

4421 Wall Street Los Angeles, CA 90011



South LA Triplex Offered @ \$765,000 | Comprised of (1) 2-Bdrm & (2) 1-Bdrm. Units | 1 Vacant Unit
2 Renovated Units w/ Updated Flooring, Kitchen & Bathrooms | New Electrical Panel & Wiring

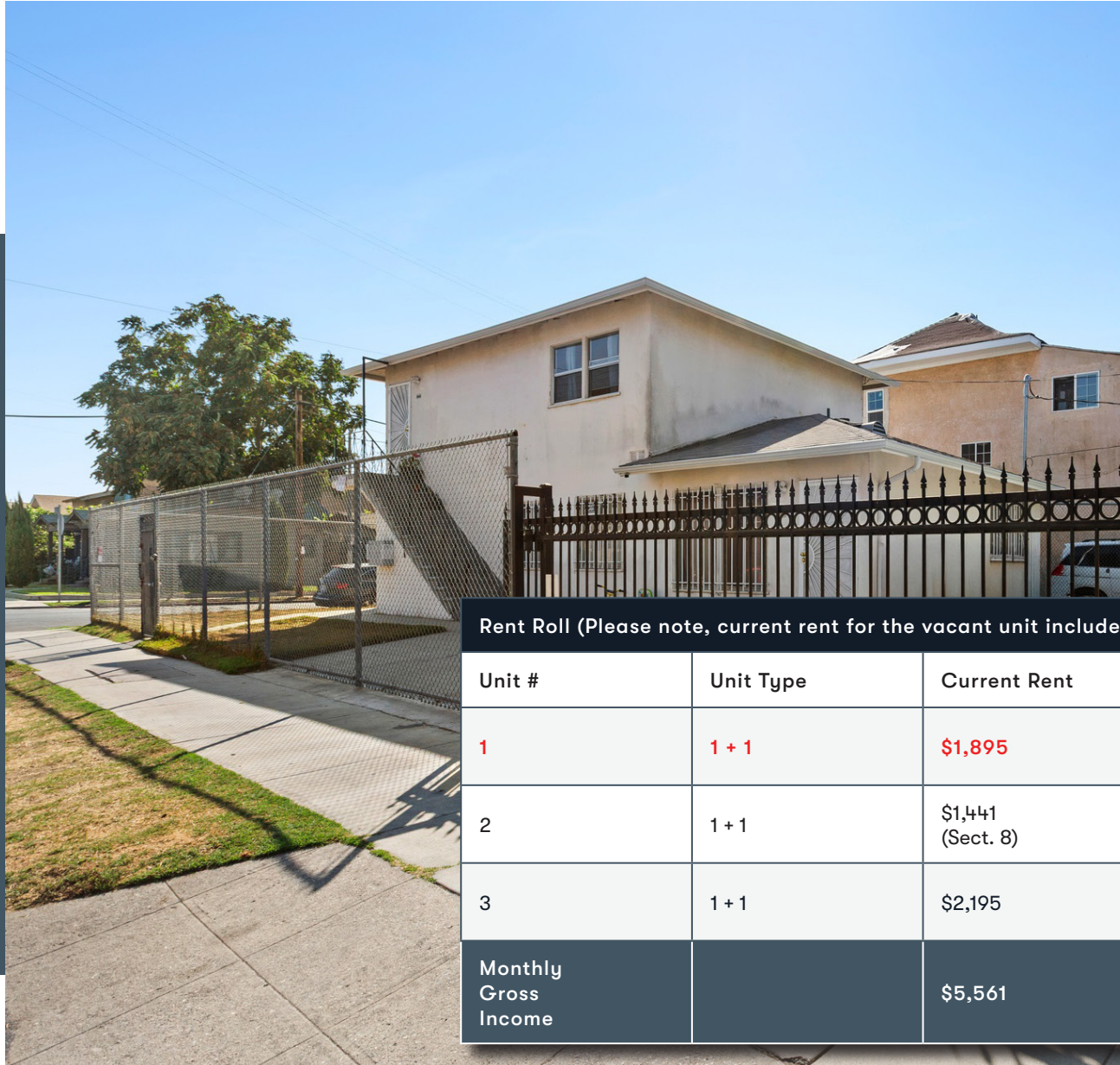
COMPASS

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Property Overview



4421 Wall Street South LA 90011	
Offering Price	\$765,000
Number of Units	Triplex
Price per Unit	\$255,000
Bldg. Size	1,512 SF
Price per Foot	\$506
Unit Mix	(1) 2+1 & (2) 1+1
Year Built	1955
Lot Size	3,413 SF

Rent Roll (Please note, current rent for the vacant unit includes a projected market rent)				
Unit #	Unit Type	Current Rent	Market Rent	Notes
1	1 + 1	\$1,895	\$1,895	VACANT Owner's Unit
2	1 + 1	\$1,441 (Sect. 8)	\$1,895	
3	1 + 1	\$2,195	\$2,200	+\$75 Water Abatement
Monthly Gross Income		\$5,561	\$6,020	

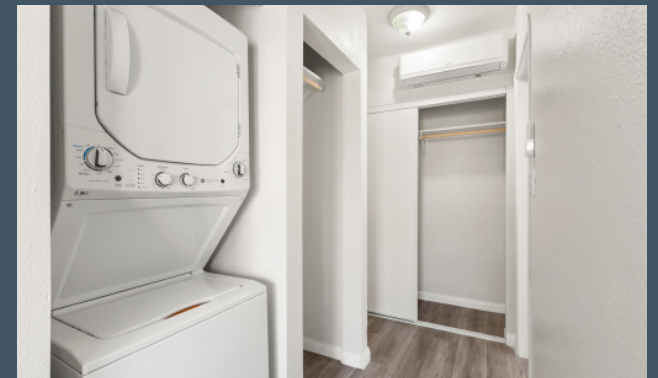
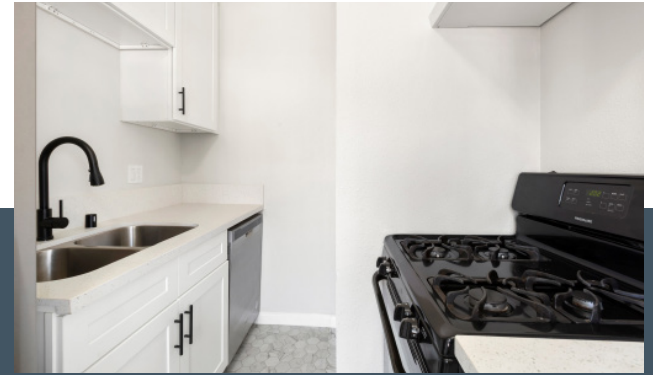
Property Highlights



- 4221 Wall Street is a well-maintained fourplex that blends modern upgrades with clear potential for value growth.
- Located minutes from Downtown Los Angeles, USC, the Coliseum, and LA Live, the property offers tenants a central address with direct access to schools, major employers, and everyday conveniences. Proximity to the 10 and 110 Freeways, along with nearby public transit, reinforces its connectivity across the city.
- Practical unit mix that appeal to a wide range of renters.
 1. A renovated 1-bdrm, 1-bath unit with in-unit laundry is currently vacant, offering flexibility for an owner-user or immediate lease-up. Interiors showcase updated kitchens with quartz countertops, stainless-steel appliances, wood-laminate flooring, and refreshed bathrooms with new vanities and finishes.
 2. A long-term Section 8 tenant contributes steady rent at \$1,441 per month.
 3. A renovated 2-bdrm unit achieves \$2,270 with RUBS
- Recent upgrades add to operational ease, including a new electrical panel, enhanced wiring to support modern appliances, tankless water heaters, and mini-split air conditioning in all units.
- Property amenities include a 1-car garage with in-unit laundry for the front units, surface parking between the 2 buildings, covered carport parking, and community laundry for the rear units.
- With a flexible vacant unit, upgraded systems, and proximity to major institutions, 4221 Wall Street is positioned for both income growth and long-term hold appeal.

Interior Photography

4421 Wall St - South LA - 90011



Exterior Photography

4421 Wall St - South LA - 90011



Sales Comparables



South LA Sales Comparables



Address:	4421 Wall St.
Sale Date:	Subject Property
Price:	\$800,000
Year Built:	1955
# of Units:	Triplex
Price per Unit:	\$266,667
Building Size:	1,512 SF
Price per SF:	\$529
Unit Mix:	(1) 2+1 & (2) 1+1
Lot Size:	3,413 SF



Address:	640 E. 49 th St.
Sale Date:	04/16/25
Price:	\$800,000
Year Built:	1957
# of Units:	Triplex
Price per Unit:	\$266,667
Building Size:	2,914 SF
Price per SF:	\$275
Unit Mix:	(1) 4+2 & (2) 2+1
Lot Size:	8,253 SF



Address:	225 W. 47 th Pl.
Sale Date:	07/03/25
Price:	\$790,000
Year Built:	1953
# of Units:	Triplex
Price per Unit:	\$263,333
Building Size:	2,626 SF
Price per SF:	\$301
Unit Mix:	(1) 4+2 & (2) 1+1
Lot Size:	5,650 SF

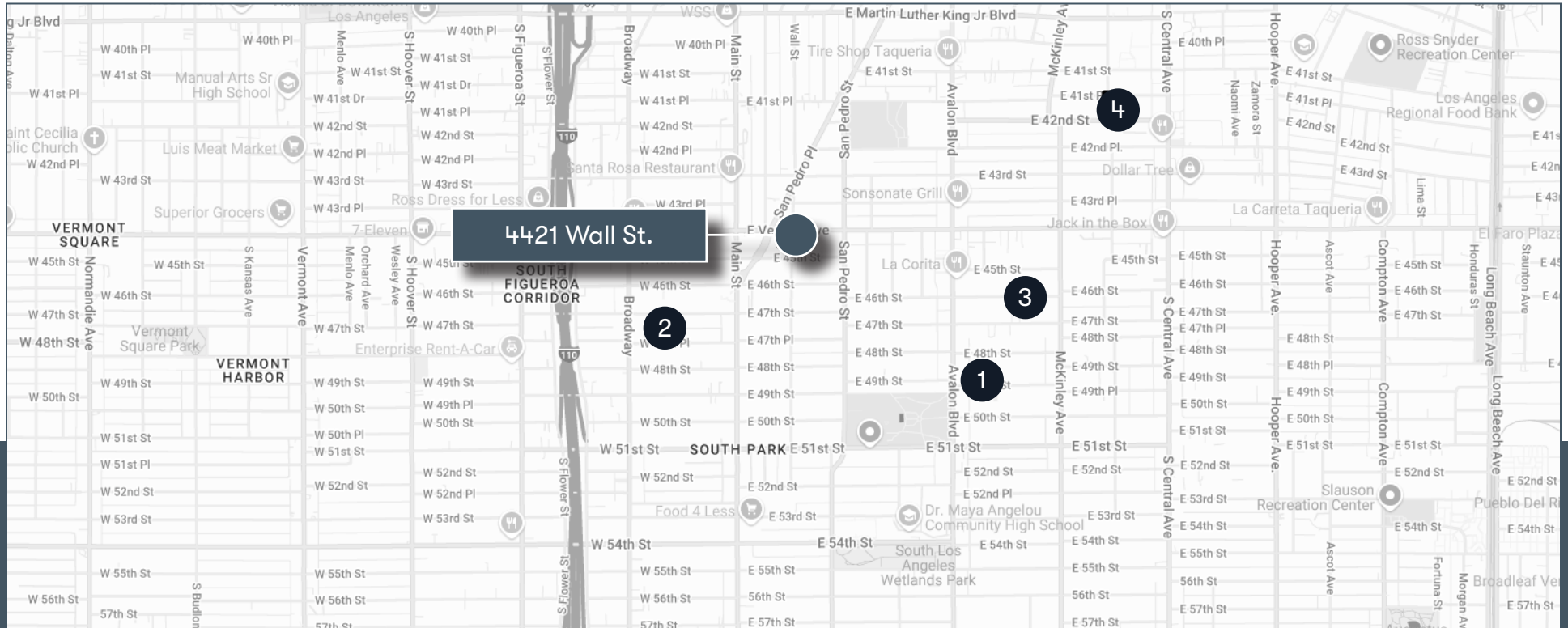


Address:	771 E. 47 th St.
Sale Date:	02/13/25
Price:	\$780,000
Year Built:	1902
# of Units:	3
Price per Unit:	\$260,000
Building Size:	2,417 SF
Price per SF:	\$323
Unit Mix:	N/A
Lot Size:	8,768 SF



Address:	4166 Wadsworth
Sale Date:	04/25/25
Price:	\$760,000
Year Built:	1904
# of Units:	Triplex
Price per Unit:	\$253,333
Building Size:	1,557 SF
Price per SF:	\$488
Unit Mix:	(3) 1+1
Lot Size:	6,252 SF

South LA Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Lot Size
4421 Wall St.	Subject Property	\$800,000	1955	Triplex	\$266,667	1,512 SF	\$529	3,413 SF
1) 640 E. 49 th St.	04/16/25	\$800,000	1957	Triplex	\$266,667	2,914 SF	\$275	8,253 SF
2) 225 W. 47 th Pl.	07/03/25	\$790,000	1953	Triplex	\$263,333	2,626 SF	\$301	5,650 SF
3) 771 E. 47 th St.	02/13/25	\$780,000	1902	Triplex	\$260,000	2,417 SF	\$323	8,768 SF
4) 4166 Wadworth Ave.	04/25/25	\$760,000	1904	Triplex	\$253,333	1,557 SF	\$488	6,252 SF



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Getting into a bigger or better property
is easier than you think. It comes down to
working with the right team.



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