

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

4821

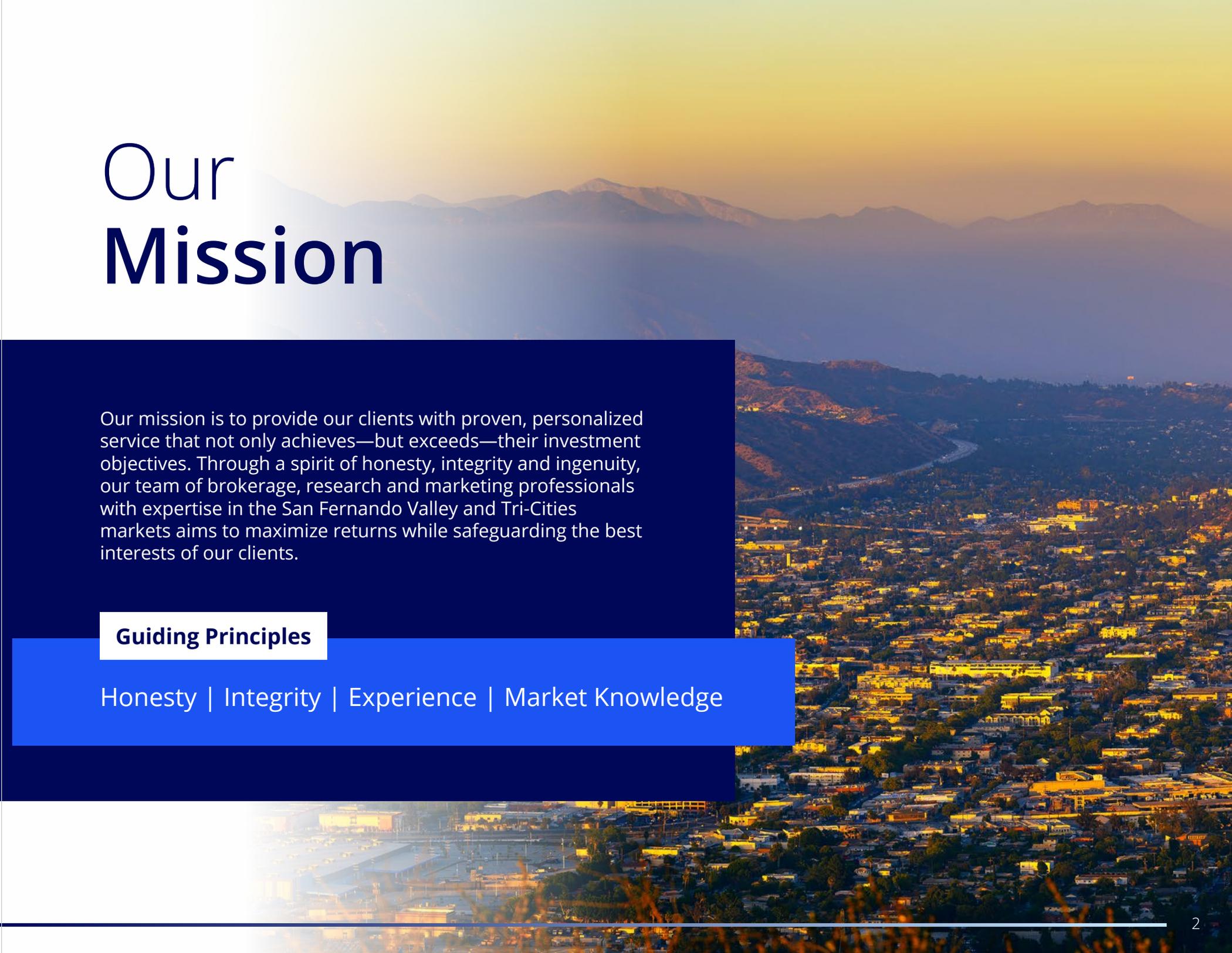
Offering Memorandum

4821 Compton Avenue

Los Angeles, CA 90011

The Ghobadi Team
Apartment Building Specialists

Our Mission

An aerial photograph of a city, likely San Fernando Valley, taken during the golden hour of sunset. The city is densely packed with buildings, and the mountains in the background are silhouetted against the warm, orange and yellow sky. The overall mood is serene and professional.

Our mission is to provide our clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals with expertise in the San Fernando Valley and Tri-Cities markets aims to maximize returns while safeguarding the best interests of our clients.

Guiding Principles

Honesty | Integrity | Experience | Market Knowledge



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Area Overview

01

Property
Profile

4821 Compton Avenue

Property Snapshot

4821 Compton Avenue
Los Angeles, CA 90011

Address

C2-1VL-CPIO

Zoning

5107-022-023

APN

Flat

Roof

2026

Year Built

3

Stories

17

Units

None

Parking Spaces

1

Building

Yes, 17 spaces

Bicycle Storage Room

±10,296 SF

Building Area

Yes

Rooftop Deck

±5,850 SF

Land Area

Tier 4

Transit Oriented Community (TOC)

Unit Mix

17

1-Bed Units



This exceptional opportunity features a 17-unit building part of a three-property affordable housing portfolio totaling 72 newly constructed units located across strategic Los Angeles submarkets. Scheduled for completion in April 2026, the portfolio offers investors the rare ability to acquire turnkey affordable housing assets with modern construction, efficient layouts, and long-term stabilized income potential.

The offering consists of:

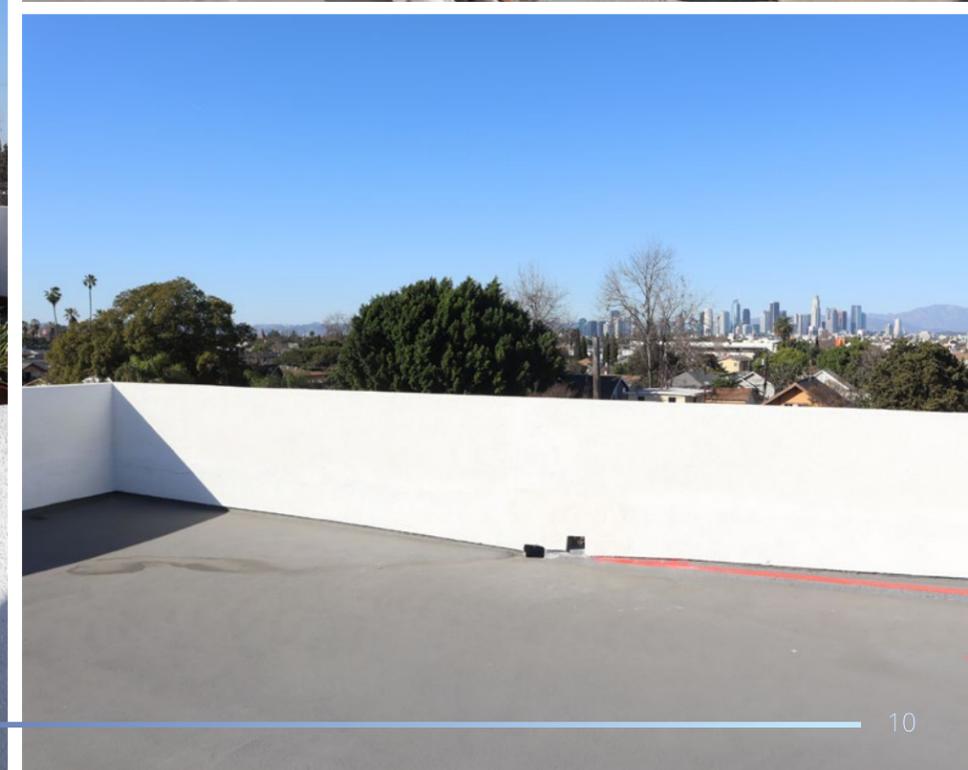
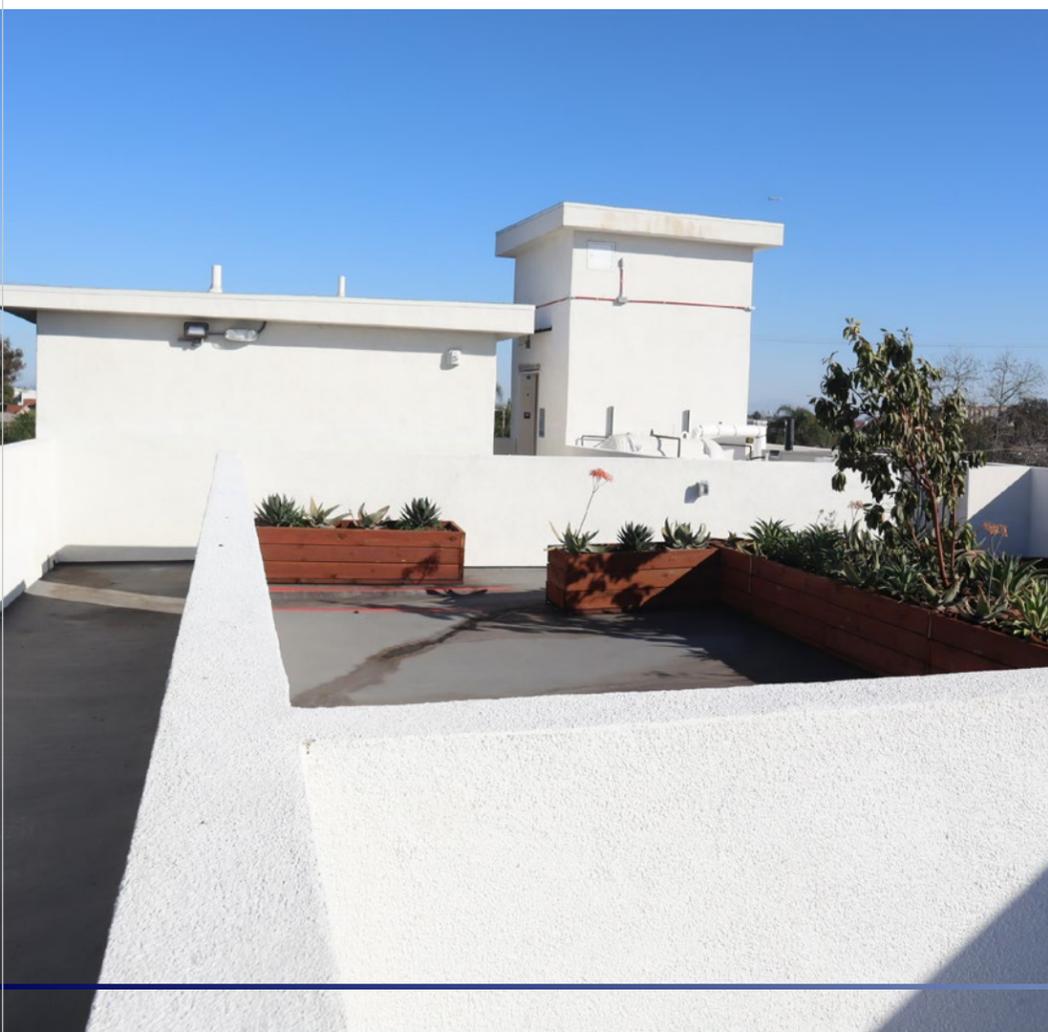
- 20 Units – 1516 W. 12th Place: \$4,900,000
- 35 Units – 3217 S. Central Avenue: \$8,260,000
- 17 Units – 4821 Compton Avenue: \$4,080,000

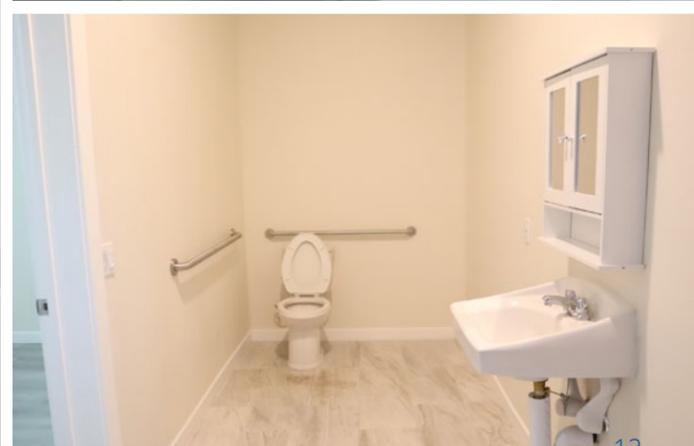
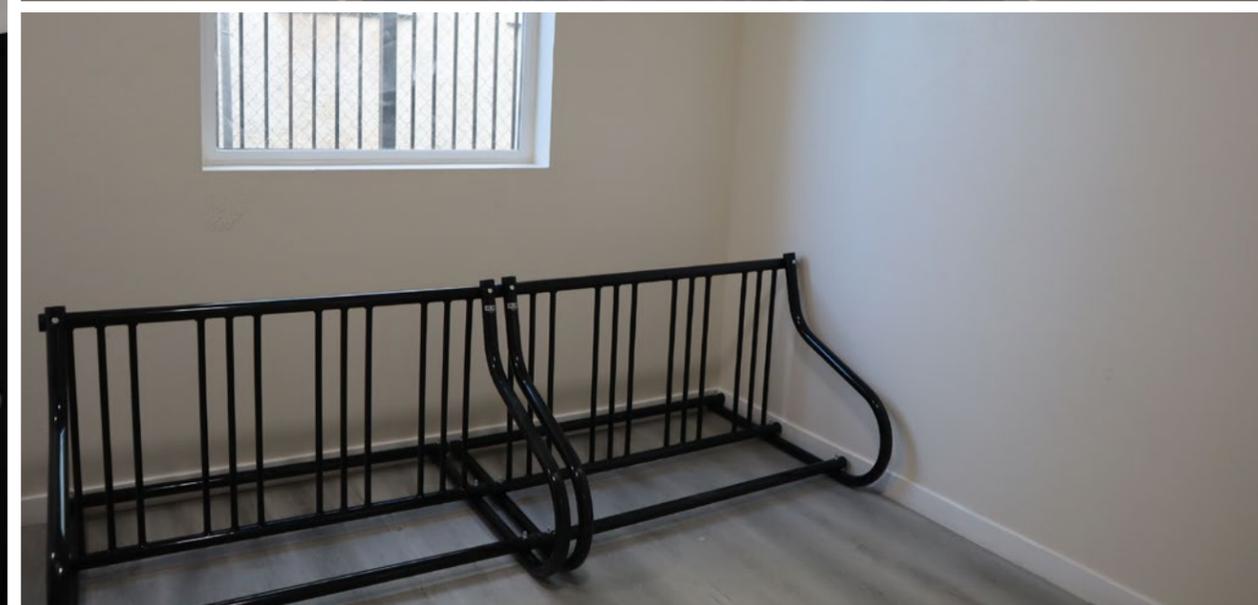
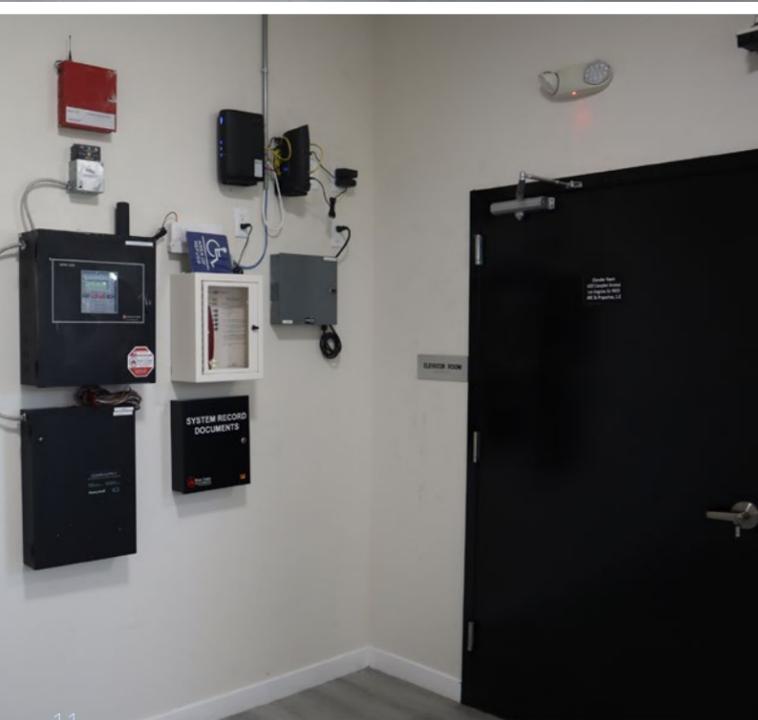
Each property is a newly developed three-story building with elevator service, designed to meet modern affordable housing standards while minimizing operational complexity. All units feature one-bedroom / one-bathroom layouts with central air conditioning, appealing to strong tenant demand within the Los Angeles rental market.

Residents will benefit from thoughtfully designed amenities including rooftop decks and dedicated bicycle storage rooms, enhancing livability while maintaining an efficient, transit-oriented design with no on-site parking requirements.

Investors have the flexibility to acquire the assets individually or as a combined portfolio, allowing for strategic capital deployment and scalable ownership.



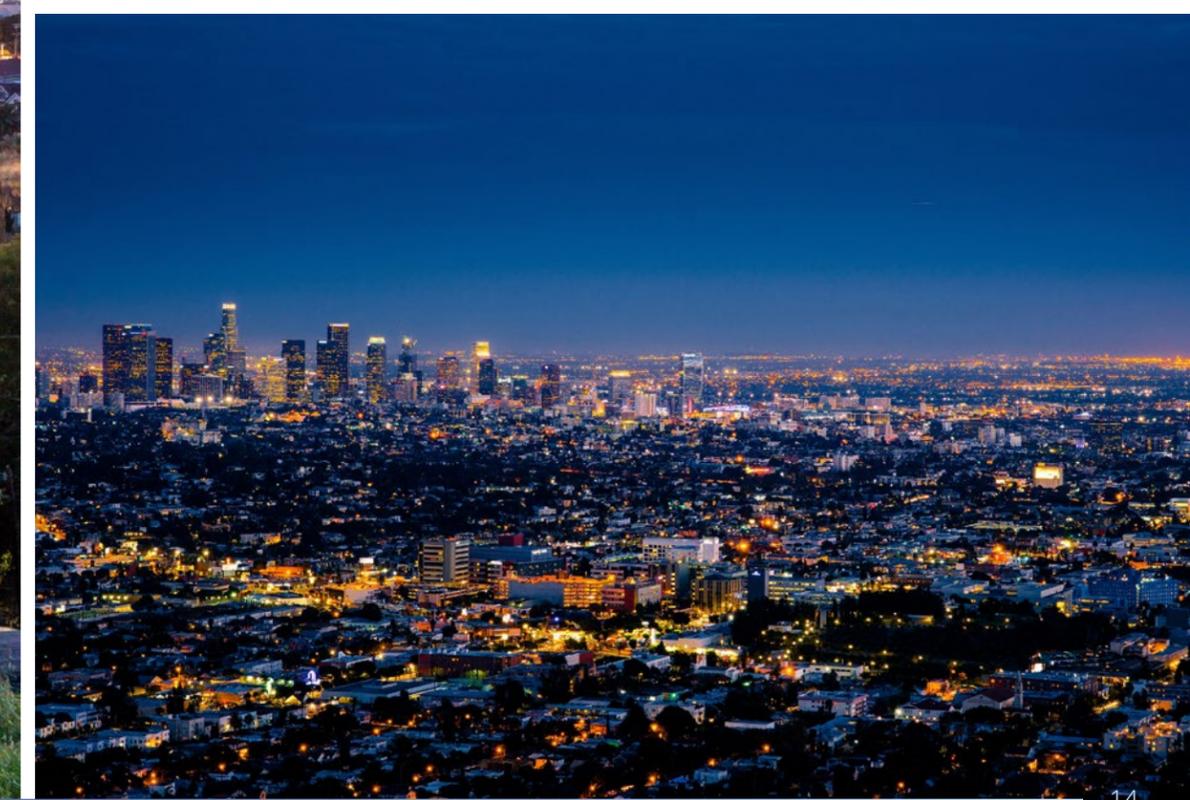
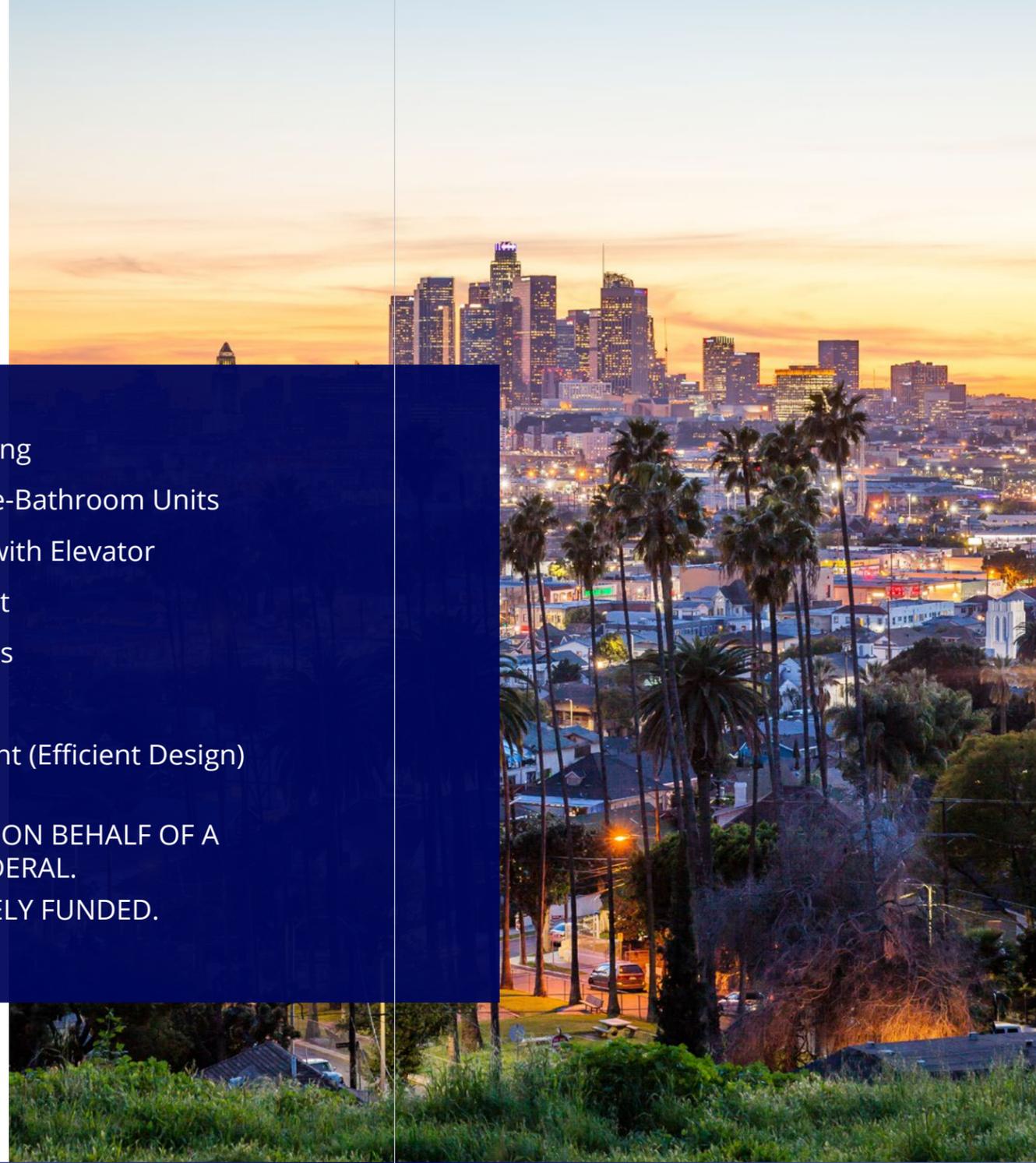




Property Highlights

- 17 Unit - Part of a 3-Buildings Portfolio
- 72 Total Units Across Three Properties
 - 20 Units – 1516 W. 12th Place: \$4,900,000
 - 35 Units – 3217 S. Central Avenue: \$8,260,000
 - 17 Units – 4821 Compton Avenue: \$4,080,000
- Available Individually or as Portfolio Acquisition
- 2026 New Construction
- Estimated Completion: April 2026
- 100% Affordable Housing
- All One-Bedroom / One-Bathroom Units
- Three-Story Buildings with Elevator
- Central A/C Throughout
- Rooftop Deck Amenities
- Bicycle Storage Rooms
- No Parking Requirement (Efficient Design)

THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY, AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL.
NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.



02

Financial
Analysis

Rent Roll

Unit #	Unit Type	Unit SF	Notes	Affordability Level	Maximum Rent *
101	1 Bed + 1 Bath	355	Vacant	Extremely Low Income	\$601
102	1 Bed + 1 Bath	355	Vacant	Low Income	\$2,424
103	1 Bed + 1 Bath	355	Vacant	Low Income	\$2,424
104	1 Bed + 1 Bath	355	Vacant	Very Low Income	\$1,001
105	1 Bed + 1 Bath	355	Vacant	Low Income	\$2,424
201	1 Bed + 1 Bath	316	Vacant	Extremely Low Income	\$601
202	1 Bed + 1 Bath	355	Vacant	Low Income	\$2,424
203	1 Bed + 1 Bath	355	Vacant	Low Income	\$2,424
204	1 Bed + 1 Bath	355	Vacant	Very Low Income	\$1,001
205	1 Bed + 1 Bath	355	Vacant	Low Income	\$2,424
206	1 Bed + 1 Bath	355	Vacant	Extremely Low Income	\$601
301	1 Bed + 1 Bath	316	Vacant	Low Income	\$2,424
302	1 Bed + 1 Bath	355	Vacant	Very Low Income	\$1,001
303	1 Bed + 1 Bath	355	Vacant	Extremely Low Income	\$601
304	1 Bed + 1 Bath	355	Vacant	Low Income	\$2,424
305	1 Bed + 1 Bath	355	Vacant	Low Income	\$2,424
306	1 Bed + 1 Bath	355	Vacant	Low Income	\$2,424

* The rent is the maximum amount allowed per Schedule I (HUD) & Schedule VI (HCD)

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Price	\$4,080,000
Year Built	2026
Units	17
Price/Unit	\$240,000
Building Size (SF)	10,296
Price/BSF	\$396.27
Lot Size (SF)	5,850
Zoning	LAC2-1VL-CPIO
APN	5107-022-023
Pro Forma Cap Rate	4.85%
Pro Forma GRM	11.47

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Calculating Annualized Income

	Pro Forma %	Pro Forma
Gross Potential Rent		\$355,764
Gross Potential Income		\$355,764
Less Economic Vacancy	-5.00%	-\$17,788
Effective Gross Income		\$337,976
Less Expenses	41.49%	\$140,229
Net Operating Income		\$197,747

Expenses

	Pro Forma	PSF	Per Unit	Notes
Real Estate Taxes	\$51,000	\$4.95	\$3,000	Tax Rate based on new value/price
Insurance	\$10,300	\$1.00	\$606	Estimated at \$1/BSF
Utilities	\$15,300	\$1.49	\$900	Estimated at \$75/Unit
Trash	\$5,950	\$0.58	\$350	Estimated at \$350/Unit
On-Site Manager	\$12,000	\$1.17	\$706	Free Rent at \$1,000/Mo.
Professional Management	\$20,279	\$1.97	\$1,193	Estimated at 6% of EGI
Repairs & Maintenance	\$12,750	\$1.24	\$750	Estimated at \$750/unit
License Fees & Taxes	\$4,250	\$0.41	\$250	Estimated at \$250/unit
Elevator Service	\$5,400	\$0.52	\$318	Estimated at \$450/Mo.
Grounds & Gardening	\$3,000	\$0.29	\$176	Estimated at \$250/Mo.
Total Expenses	\$140,229	\$13.62	\$8,249	

Los Angeles Housing Department 2025 Income and Rent Limit - Land Use Schedule I

City of Los Angeles



Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Acting Assistant General Manager

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

LOS ANGELES HOUSING DEPARTMENT 2025 Income and Rent Limit - Land Use Schedule I Effective Date: July 1, 2025

2024 Area Median Income (AMI) \$98,200
2025 Area Median Income (AMI) \$106,600
Change in AMI from 2024 = 8.6%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size								
	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
Extremely Low (30%)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000	\$63,650
Very Low (50%)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000	\$106,050
Low (80%)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950	\$169,600
Moderate (120%)	\$127,200	\$145,450	\$163,550	\$181,800	\$196,300	\$210,850	\$225,350	\$240,000	\$254,500
Workforce (150%)	\$159,000	\$181,800	\$204,450	\$227,250	\$245,400	\$263,550	\$281,700	\$300,000	\$318,150

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size								
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR	8-BR
Extremely Low (30%)	\$796	\$910	\$1,024	\$1,136	\$1,228	\$1,319	\$1,410	\$1,500	\$1,591
Very Low (50%)	\$1,325	\$1,515	\$1,704	\$1,894	\$2,045	\$2,196	\$2,348	\$2,500	\$2,651
Low (80%)	\$2,121	\$2,424	\$2,726	\$3,029	\$3,271	\$3,514	\$3,756	\$3,999	\$4,240
Moderate (120%)	\$3,180	\$3,636	\$4,089	\$4,545	\$4,908	\$5,271	\$5,634	\$6,000	\$6,363
Workforce (150%)	\$3,975	\$4,545	\$5,111	\$5,681	\$6,135	\$6,589	\$7,043	\$7,500	\$7,954

Los Angeles Housing Department 2025 Income and Rent Limit - Land Use Schedule VI

City of Los Angeles



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housing.lacity.gov

LOS ANGELES HOUSING DEPARTMENT 2025 Income and Rent Limit - Land Use Schedule VI Effective Date: July 1, 2025

2024 Area Median Income (AMI) \$98,200
2025 Area Median Income (AMI) \$106,600
Change in AMI from 2024 = 8.6%

Net AMI
2024 Net AMI \$92,850
2025 Net AMI \$100,100
Change in Net AMI from 2024 = 7.8%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Acutely Low (15%)	\$11,200	\$12,800	\$14,400	\$16,000	\$17,300	\$18,550	\$19,850	\$21,100
Extremely Low (30%)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
Very Low (50%)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
Low (80%)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950
Moderate (120%)	\$89,550	\$102,300	\$115,100	\$127,900	\$138,150	\$148,350	\$158,600	\$168,850

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Acutely Low (15%)	\$263	\$300	\$338	\$375	\$405	\$435	\$465	\$495
Extremely Low (30%)	\$526	\$601	\$676	\$751	\$811	\$871	\$931	\$991
Very Low (50%)	\$876	\$1,001	\$1,126	\$1,251	\$1,351	\$1,451	\$1,552	\$1,652
Low (60%)	\$1,051	\$1,201	\$1,351	\$1,502	\$1,622	\$1,742	\$1,862	\$1,982
Moderate (110%)	\$1,927	\$2,202	\$2,477	\$2,753	\$2,973	\$3,193	\$3,413	\$3,634

03

Area

Overview

Neighborhood Essentials

Bounded by Interstate 110 to the west, Canndu/Avalon Gardens is a buzzing residential community approximately eight miles south of Downtown Los Angeles. Along the way, you'll pass Exposition Park, the Natural Historic Museum of Los Angeles County, and the University of Southern California. This area sits near Huntington Park and provides renters with affordable housing options, a quick commute into the heart of the city, and walkable avenues. A variety of public schools, small businesses, retailers, and conveniences are spread throughout the area, but Canndu/Avalon Gardens is mainly residential. Apartments, houses, condos, and townhomes are available for rent and range from affordable to upscale, so there's something for everyone.



Major Roads

Interstate 10 Freeway
10 min / 2.1 miles

Interstate 110 Freeway
10 min / 2.2 miles



Transportation

Vernon Station
6 min walk / 0.4 miles

Los Angeles Union Station
12 min / 4.5 miles

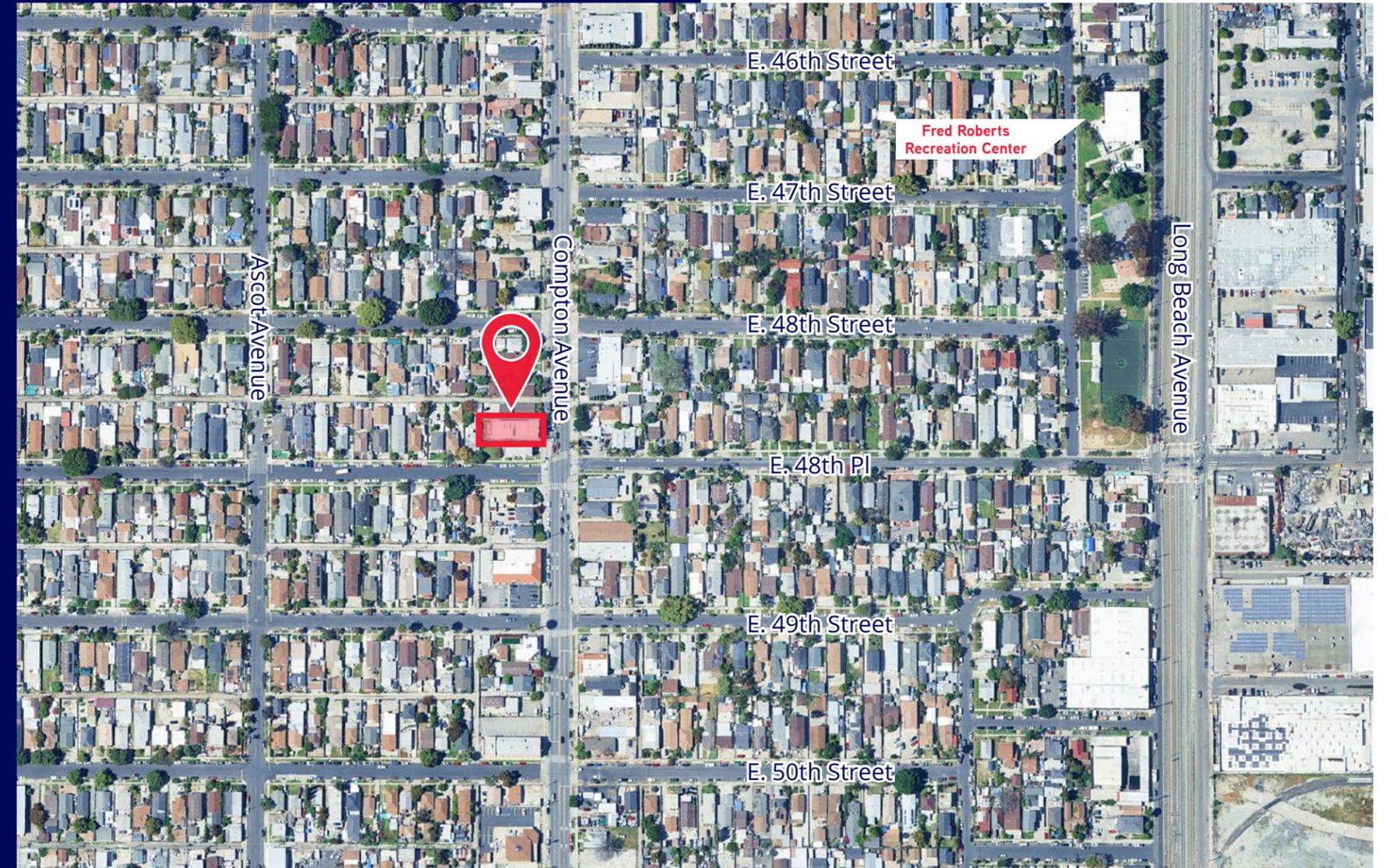
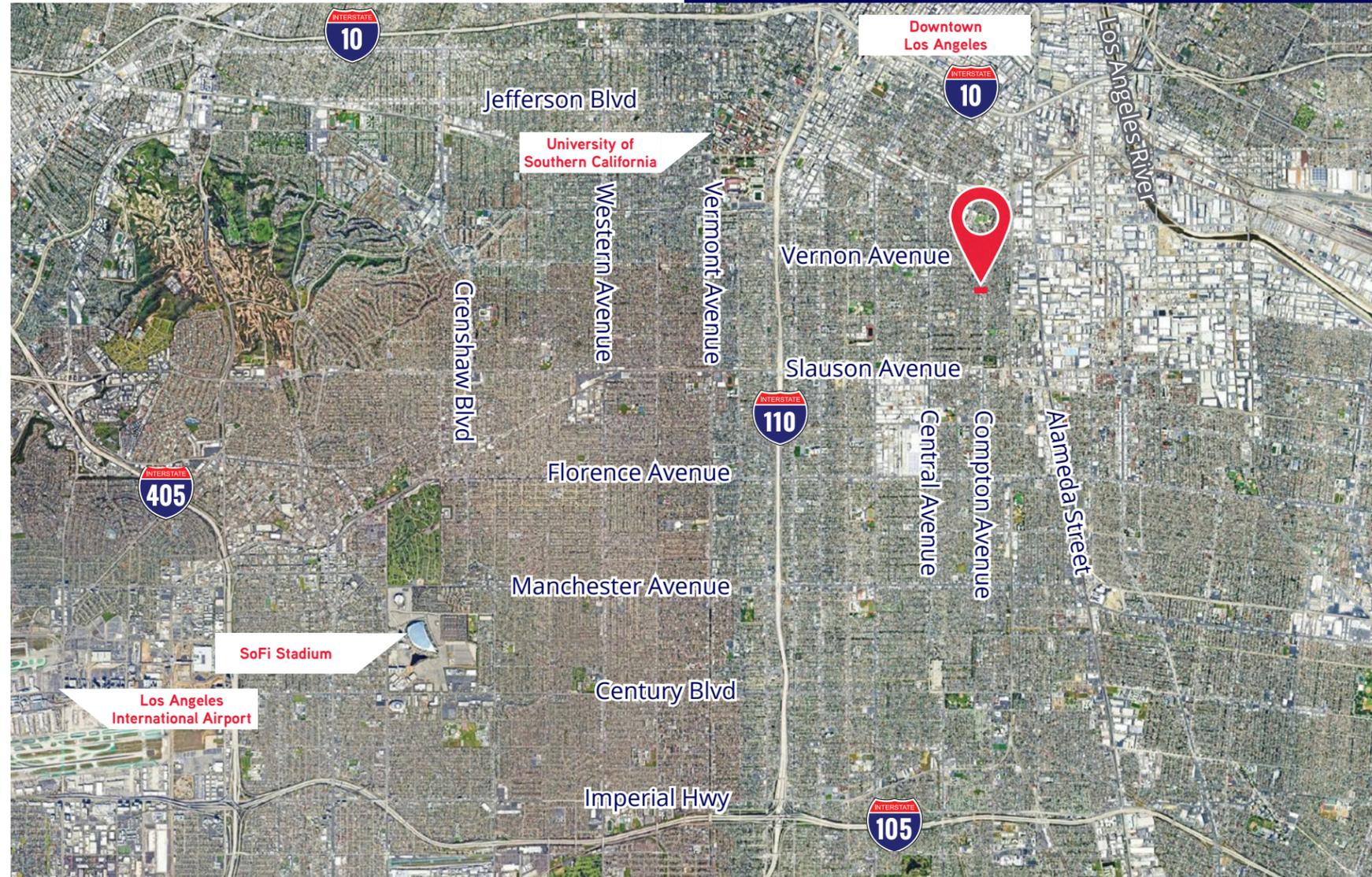


International Airports

Los Angeles (LAX)
23 min / 12.5 miles

Long Beach (Daugherty Field)
29 min / 20.8 miles

Aerial Map



Demographics



Rent Occupied
72.5% within a
1 mile radius of property



Household Growth
within a 3 mile radius is expected
to reach 1.84% by 2030



Population Growth
within a 3 mile radius is expected
to reach -0.60% by 2028

Demographic Overview

Population	1 Mile	3 Miles	5 Miles
Total Population Est. 2025	51,700	391,103	1,248,542
Male	50.5%	50.8%	50.6%
Female	49.5%	49.2%	49.4%
Race & Ethnicity			
White	10.3%	12.4%	12.8%
Black	8.7%	10.0%	12.8%
American Indian/Alaska Native	3.1%	2.9%	2.7%
Asian	0.9%	2.8%	6.1%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
Other	62.6%	57.0%	50.7%
Two or More Races	14.3%	14.8%	14.7%
Income			
Average Household Income	\$76,159	\$78,182	\$82,051
Median Household Income	\$57,439	\$57,668	\$60,672
Housing			
Median Housing Value	\$621,678	\$642,208	\$693,061
Owner Occupied	27.5%	24.8%	24.6%
Renter Occupied	72.5%	75.2%	75.4%

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Transportation/Material Moving	3,395	25,379	73,500
Production	3,118	19,529	50,157
Construction/Extraction	2,316	14,551	43,499
Building/Grounds Cleaning/Maintenance	1,981	12,878	39,868
Sales and Sales Related	1,971	15,142	48,773
Office/Administrative Support	1,806	17,952	57,958
Food Preparation/Serving Related	1,726	12,069	42,533
Healthcare Support	1,185	8,644	31,538
Management	797	8,109	36,437
Education/Training/Library	716	6,854	23,319
Personal Care/Service	664	4,267	14,097
Installation/Maintenance/Repair	655	5,238	14,257
Protective Service	612	3,781	13,064



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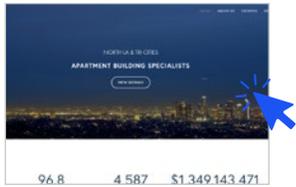
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Team Website



Team Brochure



Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers.



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