

Wilton Place Apartments

RENOVATED HOLLYWOOD CRAFTSMAN
+ NEW ADU & PARKING UPSIDE

OFFERING MEMORANDUM

1732 N Wilton Place
Los Angeles, CA 90028



Wilton Place Apartments

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	1732 N Wilton Pl, Los Angeles CA 90028
COUNTY	Los Angeles
MARKET	Los Angeles Metro
SUBMARKET	Hollywood
BUILDING SF	5,154 SF
LAND SF	7,405 SF (0.17 ac)
NUMBER OF UNITS	12 residential + 10-space parking lot
YEAR BUILT / RENOVATED	1917 / 2021 gut reno
ZONING	LARD1.5
APN	5544-002-011
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,000,000
PRICE PSF	\$582.07
PRICE PER UNIT	\$250,000
OCCUPANCY	~92% (residential)
NOI (CURRENT)	\$161,148
NOI (Pro Forma)	\$185,321
CAP RATE (CURRENT)	5.37%
CAP RATE (Pro Forma)	6.18%
GRM (CURRENT)	10.17
GRM (Pro Forma)	9.38
CASH ON CASH (Pro Forma)	3.80%
DCR (Pro Forma)	1.23

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$900,000
LOAN AMOUNT	\$2,100,000
INTEREST RATE	6.00%
ANNUAL DEBT SERVICE	\$151,087
LOAN TO VALUE	70%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	62,000	500,000	1,150,000
2026 Median HH Income	\$52,000	\$60,000	\$66,000
2026 Average HH Income	\$78,000	\$92,000	\$99,000



Financing is an illustrative 70% LTV scenario; property is offered free of existing financing. Rents reflect total in-place charges (base + utility/other fees), excluding temporary monthly concessions; pro forma reflects parking lease-up + studio mark-to-market. Operating expenses from the owner's budget, normalized (property tax reassessed at 1.25% of price pro forma; updated insurance premium).

Investment Highlights

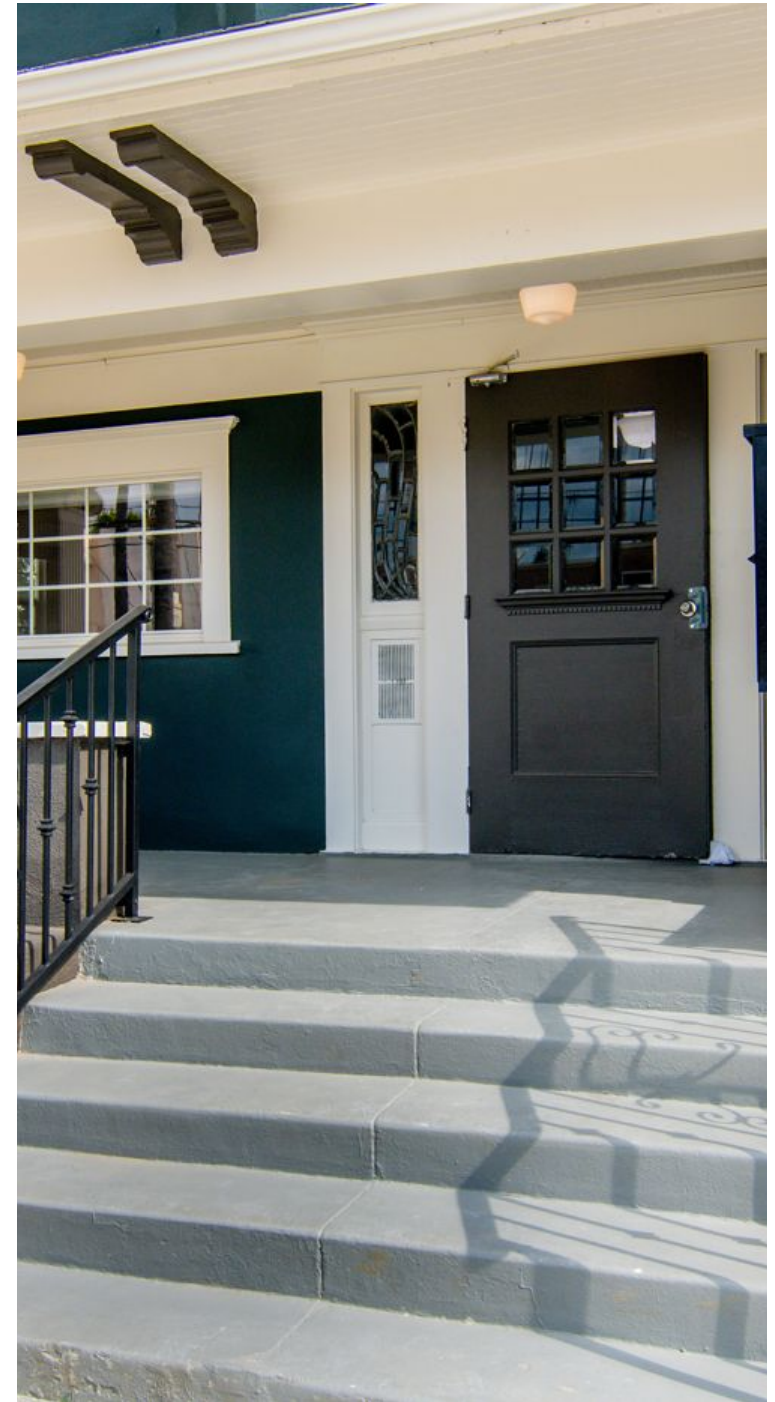
- **Turn-Key 2021 Gut Renovation:** All interiors were gut-renovated in 2021 including a redo of all major building systems (plumbing, electrical, mechanical) — a de-risked, low-capex asset that preserves the 1917 Craftsman's period character (stained glass, original staircases) behind modern studios.

- **Newly Built Detached ADU + Live/Work Penthouse:** A newly constructed detached 2-bedroom ADU adds by-right density and a premium master-leased unit at \$3,229/mo, and a finished 3-room live/work penthouse tops the main structure — unusual, hard-to-replicate unit types. Each unit is separately gas-metered and the ADU has its own electric meter.

- **10-Space Parking Lot — Lease-Up Upside:** The on-site 10-space parking lot is almost entirely vacant today (one space rented). Leasing all ten at \$150/mo adds roughly \$18,000/yr — the single largest driver of the pro forma, on top of studio mark-to-market.

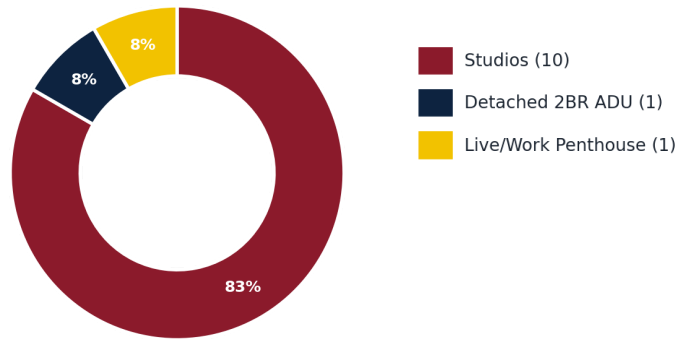
- **Diversified, Durable Income:** Renovated studios (the most liquid segment of the LA rental market) plus Section 8 / HACLA and master-lease tenancies that add durable, recession-resilient cash flow.

- **Prime Hollywood Location:** 1732 N Wilton Place sits in the heart of Hollywood, minutes from the Metro B Line, the studios, and the Sunset/Hollywood corridors — a dense, high-demand, predominantly renter neighborhood.

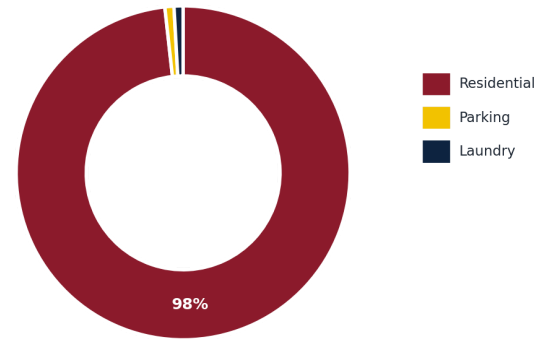


UNIT MIX	# UNITS	SQ FT	CURRENT			MARKET		
			AVG RENT	RENT PSF	MO. INCOME	MKT RENT	RENT PSF	MO. INCOME
Studio (Residential)	10	184–273	\$1,914	\$9.20	\$17,227	\$1,914	\$9.28	\$19,136
Detached 2-BR ADU	1	627	\$3,229	\$5.15	\$3,229	\$3,229	\$5.15	\$3,229
Live/Work Penthouse	1	990 attic	\$1,962	—	\$1,962	\$2,600	—	\$2,600
Parking (10 spaces)	10	—	—	—	\$200	—	—	\$1,500
TOTALS / AVERAGES	12+10p	5,154 SF	—	—	\$22,618	—	—	\$26,465

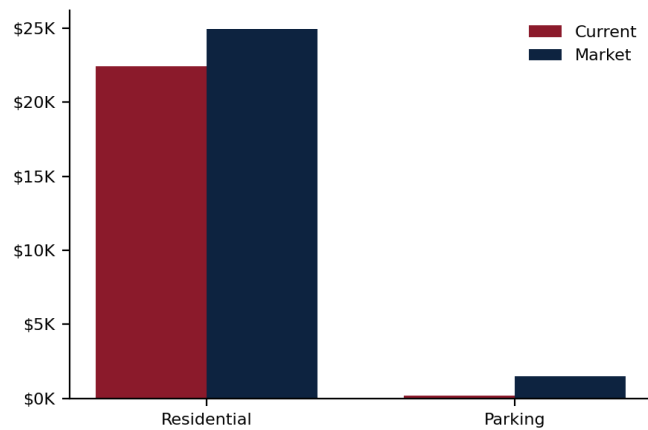
Unit Composition



Current Revenue Split



Current vs. Market Monthly Income



Wilton Place comprises **12 renovated residential units** — ten studios, a newly built detached 2-BR ADU, and a 3-room live/work penthouse — plus a **10-space parking lot**. Effective gross income of **\$286,208** (scheduled, net of 3% vacancy) rises to **\$310,381** at market; parking lease-up and studio mark-to-market drive the upside.



02

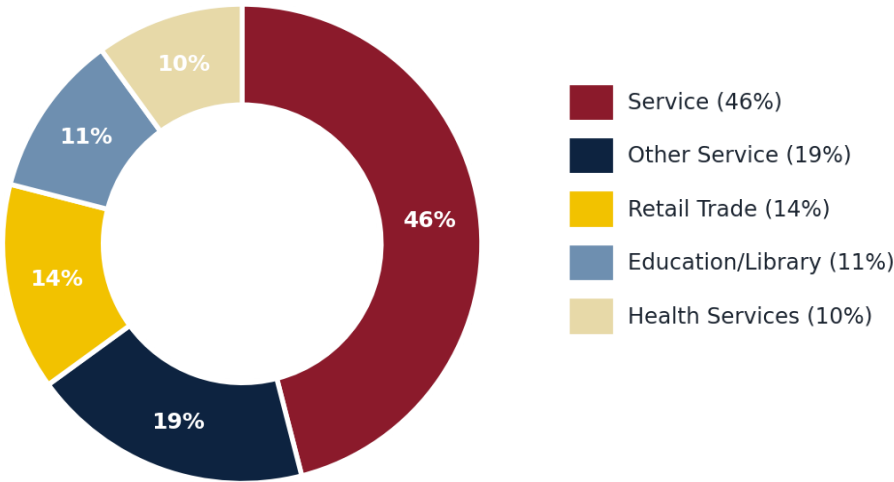
Location

Location Summary

Aerial View

- Located in the heart of **Hollywood** (90028), one of Los Angeles' most iconic and transit-connected neighborhoods.
- Minutes from the **Metro B (Red) Line**, the major studios, and the Sunset & Hollywood Boulevard entertainment and employment corridors.
- A dense, overwhelmingly renter-occupied submarket with deep, consistent demand for renovated studio housing.
- Walkable to Thai Town, Larchmont, and East Hollywood dining and retail; strong Walk/Transit scores.
- Major nearby employers include the entertainment studios, Kaiser Permanente, and the greater Central-LA employment base.

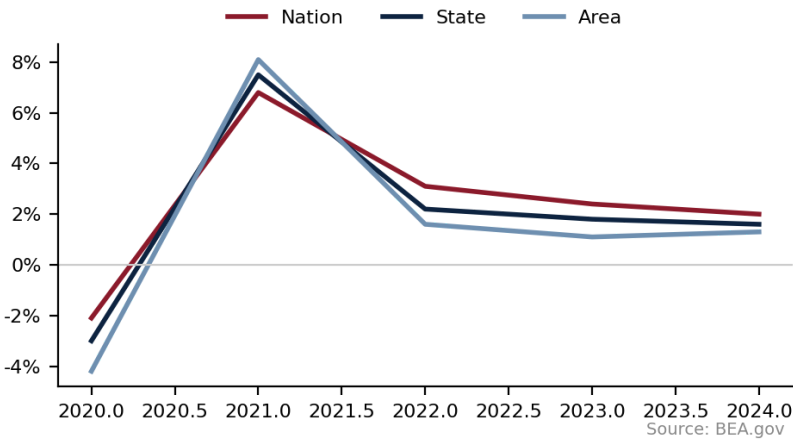
Major Industries by Employee Count



Largest Employers

Kaiser Permanente	44,769
County of Los Angeles	38,000
City of Los Angeles	32,000
Netflix / Studios (Hollywood)	20,000+
Cedars-Sinai Medical Center	16,730
Paramount Pictures	5,000+
Target Corp.	15,000

Los Angeles County GDP Trend



AERIAL VIEW — 1732 N WILTON PL, HOLLYWOOD



Hollywood / Central Los Angeles



03

Property Description

Property Features

Property Images

Common Amenities

PROPERTY FEATURES

NUMBER OF UNITS	12 residential + 10-space parking lot
BUILDING SF	5,154
main structure (1st/2nd fl)	3,237 SF
detached 2-BR ADU (new)	627 SF
finished attic (live/work)	990 SF
basement laundry room	300 SF
LAND SF	7,405 (0.17 ac)
YEAR BUILT / RENOVATED	1917 / 2021
ZONING	LARD1.5
APN	5544-002-011

RENOVATION

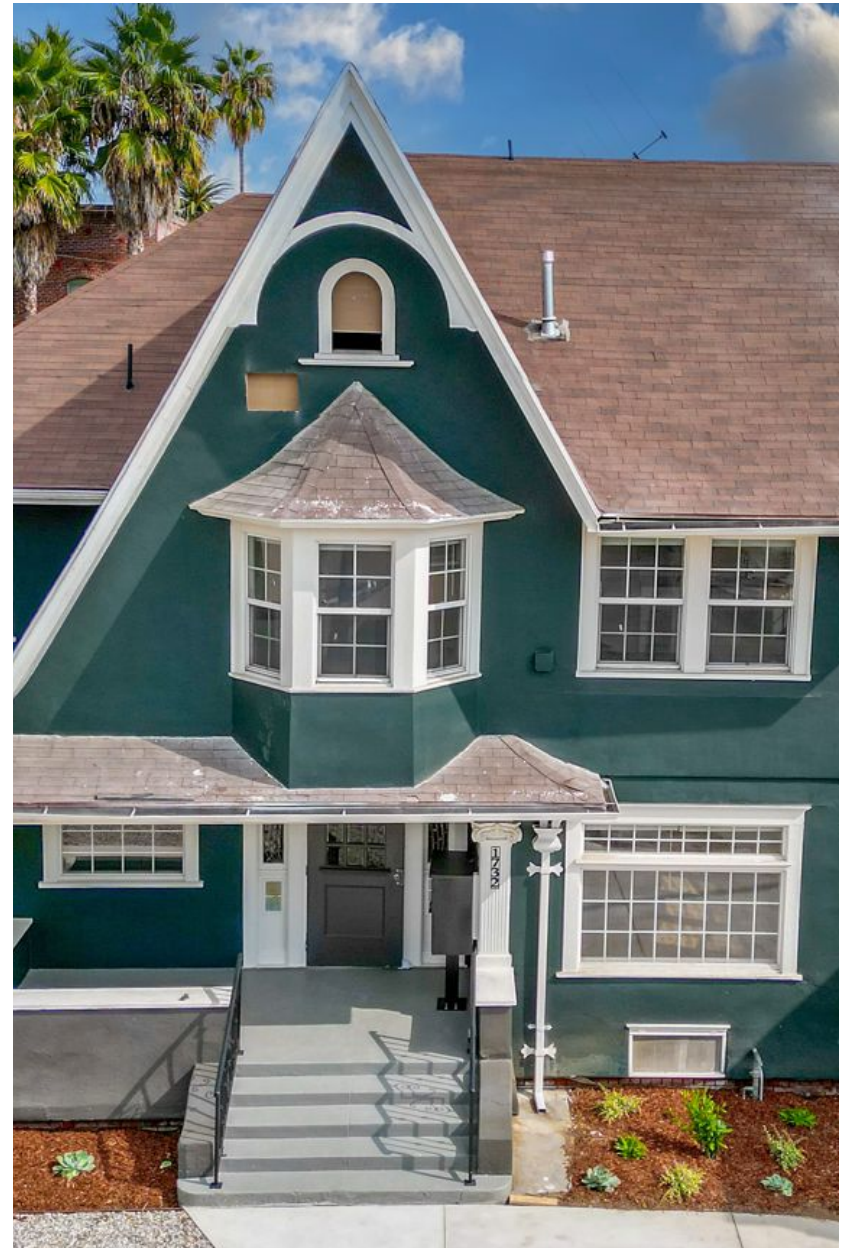
RENOVATION	2021 gut renovation of all interiors
BUILDING SYSTEMS	Plumbing, electrical & mechanical redone (2021)

UTILITIES

GAS	SoCalGas — each unit individually metered
ELECTRIC	LADWP — ADU separately metered
WATER	LADWP
TRASH	RecycLA

CONSTRUCTION

STYLE	1917 Craftsman (period detail retained)
USE	Residential (studios + ADU + live/work)
AMENITY	Basement laundry room
PARKING	On-site 10-space lot









Common Amenities

- Gut-renovated interiors (2021)
- Newly built detached 2-BR ADU
- Basement laundry room
- 10-space on-site parking lot
- Live/work penthouse
- 1917 Craftsman character

04

On Market Comps

Comp Set - Wilton

On-Market Comparables

STATUS	TYPE	ADDRESS	ZIP	PRICE	PRICE/UNIT	CAP	PRICE/SF	SF	UNITS	NOI
Subject	Residential	1732 N Wilton Pl	90028	\$3,000,000	\$250,000	5.37%	\$582	5,154	12	\$161,148
On-Market	Multifamily	545 N Wilton Pl	90004	\$3,650,000	\$202,778	5.10%	\$395	9,241	18	\$186,150
On-Market	Multifamily	142 N Kingsley Dr	90004	\$2,995,000	\$187,188	5.35%	\$412	7,270	16	\$160,233
On-Market	Multifamily	728 N Van Ness Ave	90038	\$2,450,000	\$204,167	5.20%	\$438	5,594	12	\$127,400
On-Market	Multifamily	155 N Gramercy Pl	90004	\$3,400,000	\$242,857	4.85%	\$505	6,733	14	\$164,900
On-Market	Multifamily	635 N Serrano Ave	90004	\$2,750,000	\$196,429	5.45%	\$430	6,395	14	\$149,875
Under Contract	Multifamily	812 N Wilcox Ave	90038	\$2,900,000	\$232,000	5.05%	\$520	5,577	12.5	\$146,450
AVERAGE					\$210,903	5.17%	\$450			
SUBJECT					\$250,000	5.37%	\$582			

Hollywood / Central-LA multifamily on-market set. Subject property highlighted; its higher price/SF reflects the recent full renovation, the new ADU and its small, boutique footprint.

05

Sale Comps

Sale Comp Set - Wilton

Sale Comparables

ADDRESS	ZIP	SALE DATE	SOLD PRICE	UNITS	PRICE/UNIT	CAP	PRICE/SF	BLDG SF	YR BUILT	LOT SF	NOI
1732 N Wilton Pl	90028	—	\$3,000,000	12	\$250,000	5.37%	\$582.07	5,154	1917	7,405	\$161,148
623 N Gramercy Pl	90004	06/2025	\$3,250,000	14	\$232,143	5.15%	\$462.00	7,035	1923	6,900	\$167,375
165 N Wilton Pl	90004	09/2025	\$2,700,000	12	\$225,000	5.30%	\$489.00	5,522	1921	6,505	\$143,100
742 N Serrano Ave	90029	11/2025	\$3,600,000	16	\$225,000	5.05%	\$430.00	8,372	1926	7,410	\$181,800
556 N Van Ness Ave	90004	08/2025	\$2,450,000	11	\$222,727	5.40%	\$451.00	5,432	1919	6,250	\$132,300
834 N Wilcox Ave	90038	01/2025	\$3,150,000	13	\$242,308	4.95%	\$505.00	6,238	1924	6,700	\$155,925
915 N Kingsley Dr	90029	03/2025	\$2,850,000	13	\$219,231	5.25%	\$472.00	6,038	1922	6,600	\$149,625
AVERAGE				13	\$227,735	5.18%	\$468.00				
SUBJECT				12	\$250,000	5.37%	\$582.07				

Hollywood / Central-LA multifamily sale set. Subject premium reflects the 2021 gut renovation, the new detached ADU and boutique scale; parking lease-up upside is not captured in these in-place comps.

06

Rent Roll

Wilton Rent Roll

Wilton Rent Roll

UNIT	TYPE	STATUS	SF	RENT
01	Studio	Current	184	\$1,487
03	Studio	Current	267	\$2,048
04	Studio	Current	273	\$2,345
05	Studio	Current	204	\$1,574
06	Studio	Current	208	\$2,213
07	Studio	Current	251	\$2,057

UNIT	TYPE	STATUS	SF	RENT
08	Studio	Current	184	\$1,474
09	Studio	Vacant	241	\$1,770*
10	Studio	Current	187	\$1,854
12	Studio	Current	201	\$2,174
ADU	Detached 2BR ADU	Current	627	\$3,229
L/W	Live/Work (3-rm)	Current	1050	\$1,962

Full unit-by-unit rent roll from AppFolio showing actual in-place rent (all recurring charges). Rents shown are total in-place charges (base + utility & other fees), excluding temporary monthly concessions. The live/work unit's rent includes the 990 SF attic; the detached ADU is master-leased. *Vacant unit shown at market. Plus a 10-space parking lot (1 space leased today) — the balance is lease-up upside at \$150/space. ~92% residential occupancy.



07

Financial Analysis

Income & Expense Analysis

Income & Expense Analysis

INCOME	CURRENT	PRO FORMA
Residential Rental Income	\$290,260	\$299,580
Parking Income	\$2,400	\$18,000
Laundry Income	\$2,400	\$2,400
Gross Scheduled Income	\$295,060 100%	\$319,980 100%
Vacancy & Credit Loss (3%)	-\$8,852	-\$9,599
Effective Gross Income	\$286,208	\$310,381
Less Operating Expenses	\$125,060 43.7%	\$125,060 40.3%
Net Operating Income	\$161,148 56.3%	\$185,321 59.7%
Annual Debt Service	\$151,087	\$151,087
Cash Flow After Debt Service	\$10,061	\$34,234
Debt Coverage Ratio	1.07	1.23

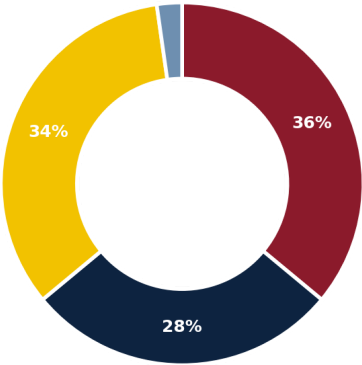
Valuation & Return Summary

	CURRENT	PRO FORMA
Gross Rent Multiplier (GRM)	10.17	9.38
Cap Rate	5.37%	6.18%
Cash-on-Cash Return	1.12%	3.80%
Debt Coverage Ratio	1.07	1.23

GRM = Price ÷ Gross Scheduled Income (\$3,000,000 ÷ \$295,060 current, ÷ \$319,980 pro forma). Vacant unit shown at market with a 3% vacancy allowance; property tax reassessed to 1.25% of price in both columns (buyer's basis). Pro forma adds parking lease-up and studio mark-to-market.

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

REVENUE ALLOCATION
CURRENT



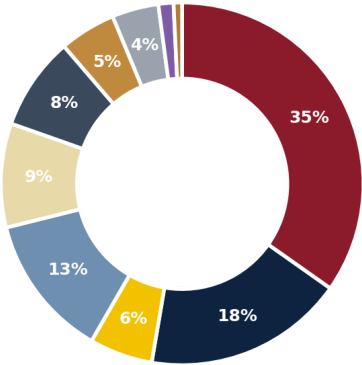
- Net Operating Income
- Total Operating Expense
- Annual Debt Service
- Cash Flow After Debt Service

Distribution of Expenses

EXPENSES	CURRENT	PER UNIT	PRO FORMA
Real Estate Taxes	\$37,500	\$3,125	\$37,500
Utilities	\$22,400	\$1,867	\$22,400
Repairs & Maintenance	\$16,000	\$1,333	\$16,000
Management & Payroll	\$11,592	\$966	\$11,592
Legal & Professional	\$10,394	\$866	\$10,394
Insurance (updated premium)	\$7,049	\$587	\$7,049
Janitorial & Cleaning	\$6,297	\$525	\$6,297
Taxes & Licensing (other)	\$5,998	\$500	\$5,998
Contract Services	\$5,200	\$433	\$5,200
Marketing	\$1,680	\$140	\$1,680
Bank Fees	\$950	\$79	\$950
Total Operating Expense	\$125,060	\$10,422	\$125,060
Expense / SF	\$24.26		\$24.26
% of EGI	43.7%		40.3%

Operating expenses per the owner's 2026 budget, normalized: property tax reassessed at 1.25% of price for the pro forma; insurance reflects the updated premium; all other lines held flat.

DISTRIBUTION OF EXPENSES
CURRENT



- Taxes & Licensing
- Utilities
- Insurance
- Repairs & Maintenance
- Management & Payroll
- Legal & Professional
- Janitorial & Cleaning
- Contract Services
- Marketing
- Bank Fees

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