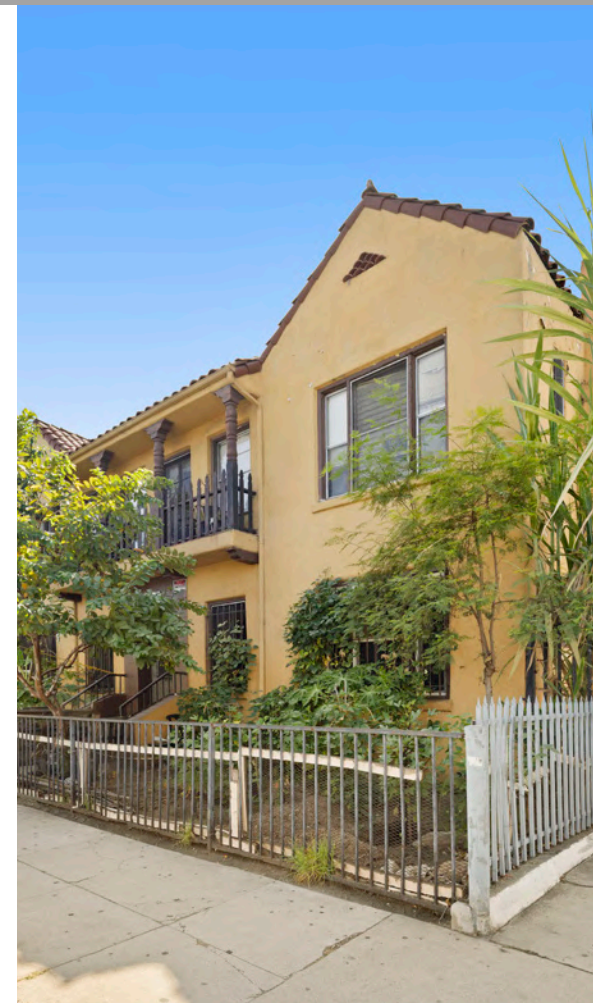


2717 S. Budlong Avenue Los Angeles, CA 90007

8 Units w/ Approx. 74% Rental Upside | 10.42% Market CAP
Approx. 1.1 Miles from USC, USC Village & Exposition Park

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About the Property

2717 S Budlong Ave | University Park | 90007

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- **2717 S Budlong Ave is an 8-unit South Los Angeles property offered at \$1,250,000, approx. 1.1 miles from USC and Exposition Park.**
- Built in 1931, the property totals approx. 7,318 SF on a 7,775 SF lot with (6) 2+1 and (2) 1+1 units.
- **Offered at \$156,250 per unit and \$171 per SF, priced below 3 of 4 sales comps per unit and all 4 per SF.**
- Approx. **74% rental upside** supports projected market performance of a 10.42% CAP and 6.27 GRM.
- **Six of the eight units are 2-bdrm.**, creating a unit mix suited to roommates, students, couples, and longer-term renters.
- The two-story 1930s building features a landscaped street presence, distinctive architectural character, and parking at the rear.
- **USC and USC Village are approx. 1.1 miles away**, connecting residents to campus, employment, dining, retail, and University Park.
- Exposition Park is also approx. 1.1 miles away, home to the Lucas Museum, Natural History Museum, California Science Center, Coliseum & BMO Stadium.
- **2717 S Budlong sits between two of South LA's defining destinations, USC and Exposition Park, placing education, culture, sports, and entertainment within a remarkably compact radius.**



Offering Price	Unit Mix	Price per Unit	Price per Foot	Bldg. Size	Lot Size
\$1,250,000	(6) 2+1 & (2) 1+1	\$156,250	\$171	7,318 SF	7,775 SF

Exterior Photography

2717 S. Budlong Ave | University Park | 90007 (Virtually Staged)

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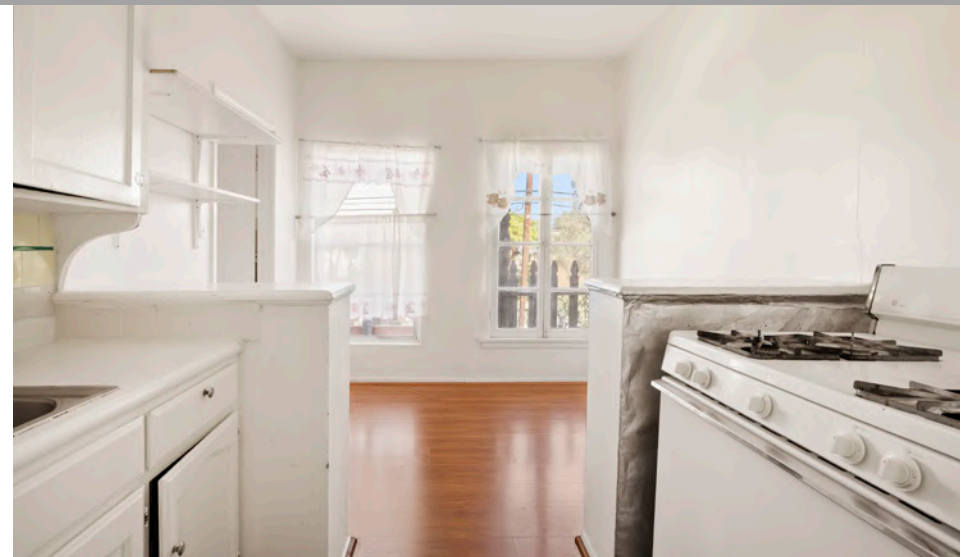


Interior Photography

2717 S. Budlong Ave | University Park | 90007 (Virtually Staged)

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Neighborhood Overview

2717 S. Budlong Ave | University Park | 90007

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About University Park

2717 S. Budlong Ave | University Park | 90007

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A Neighborhood Shaped by Campus and Culture

2717 S Budlong Ave sits in University Park, just over a mile from USC, USC Village, and Exposition Park. Few parts of South Los Angeles bring this much education, culture, sports, and everyday activity together within such a compact radius. The location feels closely connected to campus life without being defined by the university alone.

USC remains one of the area's most important anchors, bringing students, faculty, employees, research, athletics, and events into the neighborhood throughout the year. USC Village extends that activity beyond the classroom with dining, shopping, fitness, housing, and everyday services, giving residents access to a more complete mix of day-to-day conveniences tied to the university and the surrounding community.

Just south of campus, Exposition Park adds another layer to the neighborhood. The Natural History Museum of Los Angeles County, California Science Center, Lucas Museum of Narrative Art, LA Memorial Coliseum, and BMO Stadium create a concentration of museums, sports, concerts, public space, and major events that is unusual even by Los Angeles standards. Together, USC and Exposition Park give the area a steady rhythm that moves between education, culture, recreation, and entertainment.

What makes the location especially useful for a multifamily property is how these destinations work together. Residents are not relying on one employer, one attraction, or one commercial corridor. Instead, 2717 S Budlong sits near a group of institutions and public destinations that bring different kinds of activity into the neighborhood.

For renters, that means close access to campus, employment, retail, museums, sports, and entertainment. For an apartment owner, it gives 2717 S Budlong a location story that is easy to understand: a residential setting tied closely to two of South LA's most recognizable destinations.



Nearby Hotspots

2717 S. Budlong Ave | University Park | 90007

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1) University of Southern California

USC sits approx. 1.1 miles from 2717 S Budlong and remains one of South LA's defining education and employment anchors. Its campus, research, athletics, events, and daily student and employee activity shape much of the surrounding University Park neighborhood.

2) USC Village

USC Village extends campus life with dining, shopping, fitness, student housing, and everyday services in one walkable setting. Anchored by Trader Joe's, Target, restaurants, and more than 100,000 SF of retail, it serves students, residents, and the surrounding neighborhood.

3) Exposition Park

Exposition Park brings museums, gardens, sports, science, and public space together across a 160-acre civic campus. Its institutions include the Natural History Museum, California Science Center, LA Memorial Coliseum, BMO Stadium, and the Lucas Museum of Narrative Art.

4) Lucas Museum of Narrative Art

Opening September 22, 2026, the Lucas Museum adds a major new cultural institution to Exposition Park. The 300,000 SF museum includes 100,000 SF of galleries and sits within a new 13-acre park.

5) BMO Stadium

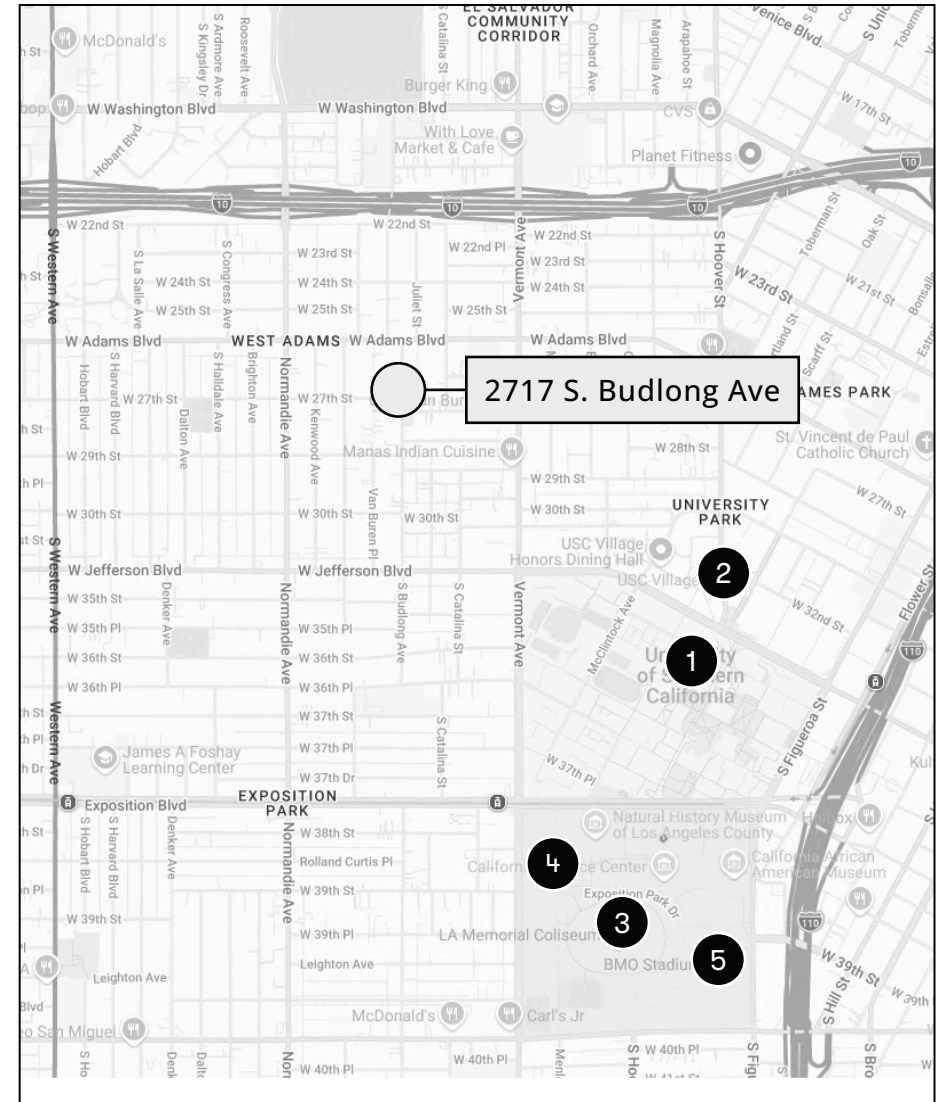
BMO Stadium anchors the sports and entertainment side of Exposition Park with soccer, concerts, and major live events throughout the year. The 22,000-seat venue is home to LAFC and Angel City FC and regularly draws visitors from across the region.



Nearby Hotspots Map

2717 S. Budlong Ave | University Park | 90007

Nearby Hotspot:	Distance:	Notes:
University of Southern California	Approx. 1.1 Miles	A major education and employment anchor shaping daily activity across University Park.
USC Village	Approx. 1.1 Miles	A USC-adjacent hub for dining, shopping, fitness, housing, and everyday neighborhood activity.
Exposition Park	Approx. 1.1 Miles	A major civic campus combining museums, gardens, sports venues, and public space.
Lucas Museum of Narrative Art	Approx. 1.2 Miles	A new Exposition Park museum dedicated to visual storytelling, surrounded by gardens and public space.
BMO Stadium	Approx. 1.5 Miles	A 22,000-seat Exposition Park venue for soccer, concerts, and major live events.



Nearby Developments

2717 S. Budlong Ave | University Park | 90007



1) 1500 W. Adams Blvd.

The approved project would replace an auto repair property with 16 three-bdrm. apartments, including 2 units reserved for extremely low-income households. Includes ground-floor parking and a rooftop amenity space.

2) 1724 W. Adams Blvd.

The approved A+N Apartments project calls for a 5-story building with 90 one- and two-bdrm. apartments, including 10 very low-income units. Plans also include 51 parking spaces, a landscaped courtyard and rear yard, gym, recreation room, and other resident amenities.

3) 1439 W. Jefferson Blvd.

The approved project will replace a single-story commercial building with a 6-story mixed-use development featuring 15 apartments, 1 ADU, and 450 SF of ground-floor commercial space. No on-site parking is proposed, and 2 units are designated for very low-income households.

4) 3022 S. Western Ave.

CIM Group's approved project calls for a 5-story mixed-use building with 114 apartments and 2,500 SF of ground-floor commercial space. Fourteen units are reserved for very low-income households, with 62 parking spaces, a pool deck, and recreation room planned on site.

5) 2211 S. Western Ave.

CIM Group's larger Western Avenue project calls for an 8-story mixed-use development with 364 apartments and more than 70,000 SF of commercial space. Plans include 514 parking spaces, 38 very low-income units, three courtyards, two rooftop decks, and additional resident amenities.

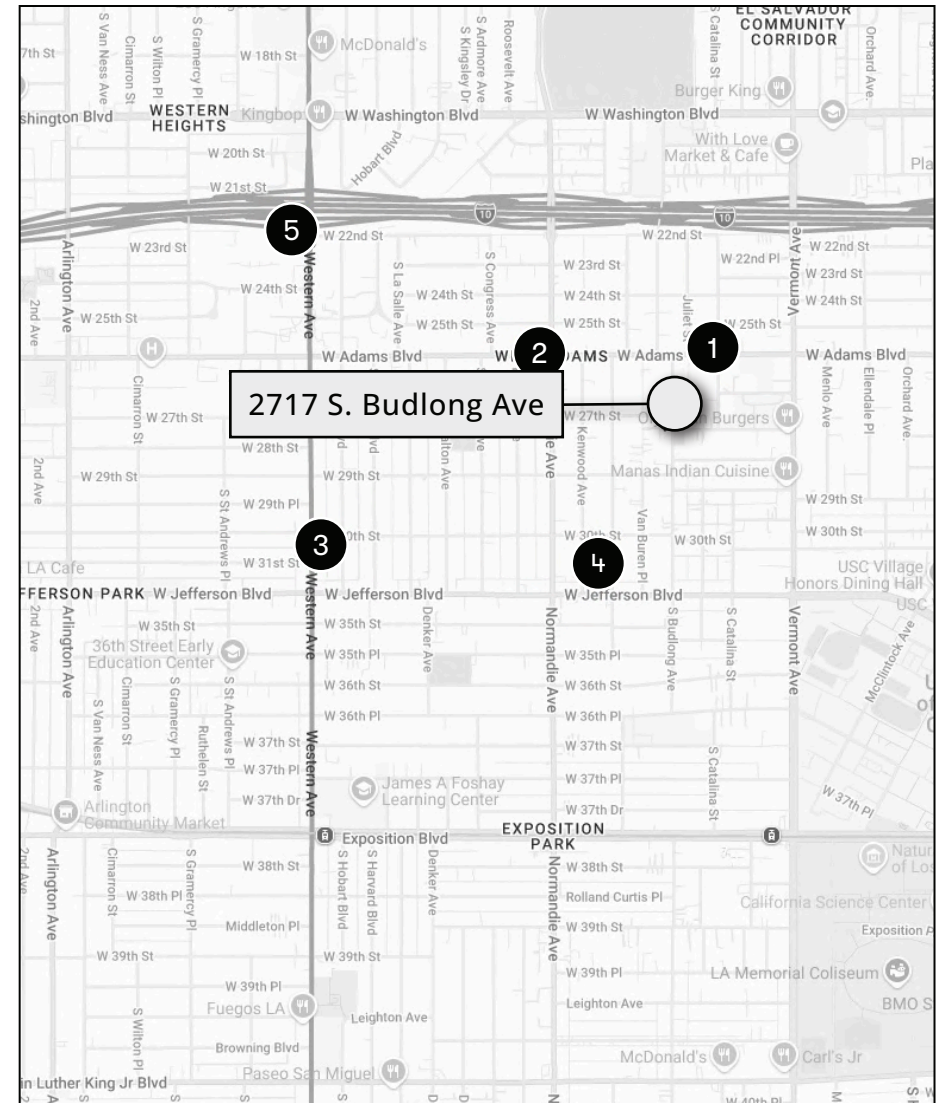


Nearby Developments Map

2717 S. Budlong Ave | University Park | 90007



Nearby Development	Distance:	Notes:
1500 W. Adams Blvd.	Approx. 0.3 Mile	Approved 16-unit apartment project with three-bdrm. units, affordable housing, parking, and rooftop amenity space.
1724 W. Adams Blvd.	Approx. 0.5 Mile	Approved 90-unit apartment development with 1- and 2-bdrm. units, affordable housing, parking, and resident amenities.
1439 W. Jefferson Blvd.	Approx. 0.7 Mile	Approved 6-story mixed-use project with 15 apartments, 1 ADU, and ground-floor commercial space.
3022 S. Western Ave.	Approx. 0.8 Mile	Approved 114-unit mixed-use project with ground-floor commercial space, affordable units, parking, and resident amenities.
2211 S. Western Ave.	Approx. 0.9 Mile	Proposed 364-unit mixed-use project with more than 70,000 SF of commercial space along Western Ave.



Financials & Comparables

2717 S Budlong Ave | University Park | 90007

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Offering Price	\$1,250,000
Number of Units	8
Unit Mix	(2) 2+1 & (6) 1+1
Price per Unit	\$156,250
Price per Foot	\$171
Bldg. Size	7,318 SF
Lot Size	7,775 SF
Year Built	1931
Market CAP	10.42%
Market GRM	6.27

Financials



**2717 S. Budlong Ave.
South LA | 90007**

Offered at \$1,250,000

Investment Summary	
Price:	\$1,250,000
Down Payment:	\$1,250,000
Number of Units:	8
Price Per Unit:	\$156,250
Current GRM:	10.89
Market GRM:	6.27
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
2	1 + 1	\$979	\$1,958	\$1,695	\$3,390
6	2 + 1	\$1,260	\$7,561	\$2,195	\$13,170
Total Scheduled Rent:			\$9,519		\$16,560
Laundry Income:			\$50		\$50
Monthly Gross Income:			\$9,569		\$16,610
Annual Gross Income:			\$114,831		\$199,320

Year Built:	1931	Price per SF:	\$171
Approx. Lot Size:	7,775 SF	Current CAP	3.91%
Approx. Bldg. Sq. Ft.	7,318 SF	Market CAP	10.42%
Annualized Operating Data			
	Current Rents	Market Rents	
Gross Income:	\$114,831	\$199,320	
Vacancy Allowance:	\$2,871 2.5%	\$5,980 2.5%	
Gross Operating Income:	\$111,960	\$193,340	
Less Expenses:	\$63,054 55%	\$63,054 32%	
Net Operating Income:	\$48,906	\$130,286	
Less Loan Payment:	\$0	\$0	
Pre-Tax Cash Flow:	\$48,906 3.94%	\$130,286 10.42%	
(+) Principal Reduction:	\$0	\$0	
Return Before Taxes:	\$48,906 3.94%	\$130,286 10.42%	

Expenses	
Taxes (1.25%):	\$15,625
Insurance (\$1.70 ppf)	\$12,441
Utilities & Trash (T-12 per seller):	\$22,110
Maintenance:	\$6,400
Professional Mgmt:	\$4,478
On-Site Manager:	\$0
Misc:	\$2,000
Total Expenses:	\$63,054
Per Unit:	\$7,882

Rent Roll

2717 S Budlong Ave | University Park | 90007

Current as of 10/04/26

Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date:
101	2 + 1	\$1,371	\$2,195	08/01/14
102	2 + 1	\$1,230	\$2,195	01/01/20
103	1 + 1	\$950	\$1,695	01/01/20
104	2 + 1	\$1,030	\$2,195	01/01/20
201	2 + 1	\$1,244	\$2,195	01/01/20
202	2 + 1	\$1,315	\$2,195	06/01/13
203	1 + 1	\$1,008	\$1,695	06/21/00
204	2 + 1	\$1,371	\$2,195	04/04/16
	Laundry Income:	\$0	\$0	
	Other Income:	\$0	\$0	
	Monthly Total:	\$9,569	\$16,610	
	Annual Total:	\$114,831	\$199,320	



Sales Comparables

2717 S. Budlong Ave | University Park | 90007

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Address:	Sale Date:	Price:	# of Units:	Year Built:	Price per Unit:	Bldg. Size	Price per SF:	Unit Mix:	
2717 S. Budlong	Subject Property	\$1,250,000	8	1931	\$156,250	7,318 SF	\$171	(2) 1+1 & (6) 2+1	
1139 W. 27th St	06/10/26	\$2,800,000	9	1921	\$311,111	8,668 SF	\$323	(4) 1+1 & (4) 3+2 & (1) 5+4	
2939 Brighton Ave	02/25/26	\$1,330,000	7	1905	\$190,000	5,316 SF	\$250	(4) 1+1 & (2) 0+1 & (1) 2+2	
1497 W. 29th St	10/02/25	\$1,340,000	8	1922	\$167,500	3,040 SF	\$441	(6) 0+1 & (2) 1+1	
2703 Raymond	03/25/26	\$1,350,000	10	1905	\$135,000	4,409 SF	\$306	(8) 0+1 & (2) 1+1	

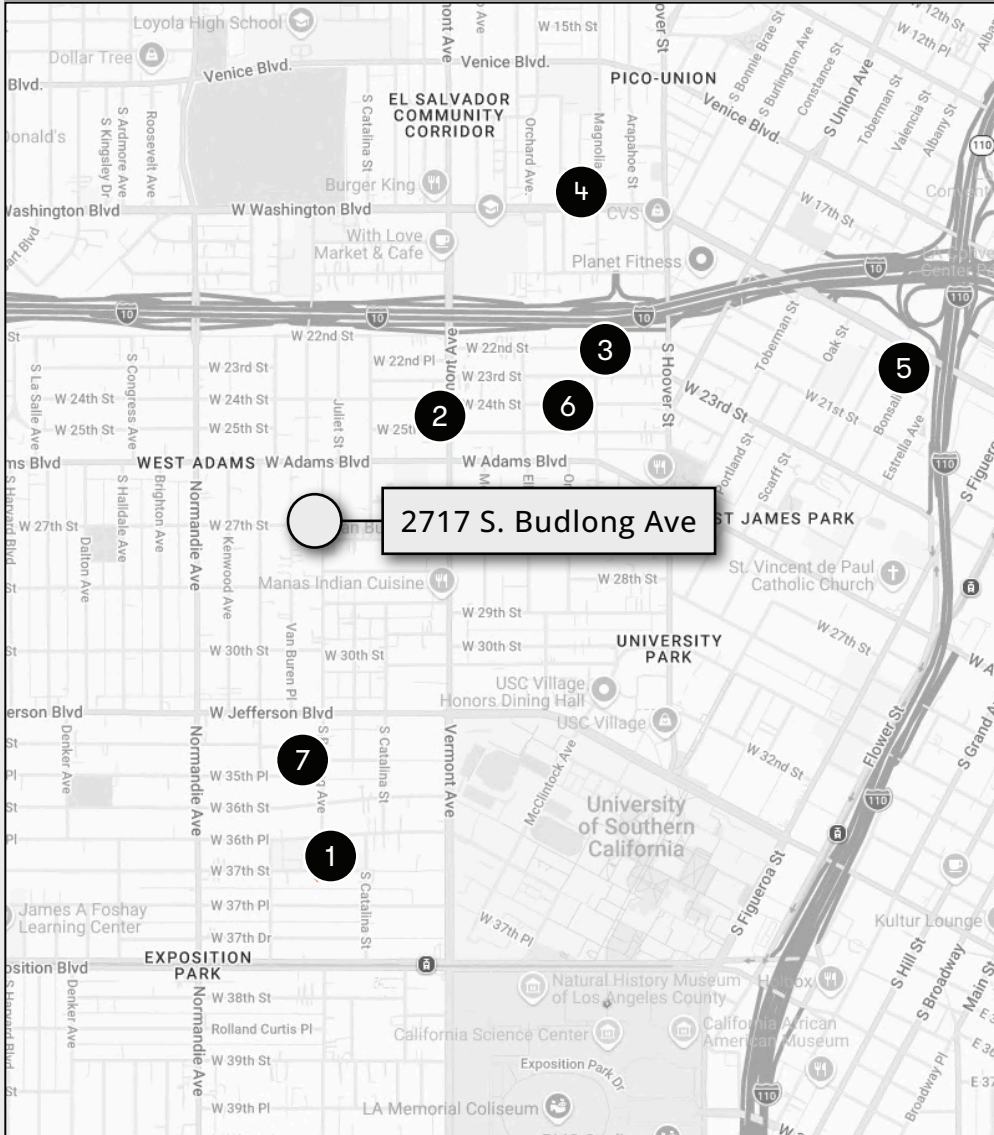


Rental Comparables

2717 S. Budlong Ave | University Park | 90007

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	Address:	Rental Amount:	Unit Type & Size:	Lease Date
	1250 W 37th St #3	\$2,250	2+1 900 SF	07/15/26
	1414 W 25th St	\$2,200	2+1 1,009 SF	07/30/26
	1277 W 23rd St #6	\$2,200	2+1	03/04/26
	1408 W Washington Blvd #202	\$2,195	1+1 717 SF	06/02/26
	1938 Bon-sallo Ave #103	\$1,800	1+1 700 SF	08/06/26
	1237 W 25th St #1239	\$1,700	N/A	03/06/26
	1266 W 35th Pl	\$1,700	520 SF	03/18/26

2717 S. Budlong Avenue Los Angeles, CA 90007

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Clear Thinking, Honest Guidance, and an Owner's Perspective.
If you are interested in 2717 S. Budlong, please contact Max Berger.



Max Berger

Principal

(818) 321-4972

Max.Berger@Compass.com

DRE# 02054048 | Compass

9454 Wilshire Blvd.

Offering Price	\$1,250,000
Number of Units	8
Unit Mix	(2) 2+1 & (6) 1+1
Price per Unit	\$156,250
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