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N Poinsettia Place

LOS ANGELES | CA 90046

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PROPERTY DESCRIPTION

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N Poinsettia Place



THE OFFERING

The Boyett Team at CBRE is pleased to present a very rare opportunity to acquire 833 N Poinsettia Pl, a West Hollywood-adjacent 4-Unit multifamily building. Available for the first time since 1988, the property is ideally situated between Santa Monica Blvd and Melrose Ave, within walking distance to some of Los Angeles' most iconic dining, nightlife, and shopping destinations.

833 N Poinsettia Pl boasts a prime location with exceptionally high tenant demand and easy access to other coveted employer hubs including Beverly Hills, Century City, Hollywood, and the Miracle Mile. This property sits on a 7,349 Square Foot lot with 2,374 Square Feet of gross building area. The property consists of Four (1) One-Bedroom Units that are each individually metered for utilities. Tenants also benefit from Six (6) on-site private parking spots, Four (4) garage spots and Two (2) along the driveway, as well as dedicated storage areas.

This is a rare opportunity to acquire a coveted asset in one of the most competitive rental submarkets in Los Angeles. With current rents approximately 58% below market, the property provides clear value-add potential for investors, while also offering significant existing cash flow and strong long-term appreciation potential.

INVESTMENT HIGHLIGHTS



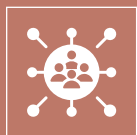
PRIME WEST HOLLYWOOD-
ADJACENT LOCATION



WALKING DISTANCE TO
WORLD-CLASS RETAIL
AND DINING



(4) 1-BEDROOM
1-BATHROOM



PROXIMITY TO MAJOR
EMPLOYMENT HUBS















58% RENTAL UPSIDE



SIX (6) ON-SITE PARKING
SPOTS FOR TENANTS

833 N POINSETTIA PLACE

PROPERTY OVERVIEW

	NUMBER OF UNITS	4
	YEAR BUILT	1940
	APN	5526-007-023
	MARKET	Melrose
	GROSS S.F.	2,374
	AVERAGE S.F. PER UNIT	594
	NO. OF BUILDINGS	2
	LOT SIZE (SQ. FT.)	7,349
	LOT SIZE (ACRES)	0.17
	DENSITY	24
	ZONING	LAR3
	CROSS STREETS	N La Brea Ave & Melrose Ave



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PROPERTY PHOTOS



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833 N POINSETTIA PLACE



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FINANCIAL ANALYSIS

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N Poinsettia Place

PROSPECTUS

Property Facts

833 N Poinsettia Pl, Los Angeles, CA 90046

Number of Units:	4
Year Built/Renovated:	1940
Gross Sq. Ft.:	2,374
Average S.F. Per Unit:	594
Lot Size (Sq. Ft.)	7,349
Zoning:	LAR3
Cross Streets:	N La Brea Ave & Melrose Ave

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Current			Next Increase			Market		
				Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent
4	1+1	100%	594	\$1,452	\$2.45	\$5,808	\$1,496	\$2.52	\$5,982	\$2,300	\$3.88	\$9,200
Scheduled Monthly Rent						\$5,808	\$5,982			\$9,200		
Scheduled Yearly Rent						\$69,696	\$71,787			\$110,400		

Annual Operating Summary

	Current		Next Rent Inc.		Market	
Scheduled Gross Income:	\$69,696		\$71,787		\$110,400	
			3.00% Upside		58% Upside	
Less Vacancy Reserve:	\$2,091	3.0%	\$2,154	3.0%	\$5,520	5.0%
Gross Operating Income	\$67,605		\$69,634		\$104,880	
Expenses	\$19,354	27.8%	\$19,456	27.10% ⁽¹⁾	\$21,218	19.22% ⁽¹⁾
Net Operating Income	\$48,251		\$50,178		\$83,662	

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Property is unpriced so a new buyer must factor in new property taxes as well, which are not accounted for in this setup

PROSPECTUS

Pro Forma Annual Operating Expenses												
Pro Forma Estimates				% of SGI	Current	Per Unit	Next Inc.	Per Unit	% of SGI	Market	Per Unit	% of SGI
Off-Site Management	5.0%	x	GOI	5.00%	\$3,380	\$845	\$3,482	\$870	4.9%	\$5,244	\$1,311	4.8%
Insurance	\$1.00	x	GSF	3.51%	\$2,374	\$594	\$2,374	\$594	3.3%	\$2,374	\$594	2.2%
General & Administrative	\$150	x	Months	2.66%	\$1,800	\$450	\$1,800	\$450	2.5%	\$1,800	\$450	1.6%
Repairs & Maintenance	\$700	x	Units	4.14%	\$2,800	\$700	\$2,800	\$700	3.9%	\$2,800	\$700	2.5%
Turnover	\$350	x	Units	2.07%	\$1,400	\$350	\$1,400	\$350	2.0%	\$1,400	\$350	1.3%
Landscaping	\$100	x	Months	1.78%	\$1,200	\$300	\$1,200	\$300	1.7%	\$1,200	\$300	1.1%
Pest Control	\$50	x	Units	0.30%	\$200	\$50	\$200	\$50	0.3%	\$200	\$50	0.2%
Utilities	\$1,000	x	Units	5.92%	\$4,000	\$1,000	\$4,000	\$1,000	5.6%	\$4,000	\$1,000	3.6%
Trash	\$100	x	Months	1.78%	\$1,200	\$300	\$1,200	\$300	1.7%	\$1,200	\$300	1.1%
Reserves	\$250	x	Units	1.48%	\$1,000	\$250	\$1,000	\$250	1.4%	\$1,000	\$250	0.9%
Total Expenses				27.77%	\$19,354	\$4,839	\$19,456	\$4,864	27.1%	\$21,218	\$5,305	19.2%
				Current	Per Unit	% of SGI						
Non-controllable expenses					\$4,174	\$1,044	6.0%					
Total Expense without Taxes					\$19,354	\$4,839	27.77%					

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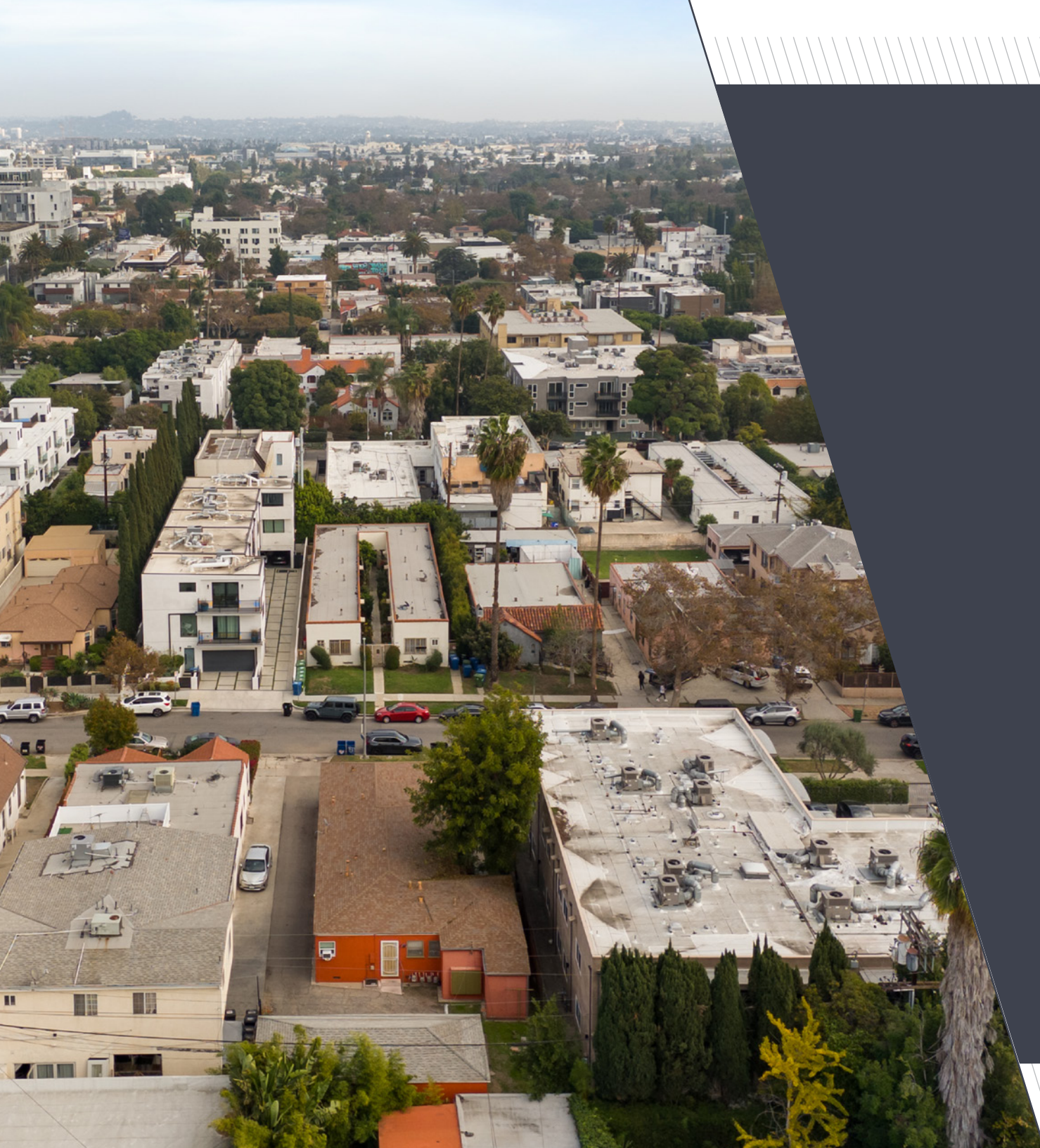
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RENT ROLL

#	Unit	Mix	Rent	S.F	Rent/S.F.	Next Increase	Rent/S.F.	Market Rent	Rent/S.F.	Loss to Lease
1	8330	1+1	\$1,467	593	\$2.47	\$1,511	\$2.55	\$2,300	\$3.88	-\$832.57
2	8335	1+1	\$1,313	593	\$2.21	\$1,353	\$2.28	\$2,300	\$3.88	-\$986.65
3	8350	1+1	\$1,402	594	\$2.36	\$1,444	\$2.43	\$2,300	\$3.87	-\$897.76
4	8355	1+1	\$1,625	594	\$2.74	\$1,674	\$2.82	\$2,300	\$3.87	-\$675.00
26 Units	Totals		\$5,808	2,374	\$2.45	\$5,982	\$2.52	\$9,200	\$3.88	-\$3,392
	Averages		\$1,452	594		\$1,496		\$2,300		-\$848

Monthly Rent Breakdown								
Type	#	Sq. Ft	Average	Income	Inc. Avg	Inc. Income	Market	%
1+1	4	2,374	\$1,452	\$5,808	\$1,496	\$5,982	\$2,300	100%
Totals	4	2,374	\$1,452	\$5,808	\$1,496	\$5,982	\$9,200	100%

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COMPARABLES

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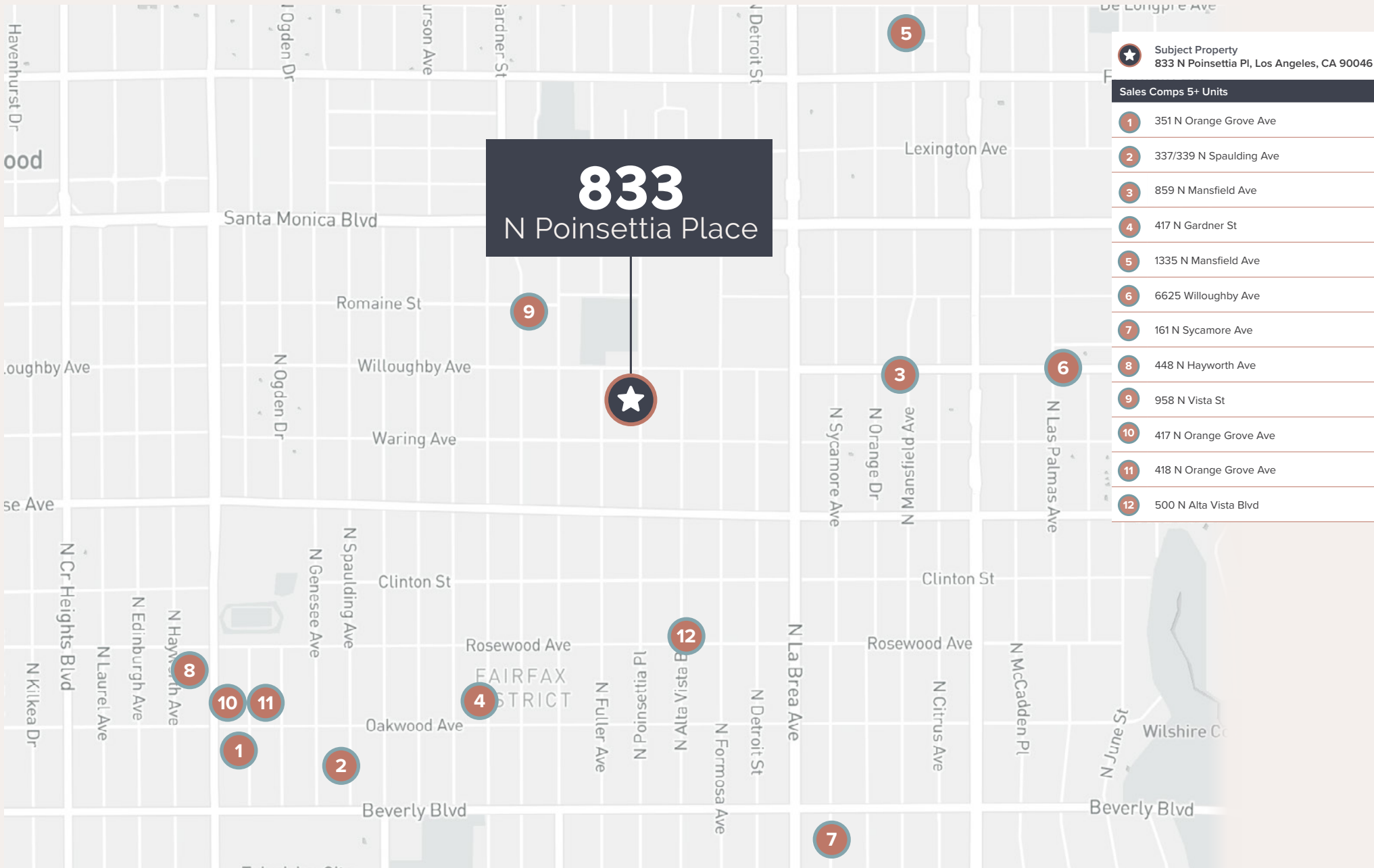
N Poinsettia Place

SALES COMPS

Subject Property	# OF UNITS	SALE PRICE	PRICE PER UNIT	PRICE PER SQUARE FOOT	CAP RATE	GRM	SALE DATE	YEAR BUILT	STUDIO	1	2	3	4
 833 N Poinsettia Pl, Los Angeles, CA 90046	4	-	-	-	-	-	TBD	1940	0	4	0	0	0

Sales Comps														
Property Address	City	Zip Code	Year Built	# Of Units	Sale Price	Price Per Unit	Price Per SF	Cap Rate	GRM	Sale Date	Studios	1 Beds	2 Beds	3 Beds
1 351 N Orange Grove Ave	Los Angeles	90036	1928	4	\$1,800,000	\$450,000	\$300.75		18.17	8/5/2024	0	0	4	0
2 337/339 N Spaulding Ave	Los Angeles	90036	1928	4	\$1,695,000	\$423,750	\$329.25		17.12	8/29/2024	0	0	4	0
3 859 N Mansfield Ave	Los Angeles	90038	1923	3	\$1,550,000	\$516,667	\$640.76		12.60	9/20/2024	1	0	2	0
4 417 N Gardner St	Los Angeles	90036	1926	4	\$1,675,000	\$418,750	\$381.38	4.09%	12.16	11/8/2024	0	0	4	0
5 1335 N Mansfield Ave	Los Angeles	90028	1910	3	\$1,400,000	\$466,667	\$442.62	4.60%	14.98	2/19/2025	0	1	1	1
6 6625 Willoughby Ave	Los Angeles	90038	1922	4	\$1,630,000	\$407,500	\$601.03	6.33%	9.99	5/23/2025	1	0	3	0
7 161 N Sycamore Ave	Los Angeles	90036	1927	4	\$2,375,000	\$593,750	\$361.66		16.93	5/28/2025	0	0	4	0
8 448 N Hayworth Ave	Los Angeles	90048	1926	4	\$1,825,000	\$456,250	\$393.23	4.51%	13.70	7/10/2025	0	0	4	0
9 958 N Vista St	Los Angeles	90046	1937	3	\$1,750,000	\$583,333	\$638.69	6.50%	11.22	7/21/2025	0	2	0	1
10 417 N Orange Grove Ave	Los Angeles	90036	1927	4	\$2,021,000	\$505,250	\$366.12		12.91	8/27/2025	0	0	4	0
11 418 N Orange Grove Ave	Los Angeles	90036	1928	4	\$1,795,000	\$448,750	\$330.08	4.45%	13.62	9/26/2025	0	0	4	0
12 500 N Alta Vista Blvd	Los Angeles	90036	1925	4	\$2,188,000	\$547,000	\$420.61		14.69	10/27/2025	0	0	4	0
Average						\$484,806	\$433.85	5.08%	14.01					

SALES COMPS MAP

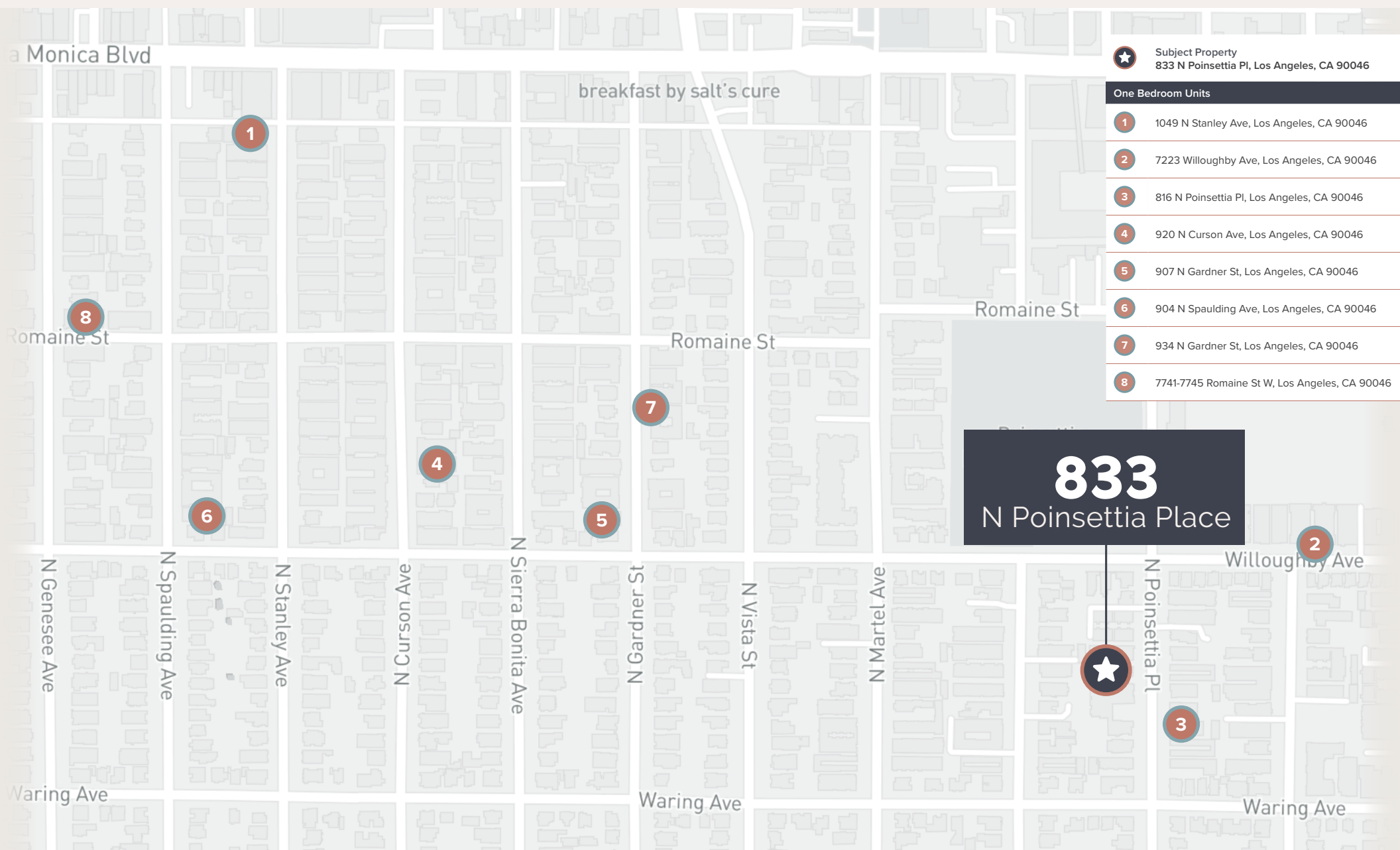


833 N POINSETTIA PLACE

RENT COMPS

One Bedroom Units							
	Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF
	Subject Property 833 N Poinsettia Pl, Los Angeles, CA 90046	4	1940	1+1	-	-	-
	1049 N Stanley Ave, Los Angeles, CA 90046	10	1930	1+1	\$2,195	800	\$2.74
	7223 Willoughby Ave, Los Angeles, CA 90046	16	1930	1+1	\$2,395	600	\$3.99
	816 N Poinsettia Pl, Los Angeles, CA 90046	5	1948	1+1	\$2,900	1,100	\$2.64
	920 N Curson Ave, Los Angeles, CA 90046	6	1955	1+1	\$2,000	900	\$2.22
	907 N Gardner St, Los Angeles, CA 90046	8	1956	1+1	\$1,900	600	\$3.17
	904 N Spaulding Ave, Los Angeles, CA 90046	8	1957	1+1	\$1,950	750	\$2.60
	934 N Gardner St, Los Angeles, CA 90046	16	1957	1+1	\$2,050	600	\$3.42
	7741-7745 Romaine St W, Los Angeles, CA 90046	12	1959	1+1	\$2,395	675	\$3.55
Average					\$2,223	753	\$3.04
				High	\$2,900	1,100	\$3.99
				Low	\$1,900	600	\$2.22

RENT COMPS MAP



★	Subject Property
	833 N Poinsettia Pl, Los Angeles, CA 90046
One Bedroom Units	
1	1049 N Stanley Ave, Los Angeles, CA 90046
2	7223 Willoughby Ave, Los Angeles, CA 90046
3	816 N Poinsettia Pl, Los Angeles, CA 90046
4	920 N Curson Ave, Los Angeles, CA 90046
5	907 N Gardner St, Los Angeles, CA 90046
6	904 N Spaulding Ave, Los Angeles, CA 90046
7	934 N Gardner St, Los Angeles, CA 90046
8	7741-7745 Romaine St W, Los Angeles, CA 90046

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LOCATION OVERVIEW

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LOS ANGELES

Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

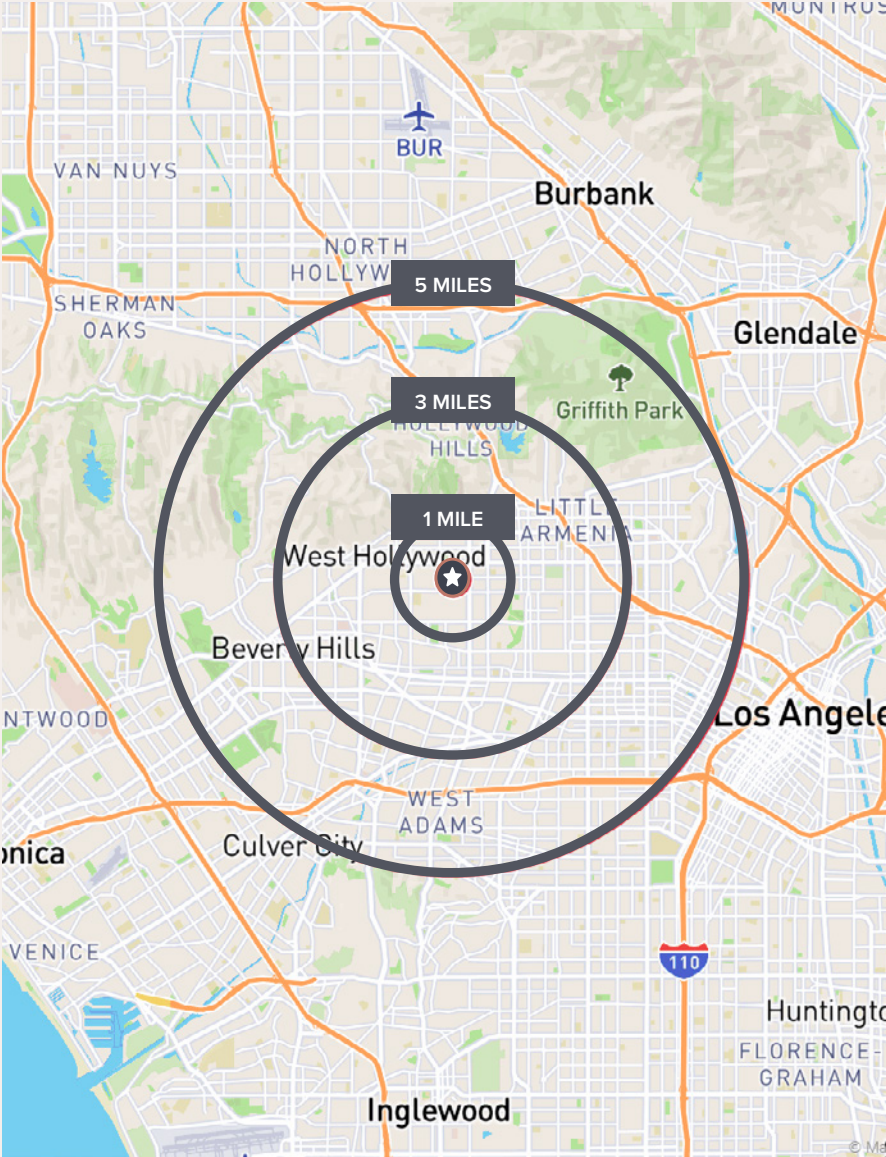
The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York.

The L.A. five county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



DEMOGRAPHICS

Demographic Brief	1 Mile	3 Miles	5 Miles
Population			
2024 Population - Current Year Estimate	49,246	368,523	905,242
2029 Population - Five Year Projection	49,714	371,511	913,711
2020 Population - Census	48,907	374,178	915,801
2010 Population - Census	46,714	370,226	915,452
2020-2024 Annual Population Growth Rate	0.13%	-0.29%	-0.22%
2024-2029 Annual Population Growth Rate	0.19%	0.16%	0.19%
Households			
2024 Households - Current Year Estimate	28,350	190,332	417,727
2029 Households - Five Year Projection	29,208	196,554	432,309
2020 Households - Census	27,134	185,297	405,596
2010 Households - Census	25,620	177,116	386,518
2020-2024 Compound Annual Household Growth Rate	0.84%	0.51%	0.56%
2024-2029 Annual Household Growth Rate	0.60%	0.65%	0.69%
2024 Average Household Size	1.70	1.90	2.12
Household Income			
2024 Average Household Income	\$136,782	\$140,666	\$133,036
2029 Average Household Income	\$149,650	\$154,191	\$145,927
2024 Median Household Income	\$86,777	\$84,710	\$79,775
2029 Median Household Income	\$95,955	\$94,912	\$89,107
2024 Per Capita Income	\$78,690	\$72,731	\$61,436
2029 Per Capita Income	\$87,858	\$81,655	\$69,087
Housing Units			
2024 Housing Units	31,140	208,292	455,504
2024 Vacant Housing Units	2,790 9.0%	17,960 8.6%	37,777 8.3%
2024 Occupied Housing Units	28,350 91.0%	190,332 91.4%	417,727 91.7%
2024 Owner Occupied Housing Units	4,052 13.0%	39,214 18.8%	93,544 20.5%
2024 Renter Occupied Housing Units	24,298 78.0%	151,118 72.6%	324,183 71.2%
Education			
2024 Population 25 and Over	40,711	295,839	696,827
HS and Associates Degrees	11,908 29.3%	94,366 31.9%	240,558 34.5%
Bachelor's Degree or Higher	27,016 66.4%	174,737 59.1%	357,269 51.3%
Place of Work			
2024 Businesses	3,828	29,609	62,273
2024 Employees	23,984	230,343	505,054



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