

732 WEST 76TH STREET
LOS ANGELES, CA 90044

8 UNITS OFFERED AT 7.9 % CAP AND 8.9 GRM
SOUTH LOS ANGELES





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732 West 76th Street
Los Angeles, CA

PROPERTY OVERVIEW

PROPERTY OVERVIEW

True North CRE of Compass Commercial, as the exclusive listing agent, is pleased to present 732 W 76th Street, an 8-unit multifamily investment opportunity located in the Vermont Knolls neighborhood of South Los Angeles. Constructed in 1961, this two-story asset comprises approximately 4,462 square feet of rentable area on a 7,003 square-foot lot, zoned [Q]R3-1.

The property features a desirable unit mix of six (6) one-bedroom/one-bath units and two (2) two-bedroom/one-bath units. The asset is partially vacant, offering an estimated ~32% rental upside to market rents. Each unit is separately metered for gas and electricity and includes an individual water heater, minimizing landlord expenses, which are primarily limited to water, common-area electricity, and trash.

Strategically positioned near the 110 and 105 Freeways and within proximity to the Crenshaw/LAX Metro Line, 732 W 76th Street provides convenient access to major employment and lifestyle hubs including Downtown Los Angeles, Culver City, Santa Monica, and the South Bay. With strong in-place cash flow, efficient operating fundamentals, and meaningful value-add potential, the property represents an attractive acquisition opportunity for investors seeking stable returns in one of South Los Angeles' most active multifamily submarkets.





PROPERTY HIGHLIGHTS

- **Stabilized 8-unit apartment building** with a balanced mix of 1-bedroom and 2-bedroom units.
- **Strong in-place income** with a competitive **7.94% CAP rate** and a clear path to higher market rents.
- **Attractive price basis**, supported by recent comps on a PSF and per-unit basis.
- **Value-add potential** through interior upgrades and operational improvements.
- **Efficient operations**, including separately metered utilities and low expense ratios.
- **High-demand workforce housing location** with durable renter demand.
- **Convenient access** to major job centers, transit routes, and neighborhood amenities.

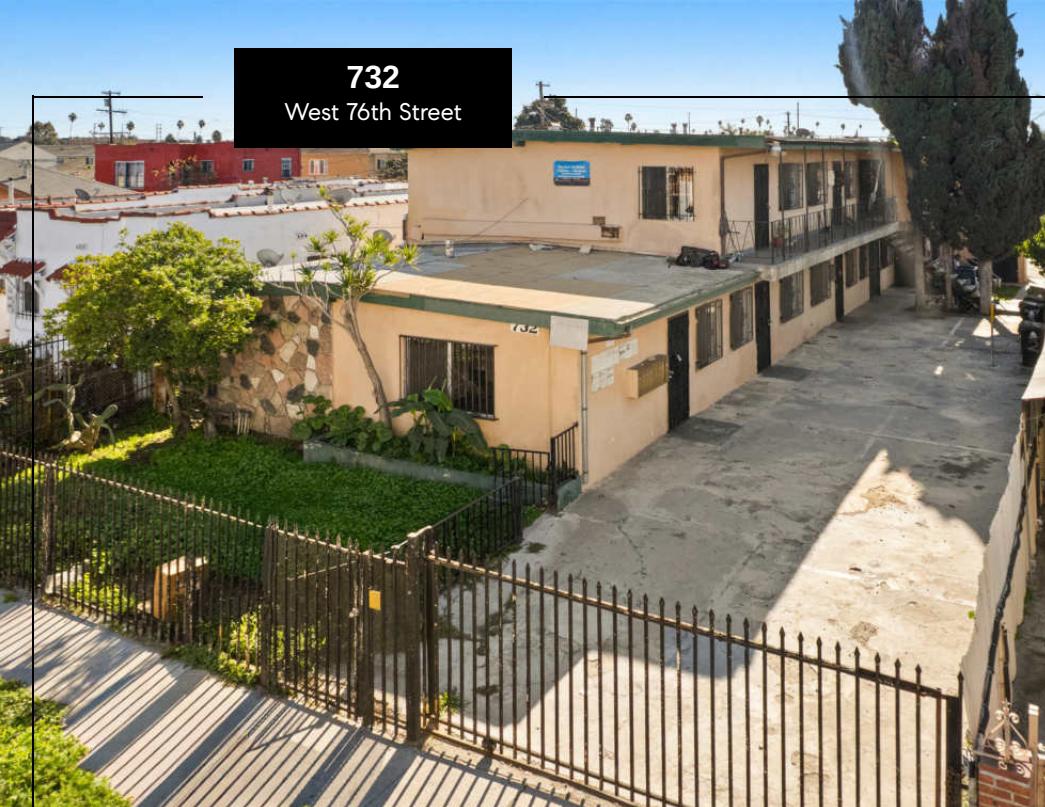
- **\$1,395,000**
Price
- **8**
Units
- **\$174,375**
Price/Unit
- **4,462**
Building Size
- **7,001**
Lot Size
- **\$313**
Price/SF
- **1961**
Year Built
- **[Q]R3-1**
Zoning
- **6020-019-003**
APN



732 West 76th Street
Los Angeles, CA

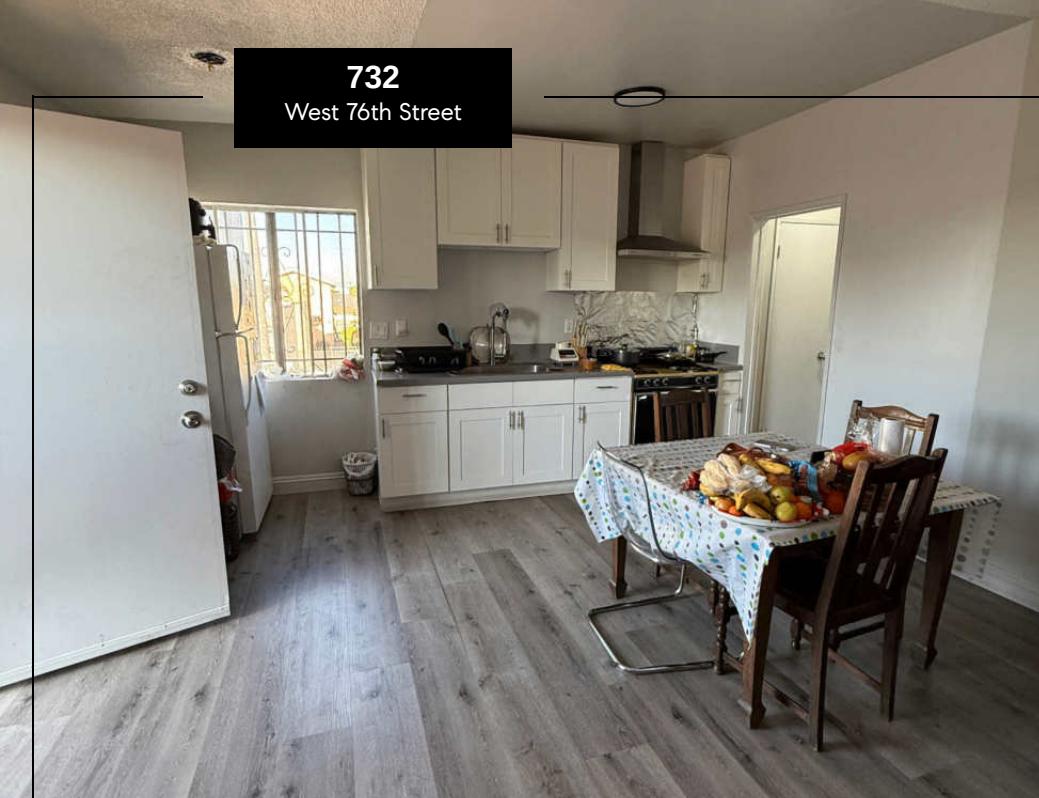
PROPERTY PHOTOS

732
West 76th Street



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732
West 76th Street

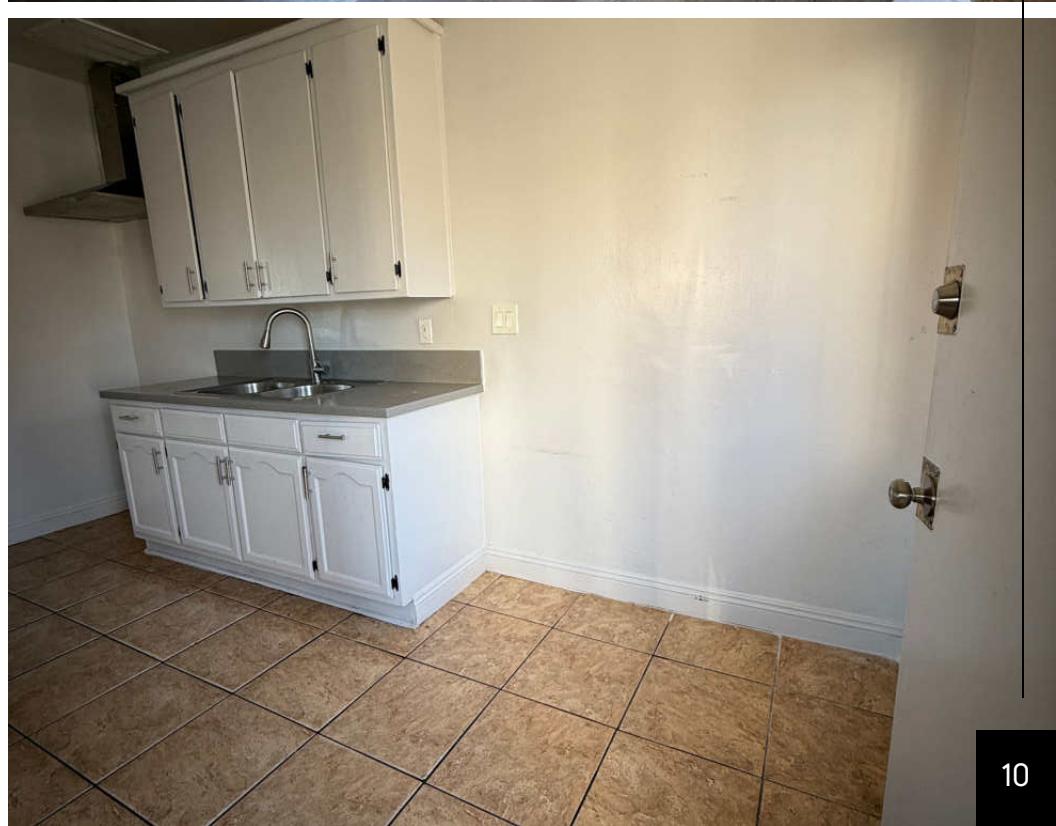
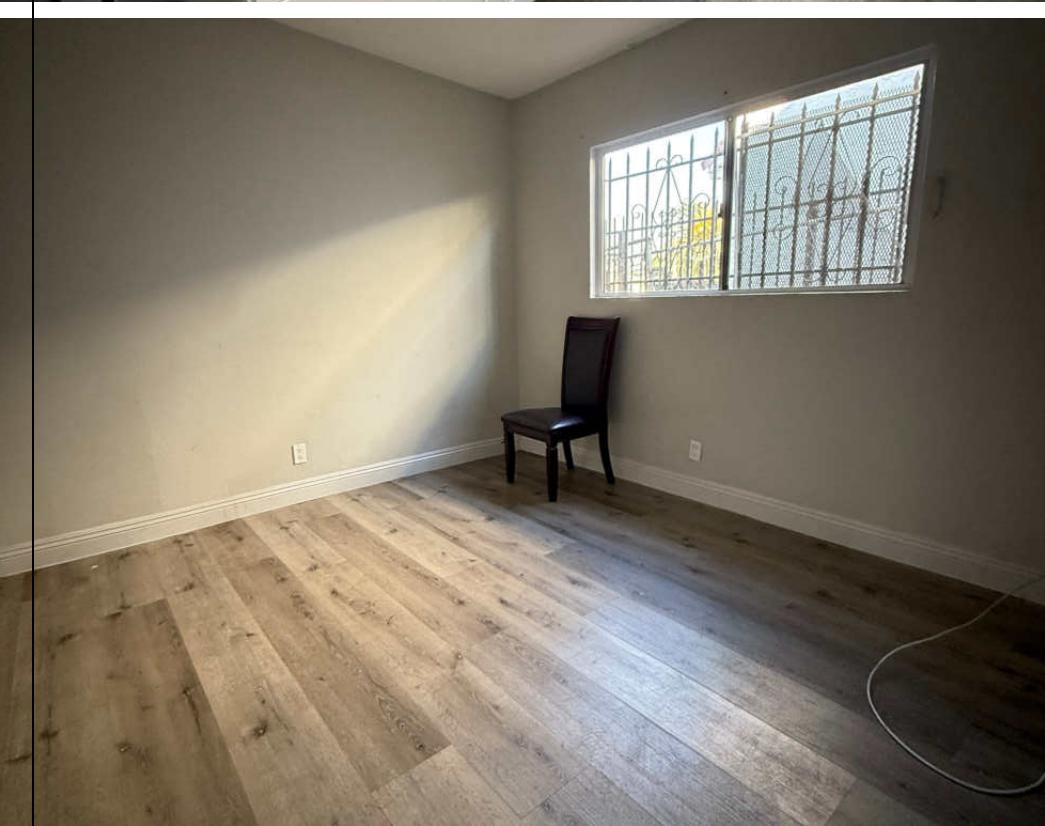


732
West 76th Street



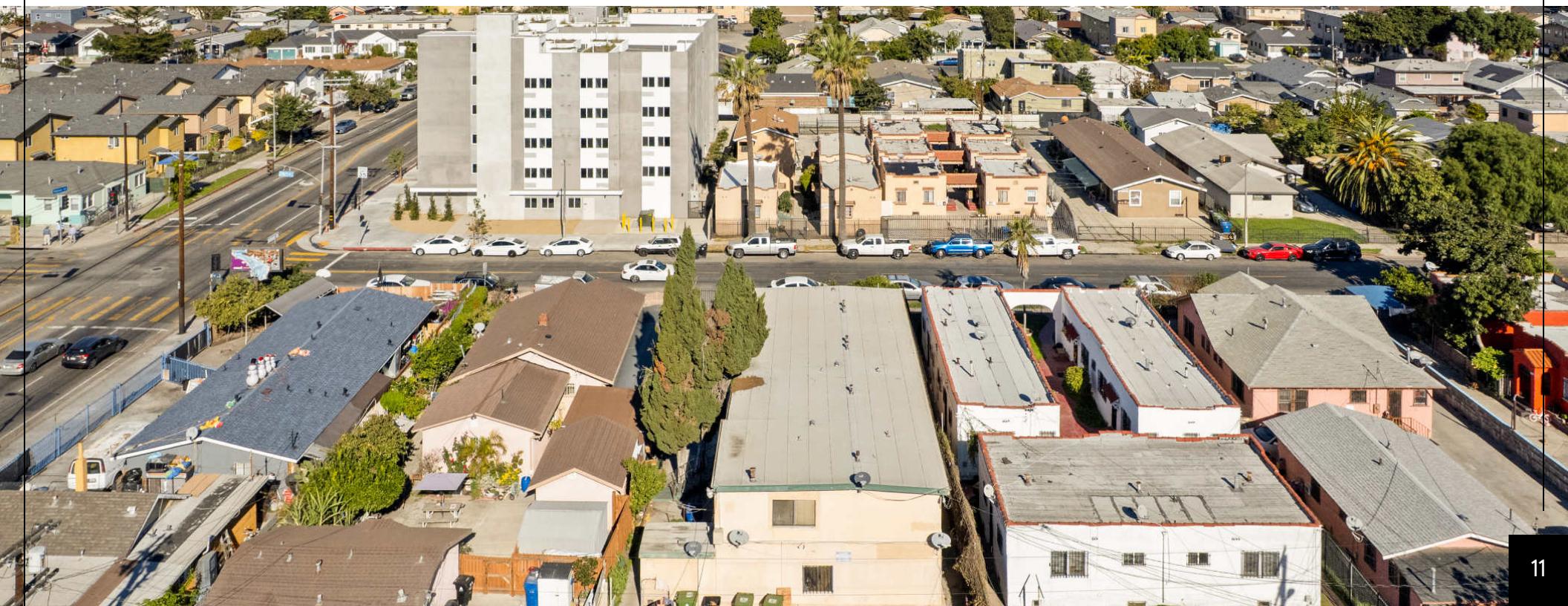
TRUE
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732

West 76th Street



TN
THE NORTH

COMPASS
COMMERCIAL

732

West 76th Street



COMPASS
COMMERCIAL

W 76TH ST

SHOOVER ST



732

WEST 76TH STREET
LOS ANGELES, CA



732 West 76th Street
Los Angeles, CA

MARKET OVERVIEW

NEIGHBORHOOD OVERVIEW

South Los Angeles — A Centrally Positioned, High-Demand Rental Corridor in Los Angeles

Located in the heart of the Los Angeles metropolitan area, South Los Angeles offers multifamily investors dependable cash flow, long-term stability, and access to one of Southern California's strongest workforce housing markets. Home to more than 820,000 residents, the area benefits from its affordability, consistent renter demand, and proximity to major employment centers—making it one of the region's most resilient rental submarkets.

South Los Angeles is strategically positioned near several of the city's largest job hubs, including Downtown Los Angeles, Inglewood's Hollywood Park and SoFi Stadium district, and the South Bay aerospace and logistics corridor. Together, these areas support hundreds of thousands of jobs, including 500,000+ jobs in Downtown LA, 12,000+ jobs at Hollywood Park, and 200,000+ jobs in the South Bay. The neighborhood offers seamless connectivity via the 110 and 105 Freeways, Metro bus lines, and regional rail, ensuring efficient access to the Westside, the Valley, and central Los Angeles.

The community blends long-standing residential character with urban convenience. Local schools, parks, retail centers, and daily-needs amenities foster a stable living environment, while commercial corridors provide diverse shopping and dining options. With over 65% renter-occupied households, the submarket maintains a deep and reliable tenant base, supported by limited new supply and rising homeownership barriers.

Demographically, South Los Angeles is anchored by a diverse workforce employed across resilient industries. Median household incomes have steadily improved, while rental demand continues to outpace supply amid countywide home prices exceeding \$900,000, reinforcing long-term tenant stability. At the county level, Los Angeles remains one of the most economically dynamic regions in the United States, home to 10+ million residents and supported by industry strength in entertainment, technology, healthcare, logistics, and public administration. Within this ecosystem, South Los Angeles offers investors a compelling combination of demand durability, rent stability, and long-term appreciation potential.

With its central location, strong workforce housing demand, and established infrastructure, South Los Angeles stands out as a highly attractive multifamily investment submarket. Properties like 732 West 76th Street benefit from reliable occupancy, steady cash flow, and meaningful future upside—making it a compelling opportunity within one of the nation's most enduring rental markets.

Market Key Points



Centrally Positioned Los Angeles Location

Situated in a high-demand workforce housing corridor, the property benefits from immediate access to major employment centers across Los Angeles. With more than **820,000 residents** in South L.A. and strong year-round renter demand, the submarket offers reliable occupancy and durable cash flow for multifamily investors.



Proximity to Major Employment Hubs

732 West 76th Street is strategically located near several of the region's largest job clusters, including **Downtown Los Angeles (500,000+ jobs)**, **Inglewood's SoFi Stadium–Hollywood Park district (12,000+ jobs)**, and the **South Bay aerospace and logistics hub (200,000+ jobs)**. Connectivity via the **110 and 105 Freeways**, Metro bus routes, and regional rail ensures efficient commuter access across the metro area.



Deep & Stable Renter Base

South Los Angeles maintains a strong renter foundation, with **over 65% of households** renting rather than owning—well above national averages. The area's affordability relative to the wider Los Angeles market supports consistent rental demand, driven by working households employed across healthcare, logistics, retail, transportation, and public-sector roles.



Enduring Multifamily Demand Drivers

Limited new rental supply, rising homeownership barriers, and median home prices exceeding **\$900,000** countywide contribute to long-term demand for attainable apartments. Workforce housing assets like 732 West 76th Street benefit from stable occupancy, strong fundamentals, and meaningful long-term appreciation potential within one of Los Angeles' most reliable rental submarkets.

NEARBY HOTSPOTS



SoFi Stadium & Hollywood Park

Located just **4 miles** from the property, SoFi Stadium is one of Los Angeles' premier entertainment and sports destinations. Home to the Rams and Chargers and host to global events, the surrounding Hollywood Park development features retail, dining, parks, and offices. Its proximity enhances the area's vibrancy and positions the neighborhood near one of L.A.'s fastest-growing districts.

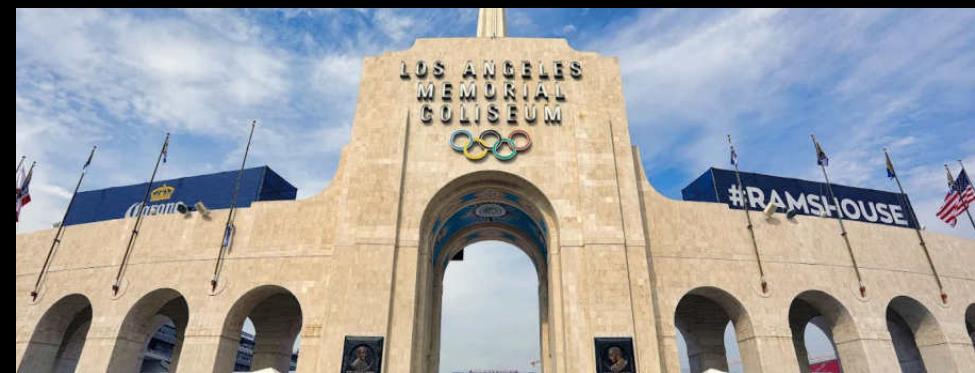


The Kia Forum

A legendary venue for concerts and major live events, The Forum continues to draw top-tier artists and performances. Only a short drive from 732 W 76th St, it offers residents easy access to world-class entertainment and reinforces the neighborhood's connection to key cultural amenities.

Exposition Park & USC District

Approximately 5 miles away, Exposition Park is home to the LA Memorial Coliseum, the Natural History Museum, and the California Science Center. Adjacent to the University of Southern California, the district provides a dynamic blend of education, culture, and recreation—supporting steady visitor traffic and strong local economic activity.



Chesterfield Square Retail Hub

Located minutes from the property, Chesterfield Square serves as a major shopping and dining destination for South L.A. residents. Anchored by national retailers, restaurants, and essential services, it provides convenient access to daily needs and contributes to the area's appeal for long-term renters.



NEARBY HOTSPOTS



Baldwin Hills Crenshaw Plaza

A major commercial and lifestyle hub located about **3 miles** away, offering national retailers, restaurants, and community events. The plaza serves as a central gathering space for local residents and continues to benefit from planned revitalization efforts in the surrounding district.



Leimert Park Village

Just 10 minutes from the property, Leimert Park Village is a historic cultural center known for its jazz scene, art festivals, and community markets. It offers a rich blend of music, culture, and local businesses—adding unique neighborhood character and walkable attractions.

Kenneth Hahn State Recreation Area

One of Los Angeles' largest urban parks, located within **4 miles**. With hiking trails, scenic viewpoints, picnic areas, and fishing lakes, it provides a major outdoor amenity for residents seeking recreation and open space close to home.



Michelle & Barack Obama Sports Complex

Roughly 1.5 miles away, this state-of-the-art complex includes aquatic facilities, gyms, sports courts, and youth programs. It serves as a major recreational destination for South L.A. and contributes to the area's active lifestyle amenities.



NEARBY HOTSPOTS



South LA Wetlands Park

A restored natural habitat and community green space located about 5 miles away. Featuring walking paths, educational installations, and wildlife viewing areas, it offers a unique recreational asset in the heart of the city.



SpaceX Hawthorne Campus

Located approximately 6 miles from the property, SpaceX's headquarters anchors one of the region's largest aerospace and technology clusters. Its presence supports thousands of high-skilled jobs and continues to drive innovation and economic growth throughout the South Bay corridor.

Banc of California Stadium (BMO Stadium)

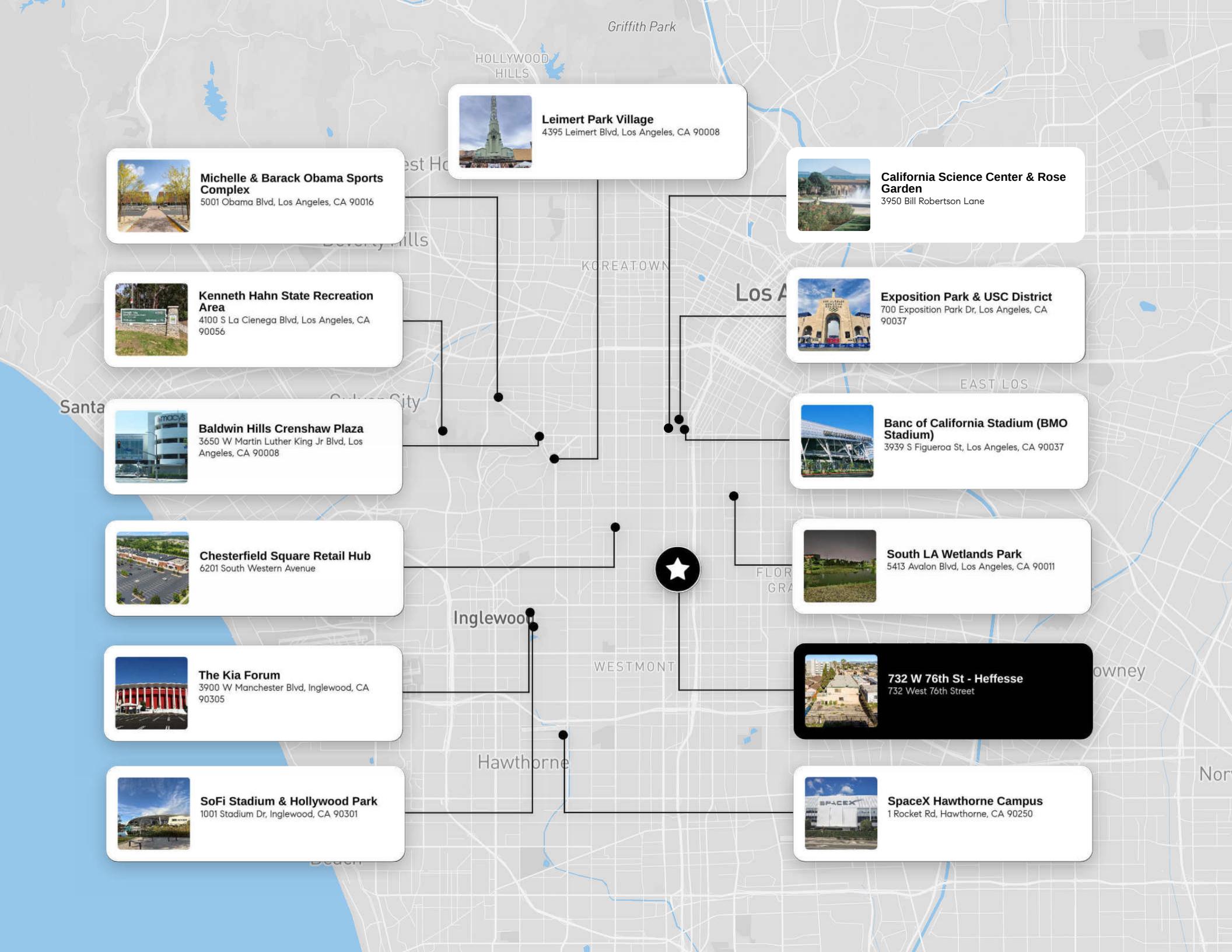
Home to LAFC and a major venue for concerts and sporting events, this state-of-the-art facility is located alongside Exposition Park. Its proximity provides residents with access to high-level sports and entertainment within a short commute.



California Science Center & Rose Garden

Located about 5 miles away, this museum and its iconic rose garden attract families, students, and tourists year-round. Its educational exhibits and cultural programming make it a premier destination in the greater Exposition Park area.







NEARBY DEVELOPMENTS

Hollywood Park & SoFi Stadium

The \$5-billion Hollywood Park redevelopment is one of the largest mixed-use projects in the nation. Spanning nearly 300 acres, the masterplan includes SoFi Stadium, a performance venue, Class-A office buildings, retail promenades, dining, hotels, and expansive public parks. This multi-phase project is transforming Inglewood into a premier entertainment and business hub—driving strong economic activity and long-term demand for nearby housing.



Crenshaw/LAX Transit Corridor

The newly opened Metro K Line connects South LA to the Crenshaw District, Inglewood, LAX, and the Westside. Multiple surrounding transit-oriented developments (TODs) are planned along the route, adding new retail, housing, and community amenities. The corridor is expected to drive sustained population and employment growth throughout the region.



Intuit Dome – Clippers Arena

Located approximately 4 miles from the property, the new \$2-billion Intuit Dome will serve as the home of the LA Clippers. The project includes premium dining, community spaces, and adjacent mixed-use development. Upon completion, it is expected to support thousands of jobs and significantly increase foot traffic and economic momentum in the surrounding area.



NEARBY DEVELOPMENTS

Vermont & Manchester Redevelopment Project

A large-scale redevelopment transforming a long-vacant site into a mixed-use community hub. The plan includes a charter school, retail plaza, affordable housing, transit plaza, and community-serving facilities. Once completed, it will serve as a major anchor for residents and businesses in South Los Angeles.



Exposition Park Master Plan

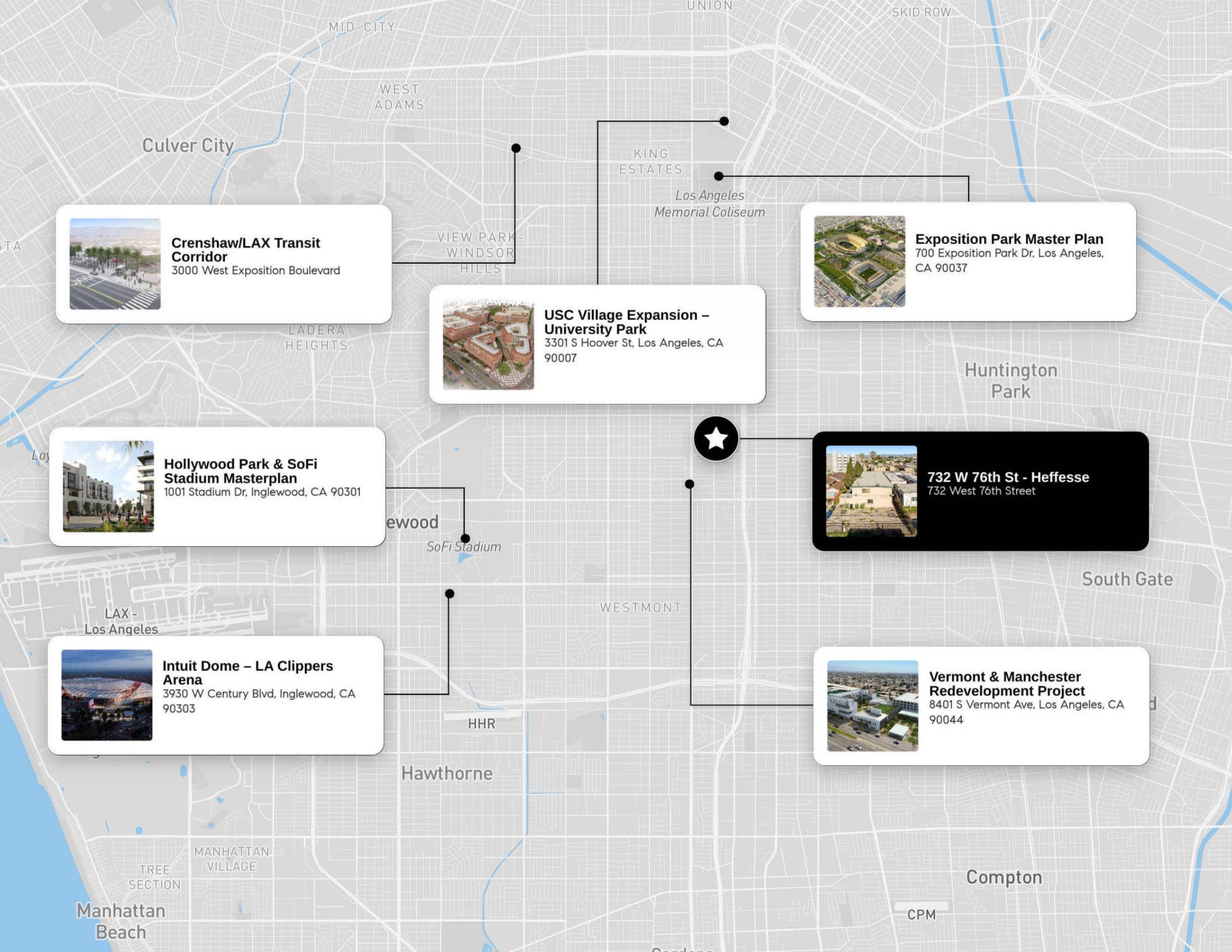
This multi-phase initiative includes upgrades to the Coliseum grounds, new museums and cultural installations, improved pedestrian corridors, and expanded green spaces. With over 4,000 jobs tied to Exposition Park activities, the modernization plan continues to elevate the district as a major cultural and recreational anchor.



USC Village Expansion

Located near Exposition Park, USC continues to expand its University Village district with new student housing, academic buildings, research facilities, and ground-floor retail. The ongoing expansion brings increased economic activity, employment, and retail demand to the broader South LA area—supporting long-term neighborhood growth.





MAJOR EMPLOYERS



KAISER PERMANENTE®



NORTHROP
GRUMMAN



TARGET

SPACEX

South Los Angeles benefits from a powerful employment base anchored by major institutions across education, healthcare, aviation, defense, retail, and public services—drawing a stable workforce seeking proximity to central job hubs and accessible transit corridors. Nearby employers such as UCLA, Kaiser Permanente, USC, Cedars-Sinai, LAX, Northrop Grumman, and Target Corporation support a diverse, recession-resilient labor pool that includes professionals, students, medical staff, engineers, retail workers, and service personnel. This strong economic foundation, combined with excellent regional connectivity, drives consistent renter demand, durable occupancy, and long-term stability for multifamily investment.

Major Employers	Industry
University of California, Los Angeles (UCLA)	Education, Healthcare
Kaiser Permanente – Southern California	Healthcare
University of Southern California (USC)	Education, Healthcare
Cedars-Sinai Medical Center	Healthcare
Los Angeles International Airport (LAX / LAWA)	Aviation, Transportation
Northrop Grumman (Los Angeles Operations)	Aerospace, Defense
Target Corporation	Retail, Logistics
SpaceX (Hawthorne Campus)	Aerospace, Technology





732 West 76th Street
Los Angeles, CA

FINANCIALS

INVESTMENT SUMMARY

Building Data

# of Units	8
Year Built	1961
No. of Buildings	1
Building Size (SF)	4,462
Lot Size	7,001
APN	6020-019-003
Parking	On-Site
Zoning	[Q]R3-1

Income Summary

	In-Place	Market
Rental Income	\$156,397	\$206,400
Less: Vacancy	\$0	(\$6,192)
Total Rental Income	\$156,397	\$200,208
Other:	\$0	\$0
Laundry:	\$0	\$0
Effective Gross Income	\$156,397	\$200,208
Less: Expenses	\$45,596	\$47,348
Net Operating Income	\$110,801	\$152,860

Financial Indicators

Price	\$1,395,000
In-Place CAP	7.94%
Market CAP	10.96%
In-Place GRM	8.92
Market GRM	6.76
Price/SF	\$313
Price/Unit	\$174,375

Expense Summary

	In-Place	Market
Administrative	\$1,000	\$1,000
Repairs & Maintenance	\$4,000	\$4,000
Turnover	\$1,600	\$1,600
Management Fee	\$6,256	\$8,008
Utilities	\$9,600	\$9,600
Contract Services	\$2,000	\$2,000
Taxes	\$16,740	\$16,740
Insurance	\$4,400	\$4,400
Total Expenses	\$45,596	\$47,348

RENT ROLL

RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
1	1+1	\$2,075	\$2,075	Vacant
2	1+1	\$1,900	\$2,075	Mar-2025
3	1+1	\$1,477	\$2,075	Oct-2016
4	1+1	\$1,174	\$2,075	Jul-2013
5	1+1	\$1,185	\$2,075	Apr-2015
6	1+1	\$1,900	\$2,075	Jan-2025
7	2+1	\$1,912	\$2,375	Mar-2018
8	2+1	\$1,410	\$2,375	Oct-2011
Monthly Income:		\$13,033	\$17,200	
Annual Income:		\$156,397	\$206,400	

SUMMARY

Unit Type	# of Units	In-Place	Market
		Avg Rent	Avg Rent
1+1	6	\$1,619	\$2,075
2+1	2	\$1,661	\$2,375
Total/Average	8	\$13,033	\$17,200



OPERATING STATEMENT

No. Units	Unit Type	In-Place Avg Rent	In-Place Total	Market Avg Rent	Market Total
6	1+1	\$1,619	\$9,711	\$2,075	\$12,450
2	2+1	\$1,661	\$3,322	\$2,375	\$4,750
Total			\$13,033		\$17,200
Monthly Scheduled Gross Income			\$13,033		\$17,200
Annualized Income			In-Place		Market
Gross Rent			\$156,397		\$206,400
Vacancy 0.0%		\$0	3.0%	(\$6,192)	
Total Rental Revenue		\$156,397		\$200,208	
Other:		\$0		\$0	
Laundry:		\$0		\$0	
Effective Gross Income		\$156,397		\$200,208	
Annualized Expenses			/Unit		/Unit
Administrative		\$1,000	\$125	\$1,000	\$125
Repairs & Maintenance		\$4,000	\$500	\$4,000	\$500
Turnover		\$1,600	\$200	\$1,600	\$200
Management Fee 4.0% of EGI		\$6,256	\$782	\$8,008	\$1,001
Utilities		\$9,600	\$1,200	\$9,600	\$1,200
Contract Services		\$2,000	\$250	\$2,000	\$250
Taxes		\$16,740	\$2,093	\$16,740	\$2,093
Insurance		\$4,400	\$550	\$4,400	\$550
Total Expenses		\$45,596	\$5,699	\$47,348	\$5,919
Net Operating Income		\$110,801		\$152,860	
Cap Rate		7.94%		10.96%	
<i>Expenses/SF</i>			\$10.22		\$10.61
<i>Expense Ratio (% of EGI)</i>			29.2%		23.6%

\$1,395,000
LIST PRICE

7.94%
IN-PLACE CAP

10.96%
MARKET CAP

8.92
IN-PLACE GRM

6.76
MARKET GRM

\$313
PRICE/SF

\$174,375
PRICE/UNIT



732 West 76th Street
Los Angeles, CA

SALES COMPARABLES

SALES COMPARABLES



732 West 76th Street

Yr Built	1961
Sold	TBD
Sale Price	\$1,395,000
Cap Rate	7.94%
GRM	8.92
\$ PSF	\$313
\$ Per Unit	\$174,375
Bldg. SF	4,462
Avg. Unit SF	558
Total Units	8



7811 San Pedro Street

Yr Built	1961
Sold	Nov-2025
Sale Price	\$1,550,000
Cap Rate	N/A
GRM	N/A
\$ PSF	\$267
\$ Per Unit	\$258,333
Bldg. SF	5,815
Avg. Unit SF	969
Total Units	6



413 East 81st Street

Yr Built	1949
Sold	Jul-2025
Sale Price	\$895,000
Cap Rate	N/A
GRM	N/A
\$ PSF	\$388
\$ Per Unit	\$149,167
Bldg. SF	2,304
Avg. Unit SF	384
Total Units	6

SALES COMPARABLES



7104 San Pedro Street

Yr Built	1963
Sold	May-2025
Sale Price	\$1,900,000
Cap Rate	7.70%
GRM	9.5
\$ PSF	\$298
\$ Per Unit	\$237,500
Bldg. SF	6,383
Avg. Unit SF	798
Total Units	8



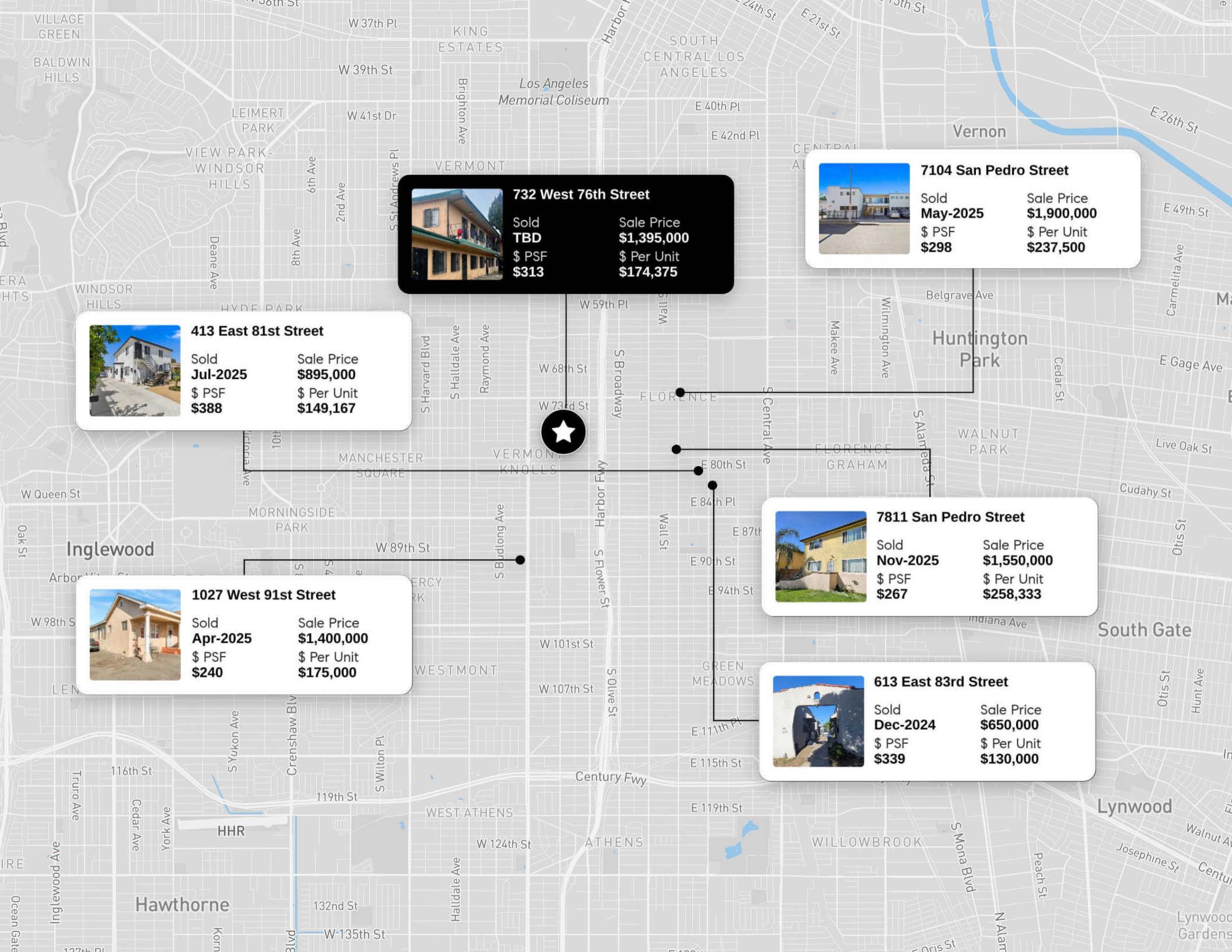
1027 West 91st Street

Yr Built	1906
Sold	Apr-2025
Sale Price	\$1,400,000
Cap Rate	7.00%
GRM	9.5
\$ PSF	\$240
\$ Per Unit	\$175,000
Bldg. SF	5,837
Avg. Unit SF	730
Total Units	8



613 East 83rd Street

Yr Built	1927
Sold	Dec-2024
Sale Price	\$650,000
Cap Rate	7.76%
GRM	8.0
\$ PSF	\$339
\$ Per Unit	\$130,000
Bldg. SF	1,920
Avg. Unit SF	384
Total Units	5



SALES COMPARABLES SUMMARY

Comp #	Address	Yr Built	Sold	Sale Price	Cap Rate	GRM	\$ PSF	\$ Per Unit	Bldg. SF	Avg. Unit SF	Total Units
1	7811 S San Pedro St	1961	Nov-2025	\$1,550,000	N/A	N/A	\$267	\$258,333	5,815	969	6
2	413 E 81st St	1949	Jul-2025	\$895,000	N/A	N/A	\$388	\$149,167	2,304	384	6
3	7104 S San Pedro St	1963	May-2025	\$1,900,000	7.70%	9.5	\$298	\$237,500	6,383	798	8
4	1027 W 91st St	1906	Apr-2025	\$1,400,000	7.00%	9.5	\$240	\$175,000	5,837	730	8
5	613 E 83rd St	1927	Dec-2024	\$650,000	7.76%	8.0	\$339	\$130,000	1,920	384	5
Total/Average				\$6,395,000	7.46%	9.2	\$287	\$193,788	22,259	675	33
732 W 76th St				\$1,395,000	7.94%	8.9	\$313	\$174,375	4,462	558	8





732 West 76th Street
Los Angeles, CA

RENT COMPARABLES

RENT COMPARABLES



711 West 81st Street



1018 East 83rd Street



440 West 79th Street



711 West 81st Street

Unit Type **1+1**

Rent **\$2,000**

Unit Type **1+1**

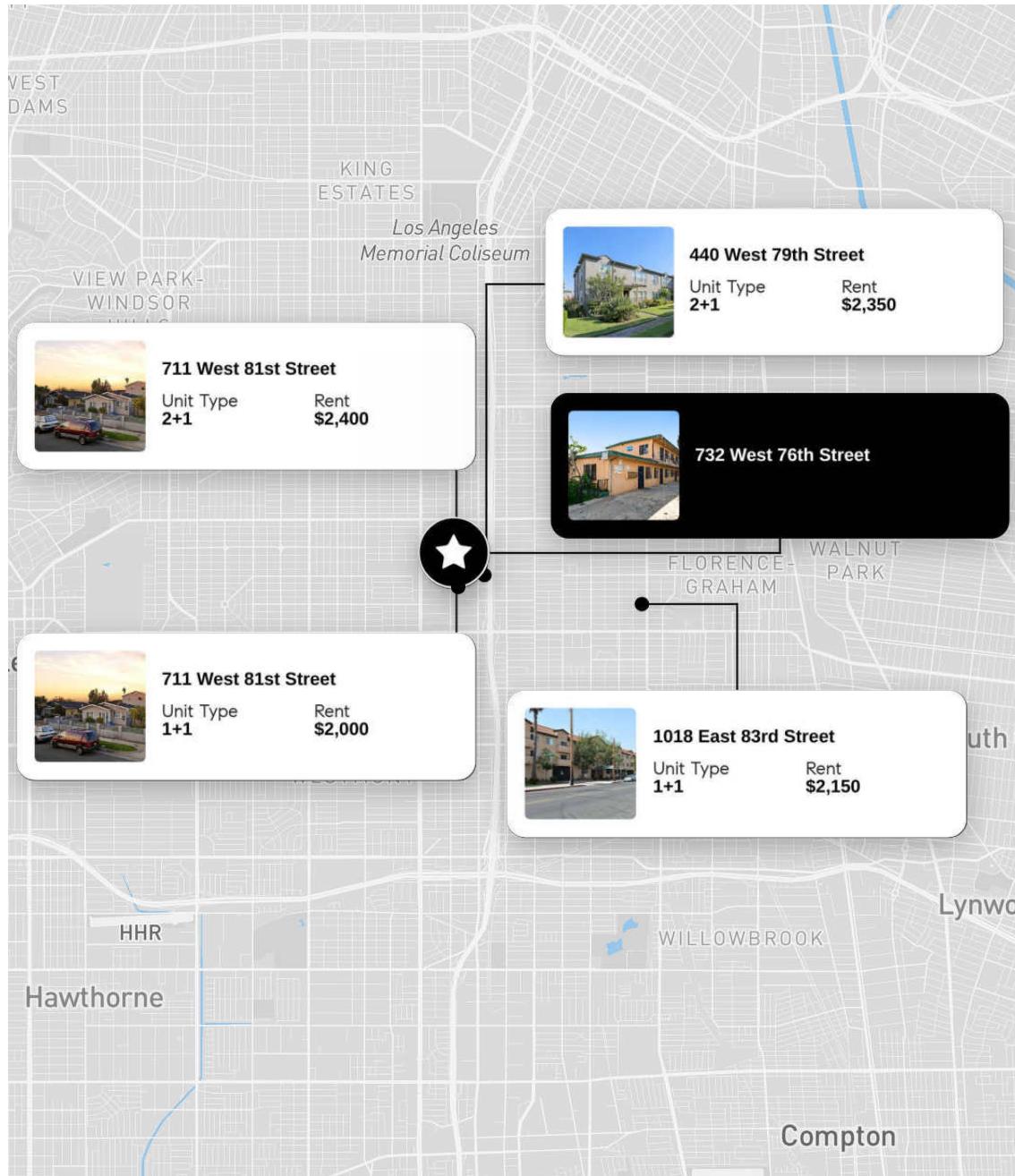
Rent **\$2,150**

Unit Type **2+1**

Rent **\$2,350**

Unit Type **2+1**

Rent **\$2,400**



RENT COMPARABLES SUMMARY

Comp #	Address	Unit Type	Rent		
1	711 W 81st St	1+1	\$2,000		
2	1018 W 83rd St	1+1	\$2,150		
3	440 W 79th St	2+1	\$2,350		
4	711 W 81st St	2+1	\$2,400		
		Unit Type	# of Units	Avg Rent	Subject Rent
		1+1	2	\$2,075	\$2,075
		2+1	2	\$2,375	\$2,375



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