



11143 Van Buren Ave,  
Los Angeles, CA 90046



real

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# PROPERTY AERIAL MAP



Los Angeles  
County Sheriff



W 112<sup>TH</sup> ST

VAN BUREN AVE

11143



SUBJECT

# PROPERTY OVERVIEW



## TYPE

Multifamily



## SIZE

Unit 1 - 2 Bed 1 Bath (812 SF)

Unit 2 - 2 Bed 1 Bath (812 SF)

Unit 3 - 2 Bed 1 Bath (812 SF)



## PRICE

\$899,000



## CAP RATE

7.7%



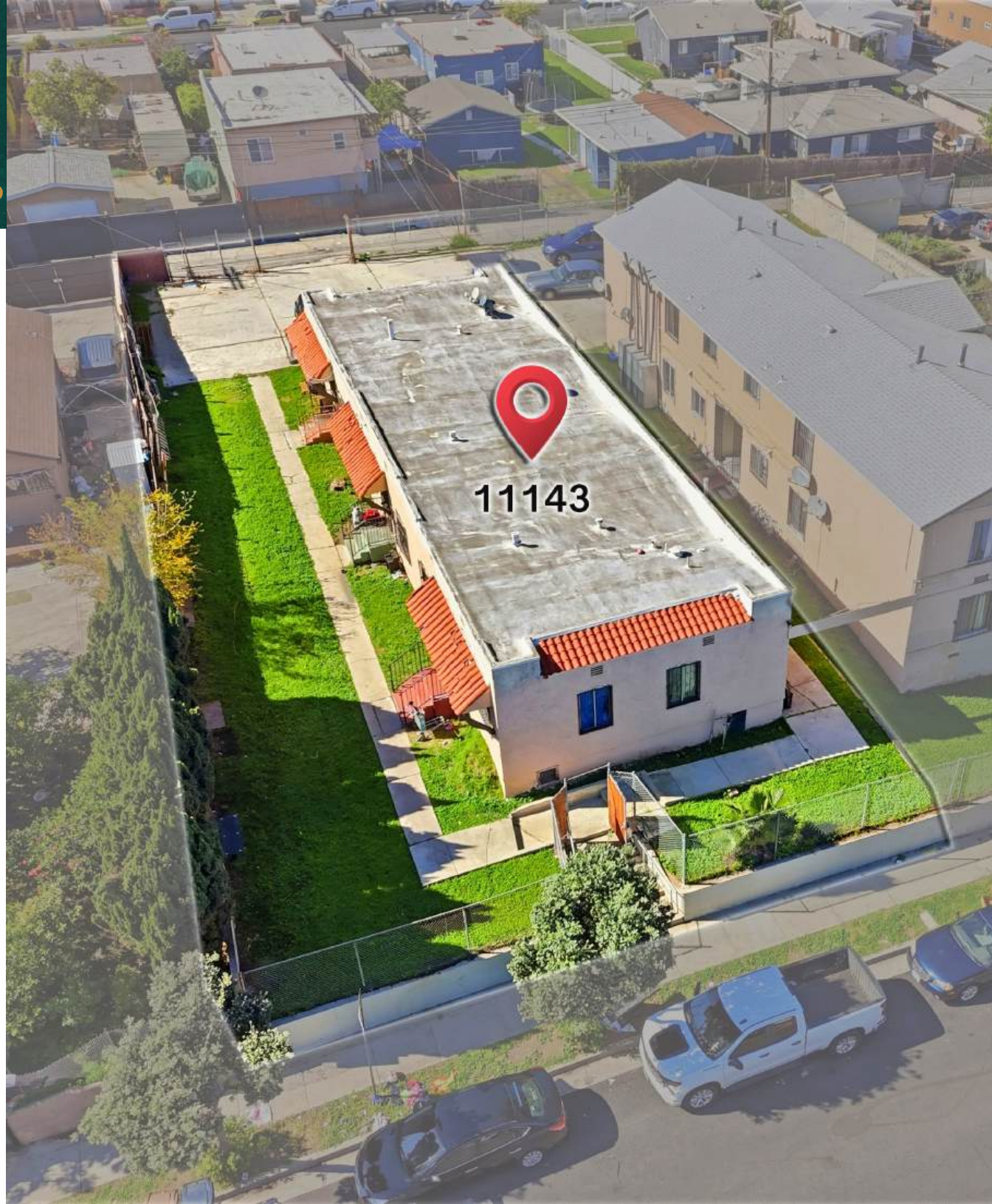
## YEAR BUILT

1921



## ZONING

LCR320U



# PROPERTY FINANCIALS

| UNIT # | BED-BATH | MONTHLY CURRENT RENT | YEARLY CURRENT RENT |
|--------|----------|----------------------|---------------------|
| A      | 2+1      | \$2,433.00           | \$29,196.00         |
| B      | 2+1      | \$2,395.00           | \$28,740.00         |
| C      | 2+1      | \$2,395.00           | \$28,740.00         |
| TOTAL  |          | \$7,223.00           | \$86,676.00         |

# PROPERTY EXPENSES

| ITEMS                 | MONTHLY           | YEARLY             |
|-----------------------|-------------------|--------------------|
| WATER                 | \$184.71          | \$2,216.52         |
| INSURANCE             | \$167.57          | \$2,010.86         |
| GARDENER              | \$85.71           | \$1,028.52         |
| TRASH                 | \$57.86           | \$694.32           |
| REPAIRS               | \$85.71           | \$1,028.52         |
| PROPERTY TAX @1 Mil   | \$857.14          | \$10,285.68        |
| <b>Total Expenses</b> | <b>\$1,438.70</b> | <b>\$17,264.42</b> |

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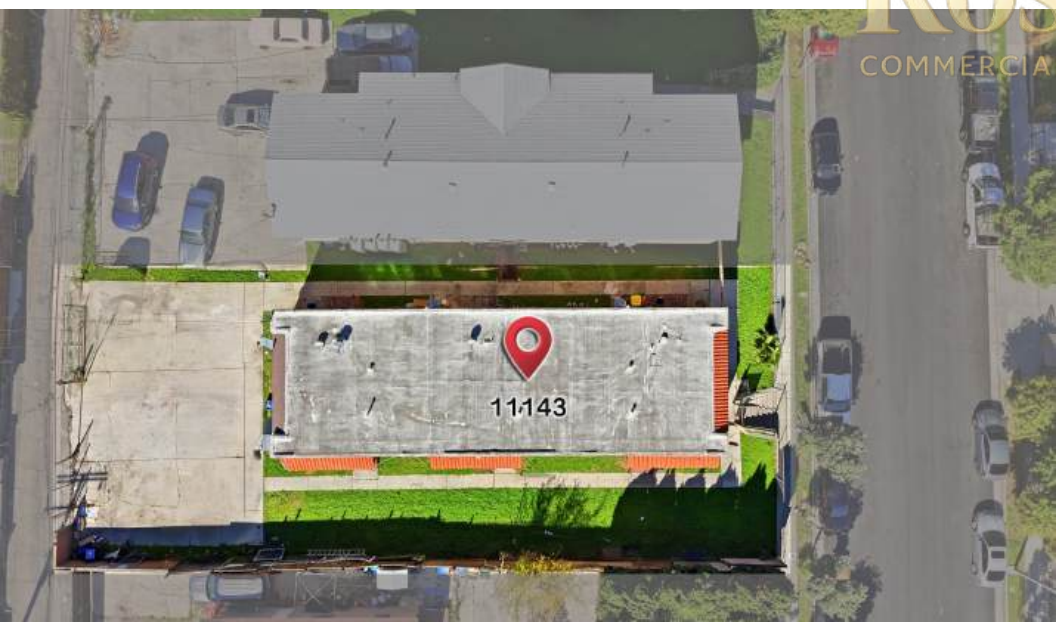


# PROPERTY PHOTOS



Rose & Co.  
COMMERCIAL GROUP

# PROPERTY PHOTOS



Rose & Co  
COMMERCIAL GROUP



- **3-Unit Multifamily Property**
- **All Units 2 Bedroom | 1 Bathroom**
- **100% Occupied – Section 8 Tenants**
- **Strong In-Place Rental Income**
- **Zoned LC R3-20U**
- **Eligible for Residential or Commercial Financing**



## Reliable Government-Backed Income

- All units are leased through Section 8, providing consistent rent payments and reduced vacancy exposure.

## Desirable Unit Mix

- Three spacious 2-bedroom units — strong demand in the South LA rental market.

## Value-Add Opportunity

- Future rent increases may provide immediate upside at next adjustment period.

## Future Development Potential

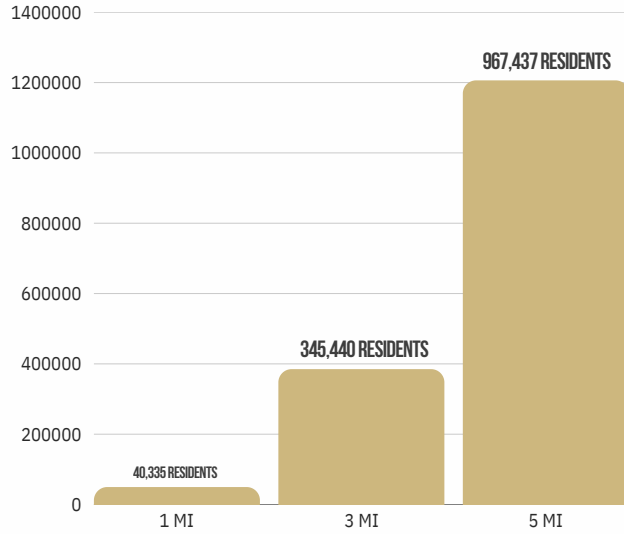
- Zoned LC R3-20U allowing for higher density residential. Potential to add ADUs or pursue future redevelopment (buyer to verify).

## Central Location

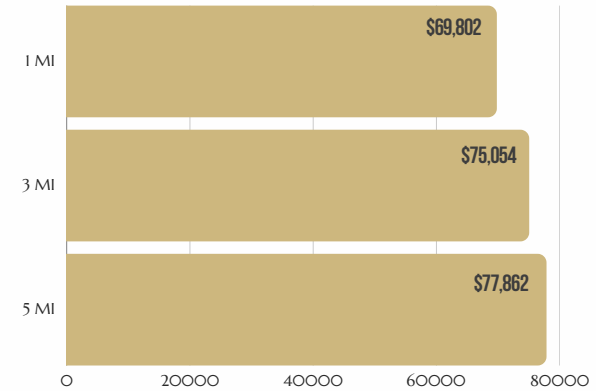
- Convenient access to major freeways, schools, retail, and public transportation corridors.

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

| ADDRESS       | CROSS STREET   | TRAFFIC VOLUME     | DISTANCE FROM SUBJECT |
|---------------|----------------|--------------------|-----------------------|
| Van Buren Ave | W 112th St     | 1,033 vehicles/day | .02miles              |
| Van Buren Ave | W 112th St     | 1,045 vehicles/day | .02miles              |
| W 112th St    | Van Buren Ave  | 2,196 vehicles/day | .05miles              |
| W 112th St    | Van Buren Ave  | 2,225 vehicles/day | .05miles              |
| W 112th St    | Budlong Ave    | 2,263 vehicles/day | .08miles              |
| W 112th St    | Budlong Ave    | 2,236 vehicles/day | .08miles              |
| W 112th St    | Budlong Ave    | 2,293 vehicles/day | .11miles              |
| W 112th St    | Budlong Ave    | 2,273 vehicles/day | .11miles              |
| Van Buren Ave | W Imperial Hwy | 856 vehicles/day   | .13 miles             |
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