

210 W. 43rd Place Los Angeles, CA 90037



30 Units Offered @ \$131,667 per unit, \$280 per Foot, 9.13 GRM and 6.38% CAP on Current Rents
Approx. 17% Rental Upside | 5 Vacant Units | Approx. 1.2 Mile from BMO Stadium & Exposition Park

COMPASS

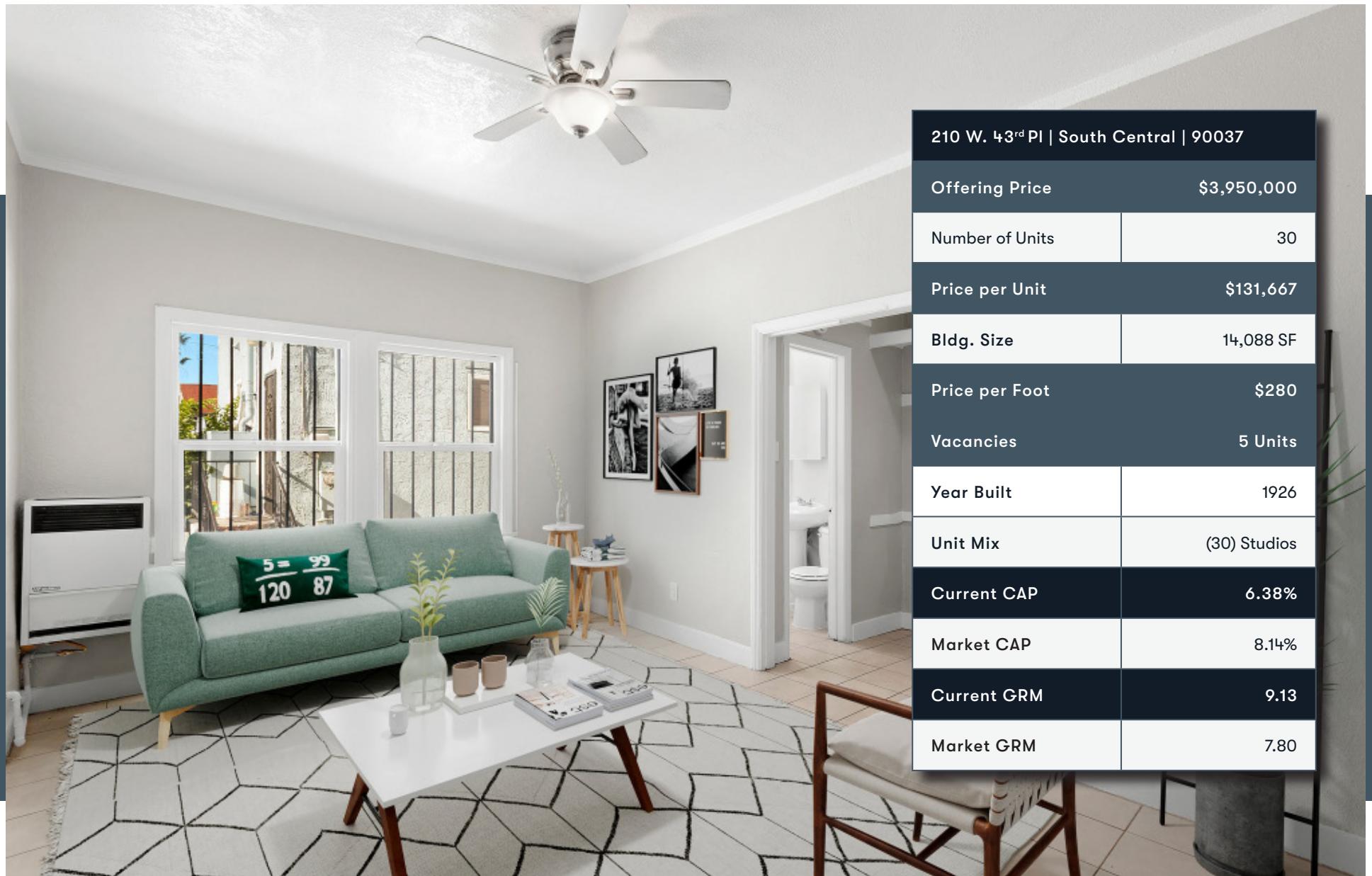
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Property Overview



210 W. 43rd PI | South Central | 90037

Offering Price	\$3,950,000
Number of Units	30
Price per Unit	\$131,667
Bldg. Size	14,088 SF
Price per Foot	\$280
Vacancies	5 Units
Year Built	1926
Unit Mix	(30) Studios
Current CAP	6.38%
Market CAP	8.14%
Current GRM	9.13
Market GRM	7.80

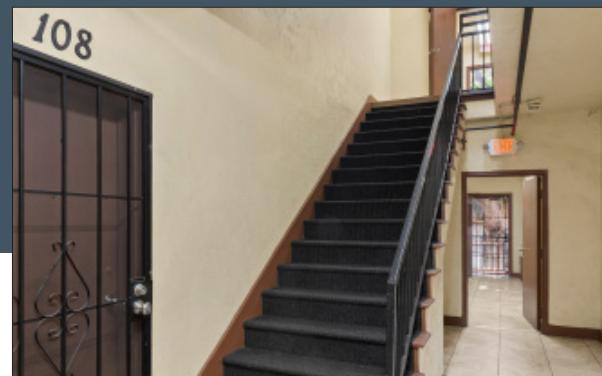
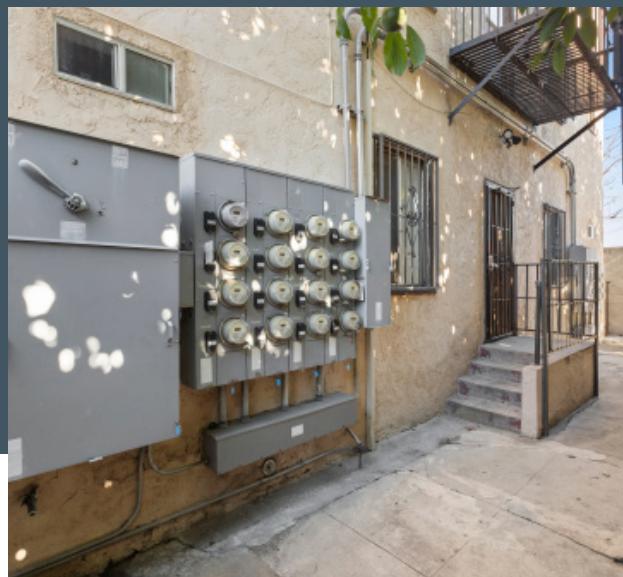
Property Highlights



- Offered at \$131,667 per unit, 210 W. 43rd presents a 30-unit South LA multifamily opportunity with strong in-place yield and near-term upside supported by existing vacancies.
- The property is offered at a 6.38% CAP and 9.13 GRM on current rents, positioning it competitively relative to recent South LA sales and providing an attractive basis for investors focused on income and stability.
- **Approx. 17% rental upside** compared to renovated units in the surrounding area. Based on projected market rents, the property is expected to stabilize at an 8.14% market CAP and 7.80 market GRM. **Please note, five units will be delivered vacant at COE.**
- Several units have already been renovated and are in good condition, featuring tile flooring, ample cabinetry, gas stoves, wall-mounted A/C units, and ceiling fans.
- Unit layouts offer defined living areas with good natural light, and the overall configuration provides a consistent framework for continued upgrades across the remaining units.
- The building is separately metered for electricity and master metered for gas.
- Located in Historic South-Central, 210 W. 43rd benefits from proximity to several of LA's most consistent employment and entertainment anchors. The property sits minutes from the University of Southern California, Exposition Park, The Shrine Auditorium, BMO Stadium, and the LA Memorial Coliseum complex.
- **The combination of existing yield, achievable rental upside, and proximity to USC and Exposition Park positions the property as a practical acquisition for investors seeking scale and durability in South Los Angeles.**

Property Photography

210 W. 43rd Pl - Virtually Staged



Unit Photography

210 W. 43rd PI - Unit 103 - Virtually Staged



Neighborhood Overview



Neighborhood Aerial Map



Nearby Developments



1) 3602 Crawford Street

Logos Faith Development is advancing an affordable housing project delivering 24 units targeted to Section 8 voucher holders. The fully affordable development is supported by \$500K in pre-development funding from the Roy and Patricia Disney Foundation and is slated to begin construction in 2026.

2) 161 W. 35th St.

Property owner David Kashani is proposing 11 live/work apartments averaging approx. 900 SF, along with 372 SF of ground-floor commercial space and parking for 8 vehicles.

3) 306 E. Washington Blvd.

Hollywood Community Housing Corp. has begun construction on Peak Plaza, a 7-story affordable housing project delivering 104 units for households earning 30–60% of AMI. The \$77M development includes ground-floor commercial space and parking for 49 vehicles and is funded through tax credits and a Measure ULA loan.

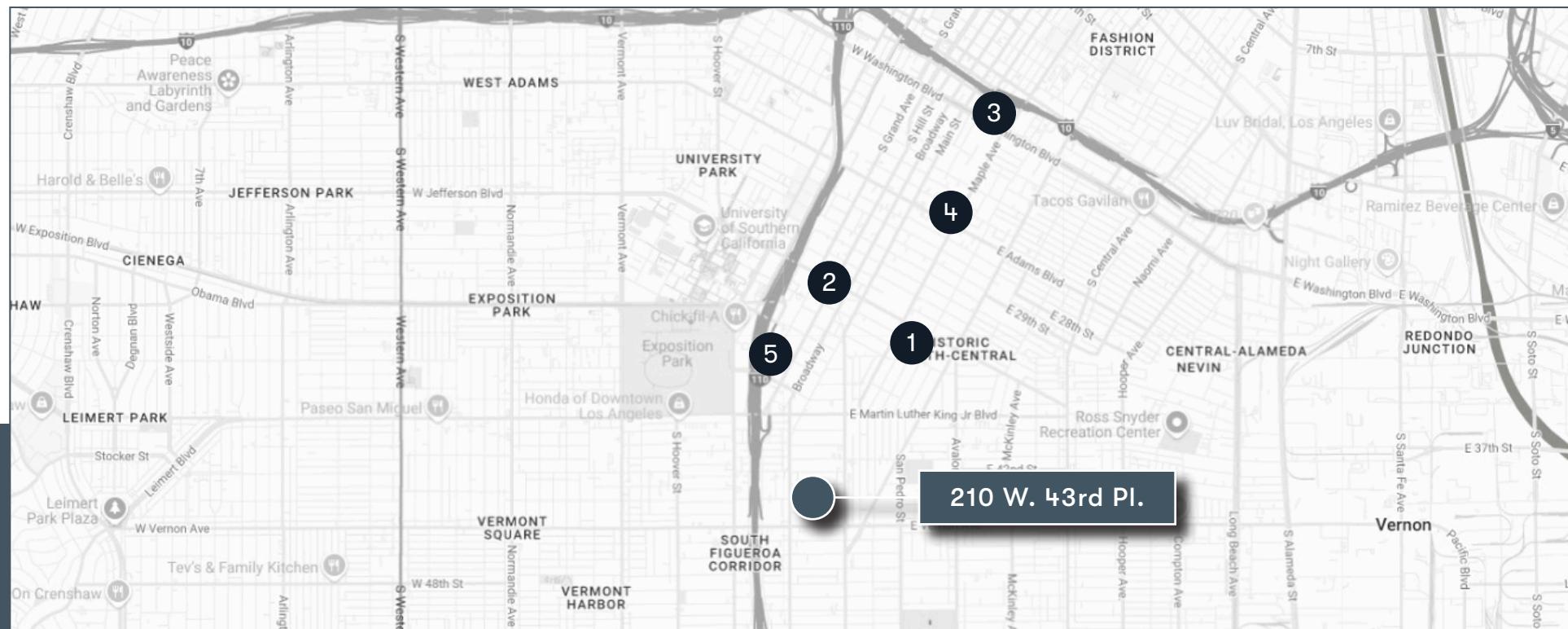
4) 400 E. Adams Blvd.

Markwood's modular apartment project has reached full height, with prefabricated units installed for an 84-unit development comprising studio and 1-bdrm layouts. Entitled through TOC incentives, the project includes 8 extremely low-income units, with remaining rents targeting 120–150% of AMI.

5) 3851 S. Grand Ave.

Plans for a 5-story mixed-use building with 12 live/work units and ground-floor retail were terminated after USC purchased the project site. The development, entitled through TOC incentives, faced appeals from USC and LAFC.

Nearby Developments Map



Dev Address	Distance	Notes
1) 3602 Crawford St.	1.0 mile	Logos Faith Development is advancing an affordable housing project delivering 24 units targeted to Section 8 holders.
2) 161 W. 35 th St.	1.1 miles	11 live/work apartments averaging 900 SF, along with 372 SF of ground-floor commercial space and parking for 8 vehicles.
3) 306 E. Washington Blvd.	2.4 miles	7-story affordable housing project delivering 104 units for households earning 30–60% of AMI.
4) 400 E. Adams Blvd.	1.9 miles	Multifamily project with prefabricated units installed for an 84-unit development comprising studio and 1-bdrm layouts.
5) 3851 S. Grand Ave.	0.8 mile	Plans for a 5-story mixed-use building with 12 live/work units were terminated after USC purchased the project site.

Nearby Hotspots



1) Mercado La Paloma

Mercado La Paloma operates as a long-standing food and small-business hub in South LA, anchored in recent years by Holbox, the nationally recognized Oaxacan seafood restaurant and Michelin-star recipient. The market combines established vendors, community organizations, and cultural programming.

2) Exposition Park

Exposition Park serves as a civic and cultural anchor, home to the California Science Center, Natural History Museum of Los Angeles County, and the Exposition Park Rose Garden. Daily activity is driven by museum visitors, students, and park users, while evenings and weekends bring large-scale events at adjacent venues.

3) University of Southern California

USC is one of the region's largest employment and economic anchors, supporting tens of thousands of students, faculty, and staff. The campus drives sustained housing demand, transit usage, and retail activity across surrounding blocks. Ongoing institutional investment and expansion continue to shape the neighborhood.

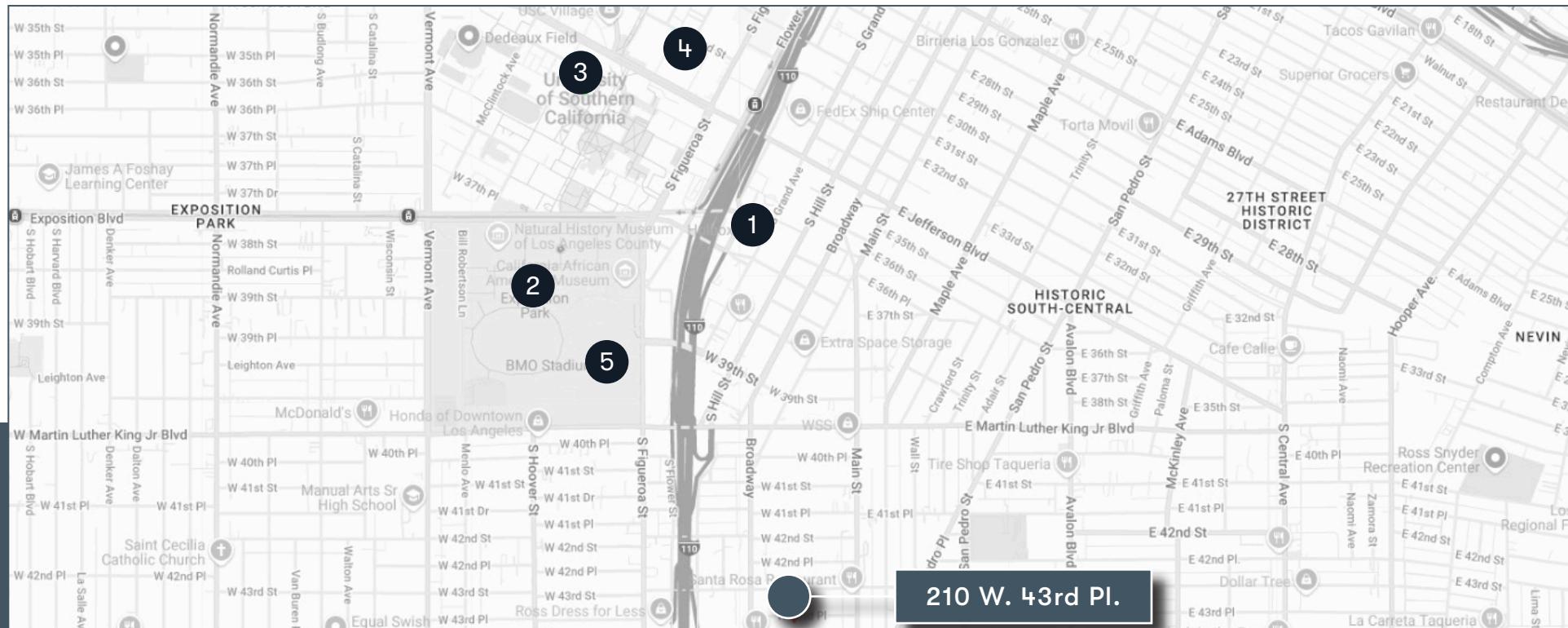
4) The Shrine Auditorium & Expo Hall

The Shrine Auditorium and Expo Hall remain among LAs' most active mid-size event venues, hosting concerts, award shows, graduations, and conventions year-round. Its steady event calendar generates recurring visitor traffic and supports surrounding hospitality and service uses.

5) BMO Stadium

BMO Stadium serves as a modern sports and entertainment anchor within the Exposition Park campus and home to LAFC. Its presence complements nearby institutional uses, contributing to consistent activity patterns rather than episodic surges.

Nearby Hotspots Map



Nearby Hotspot	Distance	Notes
1) Mercado La Paloma	1.1 miles	Anchored in recent years by Holbox, the nationally recognized Oaxacan seafood restaurant and Michelin-star recipient.
2) Exposition Park	1.0 mile	California Science Center, Natural History Museum of Los Angeles County, and the Exposition Park Rose Garden.
3) University of Southern California	1.9 miles	One of the region's largest employment & economic anchors, supporting tens of thousands of students, faculty, and staff.
4) The Shrine Auditorium	1.7 miles	Among LAs' most active mid-size event venues, hosting concerts, award shows, graduations, and conventions year-round.
5) BMO Stadium	1.2 miles	BMO Stadium serves as a modern sports and entertainment anchor within the Exposition Park campus and home to LAFC.

Financials & Comparables



210 W. 43rd Pl | South Central | 90037

Offering Price	\$3,950,000
Number of Units	30
Price per Unit	\$131,667
Bldg. Size	14,088 SF
Price per Foot	\$280
Vacancies	5 Units
Year Built	1926
Unit Mix	(30) Studios
Current CAP	6.38%
Market CAP	8.14%
Current GRM	9.13
Market GRM	7.80



Financials

Please note, the current rent is calculated using a projected amount for vacant units.

Investment Summary	
Price:	\$3,950,000
Down Payment:	\$3,950,000
Number of Units:	30
Price per Unit:	\$131,667
Current GRM:	9.13
Potential GRM:	7.74
Potential Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
30	Studios	\$1,189	\$35,682	\$1,495	\$44,850
Total Scheduled Rent:		\$35,682		\$41,850	
Laundry Income:		\$0		\$0	
RUBS Income (T-12 Actual):		\$364		\$364	
Monthly Gross Income:		\$36,046		\$42,214	
Annual Gross Income:		\$432,552		\$506,568	

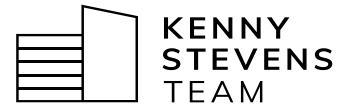
Approx. Year Built:	1926	Price Per SF:	\$280
Approx. Lot Size:	6,345 SF	Current CAP:	6.38%
Approx. Bldg. Size:	14,088 SF	Market CAP:	8.23%
Annualized Operating Data			
		Current Rents	Market Rents
Scheduled Gross Income:		\$432,552	\$506,568
Vacancy Allowance:		\$10,814 2.5%	\$15,197 2.5%
Gross Operating Income:		\$421,738	\$491,371
Less Expenses:		\$169,820 39%	\$169,820 34%
Net Operating Income:		\$251,918	\$321,551
Less Loan Payment:		\$0	\$0
Pre-Tax Cash Flow:		\$251,918 6.38%	\$321,551 8.14%
Plus Principal Reduction:		\$0	\$0
Return Before Taxes:		\$251,918 6.38%	\$321,551 8.14%

Estimated Expenses Unless Noted Otherwise	
Taxes (new - 1.25%):	\$49,375
Insurance (\$1.30 PSF):	\$18,314
**Utilities (T12-Actual):	\$49,435
**Repairs/Maintenance T-12 Actual):	\$28,068
Misc & CapEx Reserve:	\$3,000
Property Mgmt:	\$21,628
On-Site Mgr:	\$0
Total Expenses:	\$169,820
Per Sq. Ft:	\$12.05
Per Unit:	\$5,661

Rent Roll

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Current as of 01/11/26



Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
101	Studio	\$903	\$1,395		
102	Studio	\$1,282	\$1,395		
103	Studio	\$1,395	\$1,395		VACANT
104	Studio	\$1,210	\$1,395		
105	Studio	\$1,395	\$1,395		VACANT
106	Studio	\$1,395	\$1,395		VACANT
107	Studio	\$1,199	\$1,395		
108	Studio	\$1,245	\$1,395		
109	Studio	\$1,295	\$1,395		
110	Studio	\$780	\$1,395		
201	Studio	\$1,254	\$1,395		
202	Studio	\$1,295	\$1,395		
203	Studio	\$1,254	\$1,395		
204	Studio	\$1,395	\$1,395		VACANT
205	Studio	\$1,146	\$1,395		\$100 concession
206	Studio	\$938	\$1,395		
207	Studio	\$1,245	\$1,395		
208	Studio	\$1,245	\$1,395		
209	Studio	\$1,245	\$1,395		

Rent Roll

210 W. 43rd PI | South LA | 90062

Current as of 01/11/26



Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
210	Studio	\$1,005	\$1,395		
301	Studio	\$1,195	\$1,395		
302	Studio	\$1,395	\$1,395		VACANT
303	Studio	\$1,295	\$1,395		
304	Studio	\$974	\$1,395		
305	Studio	\$1,013	\$1,395		
306	Studio	\$1,254	\$1,395		
307	Studio	\$982	\$1,395		
308	Studio	\$1,013	\$1,395		
309	Studio	\$1,195	\$1,395		
310	Studio	\$1,245	\$1,395		
	Laundry Income:	\$0	\$0		
	RUBS Income (T-12 Actual):	\$0	\$0		
	Monthly Total:	\$36,046	\$42,214		
	Annual Total:	\$432,552	\$506,568		

South Central Sales Comps



Address:	210 W. 43 rd Pl.
Sale Date:	Subject Property
Price:	\$3,950,000
Year Built:	1926
# of Units:	30
Price per Unit:	\$131,667
Building Size:	14,088 SF
Price per SF:	\$280
Unit Mix:	(30) 0+1
Notes:	9.13 GRM & 6.38% CAP

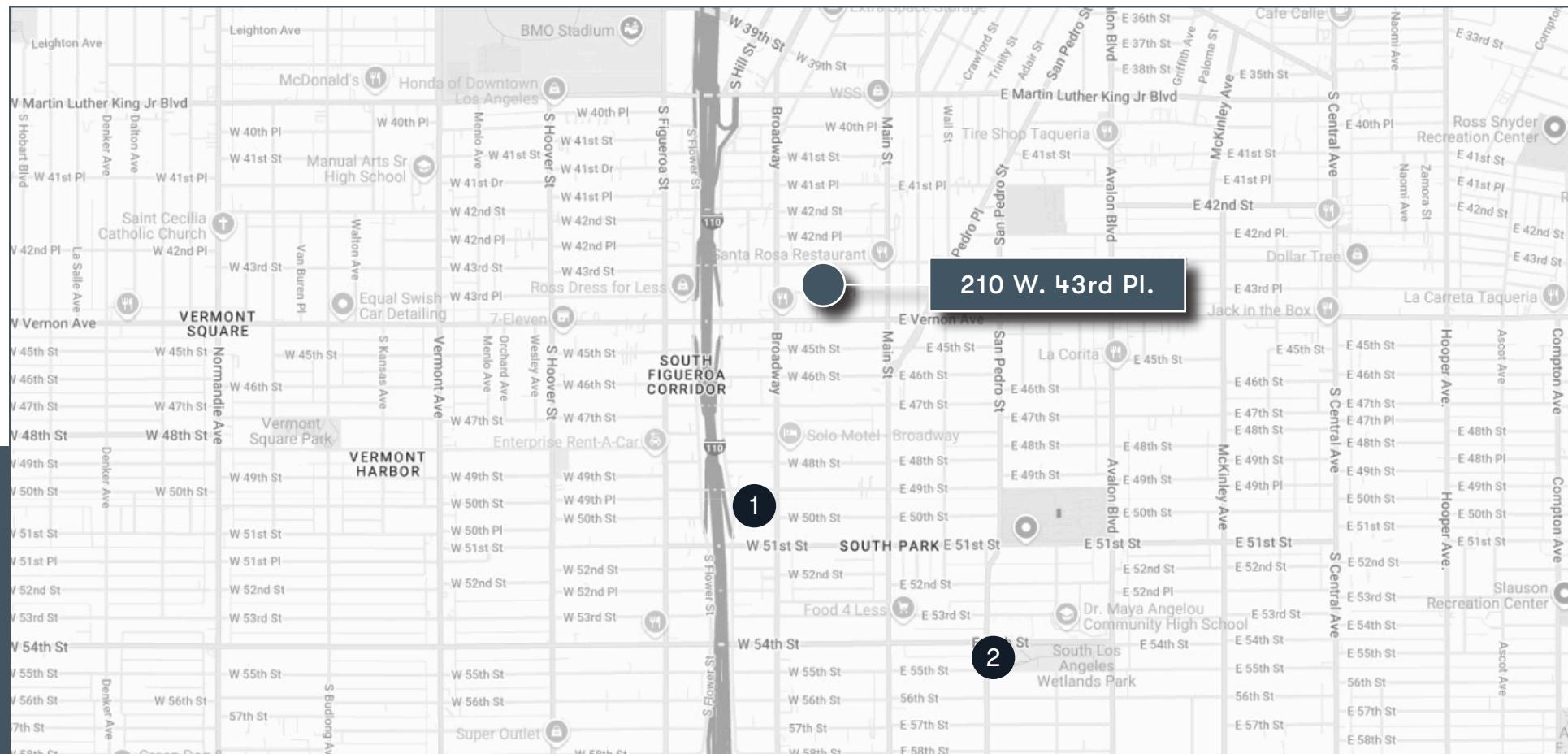


Address:	300 E. 55 th St.
Sale Date:	04/17/25
Price:	\$1,025,000
Year Built:	1950
# of Units:	7
Price per Unit:	\$146,429
Building Size:	4,222 SF
Price per SF:	\$243
Unit Mix:	(7) 0+1
GRM:	8.14 GRM



Address:	324 W. 50 th St.
Sale Date:	11/27/23
Price:	\$836,580
Year Built:	1924
# of Units:	6
Price per Unit:	\$139,475
Building Size:	4,556 SF
Price per SF:	\$183
Unit Mix:	(6) 0+1
GRM:	11.20 GRM

South Central Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	GRM
210 W. 43 rd Pl.	Subject Property	\$3,590,000	1926	30	\$131,667	14,088 SF	\$280	9.13 GRM
1) 300 E. 55 th St.	04/17/25	\$1,025,000	1950	7	\$146,429	4,222 SF	\$243	8.14 GRM
2) 324 W. 50 th St.	11/27/23	\$836,580	1924	6	\$139,475	4,556 SF	\$183	11.20 GRM

South Central Rental Comps



Subject Property

210 W. 43rd Pl | South LA | 90037

(4) 1-Bdrm. & 1-Bath	\$1,495
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1) 974 W. 42nd St.

Rent	\$1,600 Leased on 03/20/25
Unit Mix	0-Bdrm. & 1-Bath 650 SF



2) 5161 S. Vermont Ave. Unit #11

Rent	\$1,600 Leased on 09/22/25
Unit Mix	0-Bdrm. & 1-Bath N/A SF



3) 524 W. Vernon Ave.

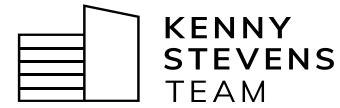
Rent	\$1,600 Leased on 12/02/25
Unit Mix	0-Bdrm. & 1-Bath 500 SF



4) 806 W. 40th Pl. Unit #16

Rent	\$1,395 Leased on 10/30/25
Unit Mix	0-Bdrm. & 1-Bath 639 SF

South Central Rental Comps

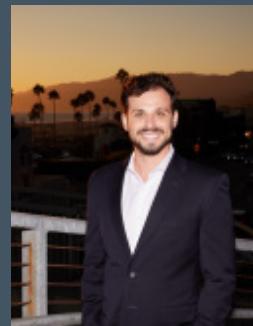


Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 974 W. 42 nd St.	\$1,600	03/20/25	0-Bdrm. & 1-Bath	650 SF	\$2.46	1.5 miles
2) 5161 S. Vermont Ave. Unit #11	\$1,600	09/22/25	0-Bdrm. & 1-Bath	N/A SF	N/A	1.5 miles
3) 524 W. Vernon Ave.	\$1,600	12/02/25	0-Bdrm. & 1-Bath	500 SF	\$3.20	0.5 mile
4) 806 W. 40 th Pl. Unit #16	\$1,395	10/30/25	0-Bdrm. & 1-Bath	639 SF	\$2.18	1.0 mile



210 W. 43rd Place Los Angeles, CA 90037

Getting into a bigger or better property
is easier than you think. It comes down to
working with the right team.



Max Berger

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