



5753 8th Avenue

LOS ANGELES, CA 90043 | TURNKEY NON-RSO DUPLEX

OFFERING MEMORANDUM

Asking Price

\$1,075,000

10 BD / 6 BA
TOTAL

(2) 5BD / 3BA
UNITS

3,509
BLDG SQ FT

2016
YEAR BUILT

3-Car + Drwy
PARKING

Investment Highlights

- **Not subject to LA RSO** — eligible to increase 8.7% rent increase rate in 2026.
 - **2016 construction, fully renovated** — modern kitchens and baths, no deferred maintenance.
 - **Ample parking** — detached 3-car garage plus driveway, ideal for an owner-occupant.
 - **Rental upside** — market rent near \$3,900/mo per 5BD unit vs. in-place rents of ~\$3,260–\$3,380.
 - **In-unit laundry** in both units — a rare, high-demand amenity for large 5BD rentals.
 - **Prime South LA location** — minutes to Inglewood, LAX, and the Westside.
- **ADU potential** — rear yard offers room to add an ADU; a ~\$150K build adding ~\$2,200/mo NOI pushes the stabilized cap rate to ~8.9% (buyer to verify feasibility with LADBS).

Property Features



Open living & dining area



Renovated bathroom



3-car garage + driveway parking

Unit	Bed / Bath	Sq Ft	Current Rent	Est. Market Rent
5753 8th Ave	5 BD / 3 BA	1,755	\$3,263	\$3,900
5755 8th Ave	5 BD / 3 BA	1,754	\$3,379	\$3,900
Total (2 units)	10 BD / 6 BA total (5 BD / 3 BA each)	3,509	\$6,642 / mo	\$7,800 / mo

CURRENT ANNUAL INCOME \$79,704	MARKET ANNUAL INCOME \$93,600	RENTAL UPSIDE +17%
-----------------------------------	----------------------------------	-----------------------

Actual Operations*			Pricing	
	2024	2025		
Gross Rental Income	\$70,224	\$72,025	Asking Price	\$1,075,000
Operating Expenses	\$11,241	\$9,335	Price / Door	\$537,500
Net Operating Income	\$58,908	\$62,691	Current Cap Rate	6.1%
*Excludes third-party property management fee; assumes owner-managed or self-managed operation.			Stabilized Cap Rate	~7.5%
			Stabilized Cap Rate (w/ ADU)	~8.9%
			Exit cap based on market rent of \$7,800/mo, self-managed expenses. ADU scenario assumes \$150K build cost added to basis and +\$2,200/mo NOI.	

Comparable Sales

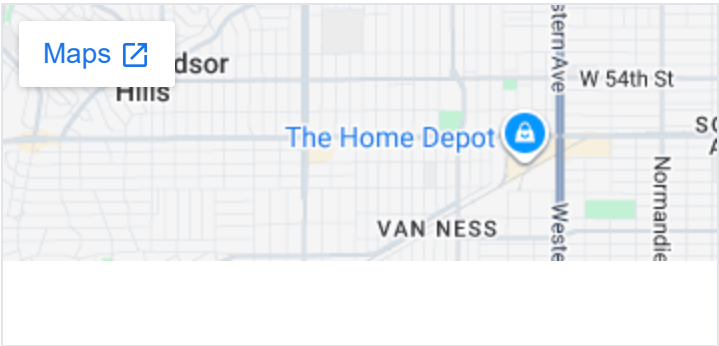
Address	Units	Sq Ft	Sale Price	\$ / SF	\$ / Door
1409 W 84th Pl · 90047 (Active UC)	2	3,863	\$1,050,000	\$272	\$525,000
7814 S Western Ave · 90047 (Active)	2	2,392	\$1,029,999	\$431	\$515,000
3616 W 59th Pl · 90043 (Sold Apr '26)	5+	4,302	\$800,000	\$186	—

Subject at \$306/SF and \$537,500/door on 3,509 SF. Comps 1–2 are newer-vintage duplexes (closest matches); Comp 3 is a closed 5+ unit apartment shown for pricing context. Source: CRMLS / RPR CMA, 7/2026.

Location

Situated in South Los Angeles just west of Vermont Ave, 5753 8th Avenue sits within a short drive of some of the region's largest employment, transit, and entertainment hubs — a strong draw for both tenants and an owner-occupant.

Inglewood / SoFi Stadium	~2 miles
LAX	~6 miles
The Westside (Culver City / Santa Monica)	~10 miles
Downtown Los Angeles	~9 miles
Beverly Hills	~9 miles



■ **ADU potential** — the rear yard offers room to add an Accessory Dwelling Unit for additional income or owner-occupant flexibility (buyer to verify feasibility with LADBS).