

35  
17 MONTCLAIR  
STREET  
LOS ANGELES, CALIFORNIA



ZACUTO GROUP  
COMMERCIAL REAL ESTATE



FOR SALE  
8 UNIT MULTIFAMILY



# EXECUTIVE SUMMARY

3517 Montclair Street delivers a rare stabilized multifamily opportunity in the heart of the growing West Adams and Jefferson Park corridor. The property consists of eight 1923 bungalow style units positioned around an open courtyard, creating a low density setting that continues to attract long term renters.

Listed at a 6.40% CAP rate and supported by a low cost basis of \$181,250 per unit and \$263/SF, the asset offers both strong in place income and clear upside. The surrounding neighborhood features rapid revitalization, new restaurants, improved transit access, and steady demand driven by its central location near major employment hubs. This combination positions the property as a compelling investment with durable cash flow and future value potential.



## LISTING CONTACT



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# PROPERTY DETAILS

PRICE	\$1,450,000
CURRENT CAP RATE	6.40%
PROFORMA CAP RATE	8.66% (w \$15K/unit capex)
BUILDING SF	5,496 SF
LOT SIZE	10,994 SF
UNIT MIX	Eight 1 Bed/1 Bath Units
PRICE/SF (BLDG)	\$263
PRICE/UNIT	\$181,250
YEAR BUILT	1923
GRM	10.78
MARKET GRM	8.16
ZONING	R1-1-O-HPOZ
Two vacant garages ideal for ADU conversion or to provide additional income by leasing them as storage or additional parking.	







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## Neighborhood in the Midst of a Revival

West Adams/Jefferson Park is revitalizing with new restaurants, creative businesses, and infrastructure, driving long-term property appreciation and rental demand.

## Strong Transit & Location Appeal

The neighborhood offers convenient access to major freeways and public transit (including Metro E-Line & Crenshaw Line), making it attractive for tenants commuting to DTLA, USC, the Westside, or other employment hubs.

## Strong Cap Rate with Upside

The property is listed at a 6.40% CAP — delivering solid current yield on a stabilized basis, with room for rental growth and value-add potential.

## Strategic Advantage Amid Nearby Development Activity

The property sits in a market where multiple new housing & mixed-use developments are being built or proposed, including large apartment and mixed-use projects along Adams & Jefferson Boulevards.

## Attractive Price per Unit

The property is priced below the market's average price-per-door comps, creating an opportunity for outsized returns.

## Low-Density, Courtyard-Style Layout

Unlike dense, modern apartment blocks, these eight units around a central courtyard provide a low-density feel — appealing to tenants seeking privacy, stability, and a sense of home.

## Demand from Young Professionals, Creatives, Families

The area's vibrant arts scene, evolving retail and nightlife, and relative affordability attract a diverse renter mix, boosting demand for stable multifamily housing.

## Vintage, Character-Rich Asset

Built in 1923, the eight-unit, bungalow-style property offers historic charm and architectural character that align with the broader historic character of West Adams and Jefferson Park, which is often sought by renters.

## Low Price/SF Cost Basis

At approximately \$263/SF, the offering represents a below-replacement-cost opportunity and provides a low cost basis at acquisition.



# FINANCIALS

RENT ROLL SUMMARY			
UNIT #	UNIT TYPE	RENT	PROFORMA RENT
1	1 Bed + 1 Bath	\$984	\$1,850
2	1 Bed + 1 Bath	\$1,850*	\$1,850
3	1 Bed + 1 Bath	\$1,016	\$1,850
4	1 Bed + 1 Bath	\$1,850*	\$1,850
5	1 Bed + 1 Bath	\$1,575	\$1,850
6	1 Bed + 1 Bath	\$1,714	\$1,850
7	1 Bed + 1 Bath	\$1,023	\$1,850
8	1 Bed + 1 Bath	\$1,200	\$1,850
Monthly Scheduled Gross Income:		\$11,211	\$14,800
Annual Scheduled Gross Income:		\$134,537	\$177,600

\*Unit 2 and 4 are vacant.

ESTIMATED ANNUALIZED EXPENSES		
	CURRENT	PRO-FORMA
Taxes (\$1.1874% + \$1,408 Direct Assessment)	\$18,625	\$18,625
Insurance (estimated)	\$4,500	\$4,500
Utilities	\$6,000	\$6,000
Repairs & Maint	\$5,200	\$5,200
Pest Control	\$960	\$960
Landscaping	\$1,800	\$1,800
Trash	\$3,000	\$3,000
Misc/Reserves:	\$1,600	\$1,600
Total Expenses:	\$41,685	\$41,685



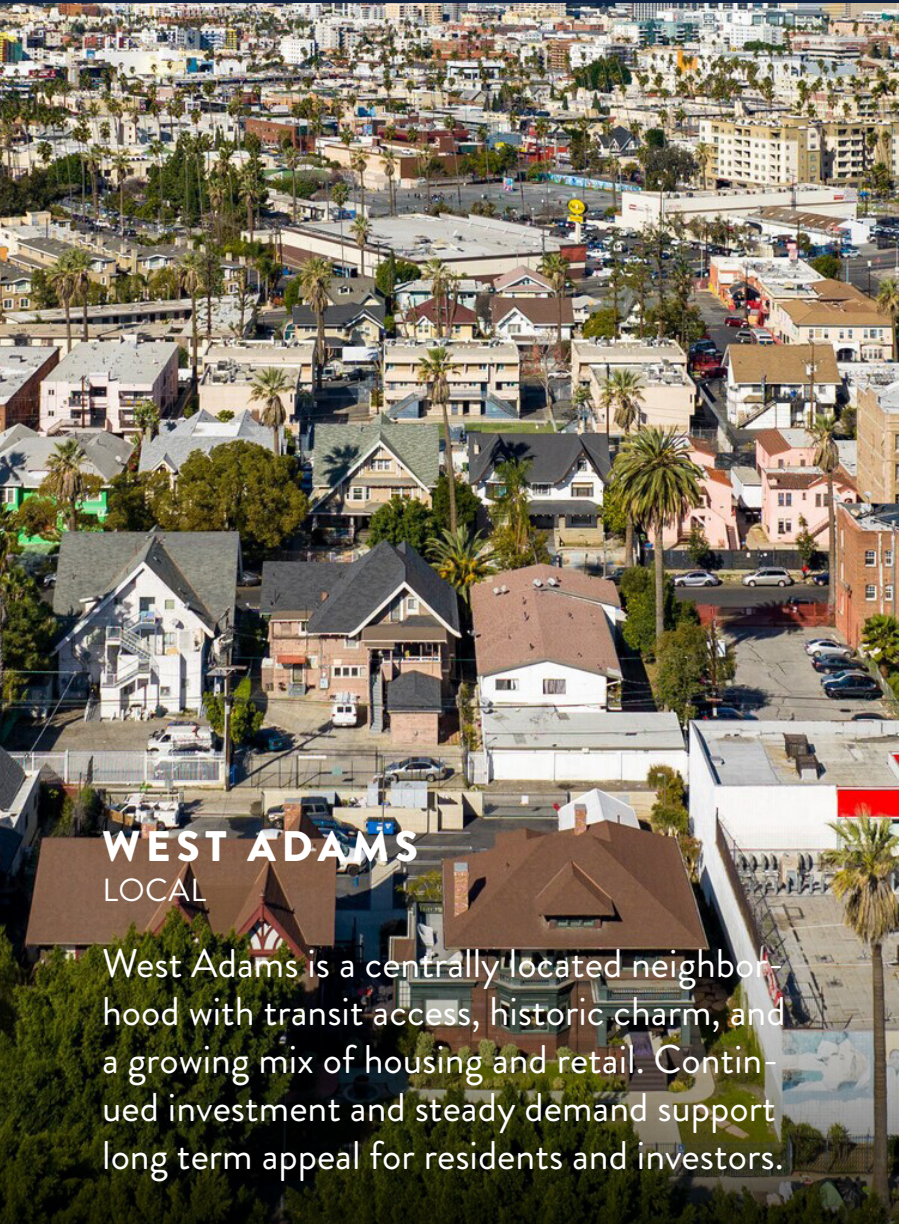
# NEIGHBOHOOD OVERVIEW

3517 Montclair Street sits in a fast evolving creative district in Jefferson Park and West Adams, where new investment is fueling a wave of fresh concepts and modern commercial activity. With direct Metro Line access between Downtown LA and Santa Monica, the area offers strong connectivity and rising appeal. Historic architecture, adaptive reuse spaces, and a diverse tenant mix now attract creatives seeking alternatives to the Arts District, Culver City, and Venice. Nearby amenities include local cafés, neighborhood restaurants, boutique retail, and community green spaces, while ongoing development and infrastructure upgrades continue to strengthen the area's long term commercial potential.





# LOCATION OVERVIEW



## **WEST ADAMS** LOCAL

West Adams is a centrally located neighborhood with transit access, historic charm, and a growing mix of housing and retail. Continued investment and steady demand support long term appeal for residents and investors.



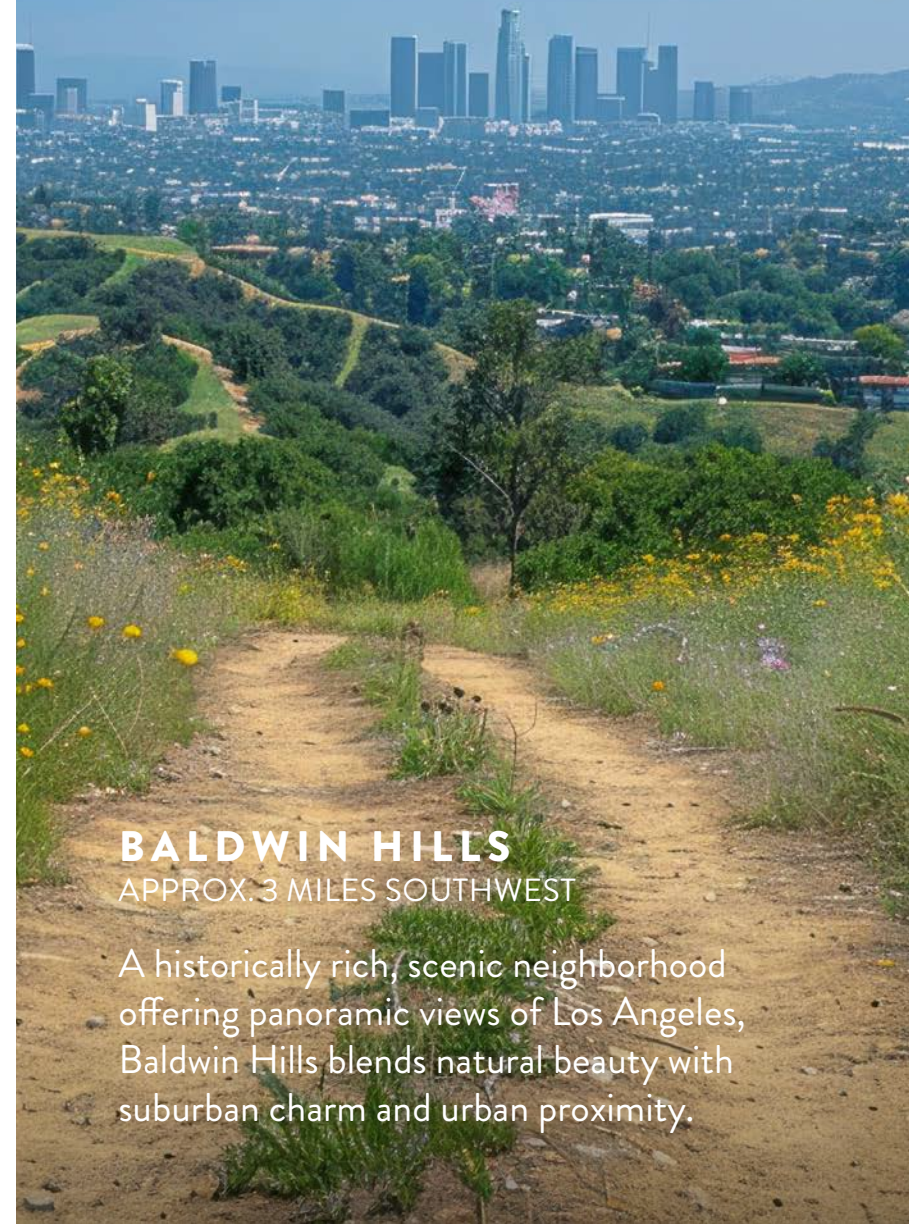
## **JEFFERSON PARK** LOCAL

A historic, central neighborhood with tree-lined streets, transit access, and local dining. Proximity to West Adams, Mid City, and the Metro E Line supports steady demand.



## **CULVER CITY ARTS DISTRICT** APPROX. 3.5 MILES WEST

This dynamic district is known for its contemporary art galleries, creative studios, and trendy dining, making it a magnet for artists and design professionals.



## **BALDWIN HILLS** APPROX. 3 MILES SOUTHWEST

A historically rich, scenic neighborhood offering panoramic views of Los Angeles, Baldwin Hills blends natural beauty with suburban charm and urban proximity.



## **MID CITY** APPROX. 2.5 MILES NORTH WEST

A centrally located neighborhood with a growing mix of dining, retail, and creative businesses, offering quick access across the Westside and Greater LA.



# NEARBY AMENITIES

The area surrounding 3517 Montclair Street offers a strong mix of neighborhood amenities that reinforce its growing creative energy. Popular dining spots like Tartine Bakery, Pasta Sisters, Highly Likely, Harold and Belle's, and Cento Pasta Bar bring steady foot traffic and a loyal local following. Nearby green space at Leslie N Shaw Park adds a community anchor, while the surrounding West Adams and Jefferson Park corridors continue to grow with new cafes, restaurants, and daily conveniences. This blend of established favorites and emerging concepts creates a vibrant ecosystem that supports both residents and the expanding creative workforce.



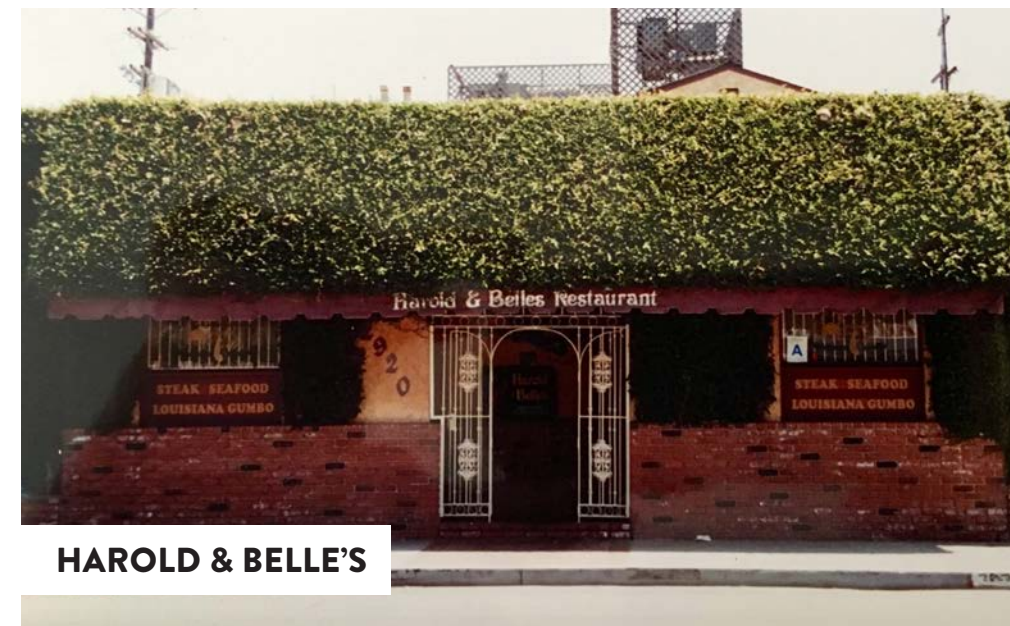
**TARTINE BAKERY**



**PASTA SISTERS**



**LESLIE N. SHAW PARK**



**HAROLD & BELLE'S**



**HIGHLY LIKELY**



**CENTO PASTA BAR**





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