



11143 Van Buren Ave,
Los Angeles, CA 90046



real

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PROPERTY AERIAL MAP



Los Angeles County Sheriff



W 112TH ST
VAN BUREN AVE

11143

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

\$950,000



CAP RATE

8%



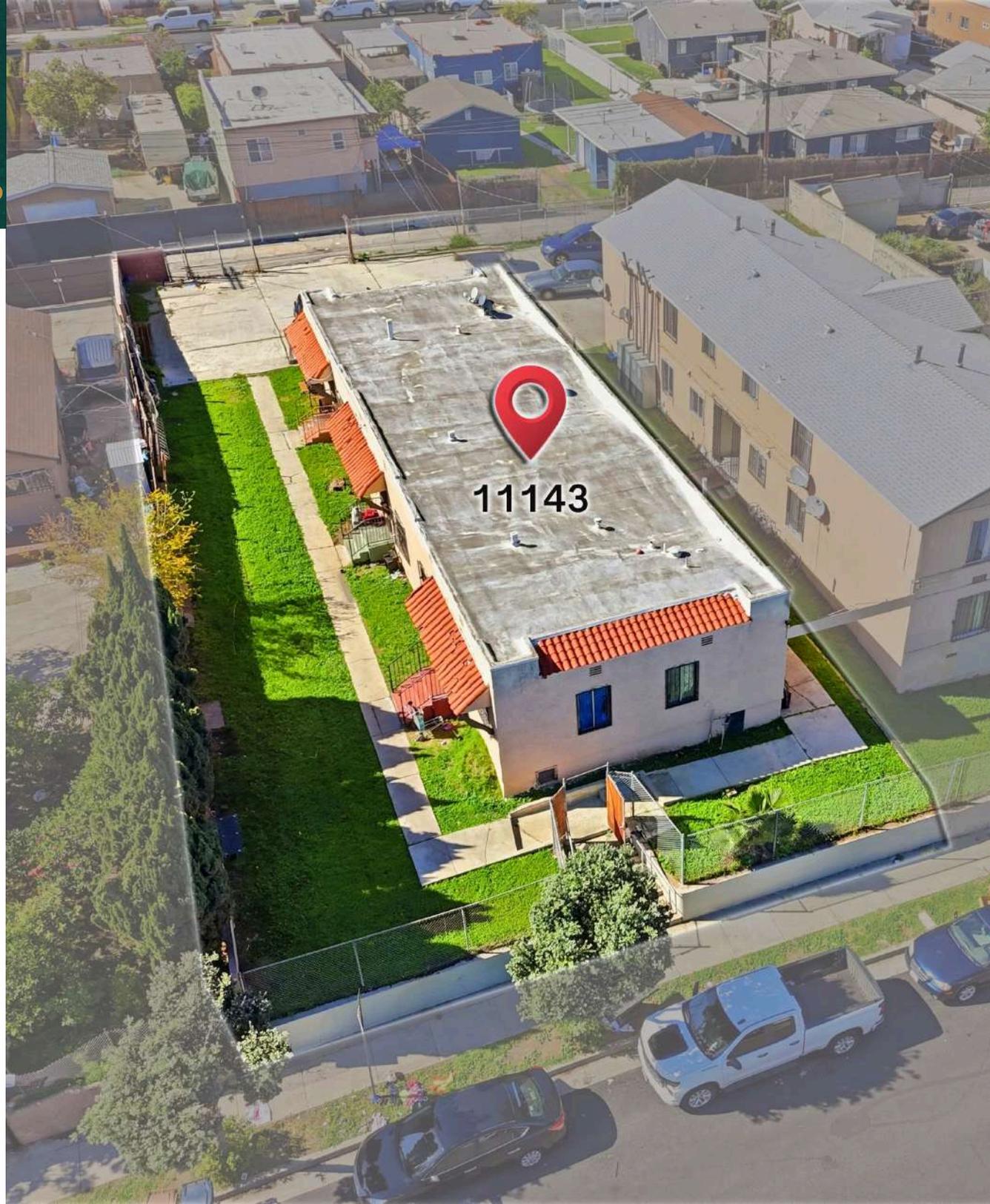
YEAR BUILT

1921



ZONING

LCR320U



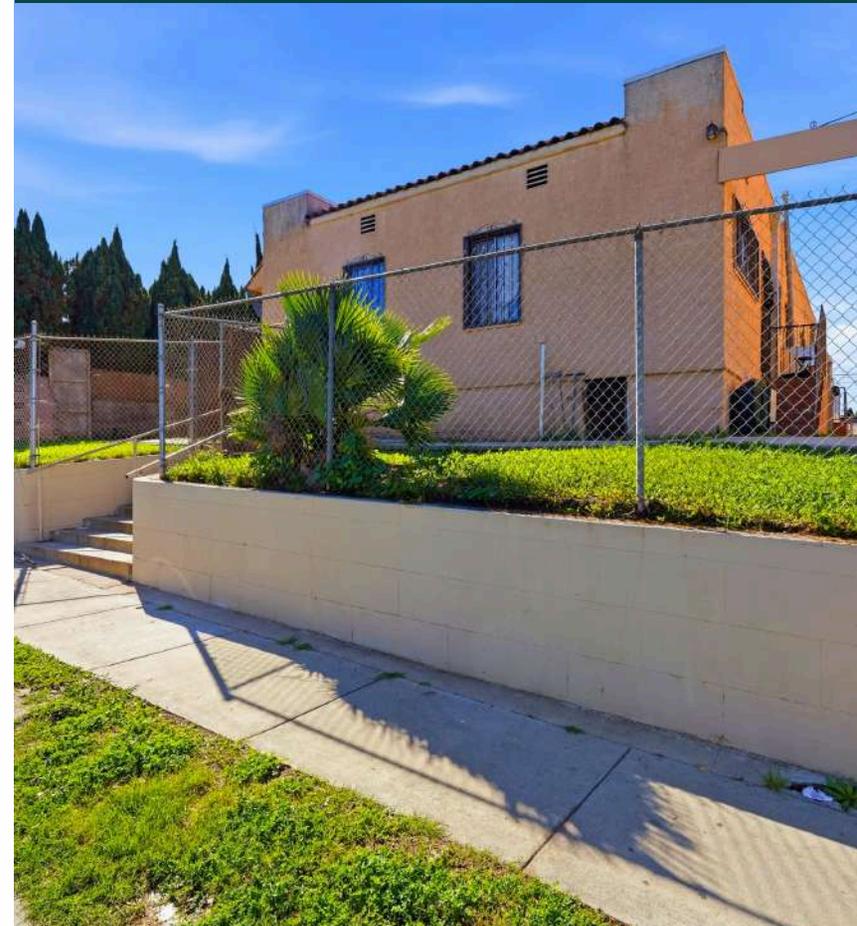
PROPERTY FINANCIALS

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
Total Expenses	\$1,438.70	\$17,264.42

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PROPERTY PHOTOS



RoseCo.
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

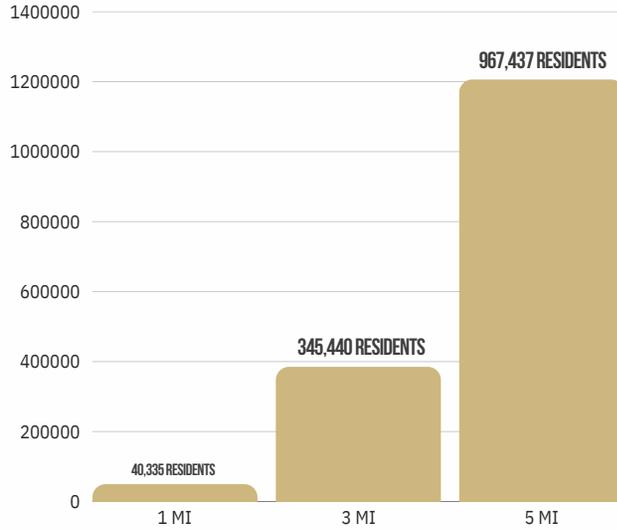
- Zoned LC R3-20U allowing for higher density residential. Potential to add ADUs or pursue future redevelopment (buyer to verify).

Central Location

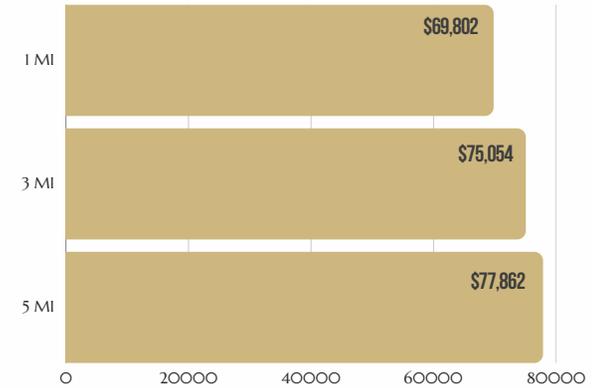
- Convenient access to major freeways, schools, retail, and public transportation corridors.

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
Van Buren Ave	W Imperial Hwy	856 vehicles/day	.13 miles



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