

# RJ JUST LISTED!

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## MULTI-UNIT INVESTMENT OPPORTUNITY 4857 Don Tomaso Dr, Los Angeles, CA 90008

### RJ Real Estate Investments Inc | New On The Market

An exceptionally positioned 10 unit multifamily asset, discover a rare opportunity in the heart of the burgeoning Baldwin Hills/Crenshaw corridor. With strong upside and compelling fundamentals, this offering is ideal for owner-occupants, value-add investors or long-term wealth builders. Current rents are below market, allowing for long term growth. Prime location that is a must see!



(213) 220 1464



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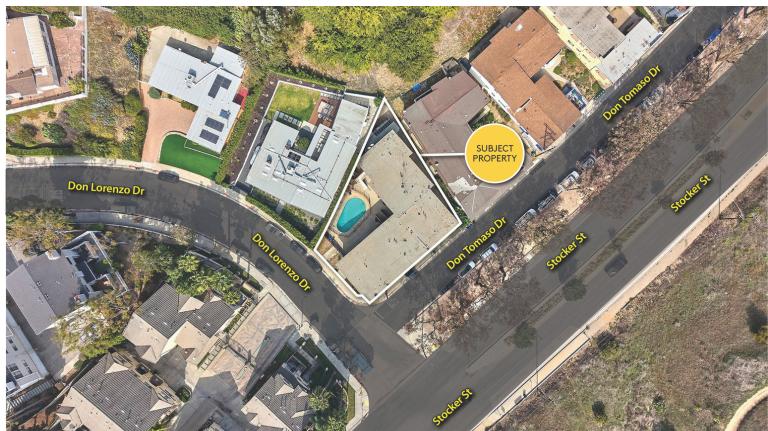
roy@rjmanage.com





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# 10 unit Multi-Family Property



## RJ Real Estate Investments Inc | Location

Nestled in the heart of Baldwin Hills, one of Los Angeles' most desirable and centrally located neighborhoods, this 10-unit multi-family property offers the perfect combination of stability, upside potential, and location value. With its completed seismic retrofit, diverse unit mix, and community amenities, this investment stands out as a rare opportunity in one of LA's most consistently strong rental markets.

SMART INVESTMENT.  
LASTING VALUE.



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# Property Highlights

## Property Description

Built in **1957** and exceptionally well-maintained, the property spans **8,578 square feet** on an **8,795-square-foot lot**. The mix of **(4) 2 Bed + 1.5 Bath**, **(2) 2 Bed + 1 Bath**, and **(4) 1 Bed + 1 Bath** units appeals to a wide range of tenants — from working professionals to small families. Residents enjoy access to a **community pool**, **six secure garage parking spaces**, and the comfort of a quiet residential setting with convenient proximity to key city hubs.

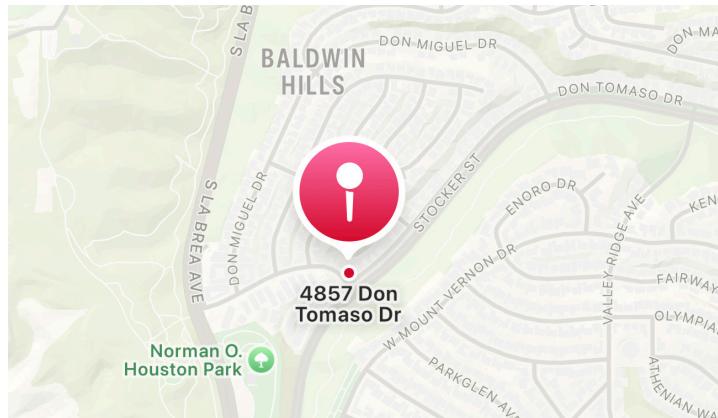
Financially, the property presents an attractive investment profile:

- **Offered at \$2,175,000**, with a **current cap rate of 5.3%** and a **pro forma cap rate of 9.8%**
- **Proven rent growth potential**, with below-market rents offering room for value-add improvements
- **Low maintenance costs** and a **strong tenant base** in a historically stable submarket



# Neighborhood

- Near parks, shops, and restaurants — perfect for tenants seeking convenience.
- Easy access to major freeways and public transit, including the Crenshaw/LAX Line.
- Strong rental demand and long-term appreciation potential.



## Access And Location

The property sits in the heart of Baldwin Hills, one of Los Angeles' most centrally located and desirable residential communities. Nearby cities include Culver City to the west, Ladera Heights to the southwest, and Inglewood to the south. Surrounding neighborhoods such as View Park-Windsor Hills, Leimert Park, and Jefferson Park contribute to the area's strong sense of community and consistent tenant demand.

Major freeways within close proximity include the 10 Freeway to the north, 405 Freeway to the west, and 110 Freeway to the east, providing seamless access throughout Los Angeles County.

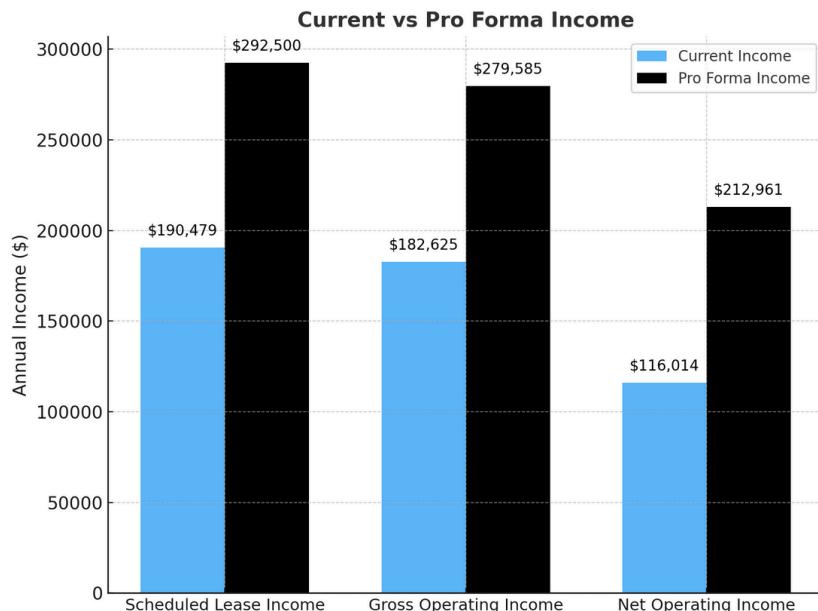
Within a 5-mile radius of the property, residents enjoy convenient access to Kenneth Hahn State Recreation Area, Baldwin Hills Scenic Overlook, Culver City's Arts District, LAX Airport, and the upcoming Crenshaw/LAX Transit Line, as well as entertainment destinations like SoFi Stadium and Downtown LA.



# Investment Summary

## INVESTMENT SUMMARY:

- **Price:** \$2,175,000
- **Units:** 10
- **Price Per Unit:** \$217,500
- **Current Cap Rate:** 5.3%
- **Pro Forma Cap Rate:** 9.8%
- **Zoning:** R3 | **City:** Los Angeles, CA 90008



Contact Us

Visit <https://rjmanage.com> or contact us  
at [roy@rjmanage.com](mailto:roy@rjmanage.com) for more details.



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