

CORONADO

REAL ESTATE GROUP

COMPASS

# 32 PARCEL PORTFOLIO SALE

(13) SINGLE FAMILY HOMES

(10) 2 - 4 UNITS

(5) 5+ UNIT APARTMENT BUILDINGS

(4) PARCELS OF VACANT LAND

Exclusively Listed By:  
DANA CORONADO, CCIM  
Multifamily & Commercial Specialist  
DRE# 01746702  
(310) 562-9630

Exclusively Listed By:  
CHARLIE J. CORONADO, GRI  
Broker Associate  
DRE# 01723306  
(323) 841-2911



# 32 PARCEL PORTFOLIO SALE

EXCLUSIVELY LISTED BY:



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**Dana.Coronado@Compass.com**  
**(310) 562-9630**  
**DRE#01746702**



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# PORTFOLIO OVERVIEW

Thank you for your interest in purchasing this portfolio sale. This is a court ordered sale with no court confirmation required, and one decisionmaker.

**PROPERTIES CAN BE PURCHASED INDIVIDUALLY, IN GROUPS, OR ALL TOGETHER.**

**ALL PROPERTIES WILL BE SOLD IN AS-IS, WHERE IS CONDITION WITH NO REPRESENTATIONS OR WARRANTIES MADE BY SELLER OR BROKER.**

**ALL PROPERTIES WILL BE SOLD WITH TENANTS.**

**SELLER MAY ALLOW BUYERS OF 1 TO 4 UNIT PROPERTIES THE ABILITY TO HAVE A 10 DAY CONTINGENCY TO DISCUSS CASH FOR KEYES WITH TENANTS, IF NEEDED. DO NOT SPEAK TO TENANTS PRIOR TO OPENING ESCROW.**

**PREFERENCE WILL BE GIVEN TO OFFERS WITH THE FEWEST, OR NO CONTINGENCIES.**














The Seller will not make any repairs, but they will comply with city and state retrofitting point of sale requirements (smoke detectors, etc). If applicable, (Compton, Inglewood, & Lynwood properties) all city presale inspection repairs will be the responsibility of the Buyer to complete after the close of escrow. Links to presale reports are in the property's 1 page overview.

## HOW TO SUBMIT OFFERS

All offers must be submitted via email to [Dana.Coronado@Compass.com](mailto:Dana.Coronado@Compass.com). Please submit offers on the appropriate CAR Form (RPA or RIPA), or an LOI is acceptable if making an offering on the portfolio. Call Dana with any questions, and thank you for your consideration! Happy deal hunting!



# 13 SINGLE FAMILY HOMES













Status	Photo	Address	City	Zip	List Price	Bldg SF	\$/SF	Lot SF	Beds	Baths
Available Off Market		1160 E. 83rd St.	Los Angeles	90001	\$420,000	761	\$552	2,219	3	2
Available Off Market		1162 E. 83rd St.	Los Angeles	90001	\$420,000	761	\$552	2,911	3	2
SOLD		12407 S. Grandee Ave.	Compton	90222	\$600,000	1,870	\$321	4,167	5	2
SOLD		15321 S. Frailey Ave.	Compton	90221	\$450,000	500	\$900	5,992	2	1
Available Off Market		2099 E. Bliss St.	Compton	90222	\$425,000	1,084	\$392	2,497	4	2.5
Available Off Market		2333 E. 119th St.	Los Angeles	90059	\$450,000	1,178	\$382	10,643	3	2
In Escrow		2337 E. 119th St.	Los Angeles	90059	\$450,000	1,161	\$388	9,341	3	2
Available Off Market		3239 W. 108th St.	Inglewood	90303	\$725,000	993	\$730	12,129	3	2
Available Off Market		3288 Palm Ave.	Lynwood	90262	\$440,000	1,230	\$358	6,020	4	2
SOLD		416 W. 110th St.	Los Angeles	90061	\$425,000	804	\$529	5,322	3	3
Available Off Market		600 Hendricks St.	Montebello	90640	\$625,000	1,085	\$576	7,076	4	2
Available Off Market		618 W. Plum St.	Compton	90222	\$425,000	803	\$529	4,999	3	2
Available Off Market		9208 S. Wadsworth St.	Los Angeles	90002	\$400,000	728	\$549	1,734	3	2

**7 Unincorporated LA**  
**2 City of LA**  
**1 Inglewood**  
**1 Compton**  
**1 Lynwood**  
**1 Montebello**

**\$6,255,000**  
**Total Price**

**\$481,154**      **997**      **\$520 Avg**      **5,773**      **3.3**      **2.0**  
**Avg Price**      **Avg SF**      **\$/SF**      **Avg Lot Size**      **Avg BRs**      **Avg BAs**

# 15 MULTIFAMILY PROPERTIES

Status	Photo	Address	City	Zip Code	List Price	# Of Units	\$/Unit	Bldg SF	\$/SF	Lot SF
Available Off Market		1000-1004 N. Sloan Ave. (2 APNs)	Compton	90221	\$1,750,000	10	\$175,000	5,640	\$310.28	14,138
Available Off Market		10317 S. Vermont Ave.	Los Angeles	90044	\$540,000	2	\$270,000	1,764	\$306.12	6,310
SOLD		1324 W. 106th St.	Los Angeles	90044	\$530,000	2	\$265,000	1,716	\$308.86	9,203
Available Off Market		1435 Albany St.	Los Angeles	90015	\$1,350,000	7	\$192,857	6,028	\$223.95	6,002
In Escrow		1500 E. 11th St.	Long Beach	90813	\$560,000	3	\$280,000	1,672	\$334.93	6,063
Accepting Back Up		210 S. Chester Ave.	Compton	90221	\$550,000	3	\$183,333	2,330	\$236.05	7,402
SOLD		321 W. 103rd St.	Los Angeles	90003	\$500,000	2	\$250,000	1,650	\$303.03	7,870
Available Off Market		4106 S. San Pedro St.	Los Angeles	90011	\$650,000	4	\$162,500	2,392	\$271.74	7,138
Available Off Market		632 E. 78th St.	Los Angeles	90001	\$500,000	2	\$250,000	1,632	\$306.37	5,957
Accepting Back Up		7137-7145 Watcher St. (3 APNs)	Commerce	90040	\$1,950,000	7	\$278,571	5,034	\$387.37	21,933
Available Off Market		7411 Arnett St.	Downey	90241	\$1,700,000	6	\$283,333	3,964	\$428.86	5,616
Available Off Market		933 E. 28th St	Los Angeles	90011	\$850,000	5	\$170,000	4,417	\$192.44	7,494

**\$11,430,000**  
**Total Price**

**53 Total**  
**# Units**

**\$230,050**  
**Avg \$/Unit**

**\$300.83**  
**Avg \$/SF**

## LINKS TO ALL INFO

### SPREADSHEET LINK

[CLICK HERE](#) to access the master spreadsheet that will have the most up to date information, including status, pricing, deal metrics, rent roll, P&L, etc. There is also a 1 tab per property overview.

### MAP LINK

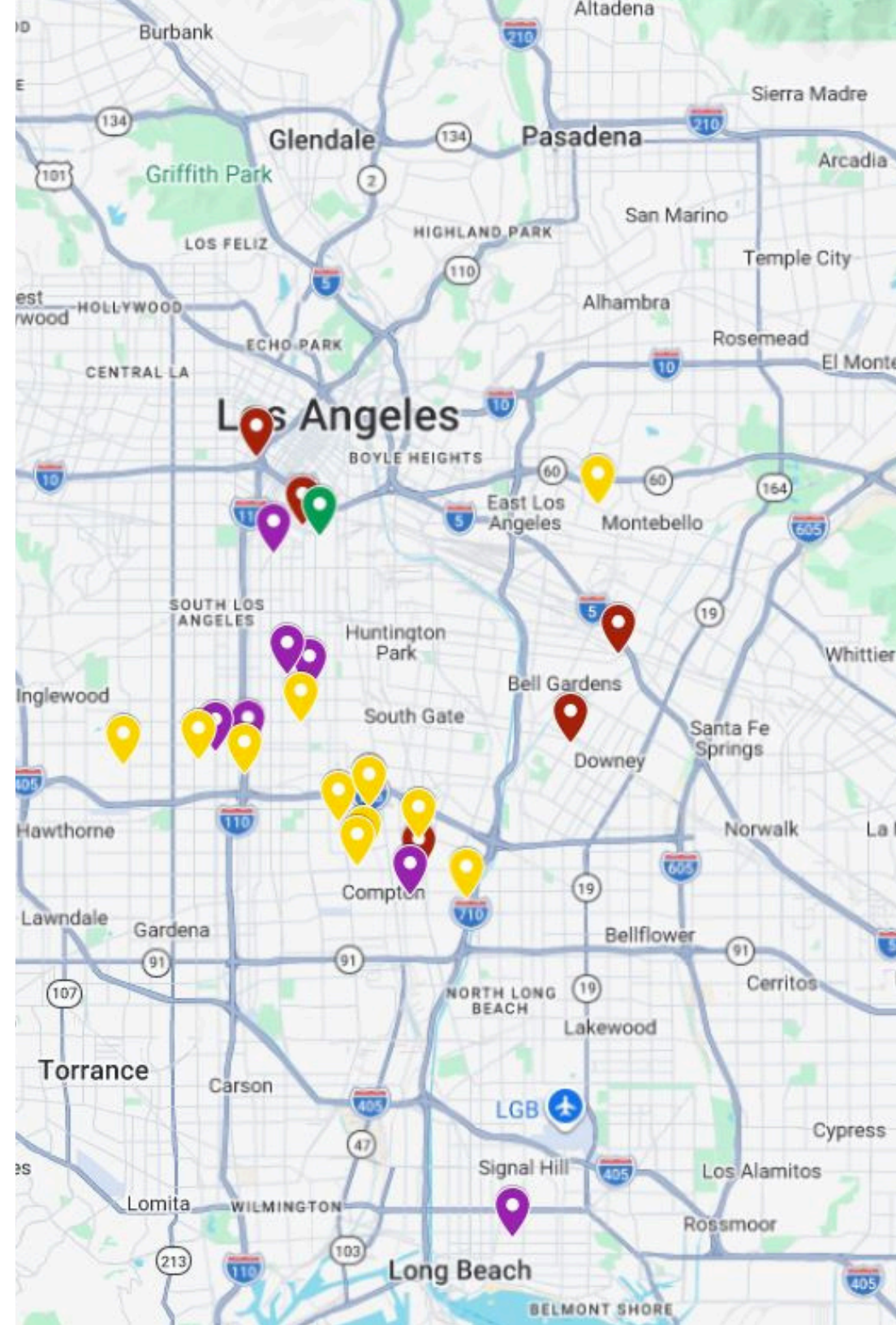
[CLICK HERE](#) to view a Google Map with each property color coded by property type. This makes it easier to see where everything is located and how far they are from each other.

### SINGLE FAMILY HOMES

[CLICK HERE](#) to view a PDF that includes 1 page for each property, plus links to exterior and interior (if available) photos, books & records, prelim, leases, etc.

### MULTIFAMILY PROPERTIES

[CLICK HERE](#) to view a PDF that includes 1 page for each property, plus links to exterior and interior (if available) photos, books & records, rent roll, prelim, leases, etc.



# 1160 E. 83<sup>rd</sup> Street

Los Angeles, CA 90011

House in Unincorporated South Central (Tenant Occupied)

**LIST PRICE:**

**\$420,000**

## PROPERTY FEATURES

Property Type:	Single Family Home
Bldg SF:	761
Lot SF:	2,219
Year Built:	1928
APN:	6028-022-017
Zoning:	LCR3*
Unit Mix:	3Br+2Ba
Parking:	None. Parking for this APN is on 1162 E 83rd property.

## VALUE INDICATORS

\$/Bldg SF:	\$552
\$/Lot SF:	\$189

## DEAL POINTS

Property Highlights:	Small house with 15 year tenant. Rear House is a separate APN, best sold together (1162 E 83rd). TBD, not remodeled
Property Condition:	
Value Add Play:	Lot is R3. Potential to combine with adjacent lot and develop, or flip the house.
# Tenants w/Leased Pkg:	1, but parking is located on the adjacent 1162 E 83rd
Location:	Located just east of S. Central Ave and north of Firestone Blvd.

## LINKS

Title Profile	<a href="#">CLICK HERE</a>
Preliminary Title Report	<a href="#">CLICK HERE</a>
Property Photos	<a href="#">CLICK HERE</a>
Set Up	Not Applicable
Estoppels	
Disclosures	
City Presale Inspection	Not Applicable
LAHD Info	Not Applicable
9A Report	Not Applicable
Due Diligence Info	<a href="#">CLICK HERE</a>



## RENT ROLL

Unit #	Unit Type	Current Rent	Notes
1160 E. 83rd St.	3Br+2Ba	\$1,611.00	Rent Includes \$20 for Parking

*Parking is located on the adjacent 1162 E 83rd St parcel*

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (2Br+1Ba)

Exclusively Listed by Dana Coronado, CCIM of Compass

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[www.IncomePropertiesLA.com](http://www.IncomePropertiesLA.com)

# EXTERIOR PHOTOS

# 1160 E. 83<sup>RD</sup> STREET



Front of Property



Front of Property



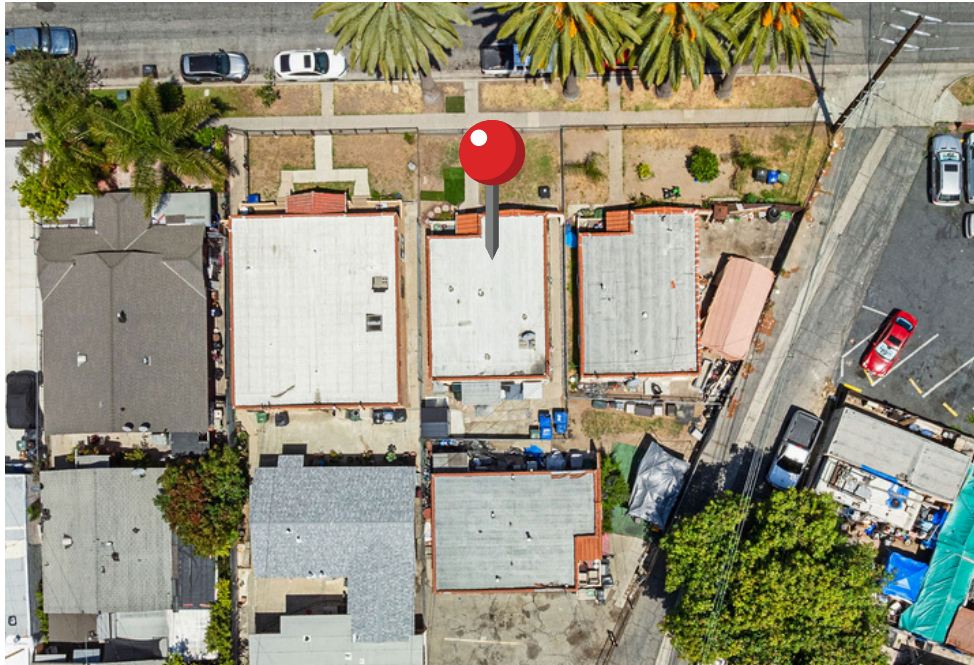
Front of Property



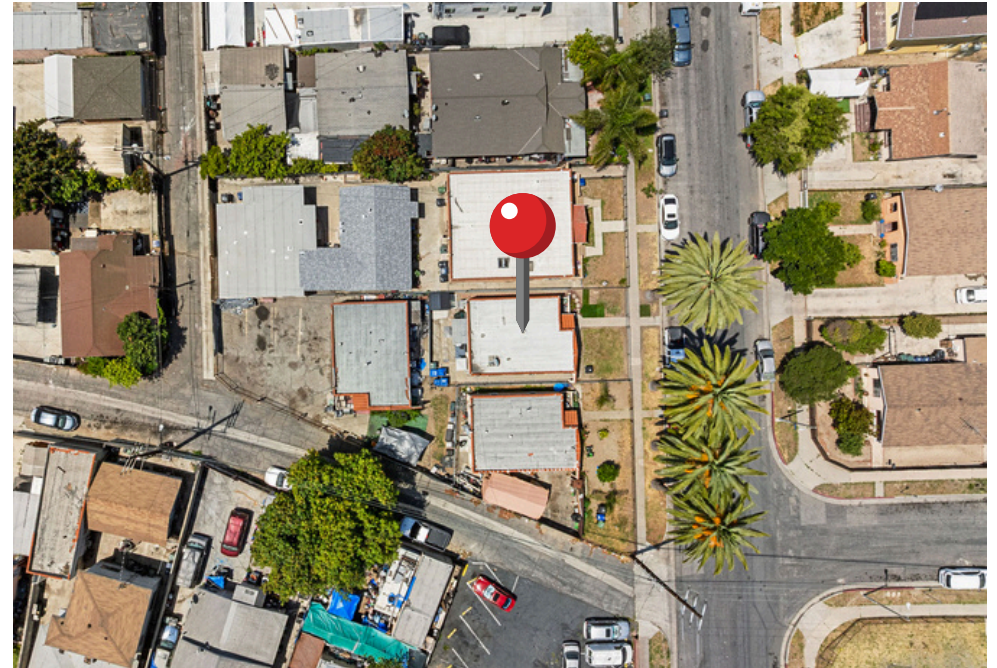
Front of Property

# AERIALS

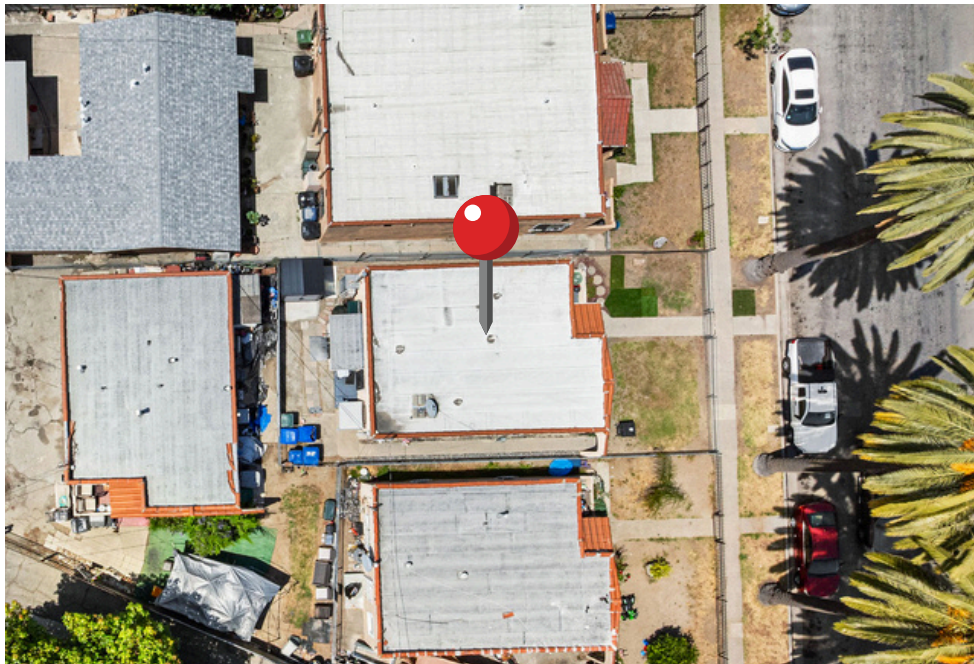
# 1160 E. 83<sup>RD</sup> STREET



Front of Property



Front of Property



Front of Property



Front of Property

# 1162 E. 83<sup>rd</sup> Street

Los Angeles, CA 90011

House in Unincorporated South Central (Tenant Occupied)

## PROPERTY FEATURES

Property Type:	Single Family Home
Bldg SF:	761
Lot SF:	2,911
Year Built:	1928
APN:	6028-022-019
Zoning:	LCR3*
Unit Mix:	3Br+2Ba
Parking:	Open parking with alley access. Parking for 1160 E 83rd is here.

## DEAL POINTS

Property Highlights:	Small house with 17 year tenant. Front House is a separate APN, best sold together (1160 E 83rd). TBD, not remodeled
Property Condition:	
Value Add Play:	Lot is R3. Potential to combine with adjacent lot and develop, or flip the house.
# Tenants w/Leased Pkg:	1, but owner also leases parking to the tenant at 1160 E 83rd
Location:	Located just east of S. Central Ave and north of Firestone Blvd.

## LINKS

Title Profile	<a href="#">CLICK HERE</a>
Preliminary Title Report	<a href="#">CLICK HERE</a>
Property Photos	<a href="#">CLICK HERE</a>
Set Up	Not Applicable
Estoppels	
Disclosures	
City Presale Inspection	Not Applicable
LAHD Info	Not Applicable
9A Report	Not Applicable
Due Diligence Info	<a href="#">CLICK HERE</a>

## VALUE INDICATORS

\$/Bldg SF:	\$552
\$/Lot SF:	\$144

**LIST PRICE:**

**\$420,000**



## RENT ROLL

Unit #	Unit Type	Current Rent	Notes
1162 E. 83rd St.	3R+2Ba	\$1,727.00	Rent Includes \$20 for Parking

Owner also leases parking on this APN to tenant at 1160 E. 83rd

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (2Br+1Ba)

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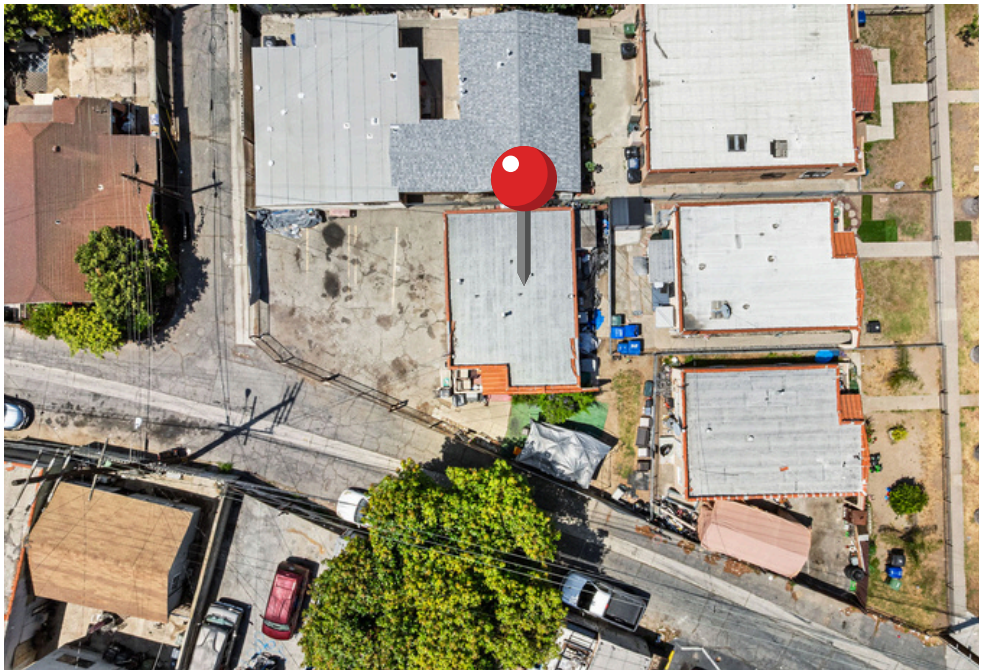
[www.IncomePropertiesLA.com](http://www.IncomePropertiesLA.com)

# EXTERIOR PHOTOS

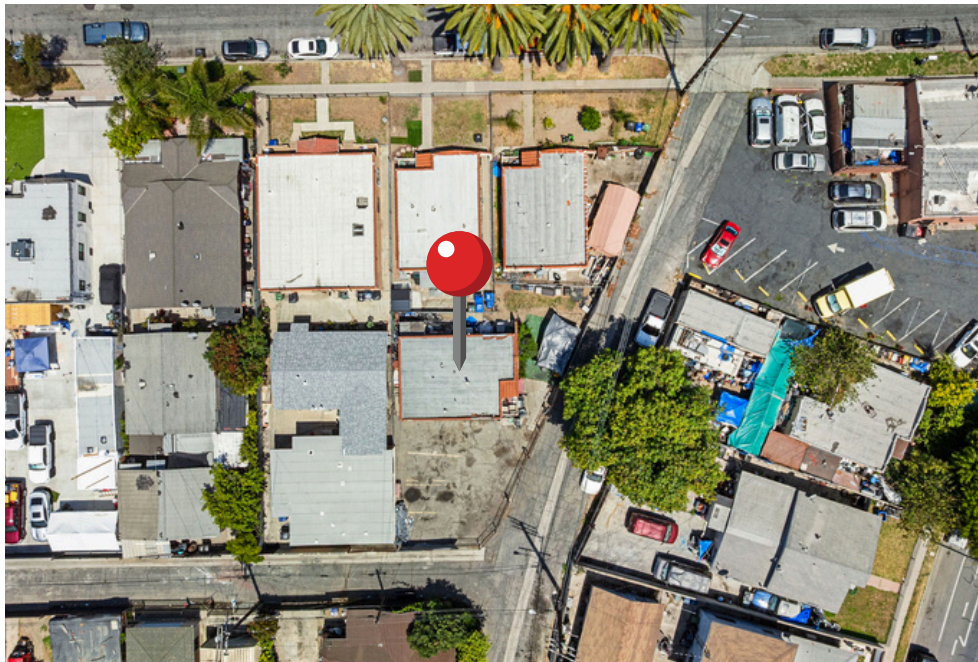
1162 E. 83<sup>RD</sup> STREET



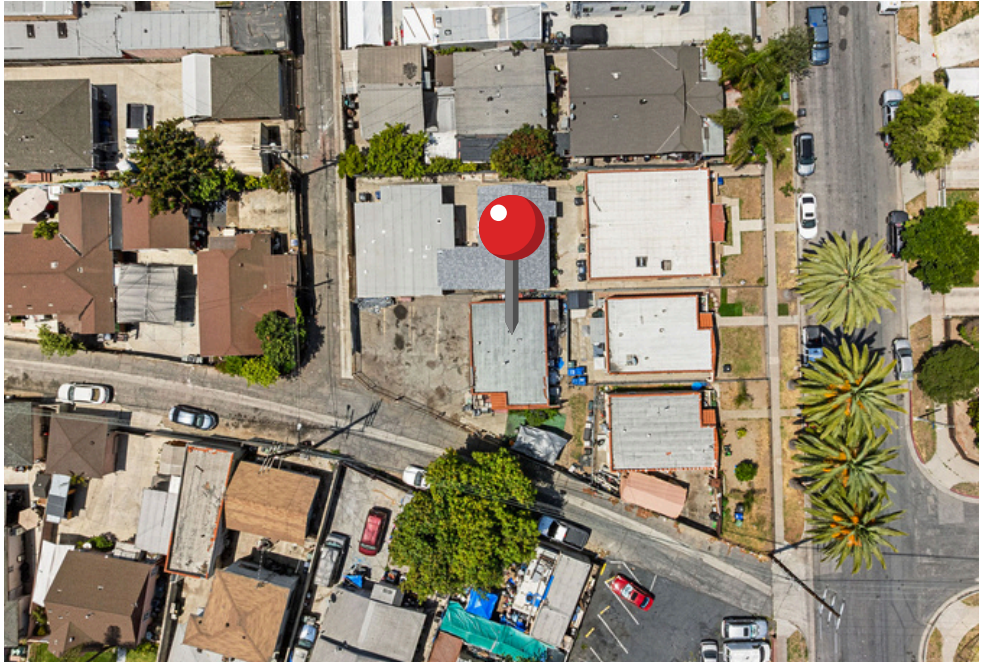
Front of Property



Aerial



Aerial



Aerial of Lot

# 2099 E. Bliss Street

Compton, CA 90222

House in Unincorporated Compton Area (Tenant Occupied)

## PROPERTY FEATURES

Property Type:	Single Family Home
Bldg SF:	1,084
Lot SF:	2,497
Year Built:	1929
APN:	6155-025-027
Zoning:	LCR1
Unit Mix:	2Br+1Ba
Parking:	There is an adjacent parcel which used to be the backyard and parking for this house, but the lot was split. A nonprofit owns the vacant parcel and no surrounding parcels. There is no fence separating the 2 lots and the tenants use that lot as theirs, and pay the owner for the parking.

## VALUE INDICATORS

\$/Bldg SF:	\$392
\$/Lot SF:	\$170

## DEAL POINTS

Property Highlights:	Small house with 15 year tenant. See above re: parking
Property Condition:	TBD, not remodeled
Value Add Play:	Fix & Flip
# Tenants w/Leased Pkg:	1, see above re: parking
Location:	West of Alameda and North of Rosecrans, in Unincorporated LA (NOT City of Compton). No presale inspection report or repairs required

## LINKS

Title Profile	<a href="#">CLICK HERE</a>
Preliminary Title Report	<a href="#">CLICK HERE</a>
Property Photos	<a href="#">CLICK HERE</a>
Set Up	Not Applicable
Estoppels	
Disclosures	
City Presale Inspection	Not Applicable
LAHD Info	Not Applicable
9A Report	Not Applicable
Due Diligence Info	<a href="#">CLICK HERE</a>

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LIST PRICE:

**\$425,000**



## RENT ROLL

Unit #	Unit Type	Current Rent	Notes
2099 E. Bliss St.	2Br+1Ba	\$1,822.00	Rent Includes \$30 for Parking

Owner also leases parking on this APN to tenant at 1160 E. 83rd

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (2Br+1Ba)

# EXTERIOR PHOTOS

2099 E. BLISS ST



Front of Property



Street View of Property - Corner Lot



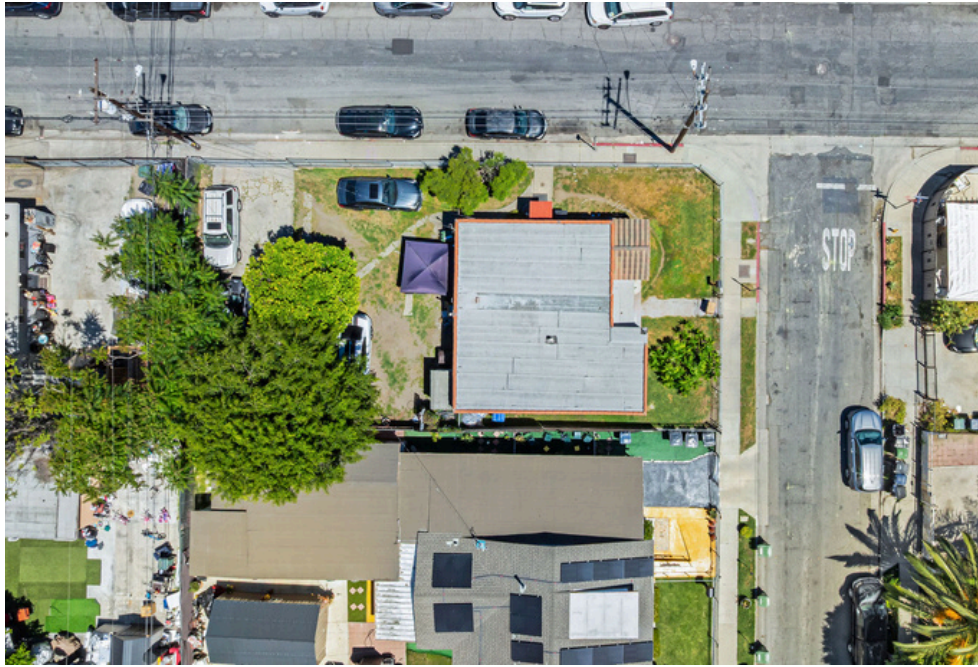
Side of Property



Front of Property

# AERIALS

# 2099 E. BLISS ST



Aerial of Property



Aerial of Property



Side of Property



Front of Property

# 2333 E. 119<sup>th</sup> Street

Los Angeles, CA 90059

House in Unincorporated Willowbrook Area (Tenant Occupied)

## PROPERTY FEATURES

Property Type:	Single Family Home
Bldg SF:	1,178
Lot SF:	10,643
Year Built:	1947
APN:	6150-021-023
Zoning:	LCR1*
Unit Mix:	3Br+2Ba
Parking:	Huge unpaved parking in front and rear. Rear detached garage.

## VALUE INDICATORS

\$/Bldg SF:	\$382
\$/Lot SF:	\$42

**LIST PRICE:**

**\$450,000**



## DEAL POINTS

Property Highlights: Property Condition:	House with 15 year tenant. HUGE lot with detached garage TBD, not remodeled
Value Add Play:	Build to the max. Adjacent to 2337 E 119th, also a SFR in the portfolio similar lot size. Over 20K SF total!
# Tenants w/Leased Pkg:	1
Location:	Just south of the 105 Fwy between Alameda and Wilmington. Near some industrial properties

## LINKS

Title Profile	
Preliminary Title Report	<a href="#">CLICK</a> <a href="#">HERE</a>
Property Photos	<a href="#">CLICK</a> <a href="#">HERE</a>
Set Up	<a href="#">CLICK</a> <a href="#">HERE</a>
Estoppels	Not Applicable
Disclosures	
City Presale Inspection	Not Applicable
LAHD Info	Not Applicable
9A Report	Not Applicable
Due Diligence Info	<a href="#">CLICK HERE</a>

## RENT ROLL

Unit #	Unit Type	Current Rent	Notes
2333 E.119th St.	3Br+2Ba	\$1,969.00	Rent Includes \$20 for Parking

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (3Br+1Ba)

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# EXTERIOR PHOTOS

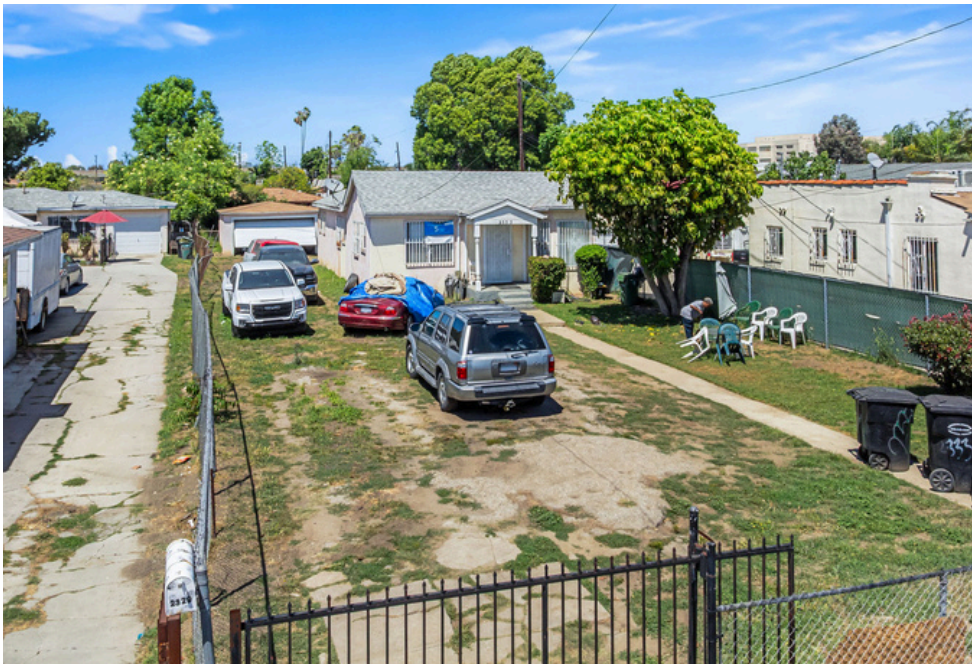
2333 E. 119<sup>TH</sup> ST



Front of Property



Front of Property



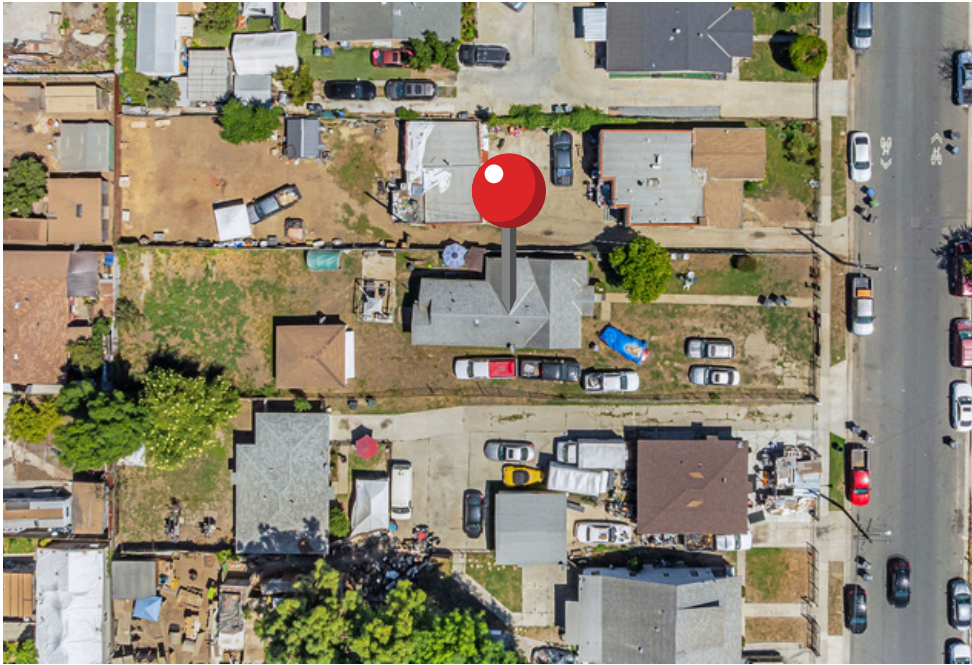
Front of Property



Front of Property

# AERIALS

2333 E. 119<sup>TH</sup> ST



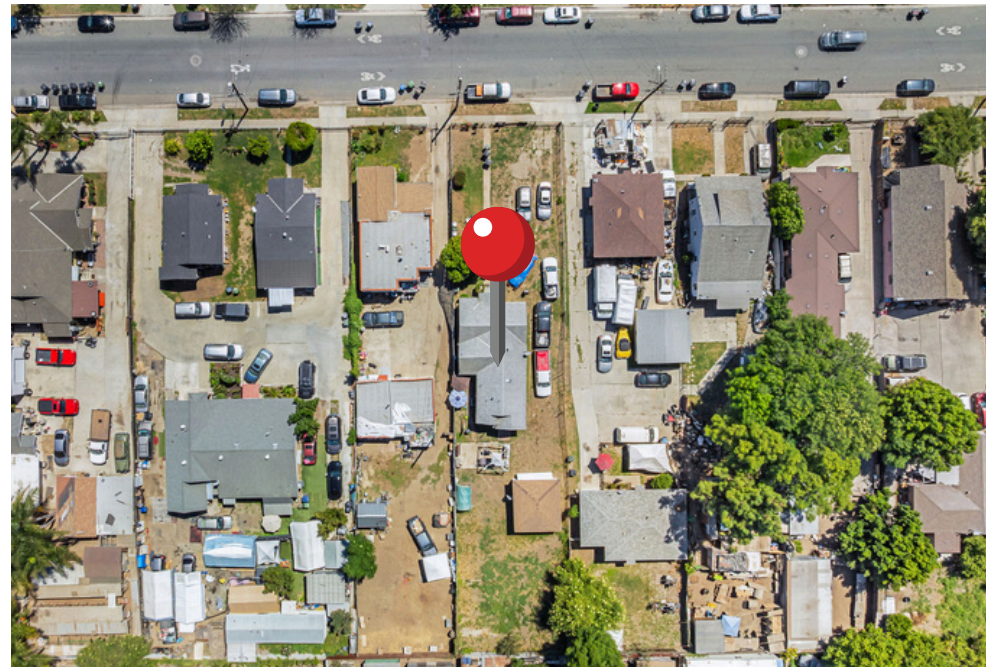
Front of Property



Front of Property



Front of Property



Front of Property

# 3239 w. 108<sup>th</sup> Street

Inglewood CA 90011

House w/Bonus Unit & Detached Garage on Large Lot in Inglewood (Tenant Occupied)

## PROPERTY FEATURES

Property Type:	Single Family Home
Bldg SF:	993
Lot SF:	12,129
Year Built:	1934
APN:	4030-035-005
Zoning:	INR2YY
Unit Mix:	3Br+2Ba
Parking:	Driveway plus detached garage in rear.

## DEAL POINTS

Property Highlights:	House with 10 year tenant. HUGE lot with detached garage. There is also a detached non-conforming studio unit.
Property Condition:	TBD, not remodeled. There is a rear detached non-conforming unit that is vacant. The garage is used as a garage, this is a separate 3rd structure. Tenants may be difficult.
Value Add Play:	Vacate and build to the max.
# Tenants w/Leased Pkg:	1
Location:	Directly south of Morningside High School. Nice residential area. West of Crenshaw and north of Imperial Hwy.

## LINKS

Title Profile	<a href="#">CLICK HERE</a>
Preliminary Title Report	<a href="#">CLICK HERE</a>
Property Photos	<a href="#">CLICK HERE</a>
Set Up	Not Applicable
Estoppels	
Disclosures	
City Presale Inspection	Pending
LAHD Info	Not Applicable
9A Report	Not Applicable
Due Diligence Info	<a href="#">CLICK HERE</a>

## VALUE INDICATORS

\$/Bldg SF:	\$730
\$/Lot SF:	\$60

LIST PRICE:

**\$725,000**



## RENT ROLL

Unit #	Unit Type	Current Rent	Notes
3239 W. 108th St.	3Br+2Ba	\$2,056.00	Rent Includes \$10 for Parking

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (2Br+1Ba)

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# EXTERIOR PHOTOS

3239 W. 108<sup>TH</sup> ST



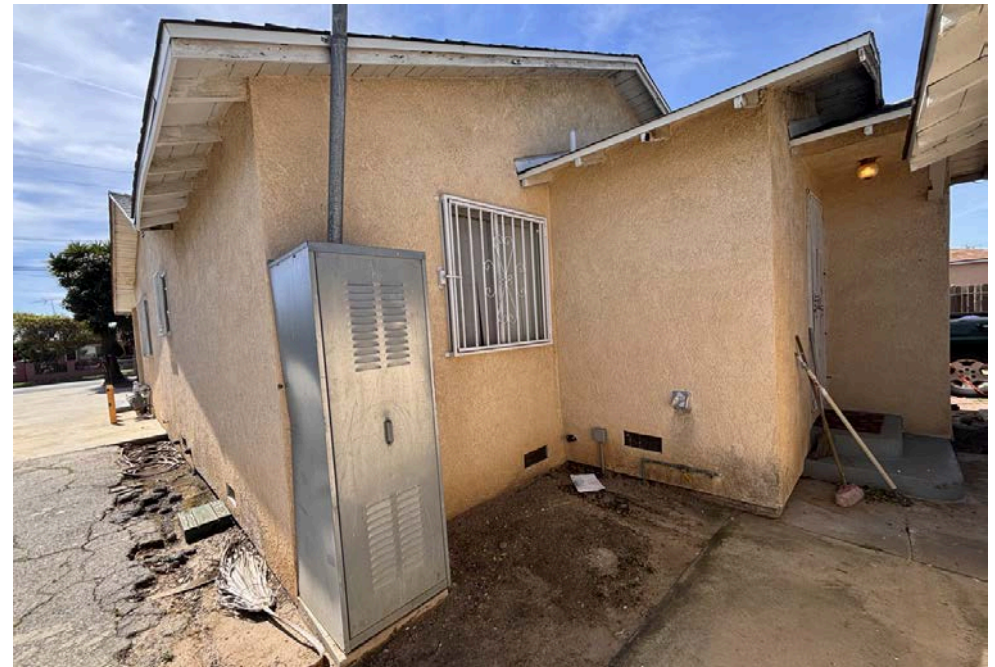
Front of Property



Side of Property



Side of Property



Back of Property

# BONUS ROOM PHOTOS

3239 W. 108<sup>TH</sup> ST



Door to Enter Bonus Room



Bonus Room Structure



Bonus Room and Bathroom



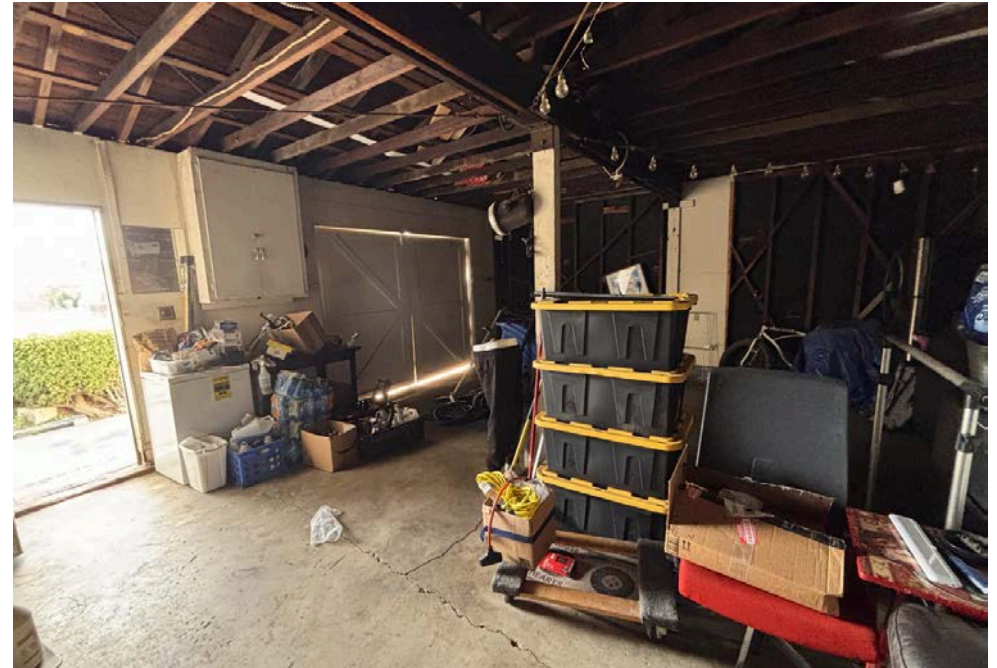
Bonus Room

# GARAGE PHOTOS

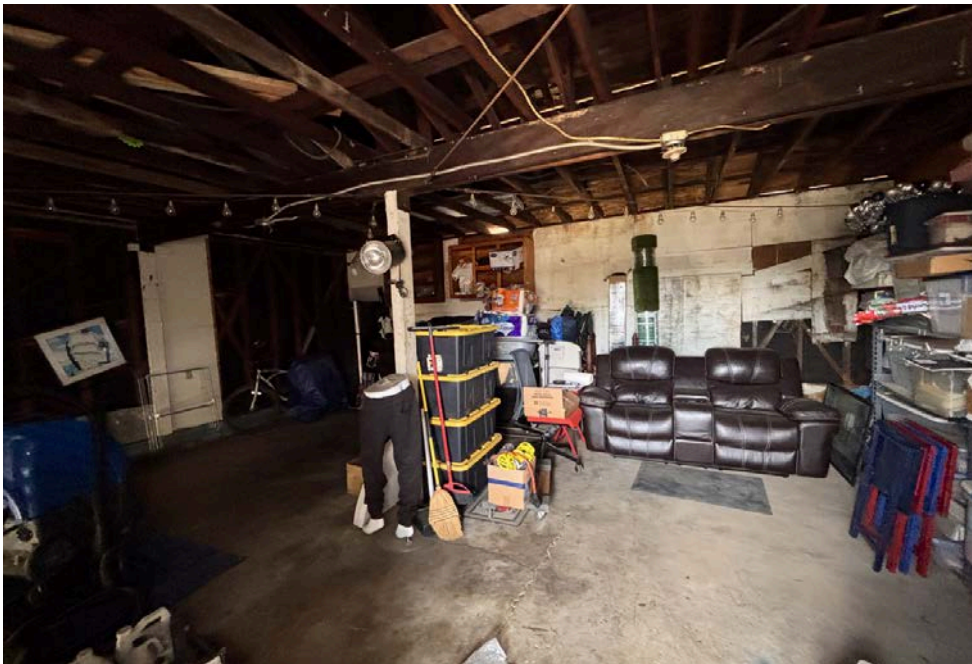
3239 W. 108<sup>TH</sup> ST



Garage and Entrance



Interior of Garage



Garage



Spacious Yard

# AERIALS

3239 W. 108<sup>TH</sup> ST



Aerial of Lot



Aerial of Property



Aerial of Property



Aerial

# 3288 Palm Avenue

Lynwood, CA 90262

House w/Detached Garage on Corner Lot in Lynwood (Tenant Occupied)

## PROPERTY FEATURES

Property Type:	Single Family Home
Bldg SF:	1,230
Lot SF:	6,020
Year Built:	1940
APN:	6176-011-032
Zoning:	LJR3YY
Unit Mix:	4Br+2Ba
Parking:	Driveway plus detached garage in rear.

## DEAL POINTS

Property Highlights:	House with 13 year tenant. Corner lot with detached garage.
Property Condition:	Tenant is disabled. TBD, not remodeled.
Value Add Play:	Vacate and build to the max.
# Tenants w/Leased Pkg:	1
Location:	Just south of the 105 near Lynwood High School. West of Long Beach Blvd.

## LINKS

Title Profile	<a href="#">CLICK HERE</a>
Preliminary Title Report	<a href="#">CLICK HERE</a>
Property Photos	<a href="#">CLICK HERE</a>
Set Up	Not
Estoppels	Applicable
Disclosures	
City Presale Inspection	Pending
LAHD Info	Not Applicable
9A Report	Not Applicable
Due Diligence Info	<a href="#">CLICK HERE</a>

## VALUE INDICATORS

\$/Bldg SF:	\$358
\$/Lot SF:	\$73

**LIST PRICE:**

**\$440,000**



## RENT ROLL

Unit #	Unit Type	Current Rent	Notes
3288 Palm Ave.	4Br+2Ba	\$2,227.00	Rent Includes \$20 for Parking

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (4Br+2Ba)

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# EXTERIOR PHOTOS

3288 PALM AVE



Front of Property



Front of Property



Front of Property - Corner Lot



Street View of Property

# AERIALS

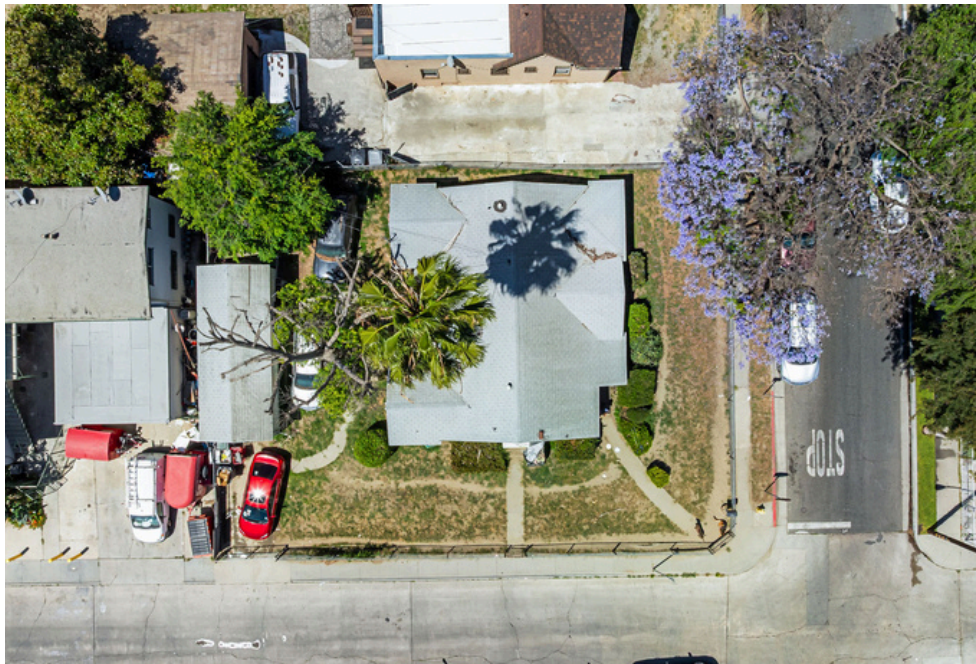
# 3288 PALM AVE



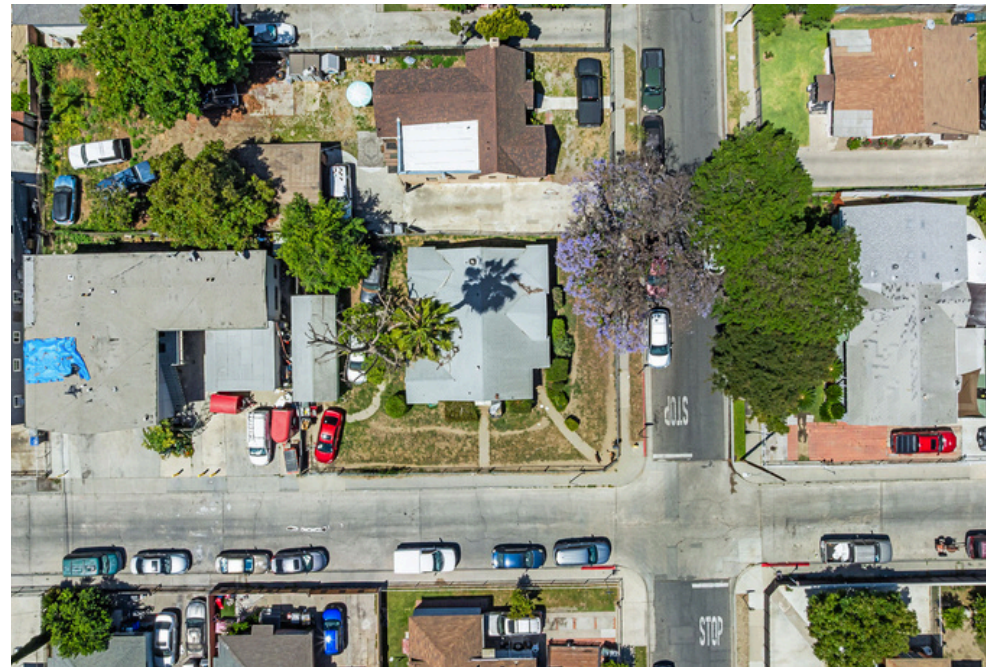
Aerial of Property



Aerial of Property



Aerial of Property



Aerial of Property

# 600 Hendricks Street

Montebello, CA 90640

House w/Detached Garage on a Corner Lot in Montebello (Tenant Occupied)

**LIST PRICE:**

**\$625,000**

## PROPERTY FEATURES

Property Type:	Single Family Home
Bldg SF:	1,085
Lot SF:	7,076
Year Built:	1941
APN:	5267-021-018
Zoning:	MNR1YY
Unit Mix:	3Br+2Ba
Parking:	Driveway plus detached garage on side

## VALUE INDICATORS

\$/Bldg SF:	\$576
\$/Lot SF:	\$88

## DEAL POINTS

Property Highlights:	House with 19 year tenant. Corner lot with detached garage & nice backyard TBD, Not remodeled
Property Condition:	Fix and flip - excellent location in Montebello
Value Add Play:	1
# Tenants w/Leased Pkg:	Between Figueroa and the 110 just north of the 105 Fwy
Location:	

## LINKS

Title Profile	<a href="#">CLICK</a> <a href="#">HERE</a>
Preliminary Title Report	<a href="#">CLICK</a> <a href="#">HERE</a>
Property Photos	<a href="#">CLICK</a> <a href="#">HERE</a>
Set Up	Not Applicable
Estoppels	
Disclosures	
City Presale Inspection	Not Applicable
LAHD Info	Not Applicable
9A Report	Not Applicable
Due Diligence Info	<a href="#">CLICK HERE</a>



## RENT ROLL

Unit #	Unit Type	Current Rent	Notes
600 Hendricks St.	3Br+2Ba	\$2,961.00	Rent Includes \$20 for Parking

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (2Br+1Ba)

Exclusively Listed by Dana Coronado, CCIM of Compass

DRE# 01746702 Cell: 310-562-9630

Dana.Coronado@Compass.com

[www.IncomePropertiesLA.com](http://www.IncomePropertiesLA.com)

# EXTERIOR PHOTOS

# 600 HENDRICKS ST



Front of Property



Front of Property



Street View of Property - Corner Lot



Side of Property

# 618 W. Plum Street

Compton, CA 90022

House w/Detached Garage in Compton (Tenant Occupied)

## PROPERTY FEATURES

Property Type:	Single Family Home
Bldg SF:	1,085
Lot SF:	7,076
Year Built:	1945
APN:	5267-021-018
Zoning:	CORM*
Unit Mix:	3Br+2Ba
Parking:	Driveway plus detached garage.

## VALUE INDICATORS

\$/Bldg SF:	\$392
\$/Lot SF:	\$60

## DEAL POINTS

Property Highlights:	House with 17 year tenant. Detached garage with laundry and backyard TBD, Not remodeled
Property Condition:	Fix and flip add max ADUs
Value Add Play:	1
# Tenants w/Leased Pkg:	1
Location:	West of Alameda, North of Rosecrans

## LINKS

Title Profile	<a href="#">CLICK</a> <a href="#">HERE</a>
Preliminary Title Report	<a href="#">CLICK</a> <a href="#">HERE</a>
Property Photos	<a href="#">CLICK</a> <a href="#">HERE</a>
Set Up	Not Applicable
Estoppels	
Disclosures	
City Presale Inspection	<a href="#">CLICK HERE</a>
LAHD Info	Not Applicable
9A Report	Not Applicable
Due Diligence Info	<a href="#">CLICK HERE</a>

**LIST PRICE:**

**\$425,000**



## RENT ROLL

Unit #	Unit Type	Current Rent	Notes
618 W. Plum St.	3Br+2Ba	\$1,892.00	Rent Includes \$10 for Parking

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (2Br+1Ba)

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# EXTERIOR PHOTOS

# 618 W. PLUM ST



Front of Property



Front of Property



Front of Property



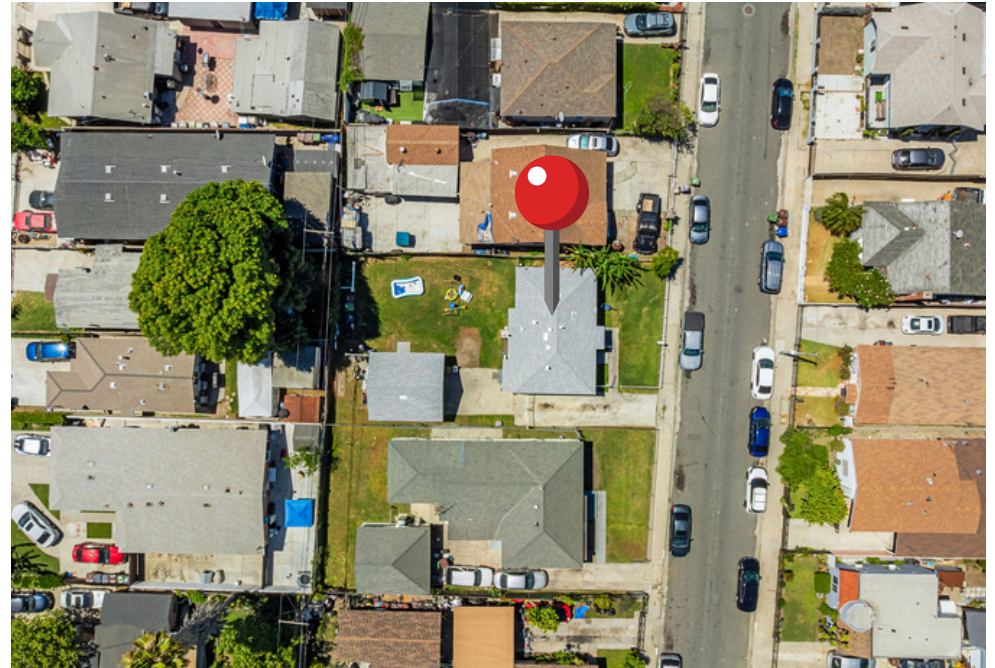
Front of Property

# AERIALS

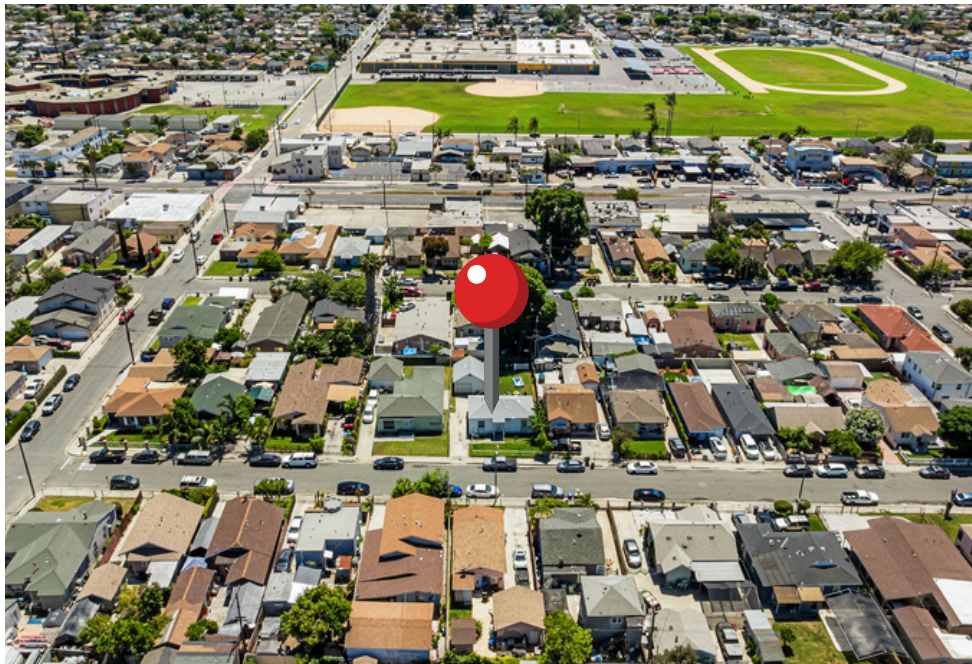
# 618 W. PLUM ST



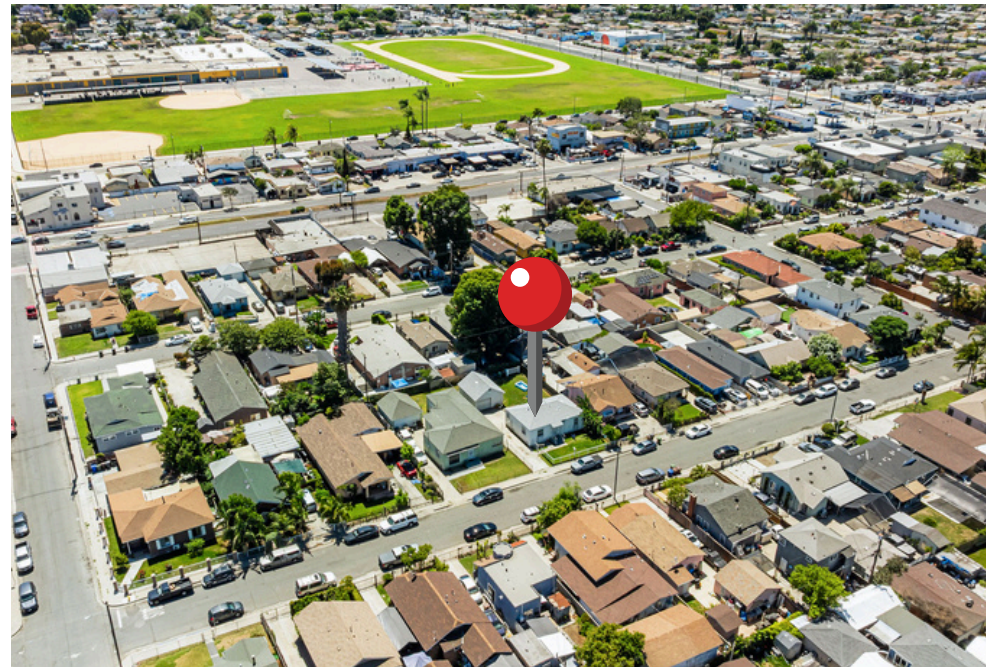
Aerial of Property



Front of Property



View Facing South



Nearby to General Benjamin O. David Middle School

# 9208 Wadsworth Avenue

Los Angeles, CA 90002

House w/Attached Garage in South Central (Tenant Occupied)

## PROPERTY FEATURES

Property Type:	Single Family Home
Bldg SF:	728
Lot SF:	1,734
Year Built:	1946
APN:	6050-004-017
Zoning:	LAR1
Unit Mix:	3Br+2Ba
Parking:	Driveway plus attached garage. (2 spots total)

## VALUE INDICATORS

\$/Bldg SF:	\$549
\$/Lot SF:	\$231

## DEAL POINTS

Property Highlights: Property Condition:	House with 17 year tenant. Attached garage. Very small yard and no backyard. TBD, Not remodeled
Value Add Play:	Fix and flip
# Tenants w/Leased Pkg:	1
Location:	Just West of S. Central Ave between Firestone and Century Blvd

## LINKS

Title Profile	<a href="#">CLICK HERE</a>
Preliminary Title Report	<a href="#">CLICK HERE</a>
Property Photos	<a href="#">CLICK HERE</a>
Set Up	Not Applicable
Estoppels	
Disclosures	
City Presale Inspection	Not Applicable
LAHD Info	Not Applicable
9A Report	Pending
Due Diligence Info	<a href="#">CLICK HERE</a>

**LIST PRICE:**

**\$400,000**



## RENT ROLL

Unit #	Unit Type	Current Rent	Notes
9208 Wadsworth Ave	3Br+2Ba	\$1,644.00	Rent Includes \$10 for Parking

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (2Br+1Ba)

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# EXTERIOR PHOTOS

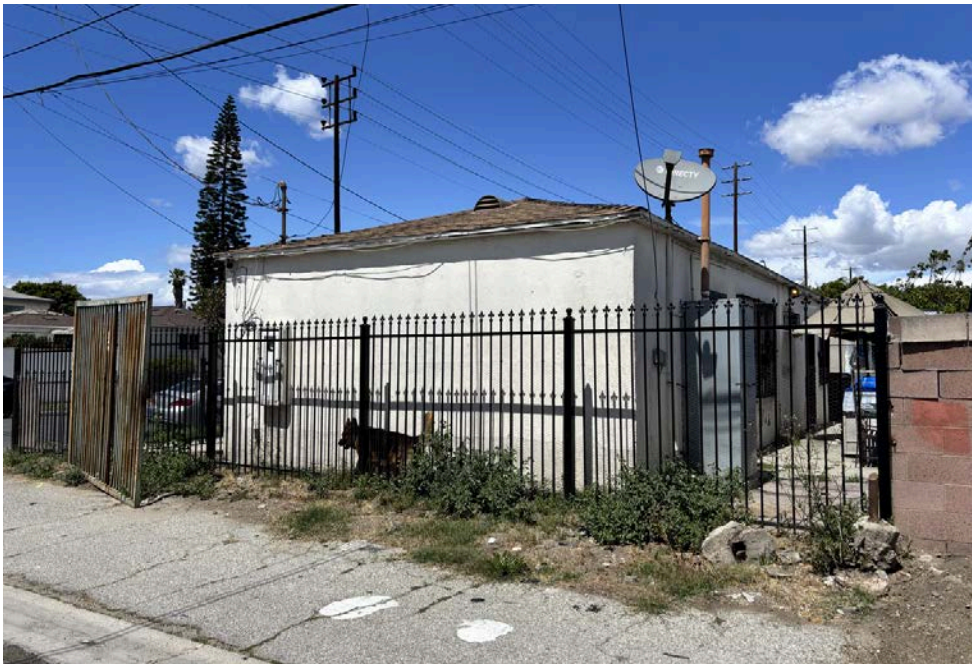
# 9208 WADSWORTH AVE



Street View of Property



Front of Property



Side of Property From Alley



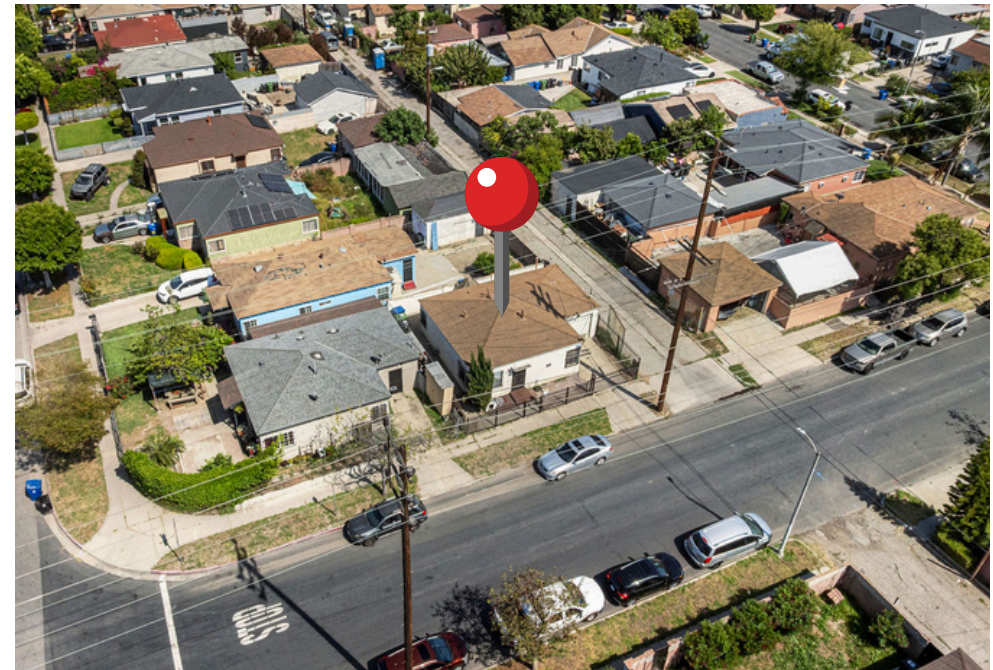
Alley Entrance on Side of Property

# AERIALS

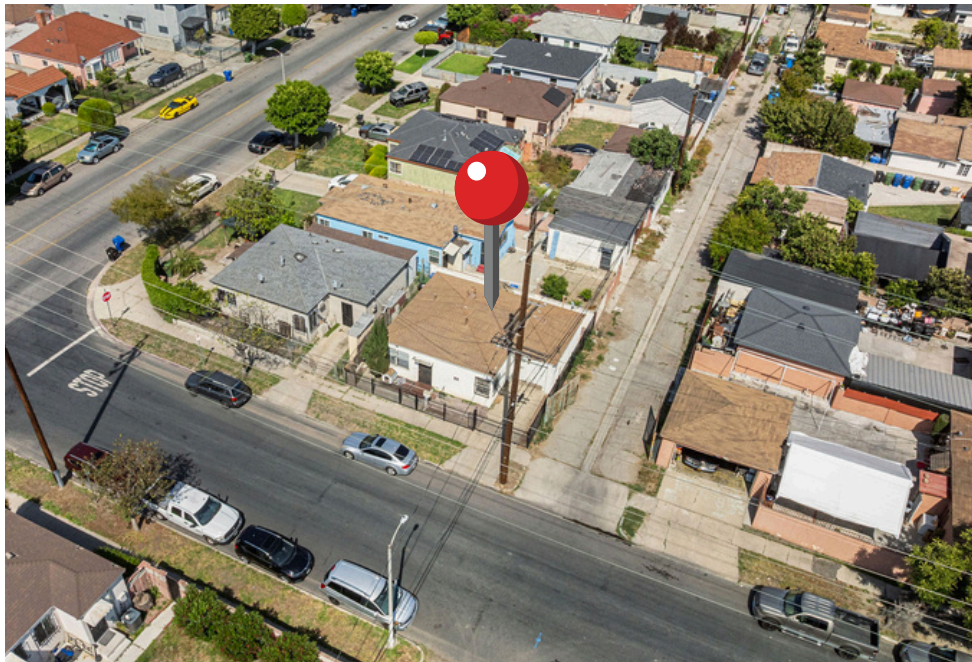
# 9208 WADSWORTH AVE



Aerial of Roof



Aerial of Property



Aerial of Property



Aerial