



9014 S. FIR AVENUE, LOS ANGELES, CA 90002

MULTIFAMILY FOR SALE | Redevelopment Opportunity | (Unincorporated LA)



PROPERTY OVERVIEW

Situated on an expansive 19,000+ sq ft lot, this versatile 4-unit property features three separate buildings—each offering its own private yard for added tenant appeal and privacy.

The property is thoughtfully laid out with individually metered utilities and ample driveway parking, providing approximately two spaces per unit. All four units include convenient laundry hookups, while two units feature rear patios and three enjoy fully fenced front and back yards—ideal for outdoor living.

With significant lot size and layout advantages, this property presents strong potential for future expansion or additional units (buyer to verify), making it an excellent choice for both seasoned investors and owner-occupants. Live in one unit while generating income from the others, or maximize returns with a full rental strategy. Whether you're looking to grow your portfolio or secure a multi-generational living setup, this property delivers space, flexibility, and long-term upside.

LOCATION OVERVIEW

Located in the 90002 zip code of South Los Angeles, this property benefits from a centrally connected area known for its accessibility and ongoing growth. Residents enjoy close proximity to major freeways, public transportation, and everyday conveniences. The neighborhood offers a variety of local dining spots, retail centers, parks, and community amenities, with easy access to Downtown Los Angeles and surrounding employment hubs.

Lee & Associates Los Angeles West Inc.



PROPERTY INFORMATION

PREMISES

Building Size:	± 3,150 SF		
Land Size:	± 19,131 SF		
		Current Rent	Proforma
Unit 9012:	823 SF	\$900/mo.	\$2,675/mo.
Unit 9012 1/2:	614 SF	\$2,000/mo.	\$2,000/mo.
Unit 9014:	957 SF	\$900/mo.	\$3,110/mo.
Unit 9016	756 SF	\$850/mo.	\$2,450/mo.
	3,150 +/- SF	\$4,650/mo.	\$10,235/mo.
1 Car - Garage:	300 SF	\$55,800/yr.	\$122,820/yr.
		- \$14,362 RE Tax	- \$14,362 RE Tax
		- \$2,000 OPEX	- \$2,000 OPEX
	NOI	\$39,438 est.	\$106,458 est.
	ROI	3.45%	9.25%

PROPERTY USE

Multifamily

PRICE

\$1,149,000 (\$365 PSF Bldg, \$60 PSF Land)

*(Covered Land Play or Investment w/ Proforma of 9.25% ROI)
Existing tenants in rent control – buyer to verify*

ZONING

RLM-1

FEATURES

- 4-unit apartment investment
- Located in South Los Angeles
- Large lot with redevelopment potential (See next page)
- Strong rental demand submarket



PROPERTY INFORMATION

ZONING

RLM-1

MAX UNITS

7 / 15 / 35*

LOT SIZE

19,068 SF

INCENTIVE

AB 1287 / SB 79

LOTS

2

9014 S Fir is a 19,068 SF site (Lots 121 & 122) in unincorporated Los Angeles County, improved with an existing four-unit 1907 building and zoned RLM-1 within the Florence-Firestone TOD Specific Plan (General Plan land use H18 — Residential 18). By-right yield is seven units; State Density Bonus stacking under AB 1287 reaches 15 units; and an SB 79 Tier 2 transit forecast reaches 35 units. The existing protected multifamily use under the LA County Rent Stabilization & Tenant Protections Ordinance is the controlling diligence item. **SB 79 is a forward-looking forecast, not a cleared entitlement.**

THREE PATHS TO DENSITY:
7 BY-RIGHT, 15 VIA AB 1287, 35 VIA SB 79



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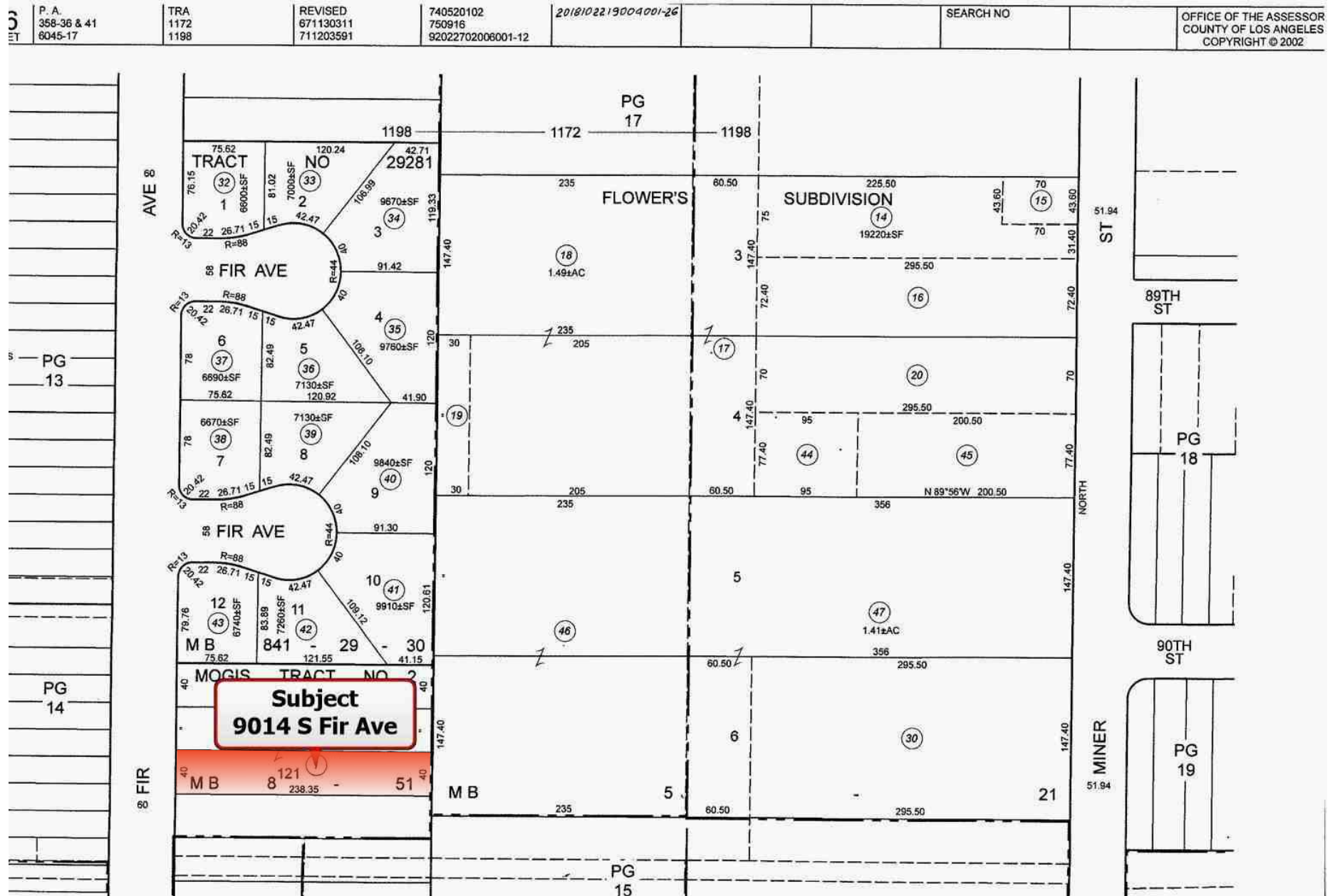
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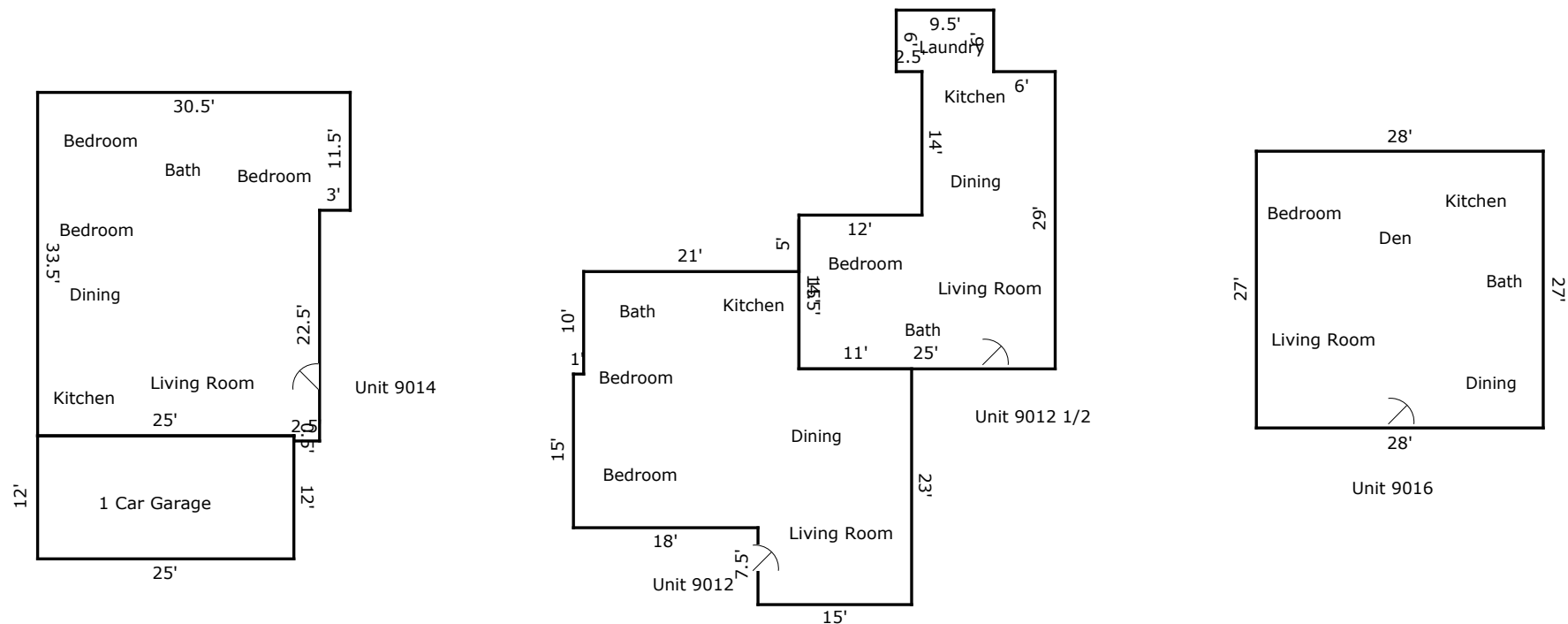




SITE PLAN

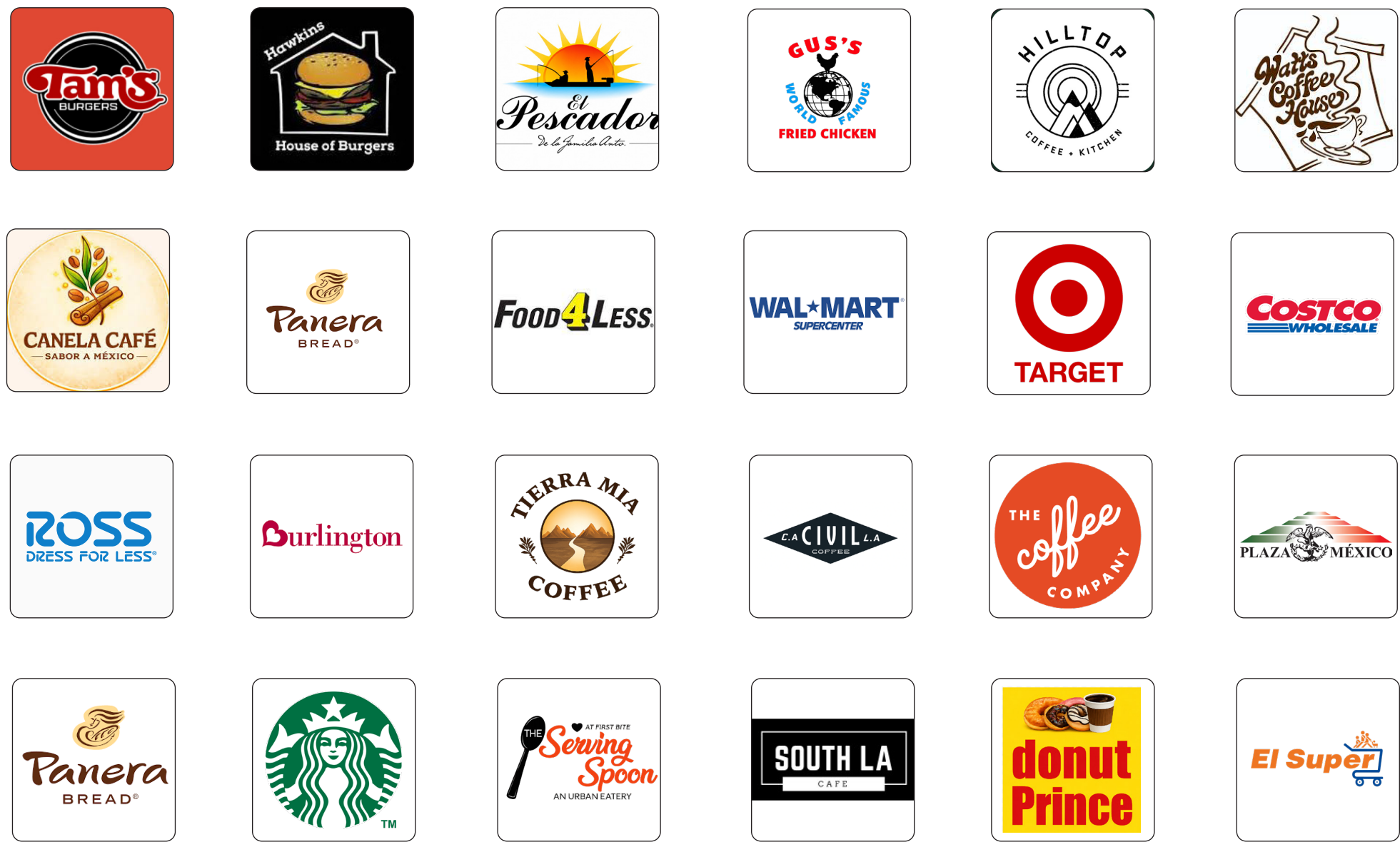


BUILDING SKETCH

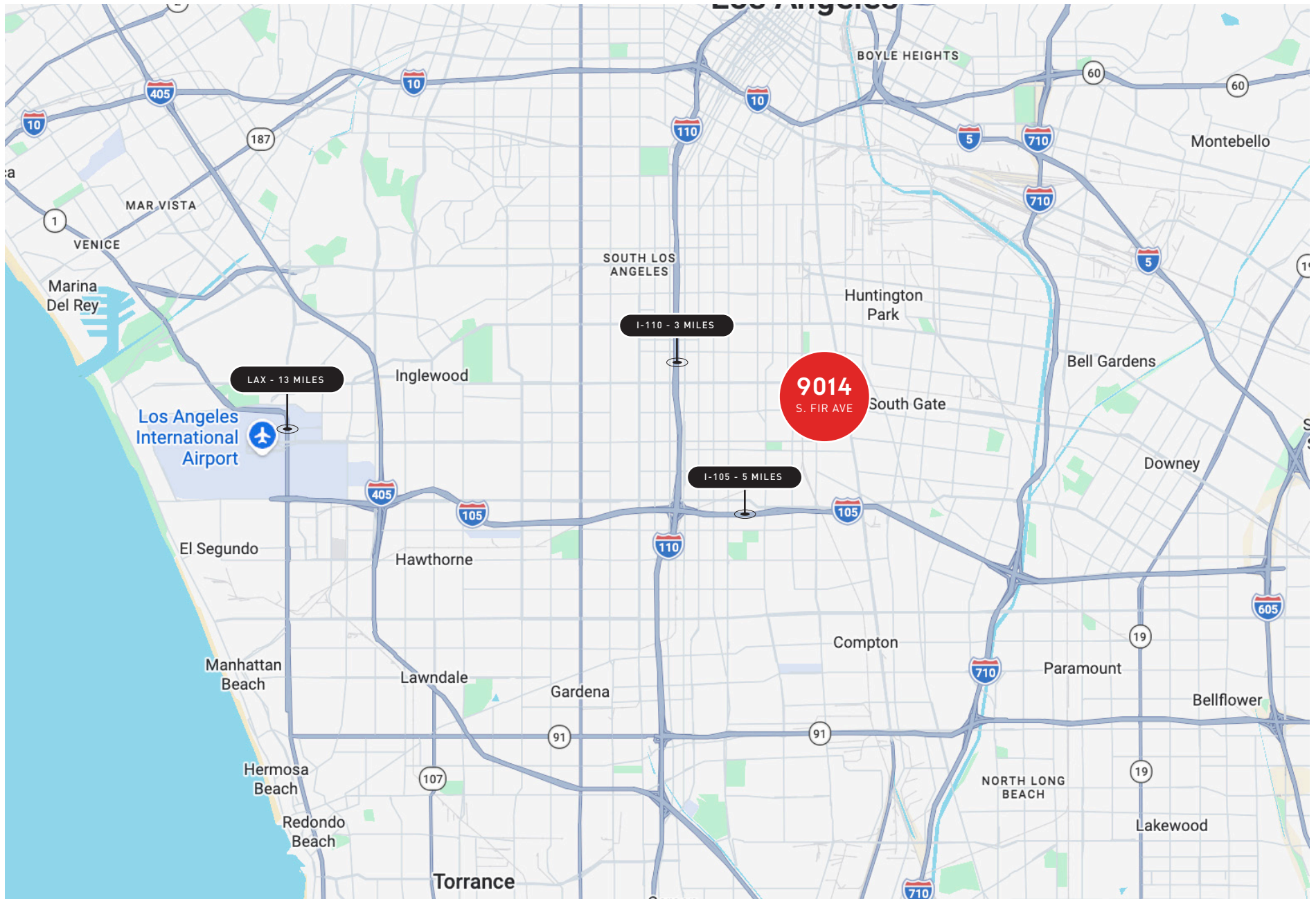


Living Area		Calculation Details	
Unit 9012	823 Sq ft	$15 \times 7.5 = 112.5$	$15.5 \times 11 = 170.5$
		$25 \times 21 = 525$	$15 \times 1 = 15$
Unit 9012 1/2	614 Sq ft	$9.5 \times 6 = 57$	$13 \times 14 = 182$
		$15 \times 25 = 375$	
Unit 9014	957 Sq ft	$33.5 \times 25 = 837.5$	$5.5 \times 11.5 = 63.2$
		$22.5 \times 2.5 = 56.2$	
Unit 9016	756 Sq ft	$27 \times 28 = 756$	
Total Living Area (Rounded):		3150 Sq ft	
Non-living Area			
1 Car Garage	300 Sq ft	$12 \times 25 = 300$	

NEARBY AMENITIES



PROXIMITY MAP



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