

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:



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



**CHARLIE J. CORONADO, GRI, CRS**  
**Charlie@CoronadoREG.com**  
**(323) 841-2911**  
**DRE#01723306**

All materials and information received or derived from Compass Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Compass Commercial its directors, agents makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

# 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**  
**Avg Price**

**997**  
**Avg SF**













**\$520 Avg**  
**\$/SF**

**5,773**  
**Avg Lot Size**

**3.3**  
**Avg BRs**

**2.0**  
**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

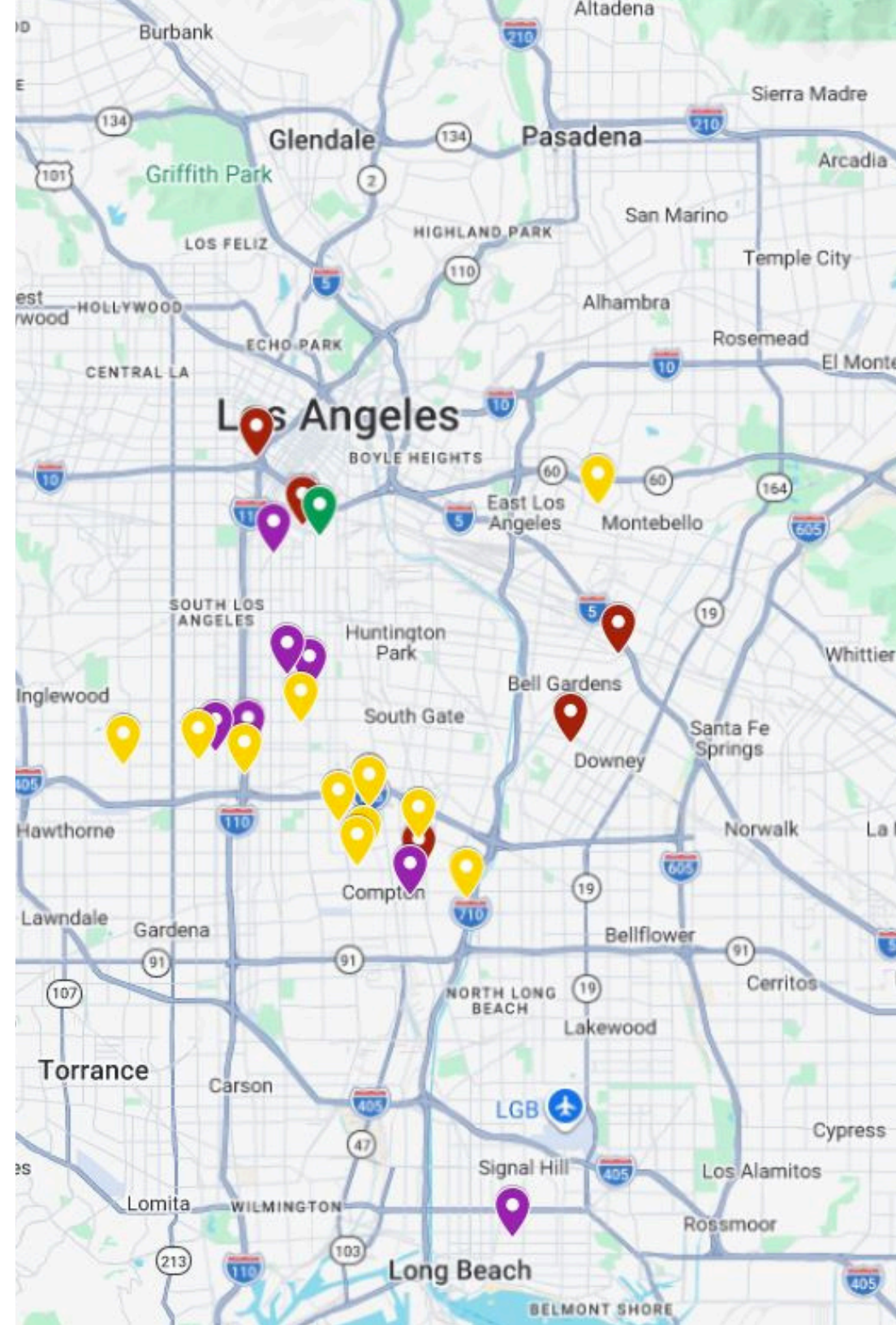
[CLICK HERE](#) to view a Google Map with each property color coded by property type. This makes it easier to see where everything is located and how far they are from each other.

### 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.



# 1000-1004 N. Sloan Avenue

Compton, CA 90221

10 Units on 2 Separate Parcels in Compton

## PROPERTY FEATURES

Property Type:	10 Units
Bldg SF:	5,640
Lot SF:	14,138
Year Built:	1949
APN:	6178-017-036, 037
Zoning:	COPRH*
Unit Mix:	3 (2Br+2Ba), 6 (1Br+1Ba), 1 (Studio+1Ba)
Parking:	8 Carport Spaces

## DEAL POINTS

**Property Highlights:** 2 parcels of 5 units each with center shared driveway. 5 units vacant. 3 units with parking leases. 6 units have been remodeled.

### Property Condition:

**Value Add Play:** Potential for rear ADU's

**# Tenants w/Leased Pkg:** 3

**Location:** Compton

## LINKS

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

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)

## VALUE INDICATORS

\$/Unit:	\$175,000
\$/Bldg SF:	\$310
\$/Lot SF:	\$124
Current GRM:	9.30
Pro Forma GRM:	8.06
Current CAP:	7.11%
Pro Forma CAP:	8.70%

**LIST PRICE:**

**\$1,750,000**



## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
1000	1Br+1Ba	\$1,207.00	\$1,700.00	Not remodeled. 1 parking space leased.
1000-A	1Br+1Ba	<b>\$1,700.00</b>	\$1,700.00	<b>Vacant &amp; remodeled</b>
1002	2Br+2Ba	\$1,394.00	\$2,100.00	Not remodeled. 1 parking space leased.
1002-A	1Br+1Ba	\$1,232.00	\$1,700.00	Not remodeled
1002-B	Studio+1Ba	\$696.00	\$1,500.00	Not remodeled
1004	1Br+1Ba	<b>\$1,700.00</b>	\$1,700.00	<b>Vacant &amp; remodeled</b>
1004-A	2Br+2Ba	<b>\$2,100.00</b>	\$2,100.00	<b>Vacant &amp; remodeled</b>
1004-B	1Br+1Ba	<b>\$1,700.00</b>	\$1,700.00	<b>Vacant &amp; remodeled</b>
1006	1Br+1Ba	\$1,848.00	\$1,700.00	Remodeled
1006-A	2Br+2Ba	<b>\$2,100.00</b>	\$2,100.00	<b>Vacant &amp; remodeled</b>
<b>Total/mo:</b>		<b>\$15,677.00</b>	<b>\$18,000.00</b>	
<b>Total/yr:</b>		<b>\$188,124.00</b>	<b>\$216,000.00</b>	

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

1000 Sloan Ave: Title/Assessor Records Indicate Total Bedroom & Bathroom Count (4Br+5Ba) for 5 Units

1007 Sloan Ave: Title/Assessor Records Indicate Total Bedroom & Bathroom Count (4Br+5Ba) for 5 Units

# EXTERIOR PHOTOS

# 1000-1004 N. SLOAN AVE



Front of Property



Street View of Property



Front of Units



Front of Units

# EXTERIOR PHOTOS

# 1000-1004 N. SLOAN AVE



Front of Units



Side of Property



Unit 1002-B and Carports



Unit 1004-B and Carports

# AERIALS

# 1000-1004 N. SLOAN AVE



Aerial of Property



Aerial of Property Facing East



Aerial of Property Facing West



Aerial of Property

# 10317 S. Vermont Avenue

Los Angeles, CA 90044

1 Commercial Structure and 1 SFR (Tenant Occupied)

## PROPERTY FEATURES

Property Type:	2 Units
Bldg SF:	1,764
Lot SF:	6,310
Year Built:	1936
APN:	6060-022-018
Zoning:	LCC3*
Unit Mix:	1 (4Br+2.5Ba) + Commercial
Parking:	4 Spaces

## DEAL POINTS

**Property Highlights:** Property is a legal 2 unit; a small commercial unit and a detached home. Ample rear parking and alley access. Small basement.

**Property Condition:**

**Value Add Play:**

**# Tenants w/Leased Pkg:** 0

**Location:** Los Angeles

## LINKS

**Title Profile** [CLICK HERE](#)

**Preliminary Title Report** [CLICK HERE](#)

**Property Photos** [CLICK HERE](#)

**Set Up** [CLICK HERE](#)

**Estoppels**

**Disclosures**

**City Presale Inspection** Not Applicable

**LAHD Info** Not Applicable

**9A Report** Not Applicable

**Due Diligence Info** [CLICK HERE](#)

## VALUE INDICATORS

<b>\$/Unit:</b>	\$270,000
<b>\$/Bldg SF:</b>	\$306
<b>\$/Lot SF:</b>	\$86
<b>Current GRM:</b>	15.99
<b>Pro Forma GRM:</b>	12.00
<b>Current CAP:</b>	3.71%
<b>Pro Forma CAP:</b>	5.79%

**LIST PRICE:**

**\$540,000**



## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
10371	4Br+2.5Ba	\$2,815.00	\$3,500.00	Only 1 tenant for whole property, they use comm. as storage space
10319	Commercial	Inc. Above	\$250.00	
<b>Total/mo:</b>		<b>\$2,815.00</b>	<b>\$3,750.00</b>	
<b>Total/yr:</b>		<b>\$33,780.00</b>	<b>\$45,000.00</b>	

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (3Br+2Ba) for 2 Units

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

# 10317 S. VERMONT AVE



Front of Property



Front of Commercial Structure



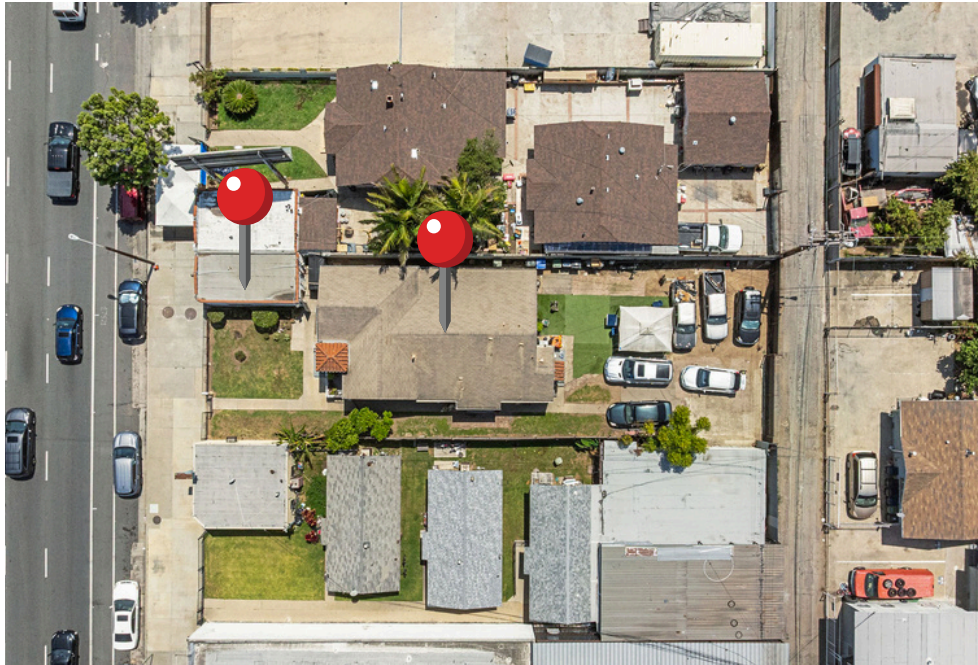
Front of Property



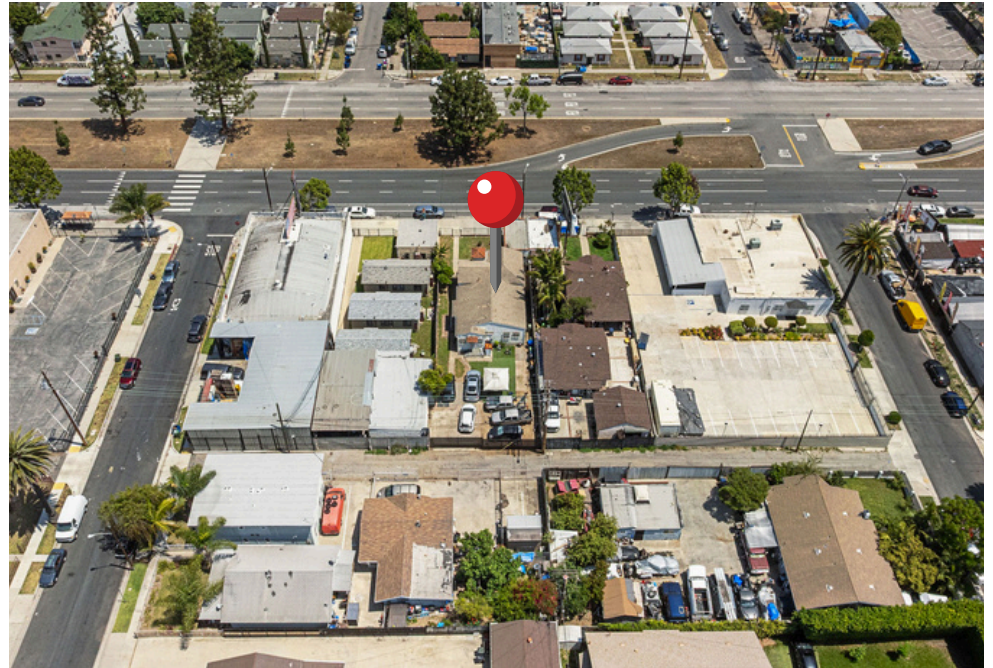
Front of Property

# AERIALS

# 10317 S. VERMONT AVE



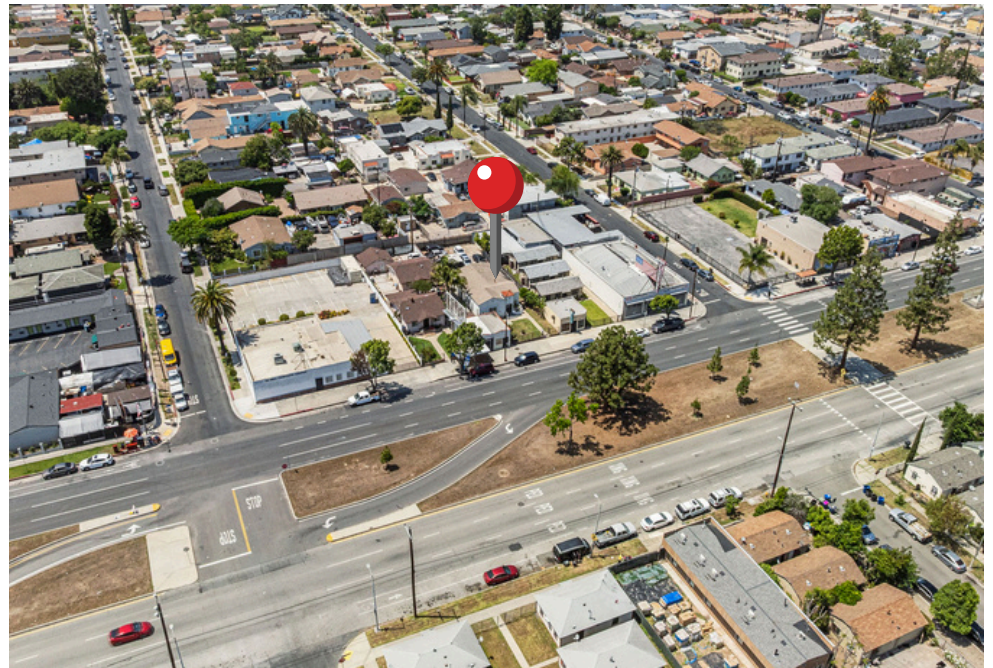
Aerial of Property



Aerial of Back of Property



Aerial of Property on Vermont Ave



Aerial

# 1435 Albany Street

Los Angeles, CA 90015

7 Units - 2 Structures in Pico Union HPOZ

## PROPERTY FEATURES

Property Type:	7 Units
Bldg SF:	6,028
Lot SF:	6,002
Year Built:	1905
APN:	5135-031-013
Zoning:	LARD1.5-1-HPOZ
Unit Mix:	1 (2Br+1Ba), 2 (3Br+2Ba), 1 (3Br+3Ba), 1 (3Br+1Ba), 1 (4Br+3Ba), 1 (2Br+2Ba)
Parking:	8 Spaces. There is an adjacent SFR owned by same family and that is where many of the tenants park

## DEAL POINTS

Property Highlights:	2 separate structures, all high bedroom count units. 1 vacant unit is nicely remodeled.
Property Condition:	Units are very nicely maintained and tenants take good care of the property.
Value Add Play:	Adjacent SFR may be available for purchase - call Dana.
# Tenants w/Leased Pkg:	5
Location:	Pico Union HPOZ

## 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	<a href="#">CLICK HERE</a>
Estoppels	
Disclosures	
City Presale Inspection	Not Applicable
LAHD Info	<a href="#">CLICK HERE</a>
9A Report	Not Applicable
Due Diligence Info	<a href="#">CLICK HERE</a>

## VALUE INDICATORS

\$/Unit:	\$192,857
\$/Bldg SF:	\$224
\$/Lot SF:	\$225
Current GRM:	8.57
Pro Forma GRM:	5.45
Current CAP:	6.79%
Pro Forma CAP:	13.27%

LIST PRICE:

**\$1,350,000**



## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
1435	2Br+1Ba	<b>\$2,700.00</b>	\$2,700.00	<b>Vacant &amp; remodeled</b>
1450 ½	3Br+2Ba	\$1,982.44	\$3,000.00	2 Parking Spaces Leased
1437	3Br+3Ba	\$2,067.44	\$3,000.00	
1437 ½	3Br+2Ba	\$1,756.44	\$3,000.00	1 Parking Spaces Leased
1439	3Br+1Ba	\$1,332.44	\$2,900.00	1 Parking Spaces Leased
1439 ½	4Br+3Ba	\$1,863.44	\$3,200.00	
1439 ¾	2Br+2Ba	\$1,425.44	\$2,700.00	1 Parking Spaces Leased
<b>Total/mo:</b>		<b>\$13,127.64</b>	<b>\$20,500.00</b>	
<b>Total/yr:</b>		<b>\$157,531.68</b>	<b>\$246,000.00</b>	

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (8Br+7Ba) for 7 Units

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

1435 ALBANY ST



Front of Property



Front of Property



Street View of Property



Side of Property

# EXTERIOR PHOTOS

1435 ALBANY ST



Side of Property and Parking Spaces

Back Units



Back Units

Left Side of Property

# INTERIOR PHOTOS



Bedroom with Sliding Mirror Doors

# REMODELED VACANT UNIT 1435



2nd Bedroom



Hallway with Built-Ins



Living Room with Faux Fireplace

## INTERIOR PHOTOS



Closet Space

## REMODELED VACANT UNIT 1435



Bathroom



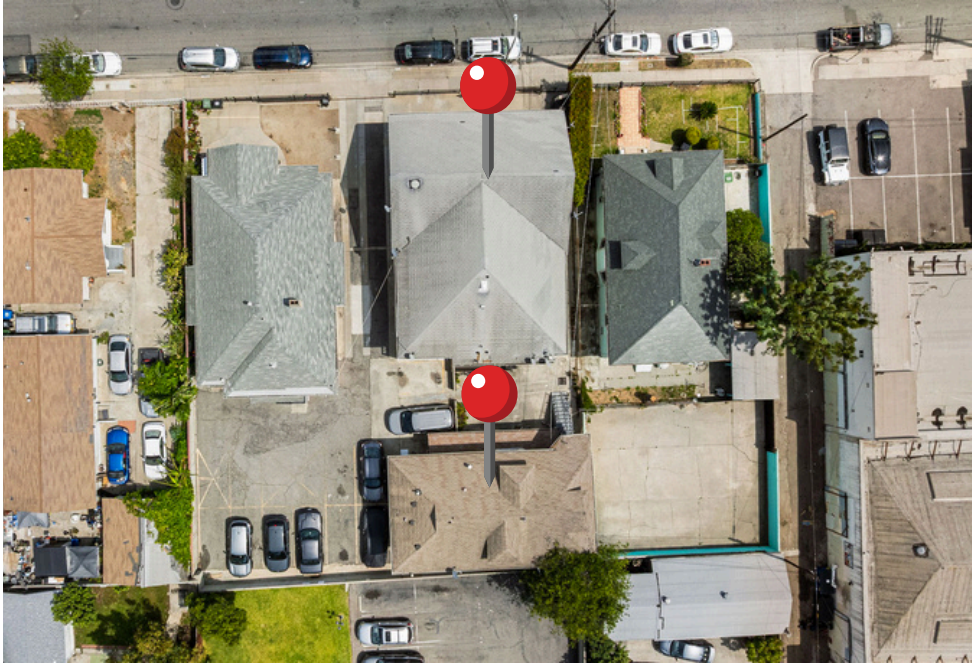
Kitchen with New Appliances



Water Heater and Back Door

# AERIALS

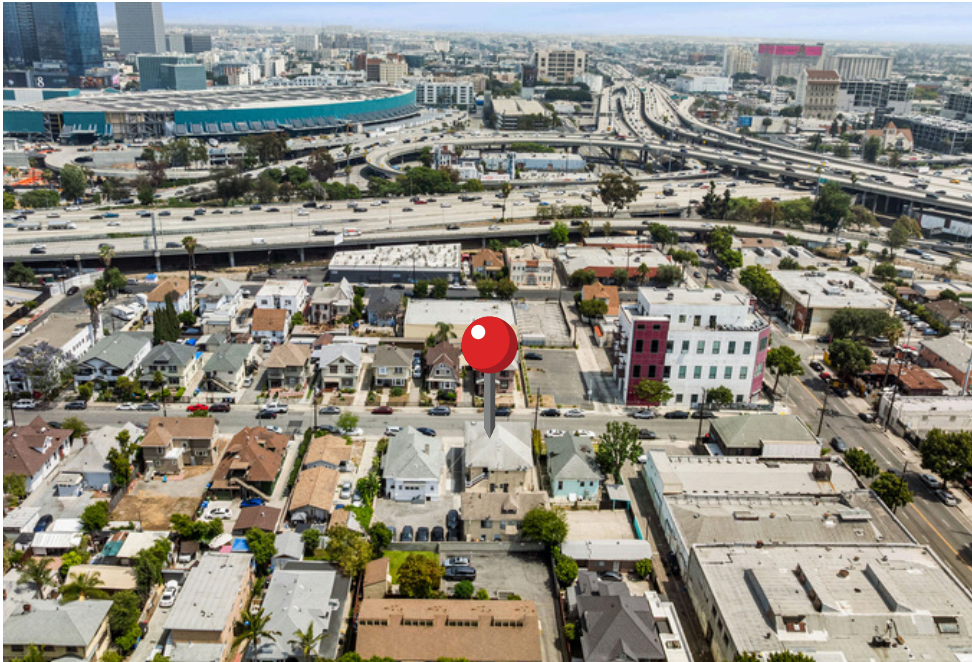
# 1435 ALBANY ST



Aerial of Property



Aerial with DTLA



Back of Property & 110 Freeway



Aerial Facing North-West

# 210 S. Chester Avenue

Compton, CA 90221

Triplex in Compton With 1 Vacant Unit & Detached Garages

## PROPERTY FEATURES

Property Type:	3 Units
Bldg SF:	2,330
Lot SF:	7,402
Year Built:	1922
APN:	6179-010-028
Zoning:	CORL*
Unit Mix:	2 (2Br+2Ba), 1 (3Br+2Ba)
Parking:	2 Car Garage + Driveway

## DEAL POINTS

Property Highlights:	Triplex with high bedroom counts on a large lot with front and back yards. Detached garage with storage/laundry.
Property Condition:	Rear vacant unit was remodeled but needs a refresh. Hole in ceiling from roof leak in vacant unit. Front units are in average condition. Exterior is average. Driveway has no fence on property line.
Value Add Play:	Vacating the front units would allow for updating the floorplan and a nice remodel. Rear garages are detached and offer ADU potential (Buyer to verify).
# Tenants w/Leased Pkg:	0
Location:	South of Compton Blvd & East of Alameda St. Just East of the Compton Courthouse. Nice, residential area.

## 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	<a href="#">CLICK HERE</a>
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>

## VALUE INDICATORS

\$/Unit:	\$183,333
\$/Bldg SF:	\$236
\$/Lot SF:	\$74
Current GRM:	7.83
Pro Forma GRM:	5.33
Current CAP:	9.93%
Pro Forma CAP:	15.92%

LIST PRICE:

**\$550,000**



## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
210 A	2Br+2Ba	\$2,653.00	\$2,700.00	There is 1 lease for the 2 sisters families living in 210A and 210B. They pay a combined \$2,457
210 B	2Br+2Ba	Incl. Above	\$2,700.00	<b>Vacant and previously remodeled, roof leak in bedroom (hole in ceiling)</b>
210 C	3Br+2Ba	<b>\$3,200.00</b>	\$3,200.00	
<b>Total/mo:</b>		<b>\$5,853.00</b>	<b>\$8,600.00</b>	
<b>Total/yr:</b>		<b>\$70,236.00</b>	<b>\$103,200.00</b>	

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (9Br+6Ba) for 3 Units

Exclusively Listed by Dana Coronado, CCIM of Compass

DRE# 01746702 Cell: 310-562-9630

[Dana.Coronado@Compass.com](mailto:Dana.Coronado@Compass.com)

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

# EXTERIOR PHOTOS

# 210 S. CHESTER AVE



Front of Property



Street View of Property



Driveway Leading to Back Units



Detached Garage

# EXTERIOR PHOTOS

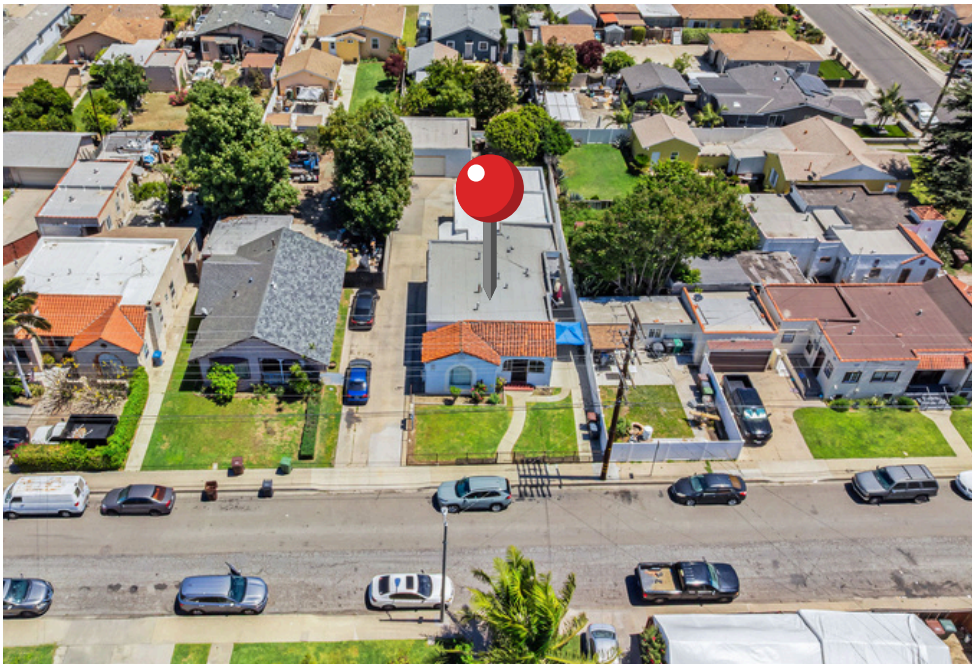
# 210 S. CHESTER AVE



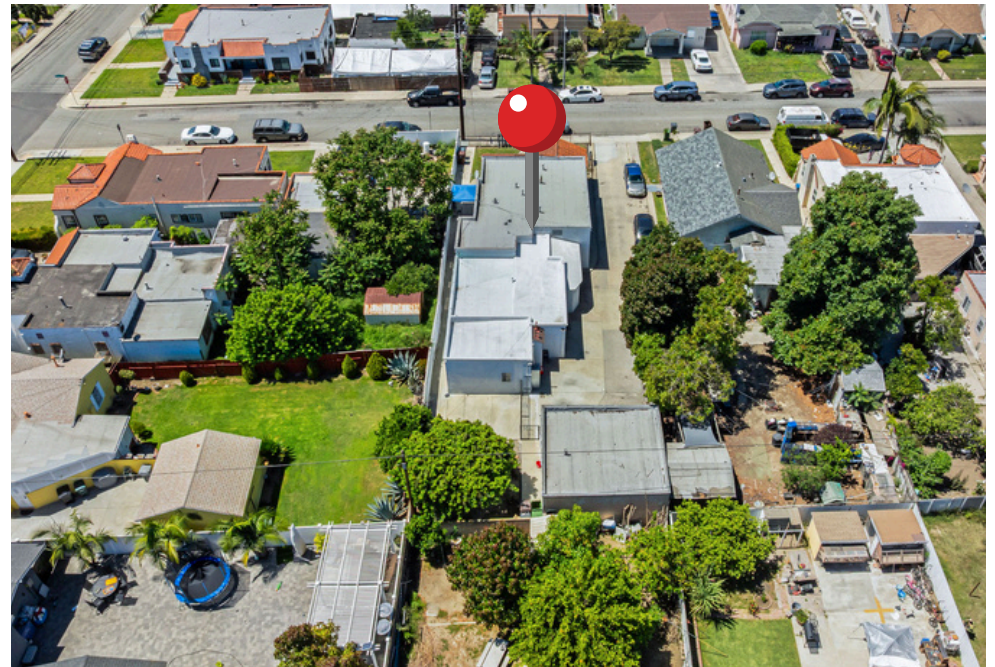
Gated Back Area



Aerial of Property



Aerial of Property



Aerial of Property

# 4106 S. San Pedro Street

Los Angeles, CA 90011

4 Bungalow Units in South Central LA

## PROPERTY FEATURES

Property Type:	4 Units
Bldg SF:	2,392
Lot SF:	7,138
Year Built:	1924
APN:	5113-006-013
Zoning:	LAC2
Unit Mix:	3 (2Br+1Ba), 1 (3Br+2Ba)
Parking:	6 Spaces

## DEAL POINTS

Property Highlights:	4 bungalow units in South Central LA. Well maintained exterior. Used to be 5 units (5 show on title) but now configured and registered as 4 units.
Property Condition:	Tenants have kept the property well maintained.
Value Add Play:	
# Tenants w/Leased Pkg:	4
Location:	South Central LA

## 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	<a href="#">CLICK HERE</a>
Estoppels	
Disclosures	
City Presale Inspection	Not Applicable
LAHD Info	<a href="#">CLICK HERE</a>
9A Report	Pending
Due Diligence Info	<a href="#">CLICK HERE</a>

## VALUE INDICATORS

\$/Unit:	\$162,500
\$/Bldg SF:	\$272
\$/Lot SF:	\$91
Current GRM:	10.71
Pro Forma GRM:	6.77
Current CAP:	5.65%
Pro Forma CAP:	11.08%

**LIST PRICE:**

**\$650,000**



## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
4106	2Br+1Ba	\$1,042.44	\$1,950.00	1 parking space leased
4106 1/2	2Br+1Ba	\$1,388.44	\$1,950.00	1 parking space leased
4108	3Br+2Ba	\$1,577.44	\$2,150.00	2 parking spaces leased
4110	2Br+1Ba	\$1,048.44	\$1,950.00	1 parking space leased
<b>Total/mo:</b>		<b>\$5,056.76</b>	<b>\$8,000.00</b>	
<b>Total/yr:</b>		<b>\$60,681.12</b>	<b>\$96,000.00</b>	

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (4Br+4Ba) for 5 Units

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

# 4106 S. SAN PEDRO ST



Front of Property



Street View of of Property



Front Yard of Property



Front of Units

# EXTERIOR PHOTOS

# 4106 S. SAN PEDRO ST



Front of Units Leading to Parking Lot

Back of Units

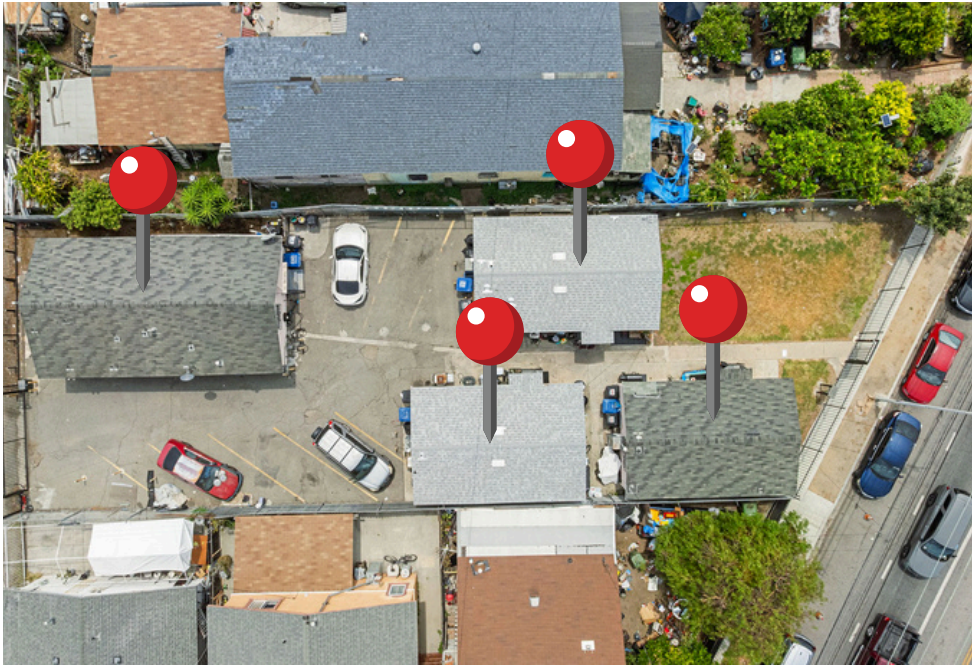


Inbetween Units

Back of Property and Parking Spaces

# AERIALS

# 4106 S. SAN PEDRO ST



Aerial of Property



Back of Units



Aerial



Aerial

# 632 E. 78<sup>th</sup> Street

Los Angeles, CA 90001

2 Seperate Homes with Detached Garage in South Central LA

**LIST PRICE:**

**\$500,000**

## PROPERTY FEATURES

Property Type:	2 Units
Bldg SF:	1,632
Lot SF:	5,957
Year Built:	1960
APN:	6023-032-025
Zoning:	LAC2
Unit Mix:	1 (2Br+1Ba), 1 (3Br+2Ba)
Parking:	2 Spaces

## VALUE INDICATORS

\$/Unit:	\$250,000
\$/Bldg SF:	\$306
\$/Lot SF:	\$84
Current GRM:	13.52
Pro Forma GRM:	8.25
Current CAP:	4.71%
Pro Forma CAP:	9.43%

## DEAL POINTS

**Property Highlights:** South Central 2 separate homes with a detached rear garage and alley access. Both units are legal 2Br+1Ba's. Unit 630 is 696 Sf and 632 is 936 SF.

**Property Condition:**

**Value Add Play:** Rear ADU potential.

**# Tenants w/Leased Pkg:** 2

**Location:** South Central LA

## LINKS

**Title Profile** [CLICK HERE](#)

**Preliminary Title Report** [CLICK HERE](#)

**Property Photos** [CLICK HERE](#)

**Set Up** [CLICK HERE](#)

**Estoppels**

**Disclosures**

**City Presale Inspection** Not Applicable

**LAHD Info** [CLICK HERE](#)

**9A Report** Pending

**Due Diligence Info** [CLICK HERE](#)



## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
630	2Br+1Ba	\$1,420.44	\$2,600.00	2 parking spaces leased
632	3Br+2Ba	\$1,661.44	\$3,400.00	2 parking spaces leased

---

**Total/mo:** **\$3,081.88** **\$6,000.00**

**Total/yr:** **\$36,982.56** **\$72,000.00**

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

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

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

632 E. 78<sup>TH</sup> ST



Front of Property



Front of Property



Side of Property



Back of Property

# EXTERIOR PHOTOS

632 E. 78<sup>TH</sup> ST



Back Structure



Detached Garage



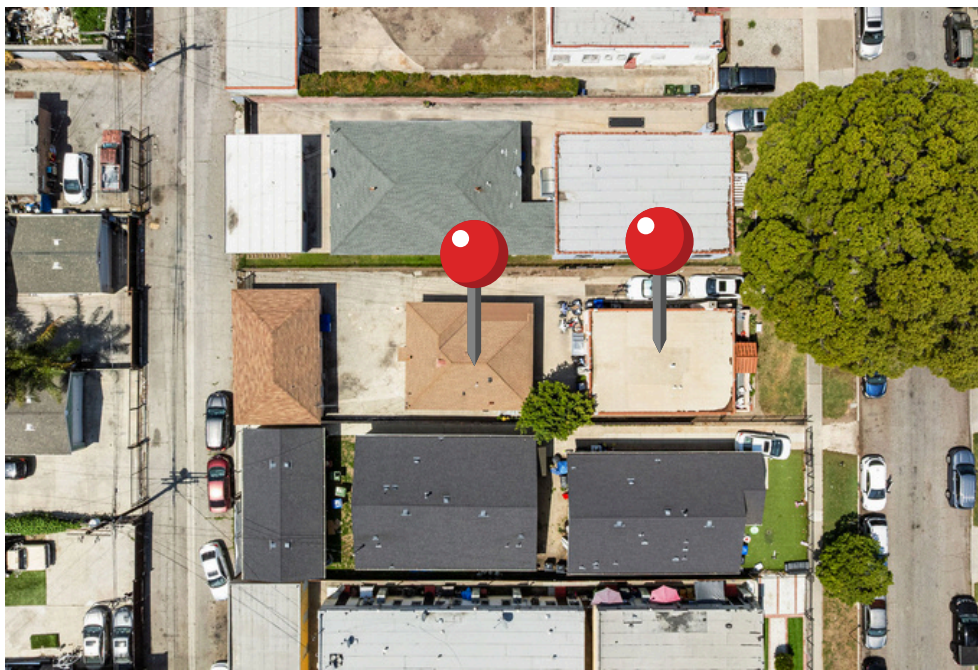
Back of Property and Parking Spaces



Front of Property

**AERIALS**

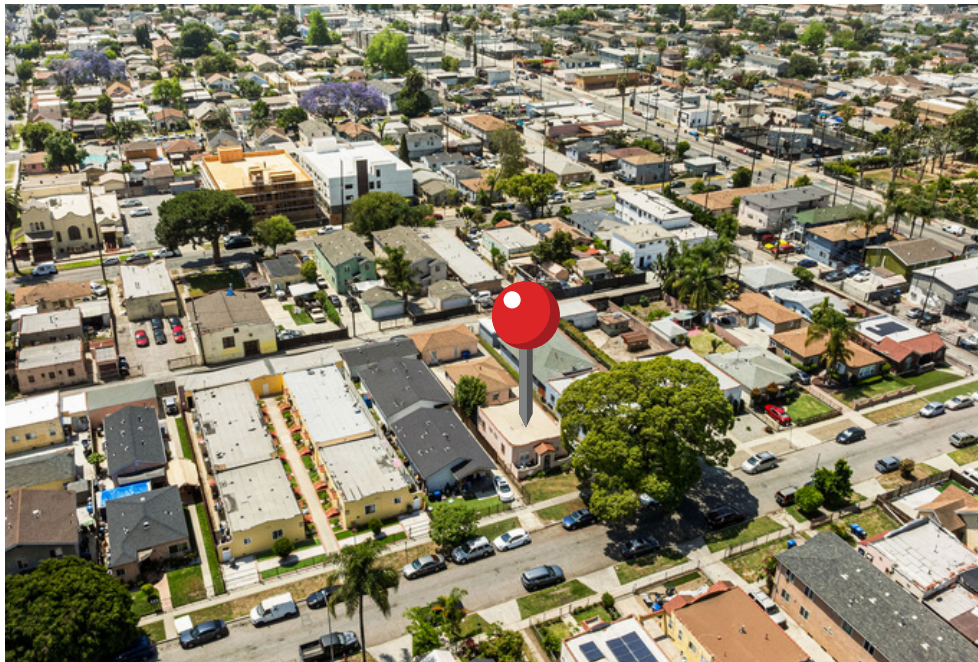
**632 E. 78<sup>TH</sup> ST**



Aerial of Property



Aerial



Aerial



Aerial of Property

# 7137-7145 Watcher Street

Commerce, CA 90040

7 Units on 3 Separate Parcels in Commerce

**LIST PRICE:**

**\$1,950,000**

## PROPERTY FEATURES

Property Type:	7 Units
Bldg SF:	5,034
Lot SF:	21,933
Year Built:	1955 & 1961
APN:	6357-014-009, 015, 016
Zoning:	CMR3*
Unit Mix:	3 (3Br+2Ba), 2 (4Br+2Ba), 2 (2Br+1Ba)
Parking:	9 Spaces & Garages

## VALUE INDICATORS

\$/Unit:	\$250,000
\$/Bldg SF:	\$387
\$/Lot SF:	\$89
Current GRM:	9.84
Pro Forma GRM:	7.55
Current CAP:	6.87%
Pro Forma CAP:	9.86%



## DEAL POINTS

**Property Highlights:** 3 APNs on HUGE 22K SF Lot. Center driveway & rear parking + attached garages. 2 units vacant. Extremely low vacancy area where high bedroom counts are popular. HUGE Upside. All units have yards. State of CA: AB 1482 + Commerce JCO rent control.

**Property Condition:**

**Value Add Play:** ADU potential.

**# Tenants w/Leased Pkg:** 7

**Location:** Commerce. Extremely low vacancy area where high bedroom counts are popular.

## LINKS

Title Profile	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>
Preliminary Title Report	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>
Property Photos	<a href="#">CLICK HERE</a>		
Set Up	<a href="#">CLICK HERE</a>		
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	MARKET RENT	NOTES
7137	3Br+2Ba	\$1,574.00	\$3,000.00	1 parking space leased
7139	3Br+2Ba	<b>\$3,000.00</b>	\$3,000.00	<b>Vacant &amp; not remolded</b>
7141	4Br+2Ba	\$2,042.00	\$3,600.00	2 parking spaces leased
7143	2Br+1Ba	\$2,798.00	\$2,600.00	
7143 ½	4Br+2Ba	\$1,847.00	\$3,600.00	2 parking spaces leased
7145	3Br+2Ba	\$2,648.00	\$3,000.00	
7145 ½	2Br+1Ba	<b>\$2,600.00</b>	\$2,600.00	<b>Vacant &amp; remolded</b>
<b>Total/mo:</b>		<b>\$16,509.00</b>	<b>\$21,400.00</b>	
<b>Total/yr:</b>		<b>\$198,108.00</b>	<b>\$256,800.00</b>	

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

7137 Watcher St: Title/Assessor Records Indicate Total Bedroom & Bathroom Count (4Br+3Ba) for 3 Units

7143 Watcher St: Title/Assessor Records Indicate Total Bedroom & Bathroom Count (2Br+2Ba) for 2 Units

7145 Watcher St: Title/Assessor Records Indicate Total Bedroom & Bathroom Count (4Br+2Ba) for 2 Units

**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

# 7137-7145 WATCHER ST



Front of Property



Front of Units



Front of Units with Front Yards



Front of Units with Front Yards

# EXTERIOR PHOTOS

# 7137-7145 WATCHER ST



View from Back of Property



Parking Spaces



Parking Spaces



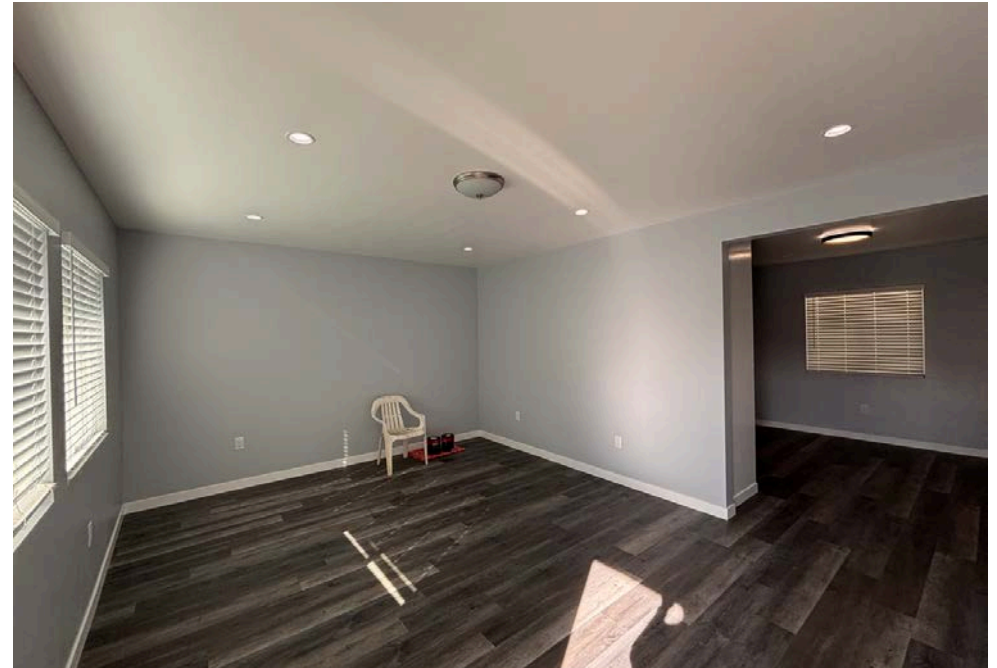
Back Units

# INTERIOR PHOTOS



Entrance to Vacant Unit

# REMODELED VACANT UNIT 7145 1/2



Living Room



Kitchen with New Appliances



1st Bedroom

# INTERIOR PHOTOS



2nd Bedroom

# REMODELED VACANT UNIT 7145 1/2



Wall Heater and Storage Space



Bathroom



Front of Unit

# INTERIOR PHOTOS

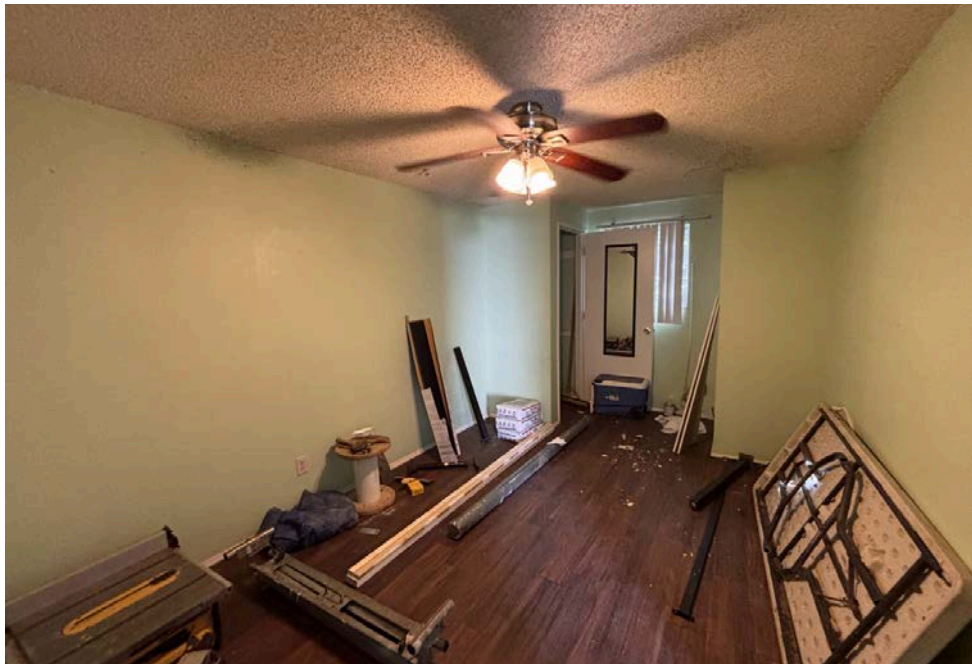
# UNREMODELED VACANT UNIT 7145 1/2



Entrance and Living Space



Kitchen



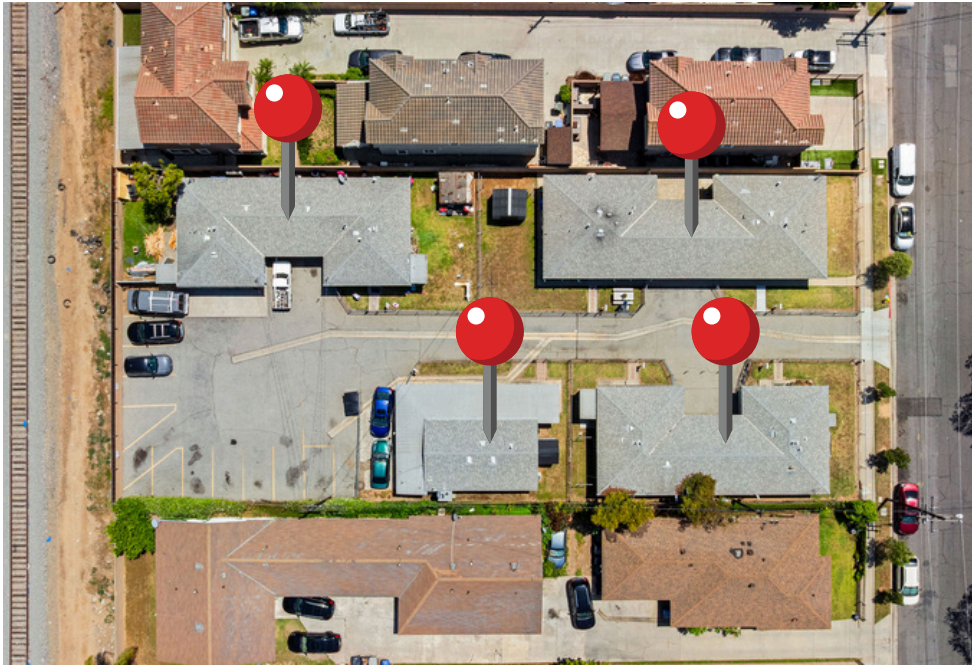
Bedroom



Additional Room

# AERIALS

# 7137-7145 WATCHER ST



Aerial of Property



Aerial of Property



Aerial Facing North



3 Separate Parcels

# 7411 Arnett Street

Downey, CA 90241

6 Units in Downey - Pride of Ownership Building

## PROPERTY FEATURES

Property Type:	6 Units
Bldg SF:	3,964
Lot SF:	5,616
Year Built:	1955
APN:	6248-003-005
Zoning:	DOC4*
Unit Mix:	4 (2Br+2Ba), 1 (2Br+1.5Ba), 1 (3Br+1.5Ba)
Parking:	5 Spaces (2 Garages, 2 Tandem, 1 Handicap)

## DEAL POINTS

**Property Highlights:** 2 vacant units (2Br+2Ba) and (3Br+1.5Ba). Rear parking & alley access. Pride of ownership property. The larger unit has 2 sliding glass doors that lead out to a patio over the garage, but it wasn't built to be walked on. Might need to reinforce the garage, or remove the sliding doors. Shared laundry room w/owned non coin op machines that tenants use for free.

**Property Condition:**

**Value Add Play:**

**# Tenants w/Leased Pkg:** 4

**Location:** Downey. Near Firestone Blvd & Old River School Rd. Near Williams Elementary School.

## 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	<a href="#">CLICK HERE</a>
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

\$/Unit:	\$283,333
\$/Bldg SF:	\$429
\$/Lot SF:	\$303
Current GRM:	11.66
Pro Forma GRM:	9.48
Current CAP:	5.17%
Pro Forma CAP:	7.08%

**LIST PRICE:**

**\$1,700,000**



## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
1	2Br+2Ba	<b>\$2,400.00</b>	\$2,400.00	<b>Vacant</b>
2	2Br+2Ba	\$1,704.00	\$2,400.00	1 parking space leased
3	2Br+1.5Ba	\$1,320.00	\$2,200.00	2 parking spaces leased
4	2Br+2Ba	\$1,541.00	\$2,400.00	1 parking space leased
5	2Br+2Ba	\$2,089.00	\$2,400.00	1 parking space leased
6	3Br+1.5Ba	<b>\$3,100.00</b>	\$3,100.00	<b>Vacant</b>

**Total/mo: \$12,154.00 \$14,900.00**

**Total/yr: \$145,848.00 \$178,800.00**

Rent Reflected is Upcoming Increase Amount Effective June 1st 2026

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (8Br+6Ba) for 6 Units

**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

7411 ARNETT ST



Front of Property



Street View of Property



Side of Property



Side of Property

# EXTERIOR PHOTOS

7411 ARNETT ST



Left Side of Property and Stairs



Tenant Mailboxes



Back of Property & Parking



Garages and Balcony

# EXTERIOR PHOTOS

7411 ARNETT ST



Stairs Going to 2<sup>nd</sup> Story Units



Balcony on 2<sup>nd</sup> Story



Laundry Room and Water Heater



Additional Garages on Side of Property

# 933 E. 28<sup>th</sup> Street

Los Angeles, CA 90011

5 Units - House + 4Plex in South Central LA

## PROPERTY FEATURES

Property Type:	5 Units
Bldg SF:	4,417
Lot SF:	7,494
Year Built:	1916
APN:	5128-023-025
Zoning:	LARD2
Unit Mix:	2 (2Br+1Ba), 1 (3Br+2Ba), 1 (4Br+2.5Ba) 1 (2Br+2Ba)
Parking:	11 Open Spaces

## DEAL POINTS

Property Highlights:	Property consists of a quadruplex with 1 vacant unit, and a detached 1,500 SF SFR on the corner that was chopped up into multiple units and needs a gut remodel and reconfiguration.
Property Condition:	SFR needs gut remodel, 4 unit has 1 vacant unit.
Value Add Play:	Lots of open parking. Potential to create a Jr ADU and new construction ADUs.
# Tenants w/Leased Pkg:	2
Location:	South Central LA

## 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	<a href="#">CLICK HERE</a>
Estoppels	
Disclosures	
City Presale Inspection	Not Applicable
LAHD Info	Not Applicable
9A Report	Pending
Due Diligence Info	<a href="#">CLICK HERE</a>

## VALUE INDICATORS

\$/Unit:	\$170,000
\$/Bldg SF:	\$192
\$/Lot SF:	\$113
Current GRM:	7.20
Pro Forma GRM:	5.44
Current CAP:	9.45%
Pro Forma CAP:	13.79%

**LIST PRICE:**

**\$850,000**



## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
933	4Br+2.5Ba	<b>\$3,500.00</b>	\$3,500.00	<b>Vacant</b>
2715	2Br+1Ba	\$1,412.44	\$2,150.00	1 parking space leased
2715 ½	2Br+1Ba	<b>\$2,150.00</b>	\$2,150.00	<b>Vacant</b>
2717	3Br+2Ba	\$1,388.44	\$3,000.00	
2717 ½	2Br+2Ba	\$1,391.44	\$2,150.00	4 parking spaces leased
<b>Total/mo:</b>		<b>\$9,842.32</b>	<b>\$12,950.00</b>	
<b>Total/yr:</b>		<b>\$118,107.84</b>	<b>\$155,400.00</b>	

Last Rent Increase: 6/1/2025

Title/Assessor Records Indicate Total Bedroom & Bathroom Count (8Br+5Ba) for 5 Units

Exclusively Listed by Dana Coronado, CCIM of Compass

DRE# 01746702 Cell: 310-562-9630

[Dana.Coronado@Compass.com](mailto:Dana.Coronado@Compass.com)

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

# EXTERIOR PHOTOS

933 E. 28<sup>TH</sup> ST



Front of Property



Street View of Property



Front Single Family Home



Detached 4 Unit Building

# EXTERIOR PHOTOS

933 E. 28<sup>TH</sup> ST



Front Structure



Side of Front Structure



Side of Front Structure



Back of Front Structure

# EXTERIOR PHOTOS

933 E. 28<sup>TH</sup> ST



Front of 4 Unit Building



Side of 4 Unit



Parking and Automatic Gate



Gated Front Yard

# INTERIOR PHOTOS



Front of 4 Unit Building

# UNREMOLDELED VACANT UNIT 933



Living Room



Faux Fireplace



Stairs

# INTERIOR PHOTOS

# UNREMOLDELED VACANT UNIT 933



2nd Story



2nd Story Room



Bathroom



Bedroom

# INTERIOR PHOTOS

# UNREMOLDELED VACANT UNIT 933



Bedroom



Bathroom



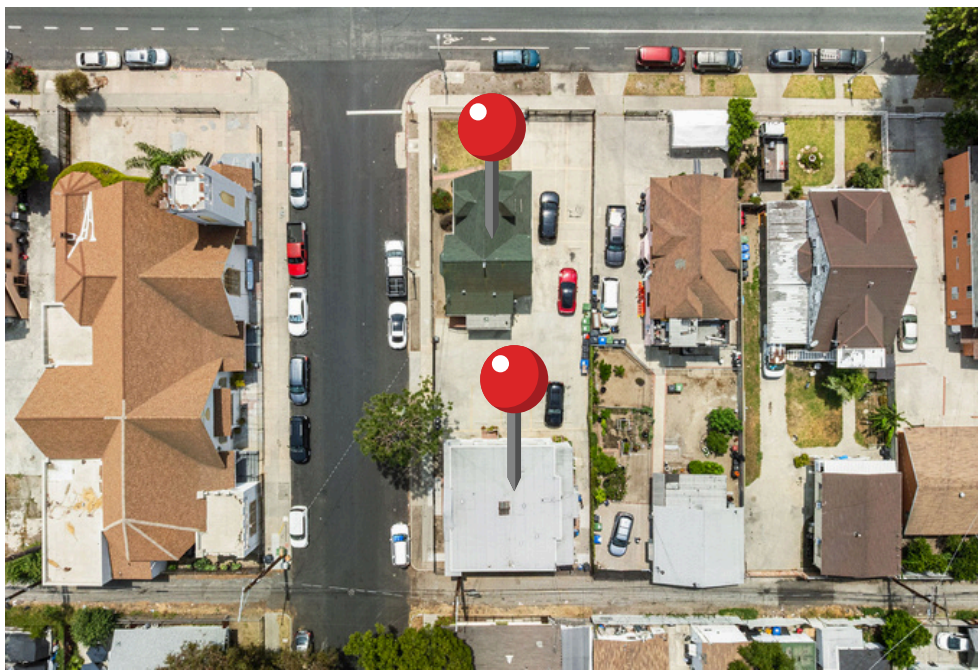
2nd Story



Half Bath

# AERIALS

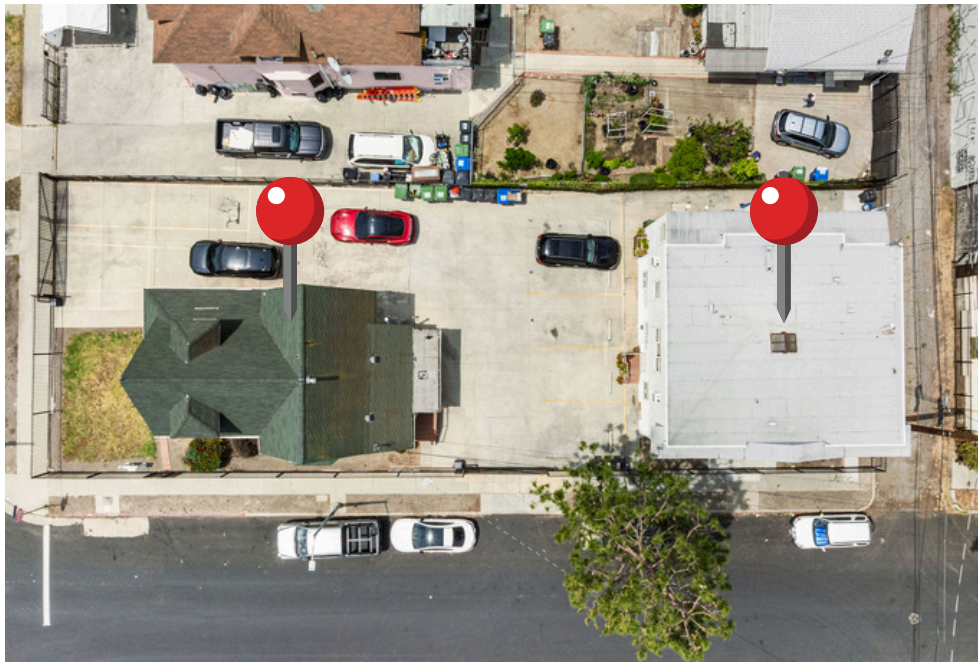
933 E. 28<sup>TH</sup> ST



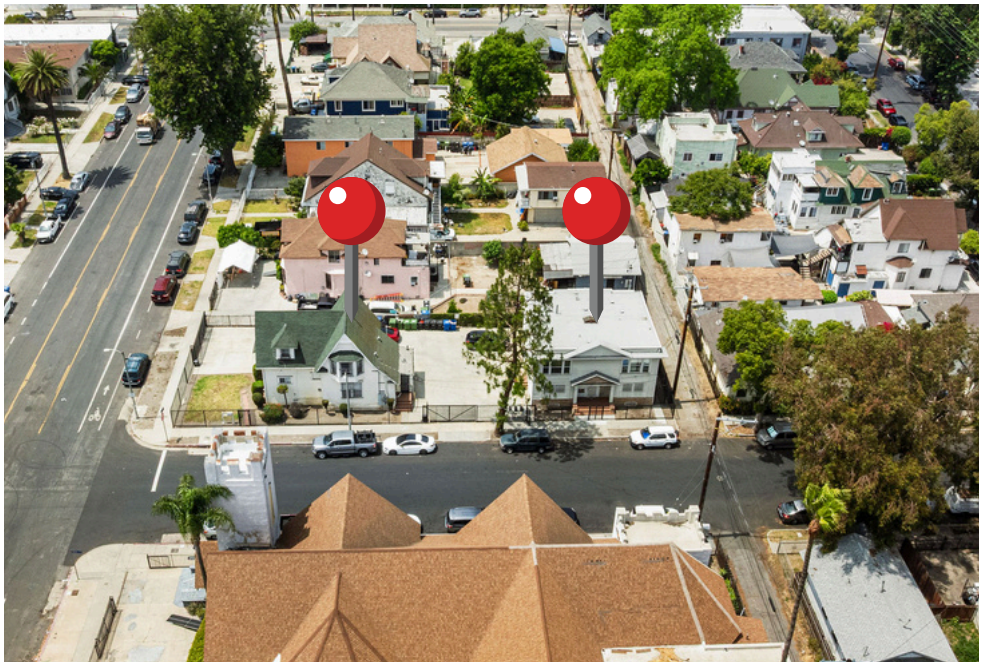
Aerial of Property



Bathroom



2nd Story



Aerial