



OFFERING MEMORANDUM

1322

5th Avenue
Los Angeles, CA



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1322 5th Avenue
Los Angeles, CA

PROPERTY INFORMATION

EXECUTIVE SUMMARY

1322 5th Ave is a 6-unit multifamily property located in the heart of Mid-City Los Angeles. Built in 1925, the property spans approximately 3,922 square feet of building area on a 5,939-square-foot lot. The unit mix includes a blend of one studio, 1-bedroom, and 2-bedroom units, catering to strong renter demand in this well-established neighborhood.

Ideally situated in Mid City—a historic, centrally located neighborhood known for its tree-lined streets and architectural charm—the property enjoys proximity to Koreatown, Mid-City, and Downtown LA. Residents benefit from nearby transit options and cultural landmarks, including the Metro B and D lines, major freeways (10, 110, and 101), LACMA, and [Crypto.com Arena](#). The area's strong community feel, nearby parks, and transit connectivity make it highly attractive to families and professionals alike.

Tenants are drawn to this property for its prime location and convenience. With a total of 3 tandem parking spots and fenced property with secure access. The easy access to a wide range of entertainment and dining options in nearby neighborhoods like Koreatown, Larchmont Village, Miracle Mile, and Downtown LA, residents are never far from the action.

For investors, 1322 5th Ave offers significant upside. The property is currently master-metered with an approximate 44% expense ratio. However, based on the existing leases, 50% of the tenants are already responsible for paying their own utilities. With roughly 19% rental upside and full utility pass-through implemented, the proforma cap rate improves to approximately 9.66%. Another value-add opportunity would be converting the existing six-unit layout into four larger units through renovations. Overall, the asset presents a unique value-add opportunity for an investor looking to improve operations and increase long-term returns.

\$1,080,000

LIST PRICE

\$180,000

COST PER UNIT

5.59%

CAP RATE

9.10

GRM

PROPERTY OVERVIEW

PROPERTY/BUILDING INFORMATION

| | |
|-------------------|--|
| Property Type | Multifamily |
| Property Address | 1322 5th Avenue, Los Angeles, CA 90019 |
| Year Built | 1925 |
| Building SQFT | 3,922 SQFT |
| Lot Size SQFT | 5,939 SQFT |
| Zoning | LAR2 |
| Unit Mix (6 Unit) | 1 Unit Studio + 1 Bath 2 Units 1 Bed + 1 Bath 3 Units 2 Bed + 1 Bath |



1322 5th Ave
Los Angeles, CA 90019

FINANCIAL OVERVIEW

| Unit Type | Approx SF | Next Rent Increase | Utilities Allocated Per Lease | Current Rent | Market Rent |
|--------------------|-------------|--------------------|----------------------------------|-------------------|--------------------|
| Studio | 400 | March 1, 2027 | ✓ | \$1,047.00 | \$1,600.00 |
| 1 Bedroom + 1 Bath | 675 | March 1, 2027 | ✓ | \$1,542.00 | \$1,800.00 |
| 2 Bedroom + 1 Bath | 750 | March 1, 2027 | ✗ | \$1,582.00 | \$2,350.00 |
| 1 Bedroom + 1 Bath | 675 | March 1, 2027 | ✗ | \$1,475.00 | \$1,800.00 |
| 2 Bedroom + 1 Bath | 750 | March 1, 2027 | ✗ | \$2,045.00 | \$2,350.00 |
| 2 Bedroom + 1 Bath | 672 | Jan 1, 2027 | ✓ | \$2,200.00 | \$2,350.00 |
| Totals | 3922 | | | \$9,891.00 | \$12,250.00 |

FINANCIAL OVERVIEW

| Income | Current | % | Market | % |
|-------------------------------|------------------|----|------------------|----|
| Scheduled Gross Income | \$118,692 | | \$167,400 | |
| Vacancy Rate Reserve | \$5,935 | 5% | \$8,370 | 5% |
| Gross Operating Income | \$112,757 | | \$159,030 | |

| Expenses | Current | % | Market | % |
|--------------------|-----------------|-------------|-----------------|-------------|
| Management | \$5,638 | EST 5% | \$7,952 | EST 5% |
| Property Insurance | \$6,864 | EST \$1.75 | \$6,864 | EST \$1.75 |
| Property Taxes | \$13,500 | EST 1.25% | \$13,500 | EST 1.25% |
| Repairs | \$4,200 | EST \$700/U | \$4,200 | EST \$700/U |
| Reserves | \$1,800 | EST \$300/U | \$1,800 | EST \$300/U |
| Trash | \$3,300 | Per Owner | \$3,300 | Per Owner |
| Gas | \$1,680 | Per Owner | \$1,680 | Per Owner |
| Water | \$5,124 | Per Owner | \$5,124 | Per Owner |
| Sewer | \$3,648 | Per Owner | \$3,648 | Per Owner |
| Electric | \$6,636 | Per Owner | \$6,636 | Per Owner |
| Total | \$52,639 | 44% | \$54,703 | 33% |

| | | | | |
|------------------------------|-----------------|--|------------------|--|
| Net Operating Income: | \$60,368 | | \$104,327 | |
|------------------------------|-----------------|--|------------------|--|

CASH FLOW SUMMARY

| Pricing Data | Current | Market |
|---------------------|----------------|---------------|
| List Price | \$1,080,000 | \$1,080,000 |
| Price/Unit | \$180,000 | \$180,000 |
| CAP Rate | 5.59% | 9.66% |
| GRM | 9.10 | 6.45 |

| Annualized Operating Data | | |
|----------------------------------|-----------|-----------|
| Scheduled Gross Income: | \$118,692 | \$167,400 |
| Vacancy Rate Reserve: | \$5,935 | \$8,370 |
| Gross Operating Income: | \$112,757 | \$159,030 |
| Expenses: | \$52,389 | \$54,703 |
| Net Operating Income: | \$60,368 | \$104,327 |
| Loan Payments: | \$38,080 | \$38,080 |
| Pre Tax Cash Flows: | \$22,288 | \$66,247 |

| Financing Data | Current | Market |
|-----------------------|----------------|---------------|
| Loan Amount | \$560,000 | \$560,000 |
| Monthly Payment | \$3,173 | \$3,173 |
| Interest | 6.80% | 6.80% |
| DCR | 1.59 | 2.74 |

Lending Quotes

Loan Options:

CBRE Loan Option 1:

\$702,000

Loan Amount

6.5%

Rate

10-Year Loan

Term

OR

Chase Loan Option 2:

6.8%

Rate

\$560,000

Loan Amount

6.8%

Rate

\$560,000

Loan Amount

3-Year Loan

Term

5-Year Loan

Term

PROPERTY HIGHLIGHTS



Operational Upside

Since the property is master metered with an approximate 44% expense ratio, but full utility reimbursements can immediately increase the cap rate by roughly 170 basis points to a 7.76% Cap Rate.



Section 8 Potential

Implementing Section 8 could unlock up to **33% rental upside**. Once in place, it's projected to deliver a 14.45% cash-on-cash return, driven by guaranteed rent payments, high tenant demand, and stabilized occupancy, making it an attractive, low-risk investment.



19% Rent Upside

With approximately **19% rental upside**, this property offers a compelling value-add opportunity. Increasing rents to market levels significantly improves cash flow. This aligns with ongoing **upward rent trends in the submarket**, giving new a investor a clear path to stronger returns.



Strategic Unit Reconfiguration

Through strategic renovations, a new owner could reconfigure the existing 6-unit layout into four larger units. By combining select units and upgrading interiors, the property could be repositioned to offer larger, more desirable floor plans that may command higher rents and increase overall property value.

Interior ADU | 2 Bedroom + 1 Bath



W PICO BLVD

4TH AVE

1322
5TH AVENUE
LOS ANGELES, CA



5TH AVE



1322 5th Avenue, Los Angeles, CA

LOCATION OVERVIEW

LOCATION DETAILS

LOCATION INFORMATION

| | |
|-------------------|--------------------------------------|
| City, State, Zip | Los Angeles, California 90019 |
| Submarket | Mid-City / Arlington Heights |
| Market | Greater Los Angeles |
| Neighborhood Type | Urban infill multifamily residential |

AREA OVERVIEW

| | |
|---------------------------|---|
| Nearest Int Airport | Los Angeles International Airport (LAX) – 13.7 mile |
| Nearest Fire Service | Los Angeles Fire Department Station 13 – 1-2 miles |
| Nearest Police Service | Los Angeles Police Department - 1 mile |
| Nearest Elementary School | Queen Anne Place Elementary School - 0.5 miles |
| Nearest High School | Los Angeles High School - 1 mile |
| Freeways | I-10 (Santa Monica Freeway), I-110 (Harbor Freeway), and US-101 (Hollywood Freeway) |

1322 5th Avenue



LOCATION HIGHLIGHTS



CENTRAL MID-CITY LOCATION

Located in a walkable, tree-lined neighborhood with direct access to major job hubs like Downtown LA, Culver City, and Beverly Hills.



NEAR MAJOR EMPLOYERS

Close to Kaiser Permanente, Cedars-Sinai, and Wilshire office corridor, attracting professionals and stable renter demand.



SCHOOL PROXIMITY

Less than 1 mile from Los Angeles High School and close to Queen Anne Place Elementary, the property appeals to family renters seeking access to local schools, supporting long-term tenancy and neighborhood stability.



EXCELLENT TRANSIT ACCESS

Minutes from Metro B/D lines and key freeways (I-10, I-110, US-101), offering seamless regional connectivity.



LIFESTYLE CONVENIENCE

Residents enjoy quick access to dining, retail, and culture in Koreatown, Miracle Mile, The Grove, and Larchmont Village—offering a dynamic lifestyle just minutes from home.



QUICK AIRPORT ACCESS

Located 13.7 miles from LAX, the property is well-positioned for working professionals, airline staff, and frequent travelers needing efficient airport connectivity.

Demographics

| Population | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 2,970 | 11,505 | 37,920 |
| Average Age | 40 | 40 | 40 |
| Average Age (Male) | 39 | 39 | 38 |
| Average Age (Female) | 41 | 41 | 41 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|--------------------------|-----------|-----------|-----------|
| Total Households | 1,015 | 3,980 | 13,288 |
| Persons per Household | 2.7 | 2.7 | 2.8 |
| Average Household Income | \$91,205 | \$95,482 | \$92,174 |
| Average House Value | \$903,214 | \$927,865 | \$923,500 |

1322 5th Avenue



MARKET OVERVIEW

Los Angeles is home to approximately 3.86 million residents, with over 12 million in the greater metro area. The city features a diverse population and a median household income of around \$80,000. Its broad demographic base—including young professionals, families, and multigenerational households—supports sustained renter demand across various multifamily product types.

Infill neighborhoods across Los Angeles are highly walkable and amenity-rich, with access to retail, dining, and cultural landmarks like The Grove, LACMA, and Koreatown. The city's lifestyle appeal is further bolstered by proximity to major employers in entertainment, healthcare, tech, and aerospace, reinforcing tenant demand in centrally located submarkets.

The multifamily market remains resilient, with occupancy hovering near 96% and average rents around \$2,885 per unit. While rent growth has slowed due to capital market headwinds, long-term fundamentals remain strong amid limited new supply in high-barrier neighborhoods. Investor focus has shifted toward stabilized core-plus and value-add assets with operational upside.

Transportation infrastructure is a major asset, with access to freeways (I-10, I-110, US-101) and extensive Metro rail coverage. This connectivity supports strong commuter flows and enhances the appeal of transit-oriented locations. For multifamily investors, Los Angeles offers a balanced mix of scale, livability, and long-term growth potential.

\$71,000

Median Household
Income (Approx.)

\$1.18 million

Median Home Property
Value (Approx.)

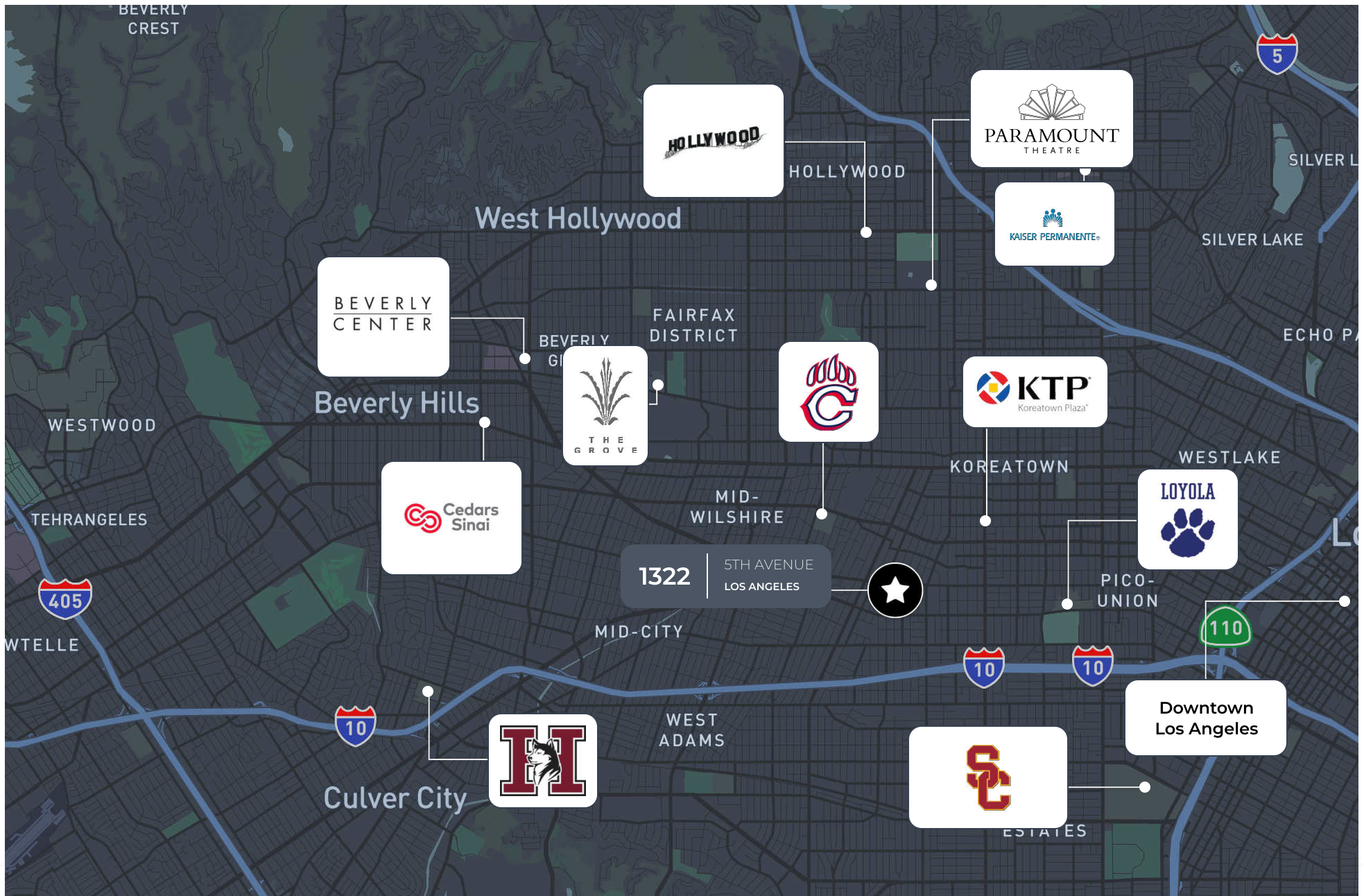
12,000

Traffic Count
(Approx.)

\$3,500

Median Monthly Rent
(Approx.)

Amenities Map



MAJOR EMPLOYERS



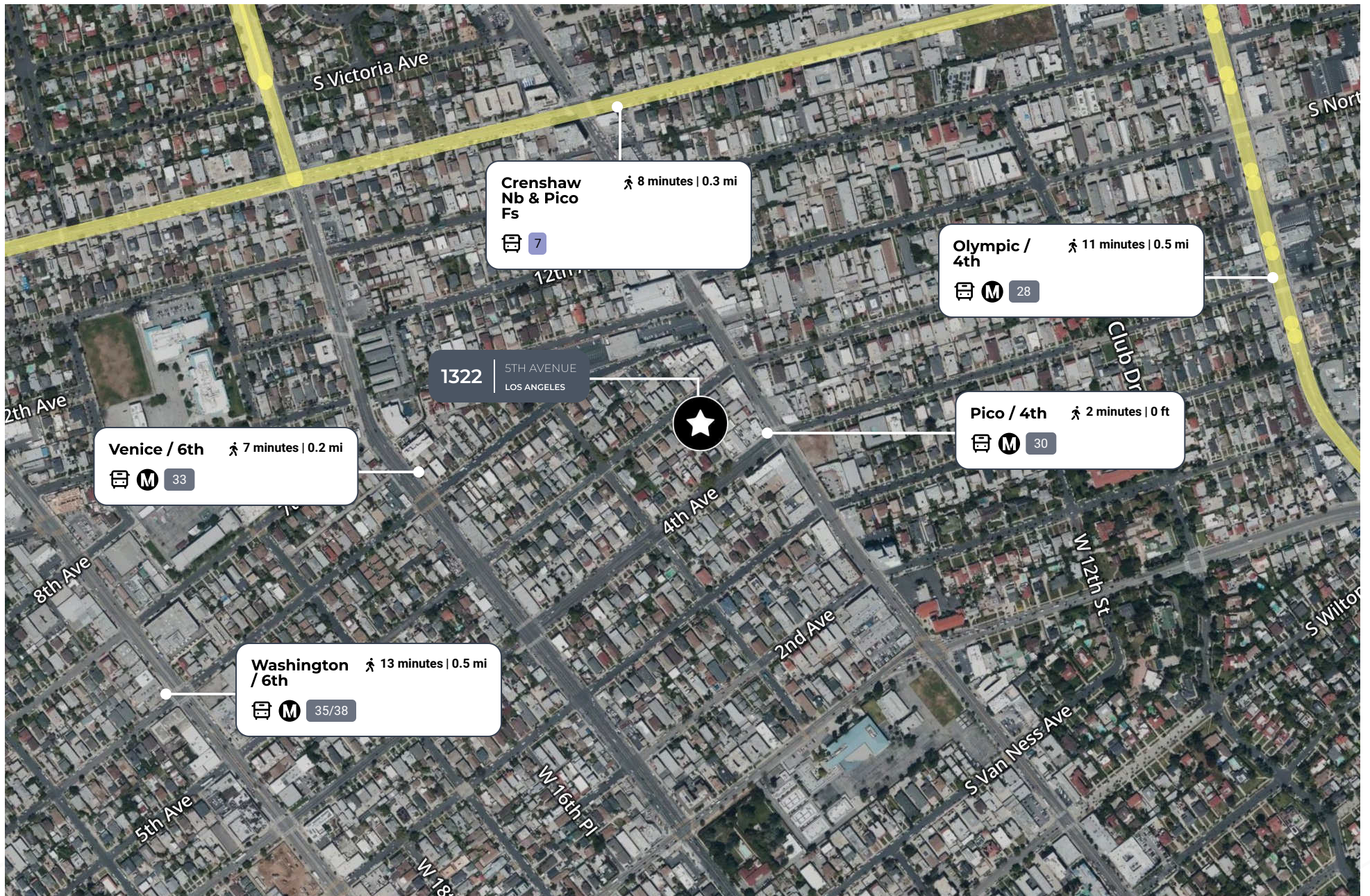
The area surrounding 1322 5th Ave in Los Angeles is anchored by a highly diverse and stable employment base, with major employers spanning education, healthcare, public utilities, entertainment, professional services, and technology. Institutions like the University of Southern California and Cedars-Sinai Medical Center drive regional job stability and have a significant influence on local talent retention, while the Los Angeles Department of Water & Power and Kaiser Permanente ensure sustained public sector and healthcare employment. The City of Los Angeles also offers numerous government-related opportunities, with a large workforce spread across various municipal departments. The entertainment industry is represented by Universal Studios Hollywood, Paramount Pictures, and Netflix, reinforcing the city's global reputation as a media hub and supporting thousands of jobs in production and related services. Leading firms such as Ernst & Young and Riot Games Inc. further expand opportunities in professional services and digital media. The presence of these employers, all within a major transit-connected corridor, underpins employment resilience and economic growth, positioning the area as a robust and attractive market for both residential and commercial investment.

| Employer | Industry | Employees | Distance |
|---|--|-----------|----------|
| University of Southern California | Education | 24,000 | 6.0 mi |
| Cedars-Sinai Medical Center | Healthcare | 18,000 | 4.3 mi |
| Los Angeles Department of Water and Power (LADWP) | Government (Utilities) | 12,000 | 3.6 mi |
| Children's Hospital Los Angeles | Healthcare | 8,000 | 5.4 mi |
| Universal Studios Hollywood | Entertainment, Tourism | 7,100 | 8.4 mi |
| Kaiser Permanente Los Angeles Medical Center | Healthcare | 7,100 | 5.0 mi |
| Paramount Pictures | Entertainment | 4,800 | 3.3 mi |
| Netflix | Entertainment, Technology | 4,200 | 4.0 mi |
| Ernst & Young (EY) | Professional Services (Accounting, Consulting) | 2,400 | 5.0 mi |
| Riot Games | Gaming, Technology, Entertainment | 2,200 | 9.5 mi |
| Downtown LA | Government | 50,000 | 6.9 mi |

MAJOR EMPLOYERS MAP



TRANSPORTATION MAP





1322 5th Avenue
Los Angeles, CA

SALES COMPARABLES

1329 2ND AVE

LOS ANGELES, CA 90019

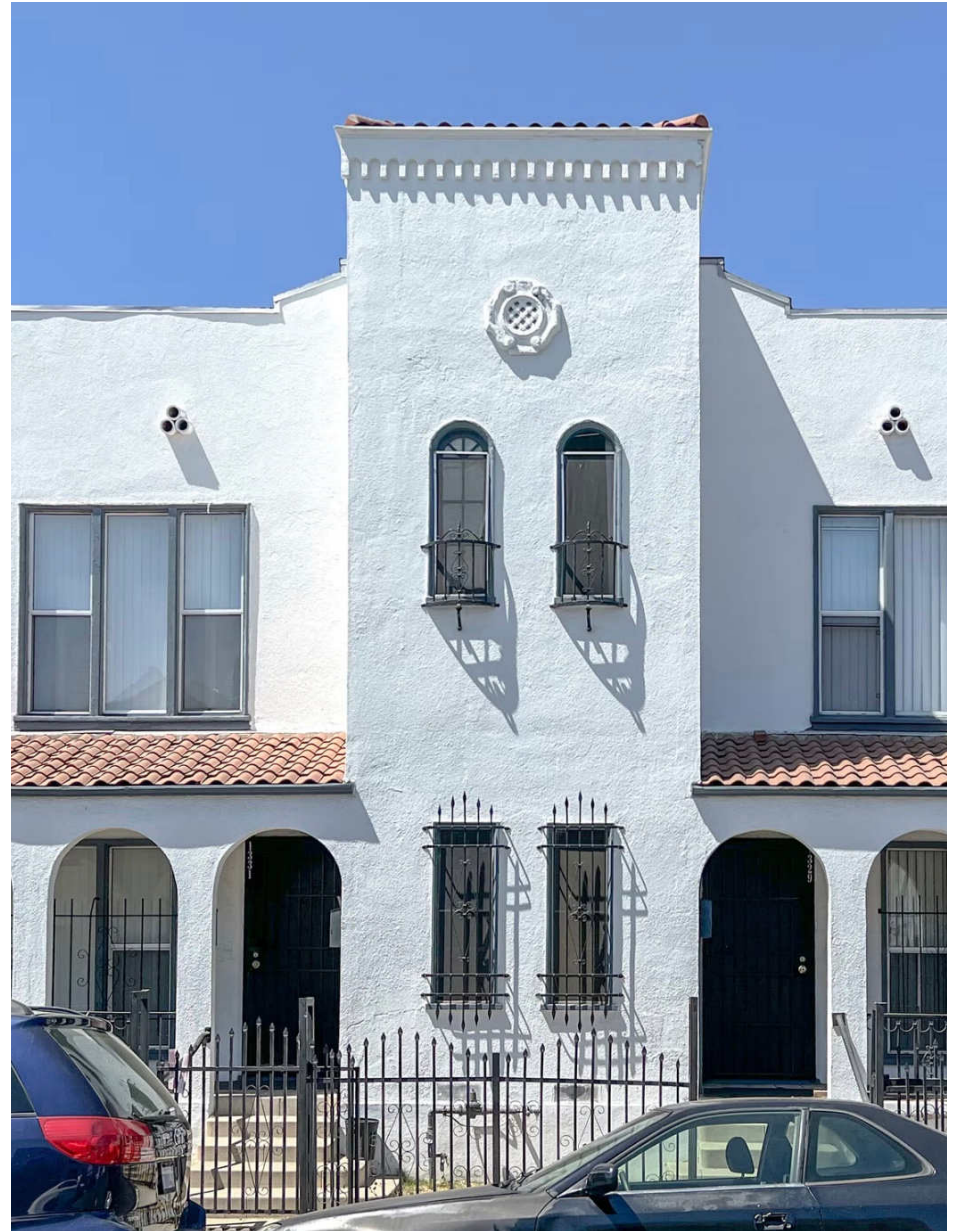
| Details | |
|----------------|-------------|
| Year Built | 1906 |
| No. of Units | 6 |
| Building Size | 5,824 SF |
| Lot Size | 7,500 SF |
| Zoning | LARD1.5 |
| Sold Date | 12/29/2025 |
| Asking Price | \$1,365,000 |
| Cap Rate | 7.33% |
| GRM | 10.53 |
| Price Per Unit | \$227,500 |
| Price Per SF | \$234.38 |

Unit Mix

2 Units | 2 Bed / 1 Bath
4 Units | 1 Bed / 1 Bath

Sale Highlights

- Approximately 0.3 miles away from subject property
- 17% below market rents
- 2 units converted from 1BR to 2BR without permits



1651 VINEYARD AVE

LOS ANGELES, CA 90019

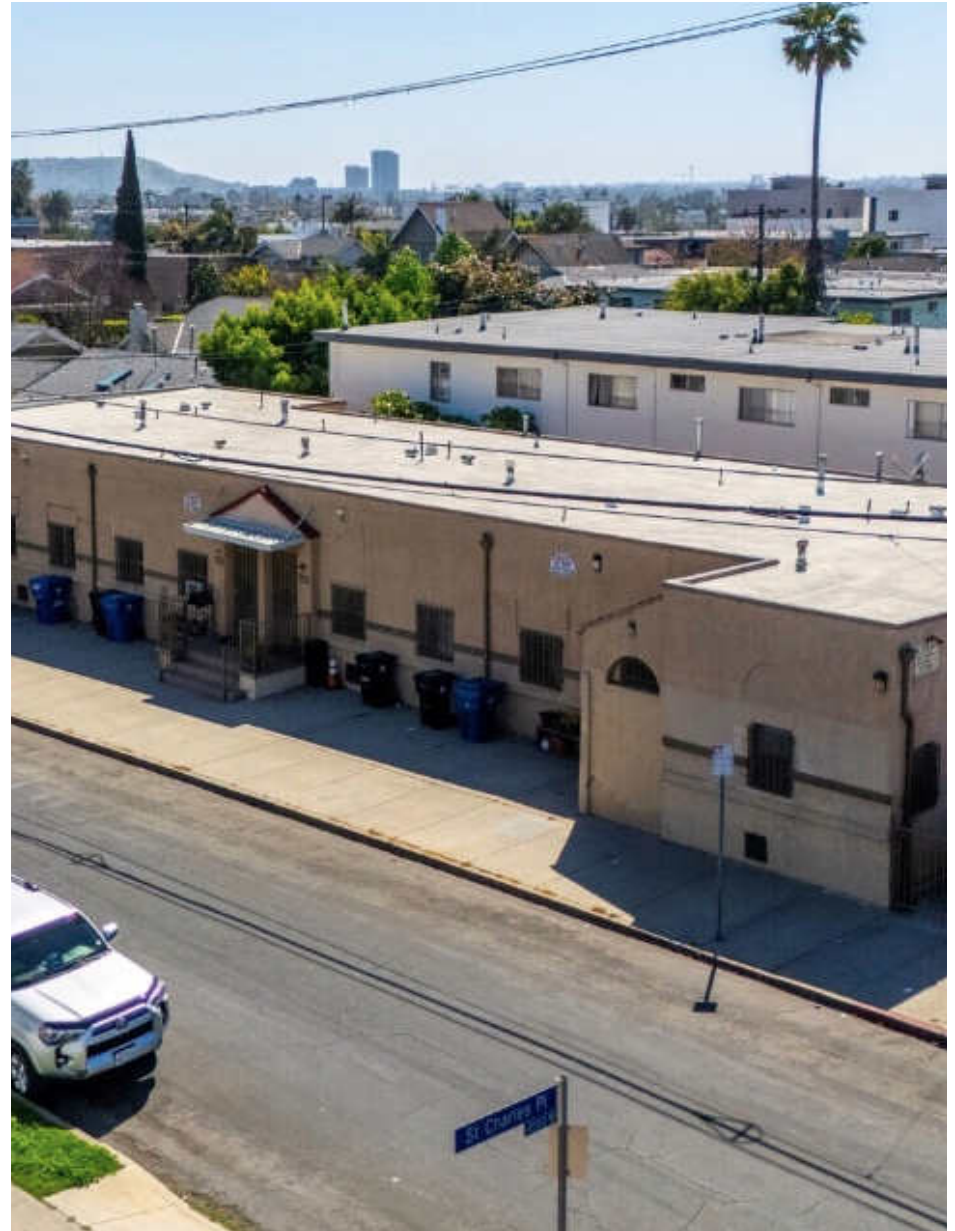
| Details | |
|----------------|-------------|
| Year Built | 1965 |
| No. of Units | 6 Units |
| Building Size | 4,346 SQFT |
| Lot Size | 6,998 SQFT |
| Zoning | LARD1.5 |
| Sale Date | 08/05/2025 |
| Sale Price | \$1,000,000 |
| Cap Rate | 4.77% |
| GRM | 11.4 |
| Price Per Unit | \$166,666 |
| Price Per SF | \$230.09 |

Unit Mix

1 Units | 1 Bed / 1 Bath
5 Units | 2 Bed / 1 Bath

Sale Highlights

- Approximately 1.1 Miles away from subject property
- 47% below market rents
- Property has not been remodeled



1545 4TH AVE

LOS ANGELES, CA 90019

| Details | |
|----------------|-------------|
| Year Built | 1920 |
| No. of Units | 5 Units |
| Building Size | 5,664 SQFT |
| Lot Size | 10,501 SQFT |
| Zoning | LARD1.5 |
| Sale Date | 04/24/2025 |
| Sale Price | \$1,395,000 |
| Cap Rate | 6.90% |
| GRM | 10.80 |
| Price Per Unit | \$279,000 |
| Price Per SF | \$246.29 |

| Unit Mix |
|--------------------------|
| 1 Units 1 Bed / 1 Bath |
| 2 Units 2 Bed / 1 Bath |
| 2 Units 3 Bed / 1 Bath |

| Sale Highlights |
|--|
| - Approximately 0.2 miles away from subject property |
| - Similar 1920's vintage construction |
| - 20% below market rents |
| - 3 of 5 units renovation in 2018 |



1714 7TH AVE

LOS ANGELES, CA 90019

| Details | |
|----------------|-------------|
| Year Built | 1949 |
| No. of Units | 6 Units |
| Building Size | 3,018 SQFT |
| Lot Size | 7,501 SQFT |
| Zoning | LARD 2 |
| Sale Date | 03/13/2025 |
| Sale Price | \$1,105,000 |
| Cap Rate | 5.05% |
| GRM | 12.63 |
| Price Per Unit | \$184,167 |
| Price Per SF | \$366.14 |

Unit Mix

5 Units | 1 Bed / 1 Bath

1 Units | 2 Bed / 1 Bath

Sale Highlights

- Approximately 0.5 miles away from subject property
- 36% below market rents
- 904 square feet smaller than the subject property
- Interior has not remodeled



2122 6TH AVE

LOS ANGELES, CA 90018

| Details | |
|----------------|-------------|
| Year Built | 1918 |
| No. of Units | 5 Units |
| Building Size | 5,220 SQFT |
| Lot Size | 7,505 SQFT |
| Zoning | LARD 2 |
| Sale Date | 01/23/2025 |
| Sale Price | \$1,275,000 |
| Cap Rate | 6.12% |
| GRM | 10.95 |
| Price Per Unit | \$255,000 |
| Price Per SF | \$244.25 |

Unit Mix

4 Units | 1 Bed / 1 Bath

1 Units | 3 Bed / 2 Bath

Sale Highlights

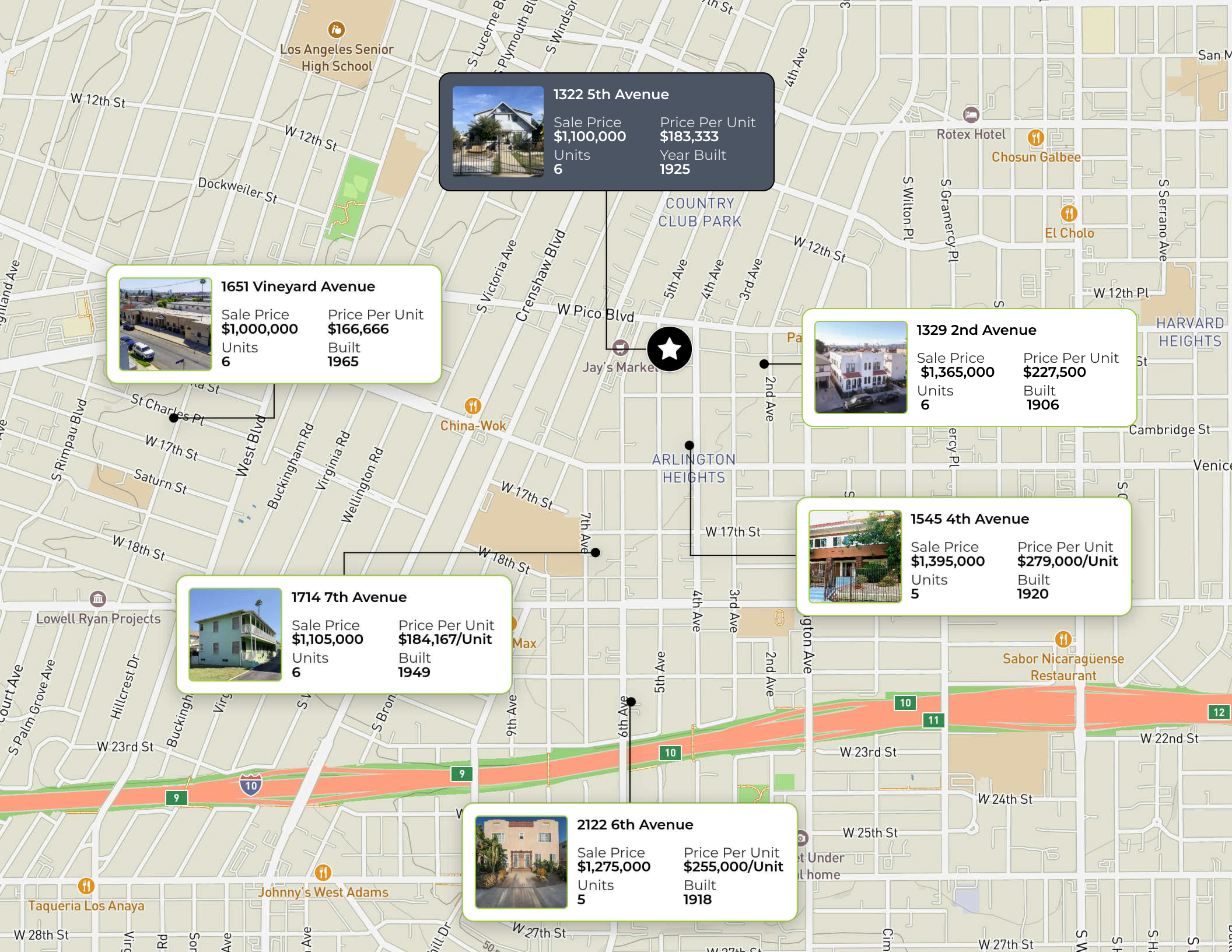
- Approximately 0.5 miles away from subject property
- 15% below market rents
- All units feature in-unit laundry
- 4 of 5 Units updated kitchen, bathroom, & refinished hardwood floors




SALES COMPARABLES SUMMARY

| Address | Year Built | No. of Units | Building Size | Lot Size | Date Sold | Sold Price | Cap Rate | GRM | Price/Unit | Price/SF |
|-------------------|-------------|--------------|-----------------|-----------------|------------|-------------------|--------------|--------------|------------------|-----------------|
| 1329 2nd Ave | 1906 | 6 | 5,824 SF | 7,500 SF | 12/29/2025 | \$1,365,000 | 7.33% | 10.53 | \$227,500 | \$234.38 |
| 1651 Vineyard Ave | 1965 | 6 | 4,346 SF | 6,998 SF | 08/05/202 | \$1,000,000 | 4.77% | 11.4 | \$166,666 | \$230.09 |
| 1545 4th Ave | 1920 | 5 | 5,664 SF | 10,501 SF | 04/24/202 | \$1,395,000 | 6.90% | 10.80 | \$279,000 | \$246.29 |
| 1714 7th Ave | 1949 | 6 | 3,018 SF | 7,501 SF | 03/13/2025 | \$1,105,000 | 5.05% | 12.63 | \$184,167 | \$366.14 |
| 2122 6th Ave | 1918 | 5 | 5,220 SF | 7,505 SF | 01/23/2025 | \$1,275,000 | 6.12% | 10.95 | \$255,000 | \$244.25 |
| Averages | 1931 | 6 | 4,814 SF | 8,001 SF | N/A | \$1,228,00 | 6.03% | 11.26 | \$222,467 | \$264.23 |

| Subject Property | Year Built | No. of Units | Building Size | Lot Size | Date Sold | List Price | CAP Rate | GRM | Price/Unit | Price/SF |
|---------------------|-------------|--------------|-----------------|-----------------|----------------|--------------------|--------------|-------------|------------------|-----------------|
| 1322 5th Ave | 1925 | 6 | 3,922 SF | 5,939 SF | Subject | \$1,080,000 | 5.59% | 9.10 | \$180,000 | \$275.37 |




1322 5th Avenue

| | | |
|---|---|---|
|  | Sale Price \$1,100,000 | Price Per Unit \$183,333 |
| | Units 6 | Year Built 1925 |

1651 Vineyard Avenue

| | | |
|---|---|---|
|  | Sale Price \$1,000,000 | Price Per Unit \$166,666 |
| | Units 6 | Built 1965 |

1329 2nd Avenue

| | | |
|---|---|---|
|  | Sale Price \$1,365,000 | Price Per Unit \$227,500 |
| | Units 6 | Built 1906 |

1545 4th Avenue

| | | |
|--|---|--|
|  | Sale Price \$1,395,000 | Price Per Unit \$279,000/Unit |
| | Units 5 | Built 1920 |

1714 7th Avenue

| | | |
|---|---|--|
|  | Sale Price \$1,105,000 | Price Per Unit \$184,167/Unit |
| | Units 6 | Built 1949 |

2122 6th Avenue

| | | |
|---|---|--|
|  | Sale Price \$1,275,000 | Price Per Unit \$255,000/Unit |
| | Units 5 | Built 1918 |



1322 5th Avenue
Los Angeles, CA

RENT COMPARABLES

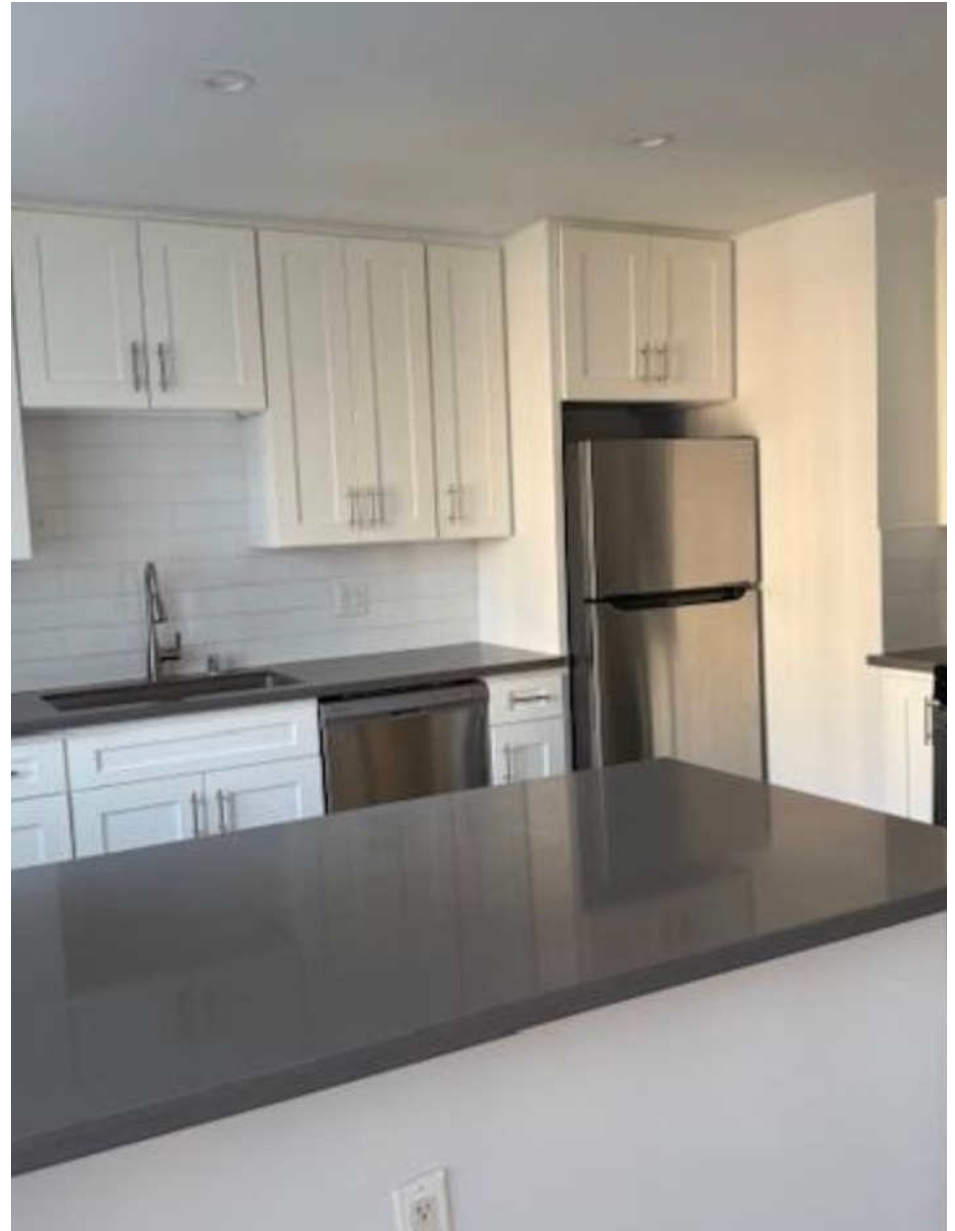
1841 S MANHATTAN PL

LOS ANGELES, CA 90019

| Details | |
|------------------|------------------------|
| Rent | \$ 2,495.00 |
| Utilities | Utilities not included |
| Lease Start Date | November 2025 |
| Upgrades | Remodeled |

| Unit Mix |
|----------------|
| 2 Bed + 1 Bath |

| Property Highlights |
|-------------------------------|
| Year Built: 1965 |
| No. of Units: 28 |
| On Site Laundry |
| On site Manager |
| 5-min drive from 1322 5th Ave |



4115 VENICE BLVD

LOS ANGELES, CA 90019

| Details | |
|------------------|-----------------------------|
| Rent | \$ 2,500.00 |
| Utilities | Utilities not included |
| Lease Start Date | NA |
| Upgrades | Updated not fully remodeled |

| Unit Mix |
|----------------|
| 2 Bed + 1 Bath |

| Property Highlights |
|-------------------------------|
| Year Built: 1945 |
| No. of Units: 5 |
| 2 min drive from 1322 5th Ave |



3716 W PICO BLVD

LOS ANGELES, CA 90019

| Details | |
|------------------|-----------------------------|
| Rent | \$ 2,395.00 |
| Utilities | Water Included |
| Lease Start Date | November 2025 |
| Upgrades | Updated not fully remodeled |

| Unit Mix |
|----------------|
| 2 Bed + 1 Bath |

| Property Highlights |
|--------------------------|
| No. of Units: 8 |
| Year Built: 1948 |
| Mixed used building |
| Gated and Secured Entry |
| Adjacent to 1322 5th Ave |



3716 W PICO BLVD

LOS ANGELES, CA 90019

| Details | |
|------------------|-----------------------------|
| Rent | \$1,695.00 |
| Utilities | Water Included |
| Lease Start Date | June 2025 |
| Upgrades | Updated not fully remodeled |

| Unit Mix |
|----------------|
| 1 Bed + 1 Bath |

| Property Highlights |
|--------------------------|
| No. of Units: 8 |
| Year Built: 1948 |
| Mixed used building |
| Gated and Secured Entry |
| Adjacent to 1322 5th Ave |



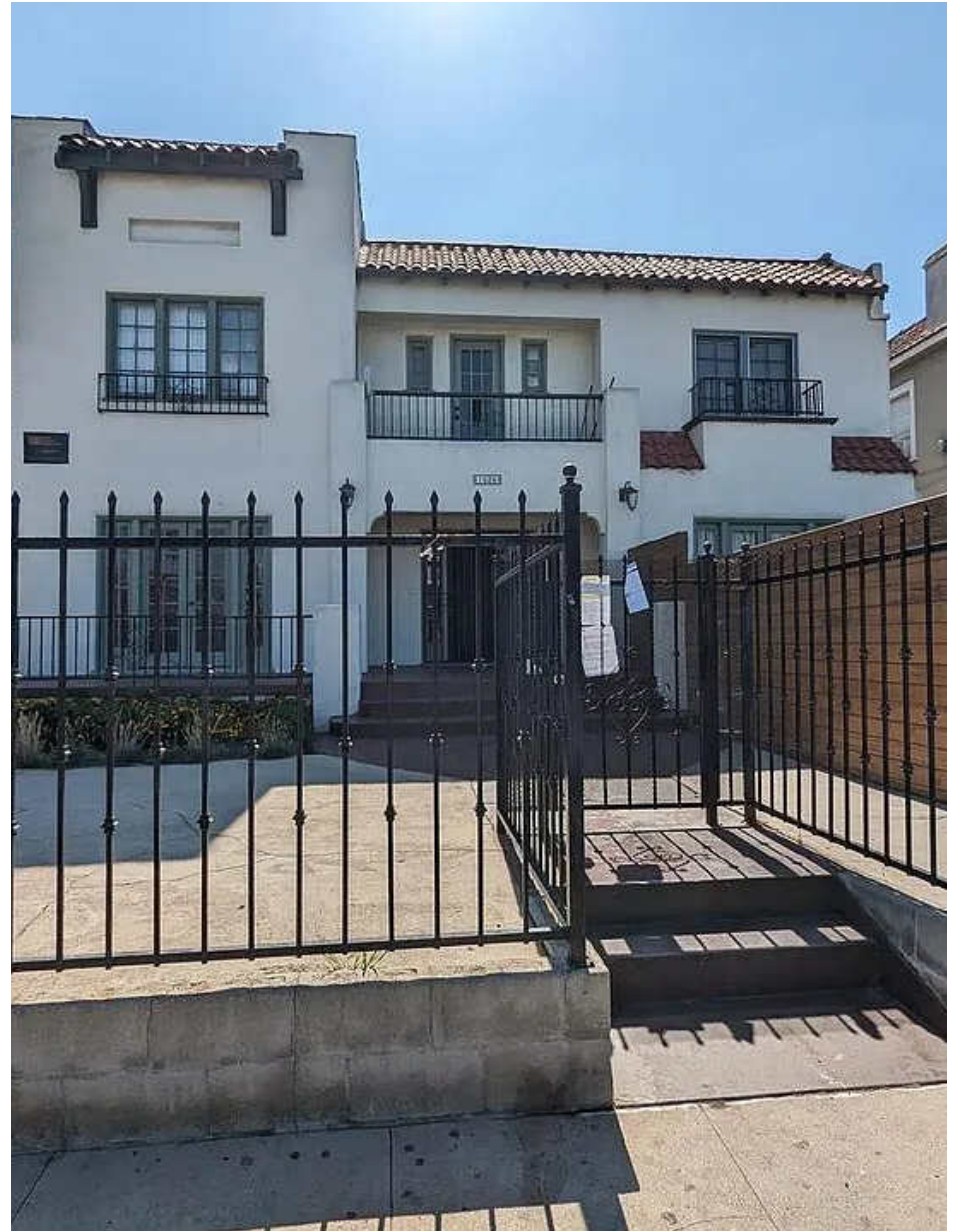
1526 6TH AVE

LOS ANGELES, CA 90019

| Details | |
|------------------|-----------------------------|
| Rent | \$1,795.00 |
| Utilities | Utilities not included |
| Lease Start Date | Dec 2024 |
| Upgrades | Updated not fully remodeled |

| Unit Mix |
|----------------|
| 1 Bed + 1 Bath |

| Property Highlights |
|-------------------------------|
| No. of Units: 8 |
| Year Built: 1948 |
| Gated and Secured Entry |
| 1 min drive from 1322 5th Ave |



1275 WESTCHESTER PL

LOS ANGELES, CA 90019

| Details | |
|------------------|------------------------|
| Rent | \$1,650.00 |
| Utilities | Utilities not included |
| Lease Start Date | November 2025 |
| Upgrades | Remodeled |

| Unit Mix |
|-----------------|
| Studio + 1 Bath |

| Property Highlights |
|-------------------------------|
| No. of Units: 88 |
| Year Built: 1926 |
| On Site Laundry |
| Secured Entry |
| 1 min drive from 1322 5th Ave |



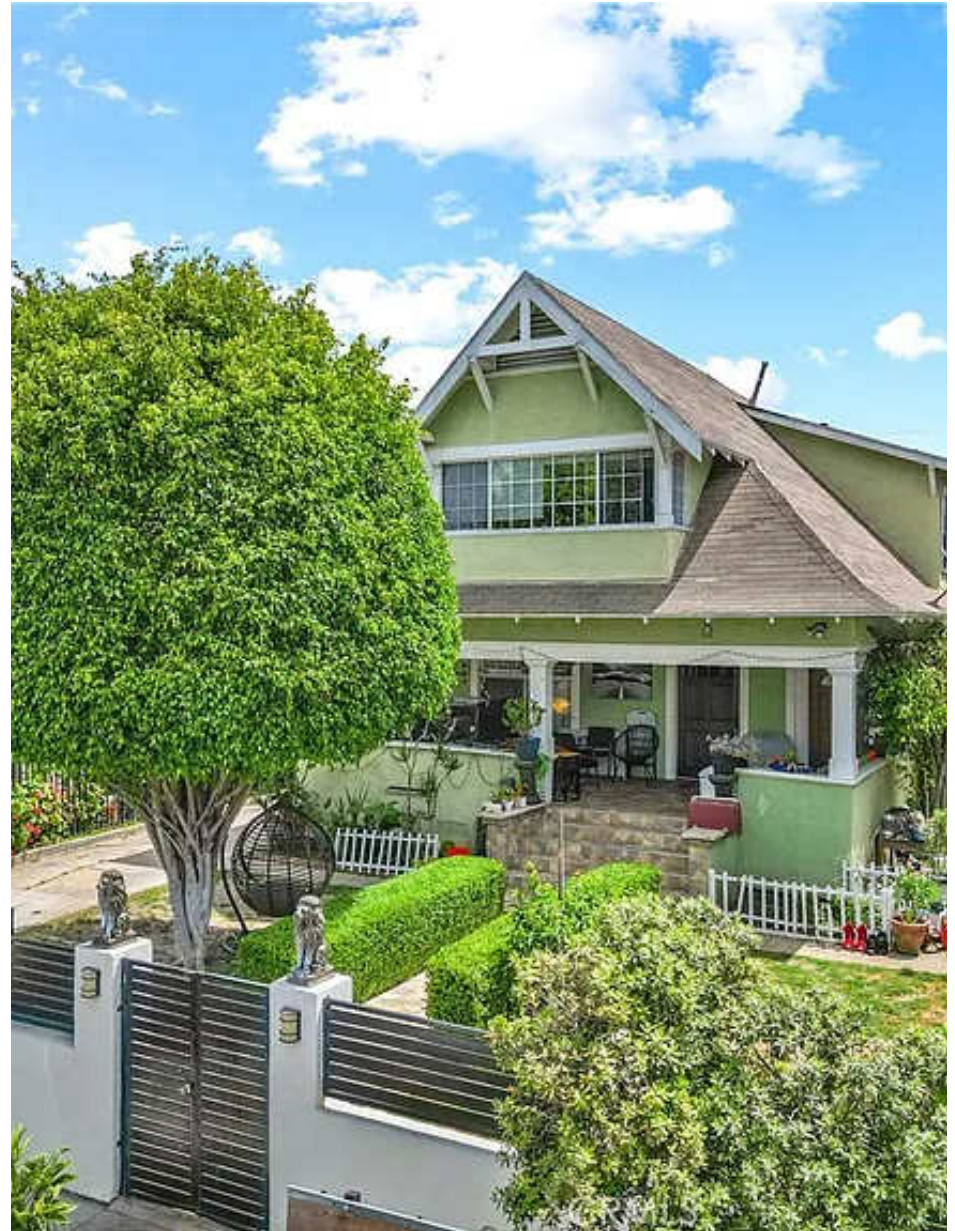
1522 S 2nd Ave

LOS ANGELES, CA 90019

| Details | |
|------------------|------------------------|
| Rent | \$1,400.00 |
| Utilities | Utilities not included |
| Lease Start Date | NA |
| Upgrades | Not remodeled |

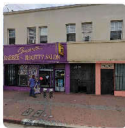
| Unit Mix |
|-----------------|
| Studio + 1 Bath |

| Property Highlights |
|-------------------------------|
| No. of Units: 8 |
| Year Built: 1926 |
| 1 min drive from 1322 5th Ave |



RENT COMPARABLES SUMMARY

| Address | Unit Mix | Rent | Utilities | Lease Start Date | Upgrades |
|---------------------|-----------------|-------------|------------------------|------------------|-----------------------------|
| 1841 S Manhattan Pl | 2 Bed + 1 Bath | \$ 2,495.00 | Utilities not included | November 2025 | Remodeled |
| 4115 Venice Blvd | 2 Bed + 1 Bath | \$ 2,500.00 | Utilities not included | NA | Updated not fully remodeled |
| 3716 W Pico Blvd | 2 Bed + 1 Bath | \$ 2,395.00 | Water Included | December 2025 | Updated not fully remodeled |
| 3716 W Pico Blvd | 1 Bed + 1 Bath | \$ 1,695.00 | Water Included | June 2025 | Updated not fully remodeled |
| 1526 6th Ave | 1 Bed + 1 Bath | \$ 1,795.00 | Utilities not included | December 2024 | Updated not fully remodeled |
| 1275 Westchester Pl | Studio + 1 Bath | \$ 1,650.00 | Utilities not included | November 2025 | Remodeled |
| 1522 S 2nd Ave | Studio + 1 Bath | \$ 1,400.00 | Utilities not included | NA | Not remodeled |



3716 W Pico Blvd, Los Angeles, CA 90019

Unit Mix
1 Bed + 1 Bath
Utilities
Water Included
Rent
\$1,695.00
Lease Start Date
June 2025



1275 Westchester Pl, Los Angeles, CA 90019

Unit Mix
Studio + 1 Bath
Utilities
Utilities not included
Rent
\$1,650.00
Lease Start Date
November 2025



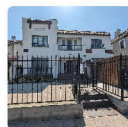
1322 5th Avenue

Unit Mix
2 Bedroom + 1 Bath
Rent
\$1,450.00



3716 W Pico Blvd, Los Angeles, CA 90019

Unit Mix
2 Bed + 1 Bath
Utilities
Water Included
Rent
\$2,395.00
Lease Start Date
December 2025



1526 6th Ave, Los Angeles, CA 90019

Unit Mix
1 Bed + 1 Bath
Utilities
Utilities not included
Rent
\$1,795.00
Lease Start Date
December 2025



4115 Venice Boulevard

Unit Mix
2 Bed + 1 Bath
Utilities
Utilities not included
Rent
\$2,500.00
Lease Start Date
NA



1841 South Manhattan Place

Unit Mix
2 Bed + 1 Bath
Utilities
Utilities not included
Rent
\$2,495.00
Lease Start Date
November 2025





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