

Rare Opportunity!
First Time On-Market
in more than
80 years

Operating Memorandum







143 N Sycamore Ave Los Angeles, CA 90036



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Exclusively Listed by

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Executive Summary







OFFERING SUMMARY

PRICE:	\$3,995,000
NUMBER OF UNITS:	4
BUILDING SF:	7,672 SF
LOT SIZE:	7,503 SF
PRICE / UNIT:	\$998,750
PRICE / SF:	\$520.72
NOI:	183248
OCCUPANCY:	50%
CAP RATE:	4.59%
GRM:	15.08
YEAR BUILT:	1927
ZONING:	LAR3

PROPERTY OVERVIEW

Rare Opportunity! First time on-market in more than EIGHTY YEARS! A must-have for investors seeking a high-income property in a desirable neighborhood. Perfect for owner/occupier or multigenerational family group (two large 3 bedroom, 2 bathroom residences to be delivered vacant at close of escrow). Built in 1927 and meticulously maintained since by just a few owners, 143 N Sycamore Ave is a fine example of what is now considered classic Hollywood architecture (typical of the earlier years of the Golden Age of Hollywood when apartment homes frequently featured Spanish-accents and arched front windows).

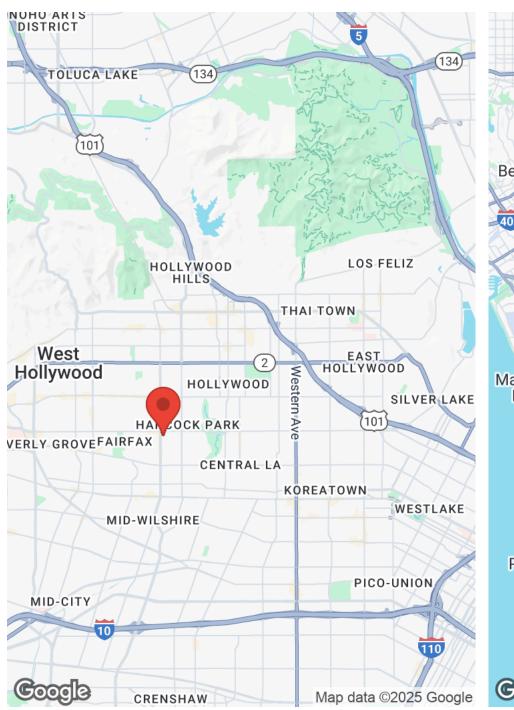
Four spacious, 3 Bedroom apartment residences, each with two bathrooms, occupy two stories and a total of 7,672 sf. 143 N Sycamore Ave has a 7,503 sf lot on a beautiful tree-lined street. All just steps from shops, restaurants, and places of worship. Five Garages are located on-site to accommodate residents' parking (garages could be converted to ADUs).

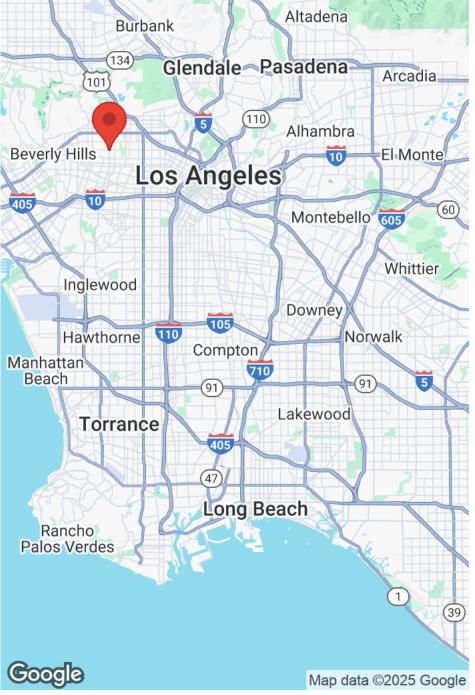
PROPERTY HIGHLIGHTS

- Walkable to Houses of Worship on Beverly Blvd and La Brea Blvd.
- Four large apartment residences (each with 3 BR and 2 BA).
- Two residences to be delivered vacant at close of escrow.
- Ideal for Owner/Occupier or multi-generational family group.
- Built in 1927 (Classic Hollywood-style Architecture with Spanish accents).
- Building Size: 7,672 SF Lot Size: 7,672 SF.
- Five garages on-site for Additional Income.
- ADU/Additional unit(s) potential with a conversion of the garages.

Location Maps







Location & Highlights









LOCATION OVERVIEW

Walkable to houses of worship on Beverly Blvd and La Brea Blvd. With a Walk Score of 89, within a short distance from 143 N Sycamore Ave are some of the most iconic places and images Los Angeles has to offer - the Paramount Pictures Arches, the Grove shopping complex, the Fairfax neighborhood (where the Canter's Deli sign casts a long shadow over the village each day at dusk) and the Farmer's Market (with its welcoming landmark clock tower, a fixture on the skyline since the 1930s). In the same neighborhood are the bars, cafes and rustic retail haunts of Melrose Ave (an avant garde fashion mecca). A short drive away is the more upscale, famed Beverly Center with its premium shops and highly rated eateries. This sought after location has a Very Bikeable Score of 82.



Property Photos











Property Photos













Executive Summary



Acquisition Costs

Purchase Price, Points and Closing Costs	\$3,995,000
Investment - Cash	\$3,995,000

Investment Information

Purchase Price	\$3,995,000
Price per Unit	\$998,750
Price per SF	\$520.72
Expenses per Unit	(\$18,421)

Financial Indicators

Financial indicators	
Cash-on-Cash Return Before Taxes	4.59%
Debt Coverage Ratio	N/A
Capitalization Rate	4.59%
Gross Rent Multiplier	15.08
Gross Income / Square Feet	\$34.53
Gross Expenses / Square Feet	(\$9.60)
Operating Expense Ratio	28.68%

Income, Expenses & Cash Flow

Gross Scheduled Income	\$264,876
Total Vacancy and Credits	(\$7,947)
Operating Expenses	(\$73,682)
Net Operating Income Debt Service	\$183,247 \$0
Cash Flow Before Taxes	\$183,247

Annual Property Operating Data



Description	Year 1
Year Ending	06/2026
Income	
Rental Income	\$257,676
Parking Income	\$7,200
Gross Scheduled Income	\$264,876
General Vacancy	(\$7,947)
Gross Operating Income	\$256,929
Expenses	
Property Tax (@ List Price)	(\$49,937)
Insurance	(\$11,292)
General Maintenance & Repairs	(\$3,334)
Utilities	(\$3,437)
Gardening	(\$2,400)
Plumbing Repairs	(\$2,370)
Pest Control Pest Control	(\$912)
Total Operating Expenses	(\$73,682)
Operating Expense Ratio	28.68%
Net Operating Income	\$183,247

Rent Roll

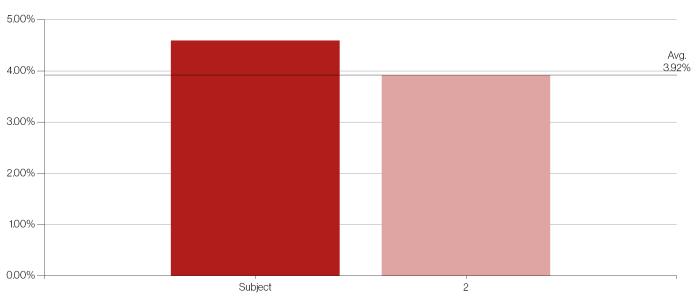


Unit	Type	Current Rent	Proforma Rent
143	3 BR 3 BA	4,245.00	6,500.00
145	3 BR 3 BA	6,500.00	6,500.00
147	3 BR 3 BA	6,500.00	6,500.00
149	3 BR 3 BA	4,228.00	6,500.00
Tota	l Income	21,473.00	26,000.00

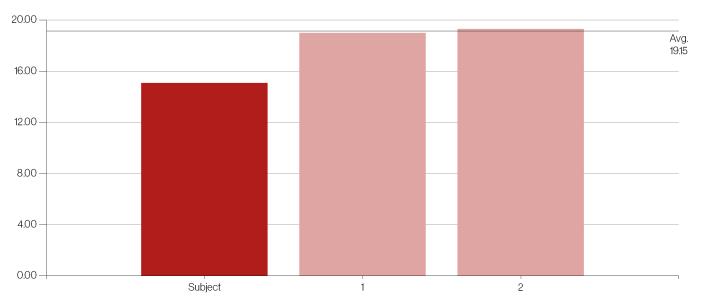






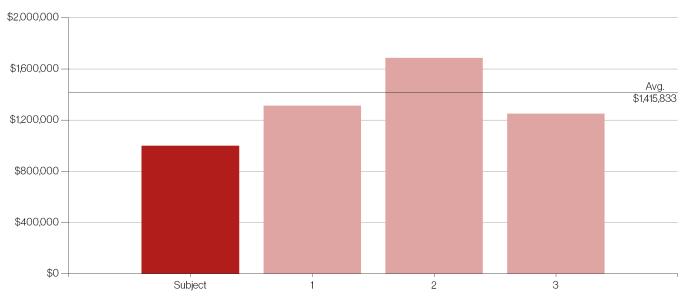


Gross Rent Multiplier

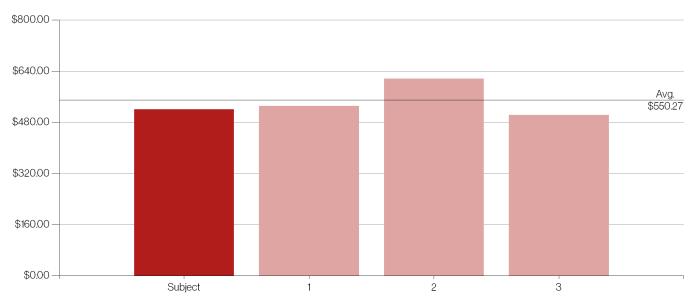








Price per SF





Size



143 N Sycamore 143 N Sycamore Ave, Los Angeles, CA 90036

Sale Price	\$3,995,000	Units	Unit Type	Avg Rent
Units	4	1	3/2	\$4,245
Price/Unit	\$998,750	1	3/2	\$6,500
Price/SF	\$520.72	1	3/2	\$6,500
Lot Size	7,503	1	3/2	\$4,228
Cap Rate	4.59%			
GRM	15.08			
Year Built	1927			



116-118 N Mansfield 116 North Mansfield Avenue, Los Angeles, CA 90036

Sale Price	\$2,625,000
Units	2
Price/Unit	\$1,312,500
Price/SF	\$531.05
Lot Size	7,158
GRM	19.0
Year Built	1926
Sale Date	6/13/2025
Days-On-Mkt	21





336 N Orange Dr 336 North Orange Drive, Los Angeles, CA 90036

Sale Price \$3,370,000

Units 2

 Price/Unit
 \$1,685,000

 Price/SF
 \$616.54

 Lot Size
 7,159

 Cap Rate
 3.92%

 GRM
 19.3

 Year Built
 1927

Sale Date 6/20/2025

Days-On-Mkt 47



129 S Orange 129 South Orange Drive, Los Angeles, CA 90036

Sale Price \$2,500,000

Units 2

 Price/Unit
 \$1,250,000

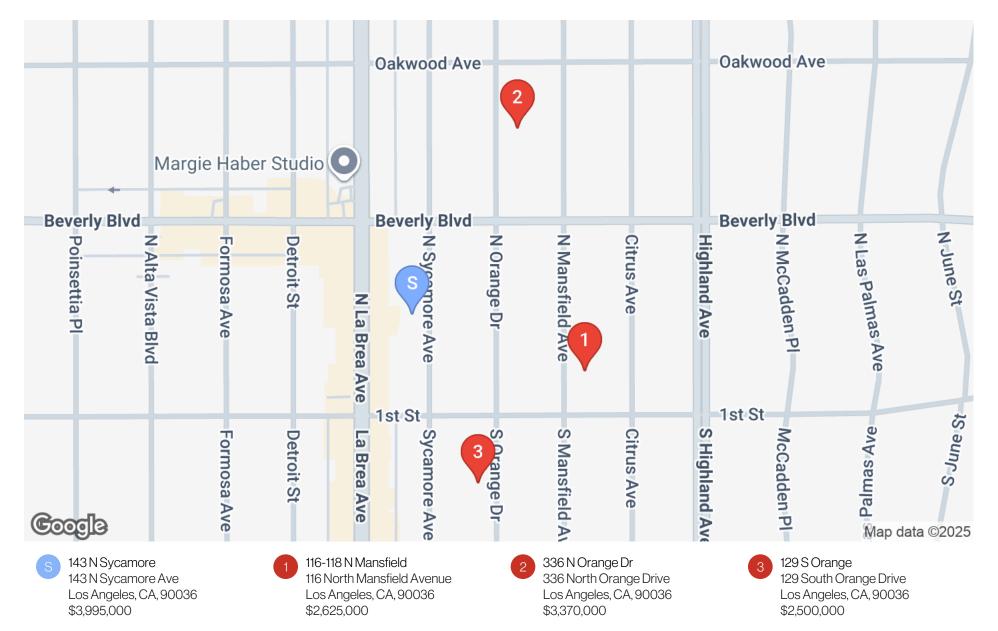
 Price/SF
 \$503.22

 Lot Size
 7,157

 Year Built
 1928

Sale Date 10/25/2024

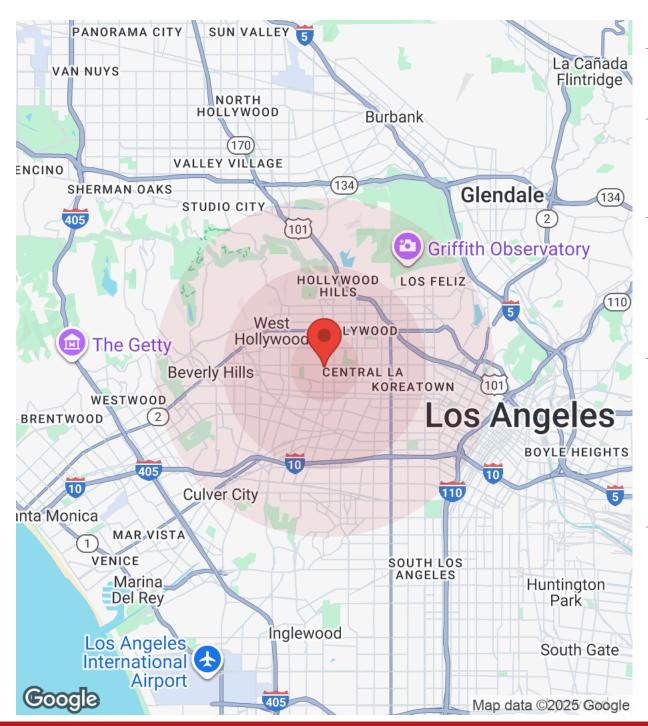






Demographics





Population	1 Mile	3 Miles	5 Miles
Male	20,842	256,386	538,059
Female	21,746	244,505	514,845
Total Population	42,588	500,891	1,052,904
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,133	61,072	140,339
Ages 15-24	3,427	48,087	114,805
Ages 25-54	22,514	254,744	512,722
Ages 55-64	4,265	58,586	121,494
Ages 65+	6,250	78,402	163,541
Race	1 Mile	3 Miles	5 Miles
White	22,963	177,866	324,716
Black	2,709	43,227	112,766
Am In/AK Nat	38	651	1,369
Hawaiian	17	301	737
Hispanic	7,968	170,804	410,422
Asian	7,227	92,364	171,939
Multi-Racial	1,427	13,224	26,323
Other	238	2,404	4,527
Income	1 Mile	3 Miles	5 Miles
Median	\$107,685	\$80,491	\$79,747
<\$15,000	1,851	24,304	50,934
\$15,000-\$24,999	938	15,038	28,650
\$25,000-\$34,999	950	15,250	31,468
\$35,000-\$49,999	1,336	21,830	41,913
\$50,000-\$74,999	2,622	34,888	65,968
\$75,000-\$99,999	2,170	26,792	50,586
\$100,000-\$149,999	3,696	36,305	68,750
\$150,000-\$199,999	2,085	19,858	39,600
>\$200,000	5,387	40,124	79,211
Housing	1 Mile	3 Miles	5 Miles
Total Units	22,947	256,768	500,917
Occupied	21,035	234,389	457,081
Owner Occupied	3,953	43,899	100,058
Renter Occupied	17,082	190,490	357,023
Vacant	1,912	22,379	43,836