



625 E 50th

LOS ANGELES, CA 90011

A value add 7-unit investment opportunity with approximately
99% rental upside in South Los Angeles, CA

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INVESTMENT HIGHLIGHTS

- 7-unit Value-Add Opportunity
- (7) 1 Bed / 1 Bath Units
- (2) Detached Structures
- Side Alley Access
- Current monthly income of \$6,548
- Approx. 99% remaining rental upside
- Low price / unit (\$121,429)
- 13.37% Market Cap Rate
- 17.36% Cap with all units leased at HACLA voucher payment standard
- ADU Potential

PROPERTY OVERVIEW

ADDRESS

625 E 50th St
Los Angeles, CA 90011

PROPERTY TYPE

Multifamily

BUILDING SIZE

4,242 SF

LOT SIZE

6,610 SF

UNIT MIX

7:1+1

YEAR BUILT

1905 | 1925

APN

5108-011-028

ZONING

R2-1

7
UNITS

4,242
SQUARE FEET

6,610
LOT SF

South
LOS ANGELES



5.04%
CURRENT CAP RATE

\$121,429
PRICE / UNIT

13.37%
MARKET CAP RATE

99%
RENTAL UPSIDE

625 E 50th

LOS ANGELES, CA 90011

Evans Investment Group is pleased to present 625 E 50th Street, a value add 7-unit investment opportunity with approximately 99% rental upside in South Los Angeles, CA

The property is comprised of two detached structures totalling 4,242 SF with a unit mix of all (7) 1 bed / 1 Bath units. There are currently no Section 8 tenants in-place with an average current rent of \$931.

The property will be delivered fully occupied with a gross monthly income of \$6,548, or \$78,577 annually. The opportunity will yield a savvy investor with a low basis (\$121,429 per unit) with huge upside potential (approx. 99%).

625 E 50th Street is centrally located just east of Avalon Boulevard, South Park Recreation Center, and the 110 freeway with easy access to Downtown LA, South Bay, USC, LAX, and SoFi Stadium.

South Los Angeles has seen significant growth over the past several years due to its relative housing affordability and convenient proximity to Downtown Los Angeles, Sofi Stadium, USC, Culver City, and South Bay. Rents in South LA have grown significantly over the past few years with average 1-bedroom market rents reaching \$1,800-\$2,100 and HACLA vouchers currently at \$2,289. With low vacancy rates, landlord-favored market conditions, and numerous employment options nearby, South LA is poised for significant long-term growth.





THE PROPERTY

The property is comprised of 4,242 square feet with an easy-to-rent unit mix of 1 bed/1 bath units. The building will be delivered fully occupied with a monthly income of \$6,548.

THE OFFERING

Price:
\$850,000

Price / Unit:
\$121,429

Price / SF:
\$200.38

THE DEMOGRAPHICS

Strong Los Angeles Demographics: High Density and Population of 278,738 in South Los Angeles (17,645 people per square mile). South LA is one of the most diverse and young populations in Southern California.

THE LOCATION

Located in South Park, 625 E 50th St is centrally located just 2.5 miles from USC and Downtown LA with convenient access to the 110 freeway and walkability to local amenities along Avalon Boulevard.

RENT ROLL

UNIT #	UNIT TYPE	STATUS	CURRENT RENT	MARKET RENT	HACLA VOUCHER
625	1+1		\$544.44	\$1,850	\$2,289
625.5	1+1		\$590.44	\$1,850	\$2,289
627	1+1		\$1,572.44	\$1,850	\$2,289
629	1+1		\$1,214.44	\$1,850	\$2,289
629.5	1+1		\$1,183.44	\$1,850	\$2,289
631	1+1		\$721.44	\$1,850	\$2,289
631.5	1+1		\$721.44	\$1,850	\$2,289
TOTAL			\$6,548	\$12,950	\$16,023

*All rents include SCEP/RSO fees

FINANCIAL ANALYSIS

PRICING SUMMARY

Offering Price:		\$850,000
Down Payment:	50%	\$425,000
Number of Units:		7
Price/Unit:		\$121,429
Price / Bldg sq/ft:		\$200.38
Current Cap:		5.04%
Market Cap:		13.37%
Current GRM:		10.82
Market GRM:		5.47

PROPOSED FINANCING

Loan Amount:		\$425,000
Amortization:		30
Interest Rate:		5.75%
Monthly Payment:		(\$2,480)
Yearly Payment:		(\$29,762)

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Gross Rental Revenue	\$78,577	\$155,400
Less: Vacancy Allowance	\$2,357 3%	\$4,662 3%
Effective Gross Income	\$76,220	\$150,738
Less Expenses	\$33,396 44%	\$37,122 25%
Net Operating Income:	\$42,824	\$113,616
Debt Service	(\$29,762)	(\$29,762)
Cash on Cash	\$13,061 3.1%	\$83,854 19.7%
Principal Reduction	\$11,224	\$11,224
Total Return Before Taxes:	\$24,286 5.7%	\$95,078 22%

ANNUALIZED EXPENSES

	CURRENT	MARKET
Real Estate Taxes	1.200% \$10,200	\$10,200
Insurance	Actuals (2025) \$8,107	\$8,107
Utilities (Incl. Trash)	Actuals (2025) \$5,803	\$5,803
Maintenance/Repairs	\$500/unit \$3,500	\$3,500
Management	5.00% \$3,811	\$7,537
Landscaping	Actuals (2025) \$225	\$225
Reserves	\$250/unit \$1,750	\$1,750
Total Expenses	\$33,396	\$37,122
Annual/SF	\$7.87	\$8.75
Annual/Unit	\$4,771	\$5,303

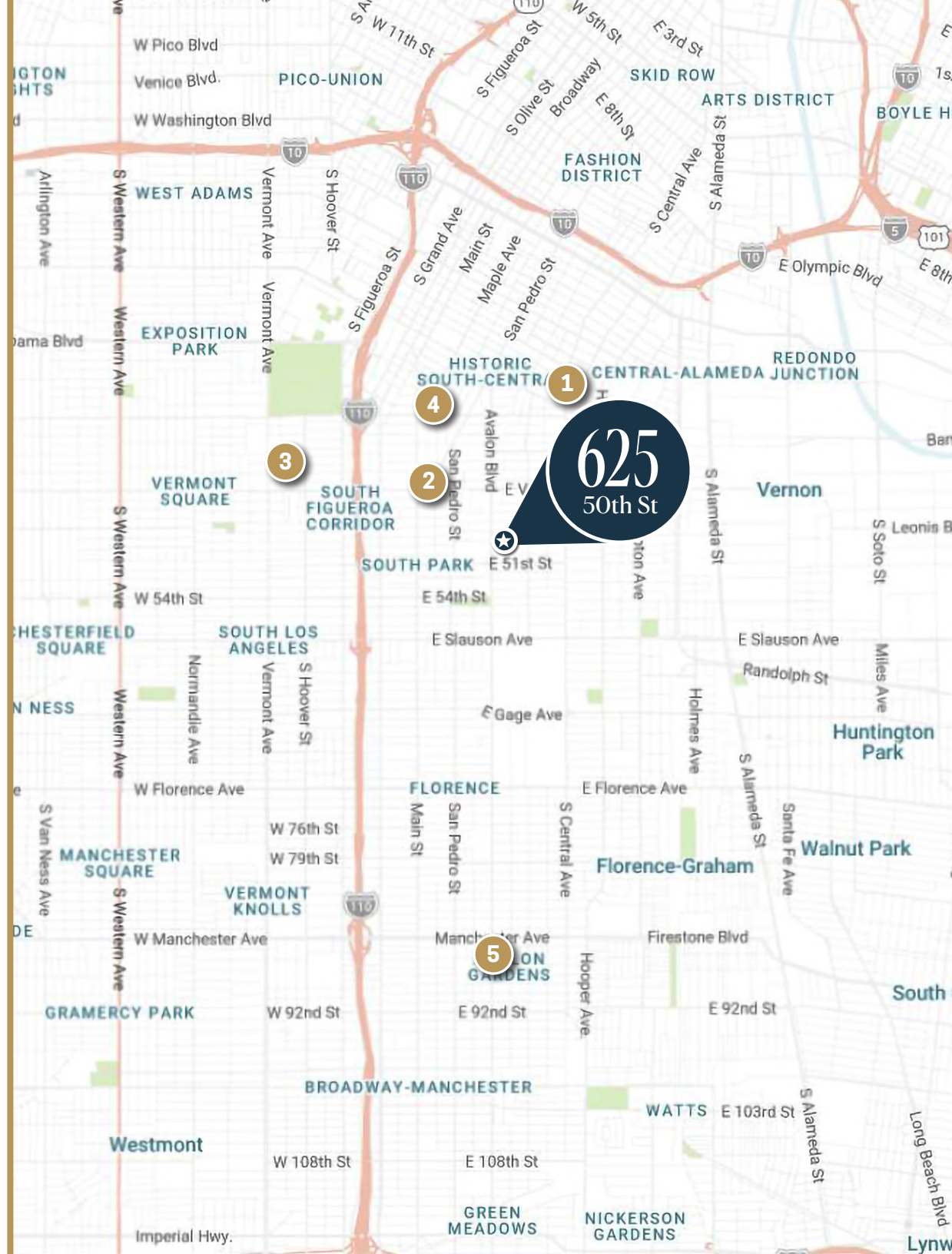
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COMPARABLES

SOLD COMPARABLES

PROPERTY

- 1. 1047 E 33rd St
- 2. 4334 S Main St
- 3. 4217 Menlo Ave
- 4. 3834 Maple Ave
- 5. 600 E 87th St



SOLD

COMPARABLES

PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	SF	CAP	GRM	PRICE/UNIT	PRICE/SF	YEAR BUILT	UNIT MIX
SUBJECT PROPERTY										
625 E 50th St Los Angeles, CA 90011		\$850,000	7	4,242	5.04%	10.82	\$121,429	\$200.38	1905 1925	7 (1+1)
1047 E 33rd St Los Angeles, CA 90011	12/23/2025	\$1,150,000	8	3,215	6.55%	8.67	\$143,750	\$357.70	1925	8 (1+1)
4334 S Main St Los Angeles, CA 90037	1/16/2026	\$1,312,500	10	4,068	6.22%	8.73	\$131,250	\$322.64	1927	4 (Studio) 6 (1+1)
4217 Menlo Ave Los Angeles, CA 90037	6/10/2025	\$1,800,000	11	8,329	5.71%	11.98	\$163,636	\$216.11	1921	8 (1+1) 3 (2+1)
3834 Maple Ave Los Angeles, CA 90011	1/7/2026	\$777,000	5	2,806	7.20%	9.2	\$155,400	\$276.91	1959	1 (1+1) 4 (2+1)
600 E 87th St Los Angeles, CA 90002	1/9/2026	\$595,000	5	1,895	4.10%	13.97	\$119,000	\$313.98	1947	5 (Studio)
AVERAGE					5.96%	10.51	\$142,607	\$297.47		

SOLD COMPARABLES



Address	Subject Property 121 S Gless St
Close of Escrow	N/A
Price	\$850,000
Units	7
SF	4,242
Cap Rate	5.04%
GRM	10.82
Price/Unit	\$121,429
Price/SF	\$200.38
Year Built	1905 1925
Unit Mix	7 (1+1)



Address	1047 E 33rd St Los Angeles, CA 90011
Close of Escrow	12/23/2025
Sale Price	\$1,150,000
Units	8
SF	3,215
Cap Rate	6.55%
GRM	8.67
Price/Unit	\$143,750
Price/SF	\$357.70
Year Built	1925
Unit Mix	8 (1+1)



Address	4334 S Main St Los Angeles, CA 90037
Close of Escrow	1/16/2026
Sale Price	\$1,312,500
Units	10
SF	4,068
Cap Rate	6.22%
GRM	8.73
Price/Unit	\$131,250
Price/SF	\$322.64
Year Built	1927
Unit Mix	4 (Studio) 6 (1+1)

SOLD COMPARABLES



Address	4217 Menlo Ave Los Angeles, CA 90037
Close of Escrow	6/10/2025
Sale Price	\$1,800,000
Units	11
SF	8,329
Cap Rate	5.71%
GRM	11.98
Price/Unit	\$163,636
Price/SF	\$216.11
Year Built	1921
Unit Mix	8 (1+1) 3 (2+1)



Address	3834 Maple Ave Los Angeles, CA 90011
Close of Escrow	1/7/2026
Sale Price	\$777,000
Units	5
SF	2,806
Cap Rate	7.20%
GRM	9.2
Price/Unit	\$155,400
Price/SF	\$276.91
Year Built	1959
Unit Mix	1 (1+1) 4 (2+1)



Address	600 E 87th St Los Angeles, CA 90002
Close of Escrow	1/9/2026
Sale Price	\$595,000
Units	5
SF	1,895
Cap Rate	4.10%
GRM	13.97
Price/Unit	\$119,000
Price/SF	\$313.98
Year Built	1947
Unit Mix	5 (Studio)

MARKET RENT SURVEY

1 BED / 1 BATH	CITY	ZIP	TYPE	RENT
5128 Woodlawn Ave	Los Angeles	90011	1 Bed / 1 Bath	\$1,995
4623 Wesley Ave	Los Angeles	90037	1 Bed / 1 Bath	\$1,800
5305 S Hoover St	Los Angeles	90037	1 Bed / 1 Bath	\$1,950
5256 McKinely Ave	Los Angeles	90011	1 Bed / 1 Bath	\$1,850
153 W 51st St	Los Angeles	90037	1 Bed / 1 Bath	\$2,100
1355 W 49th	Los Angeles	90037	1 Bed / 1 Bath	\$1,800
220 E Vernon Ave	Los Angeles	90011	1 Bed / 1 Bath	\$1,850
7302 Mace Pl	Los Angeles	90001	1 Bed / 1 Bath	\$1,800

\$1,893

AVERAGE 1BED / 1 BATH RENT



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