



Offering Memorandum

4610 Compton Ave.

4610 Compton Ave., Los Angeles, CA 90011
Five-Unit Investment Opportunity

FOR SALE

PROPERTY WEBSITE

lucrumre.com



EQUITY
UNION
COMMERCIAL



Investment Advisors

4610 Compton Ave.

Lucrum Group | Equity Union

Raymond A. Rodriguez

Founding Partner

D: +1 866-582-7865

M: +1 818-581-5829

ray@lucrumre.com

Lic. #01402283

Matt Freedman

Partner

D: +1 310-275-3800

M: +1 818-585-6888

matt@lucrumre.com

Lic. #01487954



Disclaimer

All materials and information received or derived from EQUITY UNION and Lucrum ("Broker") 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, develop ability 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 Broker its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the material 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. Broker will not investigate or verify any such matters or conduct due diligence for a part unless otherwise agreed in writing.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspection and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Broker makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Broker does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rent from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Broker in compliance with all applicable fair housing and equal opportunity laws.

Confidentiality Agreement

The contents included in this brochure are proprietary, paid for and include customized branded and/or trademarked materials that are to be kept strictly confidential. It is intended to be referred to only by the party receiving it from Broker. It should not be copied, duplicated, or otherwise made available to any other person, entity or competitor without the express written consent and approval of Broker. Any copying of proprietary material or brand will be a violation to your use of this brochure.





4610 Compton Ave.

TABLE OF CONTENTS

- 01. Property Overview
- 02. Financial Analysis
- 03. Comparables
- 04. Area Overview





4610 Compton Ave.

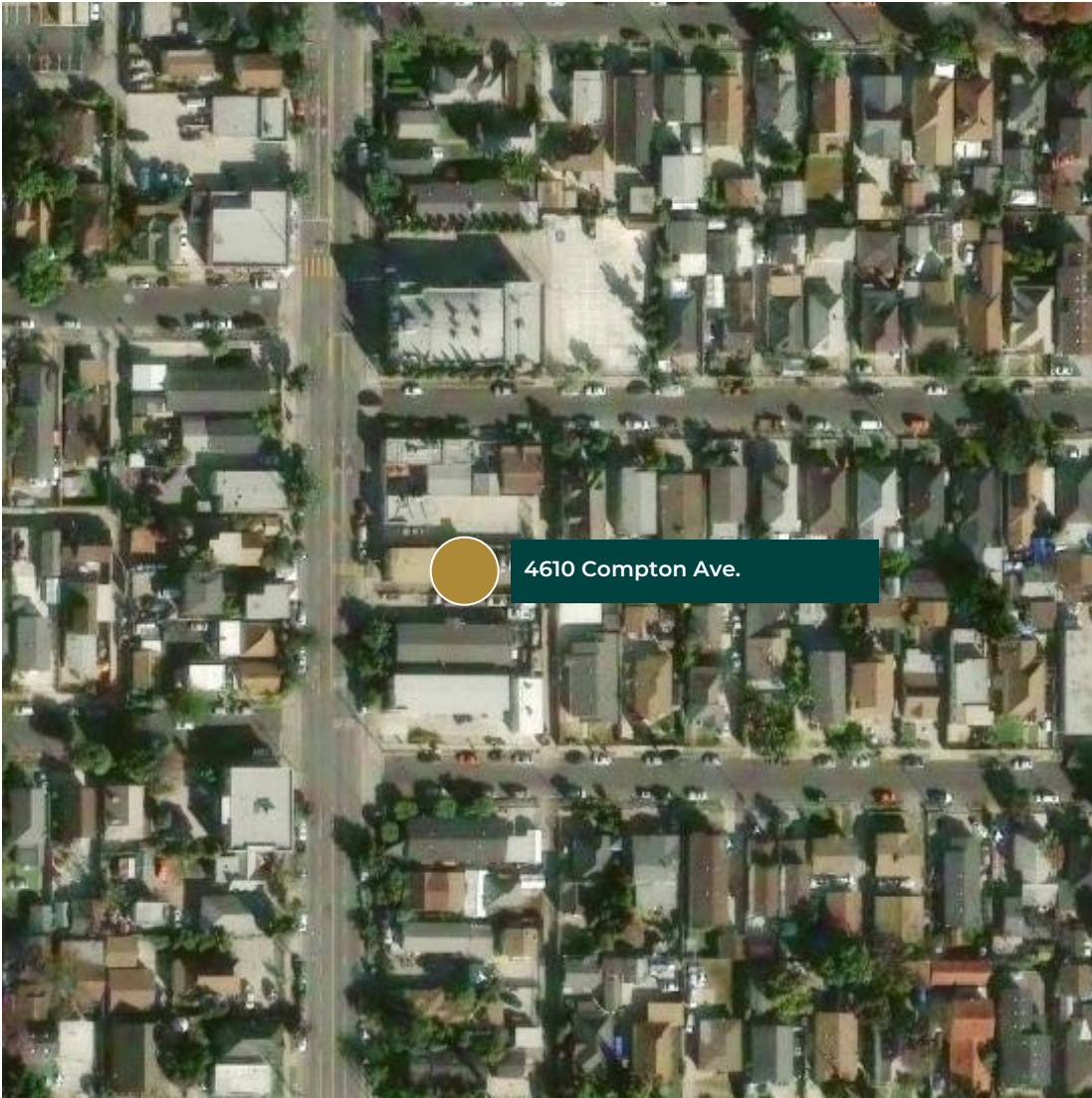
01. PROPERTY OVERVIEW



4610 Compton Ave.

Property Overview

Street Address:	4610 Compton Ave.
City:	Los Angeles
State:	CA
Zip Code:	90011
APN:	5106-013-027
Rentable Square Feet:	±3,124 SF
Lot Size:	±4,880 SF
Year Built:	1962
Number of Units:	5
Number of Buildings:	1
Number of Stories:	2
Water:	Master Metered
Electric:	Individually Metered
Gas:	Individually Metered
Construction:	Woof Frame
Roof:	Flat
Parking:	8
Zoning:	LAC2
Unit Mix:	(1) 1 Bed + 1 Bath (2) 2 Beds + 1 Bath (1) 2 Beds + 2 Baths (1) 3 Beds + 1 Bath





4610 Compton Ave.



Property Description

Lucrum Real Estate Group is pleased to present 4610 Compton Avenue, a five-unit multifamily investment opportunity situated in the Central-Alameda neighborhood of South Los Angeles, near Downtown Los Angeles, the City of Vernon's industrial employment base, and the Metro A Line Vernon Station.

Built in 1962, the five-unit multifamily property encompasses $\pm 3,124$ square feet on a $\pm 4,880$ -square-foot lot zoned LAC2. The offering reflects an approximately 6.14% cap rate and 8.41 GRM, including projected monthly rent of \$1,995 for the vacant two-bedroom/one-bath apartment.

The property's reported average occupancy of 98% over the preceding twelve months reflects its recent leasing history. The offering presents $\pm 36\%$ rental upside potential, providing an opportunity for long-term income growth, subject to applicable rent regulations. One two-bedroom/one-bath apartment is currently vacant, offering an immediate lease-up opportunity, while below-market rent in the one-bedroom apartment supports future rental growth.

The property features a unit mix consisting of one one-bedroom/one-bath apartment, two two-bedroom/one-bath apartments, one two-bedroom/two-bath apartment, and one three-bedroom/one-bath apartment. Two- and three-bedroom units comprise 80% of the five-unit residential mix, providing a concentration of layouts with additional bedroom capacity.



Further enhancing the offering is its proximity to the Metro A Line Vernon Station, providing residents with rail connections through Los Angeles. Eight on-site parking spaces in a gated rear lot and individual hot water heaters complement the residential configuration, while nearby employment centers and access to the 110 and 10 freeways add to the location's appeal.

Offered at \$795,000, the property provides an acquisition basis of \$159,000 per unit and approximately \$254.48 per building square foot, combining a larger-bedroom unit mix, on-site parking, and a lease-up opportunity in South Los Angeles.

Unit Mix

- + (1) 1 Bed + 1 Bath
- + (2) 2 Bed + 1 Bath
- + (1) 2 Bed + 2 Bath
- + (1) 3 Bed + 1 Bath





Location Description

4610 Compton Avenue is ideally situated in the Central-Alameda neighborhood of South Los Angeles, a densely populated, renter-oriented community located just south of Downtown Los Angeles. The neighborhood has experienced growing interest from investors and renters due to its unique combination of central location, transit access, and relative affordability compared to neighboring communities closer to Downtown Los Angeles and USC.

The property enjoys convenient access to the historic Central Avenue corridor, home to the landmark Dunbar Hotel, as well as the Pacific Boulevard shopping district in neighboring Huntington Park. Residents benefit from a wide variety of neighborhood-serving retail, restaurants, schools, and parks, including South Park Recreation Center, located just minutes away.

Central-Alameda is also well positioned near several of Los Angeles' largest employment centers, including the City of Vernon's industrial and manufacturing base, the Downtown Los Angeles Fashion and Produce Districts, and the University of Southern California, making it an attractive location for workers seeking convenient commuting options. The Metro A (Blue) Line Vernon Station is located within walking distance of the property, while the 110 and 10 Freeways provide efficient access throughout Los Angeles County.

The area's limited multifamily inventory, strong renter demand, and proximity to Downtown Los Angeles have contributed to steady property appreciation, positioning South Los Angeles as one of the region's most attractive entry-level multifamily investment markets.





4610 Compton Ave.

Property Highlights

- + $\pm 36\%$ Rental upside potential
- + Income-producing multifamily investment with a 6.14% cap rate and 8.41 GRM
- + 80% two- and three-bedroom units across a five-unit multifamily configuration
- + One vacant two-bedroom/one-bath apartment offers a lease-up opportunity at a projected \$1,995 monthly rent
- + Below-market one-bedroom rent offers long-term rental growth potential, subject to applicable regulations
- + Eight on-site parking spaces in a gated rear parking lot
- + Offered at \$159,000 per unit and approximately \$254.48 per building square foot
- + Individual hot water heaters
- + $\pm 3,124$ square feet of improvements on a $\pm 4,880$ -square-foot LAC2-zoned lot
- + Near the Metro A Line Vernon Station, Downtown Los Angeles, and Vernon's employment base
- + Approximately 10.55% projected market cap rate, subject to achieving projected rents, additional income, and estimated expenses





4610 Compton Ave.

Location Highlights

- + Located in the Central-Alameda neighborhood of South Los Angeles
- + Minutes to Downtown Los Angeles, the Fashion District, and the Produce District
- + Adjacent to the City of Vernon's industrial and manufacturing employment base
- + Quick access to the 110 and 10 Freeways
- + Near major employment centers including Downtown Los Angeles, the City of Vernon, and USC
- + Walking distance to the Metro A (Blue) Line Vernon Station
- + Close to the historic Central Avenue corridor and Pacific Boulevard shopping in Huntington Park
- + Strong rental demand supported by a dense, renter-oriented population





Exterior





Unit 1





Unit 2





Unit 2 continued



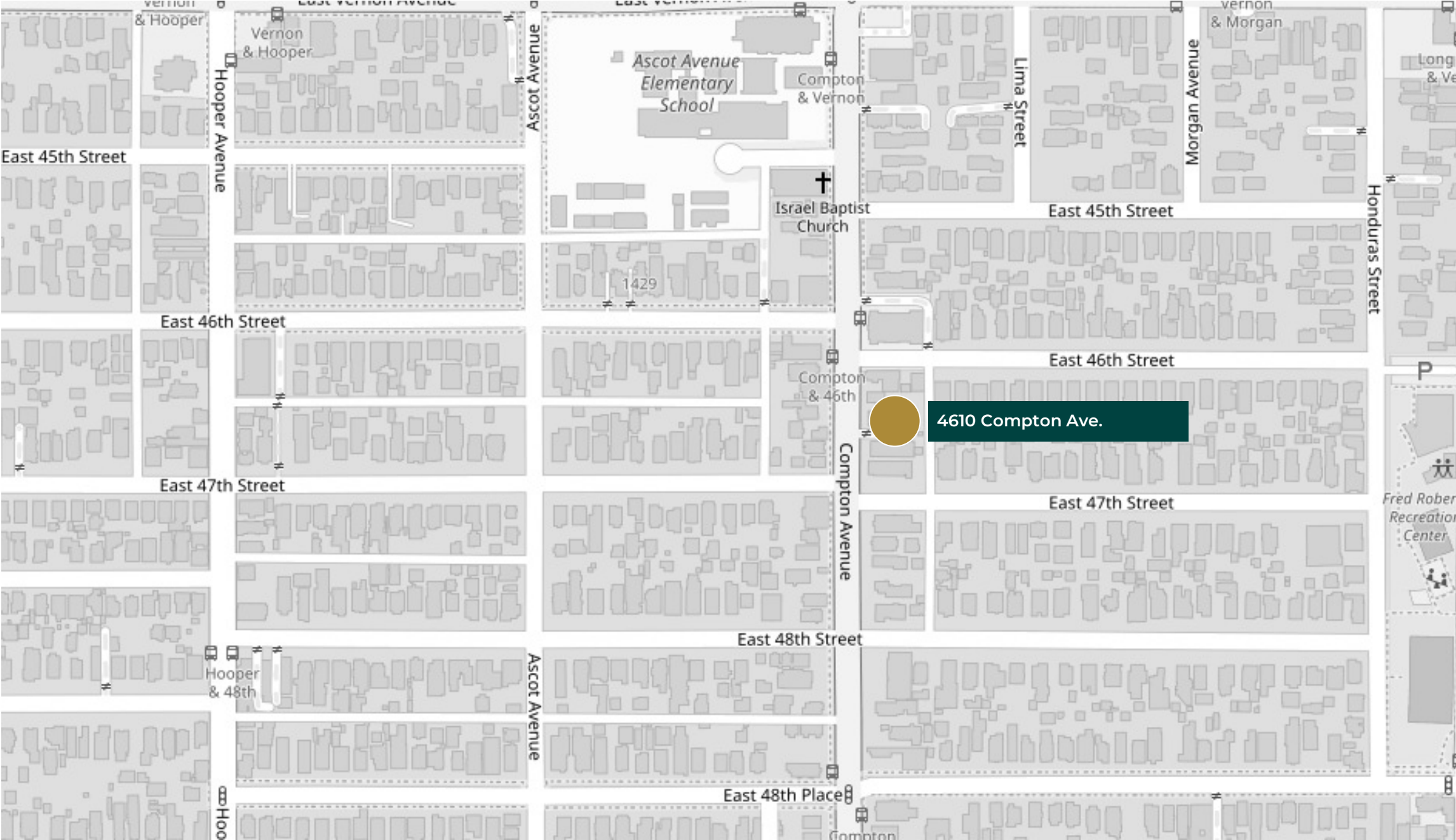


Aerial





Street Map



Map data © OpenStreetMap contributors. Subject marker: LA County parcel APN 5106-013-027; other points: Census geocoder.

Aerial View





4610 Compton Ave.

02. FINANCIALS



Financials

Pricing Details

Price	\$795,000	
Number of units	5	
Price per unit	\$159,000	
Price per Square Foot	\$254.48	
Gross Square Footage	±3,124 SF	
Lot Size	±4,880 SF	
Year Built	1962	
Returns	Current†	Pro Forma
Cap Rate	6.14%	10.55%
GRM	8.41	6.09

Rent Roll Summary

# of Units	Unit Type	AVG Current	Pro Forma
1	1 Bed + 1 Bath	\$856.00	\$1,550.00
2	2 Bed + 1 Bath	\$1,898.00	\$1,995.00
1	2 Bed + 2 Bath	\$1,250.00	\$2,195.00
1	3 Bed + 1 Bath	\$1,976.00	\$2,995.00



Financials

Operating Data

Annual Income		Current†		Pro Forma
Scheduled Gross Income		\$94,527		\$130,620
Less: Vacancy/Deductions	3.00%*	(\$2,836)	3.00%*	(\$3,919)
Gross Operating Income		\$91,691		\$126,701
Less: Expenses	45.33%*	(\$42,848)	32.80%*	(\$42,848)
Net Operating Income		\$48,844		\$83,854
Less Debt Service		(\$43,047)		(\$43,047)
Pre-Tax Cash Flow	2.43%**	\$5,796	17.11%**	\$40,806
Plus Principal Reduction		\$5,999		\$5,999
Total Return Before Taxes	4.95%**	\$11,795	19.62%**	\$46,806
Expenses				
Real Estate Taxes				\$9,938
Insurance				\$3,905
Maintenance & Repairs				\$5,941
Utilities				\$12,826
Rubbish				\$4,262
Misc				\$1,250
Off-Site Management				\$4,726
Total Expenses				\$42,848
Per Square Foot				\$13.72
Per Unit				\$8,569.55

* As a percentage of Scheduled Gross Income.

** As a percentage of Down Payment.



Financials

Rent Roll

#	Unit Type	± SF	Current Rent†	Rent/SF	Pro Forma Rent	Rent/SF	Note
1	2 Beds + 2 Baths	--	\$1,250.07	--	\$2,195.00	--	--
3	3 Beds + 1 Bath	--	\$1,976.00	--	\$2,995.00	--	--
4	1 Bed + 1 Bath	--	\$856.19	--	\$1,550.00	--	--
5	2 Beds + 1 Bath	--	\$1,800.00	--	\$1,995.00	--	--
6	2 Beds + 1 Bath	--	\$1,995.00	--	\$1,995.00	--	Vacant
TOTAL		--	\$7,877.26	--	\$10,730.00	--	--



Financials

Other Income

Other Income	Current Monthly†	Pro Forma Monthly
Laundry	\$0.00	\$75.00
Parking	\$0.00	\$80.00
TOTAL OTHER INCOME	\$0.00	\$155.00
Monthly Scheduled Rent	\$7,877.26	\$10,730.00
MONTHLY SGI	\$7,877.26	\$10,885.00
ANNUAL SGI	\$94,527	\$130,620



Financials

Loan Options

4610 Compton Ave.

Loan Product	Option 1 — Floating Bridge-ARM	Option 2 — 3-Year Fixed
Purchase Price	\$795,000	\$795,000
Loan Amount	\$556,500	\$500,000
Down Payment	\$238,500	\$295,000
Loan-to-Value	70%	63%
Debt Coverage Ratio (DCR)	1.20	1.25
Current Interest Rate	6.69%	6.875%
Index	1 Mo. SOFR CME	3-Year CMT
Margin	2.75%	2.75%
Floor / Ceiling	5.69% / 14.69%	6.875% / 11.875%
Loan Term	10 Years	10 Years
Interest-Only Period	3 Years	--
Amortization in Years	27	30
I/O Monthly Payment	\$3,102	--
Monthly Payment	\$3,716	\$3,285
Recourse	Yes	Yes
Impounds	3 Mo. Interest-Reserve	No
Pre-Payment Penalty	Year 1: 1%	Years 1-2: 3-2%
Loan Fee	1.50%	1.25%
Estimated Costs	--	--
Appraisal / Due Diligence	\$8,500	\$4,500
Closing / Processing / Underwriting	Included Above	Included Above

The interest rates listed above and any spreads derived there from are subject to market influences, which may impact loan proceeds. All terms are subject to review and approval by the lender and are subject to change until rate/spread lock. This analysis is based upon information provided by Convoy Capital. Final terms and conditions are subject to change. | October 23, 2026.



4610 Compton Ave.

03. COMPARABLES



Sold Comparables

#	Address	Sale Price	Year Built	Units	± SF	\$/Unit	\$/SF	CAP Rate	GRM	COE Date
1	4523 Wall St. Los Angeles, CA 90011	\$800,000	1959	6	±4,528	\$133,333	\$176.68	7.15%	11.91	Jun 24, 2026
2	1150 E. 52nd St. Los Angeles, CA 90011	\$1,400,000	1963	10	±7,256	\$140,000	\$192.94	11.76%	7.25	Mar 27, 2026
3	300 E. 55th St. Los Angeles, CA 90011	\$1,160,000	1950	7	±4,222	\$165,714	\$274.75	7.28%	8.73	Mar 17, 2026
4	3834 Maple Ave. Los Angeles, CA 90011	\$850,000	1959	5	±2,806	\$170,000	\$302.92	7.21%	9.29	Jan 07, 2026
Average		\$1,052,500	1958	7	±4,703	\$152,262	\$236.82	8.35%	9.29	--
	4610 Compton Ave. Los Angeles, CA 90011	\$795,000	1962	5	±3,124	\$159,000	\$254.48	6.14%	8.41	--



Sold Comparables



4610 Compton Ave.
Los Angeles, CA 90011

Close of Escrow	--
Sale Price	\$795,000
CAP Rate	6.14%
GRM	8.41
Number of Units	5
Year Built	1962
Price Per Square Foot	\$254.48
Price Per Unit	\$159,000

Unit Mix

- (1) 1 Bed + 1 Bath
- (2) 2 Beds + 1 Bath
- (1) 2 Beds + 2 Baths
- (1) 3 Beds + 1 Bath

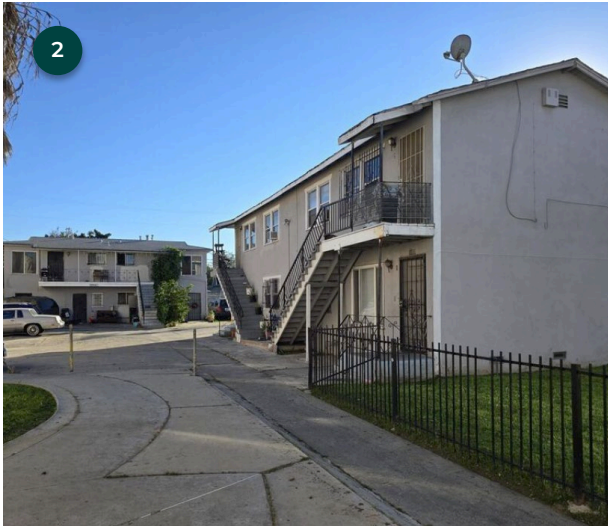


4523 Wall St.
Los Angeles, CA 90011

Close of Escrow	Jun 24, 2026
Sale Price	\$800,000
CAP Rate	7.15%
GRM	11.91
Number of Units	6
Year Built	1959
Price Per Square Foot	\$176.68
Price Per Unit	\$133,333

Unit Mix

- (6) 2 Beds + 1 Bath



1150 E. 52nd St.
Los Angeles, CA 90011

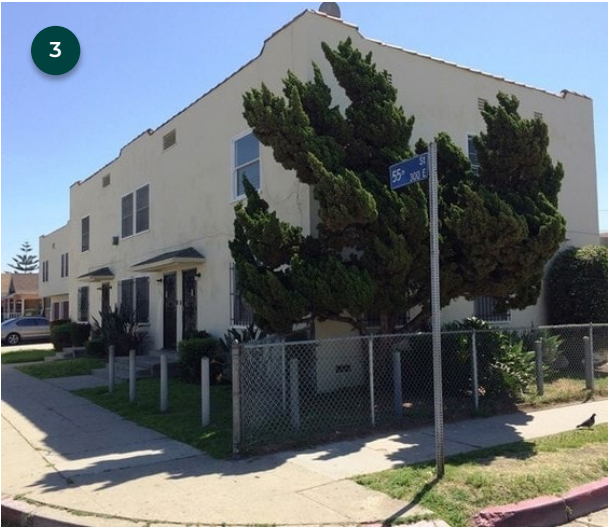
Close of Escrow	Mar 27, 2026
Sale Price	\$1,400,000
CAP Rate	11.76%
GRM	7.25
Number of Units	10
Year Built	1963
Price Per Square Foot	\$192.94
Price Per Unit	\$140,000

Unit Mix

- (5) 1 Bed + 1 Bath
- (4) 2 Beds + 1 Bath
- (1) 4 Beds + 2 Baths



Sold Comparables



300 E. 55th St.
Los Angeles, CA 90011

Close of Escrow	Mar 17, 2026
Sale Price	\$1,160,000
CAP Rate	7.28%
GRM	8.73
Number of Units	7
Year Built	1950
Price Per Square Foot	\$274.75
Price Per Unit	\$165,714

Unit Mix

(6) 1 Bed + 1 Bath
(1) 1 Bed + 1 Bath



3834 Maple Ave.
Los Angeles, CA 90011

Close of Escrow	Jan 07, 2026
Sale Price	\$850,000
CAP Rate	7.21%
GRM	9.29
Number of Units	5
Year Built	1959
Price Per Square Foot	\$302.92
Price Per Unit	\$170,000

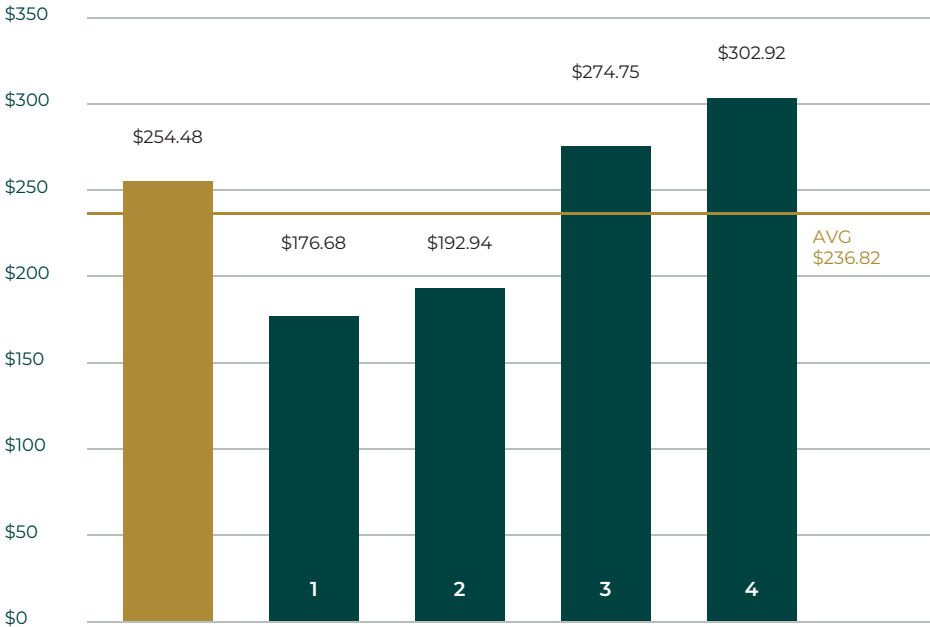
Unit Mix

(1) 1 Bed + 1 Bath
(4) 2 Beds + 1 Baths

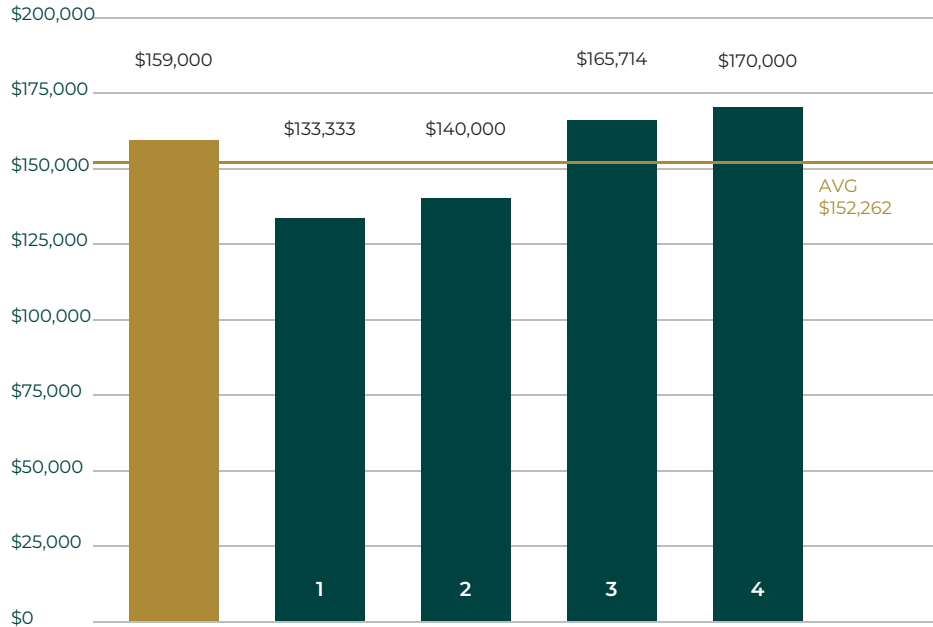


Sold Comparables

Price Per SF



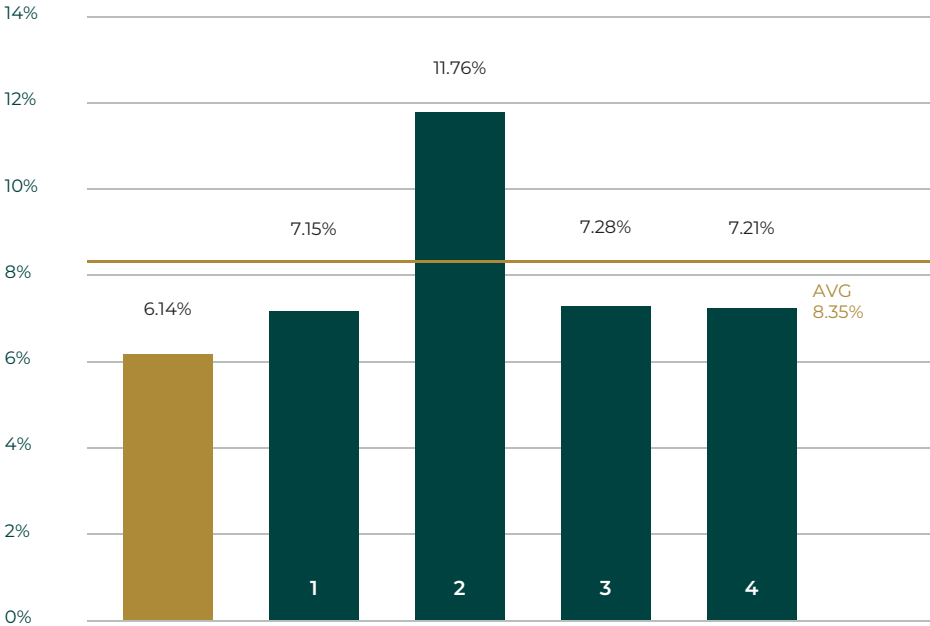
Price Per Unit



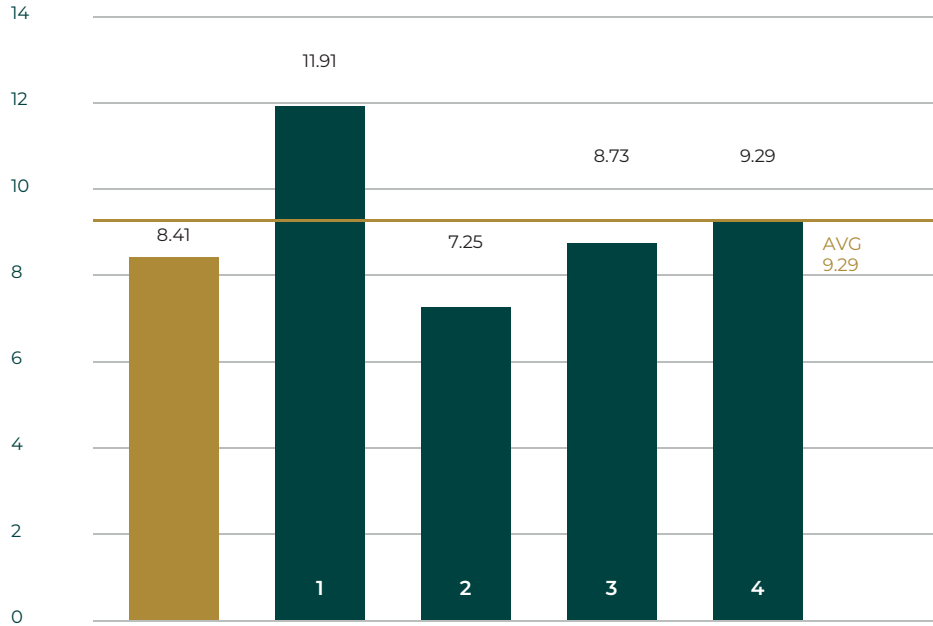


Sold Comparables

Cap Rate

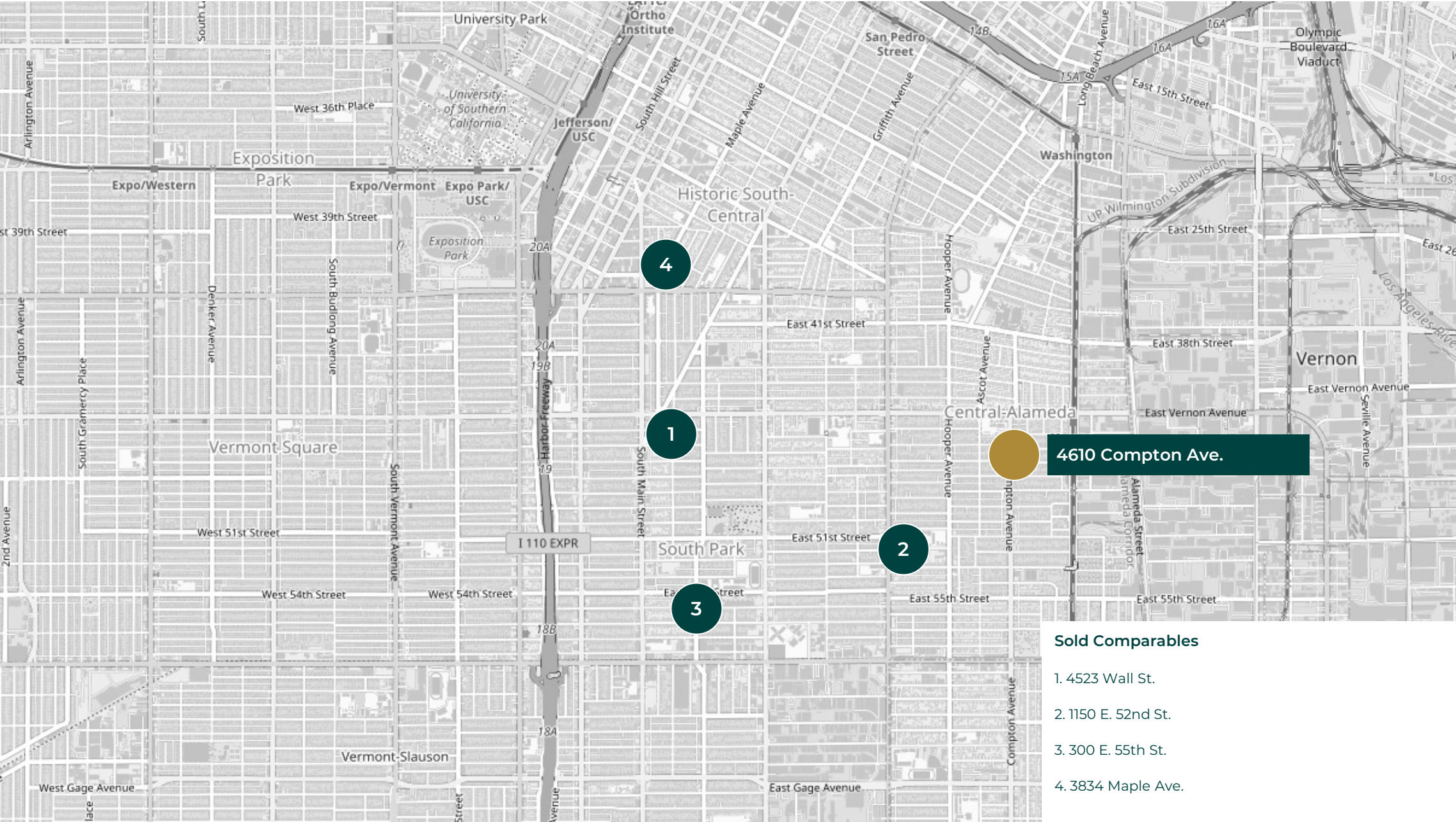


GRM





Sold Comparables



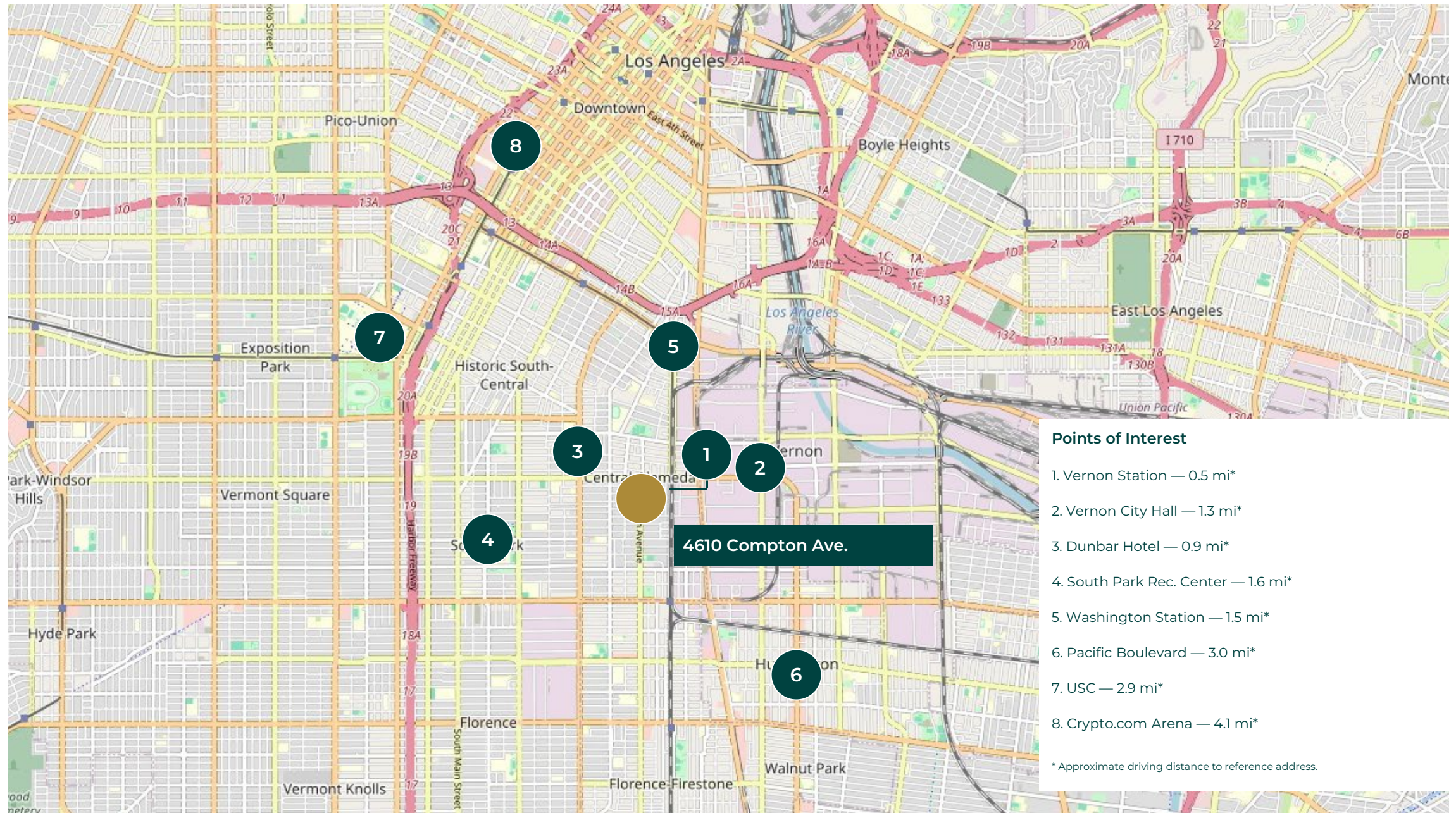


4610 Compton Ave.

04. AREA OVERVIEW



Points of Interest



Points of Interest

1. Vernon Station — 0.5 mi*
2. Vernon City Hall — 1.3 mi*
3. Dunbar Hotel — 0.9 mi*
4. South Park Rec. Center — 1.6 mi*
5. Washington Station — 1.5 mi*
6. Pacific Boulevard — 3.0 mi*
7. USC — 2.9 mi*
8. Crypto.com Arena — 4.1 mi*

* Approximate driving distance to reference address.



4610 Compton Ave.

Points of Interest



Metro A Line Vernon Station (0.5 mi*)

The Metro A Line station provides rail access to Downtown Los Angeles and the wider Metro network. It is a nearby transit connection for the surrounding residential and industrial area.



City of Vernon (City Hall reference) (1.3 mi*)

Vernon is an industrial city southeast of Downtown Los Angeles. Its manufacturing, distribution and related businesses form an employment base near the subject property.



Historic Dunbar Hotel (0.9 mi*)

The Dunbar Hotel is a landmark of Central Avenue's African American cultural and jazz history. The building anchors an important historic corridor near the property.



South Park Recreation Center (1.6 mi*)

This Los Angeles recreation center is located at 345 E. 51st Street. The park and recreation facilities provide a neighborhood destination for outdoor activity and community programs.

* Approximate driving distances via OSRM/OpenStreetMap to reference addresses, checked October 19, 2026. Routes vary.



4610 Compton Ave.

Points of Interest



Metro A Line Washington Station (1.5 mi*)

Washington Station serves the Metro A Line at Washington Boulevard and Long Beach Avenue. It provides another rail connection between the surrounding area and Downtown Los Angeles.



University of Southern California (2.9 mi*)

USC's University Park campus includes academic facilities, museums and historic architecture near Exposition Park. It is an educational and cultural destination in the broader South Los Angeles area.



Pacific Boulevard Shopping District (3.0 mi*)

Pacific Boulevard is a commercial corridor in Huntington Park. Storefront retail, dining and services provide a shopping destination for surrounding Southeast Los Angeles communities.



Crypto.com Arena (4.1 mi*)

Crypto.com Arena is a Downtown Los Angeles sports and entertainment venue adjacent to L.A. LIVE. The surrounding district includes event venues, dining and cultural attractions.

* Approximate driving distances via OSRM/OpenStreetMap to reference addresses, checked October 19, 2026. Routes vary.



Local Developments



Parkview Place — 1351 E. 41st Street

Parkview Place is a recently completed, 127-unit affordable housing community developed by Thomas Safran & Associates in Central Alameda. Amenities include a fitness room, community room, landscaped courtyard and resident gardens. The development represents substantial recent residential investment near the subject property.



4821 Compton Avenue — 17 Affordable Units

Located along the subject's Compton Avenue corridor, this three-story development is marketed as 17 affordable apartments with elevator service. Broker materials identify it as 2026 new construction, reflecting additional multifamily development in Central Alameda. Published anticipated completion dates differ, so actual completion and occupancy approval remain unverified.



2106 S. Central Avenue — 57 Apartments

Developed by Highridge Costa, this five-story project includes 57 apartments, with plans featuring a recreation room and outdoor deck. Urbanize LA documented exterior construction progress in February 2024. Current completion status remains unverified.



Demographics

Central-Alameda, Los Angeles CA

Central-Alameda is a South Los Angeles neighborhood with residential blocks, commercial corridors and nearby industrial employment. Compton Avenue connects the subject's local setting to Central Avenue's historic cultural district and the neighboring City of Vernon. Compton Avenue places the property near local businesses and neighborhood services. Nearby Vernon Avenue connects the area toward Vernon's industrial employment district, while Metro A Line stations serve the surrounding community.

QUICK FACTS:

+ The Central Alameda Neighborhood Council represents the community within Los Angeles Council District 9. The statistics below describe a one-mile radius around the property, not the entire neighborhood.

- + Central Avenue has a long association with Los Angeles' African American cultural and jazz history. The Dunbar Hotel and annual Central Avenue Jazz Festival reflect that continuing cultural identity.
- + Vernon's manufacturing and distribution district is an employment base east of the subject. Downtown Los Angeles and USC add employment, education and cultural destinations in the broader area.
- + Nearby Metro A Line stations provide rail connections through the region. South Park Recreation Center and Huntington Park's Pacific Boulevard add recreation, shopping and services in the surrounding area.



Median Household
Income
\$53,748



Median Age
32.6 years



Estimated
Population
48,962



Total Households
11,257



Bachelors Degree
or Higher
7.2%



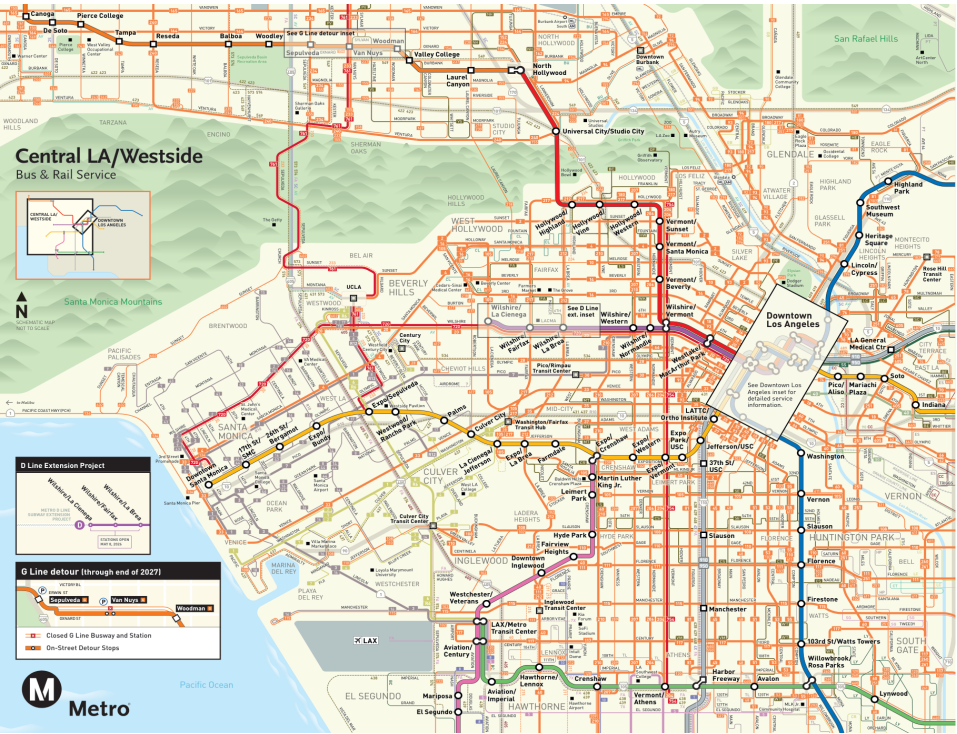
Overview

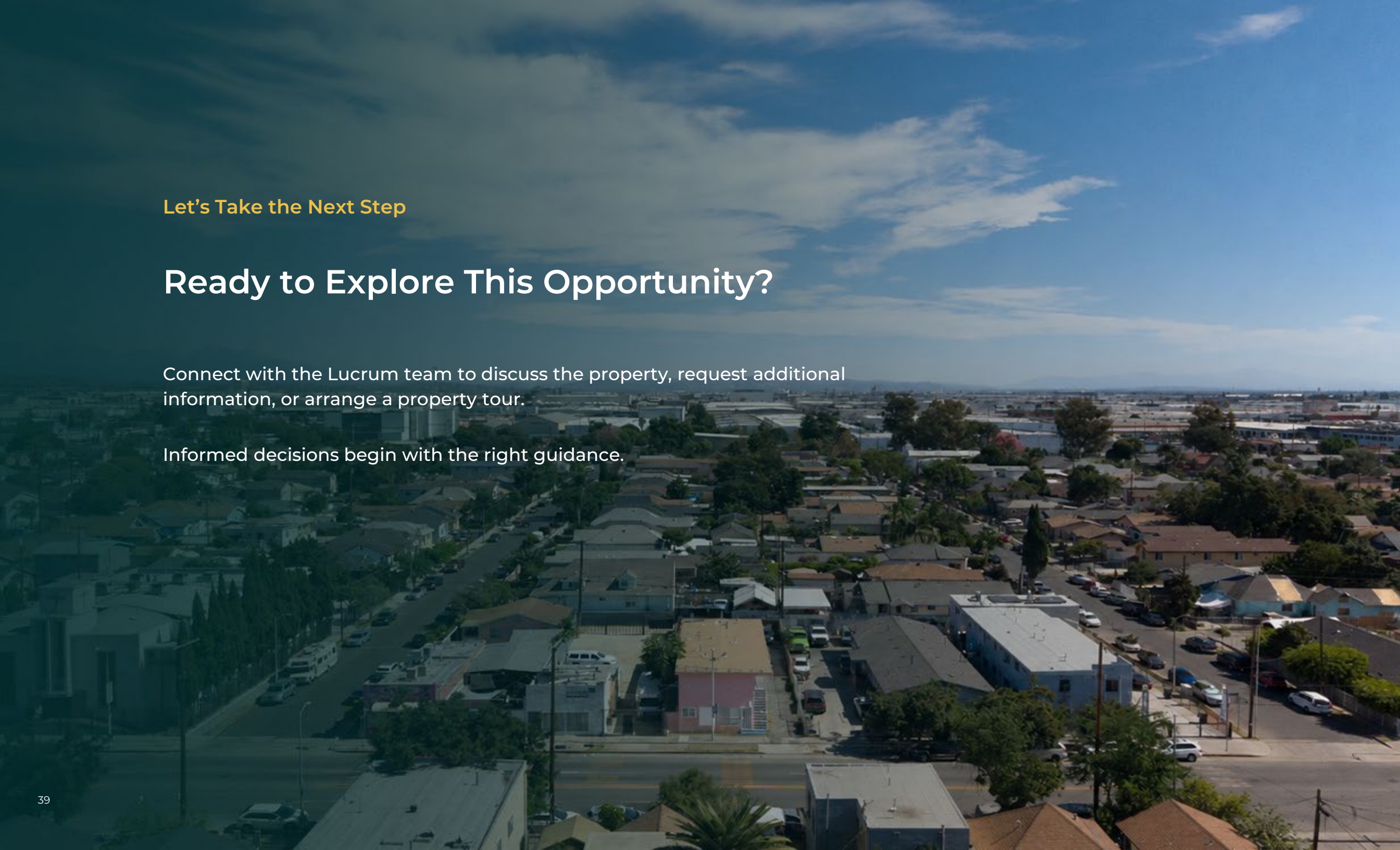
Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame’s collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro’s Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York’s fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.





Let's Take the Next Step

Ready to Explore This Opportunity?

Connect with the Lucrum team to discuss the property, request additional information, or arrange a property tour.

Informed decisions begin with the right guidance.



Investment Advisors

Raymond A. Rodriguez

Founding Partner
D: +1 866-582-7865
M: +1 818-581-5829

ray@lucrumre.com
Lic. #01402283

Matt Freedman

Partner
D: +1 310-275-3800
M: +1 818-585-6888

matt@lucrumre.com
Lic. #01487954

