

1216 N KENMORE AVENUE

LOS ANGELES, CALIFORNIA 90029

Marcus & Millichap
THE RAYMUNDO GROUP

\$3,410,000 | 8 MULTIFAMILY UNITS

ATTRACTIVELY PRICED AT A 5.91% CURRENT CAP RATE

EXTENSIVELY RENOVATED IN 2015 – COMPLETELY UPGRADED INTERIORS, ELECTRICAL SYSTEM, AND PLUMBING
ALL TWO BEDROOM UNITS | BLOCKS TO LOS FELIZ, SUNSET JUNCTION, SILVER LAKE

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Marcus & Millichap

16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436
www.marcusmillichap.com

EXCLUSIVELY LISTED BY:

RICK E. RAYMUNDO
EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
RICK.RAYMUNDO@MARCUSMILLICHAP.COM



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THE RAYMUNDO GROUP

REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436
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INVESTMENT OVERVIEW

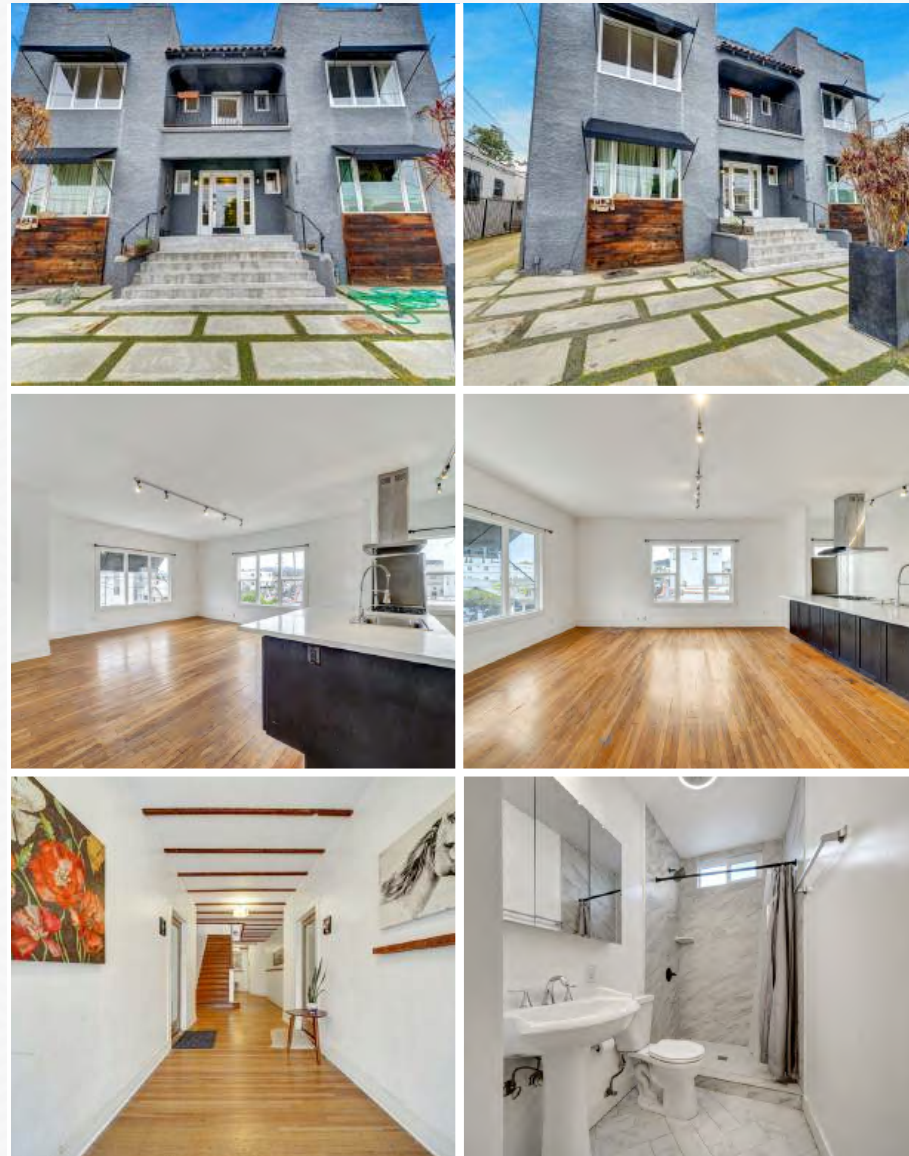
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INVESTMENT HIGHLIGHTS

- Every Unit Completely Remodeled with Modern Upgrades and High-End Amenities
- Interiors Feature In-Unit Washer/Dryers, Mini-Split HVAC Units, Carrara Granite Countertops, Stainless Steel Appliances, and Tankless Water Heaters
- Attractive 5.91% Current CAP Rate and 11.99 Current GRM
- Outstanding Unit Mix – All Two-Bedroom Units
- Several Major Building Systems Updated – New Electric Panels and Subpanels, New Copper Plumbing
- Reduced Expenses – Tenants Pay Own Gas, Electricity, and Trash Bills
- Spacious Floorplans – Apartments Average Nearly 1,000 Square Feet Each
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Excellent Location Just Three Blocks from Los Feliz and Barnsdall Art Park
- Less Than One Mile to Sunset Junction, Erewon Silver Lake, and Virgil Village



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 1216 N Kenmore Avenue, a completely remodeled multifamily property situated between Los Feliz, Silver Lake, and Virgil Village in Los Angeles, CA. Each of the eight apartments includes two bedrooms with spacious floorplans, as the building spans 7,896 square feet.

In recent years, the entire building has undergone an extensive renovation program that upgraded several major systems as well as all unit interiors. The plumbing was updated to copper pipes while new electrical panels and subpanels were installed, which may help reduce future insurance costs in addition to improving energy efficiency. Each unit also includes its own individual tankless water heater.

Apartment interiors now feature restored hardwood flooring, in-unit washer/dryers, Carrara granite countertops, mini-split HVAC units, and stainless steel appliances. Select units also have private balconies, while tenants also benefit from on-site parking – a rarity among multifamily buildings in this neighborhood – for eight vehicles.

Situated just three blocks from Los Feliz, just south of Barnsdall Art Park, the building affords tenants convenient access to nearby Sunset Junction and Silver Lake, Virgil Village, Larchmont Village, and Franklin Village. Residents can also easily venture into Hollywood to enjoy its world-renowned entertainment and dining experiences.

1216 N Kenmore Avenue

LOS ANGELES, CA 90029

\$3,410,000

LISTING PRICE

\$426,250

PRICE/UNIT

\$432

PRICE/SF

THE OFFERING

Price	\$3,410,000
Down Payment	100% / \$3,410,000
Price/Unit	\$426,250
Price/SF	\$432
Number of Units	8
Rentable Square Feet	7,896 SF
Number of Buildings	1
Number of Stories	2
Year Built/Renovated	1927 / 2015
Lot Size	7,499 SF

VITAL DATA

CAP Rate - Current	5.91%
GIM - Current	11.99
Net Operating Income - Current	\$201,495
CAP Rate - Pro Forma	6.59%
GIM - Pro Forma	11.03
Net Operating Income - Pro Forma	\$224,581

PROPERTY DETAILS

THE OFFERING

Property Address:	1216 N Kenmore Avenue Los Angeles, CA 90029
Assessor's Parcel Number:	5540-011-003

SITE DESCRIPTION

Number of Units:	8
Number of Buildings:	1
Number of Stories:	2
Year Built/Renovated:	1927 / 2015
Rentable Square Feet:	7,896 SF
Lot Size:	7,499 SF
Parking:	8 Parking Spaces
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Roof:	Flat



OFFERING PRICE:
\$3,410,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
4	2 Bdr 1 Bath	950
4	2 Bdr 1.5 Bath	1,000
8	TOTAL	7,896

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LOCATION OVERVIEW

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DOWNTOWN LOS ANGELES



LOCATED AT THE
CONVERGENCE OF
NEIGHBORHOODS
ON THE RISE



Hollywood is the epicenter of the movie business, home to celebrities and dreamers alike. Convenient to Los Angeles, Hollywood draws many tourists with its iconic landmarks and historic theatres.

Take a step back in time when you visit remnants of Old Hollywood Glam at historic theatres such as TCL Chinese Theatre, El Capitan Theatre, and the Egyptian Theatre. Amoeba Music may seem like a time capsule but the largest independent record store in the U.S. stocks an impressive variety of CDs and DVDs as well as a knowledgeable staff. See where the Academy Awards are hosted at Dolby Theatre, the star-studded Walk of Fame on Hollywood Boulevard, and the best views of the city from the overlook at Hollywood Bowl. Catch movie productions in action around Hollywood and stop by the Hollywood Wax Museum to see replicates of the more reclusive celebrities.

Accessible to the Hollywood Freeway and Griffith Park, major attractions and employers are only a short drive from Hollywood

As the name suggests, the atmosphere in Koreatown is heavily influenced by Korean culture, and it is a favorite destination among foodies city-wide for its endless selection of authentic Korean restaurants. But the community has a much more diverse character than that: The broad range of cultural influences is exemplified in landmarks like the synagogue/contemporary art gallery of the Wilshire Boulevard Temple, the Latin fusion cuisine of Roy Choi's restaurants, and the popular German/Korean/Hawaiian tinged gastropub, Biergarten.

As one of the most popular sections of LA during Hollywood's golden age, many historic buildings, bars, and restaurants have been preserved or restored to transport patrons to another time—in fact, the interiors of several local eateries were used as locations for the 1960s-set TV series, "Mad Men."



Along with its historic roots in Hollywood, Silver Lake is known for its bohemian vibe. Along Sunset Boulevard you'll find trendy bars, art galleries, authentic restaurants, industrial-chic coffeeshops, and indie music venues. Along with special events, Sunset Triangle Plaza hosts a weekly farmers market. Locals also enjoy being near some of LA's staple entertainment hubs like Dodger Stadium, Griffith Park, and the Hollywood Bowl, which are all under six miles away. Other popular areas like Downtown LA and Hollywood are convenient to Silver Lake as well.

Complemented by colorful murals, palm trees, and rolling hills, Silver Lake has a variety of rentals for rent. Although Silver Lake is known as an upscale location, but there are some affordable hidden gems that are much cheaper compared to other LA cities. Rentals include brightly colored townhomes, luxury apartments, Mediterranean-style houses, and chic condos. Some rentals even provide a view of the Silver Lake Reservoir, the area's namesake body of water



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	83,271	496,924	1,102,731
2023 Estimate			
Total Population	81,717	481,131	1,077,285
2020 Census			
Total Population	77,482	459,778	1,042,154
2010 Census			
Total Population	84,529	466,146	1,023,362
Daytime Population			
2023 Estimate	71,724	439,379	1,281,832
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	34,719	217,837	472,891
2023 Estimate			
Total Households	33,874	209,472	458,886
Average (Mean) Household Size	2.4	2.3	2.3
2020 Census			
Total Households	33,374	204,479	450,651
2010 Census			
Total Households	32,867	191,713	410,887
Growth 2023-2028	2.5%	4.0%	3.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	36,907	235,107	512,376
2023 Estimate	36,022	226,211	497,570
Owner Occupied	2,944	32,764	84,909
Renter Occupied	30,930	176,708	373,978
Vacant	2,148	16,739	38,683
Persons in Units			
2023 Estimate Total Occupied Units	33,874	209,472	458,886
1 Person Units	37.6%	38.8%	39.0%
2 Person Units	28.0%	29.9%	29.5%
3 Person Units	14.0%	13.2%	13.0%
4 Person Units	10.9%	9.7%	9.8%
5 Person Units	5.1%	4.7%	4.7%
6+ Person Units	4.3%	3.7%	4.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	4.4%	8.2%	9.3%
\$150,000-\$199,999	4.2%	5.2%	6.1%
\$100,000-\$149,999	11.5%	13.2%	13.8%
\$75,000-\$99,999	11.7%	11.5%	11.5%
\$50,000-\$74,999	16.5%	16.6%	15.1%
\$35,000-\$49,999	12.4%	11.6%	10.5%
\$25,000-\$34,999	9.8%	9.3%	8.4%
\$15,000-\$24,999	11.5%	9.8%	9.5%
Under \$15,000	17.9%	14.7%	15.8%
Average Household Income	\$72,450	\$91,165	\$96,250
Median Household Income	\$47,788	\$56,380	\$59,139
Per Capita Income	\$30,684	\$40,120	\$41,673
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	81,717	481,131	1,077,285
Under 20	18.1%	18.3%	18.4%
20 to 34 Years	26.9%	26.9%	26.8%
35 to 39 Years	8.7%	9.6%	9.0%
40 to 49 Years	14.1%	15.1%	14.4%
50 to 64 Years	18.7%	17.8%	17.8%
Age 65+	13.5%	12.4%	13.5%
Median Age	37.7	37.4	37.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	61,974	365,603	808,865
Elementary (0-8)	14.0%	13.4%	13.1%
Some High School (9-11)	9.2%	7.8%	7.9%
High School Graduate (12)	20.9%	17.3%	17.9%
Some College (13-15)	15.1%	14.8%	15.1%
Associate Degree Only	6.0%	5.5%	5.9%
Bachelor's Degree Only	25.3%	29.6%	27.8%
Graduate Degree	9.6%	11.6%	12.3%
Population by Gender			
2023 Estimate Total Population	81,717	481,131	1,077,285
Male Population	50.5%	51.8%	51.4%
Female Population	49.5%	48.2%	48.6%

DEMOGRAPHICS SUMMARY



POPULATION

In 2023, the population in your selected geography is 1,077,285. The population has changed by 5.27 since 2010. It is estimated that the population in your area will be 1,102,731 five years from now, which represents a change of 2.4 percent from the current year. The current population is 51.4 percent male and 48.6 percent female. The median age of the population in your area is 37.5, compared with the U.S. average, which is 38.7. The population density in your area is 13,714 people per square mile.



HOUSEHOLDS

There are currently 458,886 households in your selected geography. The number of households has changed by 11.68 since 2010. It is estimated that the number of households in your area will be 472,891 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2023, the median household income for your selected geography is \$59,139, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 56.20 since 2010. It is estimated that the median household income in your area will be \$69,750 five years from now, which represents a change of 17.9 percent from the current year.

The current year per capita income in your area is \$41,673, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$96,250, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 556,263 people in your selected area were employed. The 2010 Census revealed that 57.3 of employees are in white-collar occupations in this geography, and 19 are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$840,133 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 81,007.00 owner-occupied housing units and 329,884.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S averages. Only 12.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 27.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

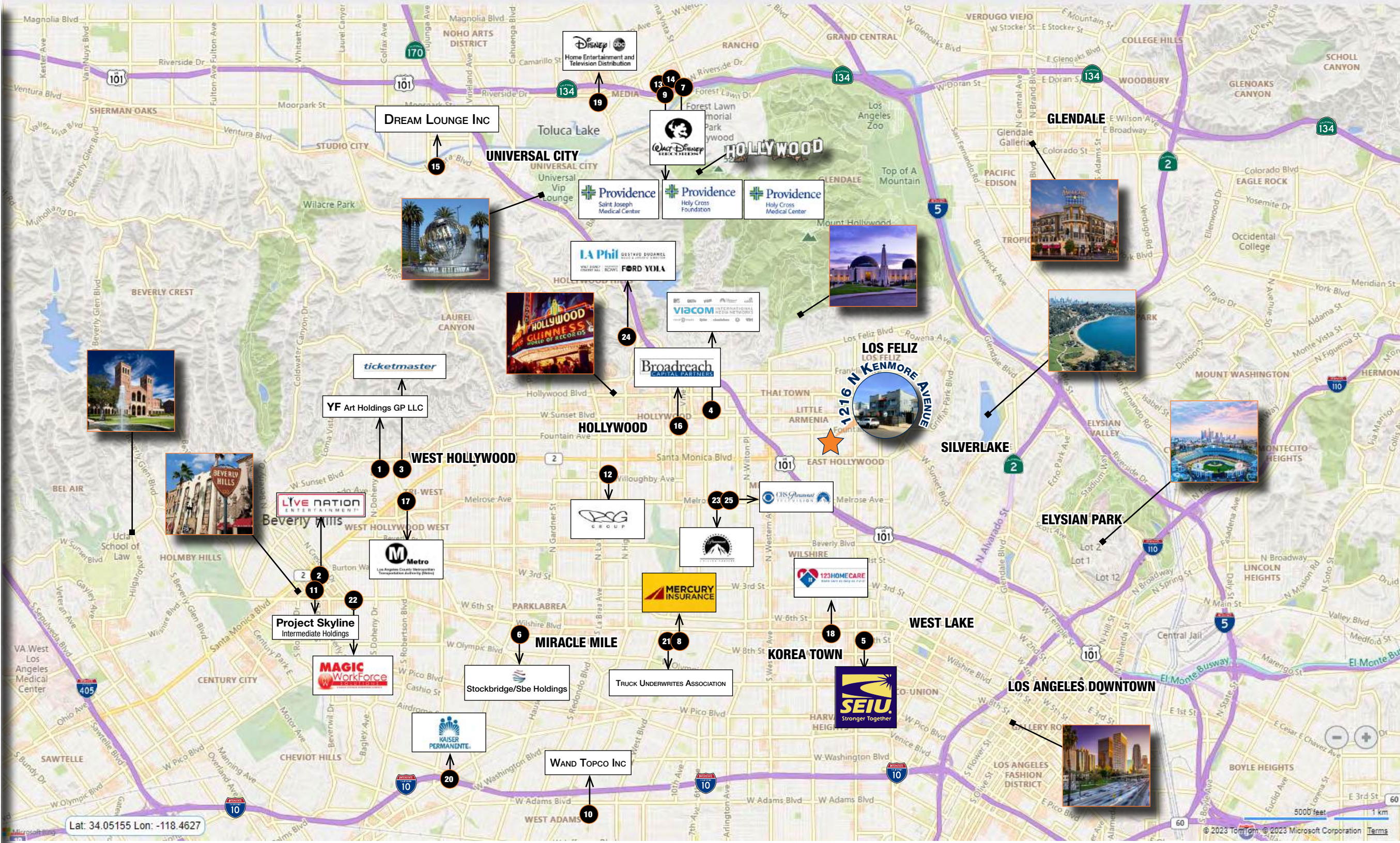
The number of area residents with an associate degree was lower than the nation's at 5.9 percent vs. 8.5 percent, respectively.

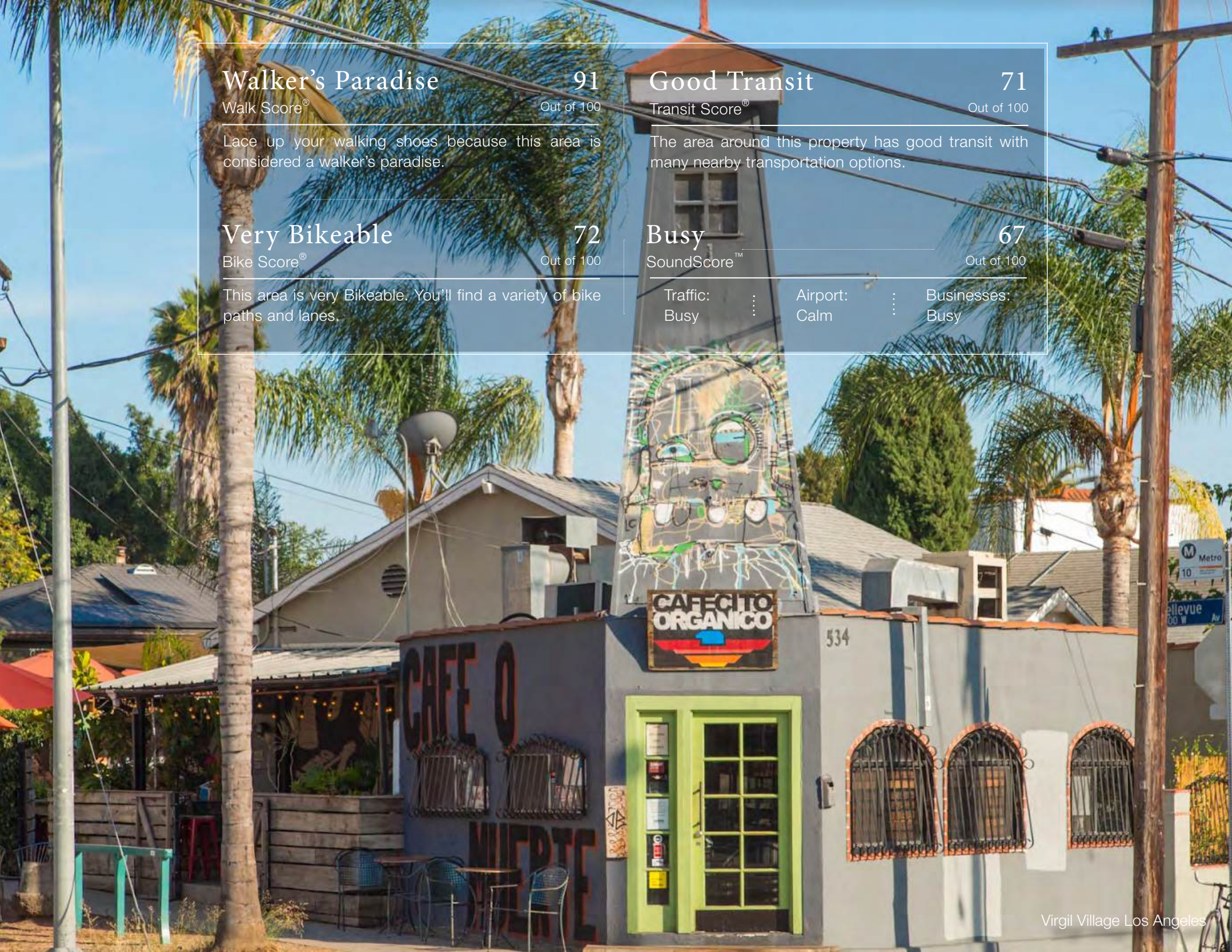
The area had fewer high-school graduates, 17.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 15.1 percent in the selected area compared with the 20.1 percent in the U.S.

MAJOR EMPLOYERS

1	YF Art Holdings GP LLC	3,810
2	Live Nation Entertainment	2,990
3	Ticketmaster Entertainment LLC	2,931
4	Viacom International Media Networks	2,700
5	Service Employees International Union	2,392
6	Stockbridge/SBE Holdings LLC	2,000
7	Walt Disney Records	2,000
8	Mercury Insurance	1,989
9	Providence Holy Cross Foundation	1,802
10	Wand Topco Inc	1,700
11	Project Skyline Intermediate Holdings	1,700
12	RSG Group LLC	1,600
13	Providence St. Joseph Medical Center	1,171
14	Providence Holy Cross	1,000
15	Dream Louge Inc	790
16	Broadreach Capital Partners	751
17	Los Angeles Department of Transportation	700
18	123 Home Care Services Los Angeles, LLC	700
19	Disney Home Entertainment & Television Distribution	631
20	Kaiser Permanente	600
21	Truck Underwriter Association	590
22	Magic Workforce Solutions	566
23	Paramount Studio	565
24	John Hancock Life Insurance Company	556
25	CBS Paramount Television	556

Employees





Walker's Paradise

Walk Score®

91

Out of 100

Lace up your walking shoes because this area is considered a walker's paradise.

Very Bikeable

Bike Score®

72

Out of 100

This area is very Bikeable. You'll find a variety of bike paths and lanes.

Good Transit

Transit Score®

71

Out of 100

The area around this property has good transit with many nearby transportation options.

Busy

SoundScore™

67

Out of 100

Traffic:
Busy

Airport:
Calm

Businesses:
Busy

Virgil Village Los Angeles



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PRICING & FINANCIAL ANALYSIS

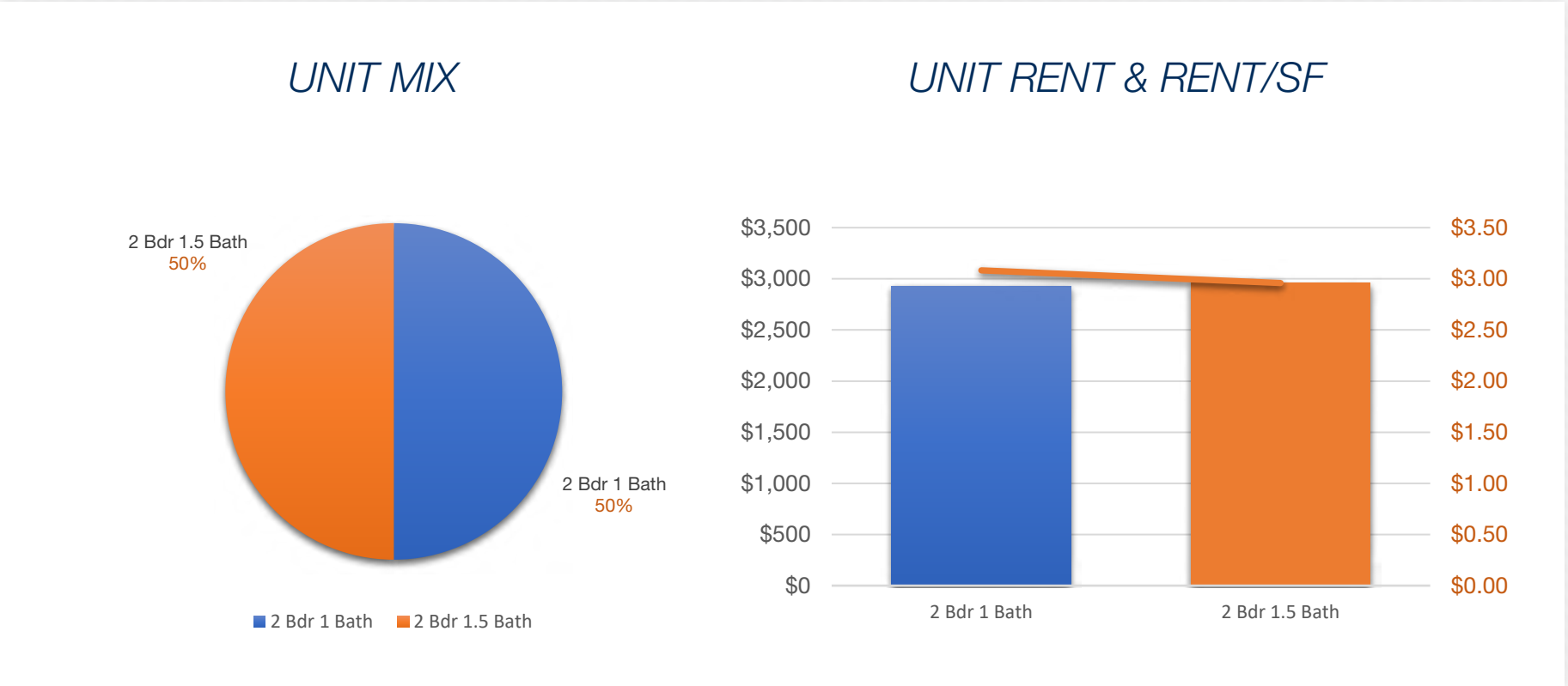
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
4	2 Bdr 1 Bath	950	\$2,810-2,900	\$3.01	\$11,455	\$3,095	\$3.26	\$12,380
4	2 Bdr 1.5 Bath	1,000	\$2,699-3,095	\$2.91	\$11,639	\$3,195	\$3.20	\$12,780
8	TOTAL	7,896			\$23,094			\$25,160



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$277,128	\$34,641	\$301,920	\$37,740
Additional Income	\$7,164	\$896	\$7,164	\$896
GROSS POTENTIAL INCOME	\$284,292	\$35,537	\$309,084	\$38,636
Vacancy/Collection Allowance (GPR)	3.0% / \$8,314	\$1,039	3.0% / \$9,058	\$1,132
EFFECTIVE GROSS INCOME	\$275,978	\$34,497	\$300,026	\$37,503
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$40,909	\$5,114	\$40,909	\$5,114
Insurance	\$6,500	\$813	\$6,500	\$813
Utilities	\$4,835	\$604	\$4,835	\$604
Repairs & Maintenance	\$4,000	\$500	\$4,000	\$500
Trash	\$3,200	\$400	\$3,200	\$400
Management Fee	\$11,039	\$1,380	\$12,001	\$1,500
Reserves & Replacements	\$1,600	\$200	\$1,600	\$200
Landscaping	\$800	\$100	\$800	\$100
Pest Control	\$400	\$50	\$400	\$50
Unit Turnover	\$1,200	\$150	\$1,200	\$150
TOTAL EXPENSES	\$74,484	\$9,310	\$75,446	\$9,431
Expenses per SF	\$9.43		\$9.55	
% of EGI	27.0%		25.1%	
NET OPERATING INCOME	\$201,495	\$25,187	\$224,581	\$28,073

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
1216-1	2 Bdr 1 Bath	950	\$2,850	\$3.00
1216-2	2 Bdr 1 Bath	950	\$2,810	\$2.96
1216-3	2 Bdr 1.5 Bath	1,000	\$3,095	\$3.10
1216-4	2 Bdr 1.5 Bath	1,000	\$2,850	\$2.85
1216-5	2 Bdr 1 Bath	950	\$2,900	\$3.05
1216-6	2 Bdr 1 Bath	950	\$2,895	\$3.05
1216-7	2 Bdr 1.5 Bath	1,000	\$2,995	\$3.00
1216-8	2 Bdr 1.5 Bath	1,000	\$2,699	\$2.70
Total		Vacant		
8	Total	Occupied	7,800	\$23,094
8	Total		7,800	\$23,094

The above rents reflect all anticipated rent increases scheduled to take place in 2025.

FINANCIAL OVERVIEW

Property Details	
Location	1216 N Kenmore Avenue Los Angeles, CA 90029
Price	\$3,410,000
Down Payment	100% / \$3,410,000
Number of Units	8
Price/Unit	\$426,250
Rentable Square Feet	7,896 SF
Price/SF	\$432
CAP Rate - Current	5.91%
CAP Rate - Pro Forma	6.59%
GRM - Current	11.99
GRM - Pro Forma	11.03
Year Built/Renovated	1927 / 2015
Lot Size	7,499 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
4	2 Bdr 1 Bath	950	\$2,810-2,900	\$11,455
4	2 Bdr 1.5 Bath	1,000	\$2,699-3,095	\$11,639
8	TOTAL	7,896		\$23,094

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$277,128	\$301,920
Other Income	\$7,164	\$7,164
Gross Potential Income	\$284,292	\$309,084
Less: Vacancy / Deductions (GPR)	3.0% / \$8,314	3.0% / \$9,058
Effective Gross Income	\$275,978	\$300,026
Less: Expenses	\$74,484	\$75,446
Net Operating Income	\$201,495	\$224,581

Expenses

	Current	Pro Forma
Real Estate Taxes	\$40,909	\$40,909
Insurance	\$6,500	\$6,500
Utilities	\$4,835	\$4,835
Repairs & Maintenance	\$4,000	\$4,000
Trash	\$3,200	\$3,200
Management Fee	\$11,039	\$12,001
Reserves & Replacements	\$1,600	\$1,600
Landscaping	\$800	\$800
Pest Control	\$400	\$400
Unit Turnover	\$1,200	\$1,200
Total Expenses	\$74,484	\$75,446
Expenses / Unit	\$9,310	\$9,431
Expenses / SF	\$9.43	\$9.55
% of EGI	27.0%	25.1%

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PROPERTY DESCRIPTION

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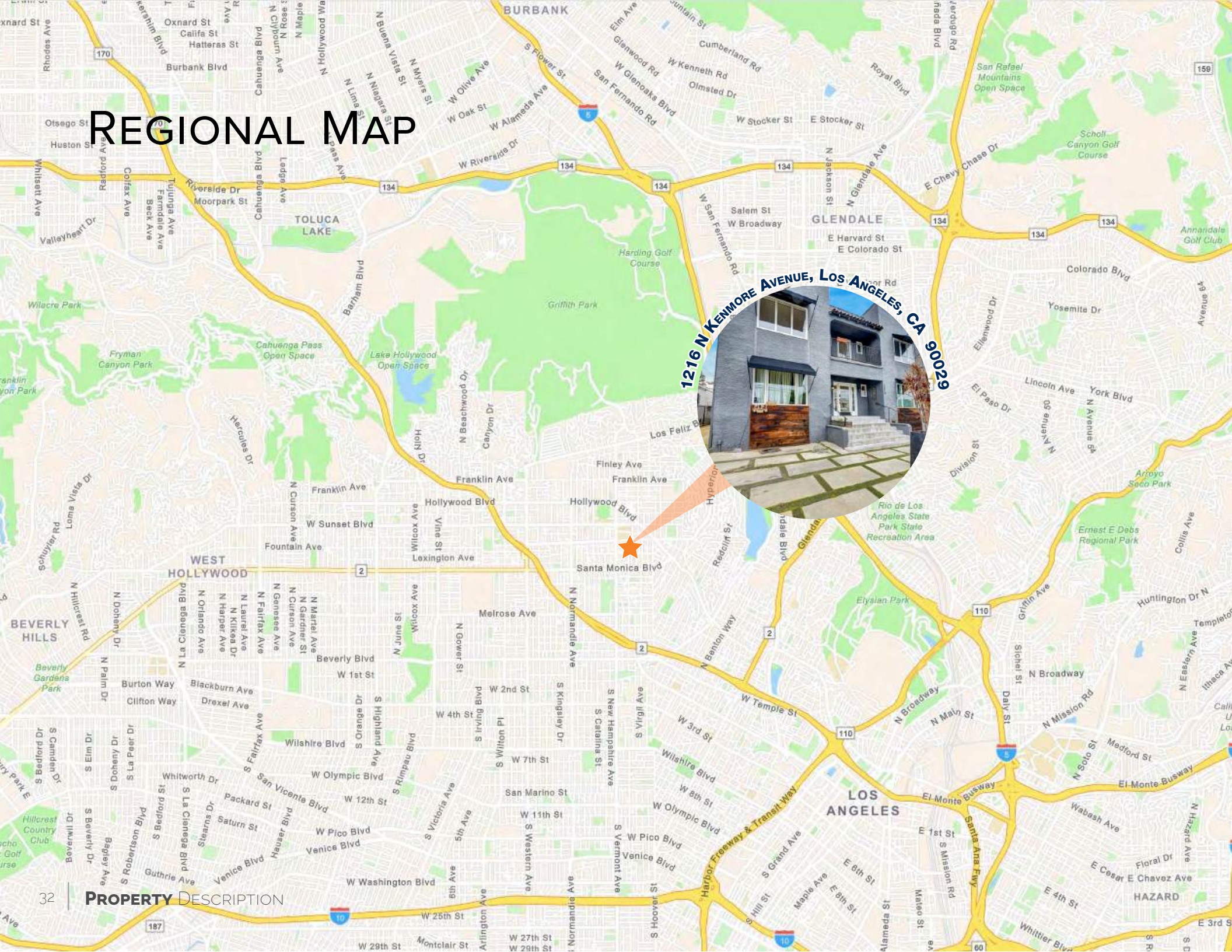
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Number of Stories	2
Year Built/Renovated	1927 / 2015
Rentable Square Feet	7,896 SF
Lot Size	7,499 SF
Parking	8 Parking Spaces
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Roof	Flat

AERIAL PHOTO



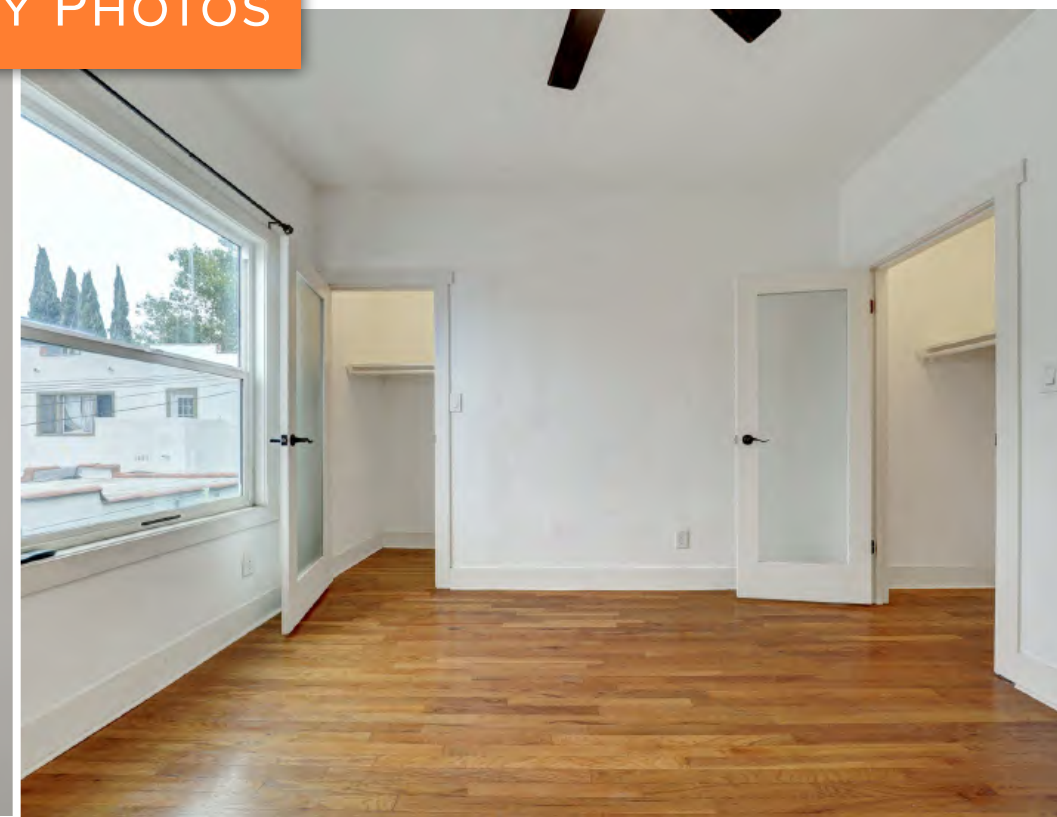
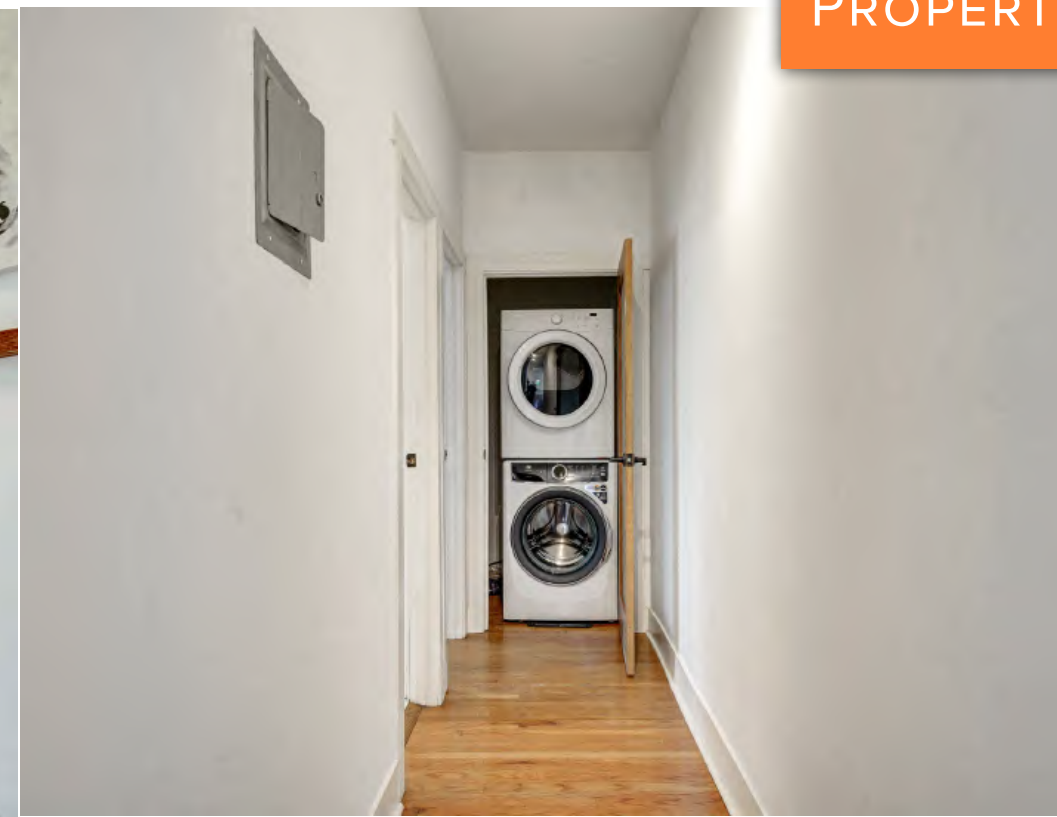
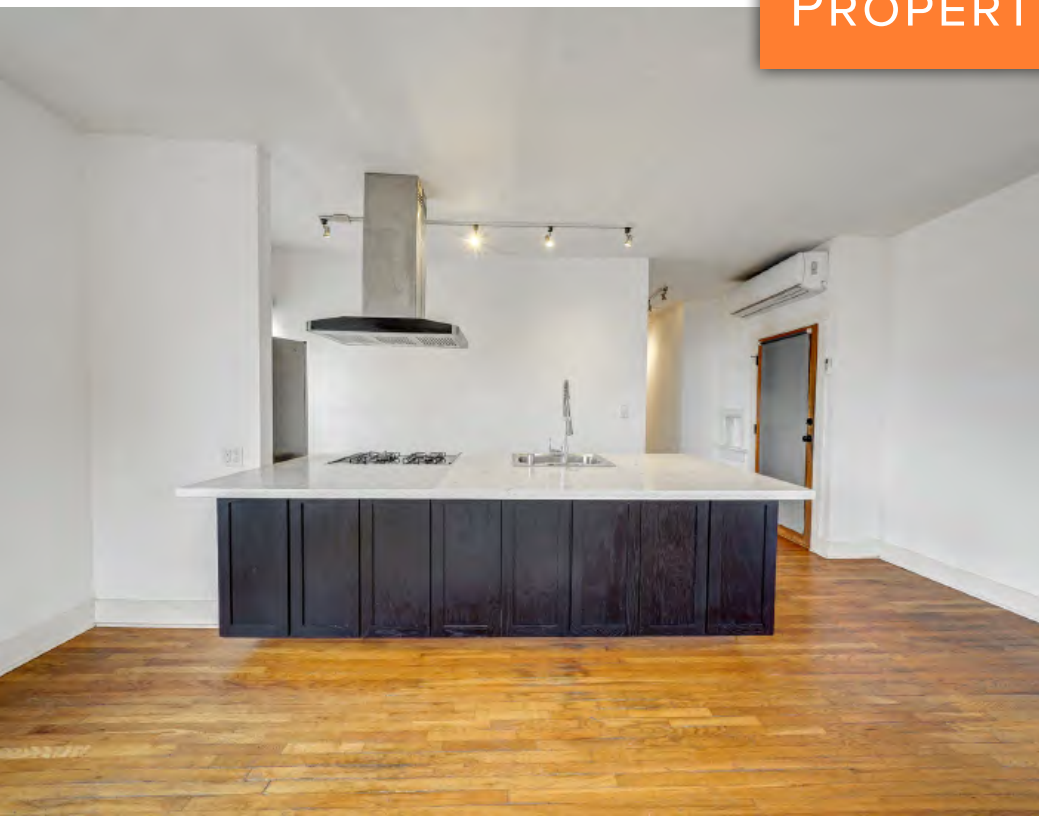




PROPERTY PHOTOS



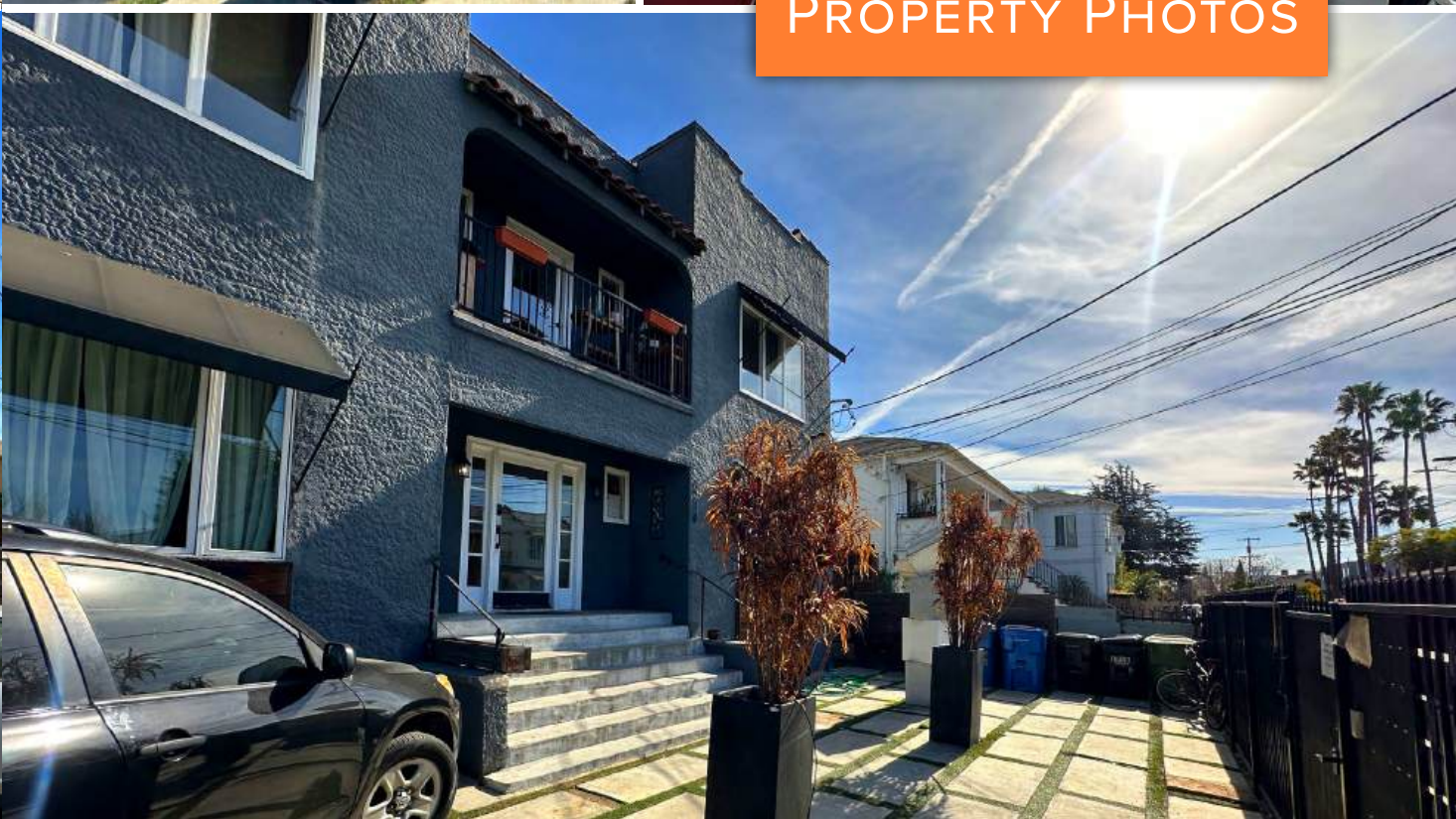
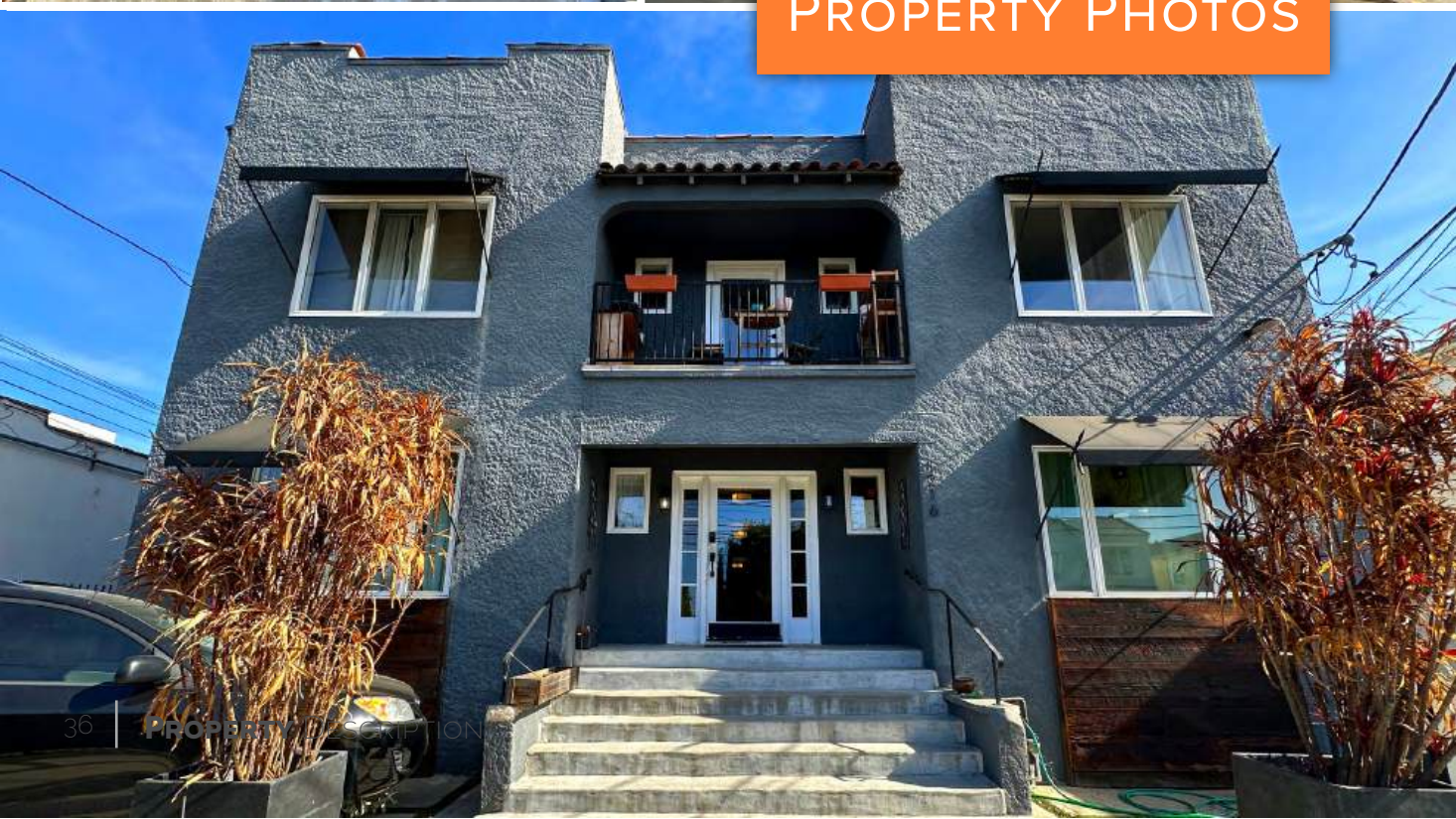
PROPERTY PHOTOS





PROPERTY PHOTOS

PROPERTY PHOTOS



1216 N KENMORE AVENUE, LOS ANGELES, CA 90029

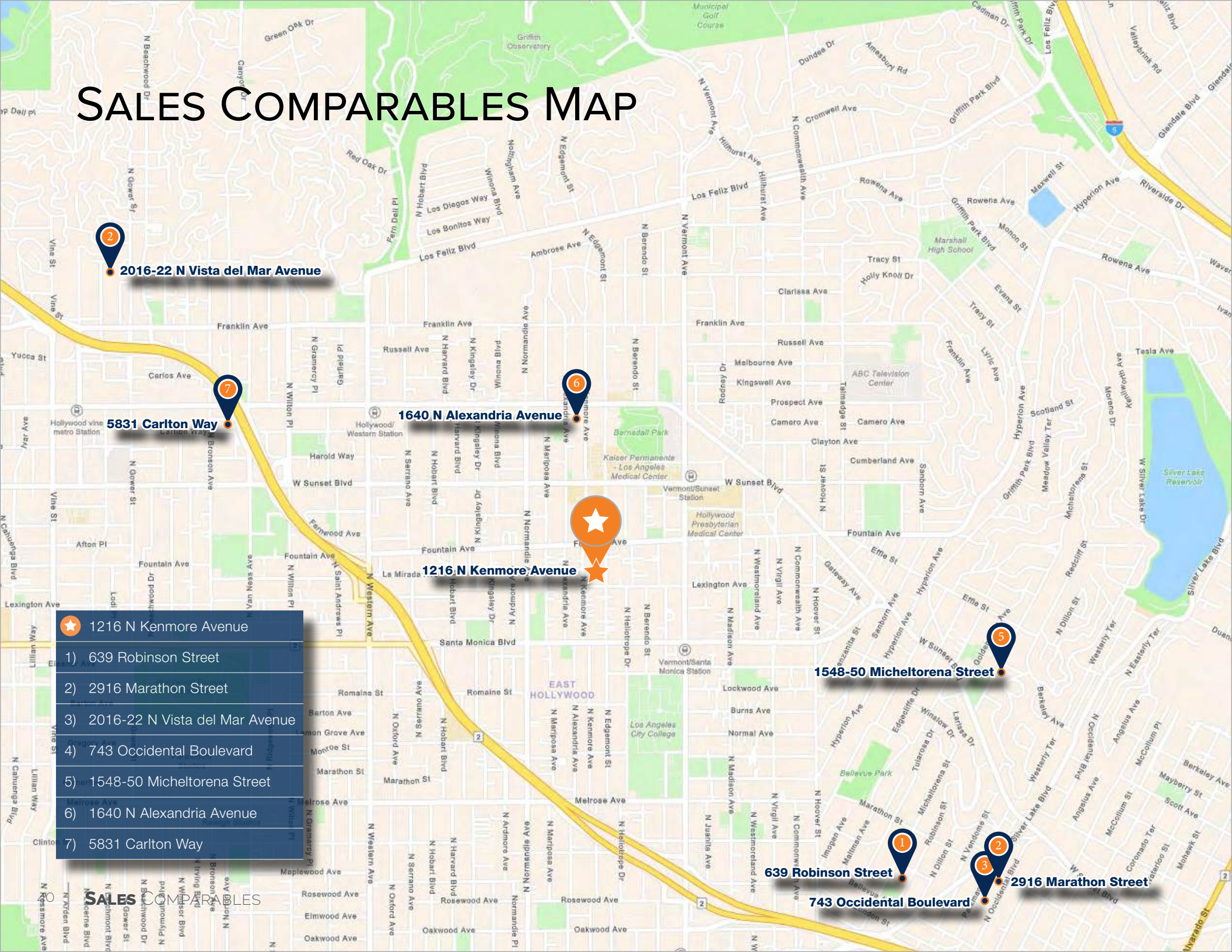
SALES COMPARABLES

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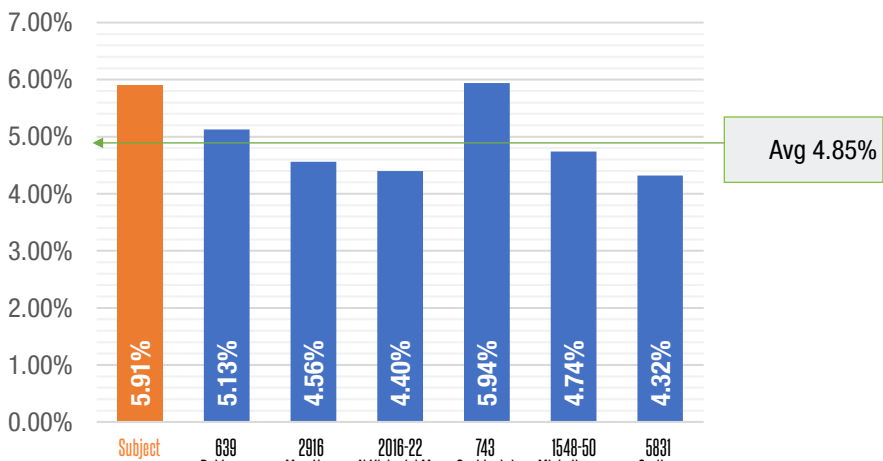
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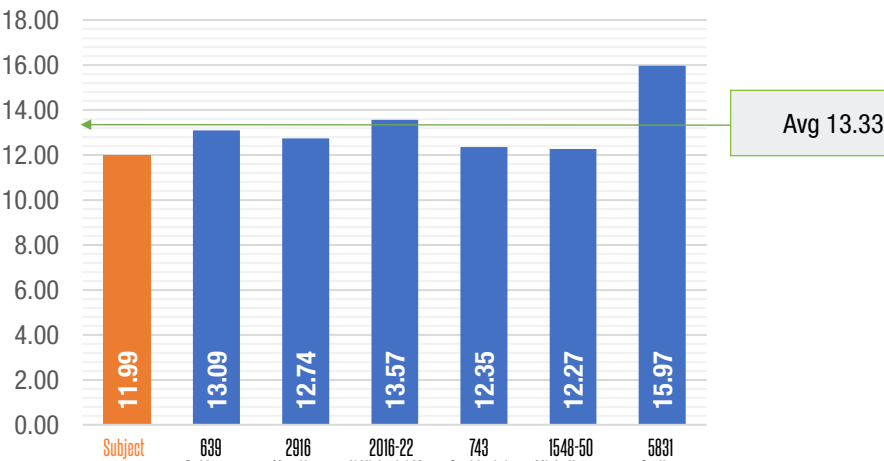
SALES COMPARABLES MAP



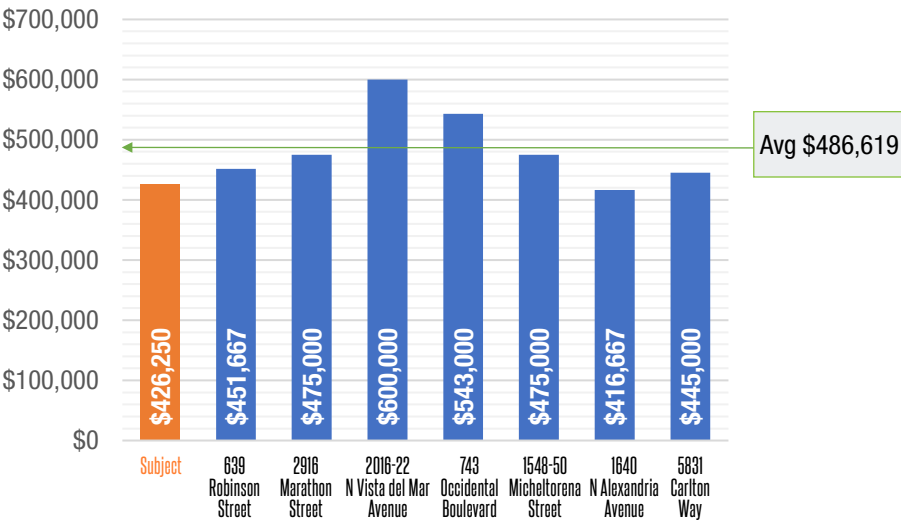
AVERAGE CAP RATE



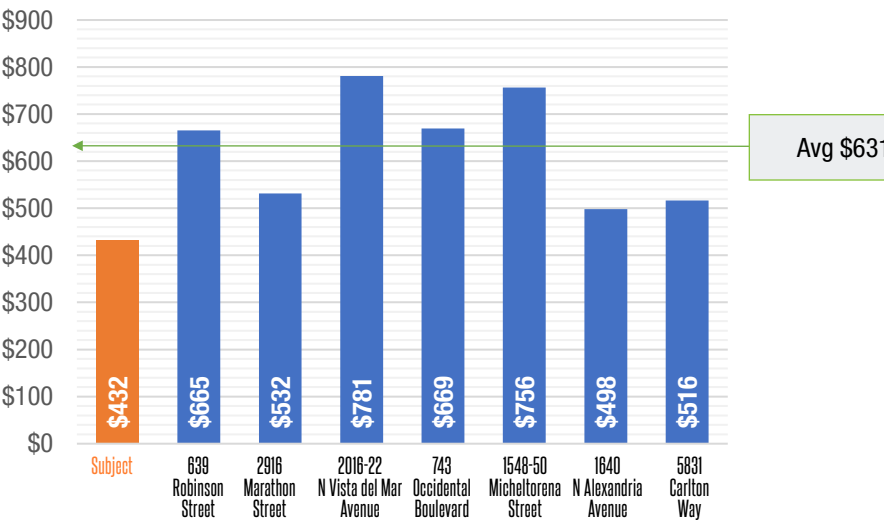
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**1216 N Kenmore Avenue
Los Angeles, CA 90029**

Subject Property

Total No. of Units: 8
Year Built/Renovated: 1927/2015
Rentable SF: 7,896 SF
Lot Size: 7,499 SF
Listing Price: \$3,410,000
Price/Unit: \$426,250
Price/SF: \$432
CAP Rate: 5.91%
GRM: 11.99

No. of Units	Unit Type
4	2 Bdr 1 Bath
4	2 Bdr 1.5 Bath



**639 Robinson Street
Los Angeles, CA 90026**

Close of Escrow: 04/11/2025
Total No. of Units: 6
Year Built: 1931
Rentable SF: 4,073 SF
Lot Size: 6,618 SF
Sales Price: \$2,710,000
Price/Unit: \$451,667
Price/SF: \$665
CAP Rate: 5.13%
GRM: 13.09

No. of Units	Unit Type
1	1 Bdr 1 Bath
5	2 Bdr 1 Bath



**2916 Marathon Street
Los Angeles, CA 90026**

Close of Escrow: 01/29/25
Total No. of Units: 5
Year Built: 1921
Rentable SF: 4,468 SF
Lot Size: 7,383 SF
Sales Price: \$2,375,000
Price/Unit: \$475,000
Price/SF: \$532
CAP Rate: 4.56%
GRM: 12.74

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 1 Bath



**2016-22 N Vista del Mar Avenue
Los Angeles, CA 90028**

Close of Escrow: 11/26/24
Total No. of Units: 6
Year Built: 1921
Rentable SF: 4,612 SF
Lot Size: 12,266 SF
Sales Price: \$3,600,000
Price/Unit: \$600,000
Price/SF: \$781
CAP Rate: 4.40%
GRM: 13.57

No. of Units	Unit Type
5	1 Bdr 1 Bath
1	2 Bdr 2.5 Bath



4

743 Occidental Boulevard
Los Angeles, CA 90026

Close of Escrow: 08/27/24
Total No. of Units: 5
Year Built: 1922
Rentable SF: 4,058 SF
Lot Size: 6,970 SF
Sales Price: \$2,715,000
Price/Unit: \$543,000
Price/SF: \$669
CAP Rate: 5.94%
GRM: 12.35

No. of Units	Unit Type
2	1 Bdr 1 Bath
1	2 Bdr 1 Bath
2	3 Bdr 2 Bath



5

1548-50 Micheltorena Street
Los Angeles, CA 90026

Close of Escrow: 07/09/24
Total No. of Units: 6
Year Built: 1923
Rentable SF: 3,770 SF
Lot Size: 7,405 SF
Sales Price: \$2,850,000
Price/Unit: \$475,000
Price/SF: \$756
CAP Rate: 4.74%
GRM: 12.27

No. of Units	Unit Type
2	Single 1 Bath
4	1 Bdr 1 Bath



6

1640 N Alexandria Avenue
Los Angeles, CA 90027

Close of Escrow: On Market
Total No. of Units: 6
Year Built: 1930
Rentable SF: 5,019 SF
Lot Size: 6,795 SF
Sales Price: \$2,500,000
Price/Unit: \$416,667
Price/SF: \$498

No. of Units	Unit Type
6	1 Bdr 1 Bath



7

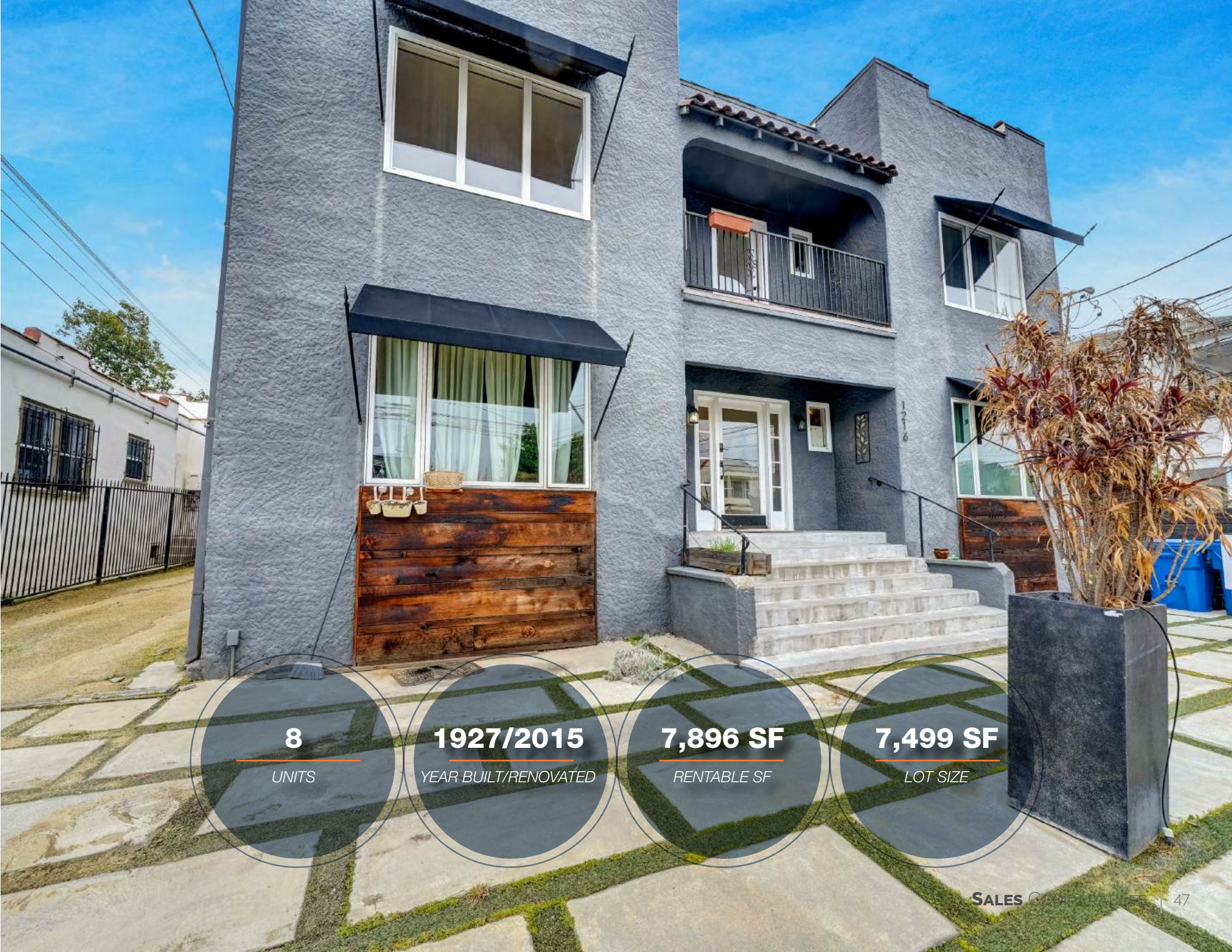
5831 Carlton Way
Los Angeles, CA 90028

Close of Escrow: On Market
Total No. of Units: 10
Year Built: 1962
Rentable SF: 8,618 SF
Lot Size: 8,750 SF
Sales Price: \$4,450,000
Price/Unit: \$445,000
Price/SF: \$516
CAP Rate: 4.32%
GRM: 15.97

No. of Units	Unit Type
5	1 Bdr 1 Bath
5	2 Bdr 2 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	639 Robinson Street Los Angeles, CA 90026	04/11/25	6	1931	\$2,710,000	\$451,667	\$665	5.13%	13.09
2	2916 Marathon Street Los Angeles, CA 90026	01/29/25	5	1921	\$2,375,000	\$475,000	\$532	4.56%	12.74
3	2016-22 N Vista del Mar Avenue Los Angeles, CA 90028	11/26/24	6	1921	\$3,600,000	\$600,000	\$781	4.40%	13.57
4	743 Occidental Boulevard Los Angeles, CA 90026	08/27/24	5	1922	\$2,715,000	\$543,000	\$669	5.94%	12.35
5	1548-50 Micheltorena Street Los Angeles, CA 90026	07/09/24	6	1923	\$2,850,000	\$475,000	\$756	4.74%	12.27
6	1640 N Alexandria Avenue Los Angeles, CA 90027	On Market	6	1930	\$2,500,000	\$416,667	\$498	N/A	N/A
7	5831 Carlton Way Los Angeles, CA 90028	On Market	10	1962	\$4,450,000	\$445,000	\$516	4.32%	15.97
A V E R A G E S						\$486,619	\$631	4.85%	13.33
★	1216 N Kenmore Avenue Los Angeles, CA 90029	Subject Property	8	1927 2015	\$3,410,000	\$426,250	\$432	5.91%	11.99



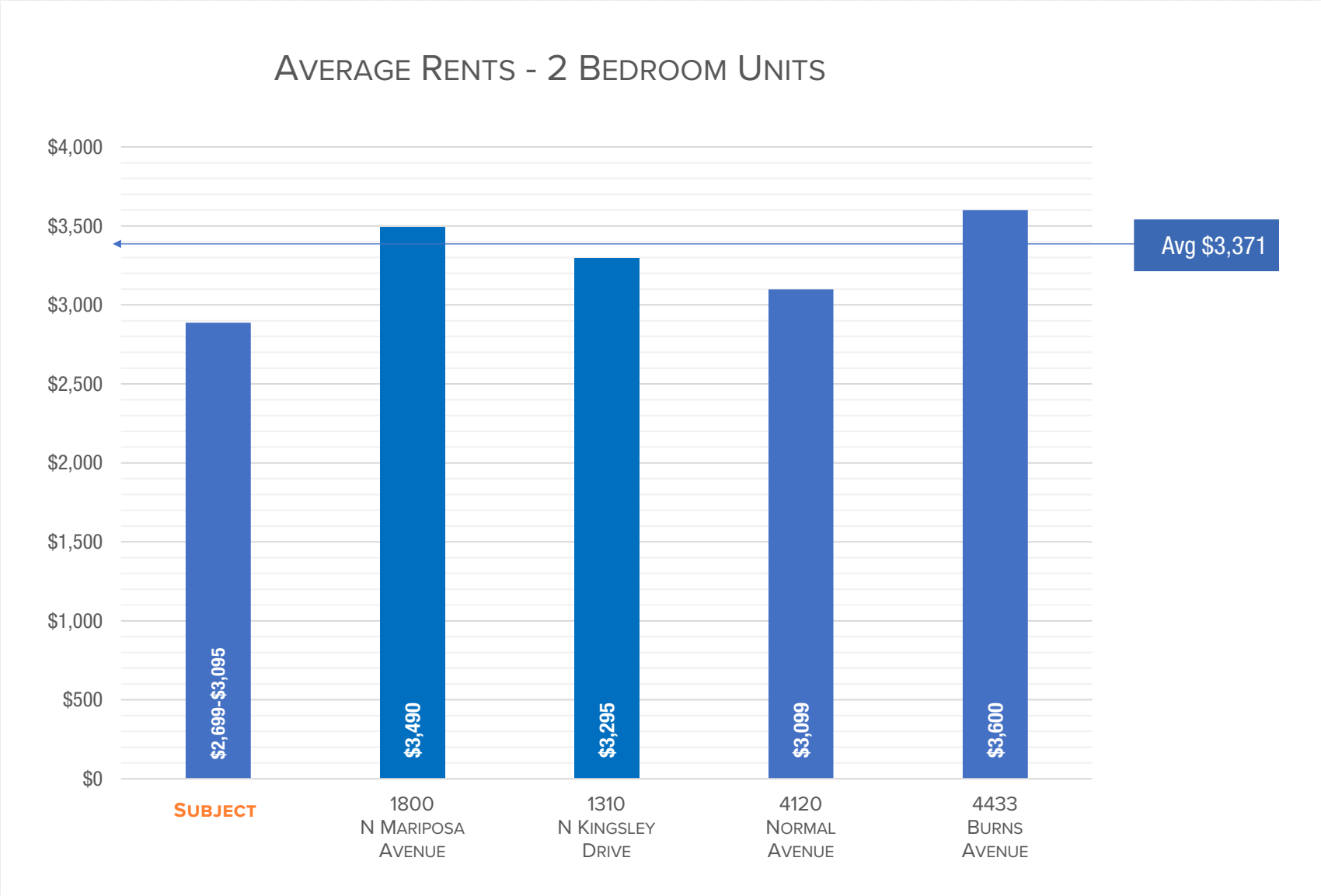
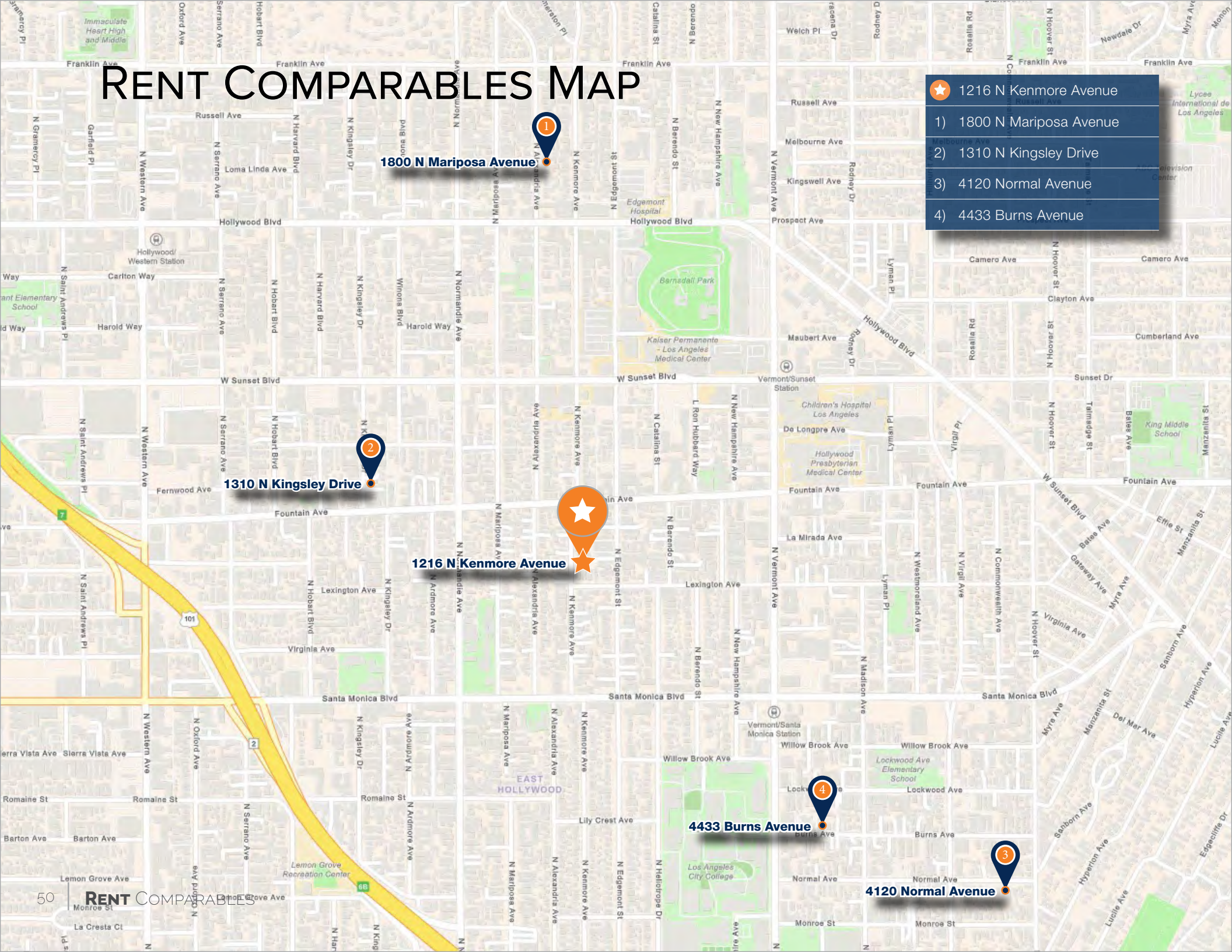
1216 N KENMORE AVENUE, LOS ANGELES, CA 90029

RENT COMPARABLES

Marcus & Millichap

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1216 N Kenmore Avenue
Los Angeles, CA 90029

Total No. of Units 8
Year Built/Renovated 1927/2015

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	950	\$2,810-\$2,900	\$3.01
2 Bdr 1.5 Bath	1,000	\$2,699-\$3,095	\$2.91



1800 N Mariposa Avenue
Los Angeles, CA 90027

Total No. of Units 5
Year Built 1941

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	800	\$3,490	\$4.36

Amenities
Property features in-unit washer/dryers, recessed lighting, wood flooring, stainless steel appliances, mini-split AC units, and quartz countertops.



1310 N Kingsley Drive
Los Angeles, CA 90027

Total No. of Units 3
Year Built 1921

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	1,130	\$3,295	\$2.92

Amenities
Property features wood flooring, stainless steel appliances, recessed lighting, central air/heat, walk-in closets, and in-unit washer/dryers.




4120 Normal Avenue
Los Angeles, CA 90029

Total No. of Units 20
Year Built 1964

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	967	\$3,099	\$3.20

Amenities
Property features wood flooring, quartz countertops, stainless steel appliances, in-unit washer/dryers, wall AC units, recessed lighting, and walk-in closets.

4



4433 Burns Avenue
Los Angeles, CA 90029

Total No. of Units4
Year Built1919

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	840	\$3,600	\$4.29

Amenities

Property features in-unit washer/dryers, stainless steel appliances, wall AC units, wood flooring, and high ceilings.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	1800 N Mariposa Avenue Los Angeles, CA 90027	5	1941	2 Bdr 2 Bath	800	\$3,490	\$4.36
2	1310 N Kingsley Drive Los Angeles, CA 90027	3	1921	2 Bdr 2 Bath	1,130	\$3,295	\$2.92
3	4120 Normal Avenue Los Angeles, CA 90029	20	1964	2 Bdr 1 Bath	967	\$3,099	\$3.20
4	4433 Burns Avenue Los Angeles, CA 90029	4	1919	2 Bdr 2 Bath	840	\$3,600	\$4.29
A V E R A G E S				2 Bedroom	934	\$3,371	\$3.61
★	1216 N Kenmore Avenue Los Angeles, CA 90029	8	1927/2015	2 Bdr 1 Bath 2 Bdr 1.5 Bath	950 1,000	\$2,810-\$2,900 \$2,699-\$3,095	\$3.01 \$2.91

1216 N KENMORE AVENUE, LOS ANGELES, CA 90029

Exclusively Listed By:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436

(213) 943-1855 DIRECT

(818) 219-6146 MOBILE

rick.raymundo@marcusmillichap.com



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16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436

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