

OFFERING MEMORANDUM

8629 S VERMONT AVE



LOS ANGELES, CA 90044

km Kidder Mathews

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



8629 S
VERMONT AVE

W 87TH ST

VERMONT AVE

We are proud to present 8629 S Vermont Ave, a rare, creative compound in Los Angeles, offered at an 7.76 GRM and a 8.28% CAP on actual rents, with 19 parking spaces available on site.

This mixed-use property is comprised of one, two-story building consisting of a total of 6,216 rentable square feet. Built in 1927 the property has undergone significant renovations and sits on an LCC3YY zoned two parcel assemblage corner lot with street access on two sides plus alley access totaling 10,401 square feet of land.

The unit mix features four (4) studios, four (4) one-bedroom one-bathroom units, and two (2) commercial units currently occupied by the seller. The second parcel is a paved lot, currently being used as parking with gated and remote access, offering a total of 19 secure on-site parking spaces with fantastic ingress/egress with parking access from Vermont Ave and the alley.

Located on the corner of W 87th St and Vermont Ave, this property offers excellent access with close proximity to the 110 Freeway, multiple Metro stations, and easy access to Downtown Los Angeles, Inglewood, Lennox, Gardena and Crenshaw.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

6,216 SF

BUILDING SIZE

1927

YEAR BUILT

LCC3YY

ZONING



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



HORACE MANN UCLA
COMMUNITY SCHOOL

CRENSHAW
CHRISTIAN CENTER



VERMONT KNOLL
RETIREMENT CENTER



CHASE

LONELLS

ST MICHAEL'S
CATHOLIC SCHOOL

8629 S
VERMONT AVE

CHILDREN'S
COLLECTIVE



W 87TH ST

S VERMONT AVE

W MANCHESTER AVE

DANNY J. BAKEWELL
SR. PRIMARY CENTER

PROPERTY OVERVIEW





FINANCIALS

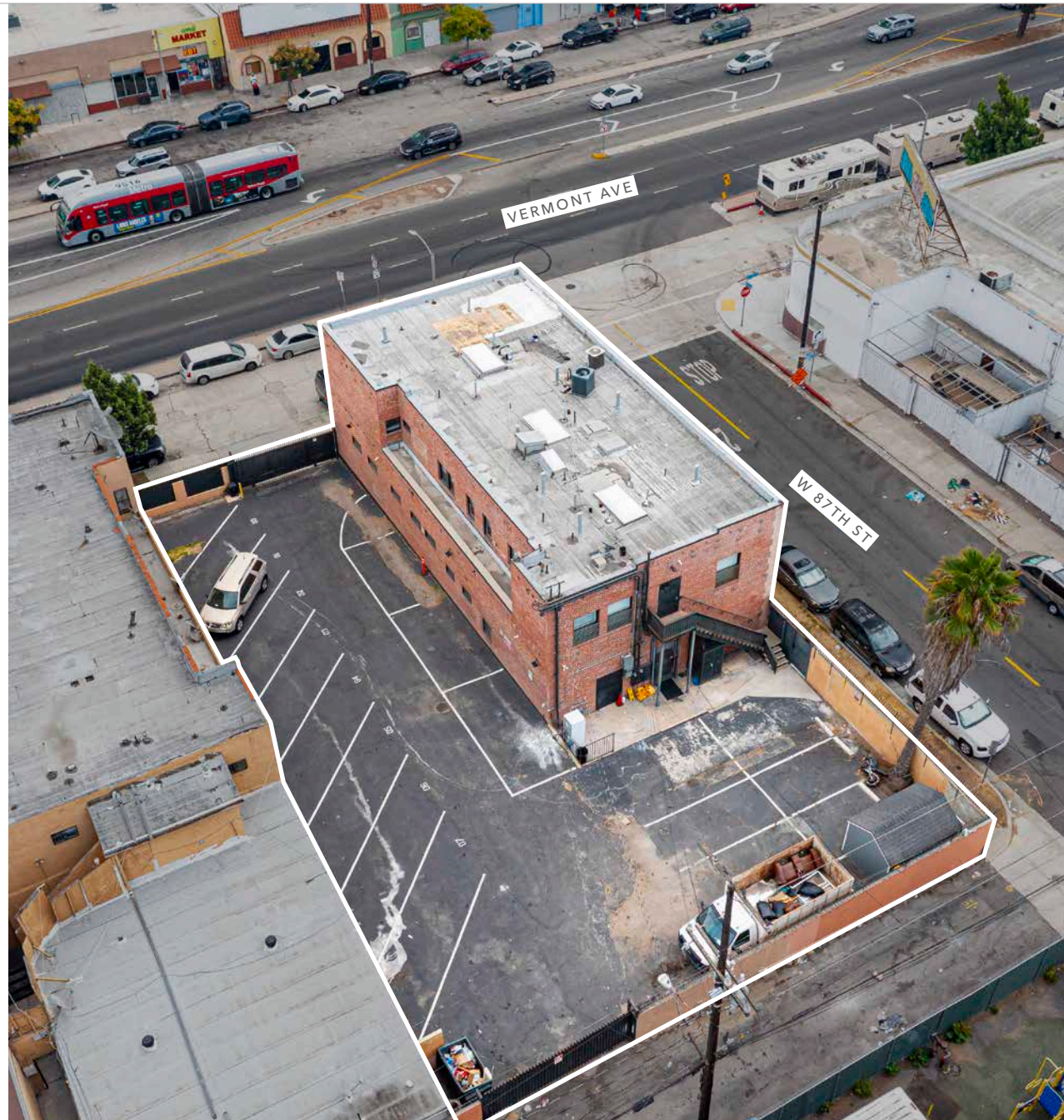
FINANCIALS

INVESTMENT SUMMARY

ADDRESS	8629 S Vermont Ave Los Angeles, CA 90044
LIST PRICE	\$1,550,000
NUMBER OF UNITS	10
COST PER UNIT	\$155,000
CURRENT GRM	7.76
MARKET GRM	7.47
CURRENT CAP	8.28%
MARKET CAP	8.76%
YEAR BUILT	1927
LOT SIZE	10,401 SF
BUILDING SIZE	6,216 SF
PRICE/SF	\$249

\$1.55M
LIST PRICE

8.28%
CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$199,644		\$207,600	
Less: Vacancy	\$(5,989)	3%	\$(6,228)	3%
Gross Operating Income	\$193,655		\$201,372	
Less: Expenses	\$(65,300)	33.7%	\$(65,609)	
Net Operating Income	\$128,354		\$135,763	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.25%)	\$19,375	\$19,375
Property Management (4% Current Rents GOI)	\$7,746	\$8,055
Insurance - Estimate (\$1,200/Unit)	\$12,000	\$12,000
Maintenance/Repairs - Estimate (\$750/Unit)	\$7,500	\$7,500
Trash - Gas - Water - Actual	\$15,279	\$15,279
Grounds & Gardening - Estimate (\$75/Month)	\$900	\$900
Reserves/Miscellaneous (\$250/Unit)	\$2,500	\$2,500
Estimated Total Expenses	\$65,300	\$65,609
Per Net SF	\$10.51	\$10.55
Expenses Per Unit	\$6,530	\$6,561

SCHEDULED INCOME

Unit	Beds/Baths	Tenant Type	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
200	1BD + 1BA	Market Tenant	\$1,850	\$1,950
201	1BD + 1BA	Voucher - Section 8	\$1,850	\$1,950
202	Studio	Market Tenant	\$1,177	\$1,500
203	Studio	Voucher - TCLA	\$1,961	\$1,500
204	1BD + 1BA	Voucher - Watts	\$1,850	\$1,950
205	Studio	Voucher - Sub	\$1,650	\$1,500
206	1BD + 1BA	Market Tenant	\$1,399	\$1,950
207	Studio		\$1,400	\$1,500
100	COMM - Sola Rentals	Commercial	\$1,750	\$1,750
101	COMM - Sola Rentals	Commercial	\$1,750	\$1,750
Monthly Scheduled Gross Income			\$16,637	\$17,300
Parking Income			-	-
Laundry Income			-	-
Total Monthly Scheduled Gross Income			\$16,637	\$17,300
Annual Scheduled Gross Income			\$199,644	\$207,600

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COMPARABLES

5+ UNIT SALE COMPARABLES

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	8629 S Vermont Ave Los Angeles, CA 90044	1927	10	6,216	10,401	\$199,644	\$249	\$155,000	7.76	8.28%	\$1,550,000	-	16 residential units + 2 commercial units.
01	732 W Imperial Los Angeles, CA 90044	1958	10	6,336	8,847	\$229,467	\$294	\$186,000	8.11	7.65%	\$1,860,000	1/16/2026	(4) 2BD+1BA & (6) 1BD+1BA. (10) Uncovered parking + alley access.
02	4334 S Main St Los Angeles, CA 90037	1927	10	4,068	7,003	\$159,772	\$323	\$131,250	8.21	7.55%	\$1,312,500	1/16/2026	(6) 1BD+1BA & (4) Studios. (6) Uncovered parking + alley access.
03	1901 W Florence Ave Los Angeles, CA 90047	1946	6	3,012	5,122	\$126,775	\$332	\$166,667	7.89	7.86%	\$1,000,000	1/14/2026	(1) 2BD+1BA, (5) 1BD+1BA & (1) Studio. (7) Tuck-under parking. Corner lot + alley access. Sold by Casey Lins.
04	4302 S Hoover St Los Angeles, CA 90037	1925	8	5,632	8,419	\$200,827	\$266	\$187,500	7.47	8.30%	\$1,500,000	1/7/2026	(6) 2BD+1BA & (2) 1BD+1BA. Corner lot. (15) On-site parking.
05	240 E 60th St Los Angeles, CA 90003	1965	10	8,864	9,240	\$218,628	\$196	\$173,500	7.94	7.81%	\$1,735,000	12/31/2025	(10) 2BD+1BA. (6) Carport spaces.
06	1047 E 33rd St Los Angeles, CA 90011	1925	8	4,615	7,253	\$136,931	\$249	\$143,750	8.40	7.38%	\$1,150,000	12/23/2025	(3) 2BD+1BA, (4) 1BD+1BA & (1) Studio. Corner lot + alley access. Uncovered onsite parking.
07	6416 S Victoria Ave Los Angeles, CA 90043	1955	10	6,244	9,467	\$168,408	\$224	\$140,000	8.31	7.46%	\$1,400,000	12/22/2025	(8) 2BD+1BA & (2) 1BD+1BA. (10) On-site parking.

5+ UNIT SALE COMPARABLES CONT.

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	8629 S Vermont Ave Los Angeles, CA 90044	1927	10	6,216	10,401	\$199,644	\$249	\$155,000	7.76	8.28%	\$1,550,000	-	16 residential units + 2 commercial units.
08	711 E Vernon Ave Los Angeles, CA 90011	1929	9	5,184	4,697	\$178,941	\$280	\$161,111	8.10	7.65%	\$1,450,000	12/3/2025	(1) 3BD+1BA & (8) 1BD+1BA. No parking. Sold by Casey Lins.
09	7416 S Figueroa St Los Angeles, CA 90003	1922	10	6,472	23,554	\$99,648	\$135	\$87,500	8.78	7.06%	\$875,000	11/10/2025	(10) 1BD+1BA. (10) Separate bungalows. (9) On-site parking.
10	432 W 107th St Los Angeles, CA 90003	1934	7	3,098	9,029	\$171,191	\$415	\$183,571	7.51	8.26%	\$1,285,000	10/31/2025	(2) 2BD+1BA & (5) 1BD+1BA. (4) Separate structures. (7) On-site parking. All units renovated.
11	317 W 76th St Los Angeles, CA 90003	1964	5	3,820	5,882	\$99,258	\$233	\$177,980	8.97	6.92%	\$889,900	10/10/2025	(4) 2BD+1BA & (1) 1BD+1BA. (4) On-site parking. Corner lot + alley access.
12	921 W 82nd St Los Angeles, CA 90044	1964	11	5,000	9,300	\$161,256	\$254	\$115,636	7.89	7.86%	\$1,272,000	9/18/2025	(1) 3BD+1BA, (7) 2BD+1BA & (3) 1BD+1BA. (11) On-site parking + alley access.
13	241 W 105th St Los Angeles, CA 90003	1986	13	3,433	6,300	\$202,990	\$452	\$119,231	7.64	8.12%	\$1,550,000	8/21/2025	(1) 1BD+1BA & (12) Studios. (13) On-site parking.
	Averages						\$281	\$151,823	8.09	7.68%			

COMPARABLES

- 01** 732 W Imperial
Los Angeles, CA 90044

- 02** 4334 S Main St
Los Angeles, CA 90037

- 03** 1901 W Florence Ave
Los Angeles, CA 90047

- 04** 4302 S Hoover St
Los Angeles, CA 90037

- 05** 240 E 60th St
Los Angeles, CA 90003

- 06** 1047 E 33rd St
Los Angeles, CA 90011

- 07** 6416 S Victoria Ave
Los Angeles, CA 90043

- 08** 711 E Vernon Ave
Los Angeles, CA 90011

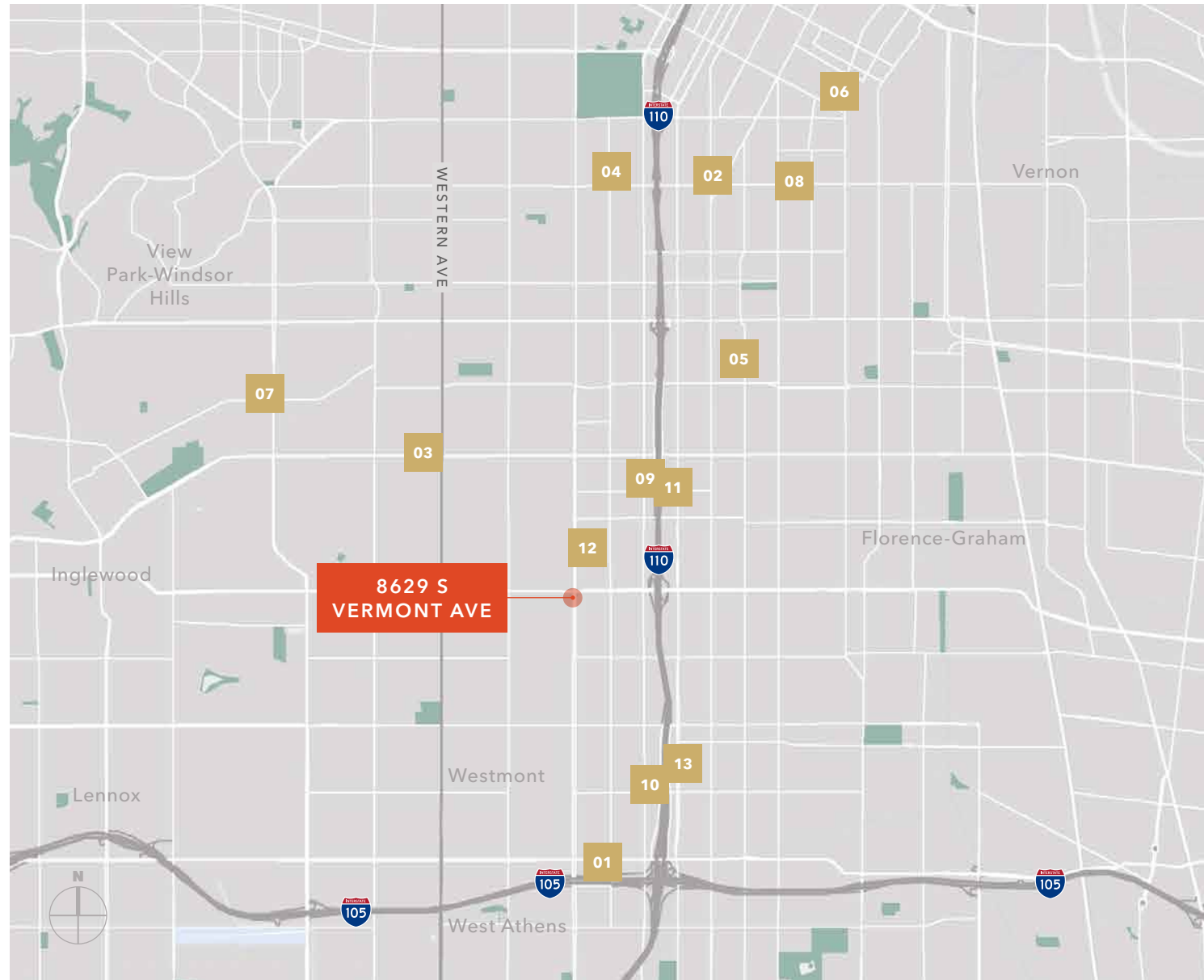
- 09** 7416 S Figueroa St
Los Angeles, CA 90003

- 10** 432 W 107th St
Los Angeles, CA 90003

- 11** 317 W 76th St
Los Angeles, CA 90003

- 12** 921 W 82nd St
Los Angeles, CA 90044

- 13** 241 W 105th St
Los Angeles, CA 90003



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