

210 W. 43rd Place Los Angeles, CA 90037



30 Units Offered @ \$120,000 per unit, \$256 per Foot, 8.56 GRM and 6.81% CAP on Current Rents
Approx. 1.2 Mile from BMO Stadium & Exposition Park | 7.62 GRM and 8.15% on Market Rents

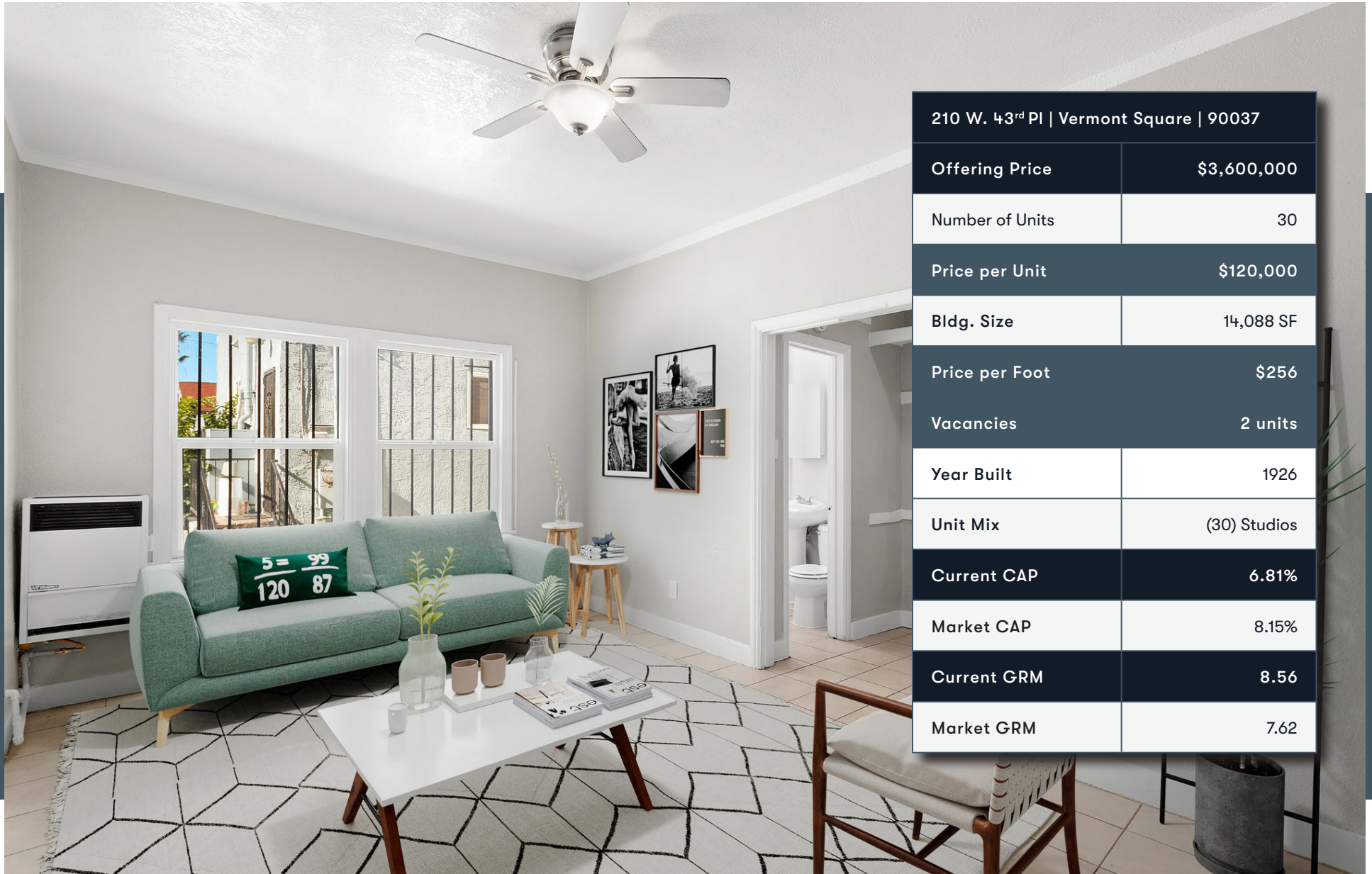
COMPASS

Table Of Contents

Property Overview	3 - 4
Property Photos	5 - 6
Financials & Rent Roll	7 - 8
Sales Comparables	9 - 10
Rental Comparables	11 - 12



Property Overview



210 W. 43rd Pl | Vermont Square | 90037

Offering Price \$3,600,000

Number of Units 30

Price per Unit \$120,000

Bldg. Size 14,088 SF

Price per Foot \$256

Vacancies 2 units

Year Built 1926

Unit Mix (30) Studios

Current CAP 6.81%

Market CAP 8.15%

Current GRM 8.56

Market GRM 7.62

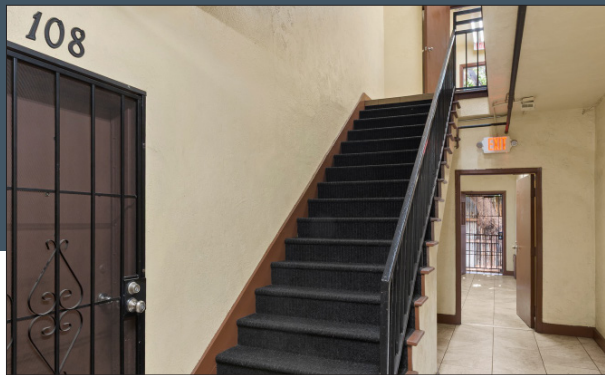
Property Highlights



- Following its second price reduction, 210 W. 43rd is now offered at \$3,600,000, or \$120,000 per unit, positioning a 30-unit asset at a basis that now sits below several recent sales in the immediate area.
- At the current pricing, the property operates at a 6.81% CAP and 8.56 GRM on in-place rents, combining scale and day-one income in a way that is increasingly difficult to find at this level.
- The property consists of (30) studio units originally built in 1926. The configuration is straightforward, with a consistent unit mix that simplifies renovation planning and ongoing management.
- Several units have already been updated with tile flooring, improved cabinetry, gas stoves, wall-mounted A/C units, and ceiling fans, providing a clear path for continued interior upgrades across the remaining units.
- Two units are currently vacant, allowing a buyer to begin renovations and lease-up immediately and establish updated rent levels early in the hold period.
- Located in Historic South-Central, 210 W. 43rd Pl. sits within close proximity to USC, Exposition Park, the LA Memorial Coliseum, BMO Stadium, and The Shrine Auditorium. These long-standing institutional anchors continue to support consistent housing demand tied to education and healthcare employment.
- At \$120,000 per unit with a 6.81% CAP and 8.56 GRM on current rents, 210 W. 43rd Pl. offers 30 units of scale at a basis that now sits below recent comparable sales, with a clear path to improving operations through a consistent renovation approach.

Property Photography

210 W. 43rd Pl - Virtually Staged



Unit Photography

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



Neighborhood Overview



Neighborhood Aerial Map



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

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.

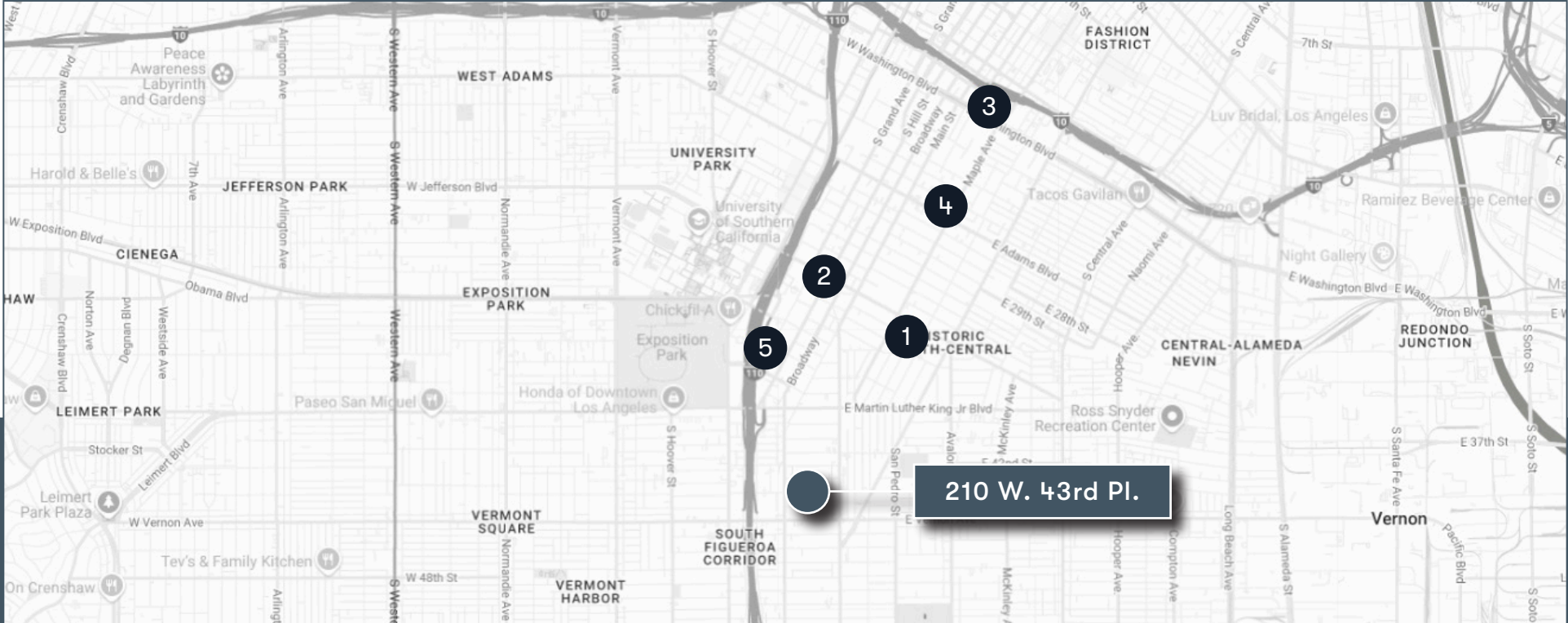
Markwood's modular apartment project has reached full height, with prefabricated units installed for an 84-unit development comprising studio and 1-bdrm layouts. Entitled through TOC incentives, the project includes 8 extremely low-income units, with remaining rents targeting 120–150% of AMI.

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.

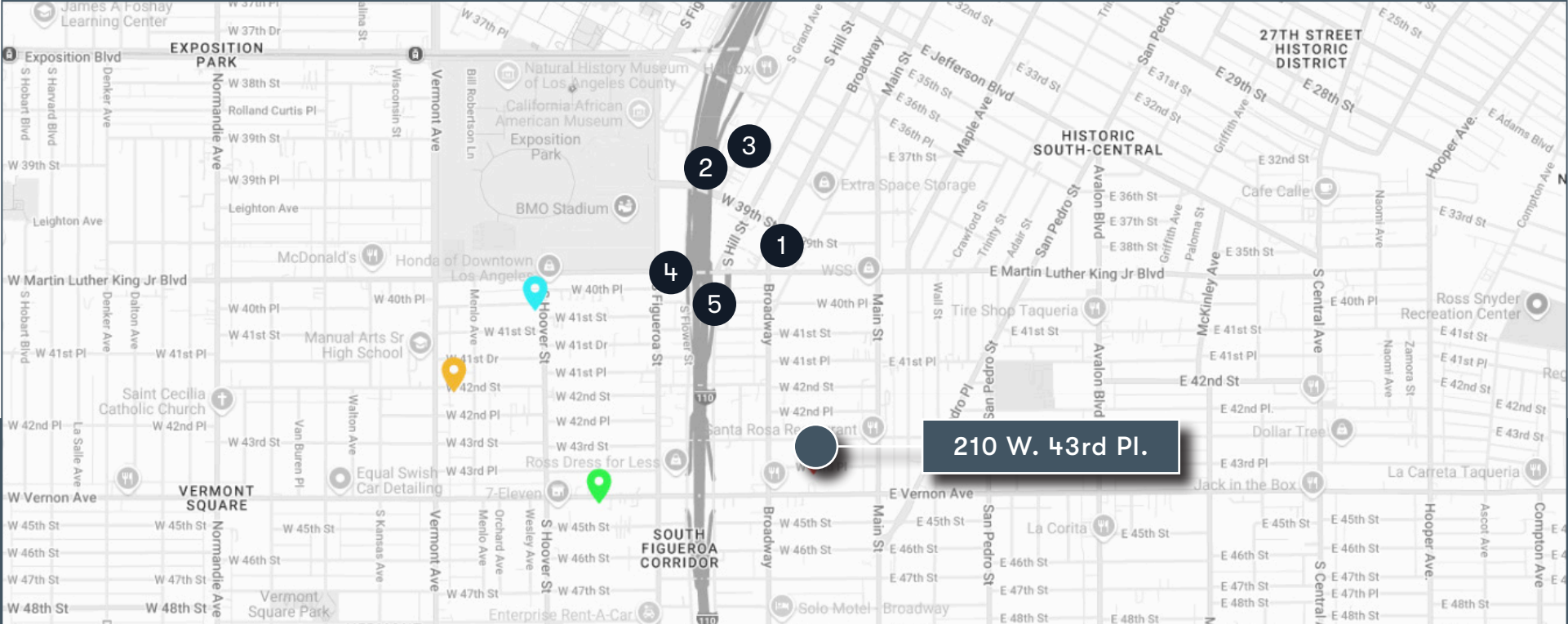
4) The Shrine Auditorium & Expo Hall

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. 43 rd Pl Vermont Square 90037	
Offering Price	\$3,600,000
Number of Units	30
Price per Unit	\$120,000
Bldg. Size	14,088 SF
Price per Foot	\$256
Vacancies	2 units
Year Built	1926
Unit Mix	(30) Studios
Current CAP	6.81%
Market CAP	8.15%
Current GRM	8.56
Market GRM	7.62



Financials

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

Investment Summary	
Price:	\$3,600,000
Down Payment:	\$3,600,000
Number of Units:	30
Price per Unit:	\$120,000
Current GRM:	8.56
Potential GRM:	7.62
Potential Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
30	Studios	\$1,156	\$34,689	\$1,300	\$36,000
Total Scheduled Rent:			\$34,689		\$39,000
Laundry Income:			\$0		\$0
RUBS Income (T-12 Actual):			\$364		\$364
Monthly Gross Income:			\$35,053		\$39,364
Annual Gross Income:			\$420,636		\$472,368

Approx. Year Built:	1926	f	\$256
Approx. Lot Size:	6,345 SF	Current CAP:	6.81%
Approx. Bldg. Size:	14,088 SF	Market CAP:	8.15%
Annualized Operating Data			
		Current Rents	Market Rents
Scheduled Gross Income:		\$420,636	\$472,368
Vacancy Allowance:		\$10,516 2.5%	\$14,171 2.5%
Gross Operating Income:		\$410,120	\$458,197
Less Expenses:		\$164,849 39%	\$164,849 35%
Net Operating Income:		\$245,271	\$293,348
Less Loan Payment:		\$0	\$0
Pre-Tax Cash Flow:		\$245,271 6.81%	\$293,348
Plus Principal Reduction:		\$0	\$0
Return Before Taxes:		\$245,271 6.81%	\$293,348

Estimated Expenses Unless Noted Otherwise	
Taxes (new - 1.25%):	\$45,000
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:	\$21,032
On-Site Mgr:	\$0
Total Expenses:	\$164,849
Per Sq. Ft:	\$11.70
Per Unit:	\$5,495

Rent Roll

210 W. 43rd Pl | South LA | 90062

Current as of 04/16/26



Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
101	Studio	\$903	\$1,300		
102	Studio	\$1,245	\$1,300		
103	Studio	\$1,095	\$1,300		
104	Studio	\$1,195	\$1,300		
105	Studio	\$1,095	\$1,300		
106	Studio	\$1,095	\$1,300		
107	Studio	\$1,199	\$1,300		
108	Studio	\$1,245	\$1,300		
109	Studio	\$1,295	\$1,300		
110	Studio	\$803	\$1,300		
201	Studio	\$1,300	\$1,300		Vacant
202	Studio	\$1,295	\$1,300		
203	Studio	\$1,254	\$1,300		
204	Studio	\$1,195	\$1,300		
205	Studio	\$1,181	\$1,300		
206	Studio	\$967	\$1,300		\$100 concession
207	Studio	\$1,245	\$1,300		
208	Studio	\$1,245	\$1,300		
209	Studio	\$1,245	\$1,300		

Rent Roll

210 W. 43rd Pl | South LA | 90062

Current as of 04/16/26



Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
210	Studio	\$1,036	\$1,300		
301	Studio	\$1,195	\$1,300		
302	Studio	\$1,300	\$1,300		Vacant
303	Studio	\$1,295	\$1,300		
304	Studio	\$974	\$1,300		
305	Studio	\$1,043	\$1,300		
306	Studio	\$1,254	\$1,300		
307	Studio	\$1,012	\$1,300		
308	Studio	\$1,043	\$1,300		
309	Studio	\$1,195	\$1,300		
310	Studio	\$1,245	\$1,300		
	Laundry Income:	\$0	\$0		
	RUBS Income (T-12 Actual):	\$364	\$364		
	Monthly Total:	\$35,053	\$39,364		
	Annual Total:	\$420,636	\$472,368		

South Central Sales Comps



Address:	210 W. 43 rd Pl.
Sale Date:	Subject Property
Price:	\$3,600,000
Year Built:	1926
# of Units:	30
Price per Unit:	\$120,000
Building Size:	14,088 SF
Price per SF:	\$256
Unit Mix:	(30) 0+1
Notes:	8.56 GRM & 6.81% CAP

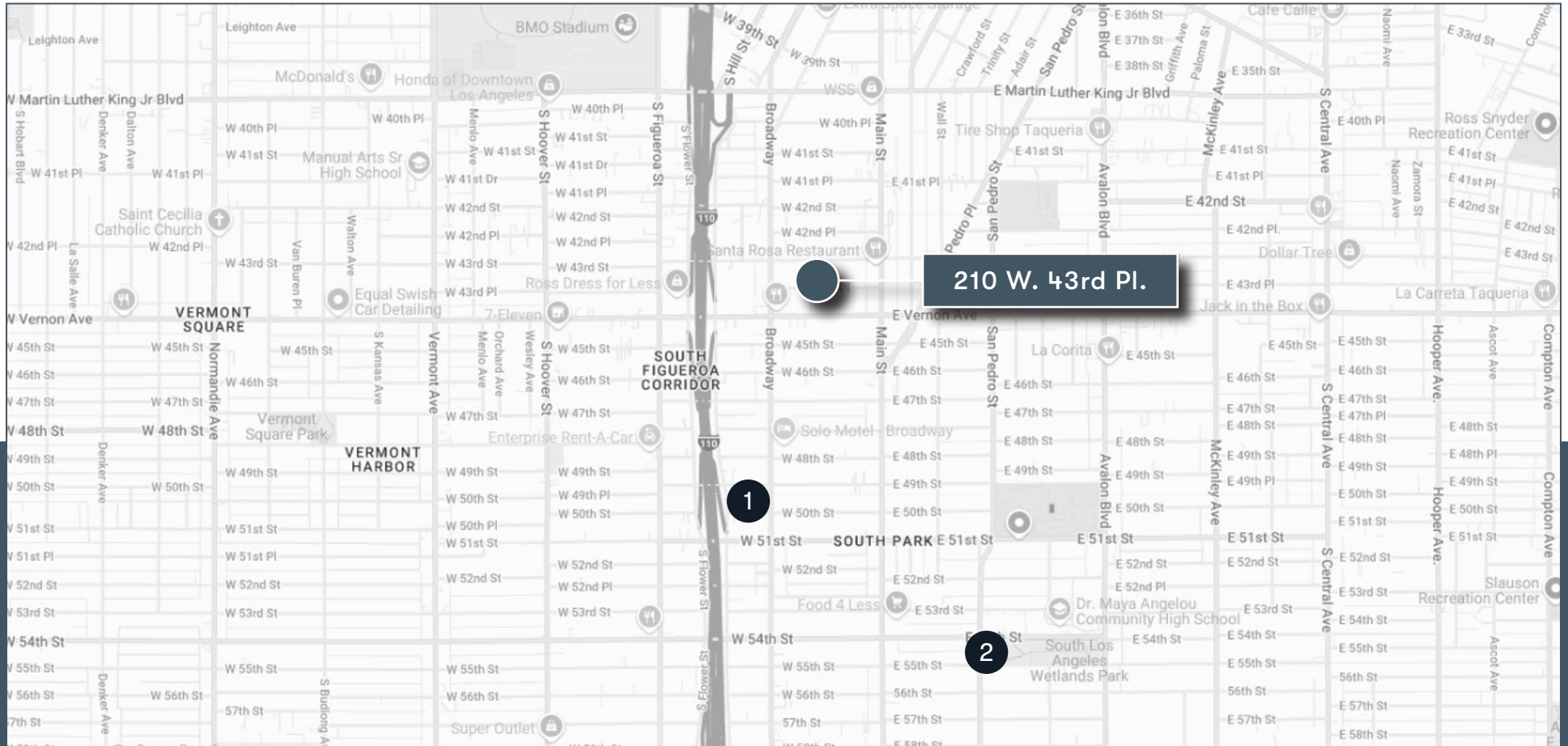


Address:	300 E. 55 th St.
Sale Date:	04/17/25
Price:	\$1,025,000
Year Built:	1950
# of Units:	7
Price per Unit:	\$146,429
Building Size:	4,222 SF
Price per SF:	\$243
Unit Mix:	(7) 0+1
GRM:	8.14 GRM



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	\$3,600,000	1926	30	\$120,000	14,088 SF	\$256	8.56 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

2) 5161 S. Vermont Ave. Unit #11

Rent	\$1,600 Leased on 09/22/25
Unit Mix	0-Bdrm. & 1-Bath N/A SF



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

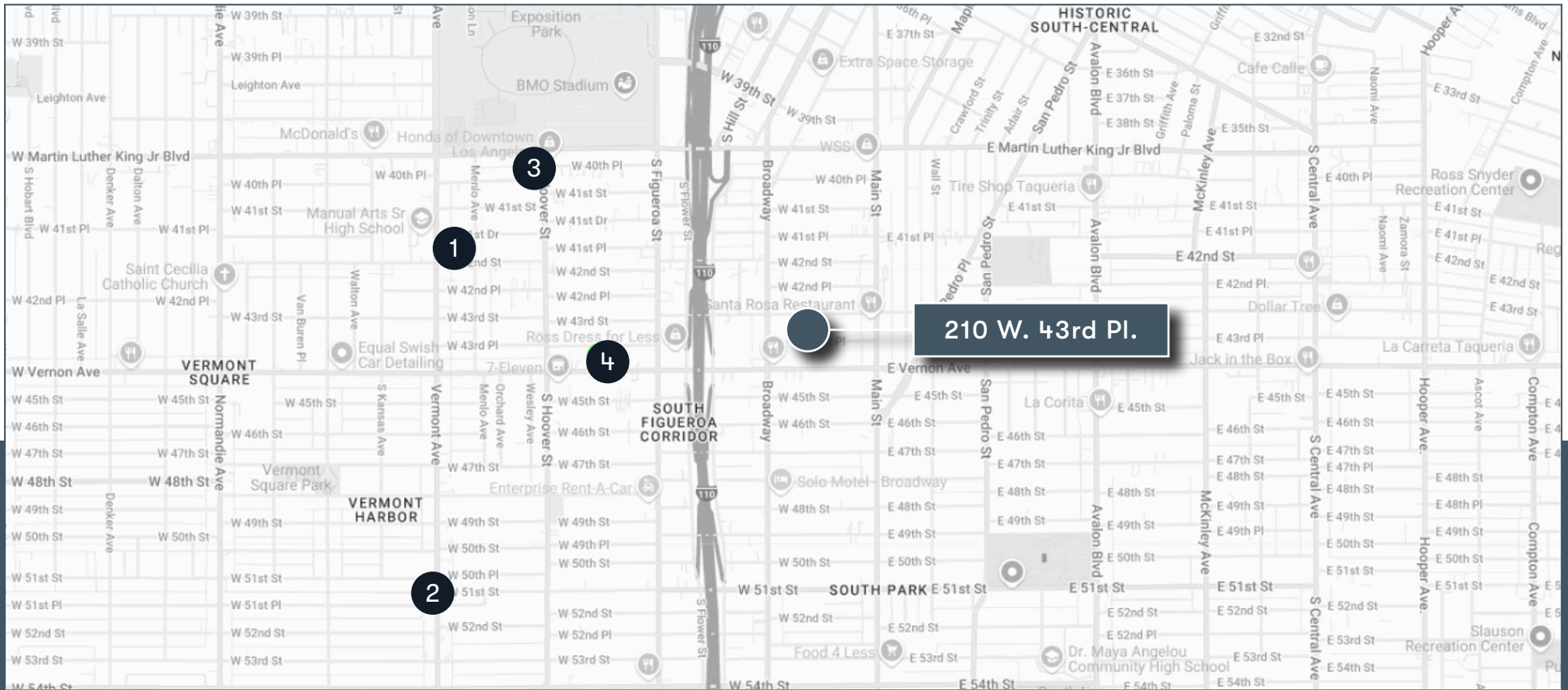
Rent	\$1,395 Leased on 10/30/25
Unit Mix	0-Bdrm. & 1-Bath 639 SF

Subject Property

210 W. 43rd Pl | South LA | 90037

(30) Studio & 1-Bath	\$1,300
----------------------	---------

South Central Rental Comps

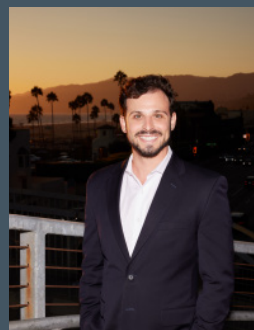


Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 974 W. 42 nd St.	\$1,600	03/20/25	0-Bdrm. & 1-Bath	650 SF	\$2.46	1.5 miles
2) 5161 S. Vermont Ave. Unit #11	\$1,600	09/22/25	0-Bdrm. & 1-Bath	N/A SF	N/A	1.5 miles
3) 524 W. Vernon Ave.	\$1,600	12/02/25	0-Bdrm. & 1-Bath	500 SF	\$3.20	0.5 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

Getting into a bigger or better property is easier than you think. It comes down to working with the right team.



Max Berger

Senior Vice President | KST

(818) 321-4972

Max@KennyStevensTeam.com

DRE# 02054048 | Compass