

200 N. Rampart Boulevard Los Angeles, CA 90026



12-Unit Turnkey Complex w/ \$1.7M Assumable Financing @ 3.47% Fixed Until 5/1/27
Updated Electrical, New Roof & Soft-Story Retrofit Completion | First Time on Market in 25 Years

COMPASS

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Property Overview

200 N Rampart | Filipinotown | 90026

Offering Price \$3,295,000

Number of Units 12

Price per Unit \$274,583

Bldg. Size 9,000 SF

Price per Foot \$366

Lot Size 9,000 SF

Year Built 1960

Unit Mix (4) 2+1.5 & (8) 1+1

Current CAP 5.30%

Market CAP 6.80%

Current GRM 11.72

Market GRM 9.93



Property Highlights



- 200 N Rampart brings together assumable financing at 3.47%, a fully updated building profile, and a central Historic Filipinotown location; at the doorstep of Virgil Village, Echo Park and Silver Lake.
- First time on the market in 25 years, current ownership has consistently improved over time, and now reflects a long sequence of capital work that supports stable operations, and limit maintenance needs. Recent upgrades include
 1. Full exterior repaint completed and installation of a new 400 amp electrical service, with new main and sub panels in 2025.
 2. Replacement of main water heater in 2022
 3. New roof, gutters and skylights, and soft story retrofit completed in 2018.
 4. Copper plumbing repipe was completed in 2004.
- These updates are complemented by a consistent interior renovation program across the units, featuring vinyl wood flooring, tile accents, custom cabinetry, stainless steel appliances, updated lighting and modern bathroom finishes.
- An assumable \$1,700,000 Chase loan is available at a 3.47% fixed rate through 05/10/27.
- The location offers straightforward access to the food, retail and cultural corridors along Sunset Blvd and Virgil Ave, with direct routes to Downtown and Koreatown.
- For investors seeking a well maintained building with meaningful system upgrades, renovated interiors and stable assumable financing, 200 N Rampart presents a practical and efficient opportunity in a central LA location.

Exterior Photography

200 N. Rampart - Filipinotown - Daytime



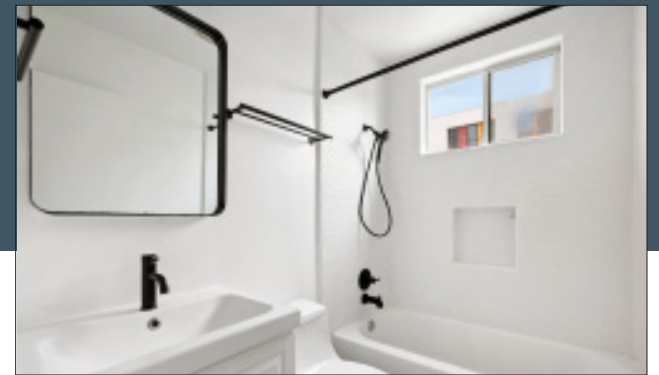
Exterior Photography

200 N. Rampart - Filipinotown - Virtually Staged



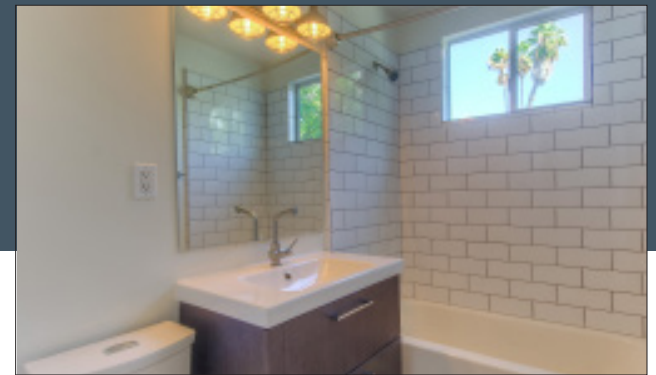
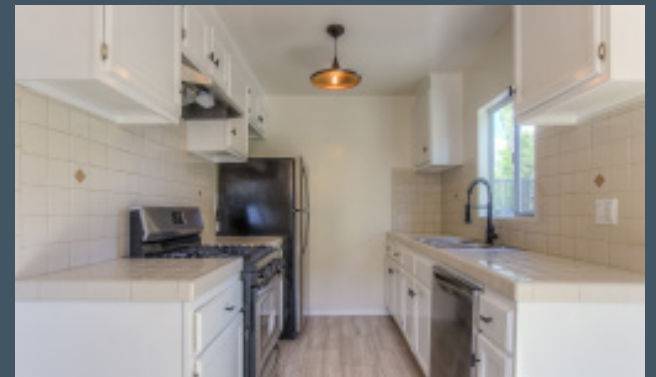
Interior Photography

200 N. Rampart - Unit 1 - Virtually Staged



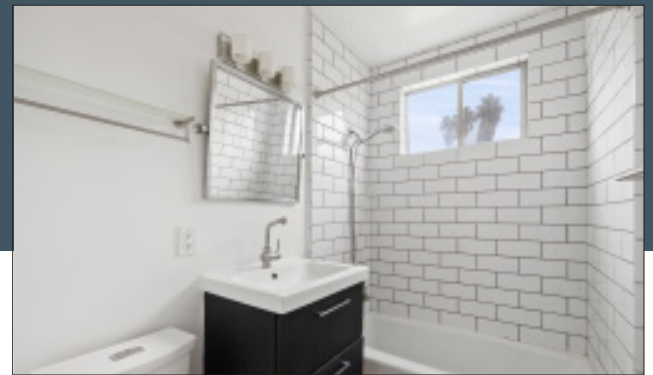
Interior Photography

200 N. Rampart - Unit 2



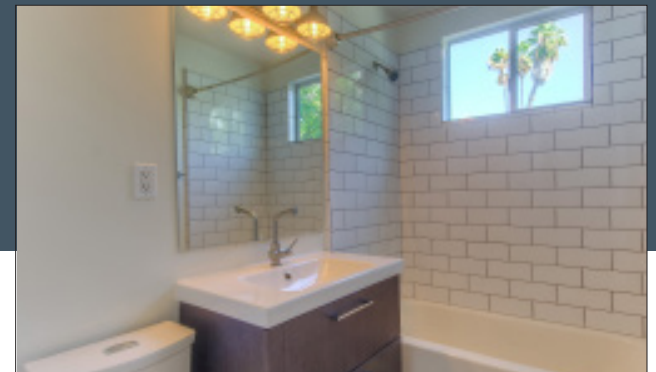
Interior Photography

200 N. Rampart - Unit 8 - Virtually Staged



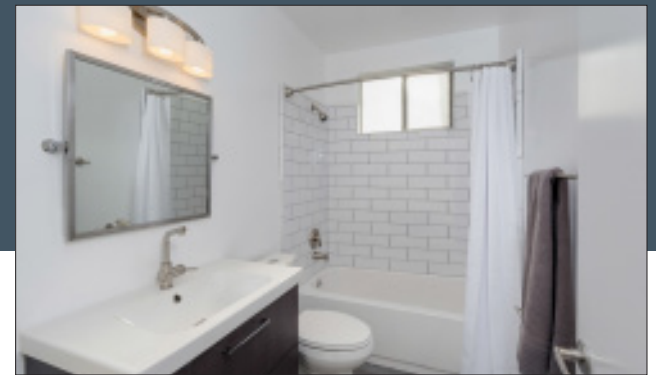
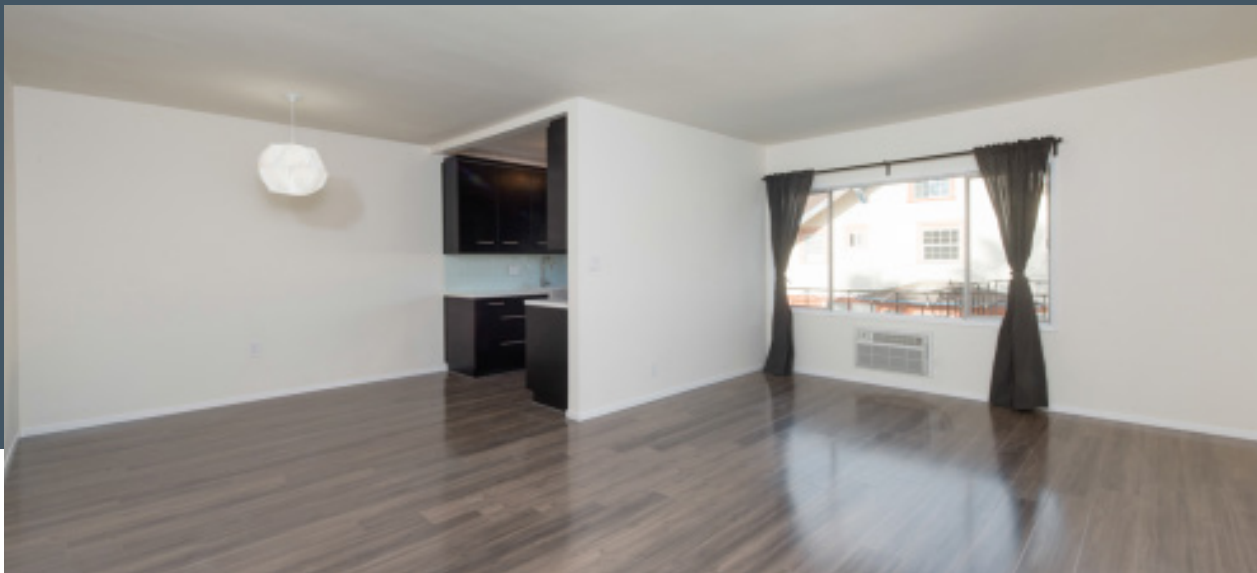
Interior Photography

200 N. Rampart - Unit 9



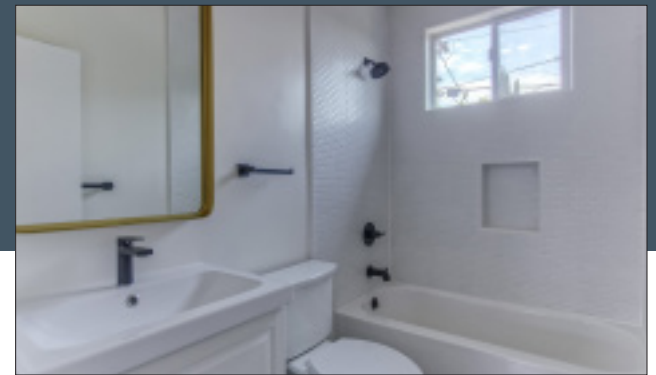
Interior Photography

200 N. Rampart - Unit 10



Interior Photography

200 N. Rampart - Unit 12



Neighborhood Overview



About Filipinotown



A Neighborhood Defined by Roots & Renewal

Historic Filipinotown is one of the few Los Angeles neighborhoods where cultural history remains visible in the rhythm of daily life. Long established by its Filipino community, the area has held on to the markets, bakeries, murals, and family-run restaurants that give it a sense of identity. In recent years, a new layer has emerged. Independent cafés, contemporary restaurants, and small creative businesses have opened throughout the neighborhood, adding energy without overwhelming what was already there. The result is a place that feels both familiar and continually interesting, with an atmosphere that is shaped by long-term residents as much as by the newer arrivals who have discovered its appeal.

The immediate surroundings of Rampart and Temple reflect that balance. Classic apartment buildings sit beside single-family homes, corner stores, and community-focused establishments that have anchored these blocks for decades. Newer operators have chosen to work within the character of the neighborhood rather than reinvent it. Restaurants like The Park's Finest and Doubting Thomas, along with a growing collection of cafés and bakeries, have become local fixtures. These places draw attention without creating the kind of rapid turnover seen in more trend-driven districts. It feels like a lived-in neighborhood where people know one another, and where old and new exist comfortably side by side.

Sunset Blvd sits just to the north, linking residents directly to the heart of Silver Lake, Virgil Village, and Echo Park. Beverly Blvd provides a steady mix of daily amenities and a straightforward route into Koreatown and Downtown. Cultural markers like the eastern gateway arch and the large-scale mural at Unidad Park signal the neighborhood's heritage, while pocket parks, community gardens, and small retailers add to the everyday texture.

For owners, the neighborhood's stability, character, and central location create a reliable foundation for multifamily investment, supported by consistent demand and a strong connection to the wider Eastside.

Neighborhood Aerial Map



Nearby Hotspots



1) Temple Street Corridor

Temple St captures the everyday rhythm of Historic Filipinotown, where long-standing bakeries and family-owned markets sit beside a new generation of Eastside favorites. It's one of those rare streets where the old and the new sit comfortably together, creating a streetscape that feels grounded and active.

2) Virgil Village

Virgil Village has developed its own identity over the past decade. The street has become known for small, independent businesses that draw people from across the Eastside. The corridor's mix of tree-lined sidewalks, older buildings, and a concentration of creative, food-forward operators that never feels manufactured.

3) Sunset Junction (Silver Lake)

Sunset Junction is one of the Eastside's most established cultural clusters, known for its dense mix of cafés, boutiques, and restaurants that form the commercial heart of Silver Lake. Vintage shops, design-focused retailers, and restaurants fill the spaces between, creating an environment that feels continuously active.

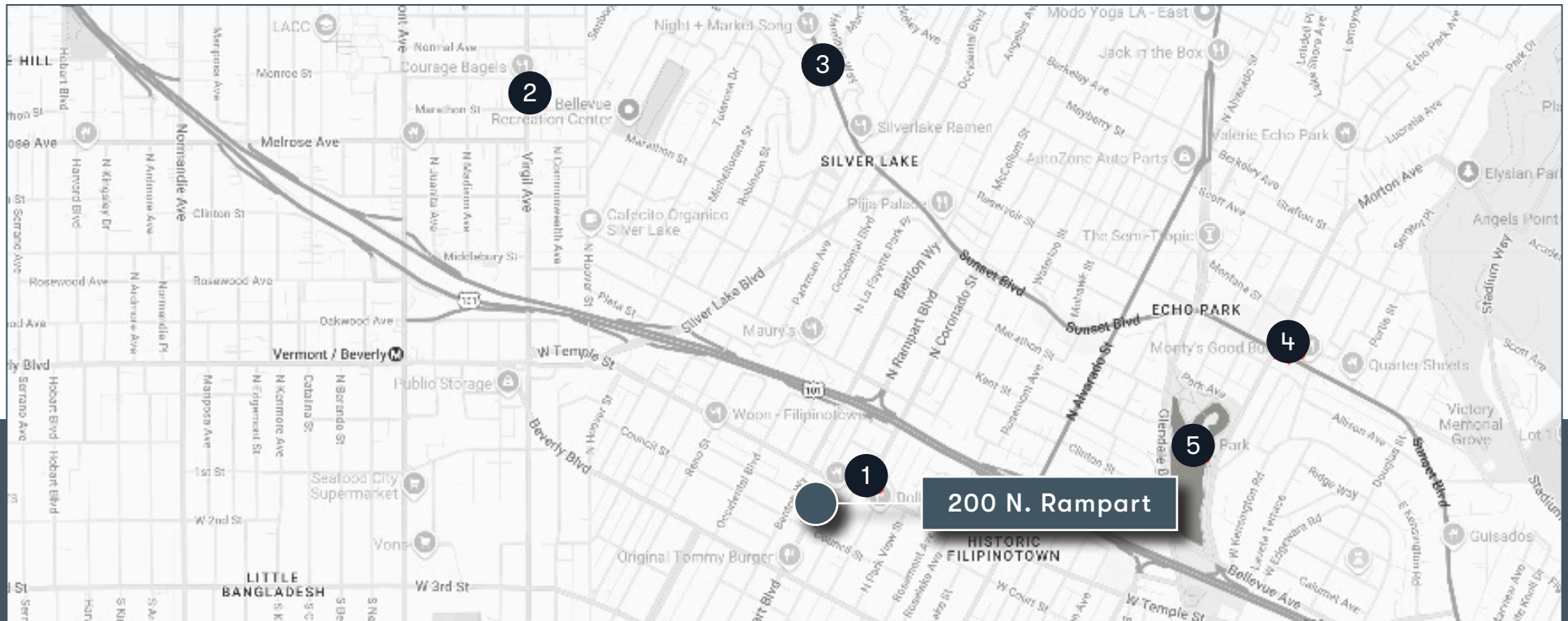
4) Sunset Blvd (Echo Park)

This corridor blends long-time fixtures with newer, design-forward cafés, natural wine bars, and restaurants that draw consistent regional attention. The sidewalks remain busy throughout the day, filled with people moving between shops, picking up food, or heading toward Echo Park Lake.

5) Echo Park Lake

Echo Park Lake offers a calm counterpart to the energy of the commercial streets. The loop around the lake attracts runners, dog walkers, and families; and the pedal boats, and skyline views give the area a sense of scale that is rare this close to the urban core.

Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Temple St Corridor	0.1 mile	The rhythm of Filipinotown, long-standing bakeries and family-owned markets sit beside a new Eastside favorites.
2) Virgil Village	1.4 miles	Few venues carry the weight of the Rose Bowl, a landmark that is both a global icon and a local gathering space.
3) Sunset Junction	1.6 miles	Vintage shops, design-focused retailers, and restaurants create an environment that feels continuously active.
4) Sunset Blvd.	1.1 miles	Blends long-time fixtures with design-forward cafés, natural wine bars, and restaurants that draw regional attention.
5) Echo Park Lake	0.8 mile	Echo Park Lake offers a calm counterpart to the energy of the commercial streets

Nearby Developments



1) 137 N. Rampart Blvd.

The 10-unit small-lot subdivision at 137 N. Rampart is on the home stretch just north of Beverly Boulevard in the heart of Historic Filipinotown. Approved in 2018, the three-story contemporary homes are arranged in two row-street blocks centered on a shared driveway along Glassell St.

2) 316 N. Bonnie Brae St.

The proposed 7-story affordable housing development at 316 N. Bonnie Brae would replace a 1960s 4-plex just south of Temple St with 49 new units planned as a mix of studios and 1 bdrm layouts serving moderate, low, and very low income households.

3) 1022 N. Alvarado St.

The proposed 8-story mixed-use building at 1022 N. Alvarado would deliver 84 units above 1,475 SF of ground-floor retail. The unit mix spans studios, 1-bdrm, 2-bdrm and 3-bdrm layouts. The project incorporates density-bonus incentives, and will reserve 12 units as deed-restricted very low-income housing.

4) 2225 Sunset Blvd.

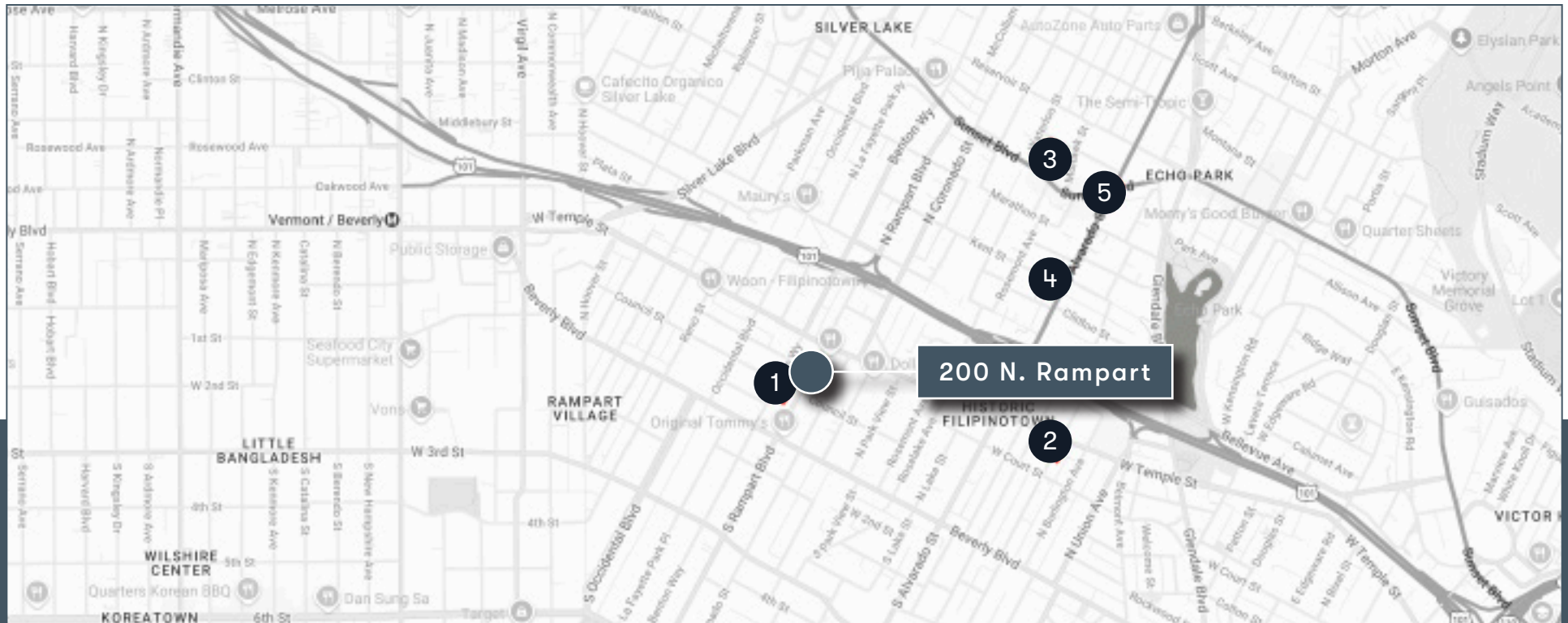
The under-construction 7-story building at 2225 Sunset from Cypress Equity Investments will deliver 176 units, with parking for 203 vehicles including live/work units fronting Sunset. The project uses the city's TOC incentives, and includes 18 deed-restricted units aimed at extremely low-income households.

5) 707 N. Alvarado St.

The 6-story permanent supportive housing building at 707 N. Alvarado, will deliver 81 units; 80 studios set aside for very-low- and low-income households. The property is being designed by Egan Simon Architecture for SRO Housing Corporation.



Nearby Developments Map



Dev Address	Distance	Notes
1) 137 N. Rampart Blvd.	0.1 mile	The 10-unit small-lot subdivision is on the home stretch just north of Beverly Blvd in the heart of Historic Filipinotown.
2) 316 N. Bonnie Brae	1.4 miles	Would replace a 1960s 4-plex just south of Temple St with 49 new units planned as a mix of studios and 1 bdrm layouts.
3) 1022 N. Alvarado St.	1.1 miles	The proposed 8-story mixed-use building would deliver 84 units above 1,475 SF of ground-floor retail.
4) 719 S. Hoover St.	1.0 mile	The under-construction 7-story mixed-use project will feature 176 units and 203 parking spaces.
5) 707 N. Alvarado St.	0.8 mile	The 6-story permanent supportive housing building at 707 N. Alvarado, will deliver 81 units.

Financials & Comparables

200 N Rampart | Filipinotown | 90026

Offering Price \$3,295,000

Number of Units 12

Price per Unit \$274,583

Bldg. Size 9,000 SF

Price per Foot \$366

Lot Size 9,000 SF

Year Built 1960

Unit Mix (4) 2+1.5 & (8) 1+1

Current CAP 5.30%

Market CAP 6.80%

Current GRM 11.72

Market GRM 9.93



Financials

Please note, the current income is calculated using a projected market rate for vacant units

Investment Summary	
Price:	\$3,295,000
Down Payment:	\$1,605,176
Number of Units:	12
Price per Unit:	\$274,583
Current GRM:	11.72
Potential GRM:	9.93
Assumable Financing: 3.47% Fixed until 5/01/27 for 30 Years	\$1,689,824

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
4	2 + 1.5	\$1,042 - \$2,499	\$8,283	\$2,495	\$9,980
8	1 + 1	\$1,122 - \$2,004	\$15,477	\$2,195	\$17,560
Total Scheduled Rent:			\$23,310		\$27,540
Laundry Income:			\$120		\$120
Monthly Gross Income:			\$23,430		\$27,660
Annual Gross Income:			\$281,160		\$331,920

Approx. Year Built:	1960
Approx. Lot Size:	8,762 SF
Approx. Bldg. Size:	9,000 SF

Price Per SF:	\$366
Current CAP:	5.30%
Market CAP:	6.80%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$281,160	\$331,920
Vacancy Allowance:	\$7,029	\$8,298
Gross Operating Income:	\$274,131	\$323,622
Less Expenses:	\$99,536 35%	\$99,536 30%
Net Operating Income:	\$174,595	\$224,086
Less Loan Payment:	-\$90,718	-\$90,718
Pre-Tax Cash Flow:	\$83,878 5.23%	\$133,368 8.31%
Plus Principal Reduction:	\$32,596	\$32,596
Return Before Taxes:	\$116,473 7.26%	\$165,964 10.34%

Estimated Expenses (* Expenses are ACTUALS)	
Taxes:	\$41,188
Insurance:	\$11,700
*Utilities:	\$13,348
*Repairs/Maintenance:	\$16,594
Professional Mgmt:	\$13,707
On-Site Manager:	\$0
Misc:	\$3,000
Total Expenses:	\$99,536
Per Sq. Ft:	\$11.06
Per Unit:	\$8,295

Rent Roll

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Current as of 01/15/26



Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
1	1+1	\$1,745	\$2,195	Jan-2026	
2	1+1	\$1,871	\$2,195	Feb-2011	
3	2+1.5	\$2,300	\$2,495	Aug-2025	
4	1+1	\$1,845	\$2,195	Aug-2025	
5	1+1	\$2,204	\$2,195	Feb-2024	
6	2+1.5	\$1,084	\$2,495	Feb-1997	
7	1+1	\$1,167	\$2,195	May-2009	
8	1+1	\$2,195	\$2,195	-	Vacant
9	2+1.5	\$2,399	\$2,495	Nov-2024	
10	1+1	\$2,045	\$2,195	Sep-2025	
11	1+1	\$1,954	\$2,195	Dec-2024	
12	2+1.5	\$2,499	\$2,495	Sep-2024	
	Laundry Income:	\$120	\$120		
	Other Income:	\$0	\$0		
	Monthly Total:	\$23,430	\$27,660		
	Annual Total:	\$281,160	\$331,920		

Filipinotown Sales Comps



Address:	200 N. Rampart
Sale Date:	Subject Property
Price:	\$3,295,000
Year Built:	1960
# of Units:	12
Price per Unit:	\$274,853
Building Size:	8,762 SF
Price per SF:	\$366
Unit Mix:	(4) 2+1.5 & (8) 1+1
Notes:	11.72 GRM



Address:	639 Robinson
Sale Date:	04/11/25
Price:	\$2,710,000
Year Built:	1931
# of Units:	6
Price per Unit:	\$451,667
Building Size:	6,232 SF
Price per SF:	\$665
Unit Mix:	(5) 2+1 & (1) 1+1
Notes:	13.09 GRM \$207K GOI

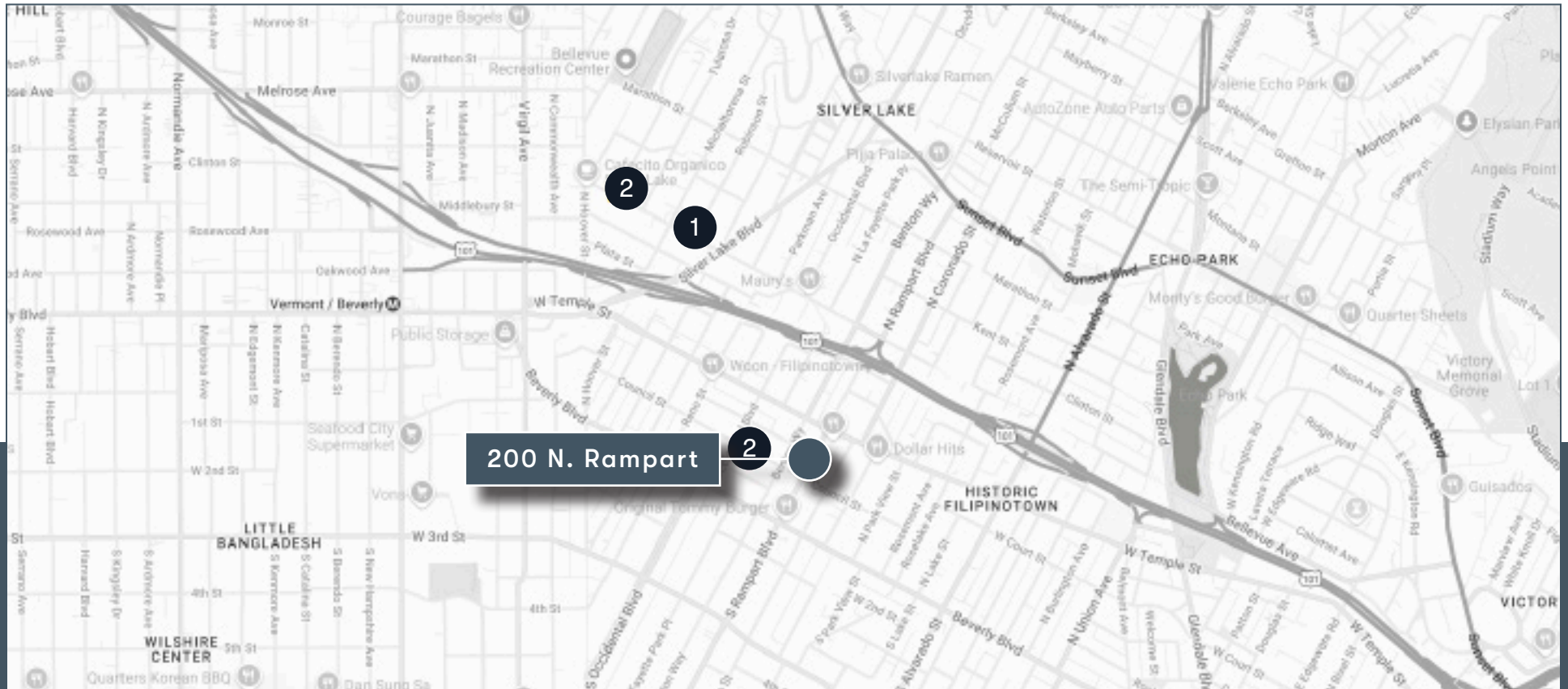


Address:	3522 Bellevue
Sale Date:	08/16/25
Price:	\$2,250,000
Year Built:	1961
# of Units:	8
Price per Unit:	\$281,250
Building Size:	6,840 SF
Price per SF:	\$329
Unit Mix:	(7) 2+1 & (1) 1+1
Notes:	N/A



Address:	2729 Glassell St.
Sale Date:	05/03/25
Price:	\$1,200,000
Year Built:	1960
# of Units:	5
Price per Unit:	\$240,000
Building Size:	3,160 SF
Price per SF:	\$386
Unit Mix:	(5) 2+1
Notes:	N/A

Filipinotown Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Unit Mix
200 N. Rampart Blvd.	Subject Property	\$3,295,000	1960	12	\$274,583	9,000 SF	\$366	(4) 2+1.5 & (8) 1+1
1) 639 Robinson St.	04/11/25	\$2,710,000	1931	6	\$451,667	4,073 SF	\$665	(5) 2+1 & (1) 1+1
2) 3522 Bellevue Ave.	08/16/25	\$2,250,000	1961	8	\$281,250	6,840 SF	\$329	(7) 2+1 & (1) 1+1
3) 2729 Glassell St.	05/03/25	\$1,200,000	1960	5	\$240,000	3,160 SF	\$386	(5) 2+1

Filipinotown Rental Comps



Subject Property

200 N. Rampart | 90026

(4) 2-Bdrm. & 1.5-Bath	\$2,495
(8) 1-Bdrm. & 1-Bath	\$2,195



1) 831 Glendale Blvd. Unit #5

Rent	\$2,700
Unit Mix	2-Bdrm. & 1-Bath 775 SF



1) 624 Silver Lake Blvd. Unit #3

Rent	\$2,695
Unit Mix	2-Bdrm. & 1-Bath 800 SF



3) 1827 Santa Ynez St. Unit #4

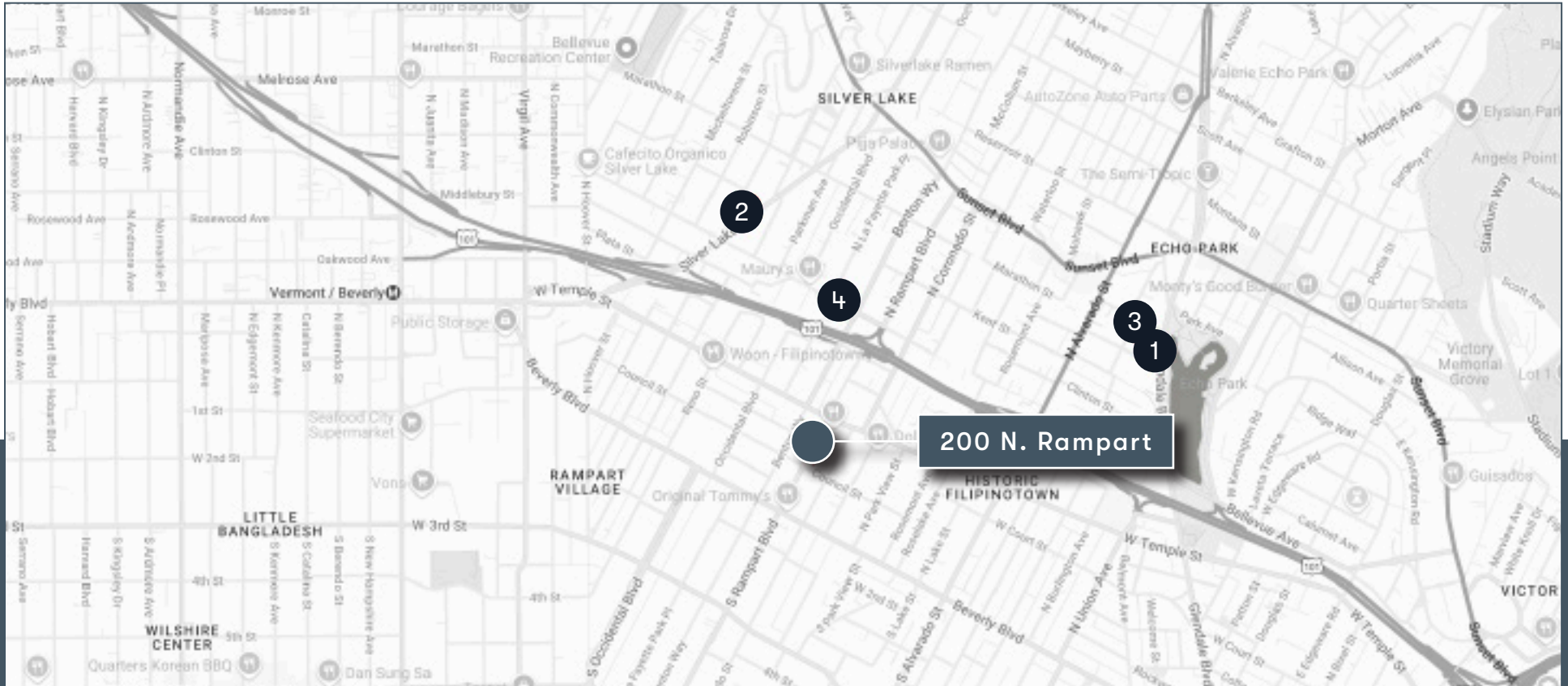
Rent	\$2,250
Unit Mix	1-Bdrm. & 1-Bath 600 SF



4) 2710 Bellevue Ave. Unit #4

Rent	\$2,195
Unit Mix	1-Bdrm. & 1-Bath 750 SF

Filipinotown Rental Comps Map

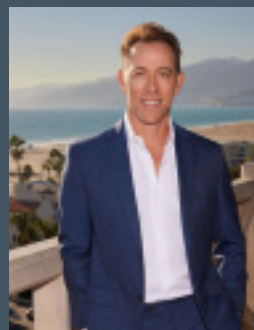


Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 831 Glendale Blvd. Unit #5	\$2,700	09/02/25	2-Bdrm. & 1-Bath	775 SF	\$3.48	1.1 miles
2) 624 Silver Lake Blvd. Unit #3	\$2,695	06/13/25	2-Bdrm. & 1-Bath	800 SF	\$3.37	0.8 mile
3) 1827 Santa Ynez Unit #F	\$2,250	05/13/25	1-Bdrm. & 1-Bath	600 SF	\$3.75	1.1 miles
4) 2710 Bellevue Ave. Unit #4	\$2,195	11/06/25	1-Bdrm. & 1-Bath	750 SF	\$2.93	0.4 mile



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Getting into a bigger or better property
is easier than you think. It comes down to
working with the right team.



Kenny Stevens

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