

**CBRE**

Exclusively listed at \$2,695,000

**1268 Queen Anne Place**

Los Angeles, CA 90019

# OFFERING SUMMARY

A lovingly rehabbed 6 units (+1 ADU RTI) between Miracle Mile and Oxford Square.

The owner has self-managed and her hands-on approach shows throughout. In addition to updating the facade and landscaping, the Seller extensively and tastefully rehabbed 4 of the 6 units (stone surfaces, new fixtures floors, cabinetry & crown molding). Also she has installed new HVAC units, put in dual-pane windows and installed NEW electrical meters and subpanels - a must in today's turbulent insurance climate.

Lastly, the Seller is waaaay down the road with the City - having obtained full approval and permits (RTI) for a large, 1,200 sq. ft. 3 Bed/2 Bath unit above the existing detached garages - 90% of ADU additions, around town, mean you lose parking...not here. All the hassle, expenses and application/approval red tape are already handled. Building this ADU unit out will INCREASE your monthly gross rental income by 25%.

The subject property is a "Beauty" that a Buyer can grow with, literally...rehabbing the remaining two units and building out the ADU.

Across the street from Queen Anne Park and Recreation Center - a 'go to' for the neighborhood - meeting area, gym, playgrounds, picnic tables, soccer fields, baseball diamond and tennis courts.

EXCLUSIVELY LISTED at \$2,695,000

Buy-Side Fee paid by Buyer

**\$2,695,000**

PRICE

**\$127,773**

NET OPERATING INCOME  
(SCHEDULED)

**\$207,930**

NET OPERATING INCOME  
(PROFORMA)

**4.74%**

CAP RATE



# PROPERTY OVERVIEW

## PROPERTY PROFILE

Subject Property Address:	1268 Queen Anne Pl, Los Angeles, CA 90019
No. of Units:	7
Year Built:	1948
Square Footage:	7,468
Lot Size:	9,659
Construction Type:	Wood frame/Stucco
Zoning:	LARD1.5
Roof Type;	Pitched Composite
Parking Type:	Garages in rear
Type:	Multifamily
APN:	5082-010-021
Unit Mix:	(4) 2 Bed/1 Bath , (2) 2 Bed/2 Baths, (1) 3 Bed/2 Baths ADU (RTI)

## PRICING SUMMARY

Price:	\$ 2,695,000
Down Payment:	\$ 1,195,000
Loan Amount:	\$ 1,500,000
Price/ Unit :	\$ 385,000
Price / Sq. Foot:	\$ 360.87
GRM:	13.63
Cap Rate:	4.74%
Cap Rate (Proforma):	7.72%



# INCOME AND EXPENSES

SCHEDULED	
INCOME	
Scheduled Gross Income:	\$ 196,656
Laundry/Other Income:	\$ 1,000
Total Scheduled Gross Income:	\$ 197,656
Vacancy Rate (3%):	\$ 5,900
<b>Effective Operating Income:</b>	<b>\$ 191,756</b>
EXPENSES	
Property Taxes (NEW):	\$ 32,313
Property Insurance:	\$ 6,000
Utilities & Trash:	\$ 7,920
Off-Site Mgmt. Fee	7,670
Repairs & Maintenance:	\$ 5,930
Landscaping/Pest/Other:	\$ 2,400
Reserves/License/Permits:	\$ 1,750
*expenses based on 2024 year-end a/o based on industry standard for like buildings	
Total Expenses:	\$ 63,983
<b>Net Operating Income:</b>	<b>\$ 127,773</b>

PROFORMA	
INCOME	
Scheduled Gross Income:	\$ 285,600
Laundry/Other Income:	\$ 1,000
Total Scheduled Gross Income:	\$ 286,600
Vacancy Rate (3%):	\$ 8,568
<b>Effective Operating Income:</b>	<b>\$ 278,032</b>
EXPENSES	
Property Taxes (NEW):	\$ 32,313
Property Insurance:	\$ 6,000
Utilities & Trash:	\$ 7,920
Off-Site Mgmt. Fee	11,121
Repairs & Maintenance:	\$ 8,598
Landscaping/Pest/Other:	\$ 2,400
*expenses based on 2024 year-end a/o based on industry standard for like buildings	
Reserves/License/Permits:	\$ 1,750
Total Expenses:	\$ 70,102
<b>Net Operating Income:</b>	<b>\$ 207,930</b>



## SCHEDULED RENT ROLL

Unit #	Bedrooms	Bathrooms	Renovated?	Current Rental Amount
1	2	1	Yes	\$ 2,850
2	2	1	No	\$ 2,414
3	2	1	No	\$ 2,188
4	2	1	Yes	\$ 2,800
5	2 + Den	2	Yes	\$ 3,224
6	2 + Den	2	Yes	\$ 2,912
ADU (RTI)	3	2	N/A	N/A
				\$ 16,388

## PROFORMA RENT ROLL

Unit #	Bedrooms	Bathrooms	Renovated?	Proforma Rental Amount
1	2	1	Yes	\$ 3,200
2	2	1	No	\$ 3,200
3	2	1	No	\$ 3,200
4	2	1	Yes	\$ 3,200
5	2 + Den	2	Yes	\$ 3,500
6	2 + Den	2	Yes	\$ 3,500
ADU (RTI)	3	2	N/A	\$ 4,000
				\$ 23,800



### Prime Location in Oxford Square

Strategically positioned in Oxford Square, just minutes from the Miracle Mile and Queen Anne Park, offering convenient access to key retail, dining, and entertainment hubs.



### Well-Maintained and Upgraded

The property has been meticulously maintained with recent renovations, including upgraded interiors, new dual-pane windows, HVAC systems, and modernized electrical infrastructure.



### Value-Add Opportunity

Approved plans and permits for a 1,200 sq. ft. 3-bedroom, 2-bath ADU above the detached parking, providing significant potential for increased rental income.



### High Demand Area

Located in a high-demand area with strong rental growth, offering easy access to major employment centers, public transit, and cultural landmarks.



S LUCERNA BLVD

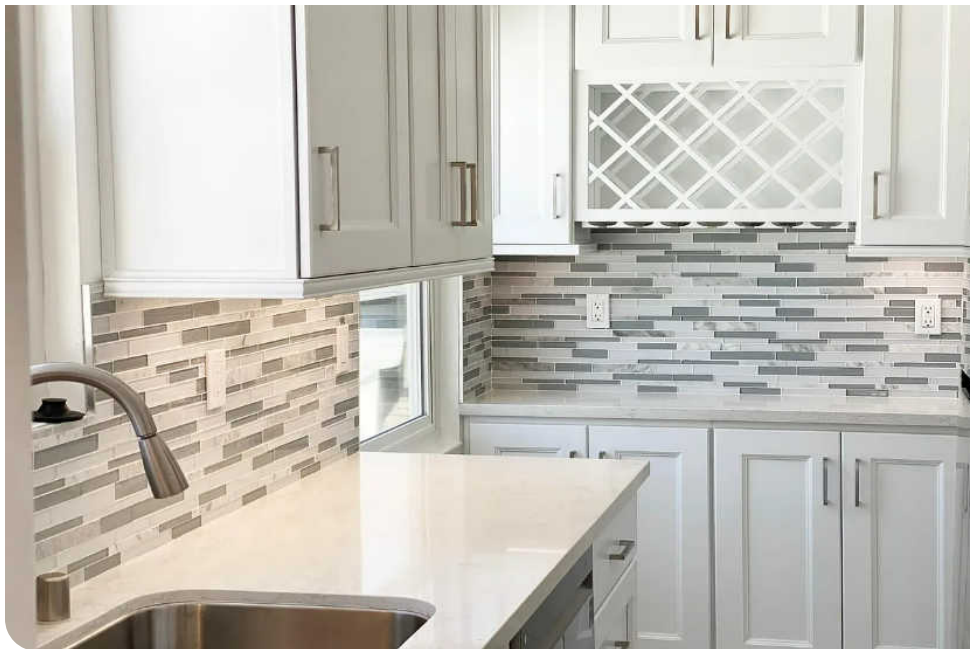
1268

QUEEN ANNE PLACE  
LOS ANGELES, CA

QUEEN ANNE PL



# PROPERTY PHOTOS





## PROPERTY PHOTOS (cont.)







1268  
QUEEN ANNE PLACE  
LOS ANGELES





# RENT COMPARABLES



5166 Packard St, Los Angeles, CA 90019

Rental Amount	<b>\$4,195</b>
#Bed	<b>2</b>
#Bath	<b>1</b>
SQFT	<b>1,479</b>
Parking	<b>Surface Tandem</b>
In-Unit W/D?	<b>Yes</b>
Central Air?	<b>Yes</b>



1031 S Tremaine Ave, Los Angeles, CA 90019

Rental Amount	<b>\$4,000</b>
#Bed	<b>2</b>
#Bath	<b>1</b>
SQFT	<b>1,324</b>
Parking	<b>Surface</b>
In-Unit W/D?	<b>Yes</b>
Central Air?	<b>Yes</b>



1244 S Highland Ave, Los Angeles, CA 90019

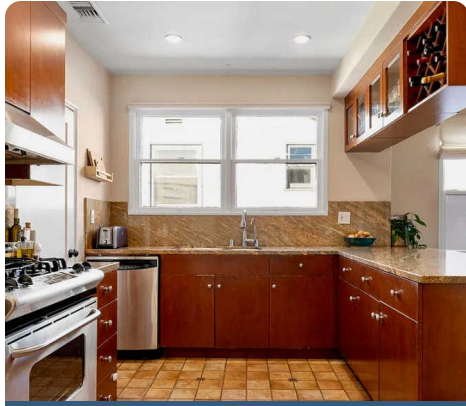
Rental Amount	<b>\$3,945</b>
#Bed	<b>2</b>
#Bath	<b>1</b>
SQFT	<b>1,200</b>
Parking	<b>Detached</b>
In-Unit W/D?	<b>Yes</b>
Central Air?	<b>Yes</b>



5369 Dockweiler Pl, Los Angeles, CA 90019

Rental Amount	<b>\$3,875</b>
#Bed	<b>2</b>
#Bath	<b>1</b>
SQFT	<b>1,300</b>
Parking	<b>No</b>
In-Unit W/D?	<b>Yes</b>
Central Air?	<b>Yes</b>

## RENT COMPARABLES (cont.)



1319 Hauser Blvd, Los Angeles, CA 90019

Rental Amount **\$3,650**

#Bed **2**

#Bath **1**

SQFT **1,250**

Parking **Detached**

In-Unit W/D? **Yes**

Central Air? **Yes**



5017 Edgewood Pl, Los Angeles, CA 90019

Rental Amount **\$3,595**

#Bed **2**

#Bath **1**

SQFT **1,192**

Parking **No**

In-Unit W/D? **Yes**

Central Air? **Yes**



5112 Edgewood Pl, Los Angeles, CA 90019

Rental Amount **\$4,200**

#Bed **2**

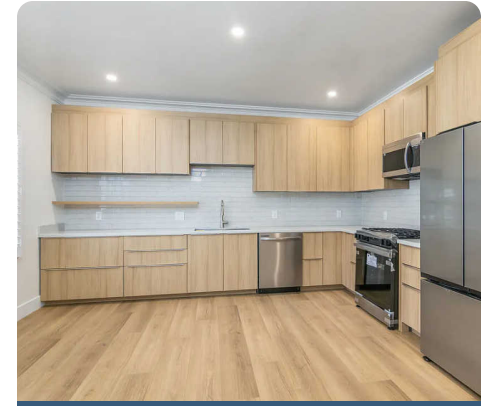
#Bath **2**

SQFT **1,300**

Parking **Attached**

In-Unit W/D? **Yes**

Central Air? **Yes**



1114 S Orange Dr, Los Angeles, CA 90019

Rental Amount **\$3,900**

#Bed **2**

#Bath **2**

SQFT **1,300**

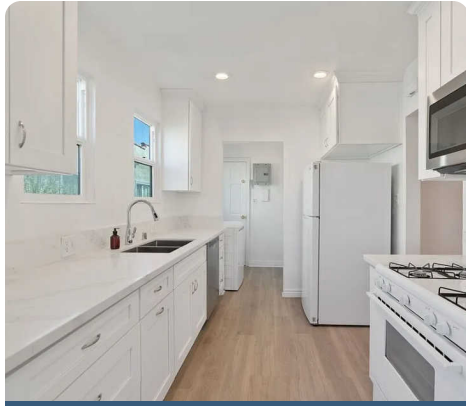
Parking **Surface**

In-Unit W/D? **Yes**

Central Air? **Yes**



# RENT COMPARABLES (cont.)



1232 S Orange Grove Ave, Los Angeles, CA 90019

Rental Amount **\$3,850**

#Bed **2**

#Bath **2**

SQFT **1,200**

Parking **Surface**

In-Unit W/D? **Yes**

Central Air? **No**



1238 S Burnside Ave, Los Angeles, CA 90019

Rental Amount **\$5,650**

#Bed **3**

#Bath **2**

SQFT **1,550**

Parking **2 Car Detached**

In-Unit W/D? **Yes**

Central Air? **Yes**



1226 S Orange Grove Ave, Los Angeles, CA 90019

Rental Amount **\$4,995**

#Bed **3**

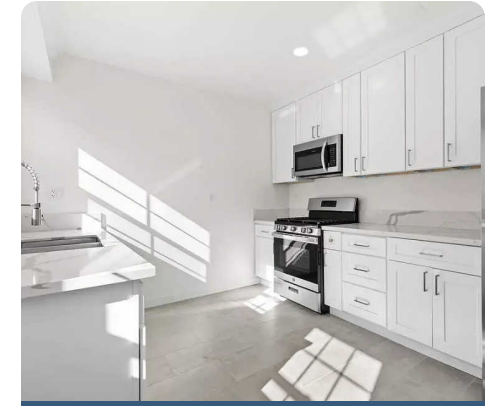
#Bath **2**

SQFT **1,700**

Parking **Surface**

In-Unit W/D? **Yes**

Central Air? **No**



1235 S Tremain Ave, Los Angeles, CA 90019

Rental Amount **\$4,895**

#Bed **3**

#Bath **2**

SQFT **1,721**

Parking **Surface**

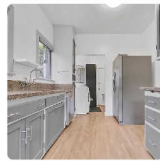
In-Unit W/D? **Yes**

Central Air? **Yes**

# RENT COMPRABLES SUMMARY

Address	Rental Amount	#Bed	#Bath	SQFT	Parking	In-Unit W/D?	Central Air?
5166 Packard St, Los Angeles, CA 90019	\$4,195	2	1	1,479	Surface Tandem	Yes	Yes
1031 S Tremaine Ave, Los Angeles, CA 90019	\$4,000	2	1	1,324	Surface	Yes	Yes
1244 S Highland Ave, Los Angeles, CA 90019	\$3,945	2	1	1,200	Detached	Yes	Yes
5369 Dockweiler Pl, Los Angeles, CA 90019	\$3,875	2	1	1,300	No	Yes	Yes
1319 Hauser Blvd, Los Angeles, CA 90019	\$3,650	2	1	1,250	Detached	Yes	Yes
5017 Edgewood Pl, Los Angeles, CA 90019	\$3,595	2	1	1,192	No	Yes	Yes
5112 Edgewood Pl, Los Angeles, CA 90019	\$4,200	2	2	1,300	Attached	Yes	Yes
1114 S Orange Dr, Los Angeles, CA 90019	\$3,900	2	2	1,300	Surface	Yes	Yes
1232 S Orange Grove Ave, Los Angeles, CA 90019	\$3,850	2	2	1,200	Surface	Yes	No
1238 S Burnside Ave, Los Angeles, CA 90019	\$5,650	3	2	1,550	2 Car Detached	Yes	Yes
1226 S Orange Grove Ave, Los Angeles, CA 90019	\$4,995	3	2	1,700	Surface	Yes	No
1235 S Tremaine Ave, Los Angeles, CA 90019	\$4,895	3	2	1,721	Surface	Yes	Yes





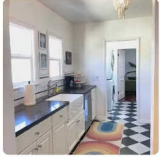
**5112 Edgewood Pl, Los Angeles, CA 90019**

Rental Amount **\$4,200**      SQFT **1,300**



**5017 Edgewood Pl, Los Angeles, CA 90019**

Rental Amount **\$3,595**      SQFT **1,192**



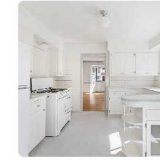
**1226 S Orange Grove Ave, Los Angeles, CA 90019**

Rental Amount **\$4,995**      SQFT **1,700**



**1238 S Burnside Ave, Los Angeles, CA 90019**

Rental Amount **\$5,650**      SQFT **1,550**



**1031 S Tremain Ave, Los Angeles, CA 90019**

Rental Amount **\$4,000**      SQFT **1,324**



**1319 Hauser Blvd, Los Angeles, CA 90019**

Rental Amount **\$3,650**      SQFT **1,250**



**1268 Queen Anne Place, Los Angeles, CA 90019**



**1232 S Orange Grove Ave, Los Angeles, CA 90019**

Rental Amount **\$3,850**      SQFT **1,200**



**5369 Dockweiler Pl, Los Angeles, CA 90019**

Rental Amount **\$3,875**      SQFT **1,300**



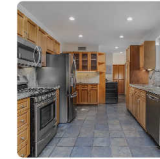
**5166 Packard St, Los Angeles, CA 90019**

Rental Amount **\$4,195**      SQFT **1,479**



**1235 S Tremain Ave, Los Angeles, CA 90019**

Rental Amount **\$4,895**      SQFT **1,721**



**1244 S Highland Ave, Los Angeles, CA 90019**

Rental Amount **\$3,945**      SQFT **1,200**



**1114 S Orange Dr, Los Angeles, CA 90019**

Rental Amount **\$3,900**      SQFT **1,300**



# SALES COMPARABLES



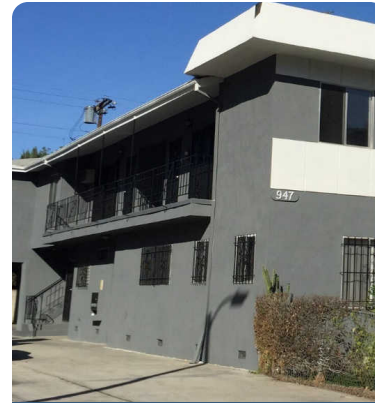
**1268 Queen Anne Pl,  
Los Angeles, CA 90019**



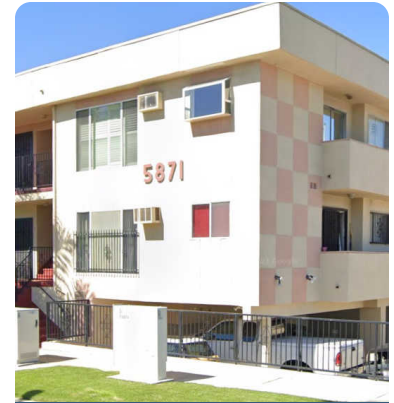
**1000 S Ridgeley Dr.,  
Los Angeles, CA 90019**



**1150 Masselin Ave.,  
Los Angeles, CA 90019**



**947 S St. Andrews Pl.,  
Los Angeles, CA 90019**



**5871 Pickford St., Los  
Angeles, CA 90019**

Sale Date	<b>TBD</b>	Sale Date	<b>8/18/2025</b>	Sale Date	<b>10/17/2025</b>	Sale Date	<b>8/19/2025</b>	Sale Date	<b>8/27/2025</b>
Purchase Price	<b>\$2,695,000</b>	Purchase Price	<b>\$2,275,000</b>	Purchase Price	<b>\$2,826,000</b>	Purchase Price	<b>\$1,650,000</b>	Purchase Price	<b>\$1,900,000</b>
Unit Count	<b>7</b>	Unit Count	<b>6</b>	Unit Count	<b>10</b>	Unit Count	<b>6</b>	Unit Count	<b>6</b>
Square Footage	<b>7,468</b>	Square Footage	<b>6,726</b>	Square Footage	<b>8,768</b>	Square Footage	<b>5,368</b>	Square Footage	<b>7,006</b>
Lot Size	<b>9,659</b>	Lot Size	<b>9,692</b>	Lot Size	<b>9,296</b>	Lot Size	<b>6,098</b>	Lot Size	<b>6,970</b>
Year Built	<b>1948</b>	Year Built	<b>1947</b>	Year Built	<b>1948</b>	Year Built	<b>1963</b>	Year Built	<b>1961</b>
Price Per Unit	<b>\$385,000</b>	Price Per Unit	<b>\$379,167</b>	Price Per Unit	<b>\$282,600</b>	Price Per Unit	<b>\$275,000</b>	Price Per Unit	<b>\$316,667</b>
Price Per SF	<b>\$361</b>	Price Per SF	<b>\$338</b>	Price Per SF	<b>\$322</b>	Price Per SF	<b>\$307</b>	Price Per SF	<b>\$271</b>
Cap Rate (%)	<b>4.74</b>	Cap Rate (%)	<b>5.54</b>	Cap Rate (%)	<b>4.56</b>	Cap Rate (%)	<b>N/A</b>	Cap Rate (%)	<b>6.2</b>

**1268 Queen Anne Place**





# SALES COMPARABLES SUMMARY

Address	Sale Date	Purchase Price	Unit Count	Square Footage	Lot Size	Year Built	Price Per Unit	Price Per SF	Cap Rate	GRM
1268 Queen Anne Pl, Los Angeles, CA 90019	TBD	\$2,695,000	7	7,468	9,659	1948	\$385,000	\$361	4.74%	13.63
1000 S Ridgeley Dr., Los Angeles, CA 90019	8/18/2025	\$2,275,000	6	6,726	9,692	1947	\$379,167	\$338	5.54%	11.8
1150 Masselin Ave., Los Angeles, CA 90019	10/17/2025	\$2,826,000	10	8,768	9,296	1948	\$282,600	\$322	4.56%	13.7
5871 Pickford St., Los Angeles, CA 90019	8/27/2025	\$1,900,000	6	7,006	6,970	1961	\$316,667	\$271	6.2%	N/A
947 S St. Andrews Pl., Los Angeles, CA 90019	8/19/2025	\$1,650,000	6	5,368	6,098	1963	\$275,000	\$307	N/A	N/A



**1150 Masselin Ave., Los Angeles, CA 90019**

Sale Date	Purchase Price
<b>10/17/2025</b>	<b>\$2,826,000</b>
Price Per Unit	Price Per SF
<b>\$282,600</b>	<b>\$322</b>



**1000-1002 S Ridgeley Dr., Los Angeles, CA 90019**

Sale Date	Purchase Price
<b>8/18/2025</b>	<b>\$2,275,000</b>
Price Per Unit	Price Per SF
<b>\$379,167</b>	<b>\$338</b>



**1268 Queen Anne Pl., Los Angeles, CA 90019**

Sale Date	Purchase Price
<b>TBD</b>	<b>\$2,695,000</b>
Price Per Unit	Price Per SF
<b>\$385,000</b>	<b>\$361</b>



**5871 Pickford Street**

Sale Date	Purchase Price
<b>8/27/2025</b>	<b>\$1,900,000</b>
Price Per Unit	Price Per SF
<b>\$316,667</b>	<b>\$271</b>



**947 S St. Andrews Pl., Los Angeles, CA 90019**

Sale Date	Purchase Price
<b>8/19/2025</b>	<b>\$1,650,000</b>
Price Per Unit	Price Per SF
<b>\$275,000</b>	<b>\$307</b>



# MARKET OVERVIEW

The property at 1268 Queen Anne Place is ideally situated in the vibrant and highly desirable Oxford Square neighborhood of Mid-City, Los Angeles. This location offers tenants easy access to the best of Los Angeles, with proximity to major employment hubs, public transportation, and a wide array of dining, shopping, and entertainment options. Situated just minutes from the renowned Miracle Mile and directly across from Queen Anne Park and Recreation Center, the property is positioned in one of the most sought-after areas for renters in Los Angeles.

The Mid-Wilshire submarket, where Oxford Square is located, is known for its dense renter base, with over 78% of households renting. This submarket attracts a highly desirable demographic, with 39.2% of residents aged 25-44 and 45.2% of adults holding a bachelor's degree or higher. With a median household income of \$80,215 among residents in the 25-44 age cohort, this area is well-positioned to sustain demand for premium rental housing, providing an excellent foundation for rental growth.

The Los Angeles multifamily market remains strong, with county-wide vacancy tightening to 4.7% in Q3 2024. With average asking rents at \$2,232 per unit, forecasts project annual rent growth of 2%-4% through 2025. This growth is supported by a significant slowdown in new supply, with new completions down 25% quarter-over-quarter, and only 1.9% of total stock under construction—well below the national average of 3.0%.

At present, the average sale price per unit in Los Angeles has decreased by more than 15% from its 2022 peak, now averaging around \$360,000. This pricing adjustment, coupled with a 60-basis point increase in capitalization rates to 5.4% in Q3 2024, provides a strategic acquisition opportunity for investors seeking both short-term stability and long-term revenue growth.

With a constrained construction pipeline, tightening vacancy rates, and favorable pricing conditions, this location represents an exceptional opportunity for sustained income growth and appreciation over time.



# MARKET HIGHLIGHTS



## Strong Economic Growth

LA County's economy is projected to grow by 2.1% in GDP for 2025, with the addition of 31,600 nonfarm jobs year-over-year. The Education & Health Services sector leads the charge, adding 54,800 jobs, further bolstering the rental market.



## High Demand in Mid-Wilshire

The Mid-Wilshire submarket is a densely populated renter hub, with over 78% of households renting. This area is particularly appealing to educated, high-earning professionals, with 45.2% of adults holding a bachelor's degree or higher.



## Favorable Multifamily Market

Los Angeles multifamily fundamentals remain strong, with county-wide vacancy tightening to 4.7% in Q3 2024. Rent growth is forecasted to accelerate to 2%-4% annually through 2025, supported by a significant slowdown in new supply.



## Strategic Acquisition Opportunity

The average sale price per unit in Los Angeles has decreased by over 15% from its 2022 peak to approximately \$360,000 per unit, coinciding with an expansion of cap rates to 5.4%. This presents a compelling opportunity for long-term revenue growth.





1268 Queen Anne Place

## MAJOR EMPLOYERS

The employment landscape surrounding 1268 Queen Anne Place, Los Angeles, is supported by major institutions in higher education, healthcare, and public administration. Prominent employers such as UCLA, Cedars-Sinai, USC, and LAPD Headquarters anchor the area, employing tens of thousands and driving steady housing demand. The area's connectivity is further enhanced by Los Angeles' extensive public transit and road networks, providing easy access to citywide employment centers. This concentration of top universities, hospitals, and public sector presence ensures economic resilience, making the area a desirable market for both buyers and tenants seeking proximity to stable jobs.

Employer	Industry	Employees	Distance
University of California, Los Angeles (UCLA)	Education	40,000	11.0 mi
UCLA Health (Ronald Reagan UCLA Medical Center)	Healthcare	34,600	9.7 mi
University of Southern California	Education	23,000	7.4 mi
Cedars-Sinai Medical Center	Healthcare	18,000	3.8 mi
City of Los Angeles Police Department	Government	12,000	7.7 mi
Los Angeles General Medical Center	Healthcare	9,000	11.4 mi





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# CBRE

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