

## BOYLE HEIGHTS



# SOTO & BREED MULTIFAMILY PORTFOLIO

*A 12-Unit, Two-Asset, Value-Add Investment  
Opportunity in Prime Boyle Heights*

BOYLE HEIGHTS | LOS ANGELES COUNTY | CALIFORNIA



Jones Lang LaSalle Americas, Inc. ("JLL"),  
Real Estate license #01223413



*Multi-Housing Investment Sales Advisory*

**Luc Whitlock**  
Director  
CA DRE #0207042  
310.595.3642  
luc.whitlock@jll.com

*Debt Advisory*

**Max Mraz**  
Director  
CA DRE #02180437  
703.774.8444  
max.mraz@jll.com

*Analytical Support*

**Nathaniel Reindl**  
Associate  
CA DRE #02186279  
858.261.4536  
nathaniel.reindl@jll.com

**Christopher Murtaugh**  
Analyst  
CA DRE #02274674  
513.593.3532  
christopher.murtaugh@jll.com



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# EXECUTIVE SUMMARY





# The Offering

JLL, as the exclusive advisor, presents a rare investment: 626 N Breed and 811 N Soto—an exceptional 12-unit multifamily portfolio in Boyle Heights. This marks the first time these properties have been out on the market in over 40 years, representing a once-in-a-generation offering in this vibrant neighborhood. This offering includes twelve (12) units across two adjacent parcels. 626 N Breed consists of a detached single-family residence at the front and a spacious 6-unit multifamily building at the rear, while 811 N Soto features a massive front facing residence paired with a fourplex in the back. The portfolio offers a phenomenal unit mix primarily of large two-bedroom units, providing residents with generous layouts rarely seen in comparable product. Several units are leased at below-market rents, creating a clear path for investors to capture over 40% rental upside through targeted renovations and lease-up strategies.

Both assets feature 11 combined on-site parking spaces across both properties, a valuable amenity in this high-demand submarket. The buildings’ charm, original finishes, and functional layouts make them ideal for a range of investor profiles—from first-time buyers to seasoned value-add investors, or potential owner-users looking to occupy one of the units.

Centrally located just minutes from essential amenities, the properties offer convenient access to transit, major employers, and top-rated schools. Boyle Heights itself continues to exhibit strong renter demand, cultural vibrancy, and ongoing community investment. This presents a rare opportunity to acquire income producing apartments with substantial upside in one of LA’s most historically significant and evolving neighborhoods.



## Property Overview

 <b>Address</b> 626 N Breed & 811 N Soto Los Angeles, CA 90033	 <b>Average Unit Size</b> ±900 SF
 <b>Year Completed</b> 1906/10	 <b>Building Type</b> 2-Story Wood Frame
 <b>Number of Units</b> 12	 <b>Number of Structures</b> 4
 <b>Number of Vacant Units</b> 2	 <b>Acreage</b> ±0.38 Acres
 <b>Total Gross Building SF</b> ±11,044 SF	 <b>Parcel Number</b> 5175-004-006 / 019





**BOYLE HEIGHTS:  
CULTURALLY RICH &  
TRANSIT-ORIENTED HUB**



**SIGNIFICANT DISCOUNT  
TO HOMEOWNERSHIP**



**RARE OFFERING: FIRST  
TIME ON MARKET IN 40+  
YEARS**



**DIVERSE HOUSING  
DEMAND & TENANT BASE**



**MINUTES FROM MAJOR  
LA LANDMARKS**

# Investment Highlights

- Located in the heart of Boyle Heights, a culturally rich neighborhood just east of Downtown Los Angeles and blocks from White Memorial Hospital and Mariachi Plaza.
- Solid value-add investment opportunity with over 40% rental upside potential through strategic renovations and lease-up.
- Classic early 20th-century architecture paired with oversized units that offer timeless character and functional appeal.
- Fully parked with 11 available spaces plus ample street parking, offering potential for future ADU conversion.
- A rare opportunity: 626 N Breed and 811 N Soto are on the market for the first time in over 40-years.
- Strong occupancy and demand drivers supported by proximity to transit (Metro Gold Line), major employers, vibrant local retail and dining corridors, nearby local elementary schools, and walking distance to the Benjamin Franklin Branch Library.
- Resilient infill submarket with robust renter demand, limited new construction, and rental growth trends that continue to attract investor attention.





# PROPERTY OVERVIEW





# 626 N Breed St

Historic charm meets investment opportunity in this 1906-built property located in the vibrant neighborhood of Boyle Heights. This vintage residential asset features two distinct buildings – a front house and a rear structure – together offering seven 2-bedrooms, with an average unit size of 800 square feet. With one vacant units, there’s immediate value-add potential for investors. The thoughtful site layout maximizes the property’s potential, with the back building complemented by 6 dedicated parking spaces – a valuable amenity in this urban setting. This dual-building configuration provides flexible living arrangements while maintaining the property’s historical character.

The property showcases classic early 20th century architectural elements while positioned in one of Los Angeles’ most culturally rich and rapidly evolving communities. With its proximity to downtown Los Angeles and excellent transportation links, this Boyle Heights gem offers both historical significance and strategic location advantages for residents seeking authentic Los Angeles living.

## Unit Mix

Number	Unit Address	Unit Type	Status	Rent	SF*	Rent/SF	Market Rent	Market Rent/SF
1	1	2x1	VACANT	\$2,195	800	\$2.74	\$2,195	\$2.74
2	2	2x1	Occupied	\$1,977	800	\$2.47	\$2,195	\$2.74
3	3	2x1	Occupied	\$1,499	800	\$1.87	\$2,195	\$2.74
4	4	2x1	Occupied	\$1,384	800	\$1.73	\$2,195	\$2.74
5	5	2x1	Occupied	\$1,197	800	\$1.50	\$2,195	\$2.74
6	6	2x1	Occupied	\$1,544	800	\$1.93	\$2,195	\$2.74
7	7	2x1	Occupied	\$1,246	800	\$1.56	\$2,195	\$2.74
Yearly				\$132,498		\$184,380		

*\* Interior unit square footage is estimated. Buyer to verify the accuracy of the estimates.*



## Property Overview

- **626 N BREED ST**  
ADDRESS
- **1906**  
YEAR BUILT
- **7**  
UNITS
- **±800**  
AVG UNIT SIZE
- **±6 SPACES**  
PARKING SPACES
- **±5,972 SF**  
GROSS SF
- **±8,250 SF**  
LOT SIZE
- **±0.19 ACRES**  
ACREAGE
- **R3**  
ZONING



# Property Characteristics

## Building & Site Description

Item	Description
Parcel numbers	5175-004-019
Year(s) completed	1906
Number of buildings	2
Number of apartment homes	7
Net rentable square footage	±5,600 SF
Total land area	±8,250 SF
Building style	Two story wood frame
Number of floors	2
Exterior materials	Stucco
Framing	Wood

## Utilities

Utilities/Service	Provider	Property Pays	Residents Reimburse Property	Residents Pay Directly
Electricity				X
Gas				X
Water/Sewer		X		
Cable				X
Telephone				X
Trash		X		





# 811 N Soto

Exceptional investment opportunity in the heart of Boyle Heights featuring two well-positioned residential buildings. This appealing property offers one 5-bedroom 4-bathroom home as well as a total of four 2-bedroom units, each averaging a generous 711 square feet of living space. The dual-building layout creates an attractive residential community within this culturally vibrant Los Angeles neighborhood. Each unit provides comfortable, functional living spaces that appeal to a wide range of potential tenants seeking quality housing in this increasingly desirable area. Strategically located in Boyle Heights, residents enjoy convenient access to downtown Los Angeles, local amenities, dining options, and transportation corridors. The property combines practical living arrangements with the unique character and community atmosphere that defines this historic neighborhood. Ideal for investors looking to acquire a well-maintained multi-unit property with strong rental potential in one of Los Angeles’ most authentic and evolving communities

## Unit Mix






Number	Unit Address	Unit Type	Status	Rent	SF*	Rent/SF	Market Rent	Market Rent/SF
1	1	5x4	Vacant*	\$4,471	2,228	\$2.01	\$4,471	\$2.01
2	2	2x1	Occupied	\$2,460	711	\$3.46	\$2,195	\$3.09
3	3	2x1	Occupied	\$1,800	711	\$2.53	\$2,195	\$3.09
4	4	2x1	Occupied	\$1,766	711	\$2.48	\$2,195	\$3.09
5	5	2x1	Occupied	\$1,700	711	\$2.39	\$2,195	\$3.09
Yearly				\$107,338		\$131,700		

\* Interior unit square footage is estimated. Buyer to verify the accuracy of the estimates.

\*Unit 1 to be delivered vacant upon sale.



## Property Overview

- **811 N SOTO ST**  
ADDRESS
- **1910**  
YEAR BUILT
- **5**  
UNITS
- **±1,014**  
AVG UNIT SIZE
- **±5 SPACES**  
PARKING SPACES
- **±5,072 SF**  
GROSS SF
- **±8,250 SF**  
LOT SIZE
- **±0.19 ACRES**  
ACREAGE
- **R3**  
ZONING



# Property Characteristics

## Building & Site Description

Item	Description
Parcel numbers	5175-004-006
Year(s) completed	1910
Number of buildings	2
Number of apartment homes	5
Net rentable square footage	±5,072 SF
Total land area	±8,250 SF
Building style	Two story wood frame
Number of floors	2
Exterior materials	Stucco
Framing	Wood

## Utilities

Utilities/Service	Provider	Property Pays	Residents Reimburse Property	Residents Pay Directly
Electricity				X
Gas				X
Water/Sewer		X		
Cable				X
Telephone				X
Trash		X		





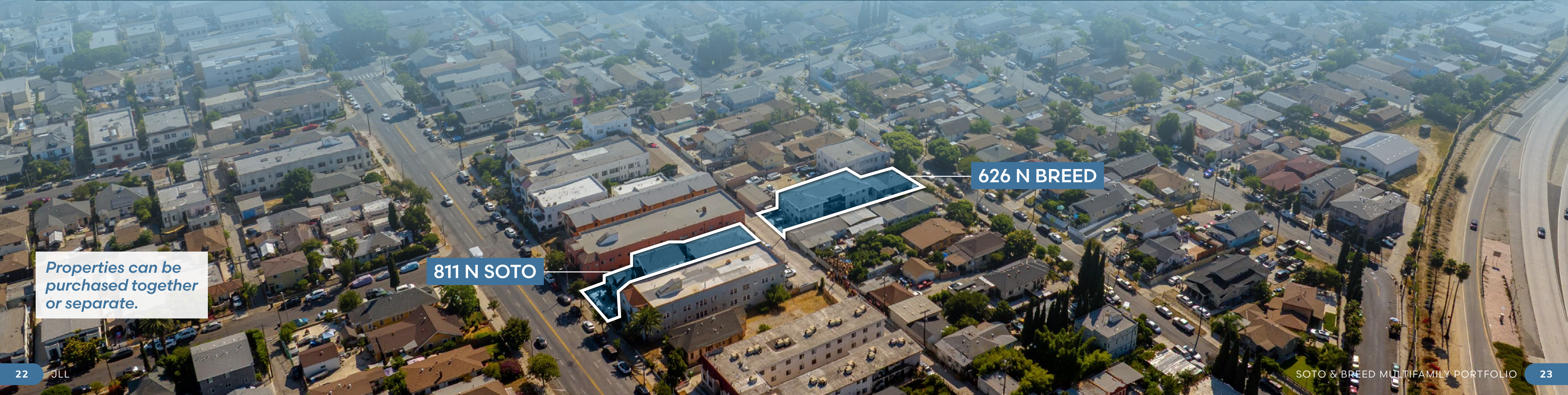
# FINANCIAL ANALYSIS





# Portfolio Rollup

Address	Vintage	GSF	# of Units	Price	Price/Unit	Price/GSF	Current Cap Rate	Stabilized Cap Rate	Untrended Return on Cost	Current GRM	Market GRM
626 N Breed	1906	5,600	7	\$1,125,000	\$160,714	\$188	5.51%	10.84%	9.75%	9.57	6.10
811 N Soto	1910	5,072	5	\$985,000	\$197,000	\$194	9.92%	11.04%	10.02%	6.73	6.19
Total/Average		10,672	12	\$2,110,000	\$175,833	\$191	7.35%	10.92%	9.86%	8.39	6.14



Properties can be purchased together or separate.

626 N BREED

811 N SOTO



# 626 N Breed Pricing

Purchase Price	Per Unit	Per GSF	Cap Rate (current income)	Cap Rate (Stabilized)	GRM (Current)	GRM (Market)
\$1,125,000	\$160,714	\$188	5.51%	10.48%	9.57	6.10

## Income

Gross Potential Income (GPI): Gross Potential Income is determined by annualizing the market rent assumption for each unit type, as summarized in the rent roll summary table below. The Market Rent is based on current market rent assumptions that were derived from an in-depth analysis of the last 90 days of leasing activity, in addition to the market rate comparable (see pages 28-29 for market rent survey).

## Rent Roll

Number	Unit Address	Unit Type	Status	Rent	SF*	Rent/SF	Market Rent	Market Rent/ SF
1	1	2x1	Vacant	\$2,195	800	\$2.74	\$2,195	\$2.74
2	2	2x1	Occupied	\$1,977	800	\$2.47	\$2,195	\$2.74
3	3	2x1	Occupied	\$1,499	800	\$1.87	\$2,195	\$2.74
4	4	2x1	Occupied	\$1,384	800	\$1.73	\$2,195	\$2.74
5	5	2x1	Occupied	\$1,197	800	\$1.50	\$2,195	\$2.74
6	6	2x1	Occupied	\$1,544	800	\$1.93	\$2,195	\$2.74
7	7	2x1	Occupied	\$1,246	800	\$1.56	\$2,195	\$2.74
Monthly				\$11,042	5,600	\$1.97	\$15,365	\$2.74
Yearly				\$132,498			\$184,380	

\* Interior unit square footage is estimated. Buyer to verify the accuracy of the estimates.

# Financial Analysis

		Current		Market		Underwriting Notes
			Per Unit		Per Unit	
Market Rent			\$184,380	\$26,340	\$184,380	Current Rent Roll Annualized
Gain (Loss)-to-Lease		(36.25%)	\$(66,834)	\$(9,548)	\$-	
Gross Potential Rental Income			\$117,546	\$16,792	\$184,380	
Less: Vacancy		5.00%	\$(5,877)	\$(840)	5.00% \$(9,219)	5% Vacancy Factor
Total Rental Income			\$111,669	\$15,953	\$174,700	Analysis Assumes No Other Income
Total Other Income			\$-	\$-	\$-	
Effective Gross Income			\$111,669	\$15,953	\$174,700	
Operation Expenses						
General & Administrative			\$1,750	\$250	\$1,750	Market Rate Assumption
Turnover			\$1,750	\$250	\$1,750	Market Rate Assumption
Repairs & Maintenance			\$5,950	\$850	\$5,950	Market Rate Assumption
Contract Services			\$2,800	\$400	\$2,800	Market Rate Assumption
Utilities			\$10,500	\$1,500	\$10,500	Market Rate Assumption
Total Operating Expenses			\$22,750	\$3,250	\$22,750	
Fixed Expenses						
3rd Party Management Fee		5.00%	\$5,583	\$798	\$8,735	Based on 5.00% Management Fee
Taxes			\$13,613	\$1,945	\$13,613	Reassessed at Purchase Price
Insurance			\$5,950	\$850	\$5,950	Market Rate Assumption
Replacement Reserve			\$1,750	\$250	5.00% \$1,750	Market Rate Assumption
Total Fixed Expenses			\$26,896	\$3,842	\$30,048	
Total Expenses		44.46%	\$49,646	\$7,092	30.22% \$52,798	
Net Operating Income			\$62,023		\$121,903	



# 811 N Soto Pricing

Purchase Price	Per Unit	Per GSF	Cap Rate (current income)	Cap Rate (Stabilized)	GRM (Current)	GRM (Market)
\$985,000	\$197,000	\$194	9.92%	11.04%	6.73	6.19

## Income

Gross Potential Income (GPI): Gross Potential Income is determined by annualizing the market rent assumption for each unit type, as summarized in the rent roll summary table below. The Market Rent is based on current market rent assumptions that were derived from an in-depth analysis of the last 90 days of leasing activity, in addition to the market rate comparable (see pages 28-29 for market rent survey).

## Rent Roll

Number	Unit Address	Unit Type	Status	Rent	SF*	Rent/SF	Market Rent	Market Rent/ SF
1	5	5x4	Vacant*	\$4,471	2,228	\$2.01	\$4,471	\$2.01
2	1	2x1	Occupied	\$2,460	711	\$3.46	\$2,195	\$3.09
3	2	2x1	Occupied	\$1,800	711	\$2.53	\$2,195	\$3.09
4	3	2x1	Occupied	\$1,766	711	\$2.48	\$2,195	\$3.09
5	4	2x1	Occupied	\$1,700	711	\$2.39	\$2,195	\$3.09
Monthly				\$12,197	5,072	\$2.40	\$13,251	\$2.61
Yearly				\$146,364			\$159,012	

\* Interior unit square footage is estimated. Buyer to verify the accuracy of the estimates.  
\*Unit 1 to be delivered vacant upon sale.

# Financial Analysis

		Current		Market		Underwriting Notes
			Per Unit		Per Unit	
Market Rent		\$159,012	\$31,802	\$159,012	\$31,802	Current Rent Roll Annualized  5.00% Vacancy Factor
Gain (Loss)-to-Lease	(7.95%)	\$(12,648)	\$(2,530)	\$-	\$-	
Gross Potential Rental Income		\$146,364	\$29,273	\$159,012	\$31,802	
Less: Vacancy	5.00%	\$(7,318)	\$(1,464)	\$(7,951)	\$(1,590)	
Total Rental Income		\$139,046	\$27,809	\$150,664	\$30,133	
Total Other Income		\$-	\$-	\$-	\$-	Analysis Assumes No Other Income
Effective Gross Income		\$139,046	\$27,809	\$150,664	\$30,133	
Operation Expenses						
General & Administrative		\$1,250	\$250	\$1,250	\$250	Market Rate Assumption
Turnover		\$1,250	\$250	\$1,250	\$250	Market Rate Assumption
Repairs & Maintenance		\$4,250	\$850	\$4,250	\$850	Market Rate Assumption
Contract Services		\$2,000	\$400	\$2,000	\$400	Market Rate Assumption
Utilities		\$7,500	\$1,500	\$7,500	\$1,500	Market Rate Assumption
Total Operating Expenses		\$16,250	\$3,250	\$16,250	\$3,250	
Fixed Expenses						
3rd Party Management Fee	5.00%	\$6,952	\$1,390	5.00%	\$7,533	Based on 5.0% Management Fee
Taxes		\$11,919	\$2,384	\$11,919	\$2,384	Reassessed at Purchase Price
Insurance		\$5,000	\$1,000	\$5,000	\$1,000	Market Rate Assumption
Replacement Reserve		\$1,250	\$250	\$1,250	\$250	Market Rate Assumption
Total Fixed Expenses		\$25,121	\$5,024	\$25,702	\$5,140	
Total Expenses	29.75%	\$41,371	\$8,274	27.84%	\$41,952	\$8,390
Net Operating Income		\$97,675		\$108,712		



# Rent Comparables

## 2 Bedroom Rent Comps

Property	Zip Code	Unit Configuration	Size	Market Rent	Rent/SF
626 N Breed	90033	2x1	800	\$2,195	\$2.74
811 N Soto	90033	2x1	1,000	\$2,195	\$2.20
3274 Folsom St	90033	2x1	1,100	\$2,400	\$2.18
215 N Fickett St	90033	2x1	800	\$2,295	\$2.87
527 N Cummings St	90033	2x1	975	\$2,195	\$2.25
2428 Michigan Ave	90033	2x1	800	\$2,195	\$2.74
515 N Breed St	90033	2x1	800	\$2,050	\$2.56
Average			911	\$2,290	\$2.54





# Sales Comparables

Address	City	Zip	Units	Yr Built	Sq Ft	Price	Per Unit	Per Sq Ft	Current Cap Rate	Sale Date
445 S Chicago St	Los Angeles	90033	6	1926	5,576	\$1,100,000	\$183,333	\$197	6.25%	6/10/25
627 N Soto	Los Angeles	90033	10	1962	6,939	\$1,600,000	\$160,000	\$231	N/A	3/14/25
2539 Wabash Ave	Los Angeles	90033	14	1965	10,555	\$2,300,000	\$164,286	\$218	N/A	5/21/25
2120 Sheridan St	Los Angeles	90033	5	1963	5,216	\$993,000	\$198,600	\$190	6.46%	3/18/25
2016 Pennsylvania Ave	Los Angeles	90033	5	1927	6,022	\$960,000	\$192,000	\$159	6.62%	12/11/24
2819 E 3rd St	Los Angeles	90033	7	1969	6,095	\$1,000,000	\$142,857	\$164	N/A	3/18/25
2022 E 2nd St	Los Angeles	90033	8	1968	7,000	\$1,050,000	\$131,250	\$150	5.60%	11/7/24
456 S Breed	Los Angeles	90033	24	1972	18,857	\$3,600,000	\$150,000	\$191	N/A	4/2/24
2402 Malabar St	Los Angeles	90033	8	1941	6,944	\$1,250,000	\$156,250	\$180	6.33%	2/28/24
Totals/Averages			10	1955	8,134	\$1,539,222	\$164,286	\$187	6.25%	





# MULTI- HOUSING OVERVIEW







# Multi-Housing Overview

Boyle Heights possesses strong multi-housing fundamentals as a result of unwavering demand from residents due to its close proximity to Downtown Los Angeles, the Tri-Cities, and the San Gabriel Valley which are major economic hubs in Southern California. Given the ever increasing single-family home prices, lack of buildable land, a limited inventory of renovated product, and an array of transformative commercial developments, demand for apartment communities in Boyle Heights is expected to continue.


## Boyle Heights at a Glance




**±90K**  
POPULATION WITHIN  
5-MILES



**83**  
WALK SCORE  
“VERY WALKABLE”



**±700K**  
AVERAGE HOME PRICE



**±500,000**  
JOBS WITHIN 5-MILES



## Multi-Housing Fundamentals Since 2015

**±25%**  
CUMULATIVE  
RENT GROWTH

**±2.2%**  
AVERAGE YOY RENT  
GROWTH

**±97%**  
AVERAGE OCCUPANCY  
RATE

## Multi-Housing Fundamentals Through 2030

**±12%**  
CUMULATIVE  
EFFECTIVE RENT  
GROWTH

**±2.4%**  
AVERAGE ANNUAL  
EFFECTIVE RENT  
GROWTH

**±97%**  
AVERAGE OCCUPANCY  
RATE

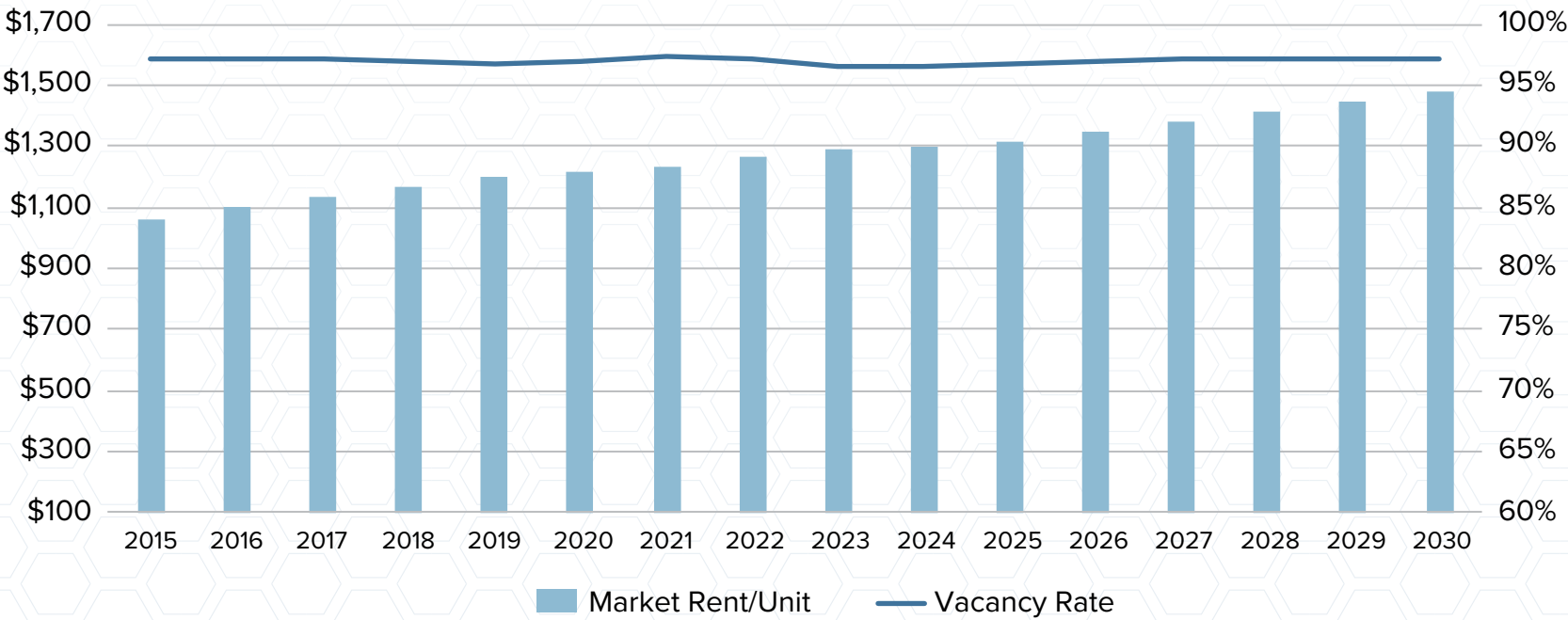
Sources: Yardi

## Exceptional Submarket Fundamentals

The Soto & Breen Multifamily Portfolio benefits from exceptional multi-housing fundamentals which are forecasted to maintain consistent upon its impressive track record. Over the past 10 years, the submarket averaged year-over-year rent growth of ±2.2%. Rent growth is expected to build on its trajectory as CoStar forecasts ±12% cumulative rent growth through 2030. In addition, occupancy has remained stable over the 10-year period averaging ±97% despite increases in rental rates. As shown in the graph below, the submarket is expected to maintain occupancy levels with an average of ±97% projected through 2030.

Sources: : Costar, JLL Research

## Rent & Occupancy Trends

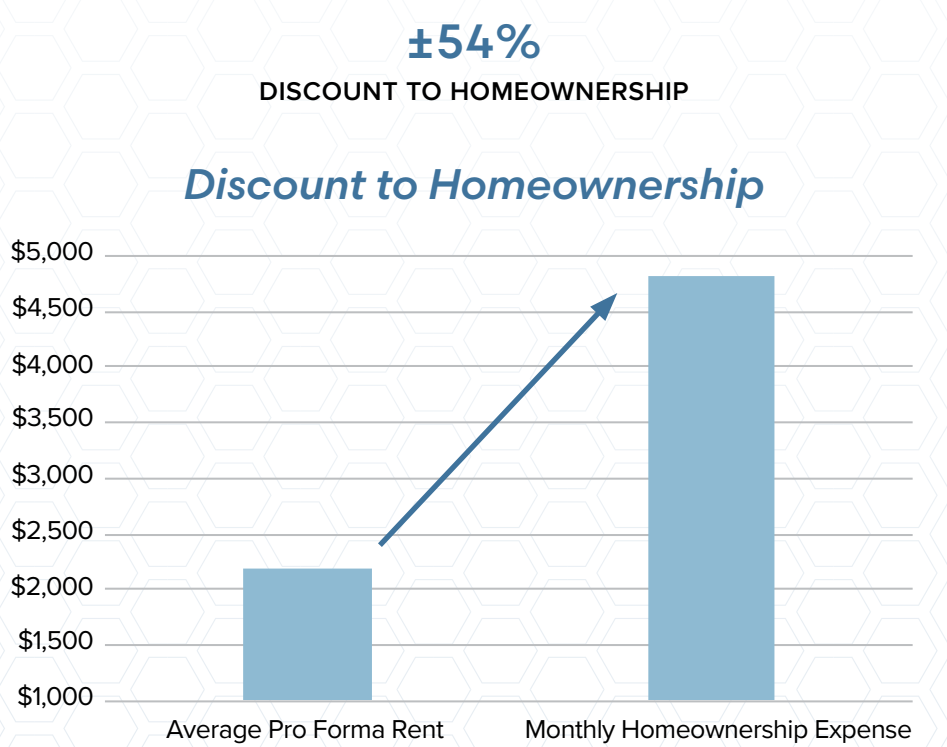




# Significant Discount to Homeownership

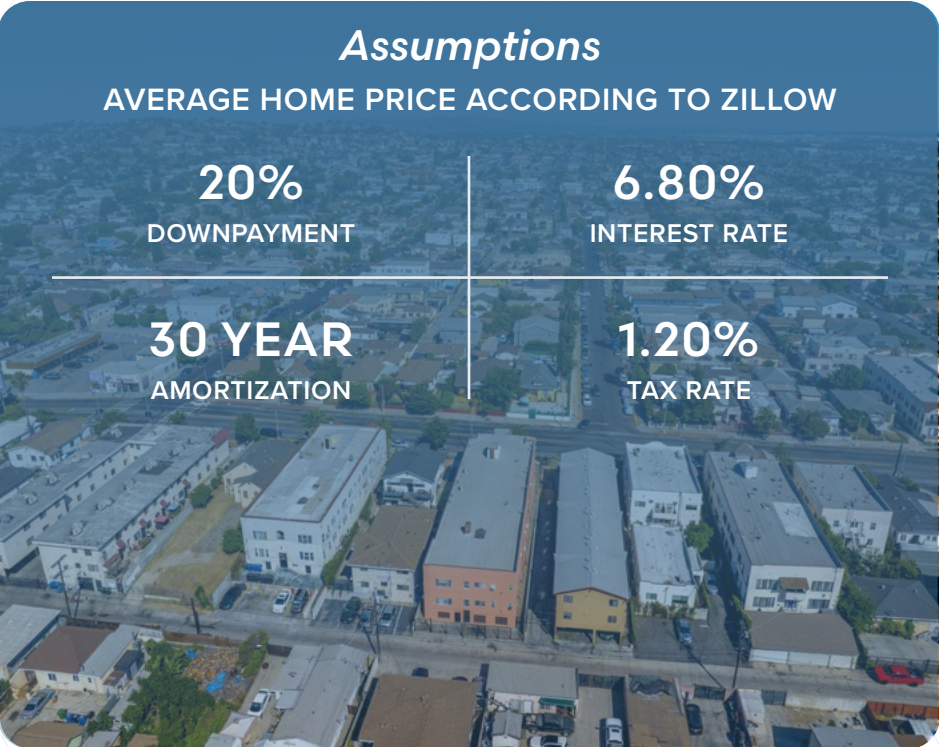
The neighborhood surrounding the portfolio largely consists of expensive single-family homes. According to Redfin, home prices in the area remain competitive, with the average home price at  $\pm \$700,000$ . As homeownership in Boyle Heights becomes more expensive, The Portfolio offers a  $\pm 54\%$  discount to homeownership and is primed to cater to those who cannot yet afford a home.

$\pm \$4,818$ AVERAGE MONTHLY HOMEOWNERSHIP EXPENSE	$\pm \$2,195$ AVERAGE POST-RENOVATED RENT AT THE PORTFOLIO
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Monthly Cost of Homeownership	
Average Single Family Home Price	\$700,000
Monthly Debt Service	\$4,093
Homeowners Insurance	\$79
Property Taxes	\$646
Monthly Homeownership Expense	\$4,818

Affordability Gap	
Monthly Homeownership Expense	\$4,818
Average Pro Forma Rent	\$2,195
Affordability Gap	\$2,623
Percentage Gap	54%





# LOCATION OVERVIEW





# Los Angeles MSA

Los Angeles is home to ±10 million people and boasts iconic attractions such as Walt Disney Concert Hall, Universal Studios Hollywood, the Santa Monica Pier, and Crypto.com Arena, making it the cultural epicenter of the West Coast. Over the past half century, rapid economic development has pushed Los Angeles to become an international hub for technology, media and entertainment, finance, trade, and manufacturing.

## The Media and Entertainment Capital of the World

Los Angeles is home to world-renowned TV and movie studios, including the headquarters of The Walt Disney Company, Sony Pictures Entertainment, Warner Bros. Studios, and Hulu. With over 1,000 media and entertainment companies located in Los Angeles, there is no higher density of television and movie production in the world.

## A Leading Visitor Destination with Record Visitation

Los Angeles Offers numerous tourist attractions, including the Hollywood Walk of Fame, Universal Studios Hollywood, and L.A. LIVE. In 2023, tourism reached a record-setting post-pandemic level of 50 million visitors contributing \$40.3 billion economic impact. With outstanding year-round weather, superior transportation infrastructure, and world-renowned tourist attractions, the greater Los Angeles area should continue to see tourism growth moving forward specifically with the hosting of the 2026 World Cup and 2028 Olympics.

## Robust, Diverse Economy

Los Angeles County has a median household income of ±\$80,000. Los Angeles has a diverse, full-time, workforce in industries including healthcare, educational services, technology, manufacturing, arts and entertainment, finance, and trade.

### Los Angeles

±6.6MM

JOBS

±10MM

TOTAL POPULATION

±\$1,300,000

AVERAGE HOME PRICE

±\$80,000

AVERAGE HOUSEHOLD INCOME

±440MM

SF OF OFFICE

±455MM

SF OF RETAIL

## A Major Center for Higher Education

Los Angeles County is home to more than 60 four-year colleges and universities, including UCLA, USC, California Institute of Technology, and the Claremont Colleges. In addition, top-rated specialized institutions like the California Institute for the Arts, the Fashion Institute of Design and Merchandising, and Otis College of Art and Design provide unique curriculums that are a rarity in other markets.

## Excellent International Airlift

Ranking second in the United States and fifth in the world for passenger volume, Los Angeles International Airport (“LAX”) is the world’s busiest origin and destination airport as well as a bustling domestic and international hub. In 2023, LAX’s passenger volume reached ±88 million people, noting an almost full recovery to pre-pandemic flight volume. Furthermore, LAX is in the midst of a ±\$30 billion capital improvement program that is projected to last through 2028 in preparation for the influx of travel. The LAX Modernization Program is considered the largest public works program in the history of Los Angeles and is expected to significantly relieve congestion in and out of the airport, allow easy access to major transit options, and enhance the passenger experience.

## Regional GDP

GDP growth in the Los Angeles, Long Beach, Anaheim metro area has increased ±4.1% annually since 2001, second only to the New York City metro area. A strong base of stable industries like aerospace and manufacturing, combined with growth firms like tech and social media, have led to a robust and growing regional economy.





# The Heart of Boyle Heights


The Soto & Breed Multifamily Portfolio is situated in Boyle Heights, a dynamic, trending submarket characterized by its historic vintage buildings and strong community, offering convenient proximity to downtown Los Angeles’s most coveted destinations like Bestia restaurant and Everson Royce Bar. The property’s strategic location also places it near the prestigious USC Keck Medical Center, providing both healthcare accessibility and employment opportunities within minutes. Within Boyle Heights itself, the area boasts an array of fantastic local restaurants, a vibrant food scene, and a welcoming community park. This culturally rich neighborhood serves as a hub for diverse events, including the Boyle Heights Youth Festival, the annual Mariachi Festival, and the Dia de los Muertos Festival. This perfect blend of local character and downtown convenience makes the Portfolio an exceptional residential opportunity in one of Los Angeles’ most authentic and evolving communities.




Hollenbeck Park  
±3-Min Drive





USC Keck  
±3-Min Drive

**83** WALK SCORE  
VERY WALKABLE


BOYLE HEIGHTS DEMOGRAPHICS (5 MILE RADIUS)


  
**±\$100K**  
AVG HHI


  
**±92.2M**  
SF OFFICE

  
**±46.2M**  
SF RETAIL

WITHIN DRIVING DISTANCE OF THE PORTFOLIO

  
**±5 MIN DRIVE**

  
**±5 MIN DRIVE**





DTLA  
±6-Min Drive



Everson Royce Bar  
±10-Min Drive



Bestia  
±10-Min Drive



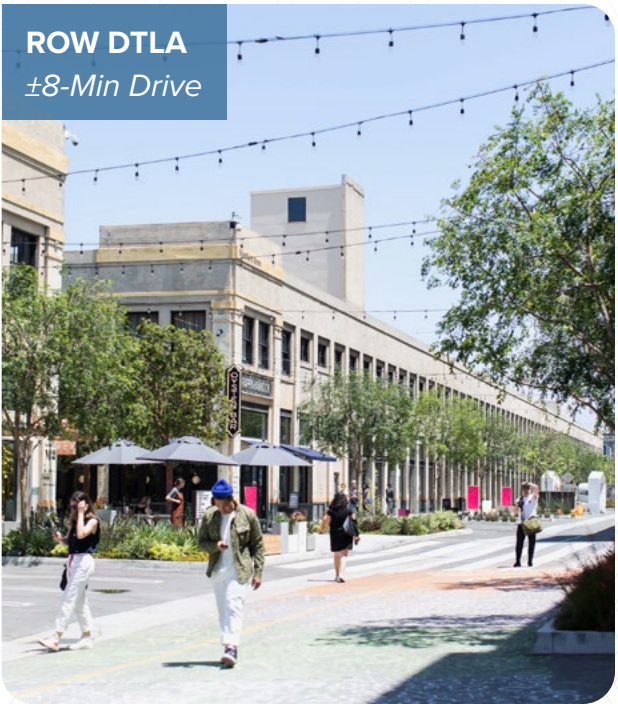
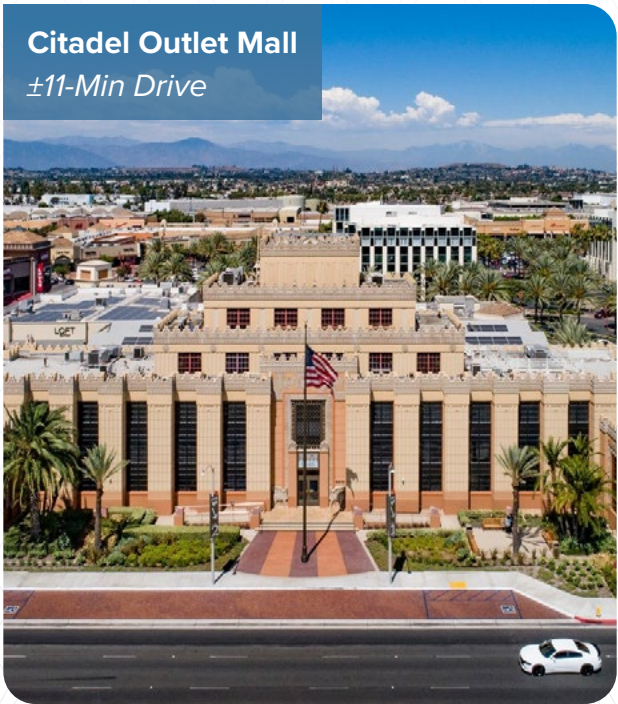
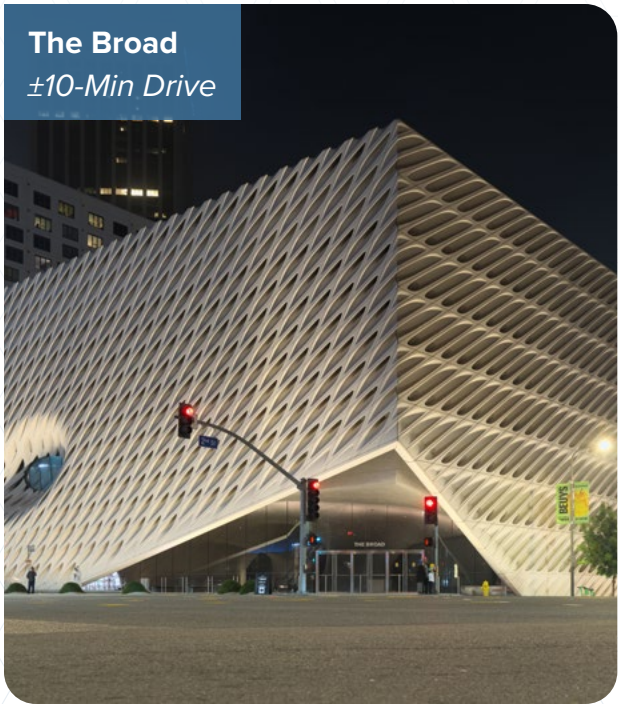
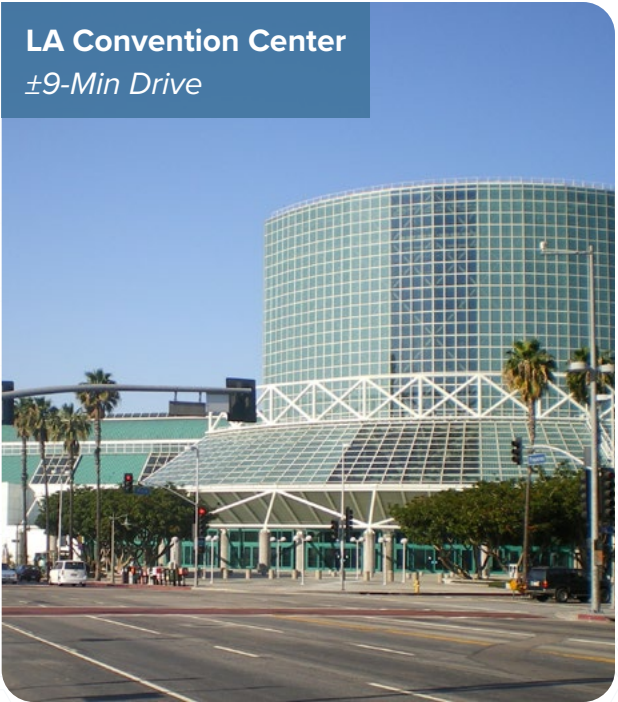
# Boyle Heights: Effortlessly Close to LA's Most Coveted Mexican Culinary Treasures





# Premier Cultural Attractions

The portfolio is surrounded by numerous globally recognized museums, historic landmarks, popular shopping destinations, and local attractions.





# Countless Convenient Amenities

From culturally-rich dining options to a thriving night life, the neighborhood surrounding the portfolio is equipped with a countless amount of local amenities.





# Education

The properties at 626 N Breed and 811 N Soto offer exceptional access to premier educational institutions in Los Angeles. Situated just minutes from Cal State LA and the renowned Southern California Institute of Architecture (SCI-Arc), these locations provide ideal housing options for students, faculty, and staff. The properties also benefit from convenient proximity to UCLA's expanding Downtown Los Angeles

campus and USC, making them strategically positioned within the city's educational corridor. This educational hub location creates natural demand from academic communities while providing future owners or tenants with access to the innovation, cultural events, and resources these institutions bring to the surrounding neighborhoods.

University of Southern California

#7 BEST COLLEGES IN CALIFORNIA

#28 BEST COLLEGES IN AMERICA

92% GRADUATION



University of California Los Angeles

#1 BEST PUBLIC UNIVERSITY

#20 BEST COLLEGES IN AMERICA

92% GRADUATION RATE




Southern California Institute of Architecture

#2 BEST SCHOOLS FOR ARCHITECTURE

#8 SUSTAINABLE ENVIRONMENT PROGRAMS

81% GRADUATION RATE



California State University Los Angeles

#15 REGIONAL UNIVERSITIES WEST

#85 BEST VALUE COLLEGES IN AMERICA

Over 100 ACADEMIC PROGRAMS

Over 55 MAJORS

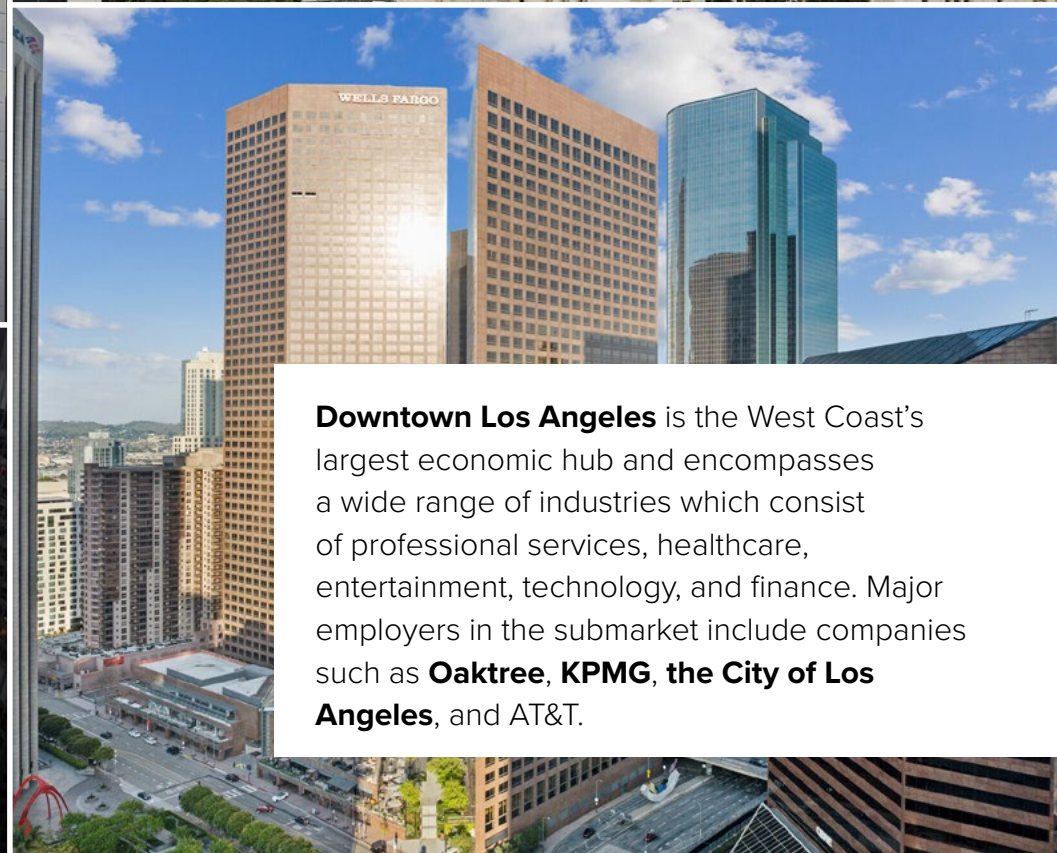




# Major Employment Opportunities

The Portfolio is located near a diverse range of industries such as entertainment, finance, and the fine arts

Downtown Los Angeles  
±5-Min Drive



**Downtown Los Angeles** is the West Coast’s largest economic hub and encompasses a wide range of industries which consist of professional services, healthcare, entertainment, technology, and finance. Major employers in the submarket include companies such as **Oaktree**, **KPMG**, **the City of Los Angeles**, and **AT&T**.

Hollywood  
±20-Min Drive



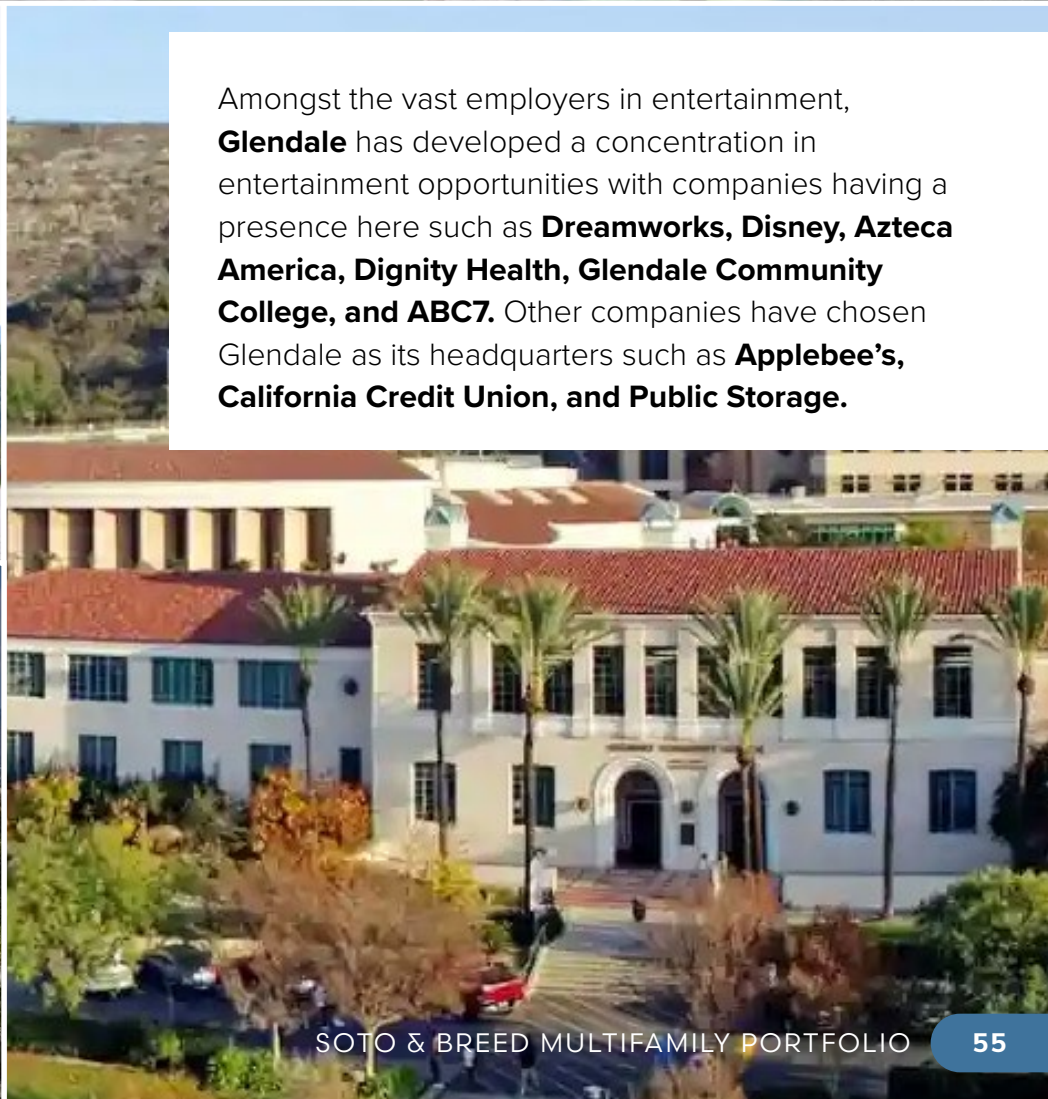
Notable tenants in **Hollywood** (+20 min drive) include the like of **Netflix** (±250K SF), **Capital Records** (±196K), and **Sunset Bronson Studios** (±323K SF). **Echelon Studios** is working on building ±19,000 SF of sound stages, ±15,000 SF flex stage, ±12,400 SF of retail and ±426,000 SF of creative office space. The project is expected to cost approximately \$450M and will consist of nearly 550K SF.







**Pasadena** is located within a 25 minute from The Soto & Breed Multifamily Portfolio and is home to major employers in the entertainment industry such as **East West Bank, JP Morgan, Morgan Stanley, Alexandria Real Estate Equities, and ADP**. Pasadena is home to another set of diverse industries such as healthcare, professional, scientific, and technical services, and education.



Amongst the vast employers in entertainment, **Glendale** has developed a concentration in entertainment opportunities with companies having a presence here such as **Dreamworks, Disney, Azteca America, Dignity Health, Glendale Community College, and ABC7**. Other companies have chosen Glendale as its headquarters such as **Applebee's, California Credit Union, and Public Storage**.



## ***Multi-Housing Investment Sales Advisory***

### **Luc Whitlock**

Director  
CA DRE #0207042  
310.595.3642  
luc.whitlock@jll.com

## ***Debt Advisory***

### **Max Mraz**

Director  
CA DRE #02180437  
703.774.8444  
max.mraz@jll.com

## ***Analytical Support***

### **Nathaniel Reindl**

Associate  
CA DRE #02186279  
858.261.4536  
nathaniel.reindl@jll.com

### **Christopher Murtaugh**

Analyst  
CA DRE #02274674  
513.593.3532  
christopher.murtaugh@jll.com

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