1120 W 85th Street
Los Angeles, CA 90044

Four-Unit Residential Investment Opportunity



OFFERING PRICE

$969,900

$242,475
PRICE PER UNIT

5.47%
CURRENT CAP RATE

7.65%
PRO FORMA CAP RATE

Stable Income with Multiple Paths to Growth

Four residences across two detached buildings create privacy today—and multiple opportunities for future income growth.

01

Current rents are 29.7% below market

$22,236 of annual embedded rent upside.

02

Two detached buildings

Reduced common walls support privacy and retention.

03

Multiple value-add opportunities

Lease garages now; assess ADU conversion next.

04

Connected South LA

Near employment, transit and major entertainment venues.



Four Units Across Two Detached Buildings

2,944 sq. ft.
BUILDING AREA

6,138 sq. ft.
LOT AREA

Front Building
2 Units · 2-Bed / 1-Bath Each

Rear Building
2 Units · 1-Bed / 1-Bath Each

Built 1938 · APN 6033-014-036
Subject to Los Angeles Rent Stabilization Ordinance (LARSO)

Convenient Access to Employment, Transit, and Entertainment

Central access to Downtown LA, I-110 and key transit corridors supports a deep tenant pool.

SoFi Stadium
YouTube Theater
Intuit Dome

Nearby Schools

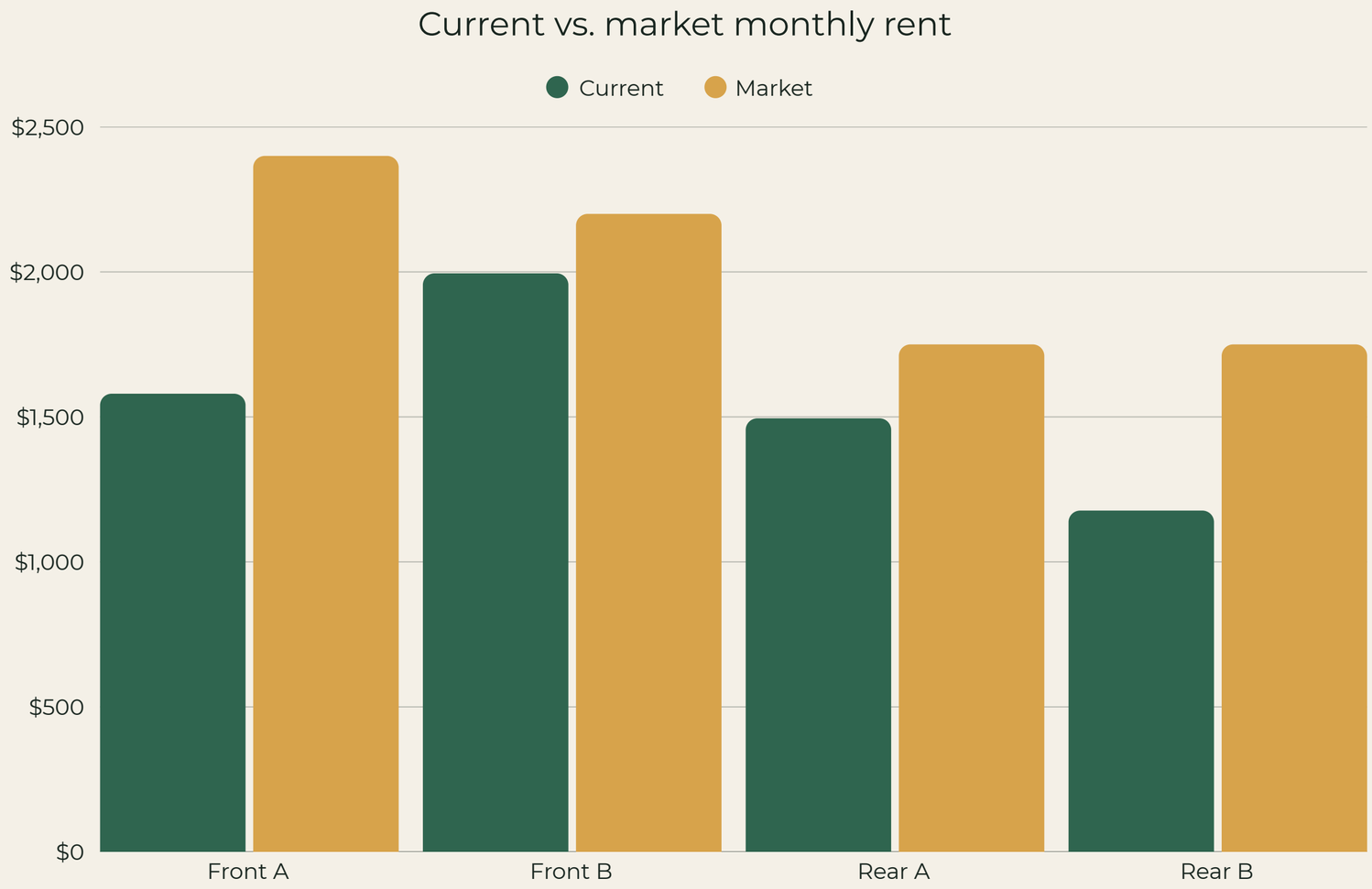
Danny J. Bakewell, Sr. Primary Center
Manchester Avenue Elementary



Rent Growth Opportunity by Unit

+$1,853 / month

TOTAL MONTHLY RENT UPSIDE • +29.7%



FRONT UNIT A

+$820

51.9% upside

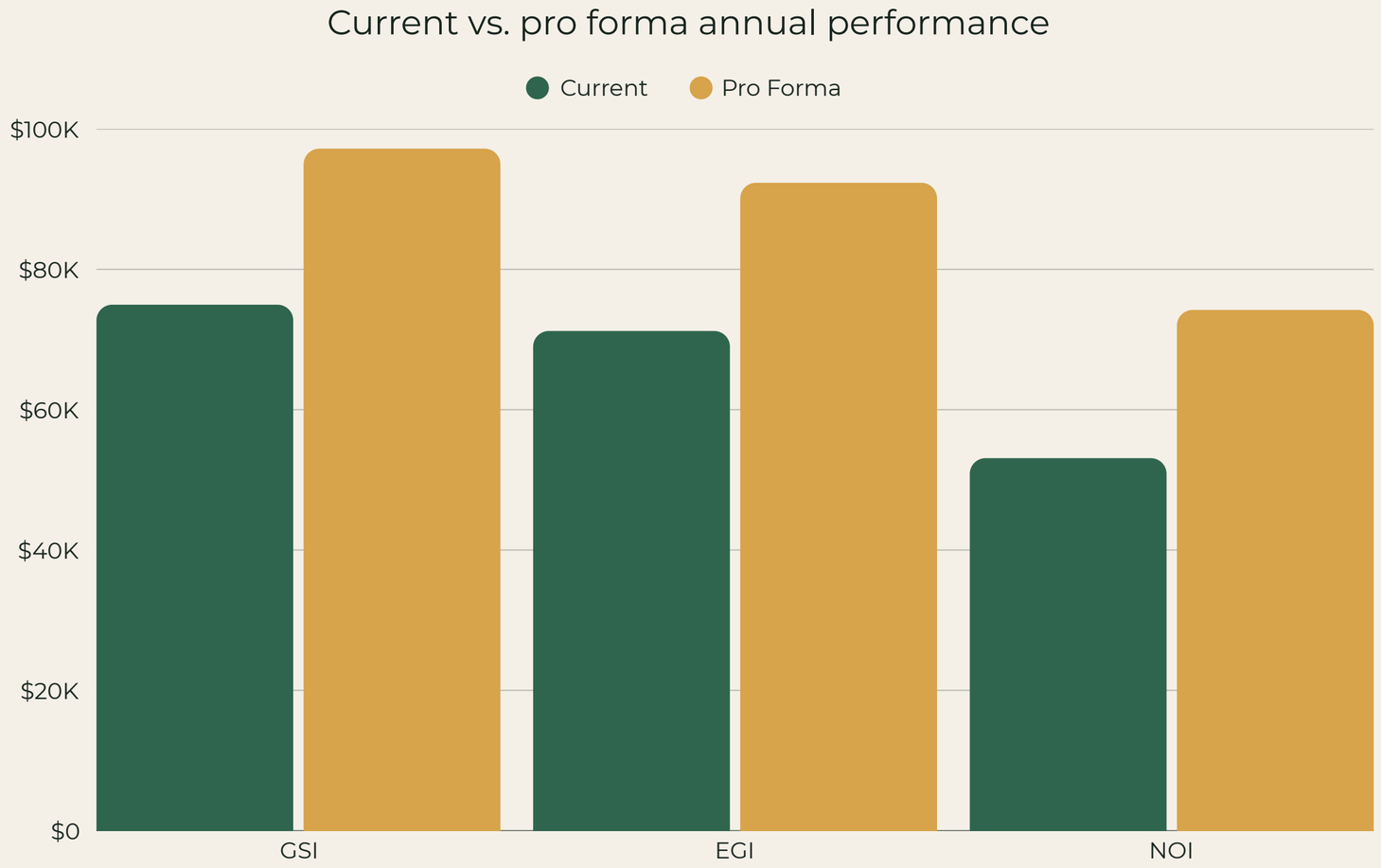
REAR UNIT B

+$573

48.7% upside

Pro Forma Stabilization Expands NOI by 40%

Current operations already produce income; market rents materially reset performance.



GSI = Gross Scheduled Income • EGI = Effective Gross Income • NOI = Net Operating Income

5.47%

CURRENT CAP RATE

7.65%

PRO FORMA CAP RATE

Operating expenses held constant at $18,124 in both cases.

Three Levers for Incremental Value Creation

Sequence the plan: capture rent growth, monetize existing space, then evaluate potential new density.

01

Reposition Rents

$22,236

annual embedded rent upside through turnover and compliant adjustments

02

Lease Garages

$7.2K-$9.6K

potential annual income from four secure spaces

03

Assess Potential ADUs

1-2 potential ADUs

Potential rental income from studio or one-bedroom units



Potential Garage-Leasing Income

$600-$800

POTENTIAL MONTHLY INCOME

$7,200-$9,600 annually

≈ 75-100 bps

ESTIMATED CAP-RATE UPLIFT

Four secure garage spaces could potentially be leased for approximately $150–$200 per month each, generating an estimated $600–$800 in monthly income, or $7,200–$9,600 annually, subject to market demand, tenant access, insurance, and operating considerations.

Potential for One or Two Additional Units

$1,400-$1,700

EST. MONTHLY CROSS REVENUE / ADU

Evaluate conversion of garage area into one or two studio or one-bedroom ADUs to create potential rental income and asset value.

Feasibility is subject to zoning, parking, utilities, building code, and City of Los Angeles permitting review.



Investment Considerations and Execution Risks

LARSO supports tenant stability and predictable allowable rent increases subject to LARSO requirements. Execution depends on compliant lease management and patient realization of upside.

Regulation

Follow LARSO notices, increase limits and documentation requirements.

Timing

Rent upside is primarily realized through turnover and compliant renewals.

Diligence

Verify leases, tenant status, expenses, zoning and ADU feasibility.

Rental Demand

Schools, transit and regional venues support long-term renter appeal.

Current Income with Potential for Future Growth

Current income plus potential upside through rent growth, garage leasing, and ADU development—in a high-demand South Los Angeles location.

WeTrust Realty
Leesa Hammond, Associate Broker

Investors should independently verify financials, square footage, leases, zoning and permitting. Information is derived from official records and field analysis; reliability is not guaranteed.

Thank you. Questions welcome.