

4421 Wall Street Los Angeles, CA 90011



South LA Triplex Offered @ \$720,000 | Comprised of (1) 2-Bdrm & (2) 1-Bdrm. Units | **1 Vacant Owner's Unit**
2 Renovated Units w/ Updated Flooring, Kitchen & Bathrooms | New Electrical Panel & Wiring

COMPASS

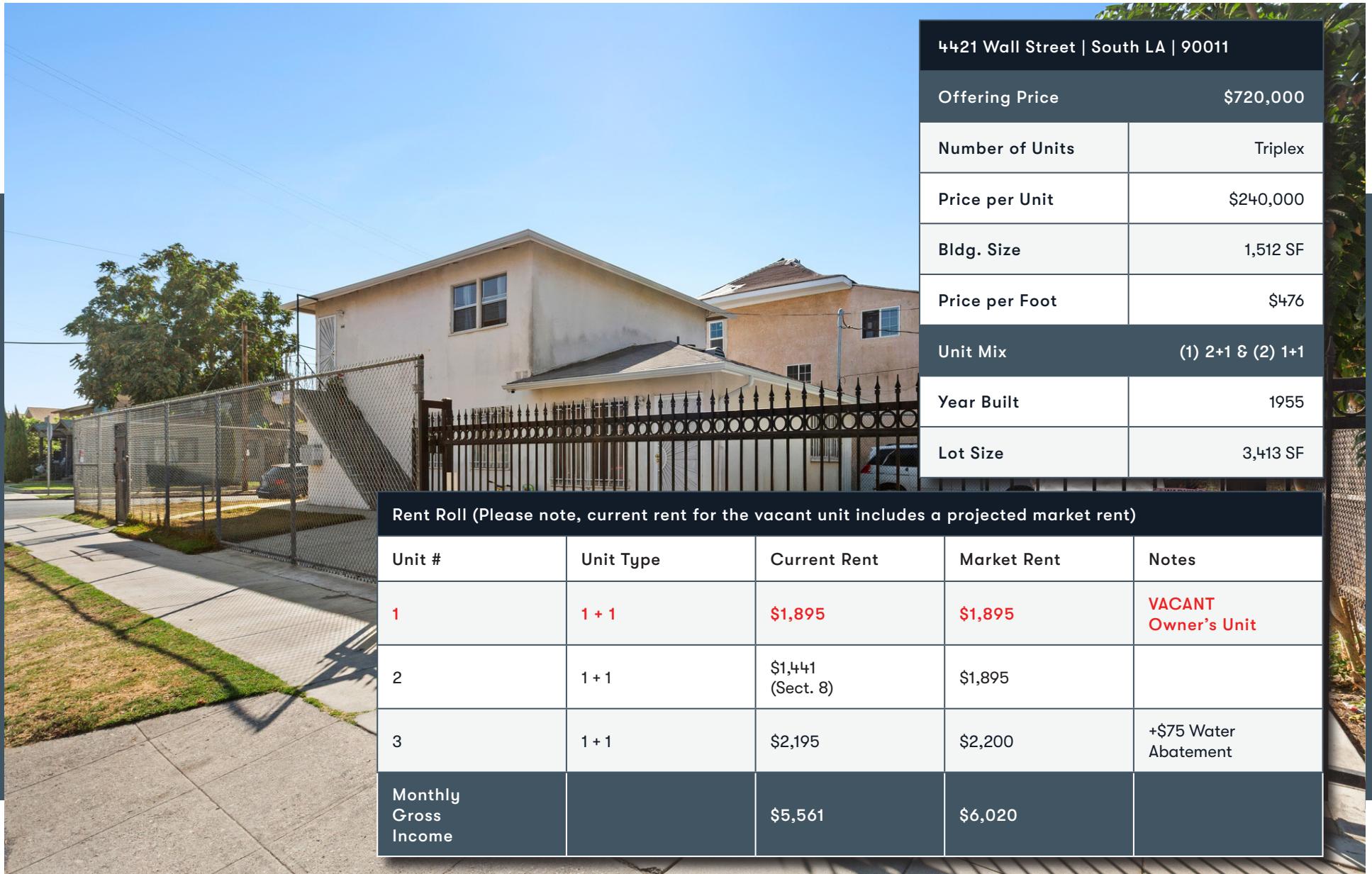
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Property Overview

A photograph of a triplex property. The building is a light beige color with a dark roof. It features a central entrance with a wrought-iron gate and a side entrance with a chain-link fence. The property is surrounded by trees and a sidewalk. The right side of the image contains a data table and a rent roll table.

4421 Wall Street South LA 90011	
Offering Price	\$720,000
Number of Units	Triplex
Price per Unit	\$240,000
Bldg. Size	1,512 SF
Price per Foot	\$476
Unit Mix	(1) 2+1 & (2) 1+1
Year Built	1955
Lot Size	3,413 SF

Rent Roll (Please note, current rent for the vacant unit includes a projected market rent)				
Unit #	Unit Type	Current Rent	Market Rent	Notes
1	1 + 1	\$1,895	\$1,895	VACANT Owner's Unit
2	1 + 1	\$1,441 (Sect. 8)	\$1,895	
3	1 + 1	\$2,195	\$2,200	+\$75 Water Abatement
Monthly Gross Income		\$5,561	\$6,020	

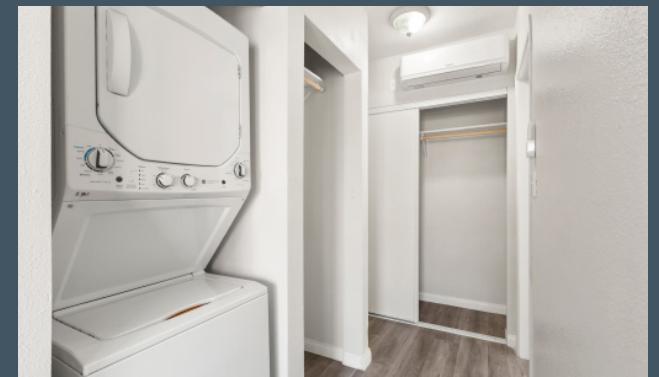
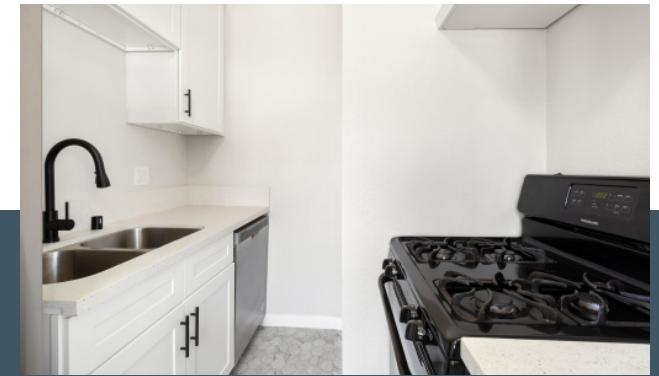
Property Highlights



- **4221 Wall Street** is a well-maintained fourplex that blends modern upgrades with clear potential for value growth.
- Located minutes from Downtown Los Angeles, USC, the Coliseum, and LA Live, the property offers tenants a central address with direct access to schools, major employers, and everyday conveniences. Proximity to the 10 and 110 Freeways, along with nearby public transit, reinforces its connectivity across the city.
- Practical unit mix that appeal to a wide range of renters.
 1. A renovated 1-bdrm, 1-bath unit with in-unit laundry is currently vacant, offering flexibility for an owner-user or immediate lease-up. Interiors showcase updated kitchens with quartz countertops, stainless-steel appliances, wood-laminate flooring, and refreshed bathrooms with new vanities and finishes.
 2. A long-term Section 8 tenant contributes steady rent at \$1,441 per month.
 3. A renovated 2-bdrm unit achieves \$2,270 with RUBS
- Recent upgrades add to operational ease, including a new electrical panel, enhanced wiring to support modern appliances, tankless water heaters, and mini-split air conditioning in all units.
- Property amenities include a 1-car garage with in-unit laundry for the front units, surface parking between the 2 buildings, covered carport parking, and community laundry for the rear units.
- With a flexible vacant unit, upgraded systems, and proximity to major institutions, **4221 Wall Street** is positioned for both income growth and long-term hold appeal.

Interior Photography

4421 Wall St - South LA - 90011



Exterior Photography

4421 Wall St - South LA - 90011



Financials & Comps



Financials

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

Investment Summary					
Price:		\$720,000			
Down Payment:		\$720,000			
Number of Units:		3			
Price per Unit:		\$240,000			
Current GRM:		10.79			
Potential GRM:		9.97			
Proposed Financing:		\$0			
Income					
		Current Rents	Potential Rents		
# of Units	Unit Mix	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
Total Scheduled Rent:		\$5,531		\$5,990	
Laundry Income:		\$30		\$30	
Monthly Gross Income:		\$5,561		\$12,624	
Annual Gross Income:		\$66,732		\$151,488	

Approx. Year Built:	1955	Approx. Year Built:	\$476
Approx. Lot Size:	3,413 SF	Approx. Lot Size:	6.26%
Approx. Bldg. Size:	1,512 SF	Approx. Bldg. Size:	6.95%

Annualized Operating Data

	Current Rents	Market Rents
Scheduled Gross Income:	\$66,732	\$72,240
Vacancy Allowance:	\$1,668 2.5%	\$2,167 2.5%
Gross Operating Income:	\$65,064	\$70,073
Less Expenses:	\$20,017 30%	\$20,017 28%
Net Operating Income:	\$45,047	\$50,056
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$45,047 6.26%	\$50,056 6.95%
Plus Principal Reduction:	\$0	\$0
Return Before Taxes:	\$45,047 6.26%	\$50,056 6.95%

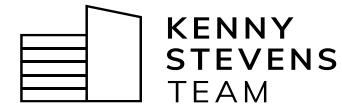
Estimated Expenses

Taxes (1.25%):	\$9,000
Insurance:	\$2,268
Utilities:	\$1,512
Repairs/Maintenance:	\$2,400
Misc & CAPEX Reserve:	\$1,500
On-Site Manager:	\$0
Property Mgmt:	\$3,337
Total Expenses:	\$20,017
Per Sq. Ft:	\$13.24
Per Unit:	\$6,672

Rent Roll

4421 Wall | South LA | 90011

Current as of 12/15/25



\$66,732					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
1	1 + 1	\$1,895	\$1,895		Vacant Owner's Unit
2	1 + 1	\$1,441	\$1,895		
3	2 + 1	\$2,195	\$2,200		+\$75 water abatement
	Laundry Income:	\$30	\$30		
	Other Income:	\$0	\$0		
	Monthly Total:	\$5,561	\$6,020		
	Annual Total:	\$66,732	\$72,240		

South LA Sales Comparables



Address:	4421 Wall St.
Sale Date:	Subject Property
Price:	\$720,000
Year Built:	1955
# of Units:	Triplex
Price per Unit:	\$240,000
Building Size:	1,512 SF
Price per SF:	\$529
Unit Mix:	(1) 2+1 & (2) 1+1
Lot Size:	3,413 SF



Address:	640 E. 49 th St.
Sale Date:	04/16/25
Price:	\$800,000
Year Built:	1957
# of Units:	Triplex
Price per Unit:	\$266,667
Building Size:	2,914 SF
Price per SF:	\$275
Unit Mix:	(1) 4+2 & (2) 2+1
Lot Size:	8,253 SF



Address:	225 W. 47 th Pl.
Sale Date:	07/03/25
Price:	\$790,000
Year Built:	1953
# of Units:	Triplex
Price per Unit:	\$263,333
Building Size:	2,626 SF
Price per SF:	\$301
Unit Mix:	(1) 4+2 & (2) 1+1
Lot Size:	5,650 SF

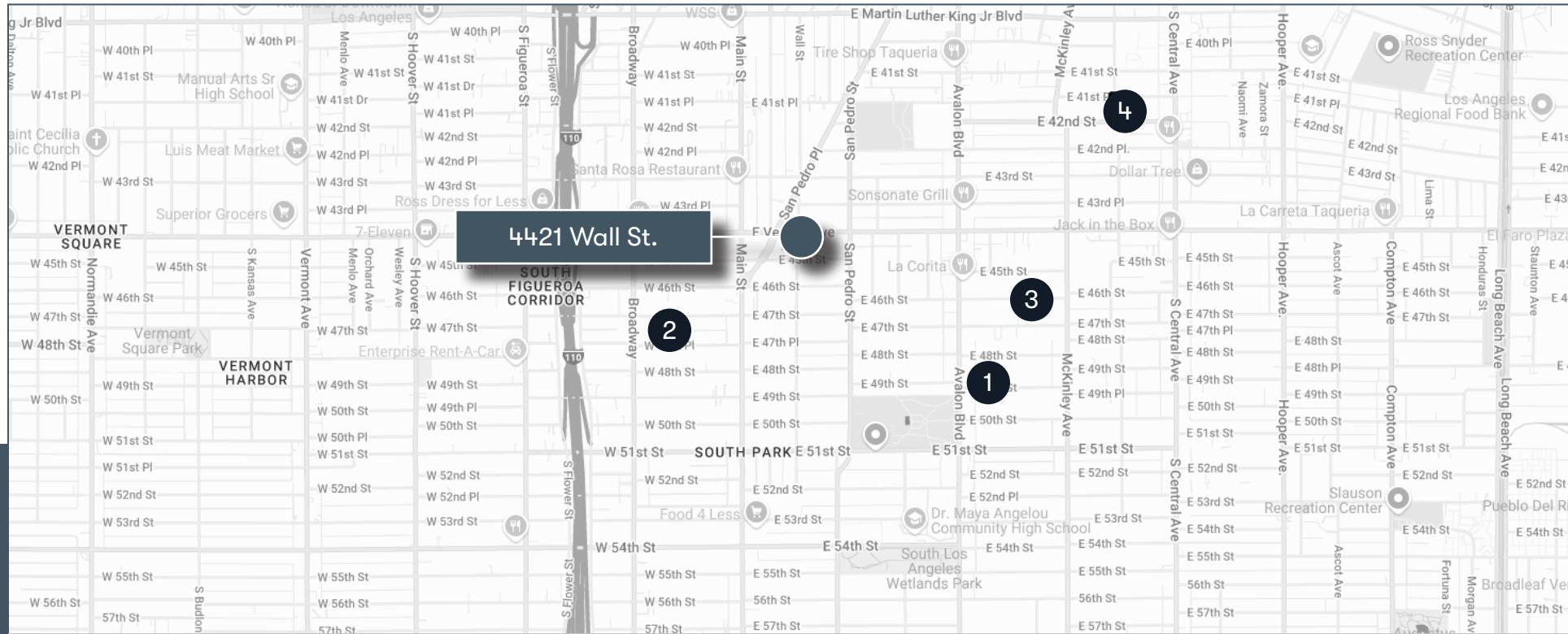


Address:	771 E. 47 th St.
Sale Date:	02/13/25
Price:	\$780,000
Year Built:	1902
# of Units:	3
Price per Unit:	\$260,000
Building Size:	2,417 SF
Price per SF:	\$323
Unit Mix:	N/A
Lot Size:	8,768 SF



Address:	4166 Wadsworth
Sale Date:	04/25/25
Price:	\$760,000
Year Built:	1904
# of Units:	Triplex
Price per Unit:	\$253,333
Building Size:	1,557 SF
Price per SF:	\$488
Unit Mix:	(3) 1+1
Lot Size:	6,252 SF

South LA Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Lot Size
4421 Wall St.	Subject Property	\$720,000	1955	Triplex	\$240,000	1,512 SF	\$529	3,413 SF
1) 640 E. 49 th St.	04/16/25	\$800,000	1957	Triplex	\$266,667	2,914 SF	\$275	8,253 SF
2) 225 W. 47 th Pl.	07/03/25	\$790,000	1953	Triplex	\$263,333	2,626 SF	\$301	5,650 SF
3) 771 E. 47 th St.	02/13/25	\$780,000	1902	Triplex	\$260,000	2,417 SF	\$323	8,768 SF
4) 4166 Wadsworth Ave.	04/25/25	\$760,000	1904	Triplex	\$253,333	1,557 SF	\$488	6,252 SF



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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.



Max Berger

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