

# 1038 E. 53<sup>rd</sup> Street Los Angeles, CA 90011



Turnkey South LA Owner-User Opportunity | (1) Vacant 3-Bdrm. Front Residence Renovated in 2025  
& (4) 1-Bdrm. Units Built in 2025 | Modern Interiors & Updated Building Systems

COMPASS

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# Property Overview

1038 E. 53rd St | South LA | 90011

Offering Price \$1,499,000

Number of Units 5

Price per Unit \$299,800

Bldg. Size 3,357 SF

Price per Foot \$447

Lot Size 4,645 SF

Year Built 1905 & 2025

Unit Mix (1) 3+1 & (4) 1+1

Current CAP 6.76%

Market CAP 6.93%

Current GRM 10.11

Market GRM 9.90



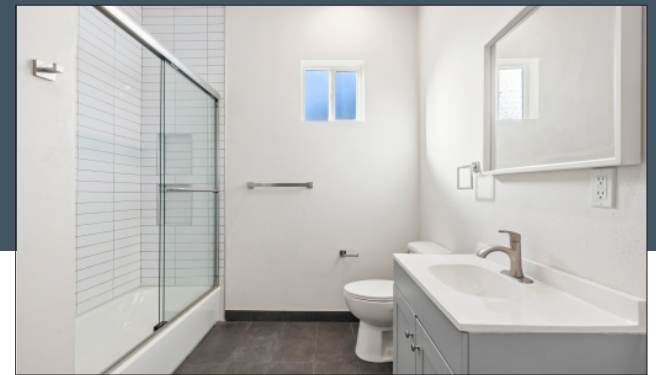
# Property Highlights



- 1038 E. 53<sup>rd</sup> offers a turnkey owner-user and rental-income opportunity in the heart of the Historic Central Avenue district of South LA. The property features a VACANT 3-bdrm home at the front, fully renovated in 2025. Followed by an attached and detached duplex, each featuring (2) renovated 1-bdrm. units, completed in the same year.
- Together, the configuration provides a blend of owner occupancy potential and stable rental income, with updated systems and modern interior finishes throughout.
- The front residence has been upgraded to contemporary standards, including wood vinyl flooring, new shaker-style cabinetry, solid-surface countertops, stainless-steel appliances, updated tilework, recessed lighting, mini-split A/C system, and hookups for in-unit laundry.
- The (4) 1-bdrm. units located in the attached and detached duplexes were newly constructed in 2025 and offer similar interior upgrades. Each includes modern cabinetry, stainless-steel appliances, upgraded bath finishes, recessed lighting, and efficient floor plans suited for long-term tenancy.
- The location places residents close to commercial corridors, local schools, neighborhood parks, and transit routes connecting to Downtown, USC and Florence.
- With the front home fully renovated and the supporting 1-bdrm units constructed in 2025, the property effectively lives like new construction. The layout, finishes, and condition create an ideal setup for an owner-user seeking updated housing supported by well-finished rental units in a central South LA location.

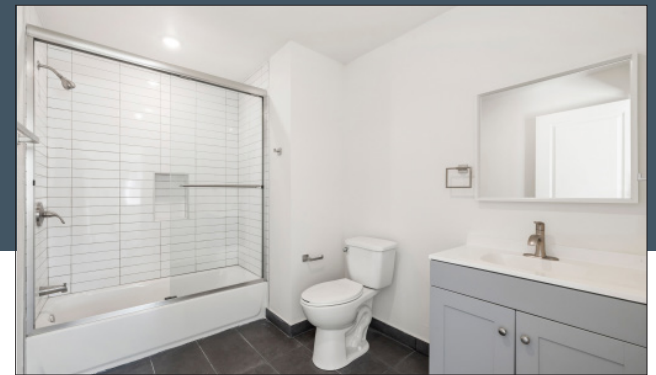
# Interior Photography

1038 E. 53rd - Unit #1038 (Owner's Unit) - Virtually Staged



# Interior Photography

1038 E. 53<sup>rd</sup> - Unit #1038.5 (Attached Unit) - Virtually Staged



# Exterior Photography

1038 E. 53<sup>rd</sup> St - Daytime - 90011



# Drone Photography

1038 E. 53<sup>rd</sup> St - Daytime - 90011



# Neighborhood Overview



# Neighborhood Aerial Map



# Nearby Developments



## 1) 5867 S. Los Angeles St.

The revised plan for the city-owned site at 5867 S Los Angeles St calls for 300 units of affordable housing, 10,000 sq ft of multi-tenant commercial space, 10,000 sq ft of nonprofit offices, roughly four acres of parkland, 20,000 sq ft of additional open space, and parking for 250 vehicles in the Florence neighborhood.

## 2) 7301 S. Broadway

The 4-story affordable housing project at 7301 S Broadway replaces a single-story commercial building with 45 units for affordable housing. Developed by R2H Development and designed by JZA Architecture, the building is fully framed.

## 3) 6200 S. Broadway

The ED-1 project at 6200 S Broadway is a 5-story modular building featuring 66 units, including 51 low-income apartments, 14 moderate-income apartments, and 1 unrestricted manager unit. Located on a corner lot in Florence, the SoLa Impact development is designed by Open Office.

## 4) 6401 S. Broadway

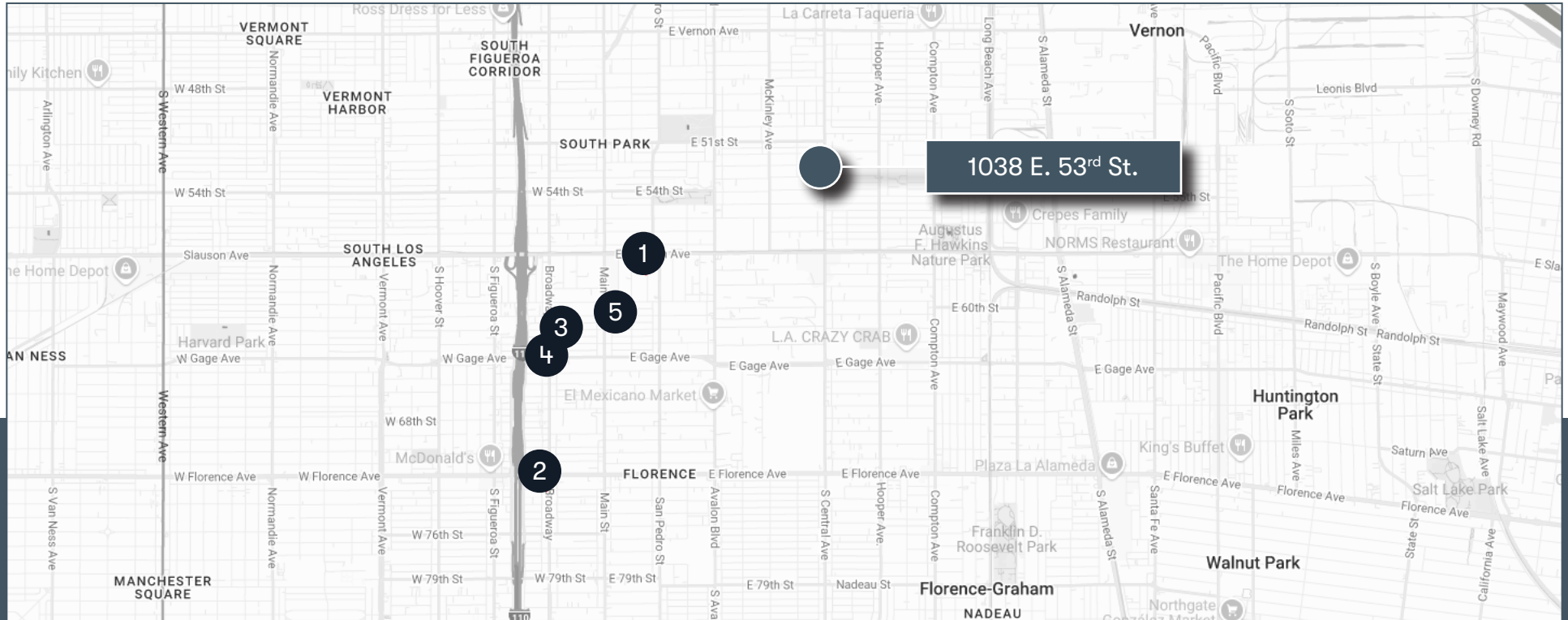
The proposed 4-story building would replace an open-air storage lot at 64th and Broadway with 50 apartments, all affordable except for a market-rate manager unit. Filed under ED-1, the project is designed by MGDS Design Studio as a contemporary low-rise structure and will serve very low- and low-income households.

## 5) 6100 S. Main St.

The under-construction project at 6100 S Main St is a 4-story modular building from SoLa Impact with (87) 1-bdrm apartments above parking for 44 vehicles at the southeast corner of 61<sup>st</sup> and Main. 18 of the units will be reserved for affordable housing.



# Nearby Developments Map



Dev Address	Distance	Notes
1) 5867 S. Los Angeles	1.2 miles	300 affordable units, 10K SF of commercial space, 10K SF of offices, 20K SF of open space, and 250 parking spaces.
2) 7301 S. Broadway	2.6 miles	7301 S Broadway replaces a single-story commercial building with 45 units for affordable housing.
3) 6200 S. Broadway	2.0 miles	66 units, including 51 low-income apartments, 14 moderate-income apartments, and 1 unrestricted manager unit.
4) 6401 S. Broadway	2.1 miles	Replacing an open-air storage lot with 50 apartments, all affordable except for a market-rate manager unit.
5) 6100 S. Main St.	1.6 miles	4-story modular building from SoLa Impact with (87) 1-bdrm apartments above parking for 44 vehicles.

# Financials & Rent Comps



# Financials

\*Please note, the current income is calculated using a projected amount for vacant units\*

Investment Summary	
Price:	\$1,499,000
Down Payment:	\$1,499,000
Number of Units:	5
Price per Unit:	\$299,800
Current GRM:	10.11
Potential GRM:	9.90
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
1	3 + 1	\$3,668	\$3,668	\$3,668	\$3,668
4	1 + 1	\$2,171	\$8,684	\$2,239	\$8,956
Total Scheduled Rent:		\$12,352		\$12,624	
Laundry Income:		\$0		\$0	
Monthly Gross Income:		\$12,352		\$12,624	
Annual Gross Income:		\$148,224		\$151,488	

Approx. Year Built:	1905 & 2025
Approx. Lot Size:	4,645 SF
Approx. Bldg. Size:	3,357 SF

Price per Foot	\$447
Current CAP	6.76%
Market CAP	6.93%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$148,224	\$151,488
Vacancy Allowance:	\$3,706   2.5%	\$4,545
Gross Operating Income:	\$144,518	\$146,943
Less Expenses:	\$43,130   29%	\$43,130   28%
Net Operating Income:	\$101,388	\$103,813
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$101,388   6.76%	\$103,813   6.93%
Plus Principal Reduction:	\$0	\$0
Return Before Taxes:	\$101,388   6.76%	\$103,813   6.93%

Estimated Expenses	
Taxes (1.25%):	\$18,738
Insurance:	\$5,036
Utilities:	\$4,196
Repairs/Maintenance:	\$4,000
Professional Mgmt:	\$7,411
On-Site Manager:	\$0
Misc:	\$3,750
Total Expenses:	\$43,130
Per Sq. Ft:	\$12.85
Per Unit:	\$8,626

# Rent Roll

1038 E. 53<sup>rd</sup> St | South LA | 90011

Current as of 12/13/25



Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
1038	3 + 1	\$3,668	\$3,668	-	Vacant
1038 1/4	1 + 1	\$2,239	\$2,239	-	
1038 1/2	1 + 1	\$1,957	\$2,239	-	
1040	1 + 1	\$2,289	\$2,239	-	
1040 1/2	1 + 1	\$2,199	\$2,239	-	
	Laundry Income:	\$0	\$0		
	Other Income:	\$0	\$0		
	Monthly Total:	\$12,352	\$12,624		
	Annual Total:	\$148,224	\$151,488		

# South LA (90011) Rental Comps



Subject Property

1038 E. 53<sup>rd</sup> St | South LA | 90011

(1) 3-Bdrm. & 1-Bath	\$3,668
(4) 1-Bdrm. & 1-Bath	\$2,239



1) 119 E. 57th St.

Rent	\$4,925   Leased on 11/18/25
Unit Mix	3-Bdrm. & 2-Bath   1,125 SF



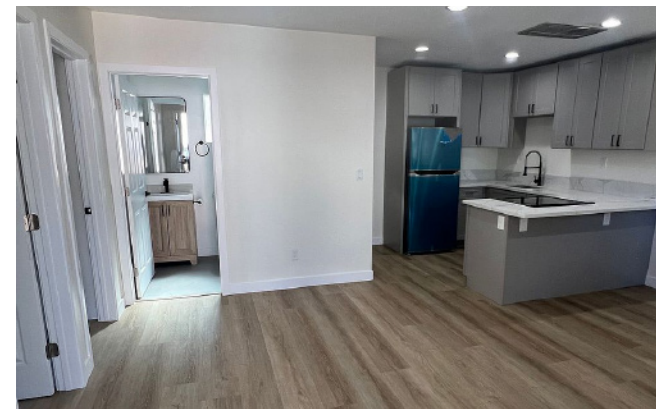
2) 227 E. 52<sup>nd</sup> St. Unit #7

Rent	\$2,289
Unit Mix	1-Bdrm. & 1-Bath   N/A SF



3) 924 E. 46<sup>th</sup> St.

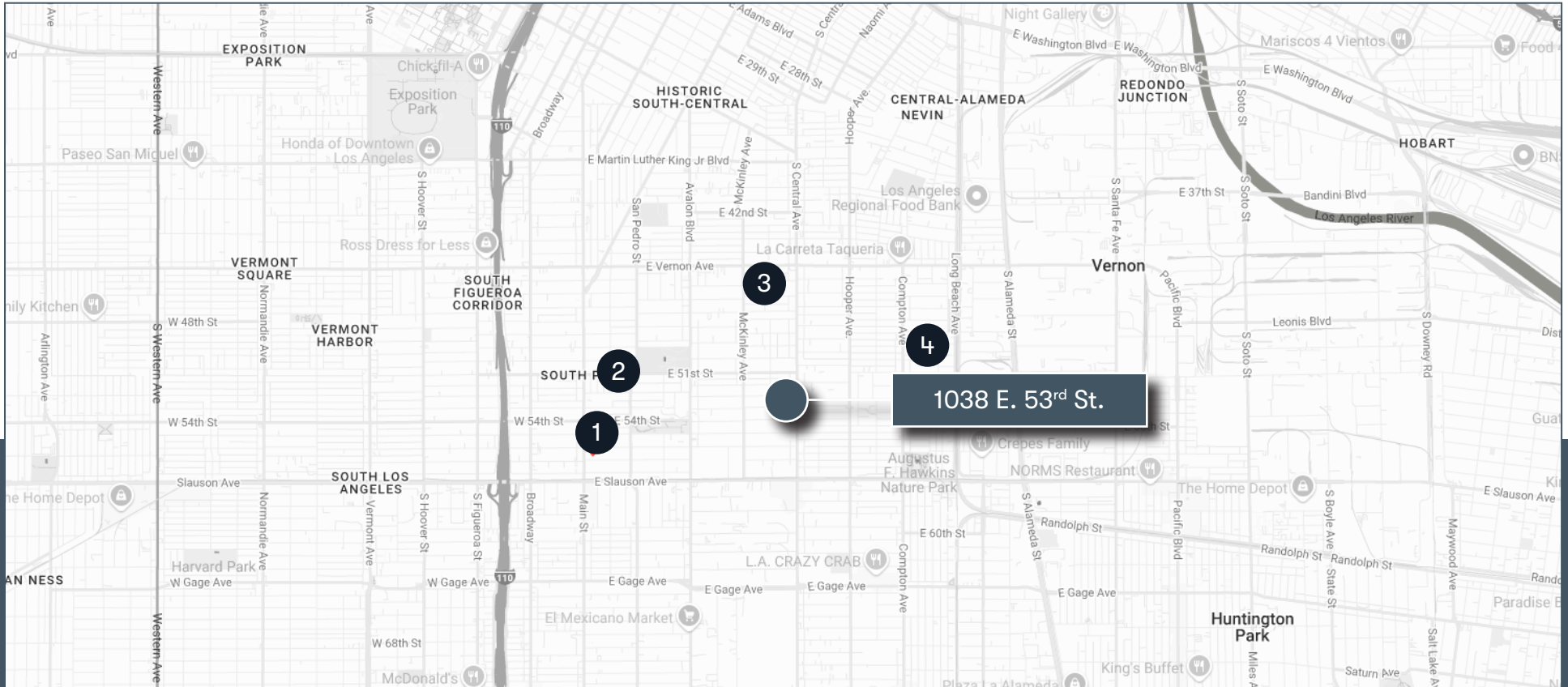
Rent	\$2,200
Unit Mix	1-Bdrm. & 1-Bath   500 SF



4) 1564 E. 50<sup>th</sup> St. Unit #1566

Rent	\$2,200
Unit Mix	1-Bdrm. & 1-Bath   675 SF

# South LA (90011) Rental Comps Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 119 E. 57 <sup>th</sup> St.	\$4,925	11/18/25	2-Bdrm. & 1-Bath	1,125 SF	\$4.37	1.2 miles
2) 227 E. 52 <sup>nd</sup> St. Unit #7	\$2,289	On-Market	1-Bdrm. & 1-Bath	N/A SF	N/A	0.9 mile
3) 924 E. 46 <sup>th</sup> St.	\$2,200	On-Market	1-Bdrm. & 1-Bath	600 SF	\$3.67	0.7 mile
4) 1564 E. 50 <sup>th</sup> St. Unit #1566	\$2,200	On-Market	1-Bdrm. & 1-Bath	750 SF	\$2.93	0.7 mile



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