

645 W. 97th Street Los Angeles, CA 90044



FHA Eligible Triplex w/ No Rent Control | Built-in 2020 | (1) VACANT 4+3 Front Unit

Offered @ 7.47% CAP & 10.07 GRM on Current Rents | (3) 4+3 Units Averaging Approx. 1,600 SF

COMPASS

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Property Overview

645 W. 97 th St South LA 90044	
Offering Price	\$1,550,000
Number of Units	Triplex
Vacancies	(1) 4+3
FHA Eligible	Yes
Unit Mix	(3) 4+3
Bldg. Size	4,800 SF
Price per Foot	\$323
Lot Size	6,301 SF
Current CAP	7.47%
Market CAP	7.98%
Current GRM	10.07
Market GRM	9.57



Property Highlights



- 645 W. 97th Street is now offered at a 7.47% CAP and 10.07 GRM, following a \$100,000 price reduction, equating to \$323 per SF on 2020 construction.
- Completed in 2020, the triplex is exempt from the City of LA RSO and CA AB-1482 and is not subject to annual rent caps (buyer to verify). The absence of rent control provides operational flexibility that many surrounding assets do not offer.
- 645 W. 97th consists of (3) 4-bdrm. / 3-bath units, each avg. approx. 1,600 SF. The unit mix supports a range of tenant profiles, and the front unit will be delivered vacant at COE.
- The property qualifies for FHA financing when owner occupied, creating flexibility for buyers evaluating both occupancy and long-term hold scenarios.
- All units are well maintained and feature wood-style vinyl flooring, recessed lighting, and central A/C. Kitchens include updated cabinetry with tile backsplash, ample counter space, and modern fixtures, while bathrooms are finished with contemporary vanities and tilework.
- Please note, tenants pay for their own utilities, further supporting straightforward operations and expense management.
- Units are arranged across two structures, with an open parking separating the front residence from the rear duplex.
- 645 W. 97th offers what many South LA assets do not: 2020 construction, larger 4-bdrm. layouts, no rent caps, and a 7.47% return. The scale, condition, and pricing stand on their own, without renovation assumptions or regulatory uncertainty layered in.

Exterior Photography

645 W. 97th - South LA - Virtually Staged



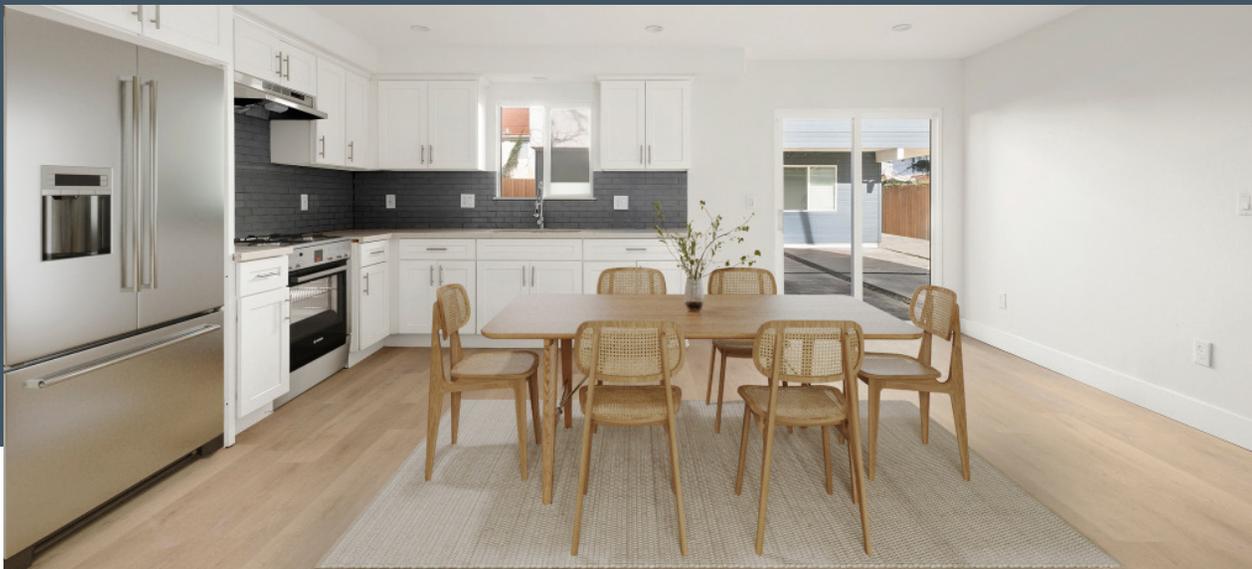
Drone Photography

645 W. 97th - South LA - 90044



Interior Photography

645 W. 97th - South LA - Virtually Staged



Interior Photography

645 W. 97th - South LA - Virtually Staged



Neighborhood Overview



Nearby Hotspots



1) Downtown Inglewood | Market Street

Downtown Inglewood centers along Market Street and remains the city's cultural and commercial heart. In recent years, new cafés, retail spaces, and public improvements have layered in alongside existing storefronts rather than replacing them. The area functions as a daily-use district shaped primarily by residents.

2) Hollywood Park District

The Hollywood Park district spans nearly 300 acres, and will feature 2,500 residences, 900,000 SF of office space, 890,000 SF of retail, and a 300-key hotel. Public parks, a lake and pedestrian paseos link housing, retail, office, and entertainment anchors around SoFi Stadium.

3) SoFi Stadium

SoFi Stadium is a 3.1M SF venue with a seating capacity of 70,000, expandable to over 100,000 for major events. It serves as home to two professional football teams, hosts regular concerts, and more. The stadium anchors the Hollywood Park district and drives year-round regional and global visitation.

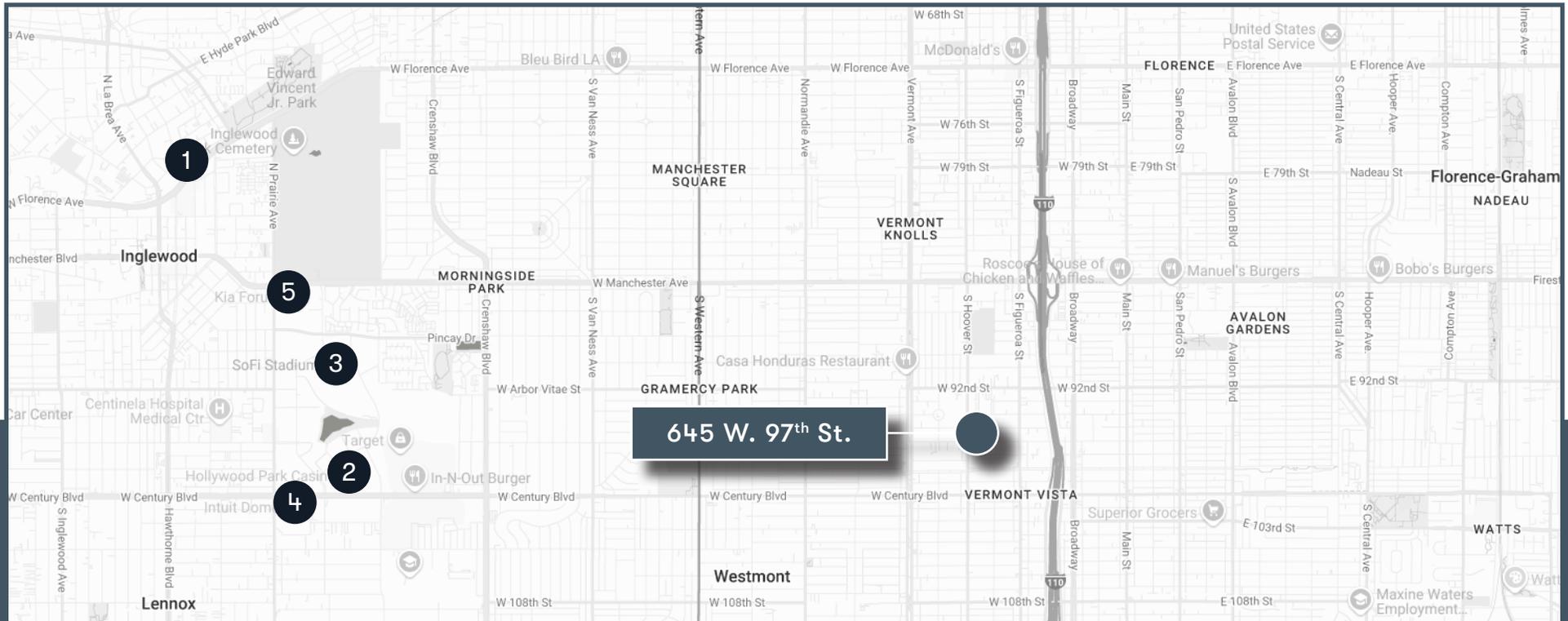
4) Intuit Dome

Intuit Dome is an 18,000-seat basketball arena recently debuted as the home of the LA Clippers. The venue is designed for year-round use and includes integrated public plazas, training facilities, and event space. Its location reinforces this portion of Inglewood as a concentrated entertainment and sports campus.

5) The Forum

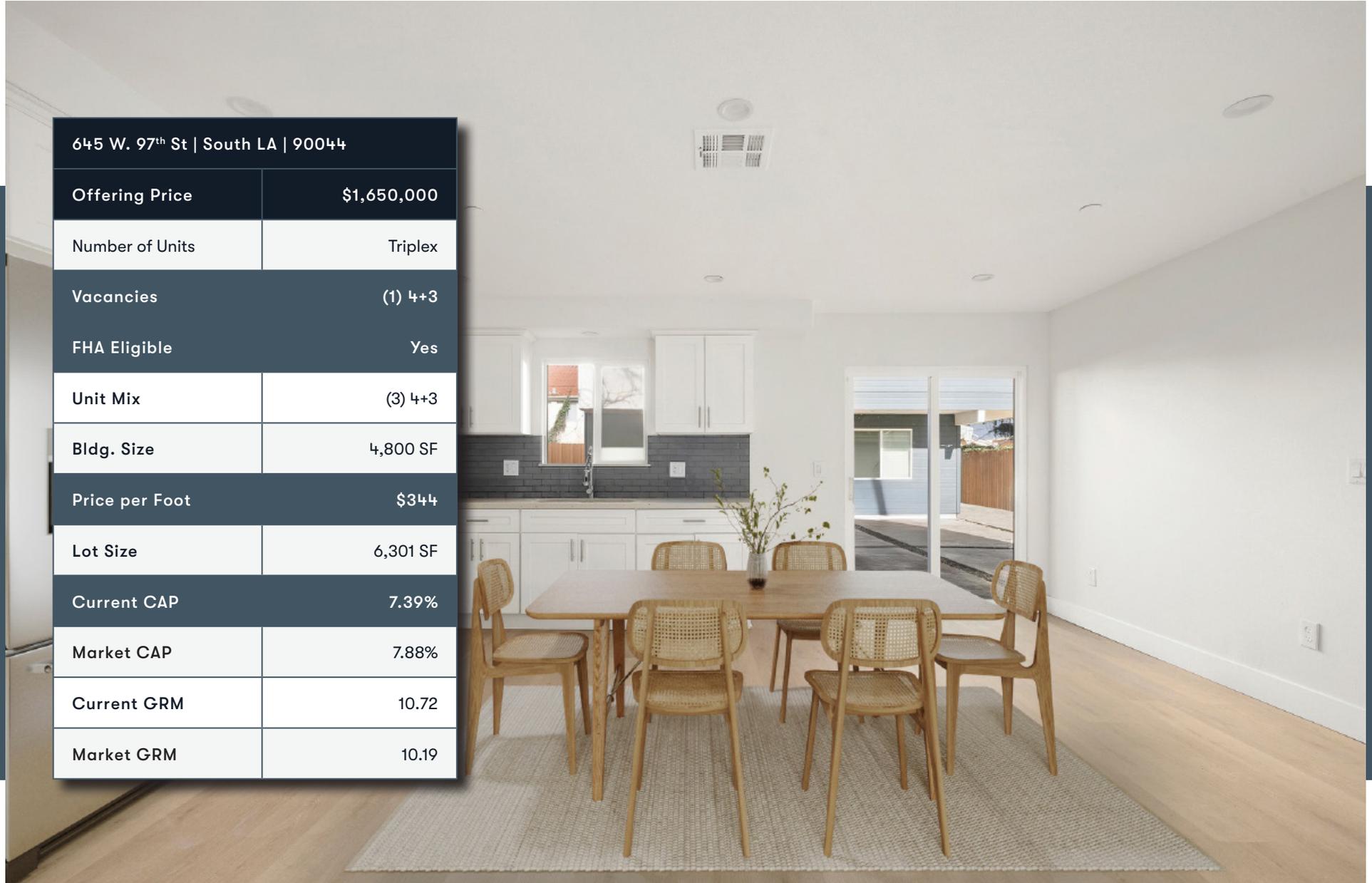
The Forum is a historic indoor arena with seating for 17,500 guests and a long legacy as a premier music venue. Following extensive renovations, it now operates primarily as a concert and performance space.

Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Downtown Inglewood	4.7 miles	Downtown Inglewood centers along Market Street and remains the city's cultural and commercial heart.
2) Hollywood Park District	3.2 miles	2,500 residences, 900,000 SF of office space, 890,000 SF of retail, and a 300-key hotel.
3) SoFi Stadium	4.0 miles	3.1M SF venue with a seating capacity of 70,000, expandable to over 100,000 for major events.
4) InTuit Dome	3.4 miles	18,000-seat basketball arena recently debuted as the home of the LA Clippers.
5) The Forum	4.2 miles	Historic indoor arena with seating for approximately 17,500 guests and a long legacy as a premier music venue.

Financials & Comparables



645 W. 97 th St South LA 90044	
Offering Price	\$1,650,000
Number of Units	Triplex
Vacancies	(1) 4+3
FHA Eligible	Yes
Unit Mix	(3) 4+3
Bldg. Size	4,800 SF
Price per Foot	\$344
Lot Size	6,301 SF
Current CAP	7.39%
Market CAP	7.88%
Current GRM	10.72
Market GRM	10.19

Financials

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

Investment Summary	
Price:	\$1,550,000
Down Payment:	\$1,550,000
Number of Units:	3
Price per Unit:	\$516,667
Current GRM:	10.07
Potential GRM:	9.57
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
3	4 + 3	\$3,949 - \$4,372	\$12,821	\$4,500	\$13,500
Total Scheduled Rent:			\$12,821		\$13,500
Laundry Income:			\$0		\$0
Monthly Gross Income:			\$12,821		\$13,500
Annual Gross Income:			\$153,852		\$162,000

Approx. Year Built:	2020
Approx. Lot Size:	6,301 SF
Approx. Bldg. Size:	4,800 SF

Price per Foot	\$323
Current CAP	7.47%
Market CAP	7.98%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$153,852	\$162,000
Vacancy Allowance:	\$3,846 2.5%	\$4,050 2.5%
Gross Operating Income:	\$150,006	\$157,950
Less Expenses:	\$34,241 22%	\$34,241 21%
Net Operating Income:	\$115,765	\$123,709
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$115,765 7.47%	\$123,709 7.98%
Plus Principal Reduction:	\$0	\$0
Return Before Taxes:	\$115,765 7.47%	\$123,709 7.98%

Estimated Expenses	
Taxes (1.25%):	\$19,375
Insurance:	\$2,000
Utilities:	\$0
Repairs/Maintenance:	\$4,616
Professional Mgmt:	\$7,500
On-Site Manager:	\$0
Misc:	\$750
Total Expenses:	\$34,241
Per Sq. Ft:	\$7.13
Per Unit:	\$11,414

South LA Sales Comparables



Address:	645 W. 97 th St.
Sale Date:	Subject Property
Price:	\$1,550,000
Year Built:	2020
# of Units:	3
Price per Unit:	\$516,667
Building Size:	4,800 SF
Price per SF:	\$323
Unit Mix:	t
Notes:	FHA Eligible



Address:	1046 W. 84 th Pl.
Sale Date:	12/26/25
Price:	\$1,900,000
Year Built:	2025
# of Units:	3
Price per Unit:	\$633,333
Building Size:	3,418 SF
Price per SF:	\$556
Unit Mix:	(2) 3+2 & (1) 3+1
Notes:	N/A



Address:	236 W. 84 th Pl.
Sale Date:	02/04/25
Price:	\$1,620,000
Year Built:	2024
# of Units:	3
Price per Unit:	\$540,000
Building Size:	N/A
Price per SF:	N/A
Unit Mix:	(2) 5+3 & (1) 3+1
Notes:	N/A

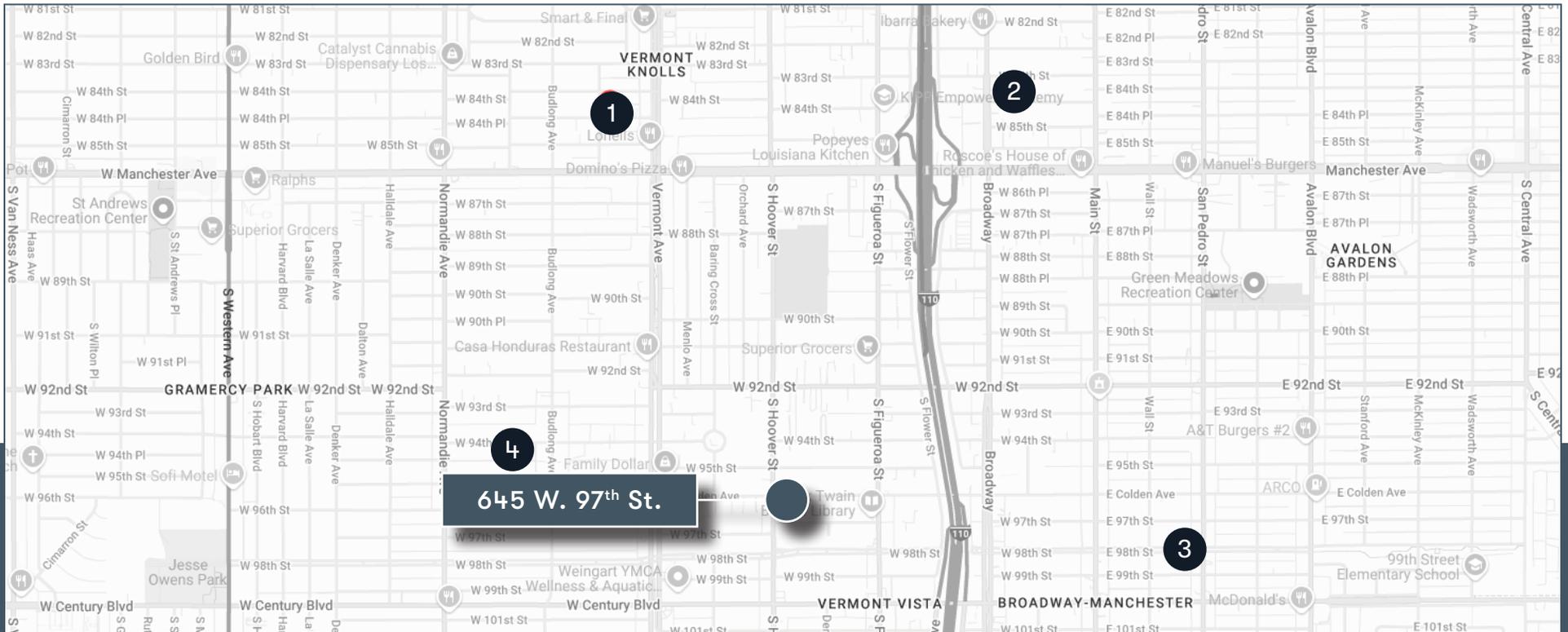


Address:	237 E. 99 th St.
Sale Date:	12/30/24
Price:	\$1,606,500
Year Built:	2024
# of Units:	3
Price per Unit:	\$535,500
Building Size:	3,903 SF
Price per SF:	\$412
Unit Mix:	(2) 4+3 & (1) 3+2
Notes:	N/A



Address:	1241 W. 95 th St.
Sale Date:	12/09/25
Price:	\$1,590,000
Year Built:	2025
# of Units:	4
Price per Unit:	\$397,500
Building Size:	4,669 SF
Price per SF:	\$341
Unit Mix:	(2) 3+3, (2) 3+2/3+1
Notes:	N/A

South LA Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Notes
645 W. 97 th St.	Subject Property	\$1,550,000	2020	3	\$516,667	4,800 SF	\$323	FHA Eligible
1) 1046 W. 84 th Pl.	12/26/25	\$1,606,500	2024	3	\$633,333	3,418 SF	\$556	N/A
2) 236 W. 84 th Pl.	02/04/25	\$1,620,000	2024	3	\$540,000	N/A	N/A	N/A
3) 237 E. 99 th St.	12/30/24	\$1,606,500	2024	3	\$535,000	3,903 SF	\$412	N/A
4) 1241 W. 95 th St.	12/09/25	\$1,590,000	2025	4	\$397,500	4,669 SF	\$341	N/A

South LA Rental Comps



645 W. 97th Pl | South LA | 90044

All units average approx. 1,600 SF

(3) 4-Bdrm. & 3-Bath	\$4,500
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1) 649 W. 92nd St.

Rent	\$5,350 Leased on 07/01/25
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Unit Mix	5-Bdrm. & 3-Bath 1,588 SF
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4) 222 W. 80th St. Unit #222 1/2

Rent	\$5,000 Leased on 04/01/25
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Unit Mix	5-Bdrm. & 3-Bath 1,900 SF
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2) 154 E. 84th Pl.

Rent	\$4,990 Leased on 11/20/25
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Unit Mix	5-Bdrm. & 3-Bath 1,758 SF
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3) 154 E. 94th St.

Rent	\$4,600 Leased on 12/01/24
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Unit Mix	5-Bdrm. & 3-Bath 1,823 SF
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South LA Rental Comps Map

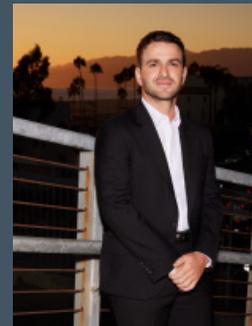


Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 649 W. 92 nd St.	\$5,350	07/10/25	5-Bdrm. & 3-Bath	1,588 SF	\$3.37	0.4 mile
2) 222 W. 80 th St.	\$5,000	04/01/25	5-Bdrm. & 3-Bath	1,900 SF	\$2.63	1.9 miles
3) 154 E. 84 th Pl.	\$4,990	11/20/25	5-Bdrm. & 3-Bath	1,758 SF	\$2.84	1.6 miles
4) 154 E. 94 th St.	\$4,600	12/01/24	5-Bdrm. & 3-Bath	1,823 SF	\$2.53	1.1 miles



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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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