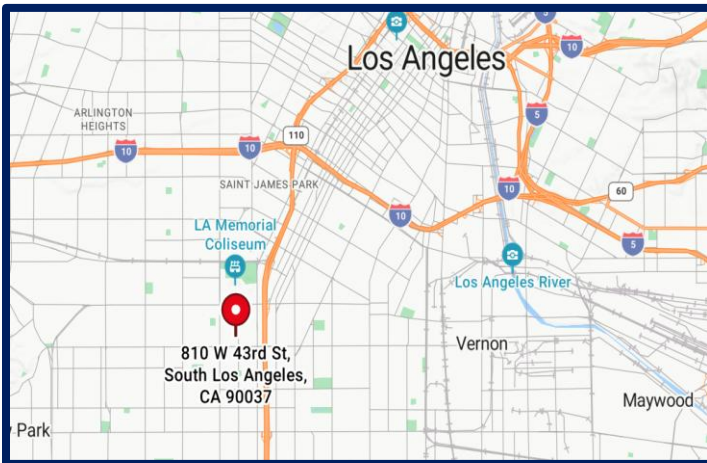


Offering Memorandum – 4 Residential Bungalows (1Bd/1Ba Each) Excellent/High Demand Central Los Angeles Location

810 – 812 ½ W 43rd St
Los Angeles, CA 90037



Price: \$ 700,000.00
Year Built: 1913
Lot Size: 5,349 sq.ft. (per Assessor)
Imp Size: 2,040 sq.ft. (per Assessor)
APN: 5019-007-033 **Zoning:** LAC2
Unit Mix: 4 – 1Bd/1Ba Units

Notes:

- Interior Inspection with accepted offer
- Property Offered in its “As-Is, Where-Is” Condition; Buyer to rely on their own investigation and due diligence
- Below Market Rents; 1 Unit remodeled & delivered vacant
- Bread & Butter Units
- Do Not Disturb Tenants

OWNER-USER OPPORTUNITY - LIVE IN ONE. COLLECT FROM THREE.

810–812 ½ W 43rd St presents a compelling owner-user opportunity to live and generate income in one of Los Angeles’ most active growth corridors near USC, BMO Stadium, and Exposition Park. This 4-unit property consists of detached 1-bedroom/1-bath bungalows with no shared walls, offering a more private, home-like feel that consistently attracts renters. One newly remodeled unit will be delivered vacant, allowing a buyer to move in immediately while collecting income from the remaining three units, creating a powerful “live for less” scenario. The property currently generates approximately \$3,398 per month with projected market rents near \$8,000, providing clear upside through gradual rent repositioning. With tenants paying their own utilities and strong rental demand driven by proximity to USC, major stadiums, and ongoing redevelopment, this asset offers both stability and growth. Ideal for an owner-user, first-time multifamily buyer, or investor seeking a foothold in a high-demand location, this is an opportunity to reduce your cost of living while building long-term equity in a market with real momentum

Property sold in it’s As-Is Condition. Buyer to rely on their own due diligence and investigation. Do not disturb Tenants

The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee



ACLee Commerical Real Estate Services, Inc DRE 02241114

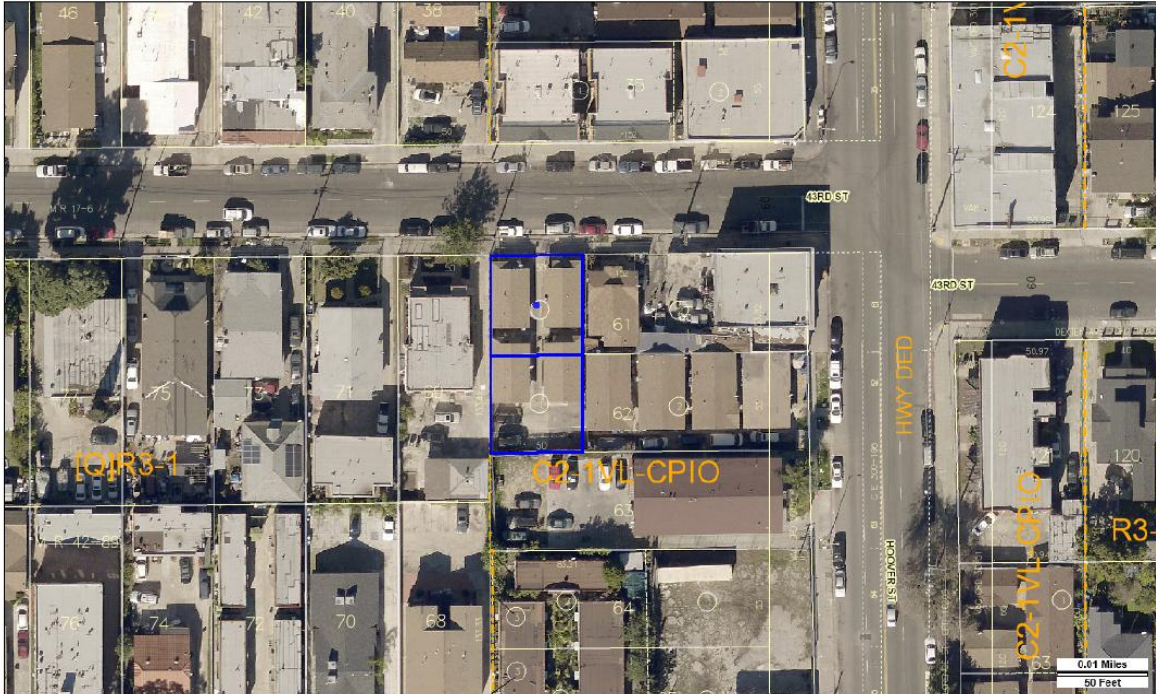
Andrew C. Lee
 213-500-6870
 DRE: 01046440
aclee.aig@gmail.com
aclee.aig@sbcglobal.net

Kayvan Fallah
 703-975-0466
 DRE: 02246549
kayfallah@gmail.com

123 Astronaut ES Onizuka St, Unit 311
 Los Angeles, CA 90012

Unit	Description	Mon Rent	Performa
810	1Bd/1 Ba	\$ 1,560	\$ 2,000
810 1/2	1Bd/1 Ba	\$ 902	\$ 2,000
812	1Bd/1 Ba	\$ 936	\$ 2,000
812 1/2	1Bd/1 Ba	Vacant	\$ 2,000
Totals:		\$ 3,398	\$ 8,000

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Address: 808 W 43RD ST

Tract: RE-PLAT OF JOHN REY'S
SUBDIVISION

Zoning: C2-1VL-CPIO

APN: 5019007033

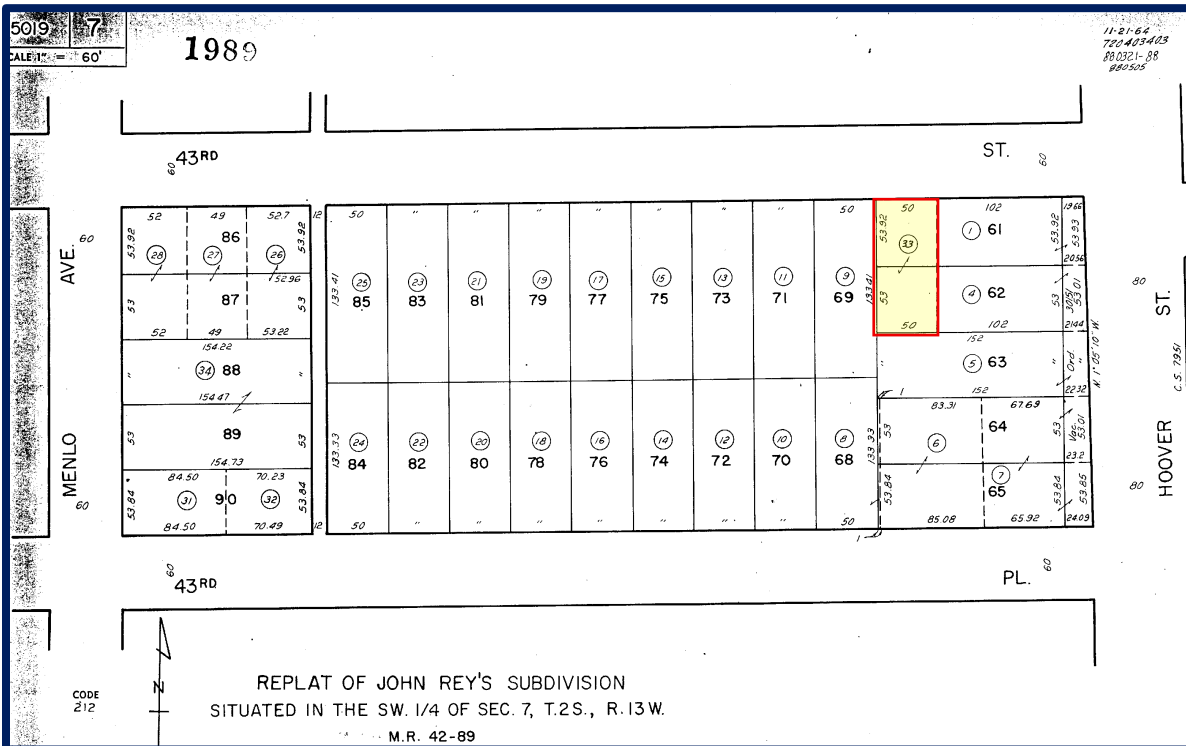
Block: None

General Plan: Neighborhood Commercial

PIN #: 114B197 1088

Lot: 61

Arb: 1



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