

24-Unit Multifamily Investment Opportunity

Highland Park | 1989 Construction | Not Subject to LA RSO
16 One-Bedrooms · 8 Two-Bedrooms · Fully Parked



117 S. Avenue 64

HIGHLAND PARK, CA 90042

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The **MARQ**
APARTMENTS

01

EXECUTIVE SUMMARY

02

INVESTMENT HIGHLIGHTS

03

FINANCIALS

04

SALES COMPARABLES





Executive Summary

The Neema Group of Marcus & Millichap is pleased to present The Marq, a 24-unit multifamily investment opportunity located in the heart of Highland Park at 117 S Avenue 64, just south of York Boulevard and east of North Figueroa Street. Built in 1989, the property is exempt from the Los Angeles Rent Stabilization Ordinance, offering investors greater flexibility and income potential. The Marq features a highly desirable unit mix of 16 one-bedroom and eight two-bedroom apartments, with gated ground-level parking comprising 14 single spaces and 12 tandem spaces.

This offering provides immediate strong in-place cash flow with a current 5.81% CAP rate and 10.33 GIM, and is priced attractively at \$283,333 per unit. Most of the units have been extensively renovated and include modern finishes such as stainless steel appliances, quartz countertops, upgraded cabinetry, vinyl plank flooring, and central air conditioning. Second-floor units boast vaulted ceilings and private balconies, enhancing the tenant living experience. The secured-entry property also includes a community laundry room with two washers and two dryers.

Positioned in one of Northeast Los Angeles' most vibrant and rapidly appreciating neighborhoods, The Marq benefits from strong rental demand and robust local demographics, with average household incomes around \$125,000 and median home values exceeding \$900,000 within a two-mile radius. The property offers easy access to Downtown Los Angeles, Pasadena, Glendale, Echo Park, and Silver Lake via the 110 Freeway and the nearby Metro Gold Line Highland Park Station. With a Walk Score of 92, residents enjoy close proximity to popular destinations including Highland Park Bowl, Kitchen Mouse, Civil Coffee, and a variety of local art galleries and boutiques, making The Marq a compelling opportunity for investors seeking stable cash flow and long-term appreciation in a prime location.

Property Summary



PRICING INFORMATION

Sale Price:	\$6,800,000
Cost per Legal Unit:	\$283,333
Current Cap Rate:	5.81%
Current GIM:	10.33
Market Cap Rate:	6.08%
Market GIM:	10.01

PROPERTY INFORMATION

Address:	117 S Avenue 64 Los Angeles, CA 90042
Number of Units:	24
Approx. Gross SF:	13,674
Approx. Lot Size:	11,307
Year Built/Renovated:	1989
Parcel Number:	5492-035-033
Property Type:	Multi-Family
Unit Mix:	(16) 1+1, (8) 2+1





Investment Highlights

- The Neema Group of Marcus & Millichap is pleased to present The Marq, a 24-unit multifamily investment opportunity in Highland Park at 117 S Avenue 64, located just south of York Blvd and east of N Figueroa St
- Built in 1989, the property is not subject to the Los Angeles Rent Stabilization Ordinance
- The property features an ideal unit mix made up of 16 one-bedrooms and eight two-bedrooms; the property has ground level gated parking with 14 single spaces and 12 tandem spaces
- This offering presents strong in-place cash flow at a 5.81% CAP rate and 10.33 GIM on current income; at the asking price, the property is being offered at \$283,333 per unit
- The majority of units have undergone extensive interior renovations and feature stainless steel appliances, cabinetry, dishwashers, kitchen ranges, quartz countertops, vinyl plank flooring, and central AC; units on the second floor have vaulted ceilings and balconies
- The property is secure with an intercom entrance and has a community laundry room with two washers and two dryers
- Highland Park is one of the most dynamic and rapidly appreciating neighborhoods in Northeast L.A., surrounded by strong renter demand and increasing property values
- Strong local demographics: average household income of approximately \$125,000 within a two-mile radius and median home values exceeding \$900k within two miles
- Centrally located with easy access to Downtown L.A., Pasadena, Glendale, Echo Park, and Silver Lake via the 110 Freeway and Metro Gold Line (Highland Park Station less than a mile away)
- Walk Score of 92, steps from popular attractions such as Highland Park Bowl, Kitchen Mouse, Civil Coffee, and local art galleries and boutiques

Figueroa St & York Blvd

Garvanza Elementary School

York Blvd & Avenue 64

Garvanza Park



The **MARQ**
APARTMENTS



YORK BLVD

SAVENUE 64

DTLA

Metro Gold Line

Retail Along
Figueroa Street



The **MARQ**
APARTMENTS

S AVENUE 64

N FIGUEROA STREET

Nearby Retail & Amenities



TRANSPORTATION & TRANSIT

- 1 York Blvd & Avenue 64
- 2 Figueroa St & York Blvd

SCHOOLS

- 1 Garvanza Elementary School
- 2 Luther Burbank Middle School
- 3 Benjamin Franklin Senior High School
- 4 Occidental College

PARKS & RECREATION

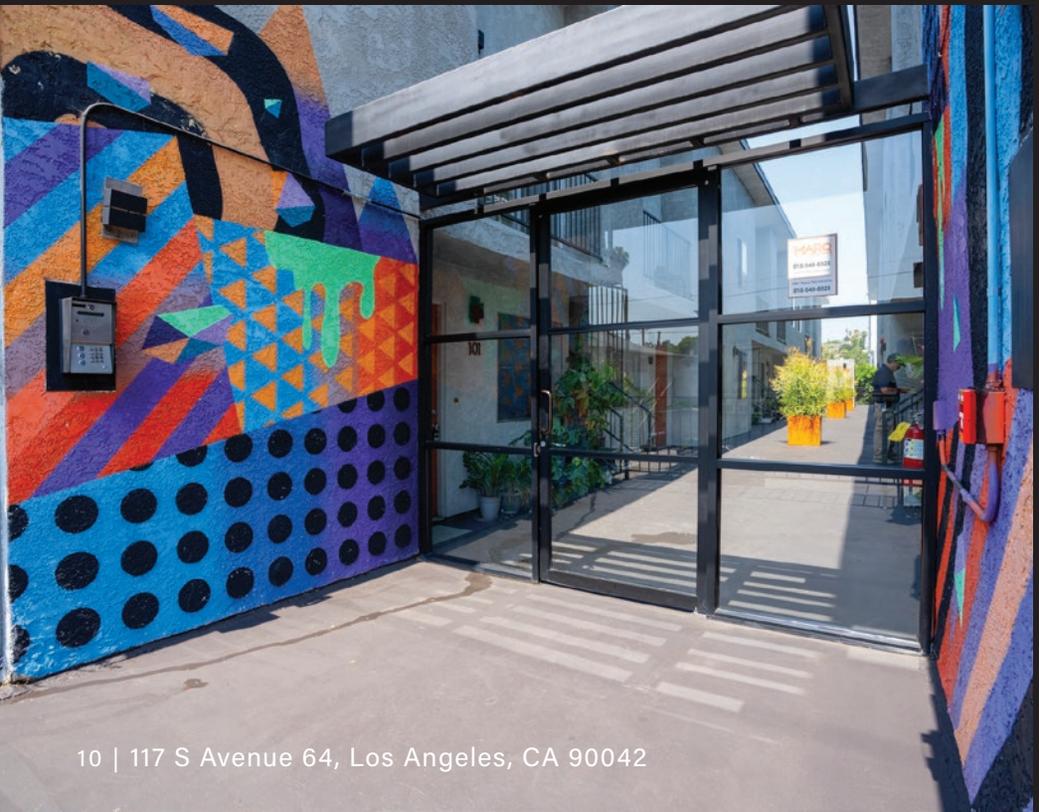
- 1 Highland Park Recreation Center
- 2 Garvanza Park

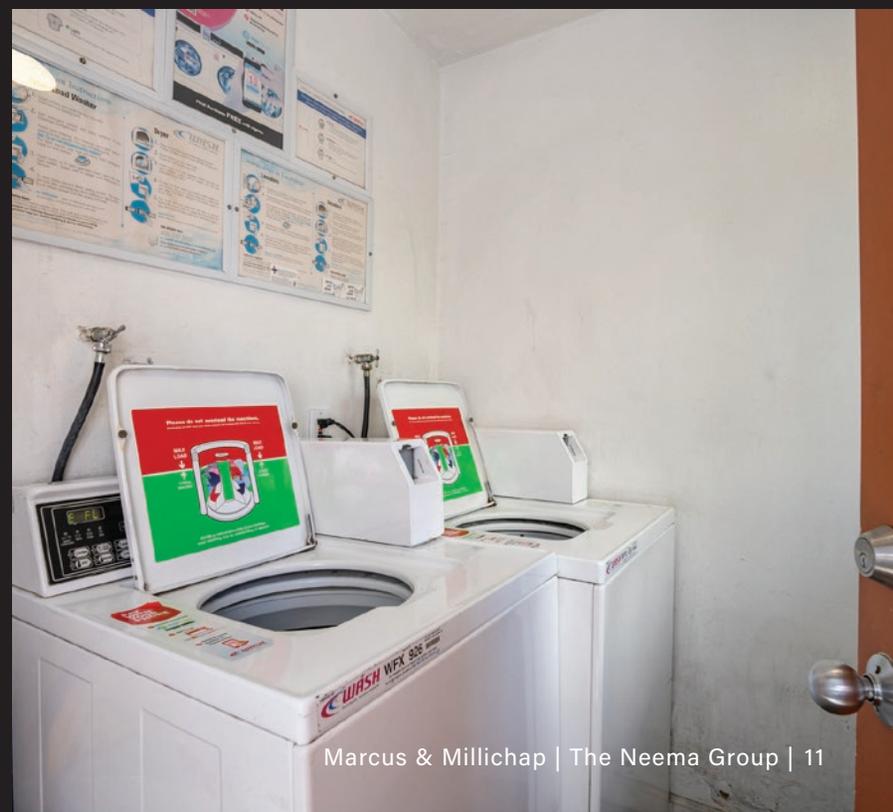
RETAIL

- 1 Smart & Final
- 2 Trader Joe's
- 3 Rite Aid
- 4 Civil Coffee
- 5 Cafe Birdie
- 6 Cookbook Market
- 7 HomeState
- 8 Otomisan
- 9 Mason's Dumpling Shop
- 10 GGET
- 11 Triple Beam Pizza
- 12 Kitchen Mouse
- 13 ETA Highland Park
- 14 Living Joes
- 15 Highland Park Bowl
- 16 Checker Hall
- 17 Good Housekeeping
- 18 The Greyhound Bar & Grill
- 19 Hippo

The **MARQ**
APARTMENTS

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The **MARQ**
APARTMENTS

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Rent Roll

	UNIT	UNIT TYPE	UNIT SF	ACTUAL RENTS	PRO FORMA RENTS	MOVE-IN DATE
1	101	2+1	700	\$ 2,399	\$ 2,400	1/15/2026
2	102	1+1	500	\$ 2,095	\$ 2,135	12/29/2023
3	103	1+1	500	\$ 2,095	\$ 2,135	8/7/2025
4	104	1+1	500	\$ 2,165	\$ 2,135	5/16/2024
5	105	1+1	500	\$ 2,145	\$ 2,135	6/1/2025
6	106	2+1	700	\$ 2,450	\$ 2,400	9/1/2021
7	107	2+1	700	\$ 2,350	\$ 2,400	10/13/2025
8	108	1+1	500	\$ 2,025	\$ 2,135	5/30/2025
9	109	1+1	500	\$ 2,134	\$ 2,135	9/13/2023
10	110	1+1	500	\$ 1,985	\$ 2,135	7/22/2025
11	111	1+1	500	\$ 1,999	\$ 2,135	2/20/2025
12	112	2+1	700	\$ 2,602	\$ 2,400	3/11/2023
13	201	2+1	700	\$ 2,350	\$ 2,400	10/18/2025
14	202	1+1	500	\$ 2,160	\$ 2,135	5/1/2024
15	203	1+1	500	\$ 1,338	\$ 2,135	3/13/2014
16	204	1+1	500	\$ 1,925	\$ 2,135	3/11/2025
17	205	1+1	500	\$ 2,160	\$ 2,135	6/1/2024
18	206	2+1	700	\$ 2,350	\$ 2,400	10/14/2025
19	207	2+1	700	\$ 2,495	\$ 2,400	7/14/2023
20	208	1+1	500	\$ 2,025	\$ 2,135	5/9/2025
21	209	1+1	500	\$ 2,095	\$ 2,135	6/14/2025
22	210	1+1	500	\$ 2,095	\$ 2,135	6/4/2025
23	211	1+1	500	\$ 2,095	\$ 2,135	8/7/2025
24	212	2+1	700	\$ 2,077	\$ 2,400	3/26/2014
				\$ 51,609	\$ 53,360	
		1+1		\$ 32,536	\$ 34,160	
		2+1		\$ 19,073	\$ 19,200	
				\$ 51,609	\$ 53,360	

Financials

ANNUALIZED OPERATING DATA

	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	\$ 658,298		\$ 679,310	
Less Vacancy Rate Reserve:	\$ (32,915)	5.0%	\$ (33,966)	5.0%
Gross Operating Income:	\$ 625,383		\$ 645,345	
Less Expenses:	\$ (230,600)	35.0%	\$ (231,598)	34.1%
Net Operating Income:	\$ 394,783		\$ 413,746	
Reserves:	\$ (4,800)		\$ (4,800)	
Less Debt Service:	\$ (270,359)		\$ (270,359)	
Pre-Tax Cash Flow:	\$ 119,624		\$ 138,587	
Plus Principal Reduction:	\$ 58,821		\$ 58,821	
Total Return Before Taxes:	\$ 178,445		\$ 197,408	
	6.6%		7.3%	

ESTIMATED ANNUALIZED EXPENSES

	CURRENT RENTS		MARKET RENTS	
Taxes Rate: 1.19%	\$ 80,920		\$ 80,920	
Insurance	\$ 22,608		\$ 22,608	
Utilities	\$ 32,313		\$ 32,313	
Waste Removal	\$ 14,406		\$ 14,406	
Repairs & Maintenance	\$ 18,000		\$ 18,000	
Management: 5.0%	\$ 31,269		\$ 32,267	
Payroll	\$ 18,999		\$ 18,999	
Landscaping & Cleaning	\$ 5,520		\$ 5,520	
Pest Control	\$ 1,200		\$ 1,200	
Fire & Safety	\$ 1,128		\$ 1,128	
License & Fees	\$ 1,968		\$ 1,968	
Direct Assessment	\$ 2,269		\$ 2,269	
Total Expenses:	\$ 230,600		\$ 231,598	
Per Net Sq. Ft.:	\$16.86		\$16.94	
Per Unit:	\$9,608		\$9,650	

SCHEDULED INCOME

NO. OF UNITS	UNIT TYPE	UNIT SF	CURRENT RENTS		SCHEDULED RENTS	
			AVG MONTHLY RENT/UNIT	MONTHLY INCOME	MONTHLY RENT/UNIT	MONTHLY INCOME
16	1+1	500	\$ 2,034	\$ 32,536	\$ 2,135	\$ 34,160
8	2+1	700	\$ 2,384	\$ 19,073	\$ 2,400	\$ 19,200
Total Scheduled Rent:				\$ 51,609		\$ 53,360
			Laundry	\$ 281		\$ 281
			RUBS	\$ 2,593		\$ 2,593
			Pet Rent	\$ 200		\$ 200
			Renters Insurance	\$ 119		\$ 119
			Cable	\$ 56		\$ 56
Monthly Scheduled Gross Income:				\$ 54,858		\$ 56,609
Annual Scheduled Gross Income:				\$ 658,298		\$ 679,310

SUMMARY

Price:	\$ 6,800,000
Down Payment: 40%	\$ 2,720,000
Number of Units:	24
Cost per Legal Unit:	\$283,333
Current GIM:	10.33
Market GIM:	10.01
Current CAP:	5.81%
Market CAP:	6.08%
Approx. Age:	1989
Approx. Lot Size:	11,307
Approx. Gross SF:	13,674
Cost per Net GSF:	\$497.29

NEW POTENTIAL FINANCING

New First Loan:	\$ 4,080,000
Interest Rate:	5.25%
Amortization:	30
Monthly Payment:	\$22,529.91
DCR:	1.46

Sales Comparables



Sale Price	\$ 6,800,000
Year Built	1989
Number Of Units	24
Price Per Unit	\$283,333
Price Per SF	13,674
Actual Cap Rate	5.81%
GRM	10.33



3350 DREW ST
Los Angeles, CA 90065

Sale Price	\$ 3,600,000
Year Built	1988
Number Of Units	12
Price Per Unit	\$ 300,000
Price Per SF	\$ 282
Actual Cap Rate	4.78%
GRM	12.52
Sale Date	On Market



542 N NORMANDIE AVE
Los Angeles, CA 90004

Sale Price	\$ 3,550,000
Year Built	1988
Number Of Units	12
Price Per Unit	\$ 295,833
Price Per SF	\$ 303
Actual Cap Rate	4.69%
GRM	11.90
Sale Date	On Market



3245 W AVENUE 32
Los Angeles, CA 90065

Sale Price	\$ 4,110,000
Year Built	1990
Number Of Units	12
Price Per Unit	\$ 342,500
Price Per SF	\$ 343
Actual Cap Rate	5.98%
GRM	N/A
Sale Date	8/26/2025



534 S OXFORD AVE
Los Angeles, CA 90020

Sale Price	\$ 5,041,000
Year Built	1989
Number Of Units	21
Price Per Unit	\$ 240,048
Price Per SF	\$ 341
Actual Cap Rate	5.67%
GRM	N/A
Sale Date	8/22/2025



907 N ALEXANDRIA AVE
Los Angeles, CA 90029

Sale Price	\$ 3,150,000
Year Built	1990
Number Of Units	12
Price Per Unit	\$ 262,500
Price Per SF	\$ 292
Actual Cap Rate	3.64%
GRM	16.82
Sale Date	5/15/2025



2101 VINE ST
Alhambra, CA 91801

Sale Price	\$ 8,017,500
Year Built	1979
Number Of Units	27
Price Per Unit	\$ 296,944
Price Per SF	\$ 298
Actual Cap Rate	N/A
GRM	N/A
Sale Date	8/9/2024



4115 NORMAL AVE
Los Angeles, CA 90029

Sale Price	\$ 4,720,000
Year Built	1988
Number Of Units	12
Price Per Unit	\$ 393,333
Price Per SF	\$ 338
Actual Cap Rate	5.33%
GRM	13.67
Sale Date	4/19/2024

Highland Park

Highland Park is a historic neighborhood in Northeast Los Angeles, with easy access to DTLA, Pasadena, and Glendale.

Of all the neighborhoods in Northeast L.A.—if not the entire city—none have changed as rapidly as Highland Park. The area started in the 20th century as an artsy enclave filled with handsome Craftsman homes and ended the century as a community beleaguered with gang activity. Today, lifelong citizens and gentrifiers have turned Highland Park into a pleasant place where old-school taquerias and hip new bistros coexist.

Highland Park sits a few miles up the 110 from Downtown L.A., just south of Eagle Rock and Pasadena. Its tree-lined residential streets mix with a walkable urban culture, particularly along the burgeoning York Boulevard, a street stocked with trendy gastropubs and art galleries. More recently, Figueroa Street has found itself as another source of increasing pedestrian activity, thanks to its Metro Gold Line stop and a burst of nightlife development.

Highland Park continues to receive local and national attention as a vibrant and rapidly developing neighborhood, attracting professional and creative people from all over Los Angeles.

This community has long been perceived by investors as a solid rental market due to its direct proximity to Glendale to the west, Pasadena to the east, and Downtown Los Angeles just a few minutes to the south.



If New York City's Brooklyn neighborhoods were bathed in sunshine, they might find their west coast counterpart in Los Angeles' Highland Park.

Historic homes combine with corridors replete with modern amenities and cozy bookshops tucked-away in secret corners. Despite its analog attitude, Highland Park's evolution continues as it's propelled by another moving accoutrement—the Metro Rail Gold Line easily connects commuters to the rest of the city.

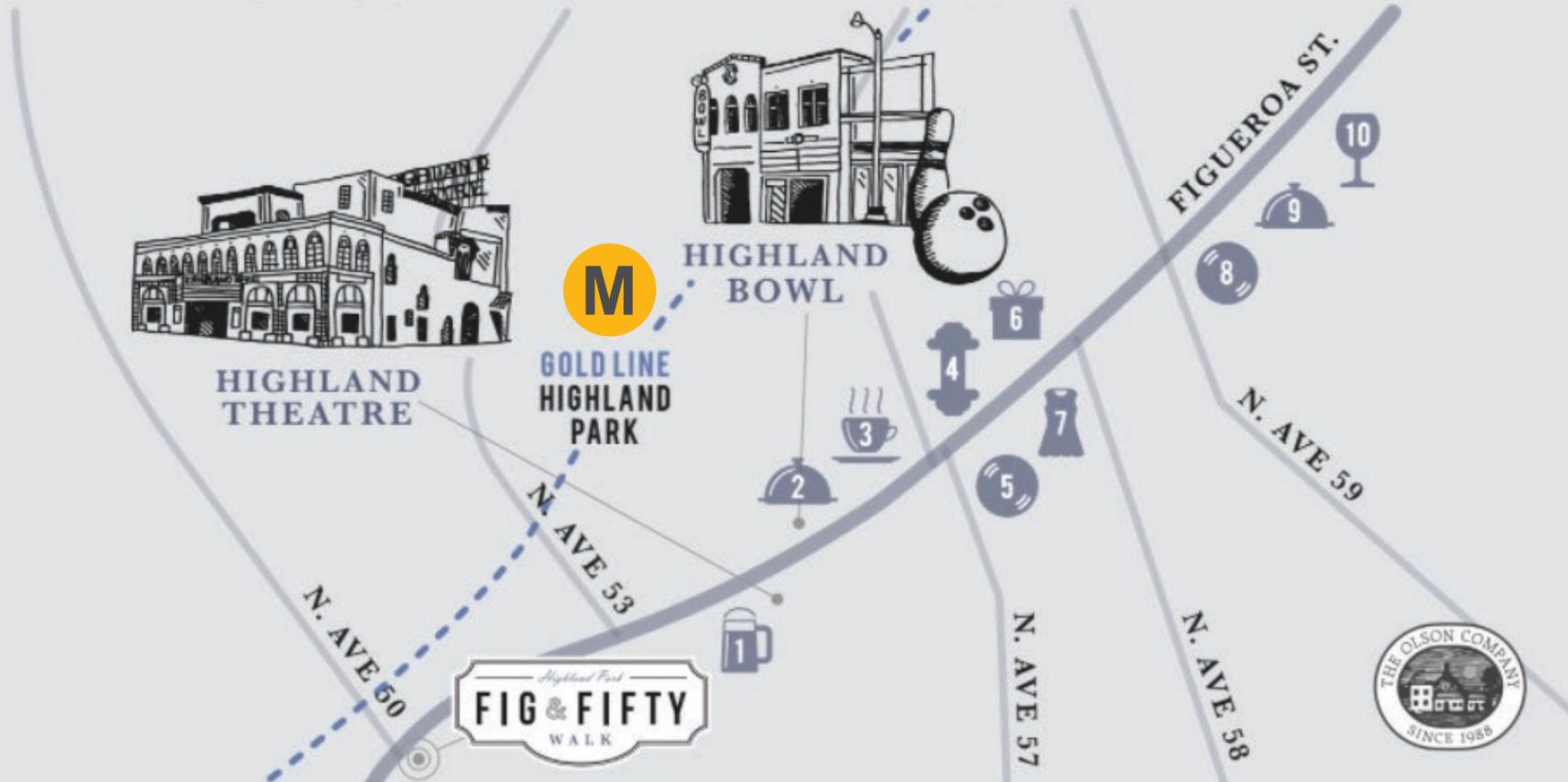
-Airbnb



LOCAL FIGUEROA ST. DESTINATIONS

- | | | | | |
|--|---|--|--|--|
|  Greyhound
<i>Bar & Grill</i> |  Civil
Coffee |  Mount
Analog
<i>Records</i> |  Sunbeam
Vintage |  Kitchen
Mouse |
|  Good Girl
Dinette |  Pop
Physique |  The Juicy Leaf
<i>Plants and Gifts</i> |  Gimme
Gimme
<i>Records</i> |  La Cueva
<i>Mexican Cocktail Den</i> |

From coffee shops and yoga to dinner and entertainment, everything you need is down the street.



Area Overview

METRO GOLD LINE

Highland Park's Figueroa Street has become increasingly popular after the arrival of the Highland Park Metro Gold Line. The Gold line provides convenient access from Azusa through Pasadena, to Downtown Los Angeles and on to East LA. Figueroa Street is home to legendary venues like Highland Park Bowl, Highland Park Theatre, Masonic Temple, etc. There are endless options within walking distance. The area provides a certain level of affordability that allows millennials to purchase or rent. Several large development projects are expected to hit the area in the new few years.

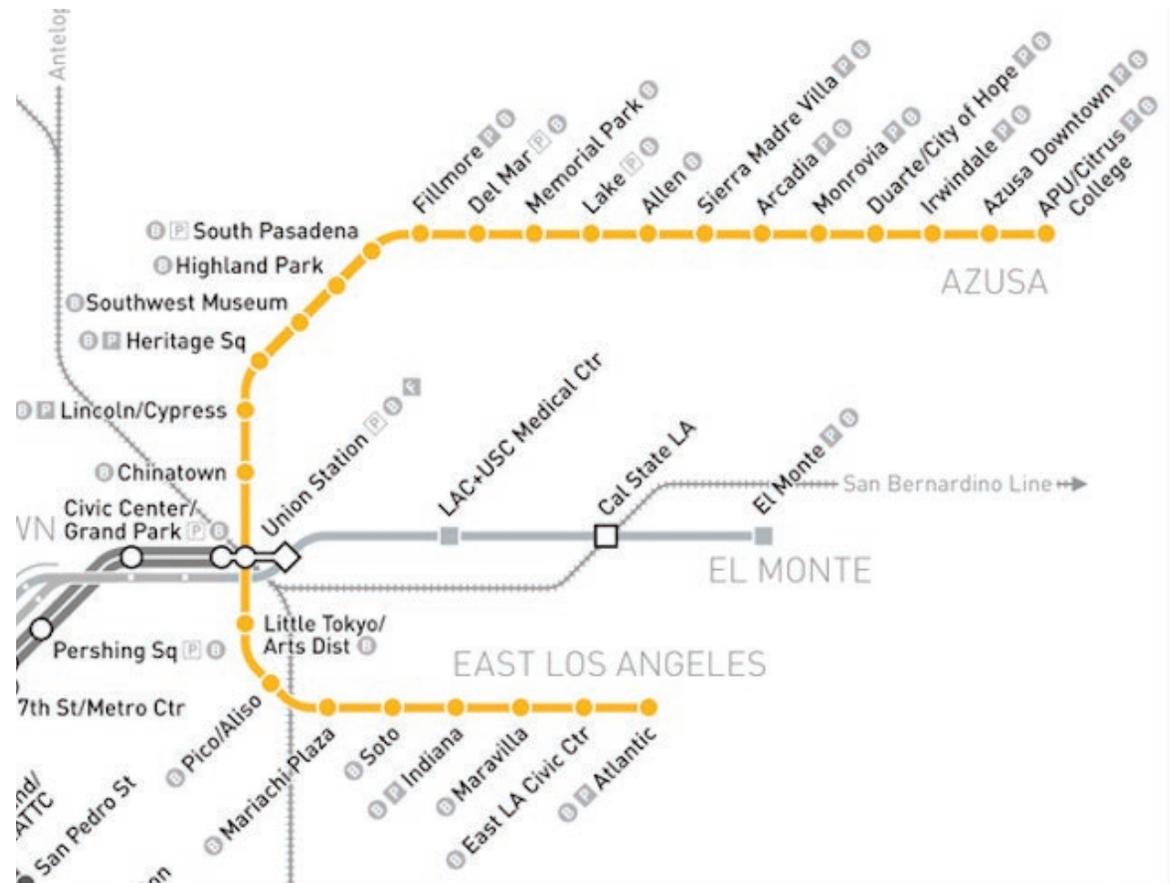


Close proximity to the I10 Freeway as well as walking distance to the Highland Park Station on the Metro Gold Line giving tenants an easy commute throughout Los Angeles

NEIGHBORHOOD HIGHLIGHTS

- Highland Theater
- Highland Park Bowl
- Metro Gold Line
- A plethora of restaurants, hip boutiques, nightlife, and coffee shops

METRO GOLD LINE





TOPO



GIMME GIMME RECORDS



CIVIL COFFEE



HIGHLAND PARK BOWL



THE GREYHOUND BAR & GRILL



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