

254 W 83rd St

254 W 83rd St, Los Angeles CA 90003



OFFERING MEMORANDUM

254 W 83rd St

CONTENTS

01 Executive Summary

Investment Summary

02 Property Description

Property Features

Property Images

Inquire today:

Dieter von Puschendorf

Century 21 Allstars Commercial Division

(714) 349-6649

dvpworld@gmail.com

CalDRE #01971402

Victor Soto

Century 21 Allstars Commercial Division

(323)667-6636 or teamsotoc21@yahoo.com

CalDRE #01733088



01 **Executive Summary**
Investment Summary

254 W 83RD ST

OFFERING SUMMARY

ADDRESS	254 W 83rd St Los Angeles CA 90003
COUNTY	Los Angeles
BUILDING SF	4,954 SF
LAND SF	6,764 SF
LAND ACRES	0.16
NUMBER OF UNITS	6
YEAR BUILT	1955
APN	6031-035-034

FINANCIAL SUMMARY

OFFERING PRICE	\$1,180,000
PRICE PSF	\$238.19
PRICE PER UNIT	\$196,667

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	69,310	493,084	1,148,781
2019 Median HH Income	\$32,378	\$36,824	\$40,168
2019 Average HH Income	\$44,559	\$50,823	\$55,574



Property Detail's & Rents:

- Prime Income-Producing Multifamily asset located in the heart of South Los Angeles. This well-positioned property offers investors a strong combination of in-place cash flow and future upside potential in a high-demand rental market. Built in 1955, the property consists of a two-story apartment building totaling approximately 4,954 square feet, situated on a 6,758 square foot lot. The property features 6 total units with a combined 10+ bedrooms and 6 bathrooms, providing a versatile unit mix ideal for stable tenancy and rental growth. Only 2 of the 6 units has been remodeled the other 4 have not.

- Investment Highlights:
Strong Income Potential – Current gross income of approximately \$100,000+ annually with upside through rent optimization.

Value-Add Opportunity – Ideal for investors seeking to increase rents, improve operations, or renovate units for higher returns.

Unit Mix Flexibility – Multiple 1, 2, and 4-bedroom configurations accommodate a diverse tenant base.

Ample Parking – Inside & Carport parking for approximately 8 vehicles,

Zoning (LAC2) – Allows for multifamily residential use with potential for further development strategies.

- Property Detail's & Rents: All Month to Month
3 units with 1 bedroom and 1 bathroom.
2 units with 2 bedrooms and 1 bathroom.
1 unit is with 4 bedrooms and 1 bathroom.

Electricity & Gas Paid by the Tenants.

Monthly Rent Roll

- Unit 1- 1 Bed 1 Bath \$1,248 Section 8
Unit 2- 1 Bed 1 Bath \$1,600
Unit 3- 2 Beds 1 Bath \$2,053
Unit 4- 2 Beds 1Bath VACANT Potential Rent \$3,000
Unit 5- 1 Bed 1Bath \$918
Unit 6-4 Bed 1Bath \$2,500 + \$100 parking space fee.
- Monthly Property Expenses:
Water \$750 paid every 2 months
Trash \$300

Annual Taxes & Property Insurance:
Taxes \$5,000
Property Insurance \$2,500



02

Property Description

Property Features

Property Images

254 W 83RD ST

PROPERTY FEATURES

LAND SF	6,764
YEAR BUILT	1955
ZONING TYPE	LAC2
LOT DIMENSION	6,763 SF
NUMBER OF UNITS	6
BUILDING SF	4,954
LAND ACRES	0.16
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1















254 W 83rd St

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 Commercial Cornerstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 Commercial Cornerstone Group has not verified, and will not verify, any of the information contained herein, nor has Century 21 Commercial Cornerstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Inquire today:

*Dieter von Puschendorf
Century 21 Allstars Commercial Division
(714) 349-6649
dvpworld@gmail.com
CalDRE #01971402*

*Victor Soto
Century 21 Allstars Commercial Division
(323)667-6636 or teamsotoc21@yahoo.com
CalDRE #01733088*