1207 S. KINGSLEY DR.

Investment Property · Los Angeles, California

MID-WILSHIRE / KOREATOWN · LOS ANGELES, CA 90026

$1,008,000	6 Units	6.34%	$180,000	1964
LIST PRICE	2 BED / 1 BATH	CAP RATE	PRICE / UNIT	YEAR BUILT

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Exclusively *listed by*

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Investment Overview

Prime Koreatown 6-Unit
6.34% Current CAP >>> 9.75% Market CAP

Exceptional opportunity to acquire a stabilized, well-maintained 6-unit multifamily property in the high-demand Koreatown / Mid-Wilshire corridor.

Boasting reliable current cash flow at a 6.34% CAP, the asset features tremendous rent upside to a 9.75% market CAP rate based on conservative market rents of $1,950/unit.

Unbeatable central location, dense tenant demand, and clear path to forced appreciation.

$1,080,000 LIST PRICE	6 Units UNIT COUNT
2 Bed / 1 Bath UNIT MIX	6.34% >>> 9.75% CAP RATE MARKET CAP
3,612 SF BUILDING SF	LAR3 ZONING

6 Units in Koreatown

1207 S. Kingsley Drive is a well-maintained 6-unit multifamily investment property situated in the heart of the Koreatown / Mid-Wilshire corridor — one of Los Angeles' most densely populated and sought-after residential submarkets. The property consists of six (6) two-bedroom / one-bathroom units, each approximately 600 SF, on a 5,897 SF LAR3 lot totaling 3,612 SF of rentable building area.

Most units are leased substantially below current market rates, averaging just $1,423/mo against a market rate of $1,950–$2,400/mo for comparable 2-bed units in Koreatown. At market rent of just $1,950/month, the CAP rate would jump significantly to 9.75% with 14.5% cash on cash return.

LOCATION HIGHLIGHTS

Transit: Metro Purple (D) & Red (B) Lines at Wilshire/Vermont — direct to DTLA, Hollywood & Westside

Loyola High School: California's oldest Jesuit prep school (est. 1865) is just a block away, anchoring neighborhood stability and family-driven rental demand

Shopping: Koreatown Plaza, Koreatown Galleria and Rodeo Galleria all within walking distance;

Nightlife & Dining: Chapman Plaza, Dan Sung Sa, La Sung Tofu, The Wiltern Theater, BCD Tofu House & 500+ restaurants within a 1-mile radius

$103,168/yr GROSS INCOME	$68,504/yr NET OPERATING INC.
10.54× GROSS RENT MULT.	6.34% >>> 9.75% CAP RATE Market CAP
$1,423/mo AVG RENT / UNIT	95+ WALK SCORE

Subject Property

1207 S. Kingsley Dr.

Mid-Wilshire / Koreatown · LA 90026

DENSE DEMOGRAPHIC PROFILE — 1-MILE RADIUS

88,192 POPULATIO N	45,064 DAYTIME EMPLOYEES	$74,380 AVG HH INCOME	95% RENTER OCCUPIED

MID-WILSHIRE · LOS ANGELES, CALIFORNIA

KOREA *town*

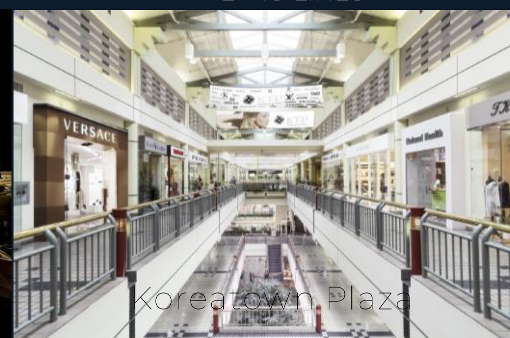
THE MOST DYNAMIC URBAN SUBMARKET IN LOS ANGELES

Chapman Plaza
Historic Retail · 6th Street

500 +	95+	24/7	2	88K+
RESTAURANTS	WALK SCORE	LIFESTYLE HUB	METRO LINES	1-MI POPULATION

La Sung Tofu
Olympic and Kingsley

Dan Sung Sa – 6th Street



Koreatown Plaza

Koreatown Galleria on Olympic Blvd & Western Ave

DENSITY & DEMAND

One of the highest-density neighborhoods in the U.S. — consistently low vacancy, reliable rental growth.

UNBEATABLE WALKABILITY

Walk Score 95+. Minutes from Chapman Plaza, The Wiltern, and world-class dining.

TRANSIT CONNECTIVITY

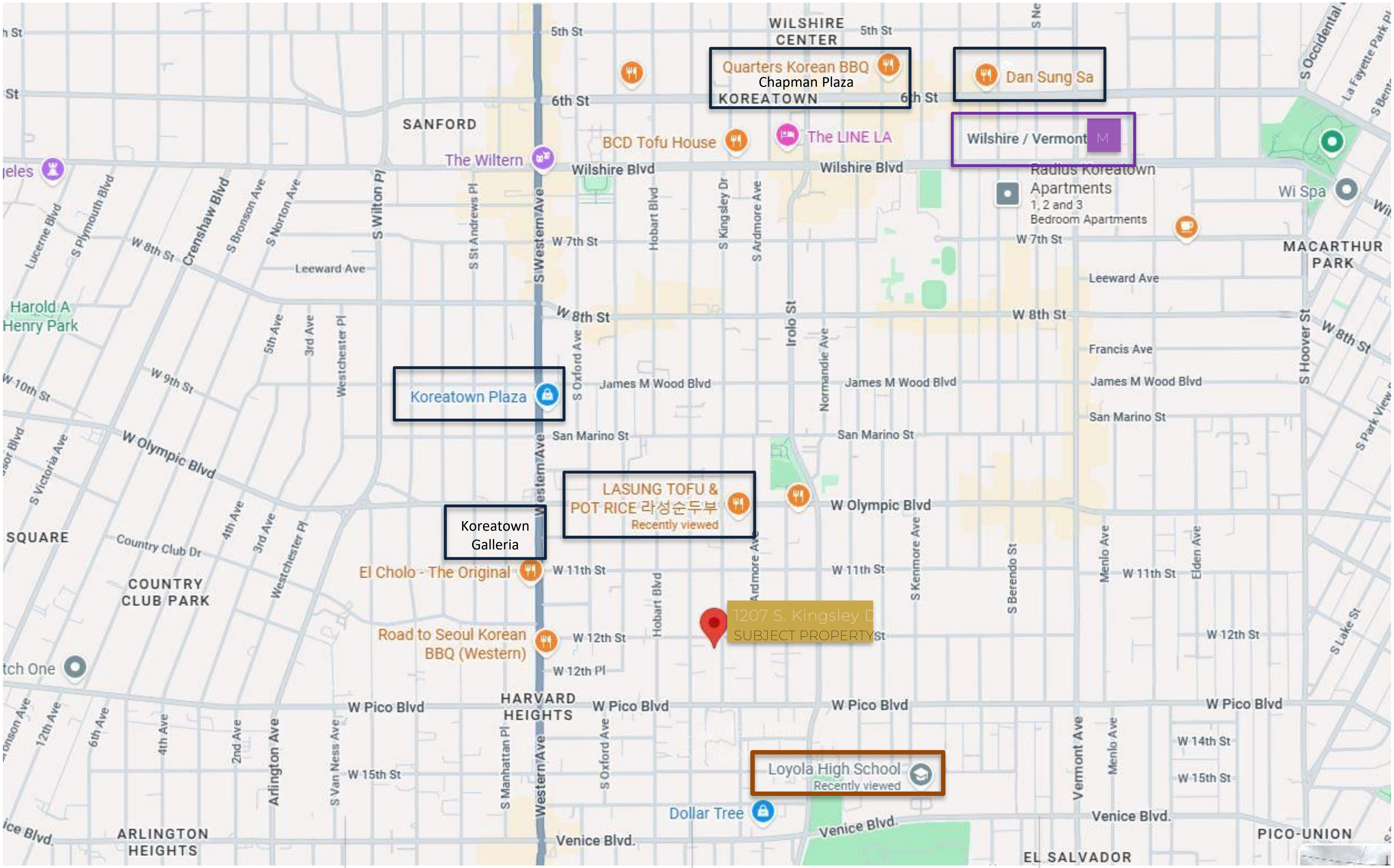
Metro Purple (D) & Red (B) Lines — direct to DTLA, Hollywood, and Westside employment centers.

WILSHIRE REVITALIZATION

Multi-billion dollar Metro extension + luxury mixed-use pipeline transforming the submarket.

Location & Connectivity Map

Metro D (Purple) · Metro B (Red) · Subject Property · Chapman Plaza · Dan Sung Sa / La Sung · Loyola HS



Chapman Plaza
Historic retail & dining · Wilshire Blvd

Dan Sung Sa
Iconic Korean bar & nightlife · 6th Street

La Sung Tofu
라성순두부 · Olympic Blvd

Metro Access
D & B Lines · ~8 min walk to station

EST. 1865 · JESUIT · LOS ANGELES, CALIFORNIA

Loyola High School of Los Angeles – One Block South of the Subject Property

Oldest Educational Institution in Southern California

Neighborhood Stability Through Institutional Prestige

Founded in 1865, Loyola High School of Los Angeles stands as the oldest educational institution in Southern California and one of the region's premier Jesuit college preparatory schools. The school's presence contributes significantly to the safety, stability, and family-friendly character of the neighborhood — providing a powerful institutional underwriter of long-term asset value. Loyola's regional draw attracts students from 100+ zip codes across greater Los Angeles.

1865 FOUNDED	#1 OLDEST S.CA
100+ ZIP CODES	A+ STABILITY

Since 1865 · Jesuit Legacy · Neighborhood Stability · Family Appeal

INVESTMENT SUMMARY

List Price
$1,080,000
1207 S. Kingsley Dr. · Los Angeles, CA 90026

Address	1207 S. Kingsley Dr., LA 90026
Units	6 (2 Bed / 1 Bath Each)
Building SF	3,612 SF
Lot Size	5,897 SF
Year Built	1964
Zoning / APN	LAR3 · 5080-027-002

6.34%
CAP RATE

$68,504
NET OP. INC.

10.54×
GRM

9.75%
CAP RATE AT MARKET RENT

$1,423/mo
AVG RENT/MO

$102,468/yr
GROSS INCOME

$299/SF
Price/SF

$180,000
PRICE/UNIT

RENT ROLL

UNIT	TYPE	SIZE SF	CURRENT RENT/MO	ANNUAL RENT	$/SF	MARKET RENT/MO
Unit 1	2 Bed / 1 Bath	600	$1,508	$18,096	$2.51	$1,950
Unit 2	2 Bed / 1 Bath	600	$1,079	$12,948	$1.80	$1,950
Unit 3	2 Bed / 1 Bath	600	$1,650	$19,800	$1.83	$1,950
Unit 4	2 Bed / 1 Bath	600	$1,352	$16,224	$2.25	$1,950
Unit 5	2 Bed / 1 Bath	600	$1,650	$19,800	$2.75	$1,950
Unit 6	2 Bed / 1 Bath	600	$1,300	$15,600	$2.17	$1,900
TOTAL	6 × 2Bd / 1Ba	3,600 SF	$8,539 / mo	$102,468/yr	$2.36 avg	$11,700 / mo

INCOME STATEMENT

Income Item	Current	Market
Gross Rent Income	$102,468	$140,400
Laundry Income	$700	$700
TOTAL GROSS INCOME	$103,168	$141,100
Less: Vacancy (3.0%)	($3,095)	($4,233)
Gross Operating Income	**$100,073**	**$136,867**
Less: Total Expenses	($31,568)	($31,568)
NET OPERATING INCOME	**$68,504**	**$105,299**

EXPENSE BREAKDOWN

EXPENSE ITEM	AMOUNT
Property Tax	$11,898
Insurance	$5,570
Utilities	$6,000
Landscaping	$1,800
Repairs & Maintenance	$1,200
Management (5%)	$4,800
Reserves	$300
TOTAL EXPENSES	$31,568

FINANCING SCENARIO

35% DOWN / 6.00% RATE — ILLUSTRATIVE	CURRENT	MARKET
Purchase Price	$1,080,000	$1,080,000
Down Payment (35%)	$378,000	$378,000
Loan Amount (60%)	$702,000	$702,000
Interest Rate	6.00%	6.00%
GROSS OPERATING INCOME	$100,073	$136,867
OPERATING EXPENSES	($31,568)	($31,568)
NET OPERATING INCOME	$68,505	$105,299
Annual Loan Payment	($50,506)	($50,506)
Cash After Debt Service	$ 17,999	$54,793
Cash-on-Cash Return	4.76%	14.50%
Principal Reduction (Yr 1)	$8,880	$8,880
Total Annual Return	$26,878 (7.11%)	$63,673 (16.84%)

DEMOGRAPHIC PROFILE

METRIC	1 MILE	3 MILES	5 MILES
Population (2025)	88,192	609,331	1,267,339
Households	34,048	237,138	498,787
Avg HH Income	$74,380	$86,447	$97,269
Daytime Employment	45,064	331,080	665,797

KEY INVESTMENT NUMBER — SUMMARY

$1,080,000	$180,000	$299/SF	6.34%	9.75%
List Price	Price/Unit	Price/SF	Cap Rate - Current	Cap Rate at Market Rent

6+ Unit Sales Comparables

#	ADDRESS	SALE DATE	UNITS	SALE PRICE	YR BUILT	BLDG SF	$/SF
★	1207 S. Kingsley Dr. ← SUBJECT	Listed	6	$1,298,000	1964	3,612	$359.36
01	1120 S. Harvard Blvd, LA 90006	Jan 2026	6	$1,300,000	1964	4,488	$289.66
02	946 S. Kingsley Dr, LA 90006	Dec 2025	6	$1,326,000	1961	5,168	$256.58
03	947 S. St. Andrews Pl, LA 90006	Aug 2025	6	$1,650,000	1963	5,368	$307.38
04	2734 James M Wood Blvd, LA	Apr 2025	8	$1,400,000	1951	4,320	$324.07
05	1103 S. Hobart Blvd, LA 90006	Feb 2025	6	$1,100,000	1962	3,303	$333.03
06	1714 7th Ave, LA 90006	Mar 2025	6	$1,110,000	1949	3,018	$367.79
AVG	Comparable Averages						$313.09

COMPARABLE PROPERTY PHOTOS

Comp 01 — 1120 S. Harvard Blvd
Jan 2026 · $1,300,000 · 6 Units

Comp 02 — 946 S. Kingsley Dr
Dec 2025 · $1,326,000 · 6 Units

Comp 03 — 947 S. St. Andrews
Aug 2025 · $1,650,000 · 6 Units

Comp 04 — James M Wood Blvd
Apr 2025 · $1,400,000 · 8 Units

Comp 05 — 1103 S. Hobart Blvd
Feb 2025 · $1,100,000 · 6 Units

Comp 06 — 1714 7th Ave
Mar 2025 · $1,110,000 · 6 Units

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