



OFFERING MEMORANDUM

1329 W 88th St Two-Parcel Gated Community

MULTIFAMILY INVESTMENT OPPORTUNITY!
Unique opportunity to acquire a highly remodeled Spanish-style multifamily property consisting of a gated 7-unit residential compound that has a private community feel. Situated across two parcels totaling approximately 12,246 SF, the property offers significant existing improvements and additional upside for an investor seeking to increase rental income and long-term asset value.

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INVESTMENT SUMMARY

APN 6047-006-017	NET OPERATING INCOME 128,290	LOT SIZE 12,246 SF (0.28 acres)
YEAR BUILT 1939	ZONING LCR320U*	CAP RATE 6.58%
OCCUPANCY 57.14%	ASKING PRICE \$1,950,000	SQUARE FOOTAGE 5,882
PRO FORMA CAP RATE {{ N/A }}	NUMBER OF BUILDING 4	

INVESTMENT HIGHLIGHTS

Additional value-add features include 8 vacant garages, a potential laundry room, and a substantial lot with additional development potential. The current owner has invested in digital site and floor plans for all four buildings and garages, providing a foundation for exploring potential ADU opportunities and future income-producing improvements.



PROPERTY DESCRIPTION & DETAILS

The property has been extensively upgraded inside and out, including a NEW ADU, fresh exterior paint across all four buildings, new roofs, new gate and additional improvements. Multiple units provide immediate rental potential, including two fully remodeled units with city permits and a third vacant unit ready for lease and market-rate rents. Ideal for investors seeking a value-add multifamily asset with multiple avenues for increasing rental income and overall property value.

Address	1329 W 88th St, Los Angeles, CA 90044
APN	6047-006-017
Building Size	5,882
Land Size	12,246
Year Built	1939
Stories	2
Parking	8 enclosed garages plus additional uncovered parking
Construction Type	Wood
Exterior Finishes	Spanish-style; fresh exterior paint across all four buildings
Roofing System	New roofs (recently replaced)

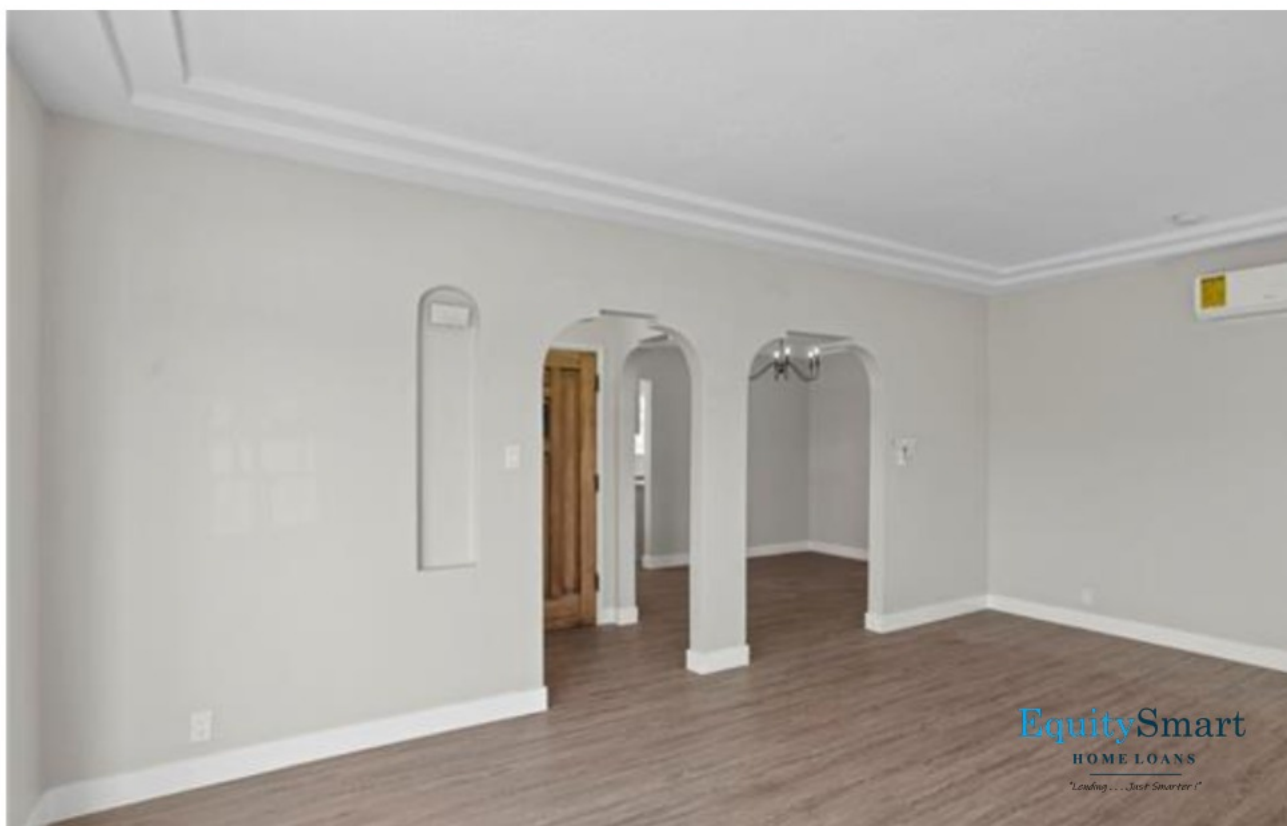


PROPERTY PHOTOS











LOCATION OVERVIEW



CITY, & STATE DETAILS

Positioned on W 88th Street just south of W Manchester Avenue, the property combines residential street appeal with immediate access to groceries, dining, healthcare, schools, and transit. Nearby employment anchors and dense renter demographics further support stable multifamily demand among workforce and family households in South Los Angeles.



DEMOGRAPHICS

The surrounding market offers strong multifamily fundamentals, with 70,567 residents and 13,504 renter households within one mile, expanding to 477,535 residents and 86,108 renters within three miles. A median age of 34.7, moderate incomes, and renter-dominant tenure support sustained demand from workforce and family households.

TOTAL POPULATION {{ N/A }}	MEDIAN AGE 34.7	MEDIAN HOUSEHOLD INCOME \$55,676.00
HOMEOWNER RATE {{ N/A }}	COLLEGE EDUCATED 16%	UNEMPLOYMENT RATE 6.1%
GDP 2.1% projected growth in 2025 (Los Angeles County)	LARGEST EMPLOYERS Kaiser Permanente Los Angeles, Live Nation, Los Angeles Intl Airport-LAX, Sony Pictures Entertainment Inc, Walt Disney Co	



SITE MAP



TRANSPORTATION

Manchester/Vermont bus stop 0.48 miles away; proximate to major South Los Angeles corridors; LAX nearby



EDUCATION

St Michael's Catholic School, La Salle Ave Elementary, Alliance Piera Barbaglia Shaheen Health Services Academy nearby



ATTRACTIONS

Didi Hirsch S. Mark Taper Foundation Center, Ralphs, Kaiser Permanente Pharmacy, McDonald's, South LA Cafe



SITE PLANS

GARAGES BELOW SECOND FLOOR UNITS



SECOND FLOOR UNITS



CLICK FOR TOUR



LOT 12,246 SQ FT.

LIVING SPACE 5,882 SQ FT.

TOTAL BEDROOMS 10

TOTAL BATHROOMS 7

GARAGES 8 TOTAL 1486 SQ FT.

POTENTIAL LAUNDRY ROOM (1) 53 SQ FT.

OWNER STORAGE ROOM (2) 53 SQ FT.

UNITS	SQUARE FOOTAGE
1329	1,224
1329-A	1,197
1331	696
1331-1/2	626
1333	701
1333-1/2	593
1335	845

FLOOR PLANS

1329 W 88th St, Los Angeles, CA
1,224 sq ft.

Front Unit Finished Area 1223.92 sq ft



CLICK FOR TOUR



FLOOR PLANS

1329 UNIT-A W 88th St, Los Angeles, CA
ADU 1st FLOOR 587 sq.ft.

Adu Finished Area 587.46 sq ft

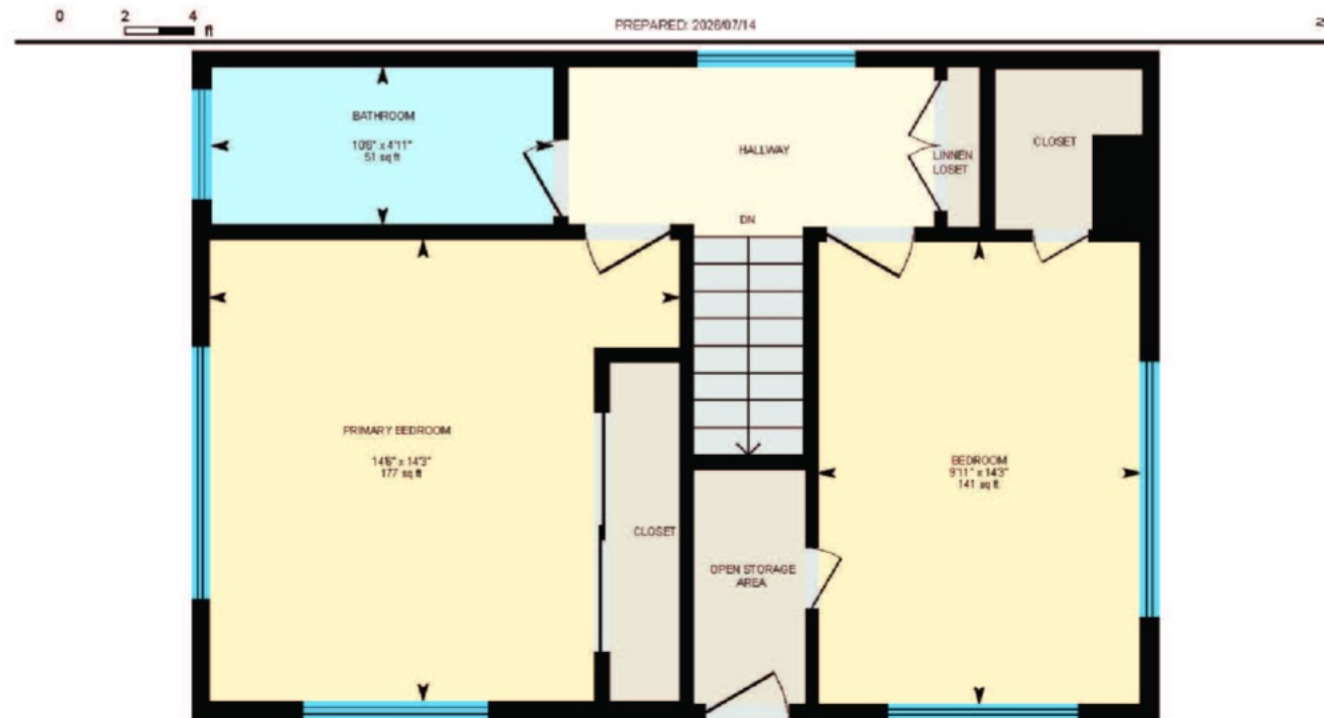


CLICK FOR TOUR



FLOOR PLANS

1329 UNIT-A W 88th St, Los Angeles, CA
ADU 2nd FLOOR 610 sq.ft.



FLOOR PLANS

1331 W 88th St, Los Angeles, CA
696 sq ft.

Finished Area 696.20 sq ft



FLOOR PLANS

**1331-1/2 W 88th St, Los Angeles, CA
626 sq.ft.**

Rear Building Middle Unit Finished Area 626.38 sq ft



FLOOR PLANS

1333 W 88th St, Los Angeles, CA
701 sq ft.

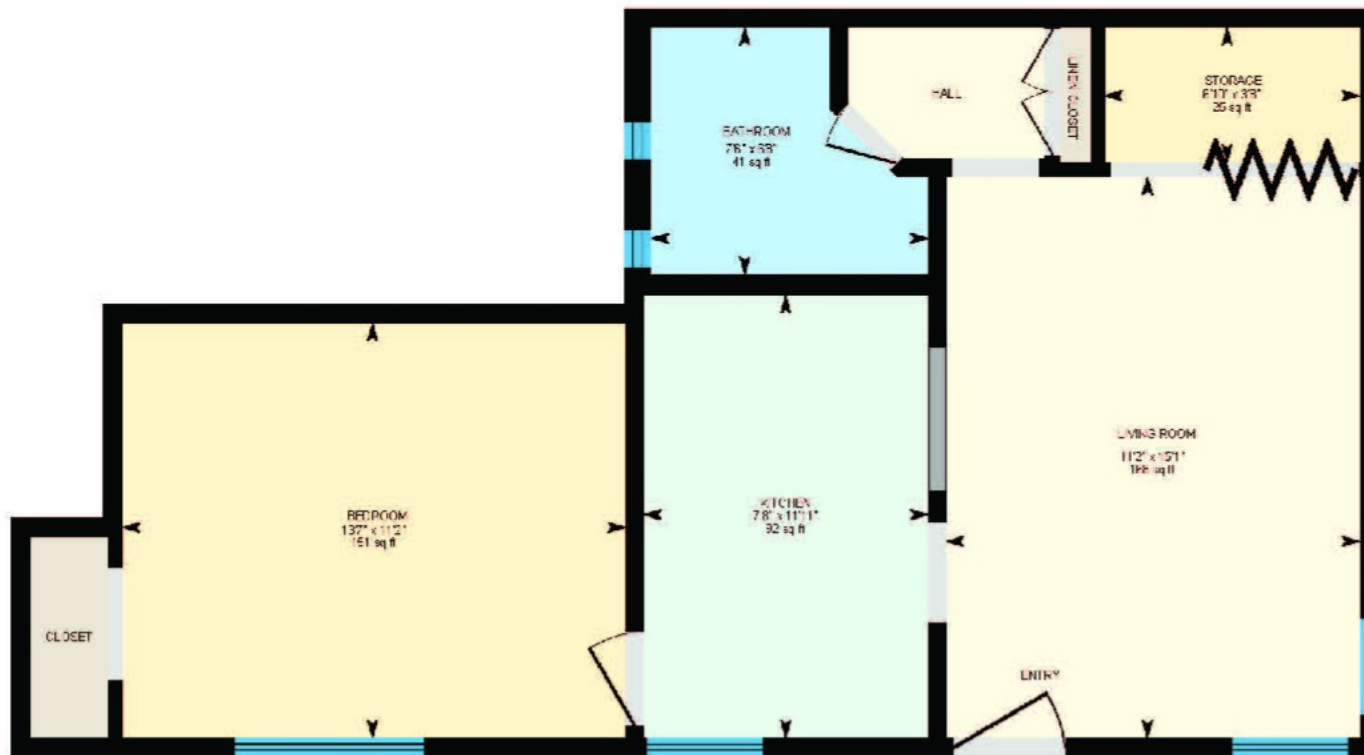
Rear Building Finished Area 701.17 sq ft



FLOOR PLANS

**1333-1/2 W 88th St, Los Angeles, CA
593 sq ft.**

Finished Area 593.37 sq ft



FLOOR PLANS

1335 W 88th St, Los Angeles, CA
845 sq ft.

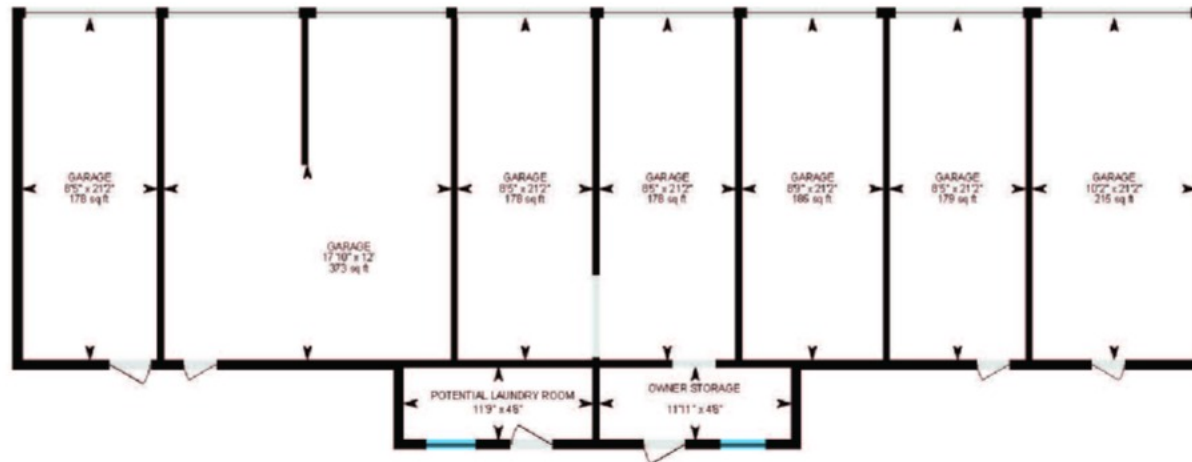
Finished Area 644.70 sq ft



FLOOR PLANS

GARAGES 1,486 sq ft.
STORAGE ROOMS 106 sq ft.

Garage Finished Area N/A
Unfinished Area N/A



PREPARED: 2026/07/14



PHYSICAL SPECIFICATIONS

Specification	Details
Building Size	5,882 SF
Units	7
Site Area	0.28 acres (12,246 SF)
Zoning	LCR320U
Land-to-Building Ratio	2.08:1
Parking Count	8 garage spaces + additional uncovered parking
Average Unit Size	840 SF
Construction Type	Wood-frame
Architectural Style	Two-level Spanish-style, garden-style layout
Heating/Cooling	Ductless heating/cooling
FEMA Flood Zone	X
Recent Improvements	Fresh paint, new roofs, two fully remodeled units, one additional vacant unit, newly constructed ADU

KEY FINANCIAL METRICS & INVESTMENT SUMMARY DATA

Metric	Value
APN	6047-006-017
Asking Price	\$1,950,000
Cap Rate	6.58%
Lot Size	12,246 SF (0.28 acres)
Number of Buildings	4
Zoning	LCR320U*
Year Built	1939
Parking Details	8 garage spaces + additional uncovered parking
Square Footage	5,882 SF
Pro Forma Cap Rate	N/A



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INVESTMENT CONTACTS

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