

531 E OAKS STREET, COMPTON, CA 90221

COMPTON APARTMENT & WAREHOUSE INVESTMENT OPPORTUNITY - **FOR SALE**



OFFERING MEMORANDUM

Current Below Market Rent:
Month-to-Month
Tenant Income



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Property Overview

Address	531 E Oaks Street Compton, CA 90221
Offering Price	\$784,000
APN	6169-031-012
Building Area	±2,220 Sq. Ft.
Construction	Wood Frame and Metal
Year Built	1946
Land Area	±21,780 Sq. Ft.
Zoning	M-L (Limited Manufacturing)
Frontage	72.6' on Oaks Street

Below Market Rent Actual Investment Highlights

Actual Gross Monthly Income (\$1,700 + \$2,000)	\$3,700
Below Market Rent Gross Annual Income	\$44,400

Investment Highlights

- 531 E Oaks Street, Compton, CA 90221
- 2 stand-alone buildings on 21,780± SF of land
- Ideal to occupy the front 3 bed + ¾ bath apartment building for a home office
- Occupy the rear warehouse building for a contractor business or rent for investment income
- Legal non-conforming use is currently residential with a three bedroom unit
- Below market rent - \$3,700 actual current monthly income (month-to-month for two tenants)
- Located just west of Santa Fe Avenue and 3 blocks north of Rosecrans Avenue
- One mile south of the Century (105) Freeway
- Zoning code 30-14.4 may allow: Accessory storage of automobiles (in operating condition); building materials (excluding rock, gravel, and sand storage in excess of 2,000 tons); equipment, lumber, pipe, wood, cabinet and carpentry shops; carpet cleaning; pest control operator.



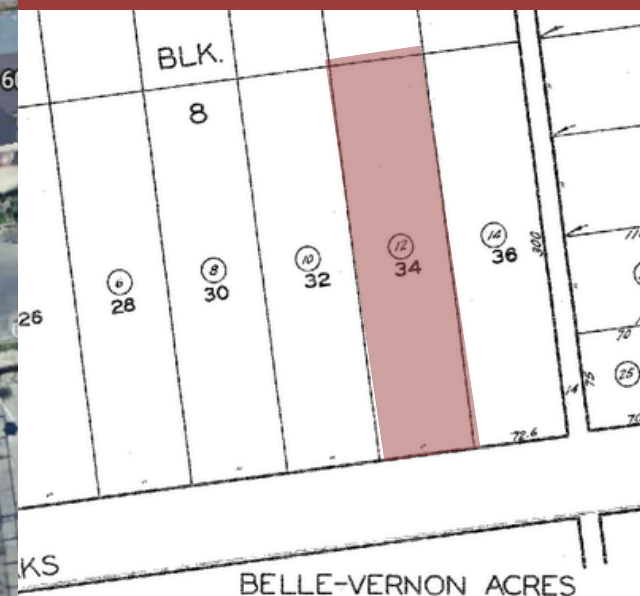


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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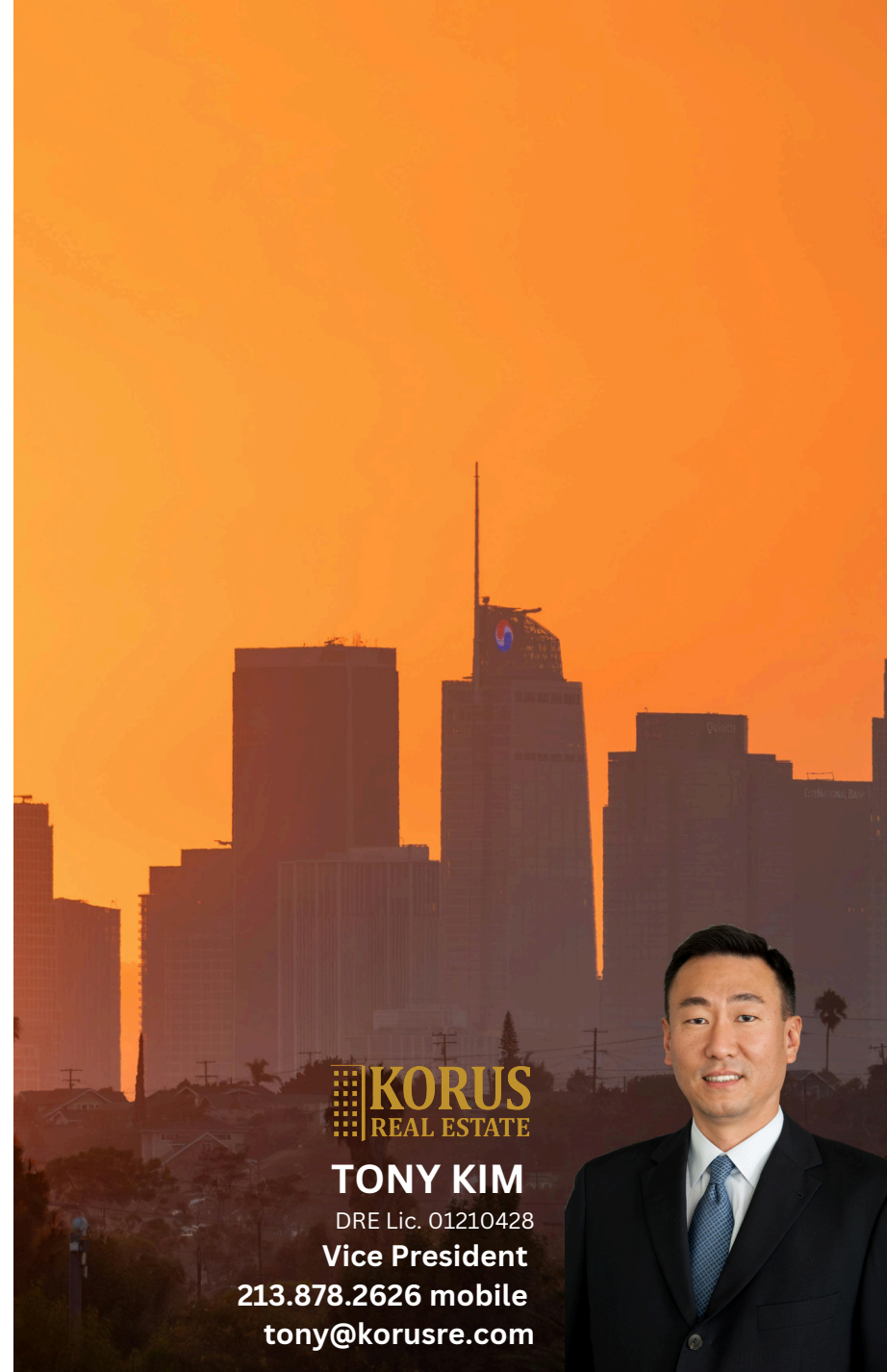


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Demographics

	1 MILE	3 MILES	5 MILES
Population			
2024 Estimated Population	44,882	313,325	839,607
2029 Projected Population	42,756	299,244	804,770
2020 Census Population	50,075	346,665	917,678
Households			
2024 Estimated Households	10,541	76,305	220,639
2029 Projected Households	9,990	76,305	210,573
2020 Census Households	11,908	85,523	243,606
Income			
2024 Estimated Average Household Income	\$85,056	\$88,929	\$89,444
2024 Median Household Income	\$67,268	\$70,251	\$69,716



KORUS
REAL ESTATE

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Vice President

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