

17 Th Street

1035 W 17th St, Los Angeles, CA 90015



OFFERING SUMMARY



Listing Price
\$1,999,999



Current Cap Rate
5.63%



of Units
12

FINANCIAL

Listing Price	\$1,999,999
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NOI	\$112,593
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Current Cap Rate	5.63%
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Price/SF	
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Price/Unit	
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OPERATIONAL

Rentable SF	10,520 SF
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# of Units	12
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Lot Size	0.21 Acres (9,351 SF)
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Occupancy	100%
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Year Built	1964
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17 TH STREET

1035W17thSt, Los Angeles, CA 90015

INVESTMENT OVERVIEW

The seller has owned 1035 W 17th Street since 1982 and has maintained relatively stable rent levels, presenting a strong opportunity for future rent growth and value-add potential.

The property has undergone improvements including updates to the plumbing system and seismic retrofitting.

- The location is relatively close to downtown Los Angeles, making it convenient for access to city amenities, employment centers, and cultural attractions.
- The area has been undergoing significant development and gentrification, which might impact property values and local amenities.
- The Pico-Union neighborhood is known for its cultural diversity, offering a vibrant community atmosphere with a mix of cultures, cuisines, and local businesses.
- Easy access to major roads and public transportation options, making it a convenient location for both residential and commercial use.

**REGAL
L.A. LIVE**

L.A. LIVE

**CRYPTO.COM
ARENA**

**L.A. CONVENTION
CENTER**

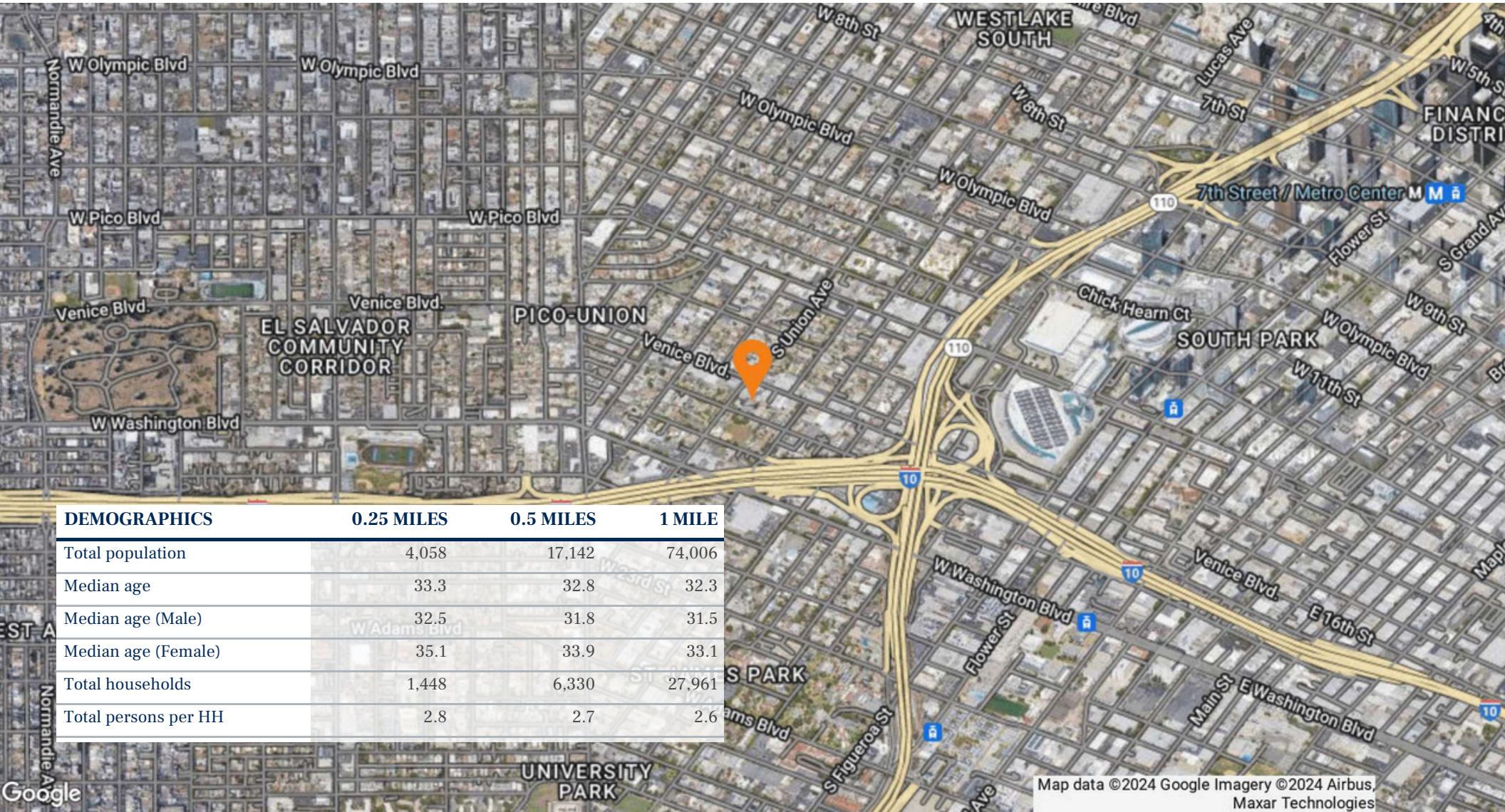
**1035 W 17TH ST
LOS ANGELES, CALIFORNIA 90015**



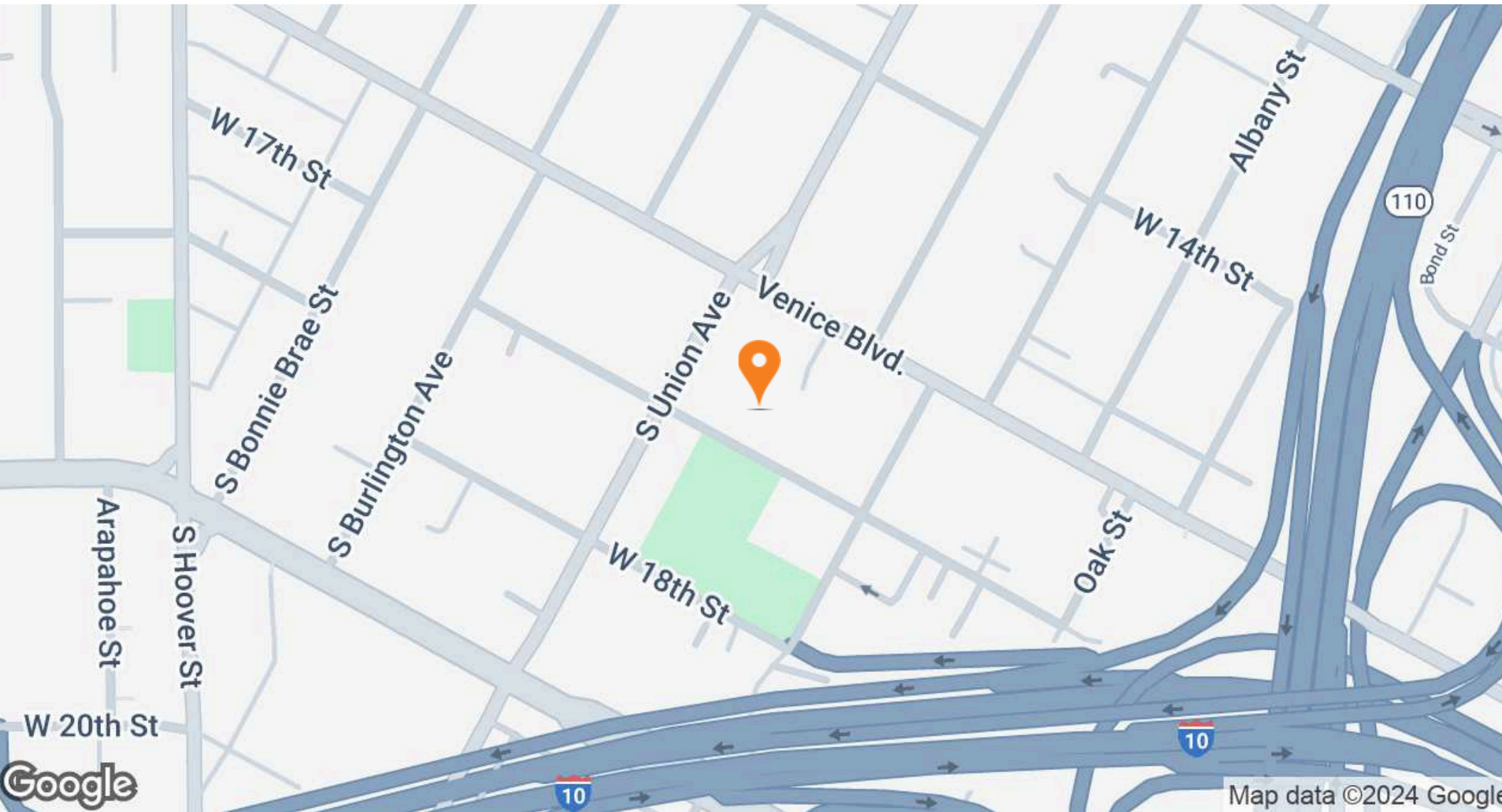
TOBERMAN PARK

S UNION AVE

REGIONAL MAP//17 Th Street



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PROPERTY INFORMATION

Property Type	Multi-Family
Year Built	1964
Lot Size (SF)	9,365
Units	12
Rentable SF	10,520

SUMMARY CASH FLOW

	Current	Pro Forma
Potential Gross Revenue	\$ 166,224	\$ 270,000
Vacancy & Adjustments	\$ -	\$ (5,400)
Effective Gross Revenue	\$ 166,224	\$ 264,600
Operating Expenses	\$ (53,631)	\$ (83,242)
Net Operating Income	\$ 112,593	\$ 181,358
Cash Flow Before Debt Service	\$ 112,593	\$ 181,358
Debt Service	\$ (93,530)	\$ (93,530)
Cash Flow After Debt Service	\$ 19,063	\$ 87,828

RETURNS

	Current	Pro Forma
CAP Rate	5.63%	9.07%
Initial Cash-on-Cash	2.72%	12.55%
Loan Principal Reduction	\$ 15,964	\$ 15,964
Return on Equity	5.00%	14.83%
Gross Rent Multiplier	12.03	7.56
Debt Service Coverage Ratio	1.20	1.94

UNDERWRITING ASSUMPTIONS

Annual Rent Increase	4.00%
CPI Inflation	3.00%
Insurance Expense (per sq. ft.)	\$ 1.00
General Vacancy	2.00%
Property Tax Reassessment	1.24%

SCHEDULED MONTHLY RENTAL INCOME

Unit Type	APT #	% of Units	Current Rents	Pro Forma Rents
Studio	1	8%	\$ 1,088	\$ 1,350
2 Bedroom	2	8%	\$ 1,324	\$ 2,400
1 Bedroom	3	8%	\$ 738	\$ 1,650
1 Bedroom	4	8%	\$ 1,115	\$ 1,650
2 Bedroom	5	8%	\$ 1,768	\$ 2,400
1 Bedroom	6	8%	\$ 1,032	\$ 1,650
2 Bedroom	7	8%	\$ 1,165	\$ 2,400
1 Bedroom	8	8%	\$ 1,121	\$ 1,650
1 Bedroom	9	8%	\$ 1,184	\$ 1,650
2 Bedroom	10	8%	\$ 1,314	\$ 2,400
1 Bedroom	11	8%	\$ 1,032	\$ 1,650
1 Bedroom	12	8%	\$ 971	\$ 1,650
Total	100%		\$ 13,852	\$ 22,500
Per Unit			\$ 1,154	\$ 1,875
Per SF			\$ 1.32	\$ 2.14

PROPOSED FINANCING

Purchase Price	\$ 2,000,000
Loan-to-Value	65.00%
Loan Amount	\$ 1,300,000
Down Payment	\$ 700,000
Interest Rate	6.00%
Amortization (Yrs)	30
Term (Yrs)	5
Monthly Debt Service	\$ 7,794

EXPENSES

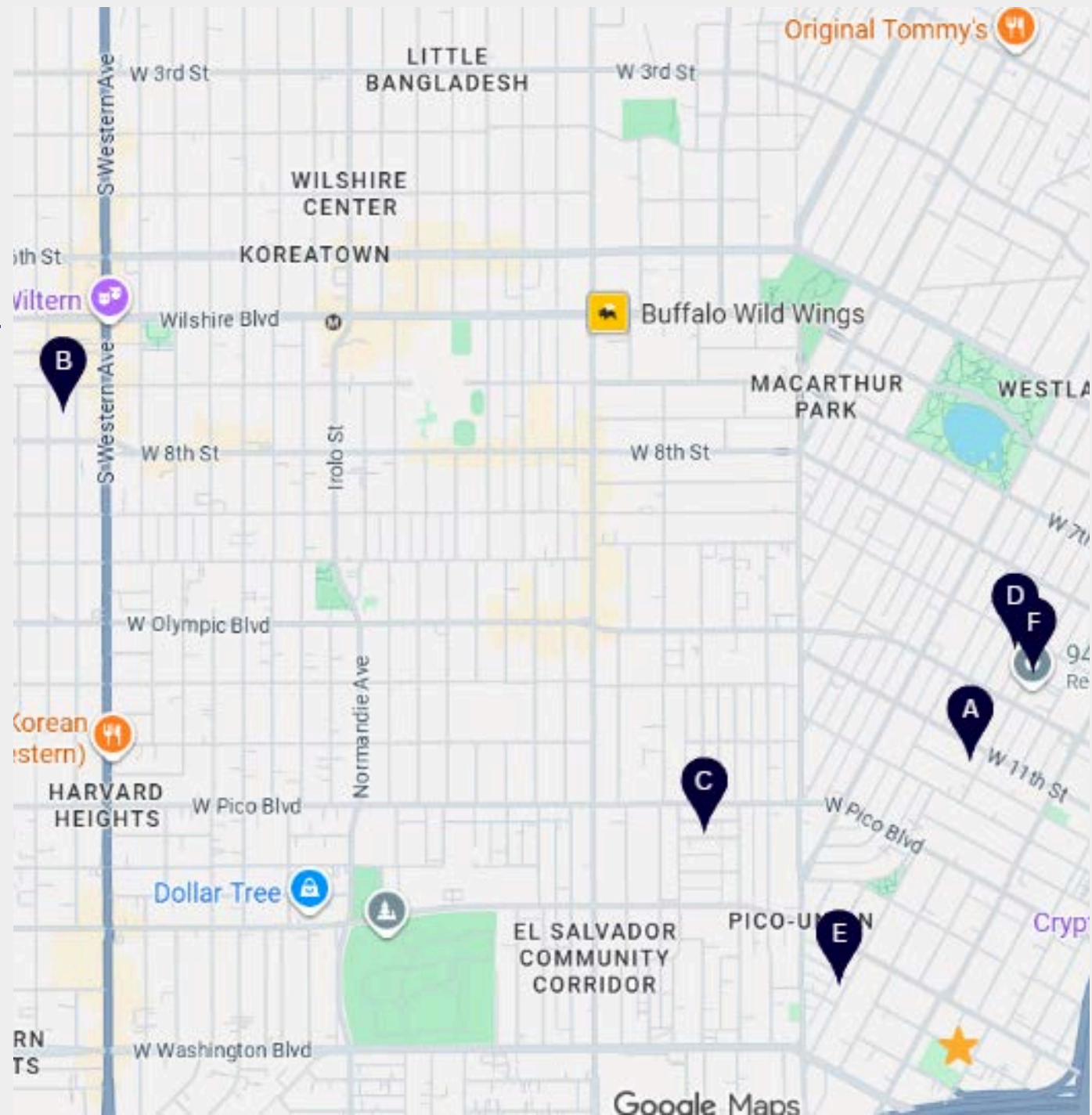
	Current	Pro Forma
Insurance	\$ -	\$ 10,520
Los Angeles City Tax	\$ 1,280	\$ 1,280
Real Estate Taxes	\$ 7,068	\$ 24,800
Repairs & Maintenance	\$ 1,350	\$ 1,391
Utilities - Electricity/Water/Sewer/Trash	\$ 40,718	\$ 41,940
Utilities - Gas	\$ 3,215	\$ 3,311
Total	\$ 53,631	\$ 83,242
Per Unit	\$ 4,469	\$ 6,937
Per SF	\$ 5.10	\$ 7.91

OPERATING DATA








	Current	Pro Forma
Gross Scheduled Rent	\$ 166,224	\$ 270,000
Less: Vacancy	\$ -	\$ (5,400)
Effective Gross Income	\$ 166,224	\$ 264,600
Less: Expenses	\$ (53,631)	\$ (83,242)
Net Operating Income	\$ 112,593	\$ 181,358

SALE COMPS MAP

- ★ 17th Street
- A 1820 W 11th ST
- B 406 S St Andrews Pl
- C 2233 W 14th St
- D 1707 Sonnie Brae St
- E 1701 S Bonnie BrasYe
- F 942 S Burlington



SALE COMPS SUMMARY//17 Th Street

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	# OF UNITS	CLOSE
	17 th Street 1035 W 17th St Los Angeles, CA 90015	\$1,999,999	10,520 SF	\$190.00	\$166,666	12	
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	# OF UNITS	CLOSE
	1820 W 11th ST Los Angeles, CA 90006	\$1,495,000	3626 SF	\$412	\$166,111	9	Active
	406 S St Andrews Pl Los Angeles, CA 90006	\$2,300,00	10,868 SF	\$212	\$209,091	11	02/21/2026
	2233 W 14th St Los Angeles, CA 90006	\$1,580,000	4,567 SF	\$345	\$158,000	10	02/09/2026
	1707 Sonnie Brae St Los Angeles, CA 90015	\$1,450,000	6,354 SF	\$228	\$290,000	5	10/09/2025
	1701 S Bonnie BrasYe St Los Angeles, CA 90006	\$1,625,000	5,037 SF	\$323	\$232,143	7	Close
	942 S Burlington Los Angeles, CA 90006	\$2,650,000	8,222 SF	\$322	\$165,625	16	Active
	AVERAGES	\$1,850,000	6,446SF	\$307	\$164805	10	-

SALE COMPS//17 Th Street



★ **17 Th Street**
1035 W 17th St, Los Angeles, CA 90015

Listing Price:	\$1,999,999.	Price/SF:	\$190.
Property Type:	Multifamily	GRM:	19.76
NOI:	\$112,593	Year Built:	1964 12
COE:	On Market	Number Of Units:	12
Lot Size:	0.21 Acres	Price/Unit:	\$166,666.
Total SF:	10,520 SF		



▲ **11820 W 11th ST L**
Los Angeles, CA 90006

Sale Price:	\$1,495,000	Price/SF:	\$412
Property Type:	Multifamily	Year Built:	1906
COE:	Active	Number Of Units:	9
Price/Unit:	\$166,111	Total SF:	3626SQF

17 Th Street //SALE COMPS



B **406 S St Andrews Pl**
Los Angeles, CA 90006

Sale Price:	\$2,300,000	Price/SF:	\$212
Property Type:	Multifamily	Year Built:	1960
COE:	02/21/2026	Number Of Units:	11
Price/Unit:	\$209,091	Total SF:	10868SF



C **2233 W 14th St**
Los Angeles, CA 90006

Sale Price:	\$1,580,000	Price/SF:	\$345
Property Type:	Multifamily	Year Built:	1923
COE:	02/09/2026	Number Of Units:	10
Price/Unit:	\$158,000	Total SF:	4576SF

SALE COMPS//17 Th Street



D 1707 Sonnie Brae St
Los Angeles, CA 90015

Listing Price:	\$1,450,000	Price/SF:	\$228
Property Type:	Multifamily	Year Built:	1924
COE:	10/09/2025	Number Of Units:	5
Price/Unit:	\$290,000	Total SF:	6354SQF



E 1701 S Bonnie Brase S
Los Angeles, CA 90006

Sale Price:	\$1,625,000	Price/SF:	\$323
Property Type:	Multifamily	Year Built:	1902
COE:	Active	Number Of Units:	7
Price/Unit:	\$232,143	Total SF:	5037



F **942 S Burlington**
Los Angeles, CA 90006

Sale Price:	\$2,650,000	Price/SF:	
Property Type:	Multifamily	Year Built:	1964
COE:	Active	Number Of Units:	16
Price/Unit:	\$165,625	Total SF:	9186

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



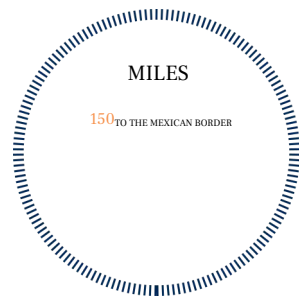
JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.



TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN
15.6

MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.

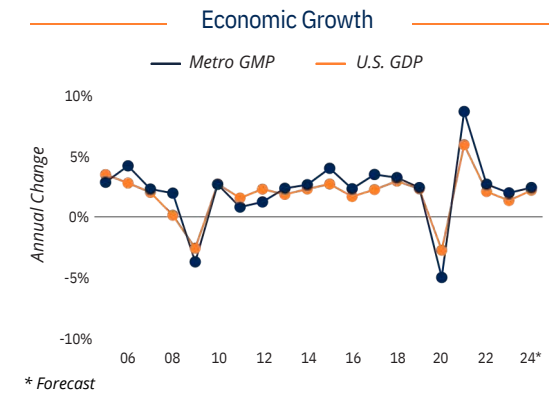


ECONOMY

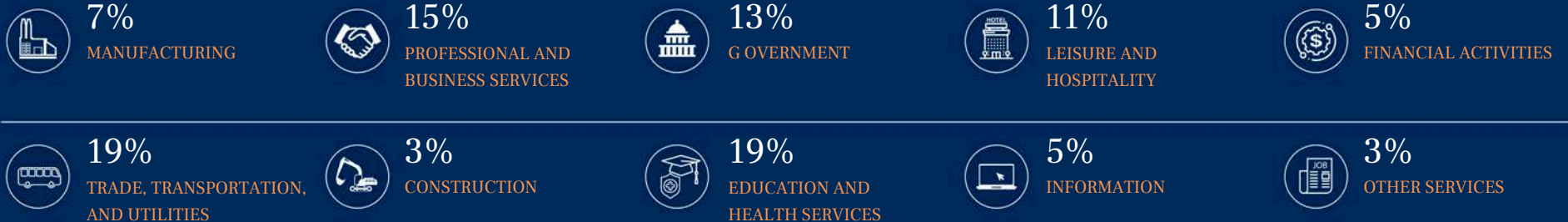
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
 - Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services



SHARE OF 2023 TOTAL EMPLOYMENT

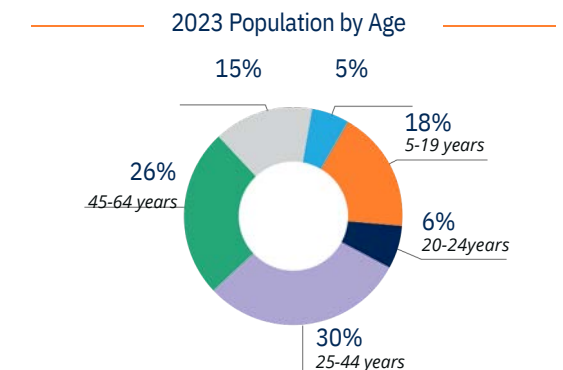
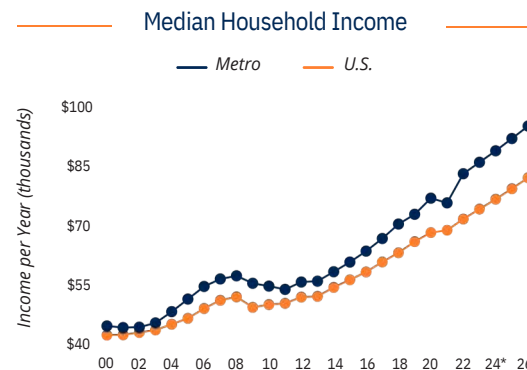
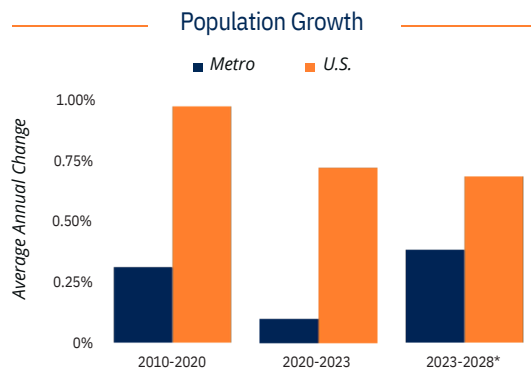
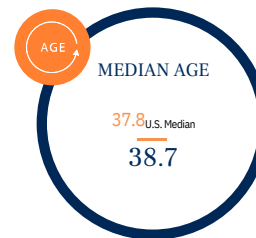
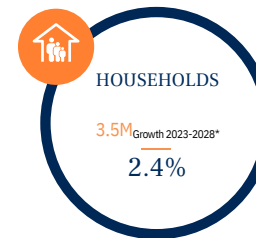
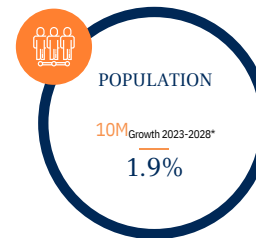


Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The population of nearly 10 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- Nearly 190,000 new residents are expected through 2028, a dynamic that will positively impact the local economy and commercial real estate sector, following pandemic-related population declines.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

QUICK FACTS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUALITY OF LIFE

Los Angeles County enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus of the University of California system and six California State University campuses. Private institutions, such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art, and the Natural History Museum of Los Angeles County.

\$844,000 ■ 100+ ■ 81
MILES OF SHORELINE

SPORTS

- Baseball | MLB | LOS ANGELES DODGERS
- Football | NFL | LOS ANGELES RAMS
- Basketball | NBA | LOS ANGELES LAKERS
- Hockey | NHL | LOS ANGELES KINGS
- Soccer | MLS | LOS ANGELES GALAXY
- Basketball | NBA | LOS ANGELES CLIPPERS
- Football | NFL | LOS ANGELES CHARGERS
- Soccer | MLS | LOS ANGELES FC

EDUCATION

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

ARTS & ENTERTAINMENT

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS//17 Th Street

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	77,661	653,589	1,329,497
Total Population	76,818	639,545	1,304,530
2023 Estimate	75,304	620,469	1,283,719
Total Population	72,434	603,117	1,272,877
2020 Census	90,263	754,937	1,348,528
Total Population	29,454	239,733	483,148
2010 Census	28,936	232,746	469,864
Total Population	2.6	2.6	2.7
Daytime Population	28,613	228,717	462,296
2023 Estimate	23,974	201,318	422,883
	1.8%	3.0%	2.8%
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	33,034	260,279	518,160
Total Households	32,410	253,073	504,710
2023 Estimate	2,500	29,812	93,360
Total Households	26,436	202,934	376,504
Average(Mean)Household Size	3,474	20,327	34,846
2020 Census	28,936	232,746	469,864
Total Households	34.6%	33.9%	32.4%
2010 Census	26.5%	25.7%	25.7%
Total Households	13.6%	13.8%	14.0%
Growth 2023-2028	11.5%	11.6%	11.9%
	6.9%	7.3%	7.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection			
2023 Estimate			
Owner Occupied			
Renter Occupied			
Vacant			
Persons in Units			
2023 Estimate Total Occupied Units			
1 Person Units 2 Person Units 3			
Person Units 4 Person Units 5			
Person Units 6+ Person Units			

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate	5.5%	4.7%	6.2%
\$200,000 or More	3.6%	4.3%	5.0%
\$150,000-\$199,999	9.4%	11.0%	12.3%
\$100,000-\$149,999	8.6%	10.3%	11.1%
\$75,000-\$99,999	12.8%	15.3%	15.8%
\$50,000-\$74,999	12.6%	12.5%	12.2%
\$35,000-\$49,999	10.5%	10.4%	9.8%
\$25,000-\$34,999	13.3%	11.8%	10.7%
\$15,000-\$24,999	23.7%	19.5%	16.9%
Under \$15,000	\$68,977	\$71,483	\$80,541
Average Household Income	\$37,743	\$44,448	\$50,534
Median Household Income	\$27,230	\$27,059	\$29,684
Per Capita Income	76,818	639,545	1,304,530
	22.7%	23.2%	24.0%
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age	33.5%	28.1%	26.4%
2023 Estimate Total Population	7.8%	8.4%	8.3%
Under 20 20 to 34 Years 35 to	11.8%	13.3%	13.5%
39 Years 40 to 49 Years 50 to	14.2%	16.4%	16.7%
64 Years Age 65+ Median Age	10.0%	10.6%	11.2%
	31.7	34.3	34.8
	49,313	439,587	896,533
	27.3%	22.3%	20.5%
	13.2%	11.7%	11.4%
	19.4%	20.5%	20.5%
	12.3%	14.2%	15.4%
Population 25+ by Education Level	3.7%	4.8%	5.0%
2023 Estimate Population Age 25+	16.8%	19.3%	19.1%
Elementary (0-8)	7.3%	7.2%	8.1%
Some High School (9-11)	76,818	639,545	1,304,530
High School Graduate (12)	52.3%	51.7%	50.8%
Some College (13-15)	47.7%	48.3%	49.2%
Associate Degree Only			
Bachelor's Degree Only			
Graduate Degree			
Population by Gender			
2023 Estimate Total Population			
Male Population			
Female Population			



POPULATION

In 2023, the population in your selected geography is 1,304,530. The population has changed by 2.49 since 2010. It is estimated that the population in your area will be 1,329,497 five years from now, which represents a change of 1.9 percent from the current year. The current population is 50.8 percent male and 49.2 percent female. The median age of the population in your area is 34.8, compared with the U.S. average, which is 38.7. The population density in your area is 16,607 people per square mile.



HOUSEHOLDS

There are currently 469,864 households in your selected geography. The number of households has changed by 11.11 since 2010. It is estimated that the number of households in your area will be 483,148 five years from now, which represents a change of 2.8 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2023, the median household income for your selected geography is \$50,534, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 55.75 since 2010. It is estimated that the median household income in your area will be \$58,592 five years from now, which represents a change of 15.9 percent from the current year.

The current year per capita income in your area is \$29,684, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$80,541, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 611,599 people in your selected area were employed. The 2010 Census revealed that 46 of employees are in white-collar occupations in this geography, and 27.5 are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSING

The median housing value in your area was \$622,859 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 88,875.00 owner-occupied housing units and 334,016.00 renter-occupied housing units in your area.

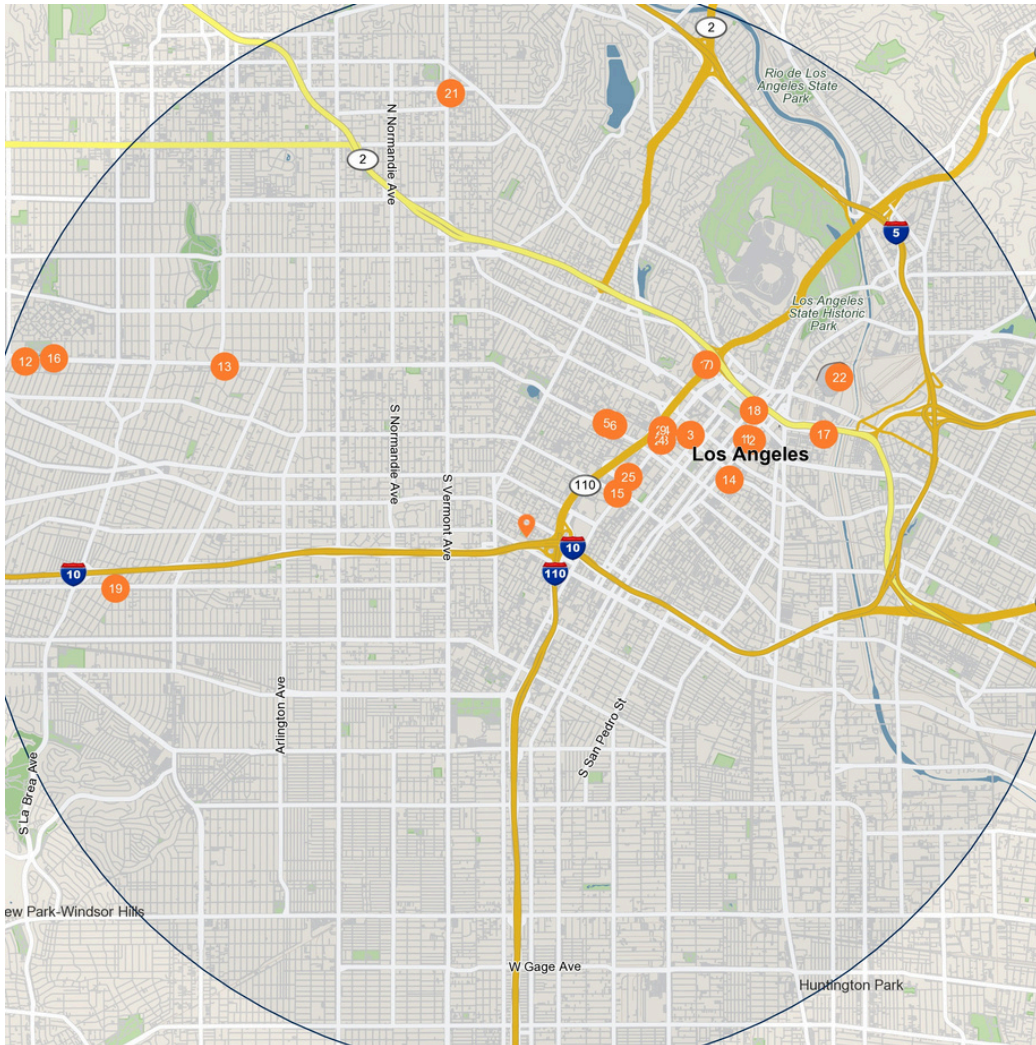


EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 8.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 19.1 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

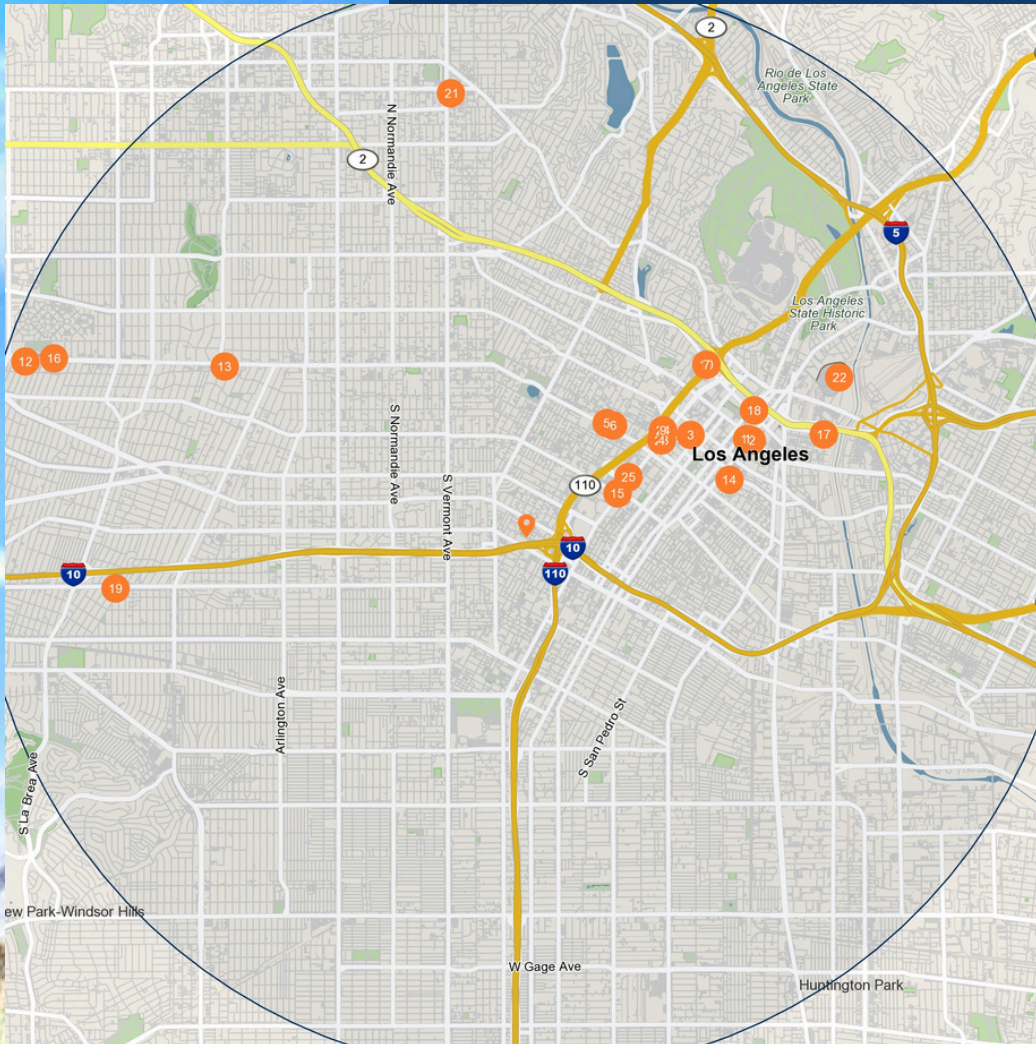
The number of area residents with an associate degree was lower than the nation's at 5.0 percent vs. 8.5 percent, respectively. The area had fewer high-school graduates, 20.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 15.4 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS//17 Th Street



Major Employers		Employees
1	City of Los Angeles	40,000
2	City of Los Angeles-Dept of Transportation	25,000
3	Ocm Pe Holdings LP	10,000
4	Fox BSB Holdco Inc-L A Dodgers	5,566
5	The Orthopedic Institute of	5,026
6	Samaritan Imaging Center	5,019
7	Disneyland International-Disneyland	5,000
8	Disneyland International-Disneyland	5,000
9	Mufg Union Bank Foundation	4,200
10	Wynn Las Vegas LLC	3,153
11	City of Los Angeles-Police Dept	3,000
12	Stockbridge/Sbe Holdings LLC-SBE	3,000
13	Mercury Insurance Services LLC	2,977
14	Golden International	2,968
15	Sbeeg Holdings LLC	2,693
16	Castle Harlan Partners III LP-Marie Callenders Pie Shops	2,548
17	Shryne Group Inc	2,500
18	County of Los Angeles-Sheriffs Dept	2,314
19	Wand Topco Inc	2,234
20	Los Angeles Cnty Dst Attys Off-Lada	2,222
21	Childrens Hospital Los Angeles	2,212
22	Los Angles Cnty Mtro Trnsp Aut-Lacmta	2,132
23	Mpg Inc-Metaldyne	2,117
24	Unionbanca Equities Inc	2,001
25	John Hancock Life Insur Co USA-John Hancock	2,000

DEMOGRAPHICS//17 Th Street



	Major Employers	Employees
1	City of Los Angeles	40,000
2	City of Los Angeles-Dept of Transportation	25,000
3	Ocm Pe Holdings LP	10,000
4	Fox BSB Holdco Inc-L A Dodgers	5,566
5	The Orthopedic Institute of	5,026
6	Samaritan Imaging Center	5,019
7	Disneyland International-Disneyland	5,000
8	Disneyland International-Disneyland	5,000
9	Mufg Union Bank Foundation	4,200
10	Wynn Las Vegas LLC	3,153
11	City of Los Angeles-Police Dept	3,000
12	Stockbridge/Sbe Holdings LLC-SBE	3,000
13	Mercury Insurance Services LLC	2,977
14	Golden International	2,968
15	Sbeeg Holdings LLC	2,693
16	Castle Harlan Partners III LP-Marie Callenders Pie Shops	2,548
17	Shryne Group Inc	2,500
18	County of Los Angeles-Sheriffs Dept	2,314
19	Wand Topco Inc	2,234
20	Los Angeles Cnty Dst Attys Off-Lada	2,222
21	Childrens Hospital Los Angeles	2,212
22	Los Angles Cnty Mtro Trnsp Aut-Lacmta	2,132
23	Mpg Inc-Metaldyne	2,117
24	Unionbanca Equities Inc	2,001
25	John Hancock Life Insur Co USA-John Hancock	2,000

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