EVANS
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LYON STAHL
INVESTMENT REAL ESTATE



625 E 50th

LOS ANGELES, CA 90011

A value add 7-unit investment opportunity
in South Los Angeles, CA

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INVESTMENT HIGHLIGHTS

- 7-unit Value-Add Opportunity
- (7) 1 Bed / 1 Bath Units
- (2) Detached Structures
- Side Alley Access
- One (1) Vacancy (1 Bed, 1 Bath)
- Approx. 80% remaining rental upside
- Low price / unit ($121,429)
- 13.39% Market Cap Rate
- 16%+ Cap with all units leased at HACLA voucher payment standard
- ADU Potential

PROPERTY **OVERVIEW**

ADDRESS
625 E 50th St
Los Angeles, CA 90011

PROPERTY TYPE
Multifamily

BUILDING SIZE
4,242 SF

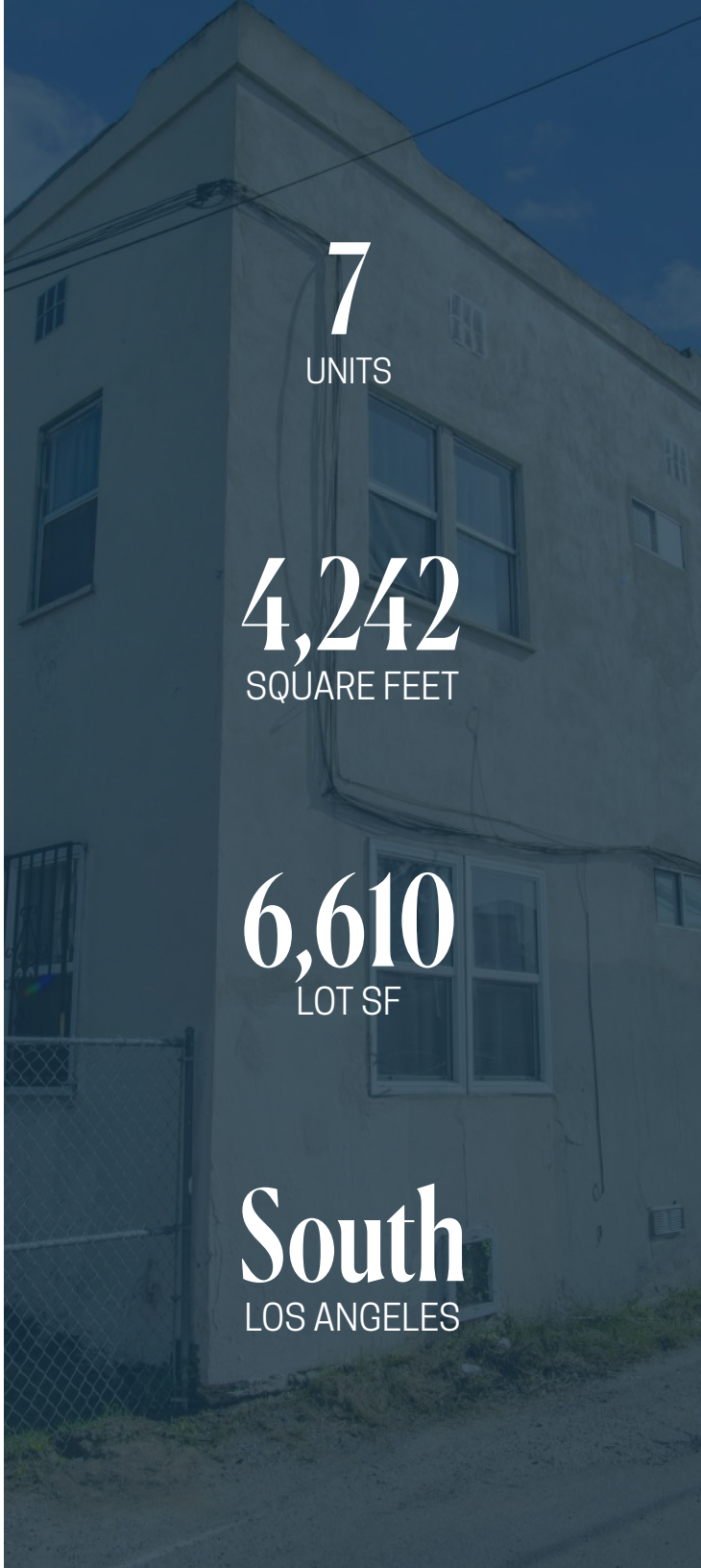
LOT SIZE
6,610 SF

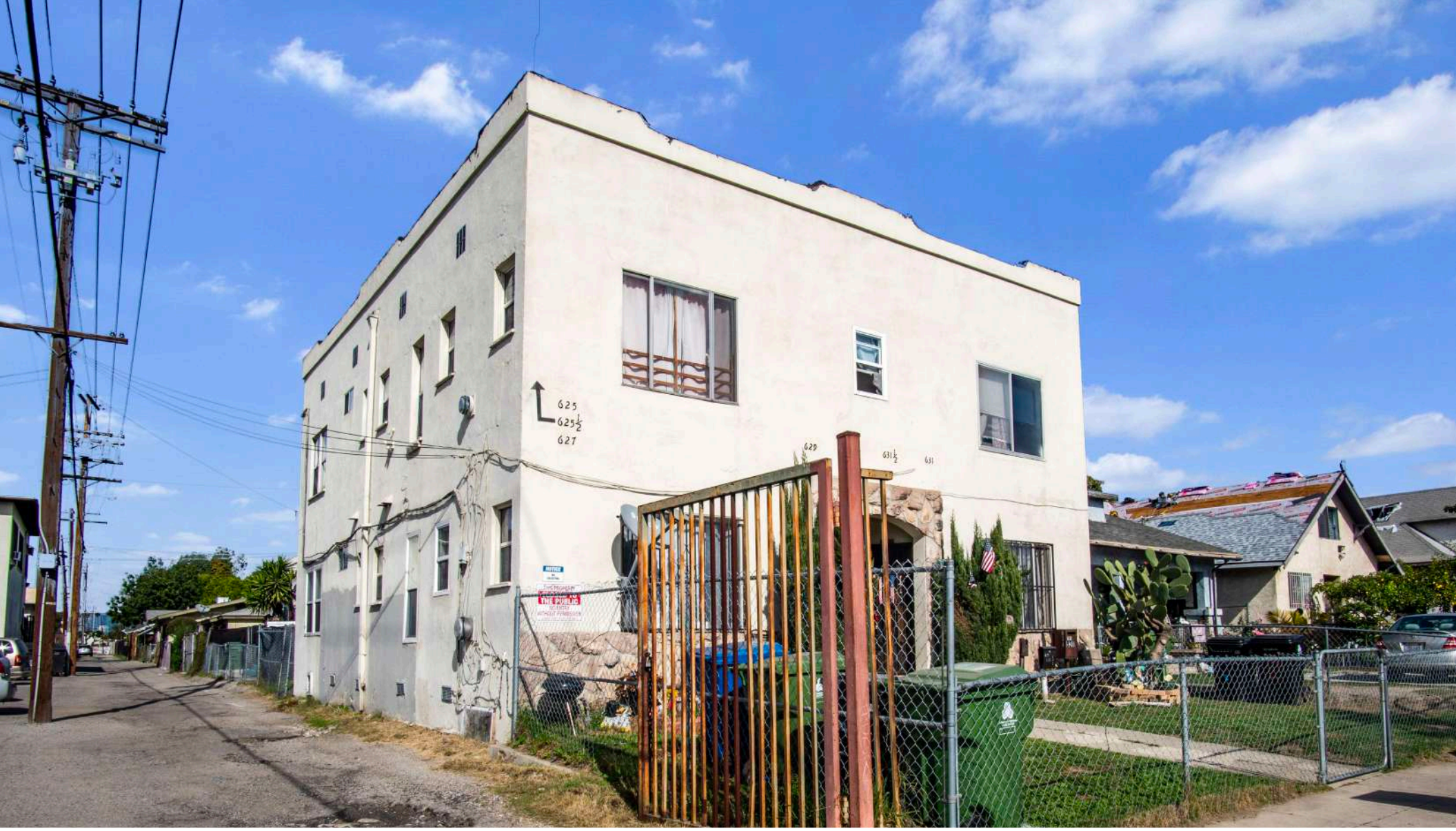
UNIT MIX
7: 1+1

YEAR BUILT
1925

APN
5108-011-028

ZONING
R2-1





6.02%
CURRENT CAP RATE

$121,429
PRICE / UNIT

13.52%
MARKET CAP RATE

80%
RENTAL UPSIDE

EXECUTIVE SUMMARY

625 E 50th

LOS ANGELES, CA 90011

Evans Investment Group is pleased to present 625 E 50th Street, a value add 7-unit investment opportunity with approximately 80% rental upside in South Los Angeles, CA

The property is comprised of two detached structures totalling 4,242 SF with a unit mix of all (7) 1 bed / 1 Bath units. There are currently no Section 8 tenants in-place with an average current rent of $1,026 (upon lease up of vacant 1 bed, bath).

The property will be delivered with one (1) vacancy and projected gross monthly income of $7,184, or $86.204 annually. The opportunity will yield a savvy investor with a low basis ($121,429 per unit) with huge upside potential (approx. 80%).

625 E 50th Street is centrally located just east of Avalon Boulevard , South Park Recreation Center, and the 110 freeway with easy access to Downtown LA, South Bay, USC, LAX, and SoFi Stadium.

South Los Angeles has seen significant growth over the past several years due to its relative housing affordability and convenient proximity to Downtown Los Angeles, Sofi Stadium, USC, Culver City, and South Bay. Rents in South LA have grown significantly over the past few years with average 1-bedroom market rents reaching $1,800-$2,100 and HACLA vouchers currently at $1,980. With low vacancy rates, landlord-favored market conditions, and numerous employment options nearby, South LA is poised for significant long-term growth.





THE **PROPERTY**

The property is comprised of 4,242 square feet with an easy-to-rent unit mix of 1 bed/1 bath units. The building will be delivered with one (1) vacancy and a projected monthly income of $7,184.

THE **OFFERING**

Price:
$850,000

Price / Unit:
$121,429

Price / SF:
$200.38

THE **DEMOGRAPHICS**

Strong Los Angeles Demographics: High Density and Population of 278,738 in South Los Angeles (17,645 people per square mile). South LA is one of the most diverse and young populations in Southern California.

THE **LOCATION**

Located in South Park, 625 E 50th St is centrally located just 2.5 miles from USC and Downtown LA with convenient access to the 110 freeway and walkability to local amenities along Avalon Boulevard.

RENT **ROLL**

UNIT #	UNIT TYPE	STATUS	CURRENT RENT	MARKET RENT	HACLA VOUCHER
625	1+1		$544.44	$1,850	$1,980
625.5	1+1		$590.44	$1,850	$1,980
627	1+1		$1,572.44	$1,850	$1,980
629	1+1	Vacant	$1,850.00	$1,850	$1,980
629.5	1+1		$1,183.44	$1,850	$1,980
631	1+1		$721.44	$1,850	$1,980
631.5	1+1		$721.44	$1,850	$1,980
TOTAL			**$7,184**	**$12,950**	**$13,860**

*All rents include SCEP/RSO fees

FINANCIAL **ANALYSIS**

PRICING SUMMARY		
Offering Price:		**$850,000**
Down Payment:	50%	$425,000
Number of Units:		7
Price/Unit:		$121,429
Price / Bldg sq/ft:		$200.38
Current Cap:		**6.02%**
Market Cap:		13.52%
Current GRM:		**9.86**
Market GRM:		5.47

PROPOSED FINANCING	
Loan Amount:	$425,000
Amortization:	30
Interest Rate:	6.50%
Monthly Payment:	($2,686)
Yearly Payment:	($32,235)

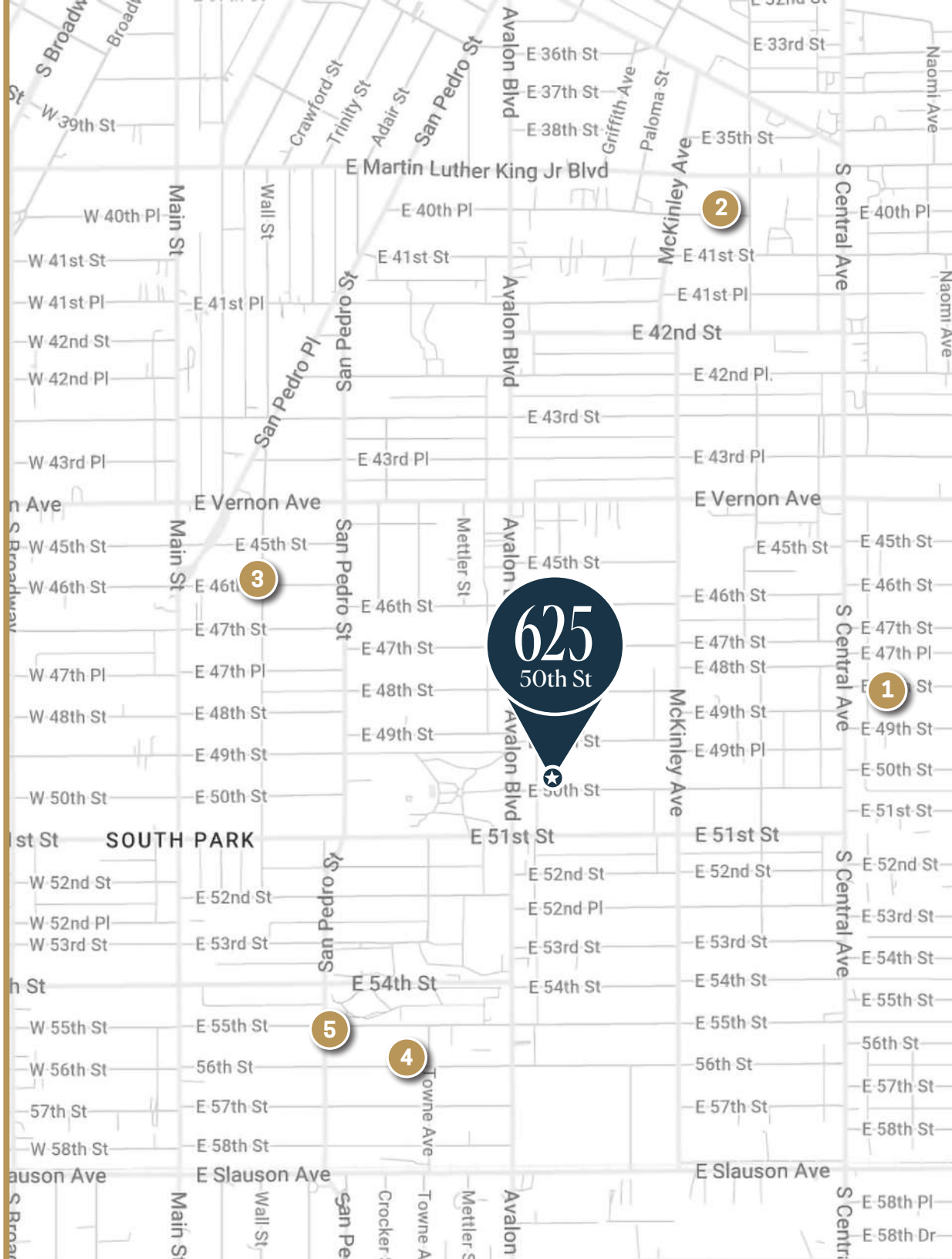
ANNUALIZED OPERATING DATA	CURRENT		MARKET	
Gross Rental Revenue	**$86,204**		**$155,400**	
Less: Vacancy Allowance	$2,586	3%	$4,662	3%
Effective Gross Income	**$83,618**		**$150,738**	
Less Expenses	$32,489	39%	$35,845	24%
Net Operating Income:	**$51,128**		**$114,893**	
Debt Service	($32,235)		($32,235)	
Cash on Cash	**$18,893**	**4.4%**	**$82,657**	**19.4%**
Principal Reduction	$9,785		$9,785	
Total Return Before Taxes:	**$28,678**	**6.7%**	**$92,443**	**22%**

ANNUALIZED EXPENSES		CURRENT	MARKET
Real Estate Taxes	1.200%	$10,200	$10,200
Insurance	$1.25/SF	$5,303	$5,303
Utilities (Incl. Trash)	Actuals (T12)	$7,195	$7,195
Maintenance/Repairs	$500/unit	$3,500	$3,500
Management	5.00%	$4,181	$7,537
Landscaping	Actuals (T12)	$361	$361
Reserves	$250/unit	$1,750	$1,750
Total Expenses		**$32,489**	**$35,845**
Annual/SF		$7.66	$8.45
Annual/Unit		$4,641	$5,121

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information.

SOLD **COMPARABLES**

#	PROPERTY
1.	1148 E 48th St
2.	915-925 E 40th Pl
3.	4523 Wall St
4.	359 E 56th St
5.	300 E 55th St



SOLD COMPARABLES

PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	SF	CAP	GRM	PRICE/UNIT	PRICE/SF	YEAR BUILT	UNIT MIX
SUBJECT PROPERTY 625 E 50th St Los Angeles, CA 90011		**$850,000**	**7**	**4,242**	**6.02%**	**9.86**	**$121,429**	**$200.38**	**1925**	**(7) 1+1**
1148 E 48th St Los Angeles, CA 90011	3/31/2026	$1,025,000	5	4,082	6.48%	9.26	$205,000	$251.10	1913	"(4) 2+1 (1) 3+1"
915-925 E 40th Pl Los Angeles, CA 90011	5/19/2026	$950,000	7	3,600	4.17%	11.00	$135,714	$263.89	1924	(7) 2+1
4523 Wall St Los Angeles, CA 90011	6/25/2026	$800,000	6	4,528	5.04%	11.91	$133,333	$176.68	1959	(6) 2+1
359 E 56th St Los Angeles, CA 90011	5/18/2026	$860,000	6	2,978	7.06%	8.83	$143,333	$288.78	1923	(6) 1+1
300 E 55th St Los Angeles, CA 90011	3/17/2026	$1,160,000	7	4,222	7.02%	8.73	$165,714	$274.75	1950	"(6) 1+1 (1) 2+1"
AVERAGE					**5.96%**	**9.93**	**$150,754**	**$242.60**		

SOLD COMPARABLES

625 50th St



Address	**Subject Property** 625 E 50th St
Close of Escrow	N/A
Price	$850,000
Units	7
SF	4,242
Cap Rate	6.02%
GRM	9.86
Price/Unit	$121,429
Price/SF	$200.38
Year Built	1925
Unit Mix	7 (1+1)

1



Address	**1148 E 48th St** Los Angeles, CA 90011
Close of Escrow	3/31/2026
Sale Price	$1,025,000
Units	5
SF	4,082
Cap Rate	6.48%
GRM	9.26
Price/Unit	$205,000
Price/SF	$251.10
Year Built	1913
Unit Mix	(4) 2+1 (1) 3+1

2



Address	**915-925 E 40th Pl** Los Angeles, CA 90011
Close of Escrow	5/19/2026
Sale Price	$950,000
Units	7
SF	3,600
Cap Rate	4.17%
GRM	11.00
Price/Unit	$135,714
Price/SF	$263.89
Year Built	1924
Unit Mix	(7) 2+1

SOLD COMPARABLES

3



Address	**4523 Wall St** Los Angeles, CA 90011
Close of Escrow	6/25/2026
Sale Price	$800,000
Units	6
SF	4,528
Cap Rate	5.04%
GRM	11.91
Price/Unit	$133,333
Price/SF	$176.68
Year Built	1959
Unit Mix	(6) 2+1

4



Address	**359 E 56th St** Los Angeles, CA 90011
Close of Escrow	5/18/2026
Sale Price	$860,000
Units	6
SF	2,978
Cap Rate	7.06%
GRM	8.83
Price/Unit	$143,333
Price/SF	$288.78
Year Built	1923
Unit Mix	(6) 1+1

5



Address	**300 E 55th St** Los Angeles, CA 90011
Close of Escrow	3/17/2026
Sale Price	$1,160,000
Units	7
SF	4,222
Cap Rate	7.02%
GRM	8.73
Price/Unit	$165,714
Price/SF	$274.75
Year Built	1950
Unit Mix	(6) 1+1 (1) 2+1

MARKET RENT **SURVEY**

1 BED / 1 BATH	CITY	ZIP	TYPE	RENT
5128 Woodlawn Ave	Los Angeles	90011	1 Bed / 1 Bath	$1,995
4623 Wesley Ave	Los Angeles	90037	1 Bed / 1 Bath	$1,800
5305 S Hoover St	Los Angeles	90037	1 Bed / 1 Bath	$1,950
5256 McKinely Ave	Los Angeles	90011	1 Bed / 1 Bath	$1,850
153 W 51st St	Los Angeles	90037	1 Bed / 1 Bath	$2,100
1355 W 49th	Los Angeles	90037	1 Bed / 1 Bath	$1,800
220 E Vernon Ave	Los Angeles	90011	1 Bed / 1 Bath	$1,850
7302 Mace Pl	Los Angeles	90001	1 Bed / 1 Bath	$1,800





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