

210 W. 43rd Place Los Angeles, CA 90037



30 Units Offered @ \$131,667 per unit, \$280 per Foot, 9.13 GRM and 6.38% CAP on Current Rents
Approx. 17% Rental Upside | 5 Vacant Units | Approx. 1.2 Mile from BMO Stadium & Exposition Park

COMPASS

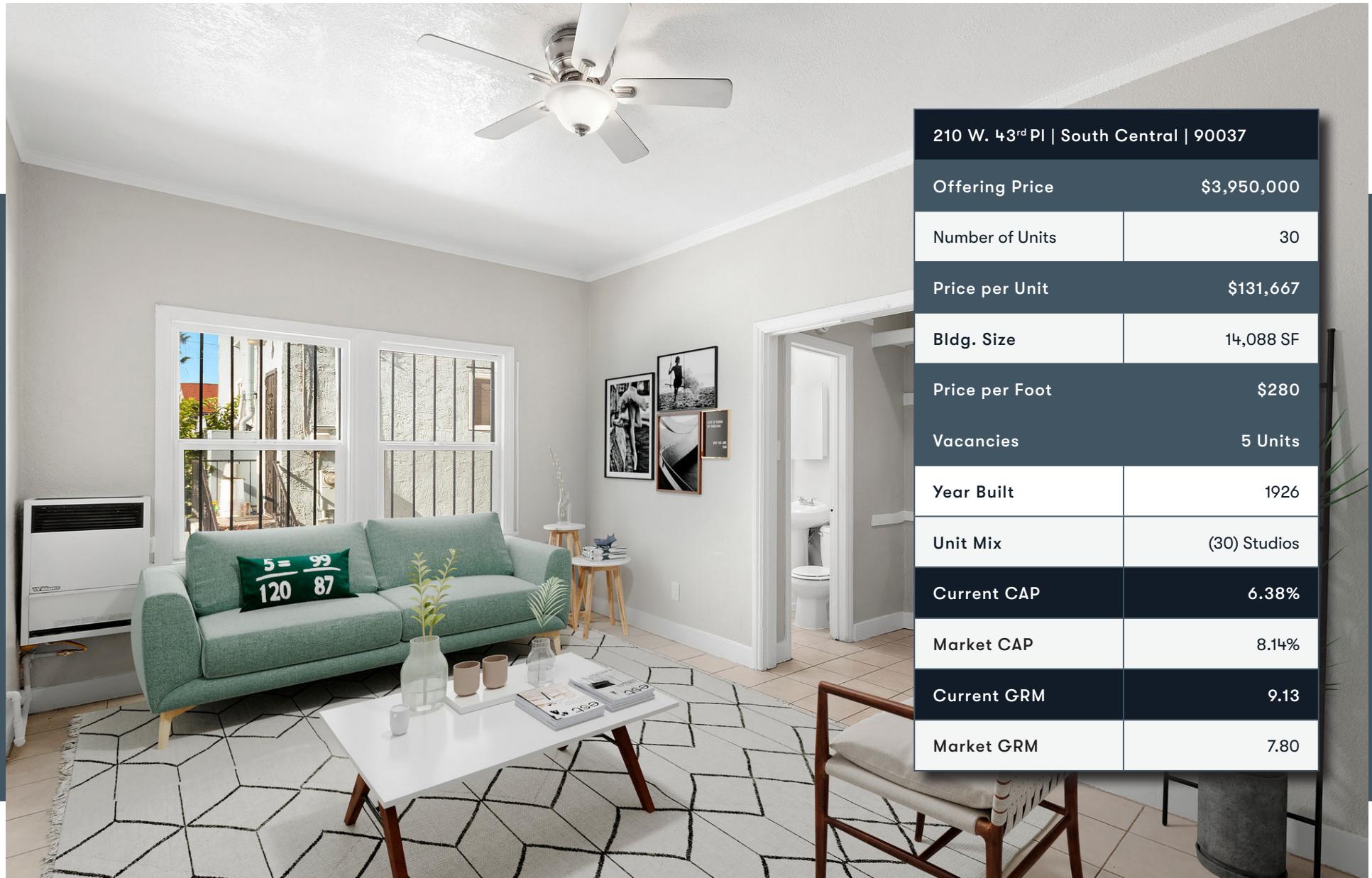
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Property Overview



210 W. 43rd PI | South Central | 90037

| | |
|-----------------|--------------|
| Offering Price | \$3,950,000 |
| Number of Units | 30 |
| Price per Unit | \$131,667 |
| Bldg. Size | 14,088 SF |
| Price per Foot | \$280 |
| Vacancies | 5 Units |
| Year Built | 1926 |
| Unit Mix | (30) Studios |
| Current CAP | 6.38% |
| Market CAP | 8.14% |
| Current GRM | 9.13 |
| Market GRM | 7.80 |

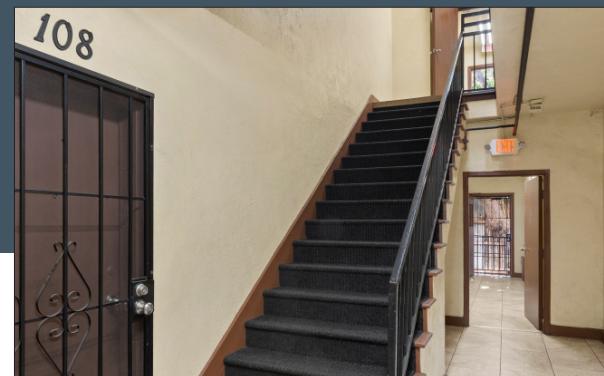
Property Highlights



- Offered at \$131,667 per unit, 210 W. 43rd presents a 30-unit South LA multifamily opportunity with strong in-place yield and near-term upside supported by existing vacancies.
- The property is offered at a 6.38% CAP and 9.13 GRM on current rents, positioning it competitively relative to recent South LA sales and providing an attractive basis for investors focused on income and stability.
- **Approx. 17% rental upside** compared to renovated units in the surrounding area. Based on projected market rents, the property is expected to stabilize at an 8.14% market CAP and 7.80 market GRM. **Please note, five units will be delivered vacant at COE.**
- Several units have already been renovated and are in good condition, featuring tile flooring, ample cabinetry, gas stoves, wall-mounted A/C units, and ceiling fans.
- Unit layouts offer defined living areas with good natural light, and the overall configuration provides a consistent framework for continued upgrades across the remaining units.
- The building is separately metered for electricity and master metered for gas.
- Located in Historic South-Central, 210 W. 43rd benefits from proximity to several of LA's most consistent employment and entertainment anchors. The property sits minutes from the University of Southern California, Exposition Park, The Shrine Auditorium, BMO Stadium, and the LA Memorial Coliseum complex.
- **The combination of existing yield, achievable rental upside, and proximity to USC and Exposition Park positions the property as a practical acquisition for investors seeking scale and durability in South Los Angeles.**

Property Photography

210 W. 43rd Pl - Virtually Staged



Unit Photography

210 W. 43rd PI - Unit 103 - Virtually Staged



Neighborhood Overview



Neighborhood Aerial Map



1 Mile from Exposition Park

BROADWAY

2 Miles from USC

210 W. 43rd Pl.

Holbox is a 1-Star Michelin restaurant (2024 & 2025), LA Times Restaurant of The Year 2023, and North America's 50 Best Restaurants 2025

LANDMARKS & SIGHTS

- L.A. Memorial Coliseum
- BMO STADIUM
- California Science Center
- Lucas Museum of Narrative Art
- EXPOSITION PARK CALIFORNIA
- NATIONAL HISTORY MUSEUM LOS ANGELES COUNTY
- USC
- SHRINE AUDITORIUM & EXPO HALL

EAT & DRINK

- FIVE GUYS
- amico avenue
- THIRTYtrio
- STARBUCKS COFFEE
- Jamba Juice
- DOMINO'S
- CHINATOWN EXPRESS
- 901 BAR & GRILL
- Northern Cafe
- DUTCH BRO'S
- OLD STON
- CHIPOTLE MEXICAN GRILL
- Chick-fil-A
- Northern Cafe Chinese Dumpling House
- DUTCH BRO'S
- TARGET
- TRADER JOE'S
- SG
- SUNLIFE Organic
- CAVA
- Holbox

Nearby Developments



1) 3602 Crawford Street

Logos Faith Development is advancing an affordable housing project delivering 24 units targeted to Section 8 voucher holders. The fully affordable development is supported by \$500K in pre-development funding from the Roy and Patricia Disney Foundation and is slated to begin construction in 2026.

2) 161 W. 35th St.

Property owner David Kashani is proposing 11 live/work apartments averaging approx. 900 SF, along with 372 SF of ground-floor commercial space and parking for 8 vehicles.

3) 306 E. Washington Blvd.

Hollywood Community Housing Corp. has begun construction on Peak Plaza, a 7-story affordable housing project delivering 104 units for households earning 30–60% of AMI. The \$77M development includes ground-floor commercial space and parking for 49 vehicles and is funded through tax credits and a Measure ULA loan.

4) 400 E. Adams Blvd.

Markwood's modular apartment project has reached full height, with prefabricated units installed for an 84-unit development comprising studio and 1-bdrm layouts. Entitled through TOC incentives, the project includes 8 extremely low-income units, with remaining rents targeting 120–150% of AMI.

5) 3851 S. Grand Ave.

Plans for a 5-story mixed-use building with 12 live/work units and ground-floor retail were terminated after USC purchased the project site. The development, entitled through TOC incentives, faced appeals from USC and LAFC.

Nearby Developments Map



| Dev Address | Distance | Notes |
|--------------------------------|-----------|--|
| 1) 3602 Crawford St. | 1.0 mile | Logos Faith Development is advancing an affordable housing project delivering 24 units targeted to Section 8 holders. |
| 2) 161 W. 35 th St. | 1.1 miles | 11 live/work apartments averaging 900 SF, along with 372 SF of ground-floor commercial space and parking for 8 vehicles. |
| 3) 306 E. Washington Blvd. | 2.4 miles | 7-story affordable housing project delivering 104 units for households earning 30–60% of AMI. |
| 4) 400 E. Adams Blvd. | 1.9 miles | Multifamily project with prefabricated units installed for an 84-unit development comprising studio and 1-bdrm layouts. |
| 5) 3851 S. Grand Ave. | 0.8 mile | Plans for a 5-story mixed-use building with 12 live/work units were terminated after USC purchased the project site. |

Nearby Hotspots



1) Mercado La Paloma

Mercado La Paloma operates as a long-standing food and small-business hub in South LA, anchored in recent years by Holbox, the nationally recognized Oaxacan seafood restaurant and Michelin-star recipient. The market combines established vendors, community organizations, and cultural programming.

2) Exposition Park

Exposition Park serves as a civic and cultural anchor, home to the California Science Center, Natural History Museum of Los Angeles County, and the Exposition Park Rose Garden. Daily activity is driven by museum visitors, students, and park users, while evenings and weekends bring large-scale events at adjacent venues.

3) University of Southern California

USC is one of the region's largest employment and economic anchors, supporting tens of thousands of students, faculty, and staff. The campus drives sustained housing demand, transit usage, and retail activity across surrounding blocks. Ongoing institutional investment and expansion continue to shape the neighborhood.

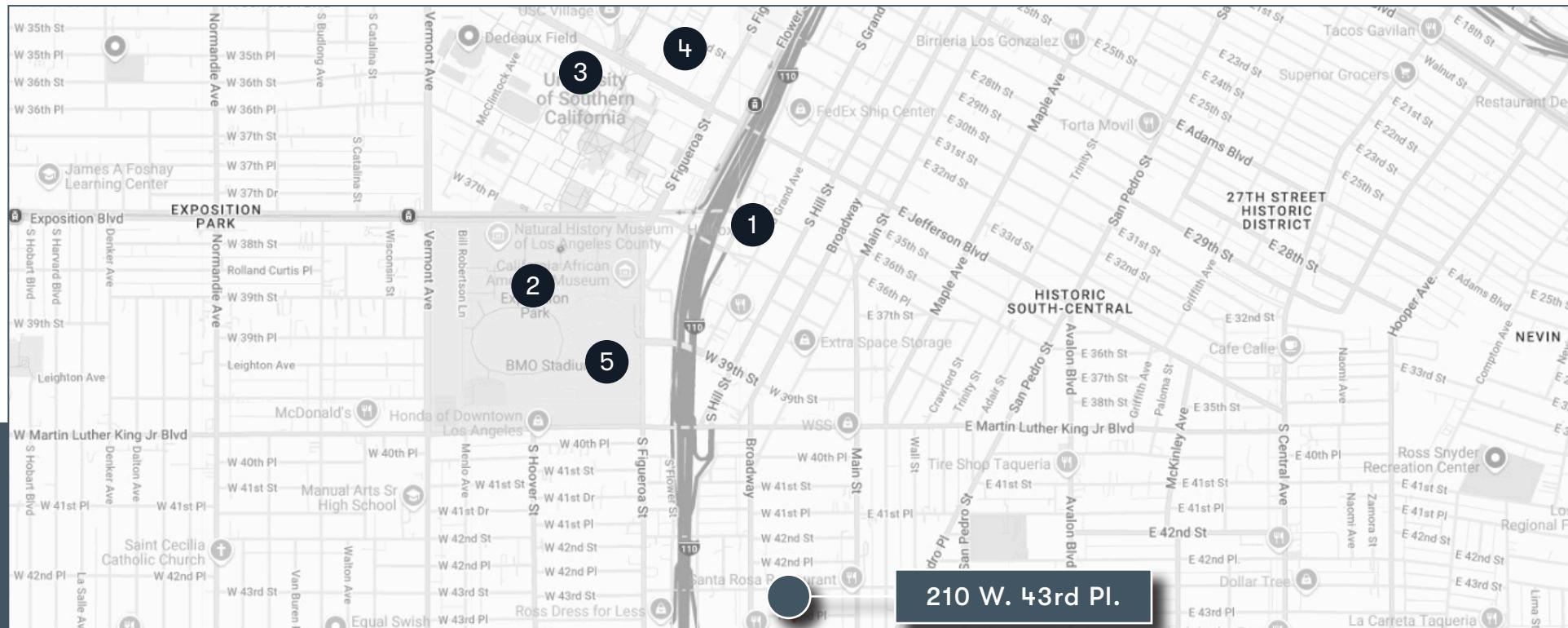
4) The Shrine Auditorium & Expo Hall

The Shrine Auditorium and Expo Hall remain among LAs' most active mid-size event venues, hosting concerts, award shows, graduations, and conventions year-round. Its steady event calendar generates recurring visitor traffic and supports surrounding hospitality and service uses.

5) BMO Stadium

BMO Stadium serves as a modern sports and entertainment anchor within the Exposition Park campus and home to LAFC. Its presence complements nearby institutional uses, contributing to consistent activity patterns rather than episodic surges.

Nearby Hotspots Map



| Nearby Hotspot | Distance | Notes |
|--------------------------------------|-----------|--|
| 1) Mercado La Paloma | 1.1 miles | Anchored in recent years by Holbox, the nationally recognized Oaxacan seafood restaurant and Michelin-star recipient. |
| 2) Exposition Park | 1.0 mile | California Science Center, Natural History Museum of Los Angeles County, and the Exposition Park Rose Garden. |
| 3) University of Southern California | 1.9 miles | One of the region's largest employment & economic anchors, supporting tens of thousands of students, faculty, and staff. |
| 4) The Shrine Auditorium | 1.7 miles | Among LAs' most active mid-size event venues, hosting concerts, award shows, graduations, and conventions year-round. |
| 5) BMO Stadium | 1.2 miles | BMO Stadium serves as a modern sports and entertainment anchor within the Exposition Park campus and home to LAFC. |

Financials & Comparables



210 W. 43rd Pl | South Central | 90037

| | |
|-----------------|--------------|
| Offering Price | \$3,950,000 |
| Number of Units | 30 |
| Price per Unit | \$131,667 |
| Bldg. Size | 14,088 SF |
| Price per Foot | \$280 |
| Vacancies | 5 Units |
| Year Built | 1926 |
| Unit Mix | (30) Studios |
| Current CAP | 6.38% |
| Market CAP | 8.14% |
| Current GRM | 9.13 |
| Market GRM | 7.80 |



Financials

Please note, the current rent is calculated using a projected amount for vacant units.

| Investment Summary | |
|----------------------|-------------|
| Price: | \$3,950,000 |
| Down Payment: | \$3,950,000 |
| Number of Units: | 30 |
| Price per Unit: | \$131,667 |
| Current GRM: | 9.13 |
| Potential GRM: | 7.74 |
| Potential Financing: | \$0 |

| Income | | | | | |
|----------------------------|----------|-------------------|----------------|-------------------|----------------|
| | | Current Rents | | Potential Rents | |
| # of Units | Unit Mix | Monthly Rent/Unit | Monthly Income | Monthly Rent/Unit | Monthly Income |
| 30 | Studios | \$1,189 | \$35,682 | \$1,495 | \$44,850 |
| Total Scheduled Rent: | | \$35,682 | | \$41,850 | |
| Laundry Income: | | \$0 | | \$0 | |
| RUBS Income (T-12 Actual): | | \$364 | | \$364 | |
| Monthly Gross Income: | | \$36,046 | | \$42,214 | |
| Annual Gross Income: | | \$432,552 | | \$506,568 | |

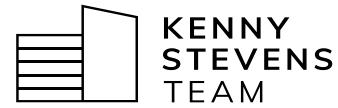
| | | | |
|---------------------------|-----------|-------------------|-------------------|
| Approx. Year Built: | 1926 | Price Per SF: | \$280 |
| Approx. Lot Size: | 6,345 SF | Current CAP: | 6.38% |
| Approx. Bldg. Size: | 14,088 SF | Market CAP: | 8.23% |
| Annualized Operating Data | | | |
| | | Current Rents | Market Rents |
| Scheduled Gross Income: | | \$432,552 | \$506,568 |
| Vacancy Allowance: | | \$10,814 2.5% | \$15,197 2.5% |
| Gross Operating Income: | | \$421,738 | \$491,371 |
| Less Expenses: | | \$169,820 39% | \$169,820 34% |
| Net Operating Income: | | \$251,918 | \$321,551 |
| Less Loan Payment: | | \$0 | \$0 |
| Pre-Tax Cash Flow: | | \$251,918 6.38% | \$321,551 8.14% |
| Plus Principal Reduction: | | \$0 | \$0 |
| Return Before Taxes: | | \$251,918 6.38% | \$321,551 8.14% |

| Estimated Expenses Unless Noted Otherwise | |
|---|-----------|
| Taxes (new - 1.25%): | \$49,375 |
| Insurance (\$1.30 PSF): | \$18,314 |
| **Utilities (T12-Actual): | \$49,435 |
| **Repairs/Maintenance T-12 Actual): | \$28,068 |
| Misc & CapEx Reserve: | \$3,000 |
| Property Mgmt: | \$21,628 |
| On-Site Mgr: | \$0 |
| Total Expenses: | \$169,820 |
| Per Sq. Ft: | \$12.05 |
| Per Unit: | \$5,661 |

Rent Roll

210 W. 43rd PI | South LA | 90062

Current as of 01/11/26

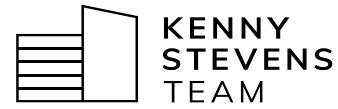


| Rent Roll | | | | | |
|-----------|------------|---------------|--------------|--------------|------------------|
| Unit #: | Unit Type: | Current Rent: | Market Rent: | Move-in Date | Notes: |
| 101 | Studio | \$903 | \$1,395 | | |
| 102 | Studio | \$1,282 | \$1,395 | | |
| 103 | Studio | \$1,395 | \$1,395 | | VACANT |
| 104 | Studio | \$1,210 | \$1,395 | | |
| 105 | Studio | \$1,395 | \$1,395 | | VACANT |
| 106 | Studio | \$1,395 | \$1,395 | | VACANT |
| 107 | Studio | \$1,199 | \$1,395 | | |
| 108 | Studio | \$1,245 | \$1,395 | | |
| 109 | Studio | \$1,295 | \$1,395 | | |
| 110 | Studio | \$780 | \$1,395 | | |
| 201 | Studio | \$1,254 | \$1,395 | | |
| 202 | Studio | \$1,295 | \$1,395 | | |
| 203 | Studio | \$1,254 | \$1,395 | | |
| 204 | Studio | \$1,395 | \$1,395 | | VACANT |
| 205 | Studio | \$1,146 | \$1,395 | | \$100 concession |
| 206 | Studio | \$938 | \$1,395 | | |
| 207 | Studio | \$1,245 | \$1,395 | | |
| 208 | Studio | \$1,245 | \$1,395 | | |
| 209 | Studio | \$1,245 | \$1,395 | | |

Rent Roll

210 W. 43rd PI | South LA | 90062

Current as of 01/11/26



| Rent Roll | | | | | |
|-----------|-------------------------------|---------------|--------------|--------------|--------|
| Unit #: | Unit Type: | Current Rent: | Market Rent: | Move-in Date | Notes: |
| 210 | Studio | \$1,005 | \$1,395 | | |
| 301 | Studio | \$1,195 | \$1,395 | | |
| 302 | Studio | \$1,395 | \$1,395 | | VACANT |
| 303 | Studio | \$1,295 | \$1,395 | | |
| 304 | Studio | \$974 | \$1,395 | | |
| 305 | Studio | \$1,013 | \$1,395 | | |
| 306 | Studio | \$1,254 | \$1,395 | | |
| 307 | Studio | \$982 | \$1,395 | | |
| 308 | Studio | \$1,013 | \$1,395 | | |
| 309 | Studio | \$1,195 | \$1,395 | | |
| 310 | Studio | \$1,245 | \$1,395 | | |
| | | | | | |
| | | | | | |
| | Laundry Income: | \$0 | \$0 | | |
| | RUBS Income (T-12 Actual): | \$0 | \$0 | | |
| | Monthly Total: | \$36,046 | \$42,214 | | |
| | Annual Total: | \$432,552 | \$506,568 | | |
| | | | | | |
| | | | | | |

South Central Sales Comps



| | |
|------------------------|-----------------------------|
| Address: | 210 W. 43 rd Pl. |
| Sale Date: | Subject Property |
| Price: | \$3,950,000 |
| Year Built: | 1926 |
| # of Units: | 30 |
| Price per Unit: | \$131,667 |
| Building Size: | 14,088 SF |
| Price per SF: | \$280 |
| Unit Mix: | (30) 0+1 |
| Notes: | 9.13 GRM & 6.38% CAP |

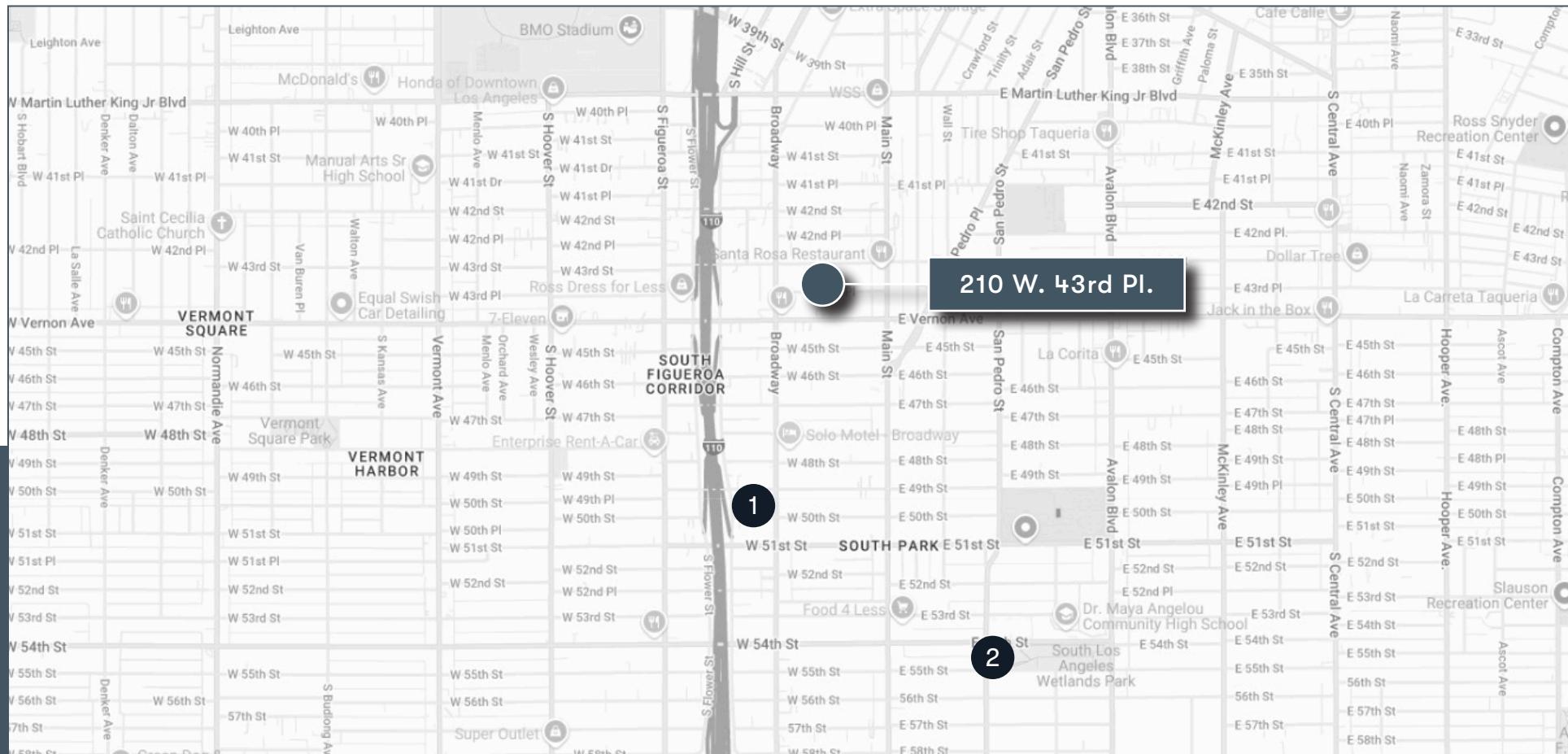


| | |
|------------------------|-----------------------------|
| Address: | 300 E. 55 th St. |
| Sale Date: | 04/17/25 |
| Price: | \$1,025,000 |
| Year Built: | 1950 |
| # of Units: | 7 |
| Price per Unit: | \$146,429 |
| Building Size: | 4,222 SF |
| Price per SF: | \$243 |
| Unit Mix: | (7) 0+1 |
| GRM: | 8.14 GRM |



| | |
|------------------------|-----------------------------|
| Address: | 324 W. 50 th St. |
| Sale Date: | 11/27/23 |
| Price: | \$836,580 |
| Year Built: | 1924 |
| # of Units: | 6 |
| Price per Unit: | \$139,475 |
| Building Size: | 4,556 SF |
| Price per SF: | \$183 |
| Unit Mix: | (6) 0+1 |
| GRM: | 11.20 GRM |

South Central Sales Comps Map



| Address | Sale Date | Price | Year | Units | Price per Unit | Bldg. Size | Price Per Foot | GRM |
|--------------------------------|------------------|-------------|------|-------|----------------|------------|----------------|-----------|
| 210 W. 43 rd Pl. | Subject Property | \$3,590,000 | 1926 | 30 | \$131,667 | 14,088 SF | \$280 | 9.13 GRM |
| 1) 300 E. 55 th St. | 04/17/25 | \$1,025,000 | 1950 | 7 | \$146,429 | 4,222 SF | \$243 | 8.14 GRM |
| 2) 324 W. 50 th St. | 11/27/23 | \$836,580 | 1924 | 6 | \$139,475 | 4,556 SF | \$183 | 11.20 GRM |

South Central Rental Comps



1) 974 W. 42nd St.

| | |
|----------|------------------------------|
| Rent | \$1,600 Leased on 03/20/25 |
| Unit Mix | 0-Bdrm. & 1-Bath 650 SF |



Subject Property

| | |
|---|---------|
| 210 W. 43 rd Pl South LA 90037 | |
| (4) 1-Bdrm. & 1-Bath | \$1,495 |



3) 524 W. Vernon Ave.

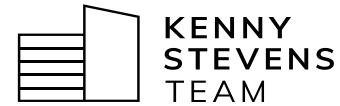
| | |
|----------|------------------------------|
| Rent | \$1,600 Leased on 12/02/25 |
| Unit Mix | 0-Bdrm. & 1-Bath 500 SF |



4) 806 W. 40th Pl. Unit #16

| | |
|----------|------------------------------|
| Rent | \$1,395 Leased on 10/30/25 |
| Unit Mix | 0-Bdrm. & 1-Bath 639 SF |

South Central Rental Comps



| Address | Rent | Lease Date | Unit Mix | Unit Size | Rent per SF | Distance |
|---|---------|------------|------------------|-----------|-------------|-----------|
| 1) 974 W. 42 nd St. | \$1,600 | 03/20/25 | 0-Bdrm. & 1-Bath | 650 SF | \$2.46 | 1.5 miles |
| 2) 5161 S. Vermont Ave. Unit #11 | \$1,600 | 09/22/25 | 0-Bdrm. & 1-Bath | N/A SF | N/A | 1.5 miles |
| 3) 524 W. Vernon Ave. | \$1,600 | 12/02/25 | 0-Bdrm. & 1-Bath | 500 SF | \$3.20 | 0.5 mile |
| 4) 806 W. 40 th Pl. Unit #16 | \$1,395 | 10/30/25 | 0-Bdrm. & 1-Bath | 639 SF | \$2.18 | 1.0 mile |



210 W. 43rd Place Los Angeles, CA 90037

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is easier than you think. It comes down to
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