

343 N. Occidental Boulevard

FOURPLEX + ADU (RTI) INVESTMENT OPPORTUNITY



Los Angeles, CA 90026



TURNKEY MULTIFAMILY ASSET IN RAMPART VILLAGE / ECHO PARK

343 Occidental Boulevard

Los Angeles, CA 90026

DAVID YASHAR

Director
(310) 724-8043
dyashar@kw.com
DRE# 01102638

OMID SALEH

Agent
(818) 384-4111
osaleh@kw.com
DRE# 01980838

ERIC SIMONYAN

Agent
(310) 724-8066
esimonyan@kw.com
DRE# 01984661



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook.

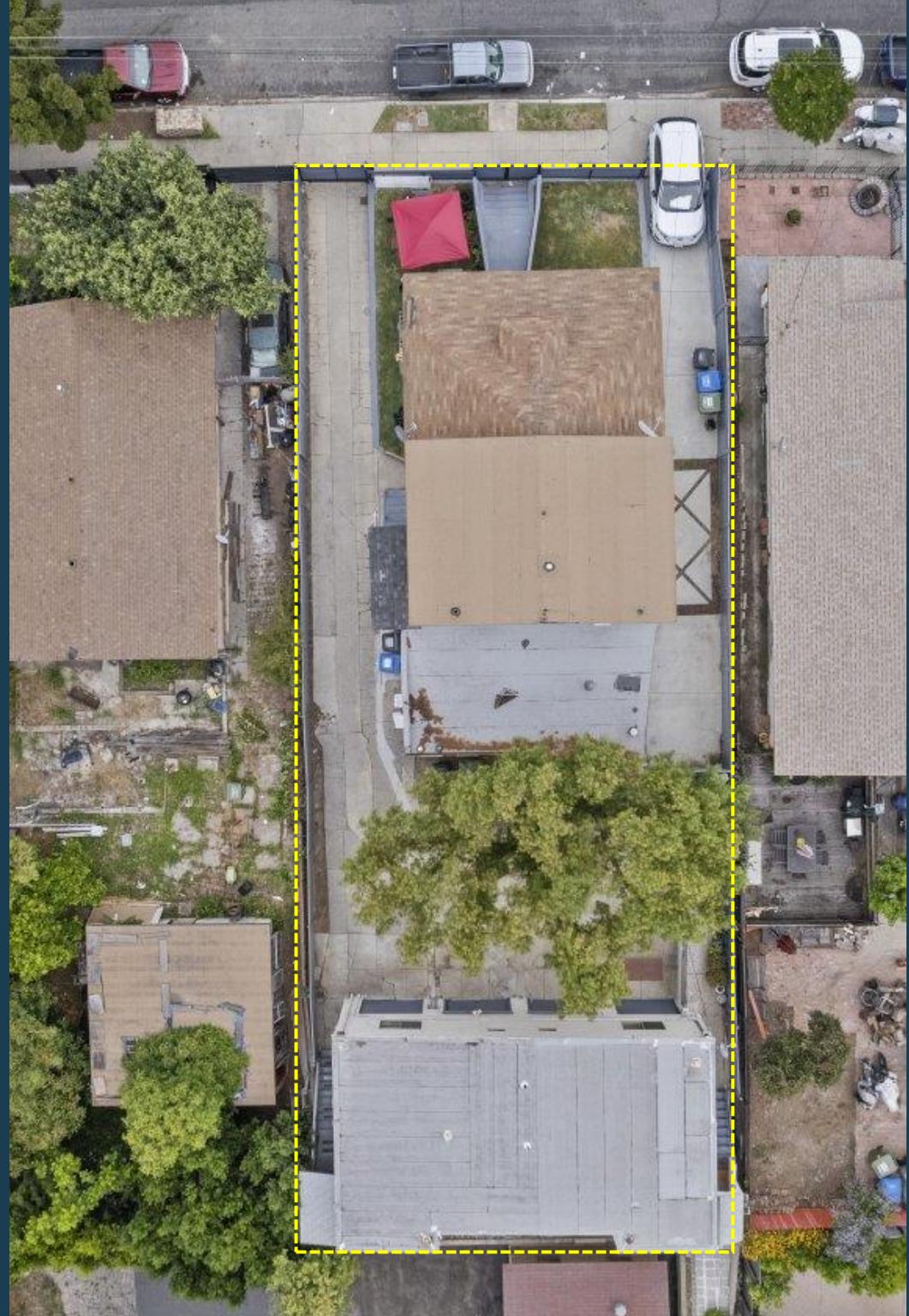
Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Property Summary

PRICE	▪ \$1,545,000
BUILT/RENOVATED	▪ 1923/2021
BUILDING SF	▪ 2,624
LOT SIZE	▪ 6,243
PARKING	▪ In-Rear & Street
ZONING	▪ LA-RD2
APN	▪ 5156-015-027
UNITS	▪ 4+1 ADU (RTI)

PROPERTY HIGHLIGHTS

- Four-unit property located in the heart of the rapidly appreciating Rampart Village/Echo Park corridor, zoned RD2 for multi-family.
- Two buildings totaling approx. 2,624 SF on 6,243 SF lot.
- Each unit has washer/dryer hookups and is Individually metered for Gas & Electric.
- On-Site Parking & Street Parking.
- Attractive unit mix: 1-bed, 2-bed and 3-bed units creating diversification of rental income streams.
- Excellent infill location: minutes from the US-101/DTLA, strong transit, walkable to restaurants, retail and lifestyle amenities.
- Excellent Demographics; over 80,000 people reside within a 1-mile radius & approx. 600,000 people reside within a 3-mile radius.



PROPERTY OVERVIEW

FOURPLEX + ADU (RTI) INVESTMENT OPPORTUNITY

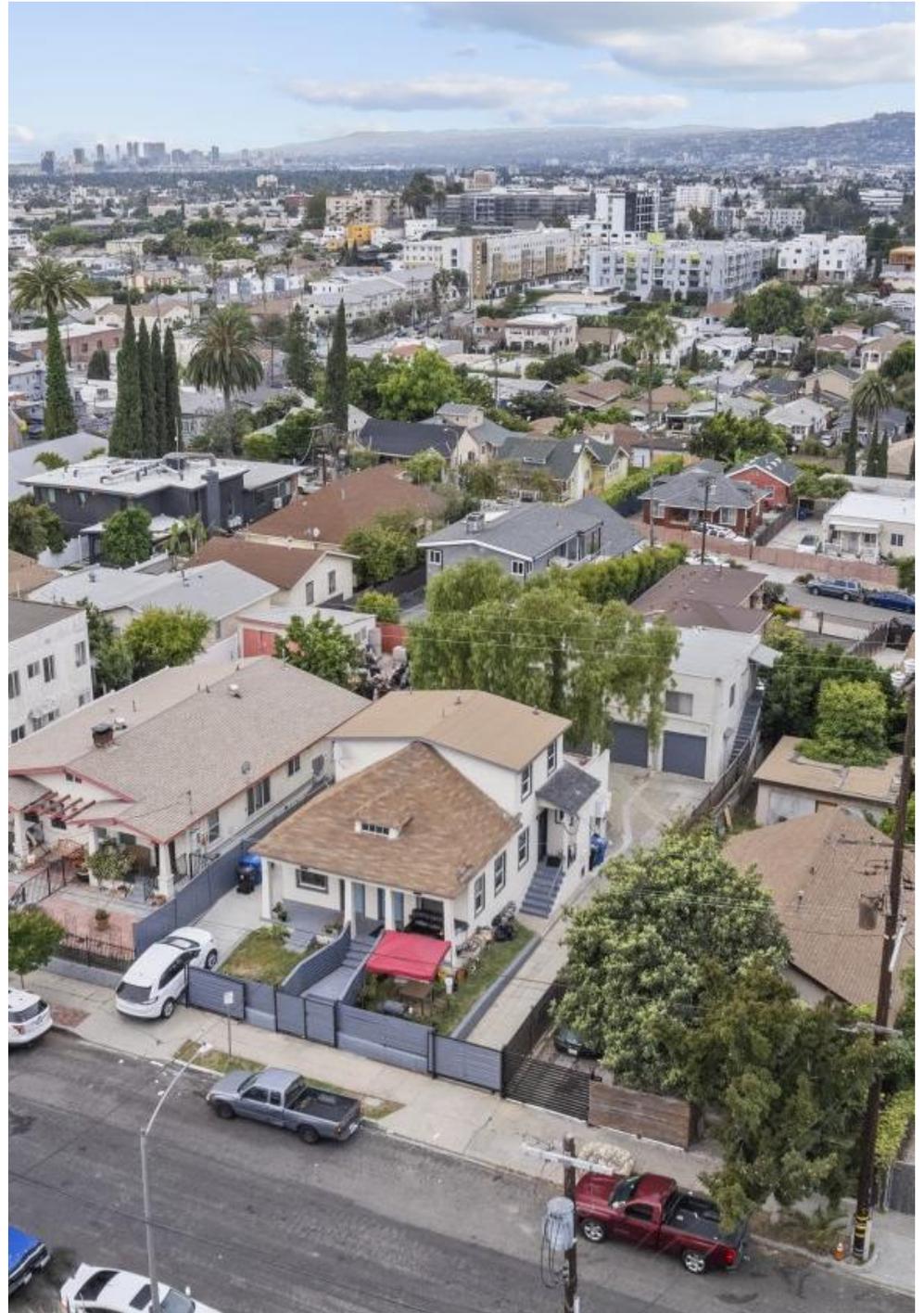
A rare offering in one of Los Angeles' most resilient and high-demand neighborhoods. This beautifully updated fourplex, paired with an RTI-approved ADU, stands as a turnkey investment with immediate income strength and clear upside.

Originally built in 1923 and renovated with care in 2021, the property blends historic character with modern function. The two-building layout spans roughly 2,624 square feet on a generous 6,243-square-foot lot, with an appealing mix of one-, two-, and three-bedroom units that attract a wide tenant profile. Each unit features its own gas and electric meters, in-unit washer and dryer hookups, and efficient layouts, with on-site parking further supporting long-term stability and ease of management.

The RTI ADU delivers a streamlined path to higher returns without the delays of planning or entitlement. Combined with strong existing rents and proforma projections, the property positions an investor for both immediate cash flow and meaningful value appreciation.

Location sets this asset apart. Set along the Echo Park / Rampart Village corridor, the property benefits from exceptional connectivity to the 101, Downtown LA, Silver Lake, and a deep roster of dining, retail, and lifestyle amenities. This is a walkable, high-density, high-demand pocket where quality rentals remain consistently absorbed. Over 80,000 residents live within a mile, and nearly 600,000 within three miles—supporting a robust, stable tenant pool.

For investors seeking a thoughtfully upgraded multifamily asset with strong fundamentals, desirable demographics, and long-term upside, this property offers a compelling hold in one of LA's most enduring rental markets. The layout and unit mix also make it an excellent opportunity for an owner-user, whether as a starter home using FHA financing or by occupying one unit while generating income from the others.





Income Summary



INVESTMENT SUMMARY

Price:	\$1,545,000
Year Built / Renovated:	1923/2021
SF (Per Title):	2,624
Price / SF:	\$588.80
Lot Size (SF):	6,243
Floors:	2
Parking:	Rear & Street
Zoning:	LA-RD2
APN:	5156-015-027
Proforma Cap Rate:	6.3%
Proforma GRM:	11.2

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$143,863	\$145,105
TOTALS	\$143,863	\$145,105

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$143,863	\$145,105
Less: Vacancy	(\$112,800)	(\$7,255)
Effective Gross Income Less:	\$31,063	\$137,850
Expenses	(\$35,909)	(\$41,181)
Net Operating Income	(\$4,846)	\$96,669

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$19,667	\$19,667
Insurance	\$6,600	\$6,600
Utilities	\$6,000	\$7,000
Repairs	\$2,400	\$2,400
Management	\$1,243	\$5,514
Total Expenses	\$35,909	\$41,181
Expenses Per RSF	\$13.68	\$15.69

Rent Roll

Current Rent Roll						Proforma
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Proforma Rent
343	3Bed+2Bath	900	Vacant		\$4,250.00	\$4,250.00
345	2Bed+1Bath	700	Vacant		\$2,950.00	\$2,950.00
343 1/2	1Bed+1Bath	400		M/M	\$1,276.57	\$1,314.87
345 1/2	1Bed+1Bath	400		M/M	\$1,212.45	\$1,248.82
345 3/4**	1Bed+1Bath	400	Vacant		\$2,200.00	\$2,200.00
Total Square Feet		2,800			\$11,988.58	\$12,092.12

345 3/4 is a proforma rent for an ADU additional that will be delivered RTI

Echo Park

Los Angeles



Echo Park was rated the “Greatest Neighborhood in Los Angeles.” It’s a stone’s throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It’s also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park — the beautifully restored Echo Park lake.



7% GROWTH
POPULATION



\$1.01M
AVG HOME VALUE



\$89.6K
AVG HH INCOME

Rampart Village

Rampart Village sits at the vibrant crossroads of Downtown Los Angeles and Echo Park, offering residents and visitors a rich mix of historic charm and urban convenience. Nestled just north of the 101 Freeway and flanked by the 110 and 5, this neighborhood provides quick access to the heart of the city, from the bustling streets of Little Tokyo to the cultural hubs of Silver Lake and Chinatown. Rampart Village is anchored by scenic green spaces like the nearby Elysian Park, giving the area a rare blend of city energy and natural retreat.

Neighborhood

Amenities



SUBJECT

Location



LACC
Los Angeles City College
The City's College

Bellevue Park

Elysian Park

CAFECITO ORGANICO
COFFEE ROASTERS

SILVERLAKE
RAMEN

Silverlake Flea

THE Brite
SPOT

the echo

STEREOSCOPE
COFFEE CO.

LANDMARK BUNGLER
CAFÉ

ECHO PARK

MASA
OF ECHO PARK
Bakery & Café

RODEO
MEXICAN GRILL

SUBJECT

Echo Park

SILVERBACK COFFEE
OF R W A N D X

HEY HEY

RODGER STADIUM

SEAFOOD CITY
SPRINKLES

LADMC LA DOWNTOWN
MEDICAL CENTER

Target

Reggie's
PIZZA & CAFE

LINO
HEIGHTS

CLARK STREET

Shatto 39

KOREATOWN
Galleria

TRIBAL

Chinatown

TOWN

MacArthur
Park

WESTLAKE
NORTH

CHINATOWN

NAUCTION

UNION
STATION
LOS ANGELES

Target

ARTHUR
PARK

WESTLAKE

FIGAT7TH
CLEV. WEST
777 Tower

THE BROAD

WALT DISNEY
CONCERT
HALL

LA City Hall

NORMANDIE
LINE

hotel
INDIGO

THE RITZ-CARLTON®

METROPOLIS
LOS ANGELES

LITTLE TOKYO

LA LIVE

INTERCONTINENTAL
LOS ANGELES DOWNTOWN

Union Bank
of India

Bank of America

usbank

ALISO VILLAGE

Microsoft Theater

crypto.com

SOUTH PARK

THE BLOC

AON

WELLS FARGO
CITY NATIONAL
BANK
The way up.

ARTS DISTRICT

PICO GARDENS

Los Angeles
CONVENTION
CENTER

343 Occidental Boulevard
Los Angeles, CA 90026

DAVID YASHAR

Director
(310) 724-8043
dyashar@kw.com
DRE# 01102638

OMID SALEH

Agent
(818) 384-4111
osaleh@kw.com
DRE# 01980838

ERIC SIMONYAN

Agent
(310) 724-8066
esimonyan@kw.com
DRE# 01984661

