



8219
S CENTRAL AVE
LOS ANGELES, CA 90001

A value add 4-unit investment opportunity with approximately
72% rental upside in South Los Angeles, CA

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INVESTMENT HIGHLIGHTS

- 4-Unit Value-Add Opportunity
- (4) 2 Bed / 1 Bath Units
- C2 Zoning
- Rear Alley Access
- Current monthly income of \$5,592
- Approx. 72% rental upside
- Rare 4-plex <\$800k
- 11.26% Market Cap Rate
- 14.28% Cap with all units leased at HACLA voucher payment standard
- ADU Garage Conversion Potential

8219

S CENTRAL AVE
LOS ANGELES, CA 90001

Evans Investment Group is pleased to present 8219 S Central Avenue, a value add 4-unit investment opportunity with approximately 72% rental upside in South Los Angeles, CA

The property is comprised of four apartment units with an excellent unit mix all (4) 2 bedroom/1 bath units. There is currently one Section 8 tenant in place with a current rent of \$2,800.

The property will be delivered fully occupied with a gross monthly income of \$5,610, or \$67,317 annually. The opportunity will yield a savvy investor with a low basis (\$750,000) with huge upside potential (approx. 72%).

8219 S Central Avenue is centrally located along Central Avenue, just north of 83rd Street and just east of 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 2-bedroom market rents reaching \$2,300-\$2,600 and HACLA vouchers currently at \$2,887. With low vacancy rates, landlord-favored market conditions, and numerous employment options nearby, South LA is poised for significant long-term growth.



PROPERTY OVERVIEW

ADDRESS

8219 S Central Ave
Los Angeles, CA 90001

PROPERTY TYPE

Multifamily

BUILDING SIZE

1,856 SF

LOT SIZE

4,000 SF

UNIT MIX

4: 2+1

YEAR BUILT

1953

APN

6029-013-002

ZONING

C2-1VL-CPIO

4
UNITS

1,856
SQUARE FEET

4,000
LOT SF

South
LOS ANGELES



5.06%
CURRENT CAP RATE

\$187,500
PRICE / UNIT

11.26%
MARKET CAP RATE

72%
RENTAL UPSIDE



THE PROPERTY

The property is comprised of 1,856 square feet with an excellent unit mix of all (4) 2 bed/1 bath units. The building will be delivered fully occupied with a monthly income of \$5,610.

THE OFFERING

Price:
\$750,000

Price / Unit:
\$187,500

Price / SF:
\$404.09

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, 8219 S Central Ave is centrally located in the Florence-Graham neighborhood of South LA, surrounded by South Gate, Huntington Park, Downtown LA, and South Bay

RENT ROLL

UNIT #	UNIT TYPE	STATUS	CURRENT RENT	MARKET RENT	HACLA VOUCHER
8219	2+1	Section 8	\$2,804.44	\$2,400	\$2,887
8219.5	2+1		\$782.44	\$2,400	\$2,887
8221	2+1		\$1,220.44	\$2,400	\$2,887
8221.5	2+1		\$802.44	\$2,400	\$2,887
TOTAL			\$5,609.76	\$9,600	\$11,548

*All rents include SCEP/RSO fees

FINANCIAL ANALYSIS

PRICING SUMMARY

Offering Price:		\$750,000
Down Payment:	50%	\$375,000
Number of Units:		4
Price/Unit:		\$187,500
Price / Bldg sq/ft:		\$404.09
Current Cap:		5.06%
Market Cap:		11.26%
Current GRM:		11.14
Market GRM:		6.51

PROPOSED FINANCING

Loan Amount:		\$375,000
Amortization:		30
Interest Rate:		5.75%
Monthly Payment:		(\$2,188)
Yearly Payment:		(\$26,261)

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Gross Rental Revenue	\$67,317	\$115,200
Less: Vacancy Allowance	\$2,020 3%	\$3,456 3%
Effective Gross Income	\$65,298	\$111,744
Less Expenses	\$27,314 42%	\$27,314 24%
Net Operating Income:	\$37,984	\$84,430
Debt Service	(\$26,261)	(\$26,261)
Cash on Cash	\$11,723 3.1%	\$58,170 15.5%
Principal Reduction	\$9,904	\$9,904
Total Return Before Taxes:	\$21,627 5.8%	\$68,073 18%

ANNUALIZED EXPENSES

	CURRENT	MARKET
Real Estate Taxes	1.200% \$9,000	\$9,000
Insurance	Actuals (2025) \$4,615	\$4,615
Utilities (Incl. Trash)	Actuals (2025) \$10,489	\$10,489
Maintenance/Repairs	\$500/unit \$2,000	\$2,000
Landscaping	Actuals (2025) \$210	\$210
Reserves	\$250/unit \$1,000	\$1,000
Total Expenses	\$27,314	\$27,314
Annual/SF	\$14.72	\$14.72
Annual/Unit	\$6,828	\$6,828

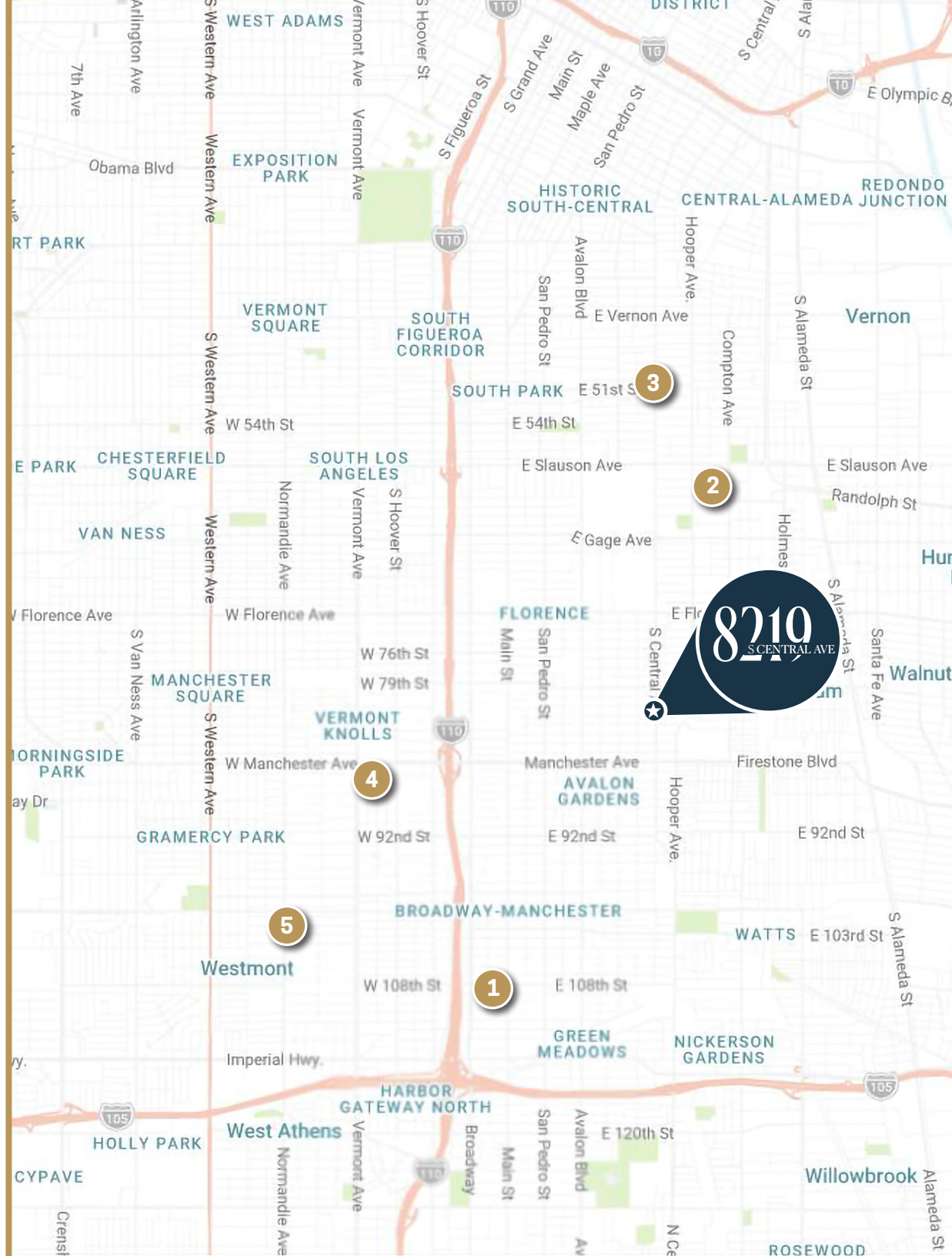
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COMPARABLES

SOLD COMPARABLES

PROPERTY

- 1. 158 W 108th St
- 2. 1341 E 59th Pl
- 3. 1132 E 51st St
- 4. 916 W 88th St
- 5. 10122 S Normandie Ave



SOLD

COMPARABLES

PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	SF	CAP	GRM	PRICE/UNIT	PRICE/SF	YEAR BUILT	UNIT MIX
SUBJECT PROPERTY 8219 S Central Ave Los Angeles, CA 90001		\$750,000	4	1,856	5.06%	11.14	\$187,500	\$404.09	1953	4 (2+1)
158 W 108th St Los Angeles, CA 90061	10/2/2025	\$800,000	4	1,768	8.64%	8.63	\$200,000	\$452.49	1929	4 (1+1)
1341 E 59th Pl Los Angeles, CA 90001	2/3/2025	\$750,000	4	1,580	6.20%	10.71	\$187,500	\$474.68	1923	1 (Studio) 1 (1+1) 2 (2+1)
1132 E 51st St Los Angeles CA 90011	4/10/2025	\$750,000	4	2,244	2.66%	15.94	\$187,500	\$334.22	1959	4 (2+1)
916 W 88th St Los Angeles CA 90044	11/19/2025	\$810,000	4	2,004	6.67%	11.11	\$202,500	\$404.19	1923	4 (1+1)
10122 S Normandie Ave Los Angeles CA 90044	7/9/2025	\$755,000	4	1,940	6.48%	9.25	\$188,750	\$389.18	1943	4 (1+1)
AVERAGE		\$773,000			6.13%	11.13	\$193,250	\$410.95		

\\ 8219 S Central Ave \\ 4 Unit Investment Opportunity

SOLD COMPARABLES

8210
S CENTRAL AVE



Address	Subject Property 8219 S Central Ave
Close of Escrow	N/A
Price	\$750,000
Units	4
SF	1,856
Cap Rate	5.06%
GRM	11.14
Price/Unit	\$187,500
Price/SF	\$404.09
Year Built	1953
Unit Mix	4 (2+1)



Address	158 W 108th St Los Angeles, CA 90061
Close of Escrow	10/2/2025
Sale Price	\$800,000
Units	4
SF	1,768
Cap Rate	8.64%
GRM	8.63
Price/Unit	\$200,000
Price/SF	\$452.49
Year Built	1929
Unit Mix	4 (1+1)



Address	1341 E 59th Pl Los Angeles, CA 90001
Close of Escrow	2/3/2025
Sale Price	\$750,000
Units	4
SF	1,580
Cap Rate	6.20%
GRM	10.71
Price/Unit	\$187,500
Price/SF	\$474.68
Year Built	1923
Unit Mix	1 (Studio) 1 (1+1) 2 (2+1)

SOLD COMPARABLES



Address	1132 E 51st St Los Angeles CA 90011
Close of Escrow	4/10/2025
Sale Price	\$750,000
Units	4
SF	2,244
Cap Rate	2.66%
GRM	15.94
Price/Unit	\$187,500
Price/SF	\$334.22
Year Built	1959
Unit Mix	4 (2+1)



Address	916 W 88th St Los Angeles CA 90044
Close of Escrow	11/19/2025
Sale Price	\$810,000
Units	4
SF	2,004
Cap Rate	6.67%
GRM	11.11
Price/Unit	\$202,500
Price/SF	\$404.19
Year Built	1923
Unit Mix	4 (1+1)



Address	10122 S Normandie Ave Los Angeles CA 90044
Close of Escrow	7/9/2025
Sale Price	\$755,000
Units	4
SF	1,940
Cap Rate	6.48%
GRM	9.25
Price/Unit	\$188,750
Price/SF	\$389.18
Year Built	1943
Unit Mix	4 (1+1)

MARKET RENT SURVEY

2 BED / 1 BATH	CITY	ZIP	TYPE	RENT
638 E 85th St	Los Angeles	90001	2 Bed / 1 Bath	\$2,500
421 E Colden Ave	Los Angeles	90003	2 Bed / 1 Bath	\$2,500
259 E 84th Pl	Los Angeles	90003	2 Bed / 1 Bath	\$2,400
161 W 93rd St	Los Angeles	90003	2 Bed / 1 Bath	\$2,700
142 E 65th St	Los Angeles	90003	2 Bed / 1 Bath	\$2,500
9223 Compton Ave	Los Angeles	90002	2 Bed / 1 Bath	\$2,200

\$2,566

AVERAGE 2 BED / 1 BATH RENT



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