



**3 BUILDING MULTI-FAMILY INVESTMENT**  
2942 W 12th St, Los Angeles, CA 90006

**NRECOMMERCIAL**

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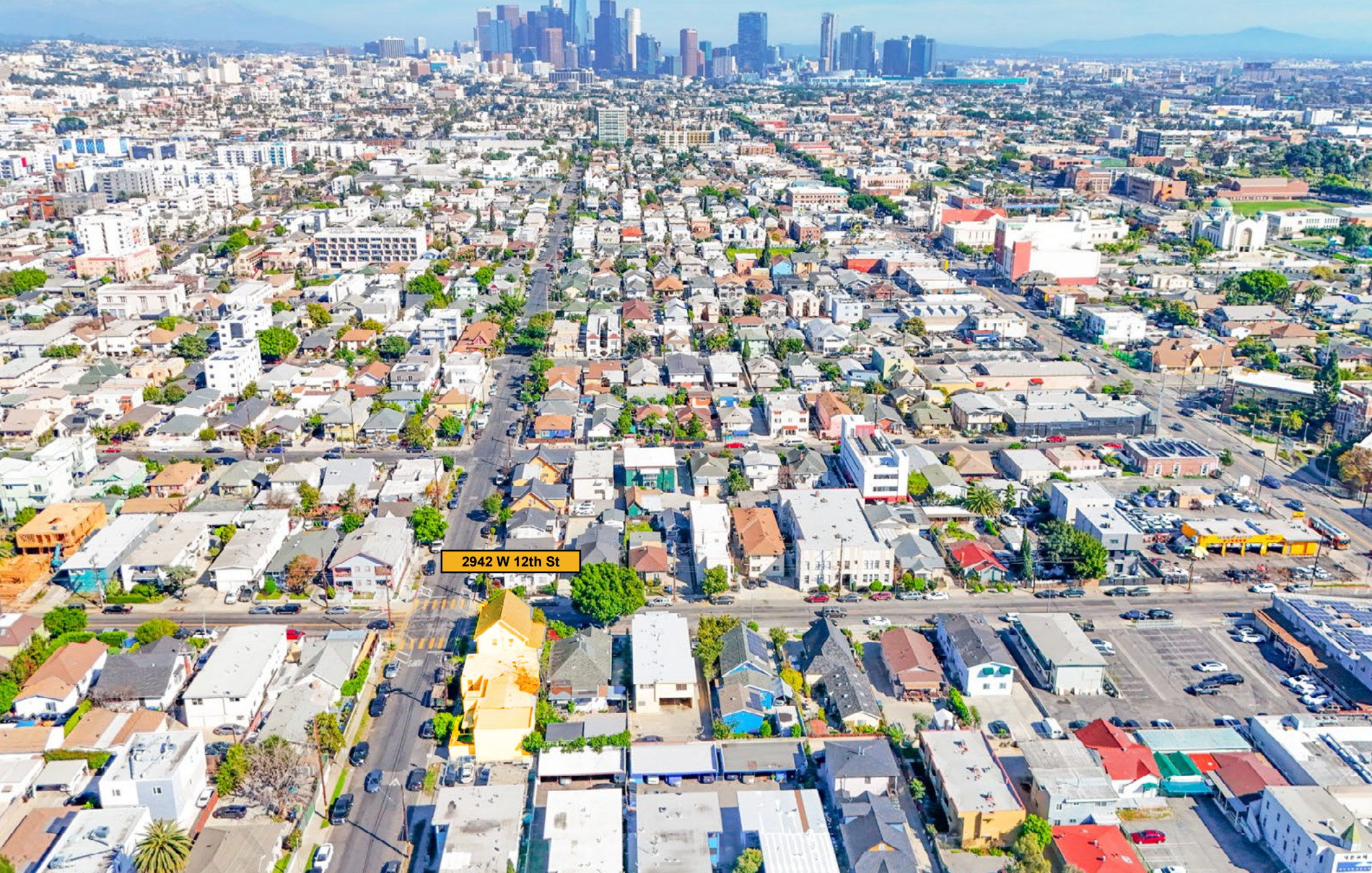
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2942 W 12th St



# EXECUTIVE SUMMARY

## PROPERTY DETAILS

<b>Property Address:</b>	2942 W 12th St, Los Angeles, CA 90006
<b>Property County:</b>	Los Angeles County
<b>Parcel Number:</b>	5080-020-001
<b>Number of Units:</b>	3
<b>Rentable Square Feet:</b>	5,020
<b>Lot Square Feet:</b>	5,917
<b>Year Built:</b>	1905 / 1925
<b># of Buildings:</b>	2

### *Unit Mix:*

<b>Unit 1201:</b>	5 Bed / 2 Bath Detached House: 2,134 SF
<b>Unit 2942:</b>	3 Bed / 1 Bath: 1,236 SF
<b>Unit 2944:</b>	4 Bed / 2 Bath: 1,650 SF

<b>Rent Control:</b>	Subject to LA RSO
<b>Property Type:</b>	Triplex (Detached SFR + Duplex)
<b>Electricity/Gas:</b>	Separately Metered (Tenant Pays)
<b>Water/Sewer/Trash:</b>	Master Metered (Landlord Pays)
<b>Parking:</b>	(1) On-Site Garage + Street Parking
<b>Zoning:</b>	LAR3 + Tier 2 TOC Program

## ***INVESTMENT SUMMARY***

<b>Suggested List Price:</b>	<b>\$1,150,000</b>
<b>Price/Unit:</b>	<b>\$383,333</b>
<b>Price/SF (Building):</b>	<b>\$229</b>
<b>Price/SF (Lot):</b>	<b>\$194</b>
<b>Current Cap Rate:</b>	<b>5.20%</b>
<b>Year 2 Cap Rate:</b>	<b>5.42%</b>
<b>Pro Forma Cap Rate:</b>	<b>8.97%</b>
<b>Current GRM:</b>	<b>12.85</b>
<b>Year 2 GRM:</b>	<b>12.47</b>
<b>Pro Forma GRM:</b>	<b>8.75</b>

## ***FINANCING QUOTE***

<b>Down Payment:</b>	<b>\$345,000</b>
<b>Loan Amount:</b>	<b>\$805,000</b>
<b>Interest Rate:</b>	<b>5.75%</b>
<b>Fixed Period:</b>	<b>10 Years</b>
<b>Interest Only Period:</b>	<b>0 years</b>
<b>Years Amortized:</b>	<b>30</b>



# INVESTMENT OVERVIEW

NRE is pleased to present the opportunity to acquire 2942 W 12th Street, a charming triplex located in the heart of Koreatown/Olympic Park, Los Angeles. The property consists of two buildings — a detached 5 Bed / 2 Bath Craftsman house (2,134 SF) and a duplex with a 3 Bed / 1 Bath unit and a 4 Bed / 2 Bath unit — totaling 5,020 rentable square feet. Offered at only \$229/SF, the property presents a compelling value-add investment with current rents significantly below market.

The two occupied units are currently generating \$2,959/month combined at deeply below-market rents, with the 5 Bed / 2 Bath house delivered vacant to the buyer at an estimated market rent of \$4,500/month. Current in-place rents reflect over 50% upside to market. At the asking price, the property is at a 5.2% current cap rate with a clear path to a 9.0% pro forma cap rate upon lease-up and rent stabilization.

Situated in one of Los Angeles' most transit-rich and walkable neighborhoods (Walk Score: 93), the property benefits from strong and growing renter demand driven by proximity to Downtown LA, the Metro Purple Line, and Koreatown's renowned dining and entertainment corridor. The R-3 zoning with Tier 2 TOC Program eligibility provides additional long-term upside through potential density bonus redevelopment. This is an ideal opportunity for an owner-occupant or value-add investor seeking strong cash flow with significant rent growth potential in a premier infill Los Angeles location.

## INCOME SUMMARY

UNIT MIX	TOTAL	EST. SF	AVG/UNIT	CURRENT	AVG RENT/SF	AVG/UNIT	YEAR 2	AVG RENT/SF	AVG/UNIT	PRO FORMA	AVG RENT/SF
<b>5 Bed / 2 Bath House</b>	1	2134	\$4,500	\$4,500	\$2.11	\$4,635	\$4,635	\$2.17	\$4,500	\$4,500	\$2.11
<b>3 Bed / 1 Bath</b>	1	1236	\$1,225	\$1,225	\$0.99	\$1,262	\$1,262	\$1.02	\$2,950	\$2,950	\$2.39
<b>4 Bed / 2 Bath</b>	1	1650	\$1,733	\$1,733	\$1.05	\$1,785	\$1,785	\$1.08	\$3,500	\$3,500	\$2.12
<b>TOTALS:</b>	<b>3</b>	<b>5,020</b>		<b>\$7,459</b>			<b>\$7,682</b>			<b>\$10,950</b>	
<b>TOTAL MONTHLY INCOME:</b>				<b>\$7,458.65</b>			<b>\$7,682.41</b>			<b>\$10,950.00</b>	
<b>GROSS ANNUAL INCOME:</b>				<b>\$89,503.80</b>			<b>\$92,188.92</b>			<b>\$131,400.00</b>	





2942 W 12th St

# INVESTMENT HIGHLIGHTS ○○○



**Close Proximity to Metro  
Purple Line & Bus Lines**



**Value Add Opportunity With  
Over 50% Upside in Rents**



**\$229 / sqft**  
Low Price Per Square Foot

**8.97%**

**Pro Forma**  
8.97% Cap Rate



**R-3 Medium Density Zoning + Tier 2  
TOC Program (Density Bonus)**



**Great Owner Occupant  
Opportunity**



**Owner User Opportunity**  
Detached 5 Bed / 2 Bath  
Craftsman House / Delivered Vacant



**Prime Koreatown /  
Olympic Park Location**



**Walk Score: 93**  
Daily Errands Do  
Not Require a Car

# RENT ROLL - 2942 W 12th St ○○○

# UNIT	UNIT TYPE	EST. SF	CURRENT RENT	3% INCREASES	MOVE IN	LAST RENT INCREASE	NOTES
1201	5 Bed / 2 Bath House	2,134	\$4,500.00	\$4,635.00	Vacant		Vacant - Delivered Vacant
2942	3 Bed / 1 Bath	1,236	\$1,225.45	\$1,262.21	2/10/2012	3/1/26	Month-to-Month
2944	4 Bed / 2 Bath	1,650	\$1,733.20	\$1,785.20	7/1/2015	3/1/26	Month-to-Month
<b>TOTALS:</b>		<b>5,020</b>	<b>\$7,458.65</b>	<b>\$7,682.41</b>			
	Plus RUBS Income:			\$225.00			\$75 x Unit x Mth
	<b>TOTAL MONTHLY INCOME:</b>		\$7,458.65	\$7,682.41			
			X 12	X 12			
<b>TOTAL ANNUAL INCOME:</b>			<b>\$89,503.80</b>	<b>\$92,188.91</b>			



1201 Harvard

OPERATING STATEMENT		CURRENT	3% INCREASES	PRO FORMA
Gross Monthly Rental Income:		\$7,459	\$7,682	\$10,950
Gross Scheduled Income:		\$89,504	\$92,189	\$131,400
Less Physical Vacancy:		\$(2,685) 3%	\$(2,766) 3%	\$(3,942) 3%
Gross Operating Income:		\$86,819	\$89,423	\$127,458
Plus RUBS Income:		-	-	\$2,700
<b>Gross Annual Income:</b>		<b>\$86,819</b>	<b>\$89,423</b>	<b>\$130,158</b>
<b>ESTIMATED EXPENSES:</b>				
	Current			
New Property Taxes:	1.1874%	\$(13,655)	\$(13,655)	\$(13,655)
Property Tax Assessments:	Actual	\$(711)	\$(711)	\$(711)
Insurance:	\$1,200/Unit	\$(3,600)	\$(3,600)	\$(3,600)
Utilities:	2025 Actual	\$(4,530)	\$(4,530)	\$(4,530)
Repairs & Maintenance:	\$750/Unit	\$(2,250)	\$(2,250)	\$(2,250)
Gardener & Landscaping:	\$100/Mth	\$(1,200)	\$(1,200)	\$(1,200)
Pest Control:	\$50/Mth	\$(600)	\$(600)	\$(600)
Licences and Permits:	\$500/Yr	\$(500)	\$(500)	\$(500)
<b>TOTAL EXPENSES:</b>		<b>\$(27,046) 31%</b>	<b>\$(27,046) 30%</b>	<b>\$(27,046) 21%</b>
<b>NET OPERATING INCOME:</b>		<b>\$59,773</b>	<b>\$62,377</b>	<b>\$103,112</b>
Less New Debt Service:		\$(56,373)	\$(56,373)	\$(56,373)
Cash Flow:		\$3,400	\$6,004	\$46,739
<b>Cash on Cash Return:</b>		<b>0.99%</b>	<b>1.74%</b>	<b>13.55%</b>
Plus Principal Reduction:		\$10,356	\$10,356	\$10,356
<b>Total Return:</b>		<b>\$13,755</b>	<b>\$16,360</b>	<b>\$57,095</b>
<b>Total Rate of Return:</b>		<b>3.99%</b>	<b>4.74%</b>	<b>16.55%</b>

# MARKET OVERVIEW



# LOCATION OVERVIEW

Koreatown / Olympic Park, Los Angeles ○○○

Located in the heart of Koreatown/Olympic Park, one of the most densely populated and transit-rich neighborhoods in Los Angeles. The area offers exceptional walkability and strong renter demand driven by proximity to DTLA, abundant retail/dining, and major transit infrastructure.

## ○ Lifestyle, Transit & Amenities



**Walk Score: 93** - Daily errands do not require a car.



**Nearby Retail:** Walking distance to over 100 restaurants and eateries. Koreatown is one of LA's premier dining and entertainment districts.



**Transit:** 0.1 miles to Metro Bus Line. Walking distance to Metro Purple Line. Excellent bus connectivity along Wilshire, Olympic, and Pico corridors.



**Schools:** Three highly rated private schools within 1/2 mile: **Bishop Conaty Our Lady of Loretto** (9th-12th), **Saint Thomas the Apostle** (K-8th), **Loyola High School of Los Angeles** (9th-12th).

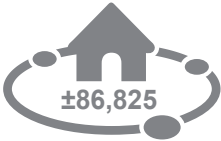


**Employment:** **DTLA** (~3 miles), **Mid-Wilshire**, **Hollywood**, **USC/Expo Park**—all within short commute.

# ECONOMIC HIGHLIGHTS ○○○

## Koreatown, Los Angeles

One of Los Angeles' most dynamic economic centers, known for dense mixed-use development, thriving Korean-owned small businesses, major retail corridors, and vibrant nightlife. Its restaurants, spas, offices, and apartments drive strong local employment, international investment, and continuous urban redevelopment within a highly walkable district.



Population (1-Mile Radius)  
**86,825 (33,390 Households)**



Average Household Income  
**\$65,812**



Median Home Value  
**\$899,696**



Average Age (1-Mile)  
**39 Years**

## Market Drivers

- **Submarket Avg Rent:** \$1,925/mo (\$2.90/SF)
- **Metro D Line (Purple) Extension:** Section 1 Opens May 8, 2026 — 3 New Stations to Beverly Hills (21-Min from DTLA)
- **D Line Full Buildout:** 9.1 Miles, 7 New Stations to Westwood — Sections 2 & 3 by 2027 (2028 Olympics)
- **Koreatown Dev. Pipeline:** 2,000+ Units Delivered by Jamison Services; 1,400+ Units In Progress
- **2028 Olympics Impact:** \$9.5B+ Transit Investment — Koreatown Positioned as Key Transit Hub

# SALES COMPARABLES ○○○

## COMP #1



Address: 3036 W 12th Pl  
 City, State, Zip: Los Angeles, CA 90006  
 County: Los Angeles  
 Price: \$720,000  
 Number of Units: 2  
 Year Built: 1922  
 Building SF: 1,380  
 Lot SF: 6,940  
 Unit Mix: "1 - 3 Bed / 1 Bath  
 1 - 1 Bed / 1 Bath"

Price/SF (Bldg): \$522  
 Price/SF (Lot): \$104  
 Price/Unit: \$360,000  
 GRM: 16.00  
 Cap Rate:  
 Sale Date: 01/01/2026  
 Cap Rate: 5.71%  
 Sale Date: 9/23/25

## COMP #2



Address: 2112 Cambridge St  
 City, State, Zip: Los Angeles, CA 90006  
 County: Los Angeles  
 Price: \$700,000  
 Number of Units: 2  
 Year Built: 1907  
 Building SF: 2,084  
 Lot SF: 7,266  
 Unit Mix: 2 - 2 Bed / 1 Bath

Price/SF (Bldg): \$336  
 Price/SF (Lot): \$96  
 Price/Unit: \$350,000  
 GRM: 17.13  
 Cap Rate:  
 Sale Date: 10/10/2025  
 Cap Rate: 4.82%  
 Sale Date: 8/1/25

## COMP #3



Address: 1676 S Ardmore Ave  
 City, State, Zip: Los Angeles, CA 90006  
 County: Los Angeles  
 Price: \$840,000  
 Number of Units: 2  
 Year Built: 1938  
 Building SF: 1,273  
 Lot SF: 5,100  
 Unit Mix: "1 - 2 Bed / 1 Bath  
 1 - 1 Bed / 1 Bath"

Price/SF (Bldg): \$660  
 Price/SF (Lot): \$165  
 Price/Unit: \$420,000  
 GRM: 13.73  
 Cap Rate:  
 Sale Date: 12/19/2025  
 Cap Rate: 5.55%  
 Sale Date: 8/8/25

## COMP #4



Address: 1701 S Kingsley Dr  
 City, State, Zip: Los Angeles, CA 90006  
 County: Los Angeles  
 Price: \$1,385,000  
 Number of Units: 2  
 Year Built: 1906  
 Building SF: 3,050  
 Lot SF: 5,843  
 Unit Mix: "1 - 3 Bed / 1 Bath  
 1 - 2 Bed / 1 Bath"

Price/SF (Bldg): \$454  
 Price/SF (Lot): \$237  
 Price/Unit: \$692,500  
 GRM: 26.23  
 Cap Rate:  
 Sale Date: 01/22/2026  
 Cap Rate: 3.75%  
 Sale Date: 8/8/25

## COMP #5



Address: 1734 S Hobart Blvd  
 City, State, Zip: Los Angeles, CA 90006  
 County: Los Angeles  
 Price: \$1,065,000  
 Number of Units: 2  
 Year Built: 1907  
 Building SF: 3,079  
 Lot SF: 5,855  
 Unit Mix: "1 - 3 Bed / 2 Bath  
 1 - 2 Bed / 2 Bath"

Price/SF (Bldg): \$346  
 Price/SF (Lot): \$182  
 Price/Unit: \$532,500  
 GRM: 13.05  
 Cap Rate: 5.10%  
 Sale Date: 07/21/2025  
 Cap Rate: 5.71%  
 Sale Date: 9/23/25

# SALES COMPARABLES ○○○

## COMP #6



Address: 1311 Dewey Ave  
 City, State, Zip: Los Angeles, CA 90006  
 County: Los Angeles  
 Price: \$875,000  
 Number of Units: 2  
 Year Built: 1905  
 Building SF: 2,041  
 Lot SF: 2,291  
 Unit Mix: 2 - 3 Bed / 1 Bath

Price/SF (Bldg): \$429  
 Price/SF (Lot): \$382  
 Price/Unit: \$437,500  
 GRM: 12.15  
 Cap Rate:  
 Sale Date: 01/14/2026  
 Cap Rate: 4.82%  
 Sale Date: 8/1/25

## COMP #7



Address: 863 S St Andrews Pl  
 City, State, Zip: Los Angeles, CA 90006  
 County: Los Angeles  
 Price: \$800,000  
 Number of Units: 2  
 Year Built: 1909  
 Building SF: 2,860  
 Lot SF: 7,507  
 Unit Mix: 2 - 2 Bed / 1 Bath

Price/SF (Bldg): \$280  
 Price/SF (Lot): \$107  
 Price/Unit: \$400,000  
 GRM: 12.23  
 Cap Rate:  
 Sale Date: 06/09/2025  
 Cap Rate: 5.55%  
 Sale Date: 8/8/25

## COMP #8



Address: 1344 S Berendo St  
 City, State, Zip: Los Angeles, CA 90006  
 County: Los Angeles  
 Price: \$1,450,000  
 Number of Units: 2  
 Year Built: 1906  
 Building SF: 1,632  
 Lot SF: 5,967  
 Unit Mix: "1 - 5 Bed / 2 Bath  
 1 - 1 Bed / 1 Bath"

Price/SF (Bldg): \$888  
 Price/SF (Lot): \$243  
 Price/Unit: \$725,000  
 GRM: 12.08  
 Cap Rate:  
 Sale Date: 07/18/2025  
 Cap Rate: 3.75%  
 Sale Date: 8/8/25

## COMP #9



Address: 2963 San Marino St  
 City, State, Zip: Los Angeles, CA 90006  
 County: Los Angeles  
 Price: \$1,000,000  
 Number of Units: 2  
 Year Built: 1900  
 Building SF: 1,898  
 Lot SF: 4,300  
 Unit Mix: "1 - 3 Bed / 2 Bath  
 1 - 2 Bed / 2 Bath"

Price/SF (Bldg): \$527  
 Price/SF (Lot): \$233  
 Price/Unit: \$500,000  
 GRM: 14.39  
 Cap Rate:  
 Sale Date: 10/29/2025  
 Cap Rate: 3.75%  
 Sale Date: 8/8/25

# SALES COMPARABLES

COMP #	Address	Units	Sale Price	Price/Unit	Price/SF	Cap Rate	GRM	Year Built	COE
1	3036 W 12th Pl	2	\$720,000	\$360,000	\$522		16.00	1922	01/01/2026
2	2112 Cambridge St	2	\$700,000	\$350,000	\$336		17.13	1907	10/10/2025
3	1676 S Ardmore Ave	2	\$840,000	\$420,000	\$660		13.73	1938	12/19/2025
4	1701 S Kingsley Dr	2	\$1,385,000	\$692,500	\$454		26.23	1906	01/22/2026
5	1734 S Hobart Blvd	2	\$1,065,000	\$532,500	\$346z	5.1%	13.05	1907	07/21/2025
6	1311 Dewey Ave	2	\$875,000	\$437,500	\$429		12.15	1905	01/14/2026
7	863 S St Andrews Pl	2	\$800,000	\$400,000	\$280		12.23	1909	06/09/2025
8	1344 S Berendo St	2	\$1,450,000	\$725,000	\$888		12.08	1906	07/18/2025
9	2963 San Marino St	2	\$1,000,000	\$500,000	\$527		14.39	1900	10/29/2025
Total/Average:		2	\$981,667	\$490,833	\$494	5.1%	15.22	1,911	
Subject:		3	\$1,150,000	\$383,333	\$229	5.2%	12.85	1905 / 1925	-



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