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LYON STAHL
INVESTMENT REAL ESTATE



8219 S CENTRAL AVE
LOS ANGELES, CA 90001

4-unit owner-user or investment opportunity in
South Los Angeles, CA

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INVESTMENT HIGHLIGHTS

- 4-Unit Value-Add Opportunity
- (4) 2 Bed / 1 Bath Units
- C2 Zoning
- Rear Alley Access
- Current projected monthly income of $5,055
- Approx. 78% rental upside
- Rare 4-plex under $700k
- 12.34% Market Cap Rate
- ADU Garage Conversion Potential
- One (1) vacancy
- Excellent owner user opportunity

EXECUTIVE SUMMARY

8219 S CENTRAL AVE
LOS ANGELES, CA 90001

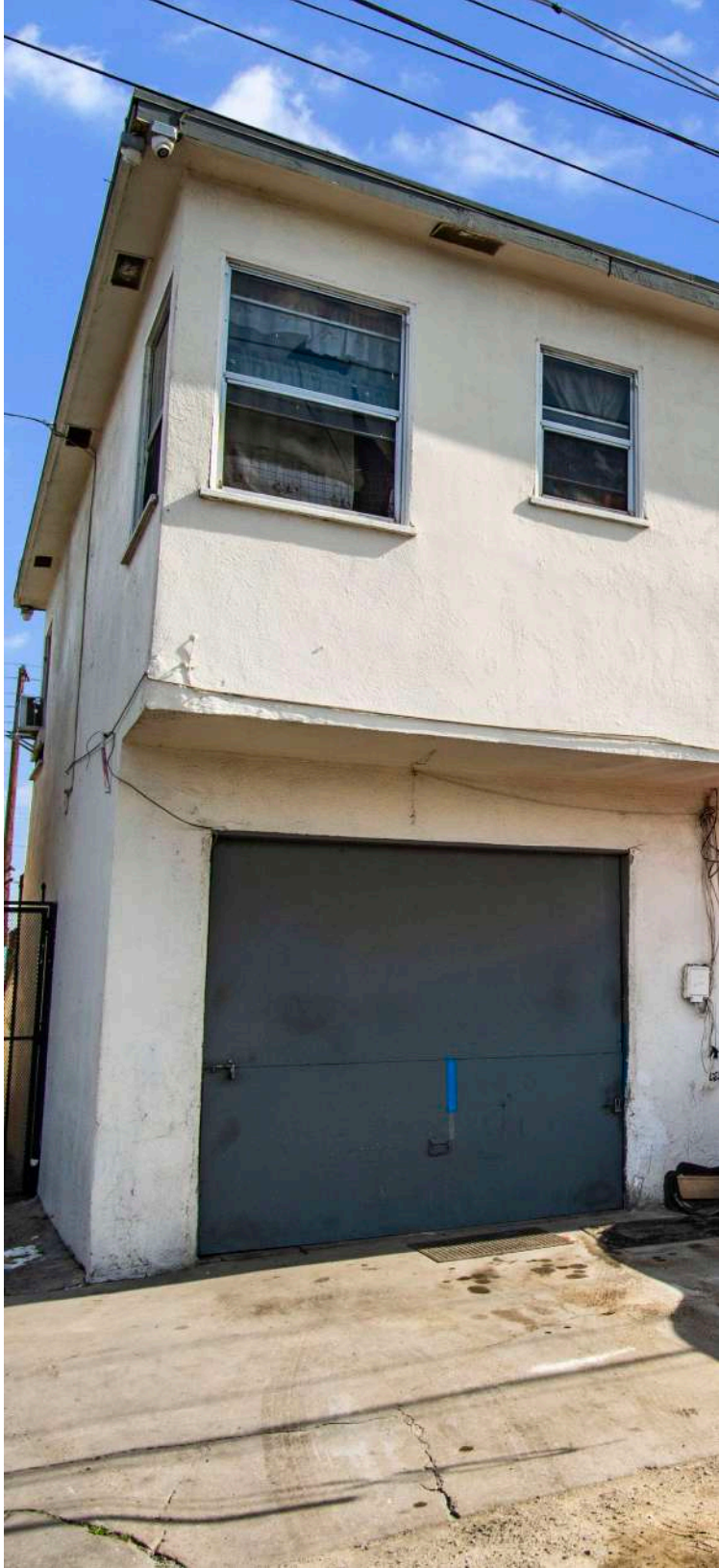
Evans Investment Group is pleased to present 8219 S Central Avenue, a value add 4-unit owner user or investment opportunity in South Los Angeles, CA

The property is comprised of four apartment units with an excellent unit mix all (4) 2 bedroom/1 bath units.

The property will be delivered with one (1) vacancy, allowing for an excellent owner user opportunity. The opportunity will provide a savvy investor with a low basis ($650,000) with huge upside potential .

8219 S Central Avenue is centrally located along Central Avenue, just north of 83rd Street and just east of 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 2-bedroom market rents reaching $2,300-$2,600. With low vacancy rates, landlord-favored market conditions, and numerous employment options nearby, South LA is poised for significant long-term growth.



PROPERTY **OVERVIEW**

ADDRESS
8219 S Central Ave
Los Angeles, CA 90001

PROPERTY TYPE
Multifamily

BUILDING SIZE
1,856 SF

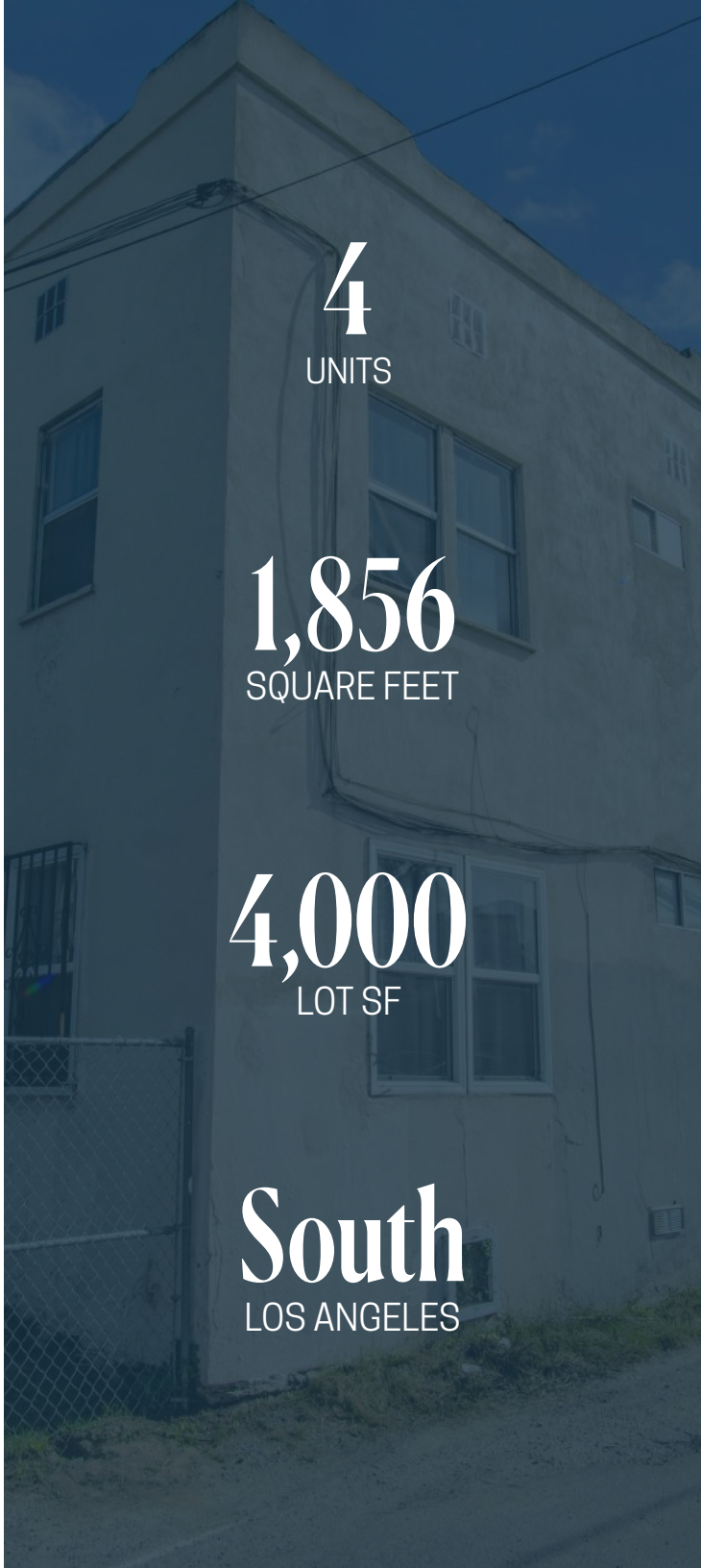
LOT SIZE
4,000 SF

UNIT MIX
4: 2+1

YEAR BUILT
1953

APN
6029-013-002

ZONING
C2-1VL-CPIO





5.28%
LIST PRICE

$162,500
PRICE / UNIT

12.34%
MARKET CAP RATE

72%
RENTAL UPSIDE



THE **PROPERTY**

The property is comprised of 1,856 square feet with an excellent unit mix of all (4) 2 bed/1 bath units. The building will be delivered with one (1) vacancy, proving an excellent owner-user opportunity.

THE **OFFERING**

Price:
$650,000

Price / Unit:
$162,500

Price / SF:
$350.22

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, 8219 S Central Ave is centrally located in the Florence-Graham neighborhood of South LA, surrounded by South Gate, Huntington Park, Downtown LA, and South Bay

RENT **ROLL**

UNIT #	UNIT TYPE	STATUS	CURRENT RENT	MARKET RENT	HACLA VOUCHER
8219	2+1	Vacant	$2,250.00	$2,250.00	$2,277
8219.5	2+1		$782.44	$2,250.00	$2,277
8221	2+1		$1,220.44	$2,250.00	$2,277
8221.5	2+1		$802.44	$2,250.00	$2,277
TOTAL			**$5,055.32**	**$9,000**	**$9,108**

*All rents include SCEP/RSO fees

FINANCIAL **ANALYSIS**

PRICING SUMMARY		
Offering Price:		**$650,000**
Down Payment:	50%	$325,000
Number of Units:		4
Price/Unit:		$162,500
Price / Bldg sq/ft:		$350.22
Current Cap:		**5.28%**
Market Cap:		12.34%
Current GRM:		**10.71**
Market GRM:		6.02

PROPOSED FINANCING	
Loan Amount:	$325,000
Amortization:	30
Interest Rate:	6.50%
Monthly Payment:	($2,054)
Yearly Payment:	($24,651)

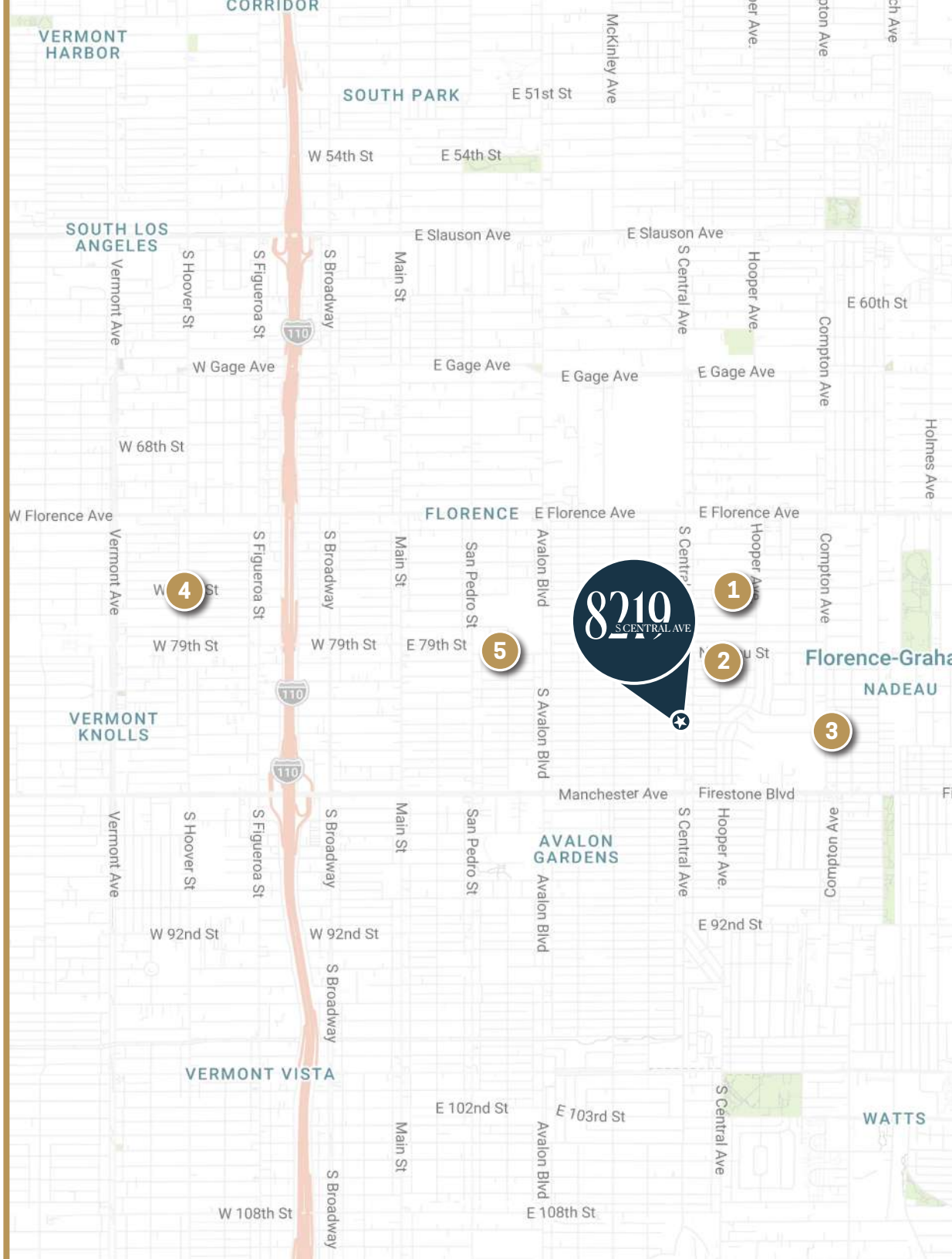
ANNUALIZED OPERATING DATA	CURRENT		MARKET	
Gross Rental Revenue	**$60,664**		**$108,000**	
Less: Vacancy Allowance	$1,820	3%	$3,240	3%
Effective Gross Income	**$58,844**		**$104,760**	
Less Expenses	$24,528	42%	$24,528	23%
Net Operating Income:	**$34,316**		**$80,232**	
Debt Service	($24,651)		($24,651)	
Cash on Cash	**$9,665**	**3.0%**	**$55,581**	**17.1%**
Principal Reduction	$7,483		$7,483	
Total Return Before Taxes:	**$17,148**	**5.3%**	**$63,064**	**19%**

ANNUALIZED EXPENSES		CURRENT	MARKET
Real Estate Taxes	1.200%	$7,800	$7,800
Insurance	$1.50/SF	$2,784	$2,784
Utilities (Incl. Trash)	Actuals (2025)	$10,489	$10,489
Maintenance/Repairs	$500/unit	$2,000	$2,000
Landscaping	Actuals (T12)	$455	$455
Reserves	$250/unit	$1,000	$1,000
Total Expenses		**$24,528**	**$24,528**
Annual/SF		$13.22	$13.22
Annual/Unit		$6,132	$6,132

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.	1237 E 76th St
2.	7919 Naomi Ave
3.	8230 Compton Ave
4.	7601 S Hoover St
5.	7832 Crocker St



SOLD COMPARABLES

PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	SF	CAP	GRM	PRICE/UNIT	PRICE/SF	YEAR BUILT	UNIT MIX
SUBJECT PROPERTY 8219 S Central Ave Los Angeles, CA 90001		**$650,000**	**4**	**1,856**	**5.28%**	**10.71**	**$162,500**	**$350.22**	**1953**	**(4) 2+1**
1237 E 76th St Los Angeles CA 90001	9/25/2026	$725,000	4	1,728	6.26%	11.19	$181,250	$419.56	1928	(4) 1+1
7919 Naomi Ave Los Angeles CA 90001	9/9/2026	$643,000	4	2,350	4.90%	14.29	$160,750	$273.62	1950	(3) 1+1 (1) 2+1
8230 Compton Ave Los Angeles CA 90001	3/18/2026	$1,040,000	4	2,160	6.79%	9.58	$260,000	$481.48	1923	(3) 1+1 (1) 2+2
7601 S Hoover St Los Angeles, CA 90044	2/23/2026	$705,000	4	1,854	5.77%	10.50	$176,250	$380.26	1937	(4) 1+1
7832 Crocker St Los Angeles, CA 90003	7/9/2026	$950,000	4	2,406	-	-	$237,500	$394.85	1938	(1) Studio (1) 1+1 (2) 2+1
AVERAGE					**5.76%**	**11.30**	**$196,375**	**$383.33**		

SOLD COMPARABLES



Address	**Subject Property** 8219 S Central Ave
Close of Escrow	N/A
Price	$650,000
Units	4
SF	1,856
Cap Rate	5.28%
GRM	10.71
Price/Unit	$162,500
Price/SF	$350.22
Year Built	1953
Unit Mix	4 (2+1)



Address	**1237 E 76th St** Los Angeles CA 90001
Close of Escrow	9/25/2026
Sale Price	$725,000
Units	4
SF	1,728
Cap Rate	6.26%
GRM	11.19
Price/Unit	$181,250
Price/SF	$419.56
Year Built	1928
Unit Mix	(4) 1+1



Address	**7919 Naomi Ave** Los Angeles CA 90001
Close of Escrow	9/9/2026
Sale Price	$643,000
Units	4
SF	2,350
Cap Rate	4.90%
GRM	14.29
Price/Unit	$160,750
Price/SF	$273.62
Year Built	1950
Unit Mix	(3) 1+1 (1) 2+1

SOLD COMPARABLES



Address	**8230 Compton Ave** Los Angeles CA 90001
Close of Escrow	3/18/2026
Sale Price	$1,040,000
Units	4
SF	2,160
Cap Rate	6.79%
GRM	9.58
Price/Unit	$260,000
Price/SF	$481.48
Year Built	1923
Unit Mix	(3) 1+1 (1) 2+2



Address	**7601 S Hoover St** Los Angeles, CA 90044
Close of Escrow	2/23/2026
Sale Price	$705,000
Units	4
SF	1,854
Cap Rate	5.77%
GRM	10.50
Price/Unit	$176,250
Price/SF	$380.26
Year Built	1937
Unit Mix	(4) 1+1



Address	**7832 Crocker St** Los Angeles, CA 90003
Close of Escrow	7/9/2026
Sale Price	$950,000
Units	4
SF	2,406
Cap Rate	-
GRM	-
Price/Unit	$237,500
Price/SF	$394.85
Year Built	1938
Unit Mix	(1) Studio (1) 1+1 (2) 2+1

MARKET RENT **SURVEY**

2 BED / 1 BATH	CITY	ZIP	TYPE	RENT
107 W 84th Pl	Los Angeles	90003	2 Bed, 1 Bath	$2,395
800 E 83rd St	Los Angeles	90001	2 Bed, 1 Bath	$2,500
1214 E 82nd St	Los Angeles	90001	2 Bed, 1 Bath	$2,300
426 E 79th St	Los Angeles	90003	2 Bed, 1 Bath	$2,300
754 E 84th Pl	Los Angeles	90001	2 Bed, 1 Bath	$2,200
8868 Wall St	Los Angeles	90003	2 Bed, 1 Bath	$2,500
211 E 81st St	Los Angeles	90003	2 Bed, 1 Bath	$2,500





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