

1524 W 81st Street

4 UNITS IN SOUTH LOS ANGELES, CA 90047

LIST PRICE: \$925,000



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THE OFFERING

- › **Significant Value Add Opportunity:** Two of the four units will be delivered vacant. Approximately 34% rental upside on the two occupied units.
- › **Owner-User Opportunity:** The 2Br+1Ba house will be delivered vacant. Single-story with private yard or patio space.
- › **Large Townhouse Units:** Front triplex units are approximately 800 SF each with 2Br+1.5Ba. Downstairs living area, kitchen, half-bathroom, and upstairs two bedrooms and full bathroom.
- › **Capital Expenditure:** The property has copper plumbing throughout. The property overall is well maintained.

1524 W 81st Street is a value add four-unit investment and owner-user opportunity in south Los Angeles with two of four units vacant, including the house.

First time on the market in thirty years! Built in 1923, the 3,650 total SF buildings are situated on a 6,677 SF lot. The property consists of an approximately 1,000 SF house in the rear of the property and a triplex in the front of the property. The house has two bedrooms and one bathroom and each of the triplex units have two bedrooms and one and a half bathrooms. The triplex units are approximately 800 SF each and are townhouses (two stories).

The immediate path to increase the value of this property is to update the two vacant units and rent them at market rates. In addition, the house in the rear of the property has yard space in the back and on both sides which could be transformed into a grass yard and private patio space. Furthermore, targeted cosmetic upgrades to the front triplex exterior would elevate the overall aesthetic.





PRICING SUMMARY

Pricing Details

\$925,000	5.82%	10.56
LIST PRICE	CAP RATE	GRM
\$231,250	\$253.42	34%
PER UNIT	PER SF	UPSIDE

Property Details

1524 W 81ST STREET
LOS ANGELES, CA 90047
ADDRESS

4	1923	3,650
UNITS	YEAR BUILT	BUILDING SF
6,677	4	LARD2
LOT SF	PARKING	ZONING

Unit Mix

BR+BA	# OF UNITS	% MIX
2+1 House	1	25%
2+1.5	3	75%
Total	4	100%

FINANCIAL SETUP

PRICING DETAILS	
List Price	\$925,000
Number of Units	4
Cap Rate	5.82%
Pro Forma Cap Rate	8.81%
GRM	10.56
Pro Forma GRM	7.87
Price Per Unit	\$231,250
Price Per SF	\$253.42
Rental Upside	34%

PROPERTY DETAILS	
Unit Mix	(1) 2+1 House, (3) 2+1.5
Year Built	1923
Building SF	3,650
Lot SF	6,677
Parking	4 Spaces
Zoning	LARD2

PROPOSED FINANCING	
Down Payment	\$462,500
Loan Amount	\$462,500
LTV	50%
Interest Rate	6.25%
Loan Term	30-Year Fixed
DCR	1.58

SCHEDULED INCOME	CURRENT	PRO FORMA
Total Scheduled Rent	\$7,300	\$9,800
Parking	0	0
Laundry	0	0
Other	0	0
Monthly Scheduled Gross Income	7,300	9,800
Annualized Scheduled Gross Income	87,600	117,600

ESTIMATED EXPENSES			
Taxes	1.20%	11,100	11,100
Insurance	\$1,250/unit	5,000	5,000
Management	-	0	0
Repairs & Maintenance	5% of GOI	4,249	5,704
Groundskeeping	\$100/month	1,200	1,200
Utilities	\$125/unit/month	6,000	6,000
Trash	\$300/month	3,600	3,600
-	-	0	0
Total Expenses		31,149	32,604

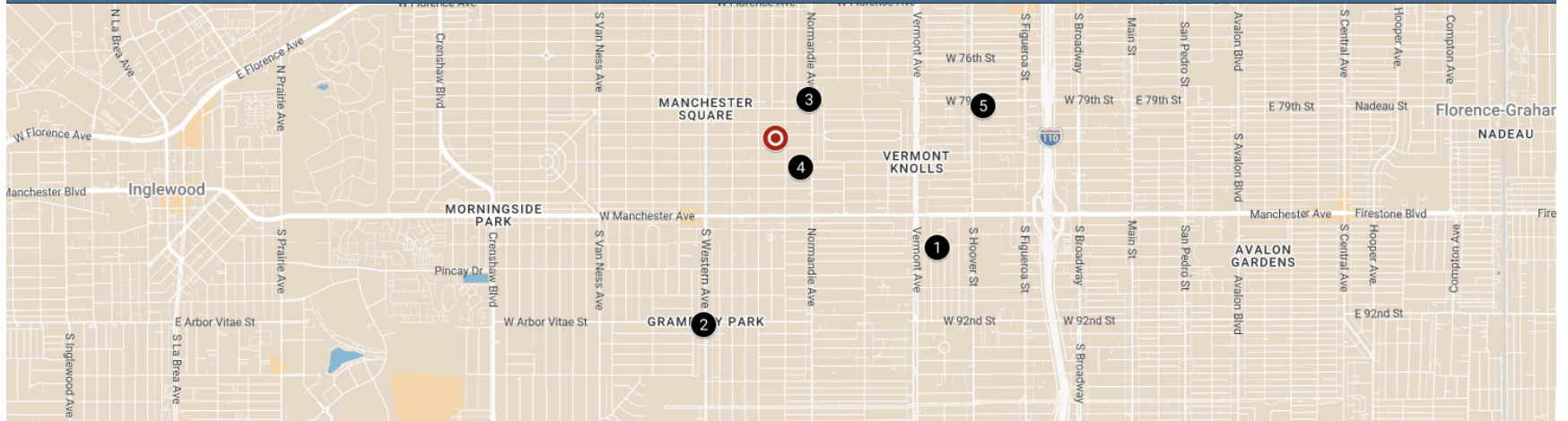
ANNUALIZED OPERATING DATA				
Scheduled Gross Income	87,600		117,600	
Vacancy Reserve Rate	(2,628)	3.00%	(3,528)	3.00%
Gross Operating Income	84,972		114,072	
Expenses	(31,149)	36.66%	(32,604)	28.58%
Net Operating Income	53,823		81,468	
Loan Payments	(34,172)		(34,172)	
Pre-Tax Cash Flows	19,651	4.25%	47,296	10.23%
Principal Reduction	5,420		5,420	
Total Return Before Taxes	\$25,071	5.42%	\$52,716	11.40%

RENT ROLL

UNIT #	BR+BA	CURRENT	PRO FORMA	NOTES
1	2+1 House	\$2,600	\$2,600	Vacant
2	2+1.5	950	2,400	
3	2+1.5	1,350	2,400	
4	2+1.5	2,400	2,400	Vacant
Totals		\$7,300	\$9,800	

SALES COMPARABLES

#	ADDRESS	DATE	UNITS	YR BLT	SF	PRICE	CAP	GRM	PPU	PPSF
1	916 W 88th St Los Angeles, CA 90044	11/19/25	4	1923	2,004	\$810,000	5.85%	11.11	\$202,500	\$404.19
2	1802 W 92nd St Los Angeles, CA 90047	10/29/25	4	1943	2,560	\$770,000	5.66%	11.49	\$192,500	\$300.78
3	7839 S Normandie Ave Los Angeles, CA 90044	9/30/25	4	1967	2,586	\$700,000	5.43%	11.98	\$175,000	\$270.69
4	1426 W 83rd St Los Angeles, CA 90047	9/22/25	4	1924	2,767	\$775,000	7.25%	8.97	\$193,750	\$280.09
5	722 W 79th St Los Angeles, CA 90044	9/5/25	4	1921	3,226	\$720,000	4.71%	13.81	\$180,000	\$223.19
Averages							5.78%	11.47	\$188,750	\$295.79
Subject Property			4	1923	3,650	\$925,000	5.82%	10.56	\$231,250	\$253.42



PROPERTY PHOTOS



AERIAL PHOTOS

INTUIT
DOME

LAX

SoFi
Stadium

FORUM

INGLEWOOD

1524 W 81st Street

FACING
SOUTHWEST

DOWNTOWN L.A.

HYDE PARK

WESTERN AVE

CRENSHAW CHRISTIAN CENTER
FAITHDOME

1524 W 81st Street

FACING
NORTH

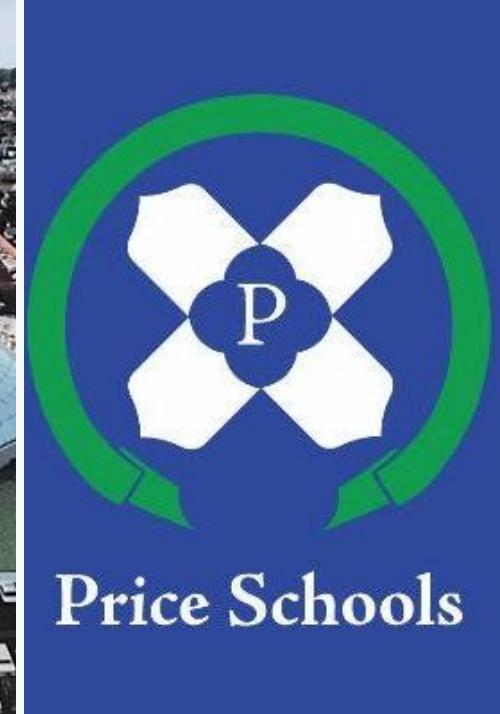
AMENITIES MAP

1524 W 81st Street

Map showing various amenities including schools (e.g., Raymond Elementary School, Mt Carmel High School), businesses (e.g., El Super, Smart Final, King's Market), and sports teams (e.g., Kansas City Chiefs, Kansas City Royals). The map also displays street names and landmarks like SoFi Stadium and Intuit Dome.

LOCATION DETAILS

- › **Walk Score:** 1524 W 81st Street has a Walk Score of 64, meaning residents can accomplish many daily errands on foot with convenient access to nearby retail and services.
- › **Neighborhood Overview:** Dense South LA location; strong renter base; stable occupancy; mix of residential streets supported by daily-needs retail along Manchester, Vermont, and Crenshaw.
- › **Multifamily Positioning:** High renter concentration; affordability advantage versus nearby submarkets; durable demand for well-maintained units; consistent long-term tenancy fundamentals.
- › **Employment:** MLK Hospital district; Inglewood stadium and arena cluster; LAX and Silicon Beach tech corridor; Downtown LA employment core.
- › **Daily Convenience Drivers:** Ralphs, Food 4 Less, Superior Grocers, Target, and Home Depot; Baldwin Hills Crenshaw Plaza; abundant parks, schools, and service retail.
- › **Transportation:** I-110 and I-105 freeway access; Metro Crenshaw/LAX Line connectivity; strong regional mobility for work and daily errands.



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