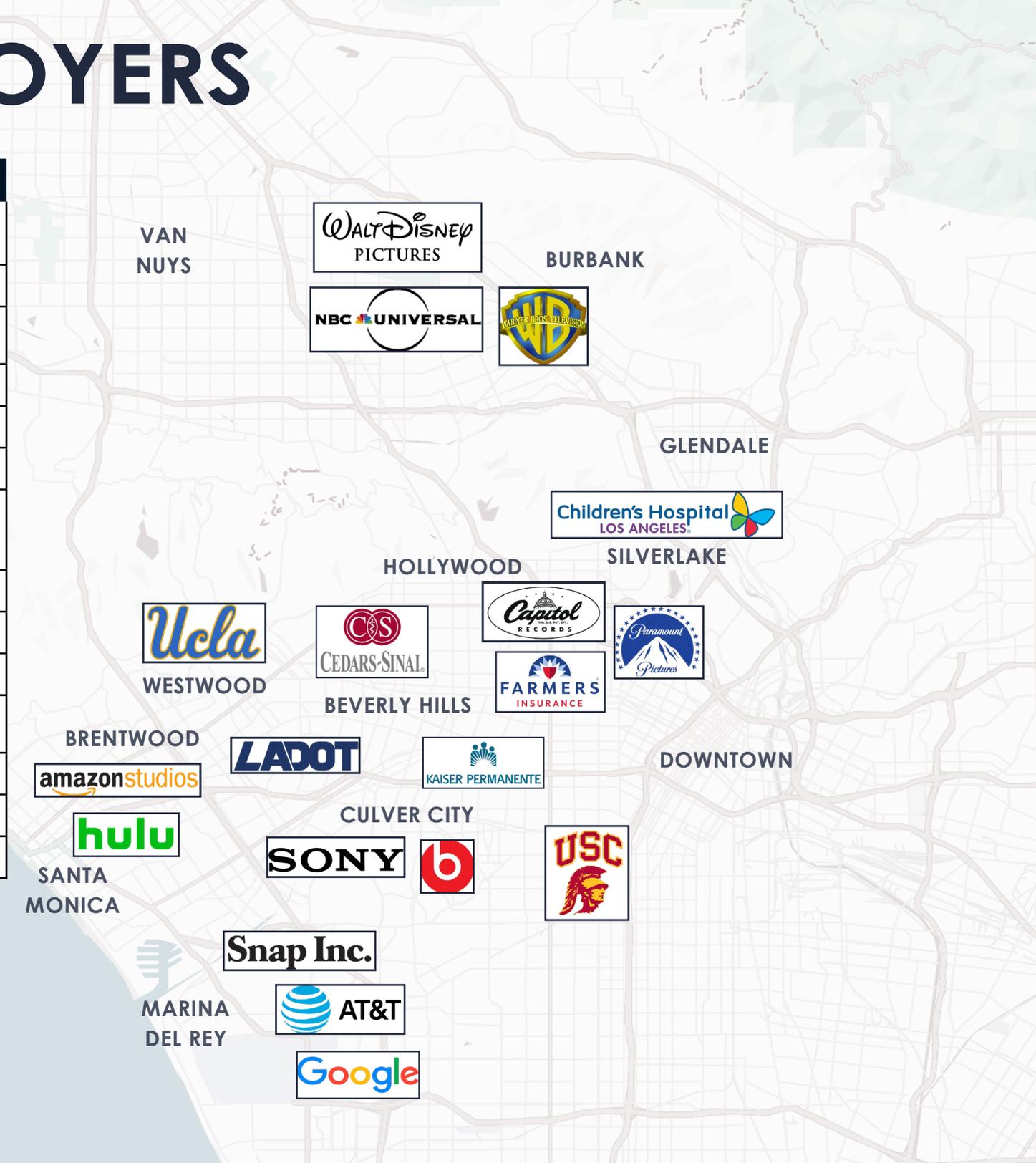
South Los Angeles is a culturally rich neighborhood recognized for its deep community roots, diverse population, and convenient access to many of the city's major destinations. In recent years, the area has experienced steady revitalization with new housing, small businesses, and local development contributing to its ongoing growth while maintaining its authentic Los Angeles character.

Centrally located within the city, South Los Angeles offers strong connectivity with convenient access to major transportation routes including the I-10, I-110, and I-405 freeways. This prime positioning allows for easy travel to Downtown Los Angeles, USC, Exposition Park, key employment centers, and surrounding neighborhoods, making the area appealing to both residents and investors seeking a well-connected urban setting.



TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California, Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	22,400
Target Corp	20,000
Cedars-Sinai Medical Center	16,300
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
NBCUniversal	11,000
AT&T Inc.	10,500
Children's Hospital Los Angeles	6,400
Warner Bros. Entertainment Inc.	4,100
Farmer's Insurance Group	2,800
Paramount Pictures	1,700
Capitol Records	600



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