

ONLY \$140,000 PER UNIT AND \$178 PER SQUARE FOOT FOR 1970 CONSTRUCTION
UPGRADED ELECTRICAL SYSTEM | APPROXIMATELY 54% RENT UPSIDE

2335 WALL STREET

LOS ANGELES, CALIFORNIA 90011

Marcus & Millichap
THE RAYMUNDO GROUP



\$2,800,000 | 20 MULTIFAMILY UNITS

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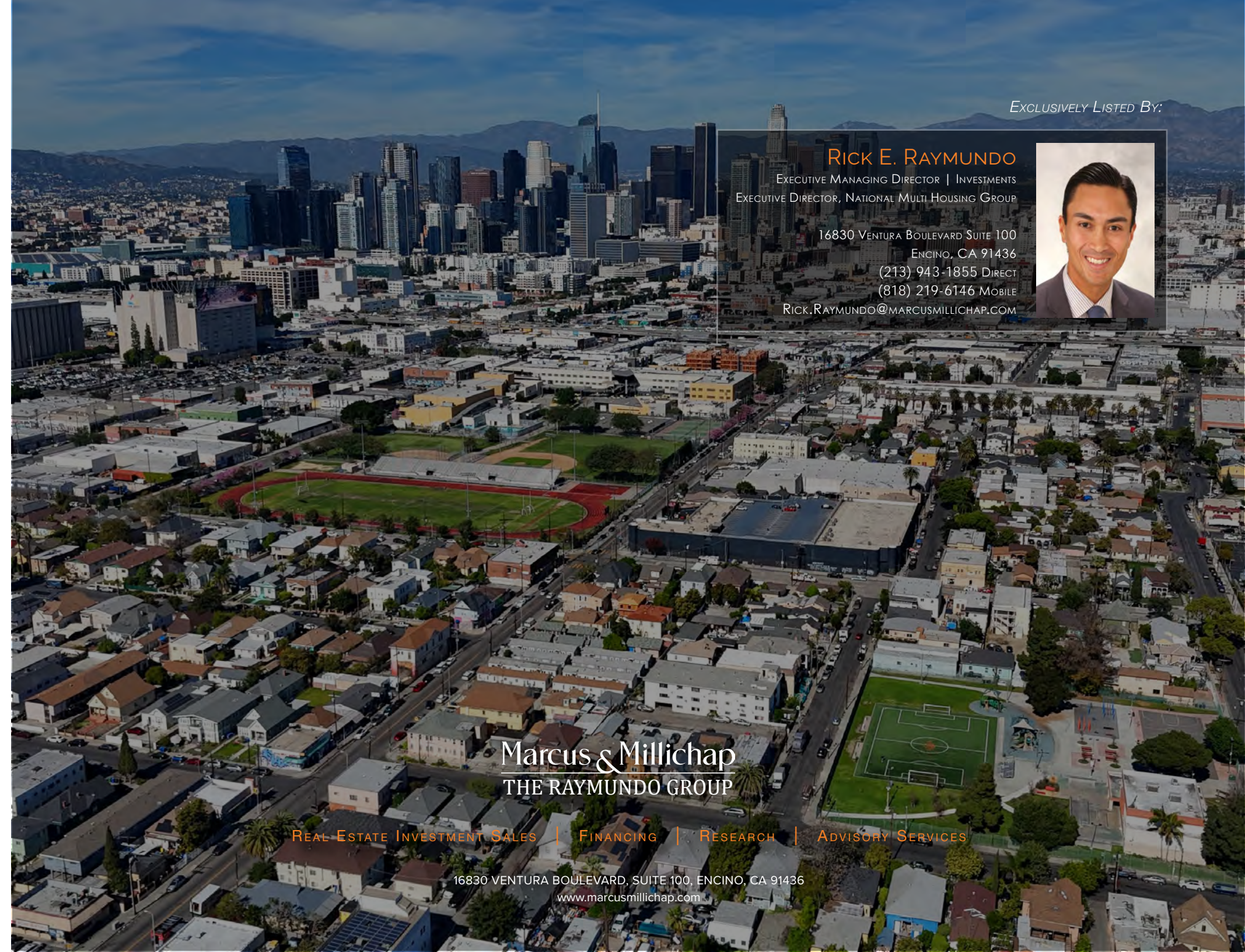
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2335 WALL STREET, LOS ANGELES, CA 90011

DOWNTOWN LOS ANGELES

2335 WALL STREET

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2335 WALL STREET, LOS ANGELES, CA 90011

INVESTMENT OVERVIEW

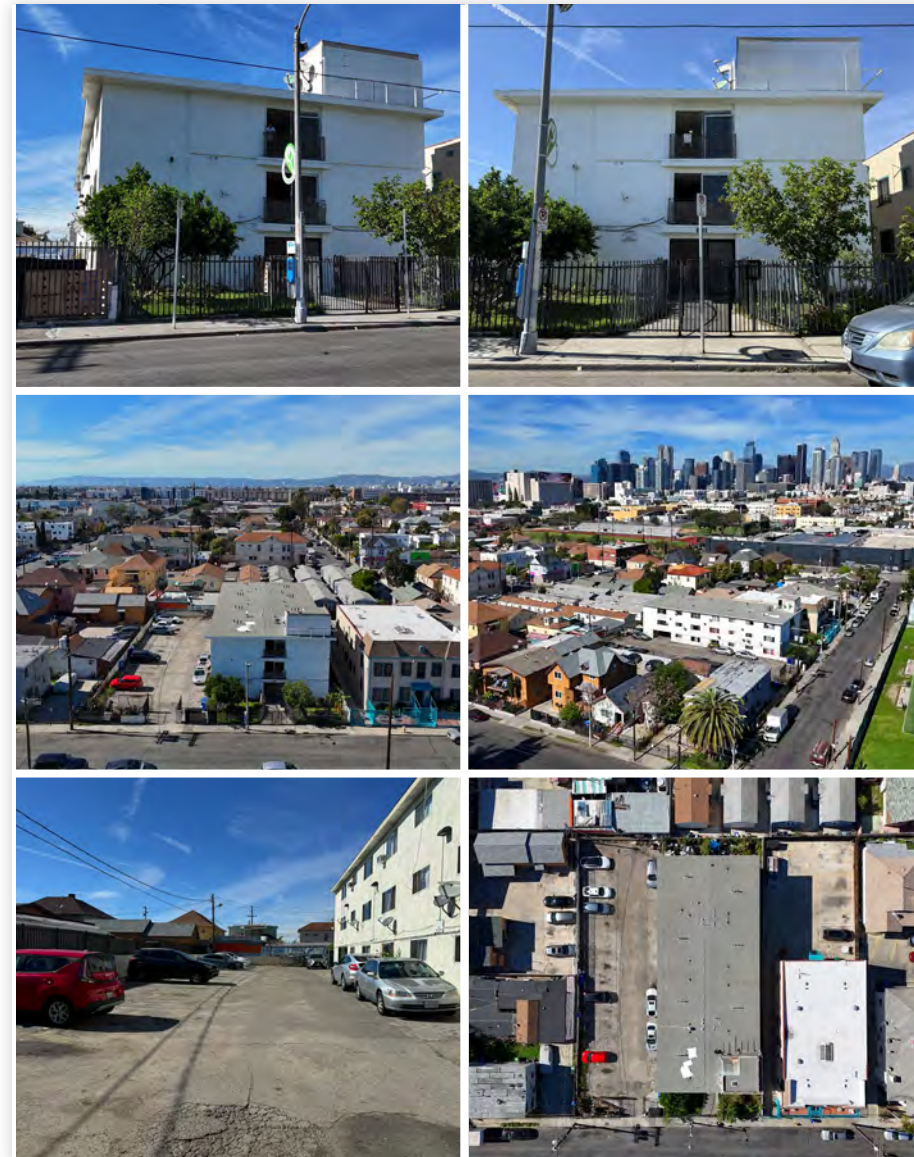
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Investment Highlights

- Only \$140,000 per Unit and \$178 per Square Foot for 1970 Construction
- Double Lot with Rare, Ample Parking Space for 22 Vehicles
- Impressive Value-Add Potential — Current Rents Approximately 54% Below Market Rates
- Upgraded Electrical System — Minimized Insurance Costs
- Walk Score of 89 and Transit Score of 85, Signaling Convenience for Residents
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Potential to Benefit from Local Infrastructure Upgrades with Several 2028 Summer Olympic Venues Nearby
- Convenient Access to LA Live, Crypto.com Arena, the Fashion District, and Downtown Los Angeles



Investment Overview

Marcus & Millichap is pleased to announce the opportunity to purchase 2335 Wall Street, a 20-unit multifamily property located just south of Downtown Los Angeles, CA. Despite being constructed in 1970, the property is priced at only \$178 per square foot and \$140,000 per unit, which are attractive values, even when compared to far older properties that have sold in the immediate area. A new owner can capitalize on the upgraded electrical system, which could potentially reduce both energy and insurance costs.

The property occupies a double lot and includes a large parking area capable of holding 22 vehicles. This rare amenity, coupled with the building's convenient access to nearby shopping and dining destinations (Walk Score of 89), helps to attract higher-paying tenants to the property. A new owner can take advantage of these factors as they add value by recapturing the approximately 54% rent upside that the asset offers.

Situated near LA Live, the Crypto.com Arena, the Los Angeles Coliseum, and the Los Angeles Convention Center, the property is adjacent to several 2028 Summer Olympics venues. Therefore, it stands to potentially benefit from upcoming infrastructure improvements and an influx of capital to the immediate area, all to the benefit of a new owner.



2335 WALL STREET

Los Angeles, CA 90011

\$2,800,000

LISTING PRICE

\$140,000

PRICE/UNIT

\$178

PRICE/SF

5.75%

CAP RATE - CURRENT

8.99

GRM - CURRENT

11.27%

CAP RATE - PRO FORMA

5.86

GRM - PRO FORMA

THE OFFERING

Price	\$2,800,000
Down Payment	100% / \$2,800,000
Price/Unit	\$140,000
Price/SF	\$178
Number of Units	20
Rentable Square Feet	15,771 SF
Number of Buildings	1
Number of Stories	3
Year Built	1970
Lot Size	15,000 SF

VITAL DATA

CAP Rate - Current	5.75%
GRM - Current	8.99
Net Operating Income - Current	\$160,879
CAP Rate - Pro Forma	11.27%
GRM - Pro Forma	5.86
Net Operating Income - Pro Forma	\$315,689

Property Details

THE OFFERING

Property Address:	2335 Wall Street Los Angeles, CA 90011
Assessor's Parcel Number:	5127-013-027
Zoning:	RD2-1

SITE DESCRIPTION

Number of Units:	20
Number of Buildings:	1
Number of Stories:	3
Year Built:	1970
Rentable Square Feet:	15,771 SF
Lot Size:	15,000 SF
Parking:	22 Parking Spaces
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Asphalt
Roof:	Flat



OFFERING PRICE:
\$2,800,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

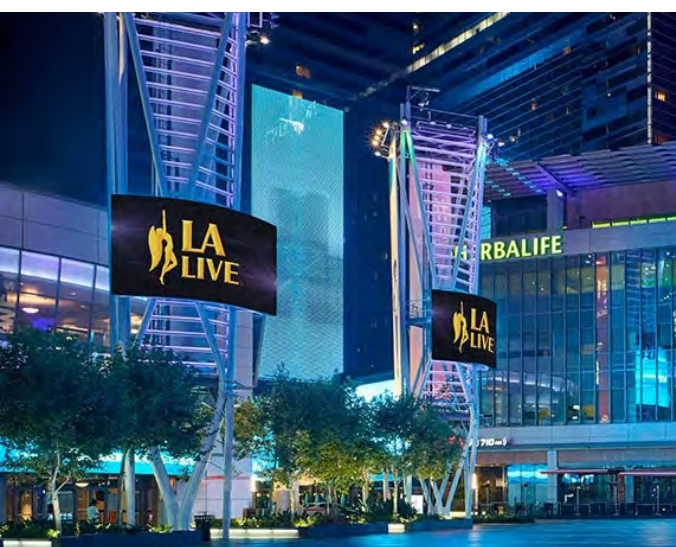
No. of Units	Unit Type	Approx. Sqare Feet
2	Single 1 Bath	450
18	1 Bdr 1 Bath	750
20	TOTAL	15,771

2335 WALL STREET, LOS ANGELES, CA 90011

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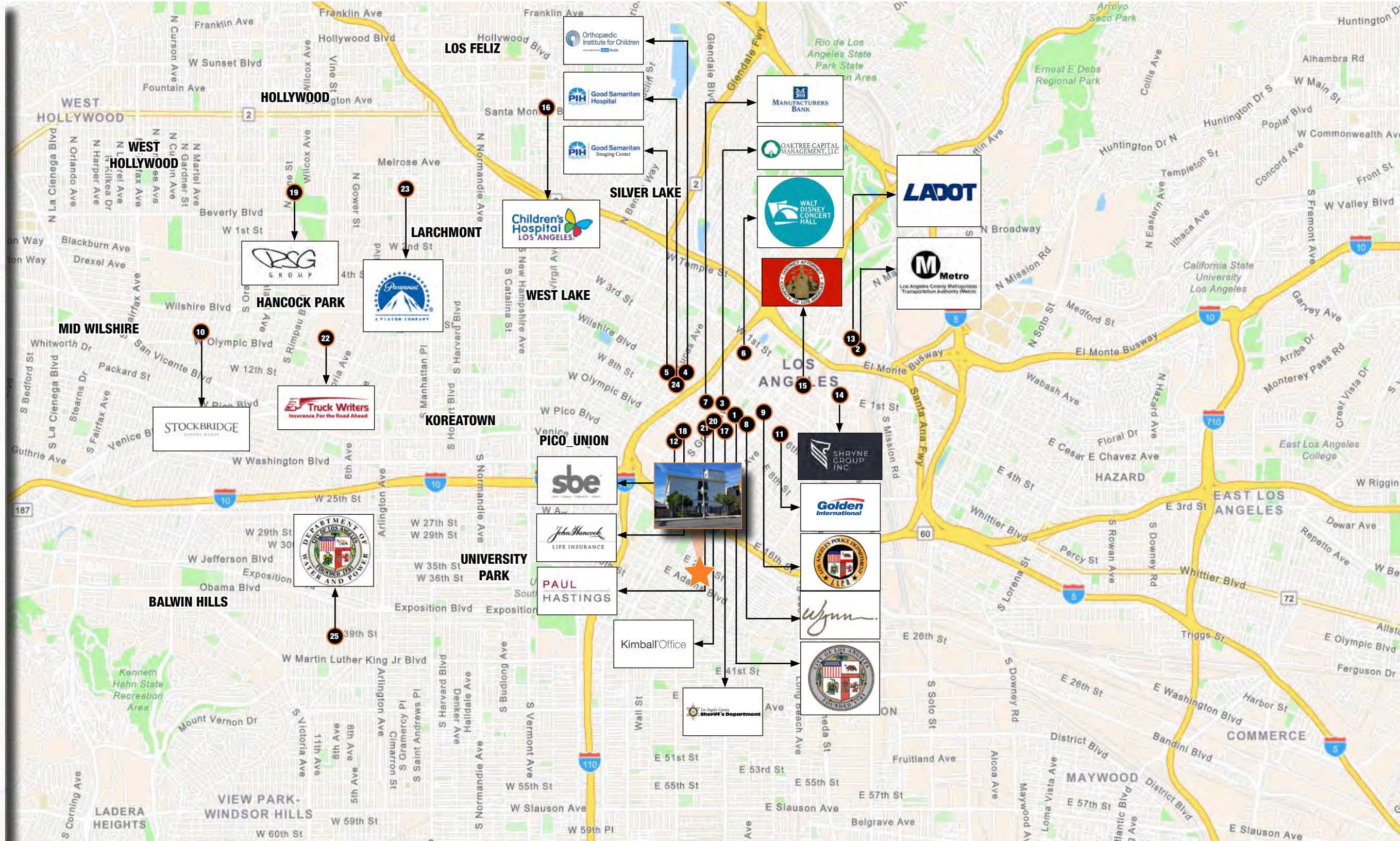


Major Employers

Employees

1	City of Los Angeles	40,000
2	City of Los Angeles - Department of Transportation	25,000
3	Oaktree Capital Management LLC	10,000
4	The Orthopedic Institute for Children-UCLA	5,024
5	Samaritan Imaging Center	5,016
6	Disneyland International-Walt Disneyland Concert Hall	5,000
7	Manufacturers Union Bank Foundation	4,200
8	Wynn Las Vegas LLC	3,153
9	City of Los Angeles-Police Department	3,000
10	Stockbridge Capital Group	3,000
11	Golden International	2,968
12	SBE Holdings LLC	2,693
13	Los Angeles County Metropolitan Transportation Authority-Lacmta	2,510
14	Shryne Group Inc	2,500
15	Los Angeles County District Attorney Office-Lada	2,222
16	Childrens Hospital Los Angeles	2,213
17	County of Los Angeles-Sheriffs Department	2,168
18	John Hancock Life Insurance Company USA-John Hancock	2,000
19	Rsg Group USA Inc-Golds Gym	2,000
20	Kimball Office Inc	1,959
21	Paul Hastings LLP	1,875
22	Truck Underwriters Association	1,767
23	Paramount Pictures Corporation-Paramount Studios	1,700
24	PIH Health Good Samaritan Hospital	1,610
25	Los Angeles Department Water & Power	1,589

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



Demographic Report

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	47,095	515,052	1,284,037
2025 Estimate			
Total Population	46,443	507,521	1,272,084
2020 Census			
Total Population	47,404	513,443	1,303,828
2010 Census			
Total Population	43,774	485,931	1,296,771
Daytime Population			
2025 Estimate	60,890	777,046	1,336,699
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	13,539	183,967	458,659
2025 Estimate			
Total Households	13,186	178,754	448,481
Average (Mean) Household Size	3.4	2.9	3.0
2020 Census			
Total Households	12,522	168,908	429,318
2010 Census			
Total Households	10,379	144,948	392,716
Growth 2025-2030	2.7%	2.9%	2.3%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	14,566	201,054	490,902
2025 Estimate	14,174	195,107	479,623
Owner Occupied	1,906	24,812	94,982
Renter Occupied	11,315	153,978	353,594
Vacant	988	16,353	31,142
Persons in Units			
2025 Estimate Total Occupied Units	13,186	178,754	448,481
1 Person Units	24.9%	34.9%	31.2%
2 Person Units	19.3%	23.1%	24.3%
3 Person Units	13.8%	13.2%	14.8%
4 Person Units	17.0%	12.2%	13.0%
5 Person Units	10.9%	8.0%	8.2%
6+ Person Units	14.0%	8.6%	8.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	4.3%	5.8%	6.6%
\$150,000-\$199,999	3.3%	6.0%	6.4%
\$100,000-\$149,999	11.1%	12.3%	13.8%
\$75,000-\$99,999	10.1%	11.2%	12.0%
\$50,000-\$74,999	15.7%	14.9%	15.9%
\$35,000-\$49,999	13.4%	11.1%	11.6%
\$25,000-\$34,999	13.3%	10.0%	9.6%
\$15,000-\$24,999	12.1%	9.8%	9.1%
Under \$15,000	16.7%	18.9%	14.9%
Average Household Income	\$65,071	\$71,672	\$78,678
Median Household Income	\$46,620	\$53,264	\$59,752
Per Capita Income	\$20,871	\$27,439	\$29,220
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	46,443	507,521	1,272,084
Under 20	27.7%	23.6%	24.0%
20 to 34 Years	28.2%	28.4%	26.0%
35 to 39 Years	7.6%	8.1%	8.0%
40 to 49 Years	13.2%	13.0%	13.3%
50 to 64 Years	15.5%	16.0%	17.0%
Age 65+	7.9%	10.9%	11.8%
Median Age	34.0	36.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	28,615	343,543	871,704
Elementary (0-8)	31.3%	25.0%	22.1%
Some High School (9-11)	15.0%	12.8%	12.2%
High School Graduate (12)	17.3%	20.0%	21.2%
Some College (13-15)	15.9%	14.2%	15.5%
Associate Degree Only	4.0%	4.8%	5.1%
Bachelor's Degree Only	11.5%	15.6%	16.5%
Graduate Degree	5.0%	7.6%	7.3%
Population by Gender			
2025 Estimate Total Population	46,443	507,521	1,272,084
Male Population	52.0%	51.8%	50.6%
Female Population	48.0%	48.2%	49.4%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

Demographics Summary



POPULATION

In 2025, the population in your selected geography is 1,272,084. The population has changed by -1.90 since 2010. It is estimated that the population in your area will be 1,284,037 five years from now, which represents a change of 0.9 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 40.0. The population density in your area is 16,194 people per square mile.



HOUSEHOLDS

There are currently 448,481 households in your selected geography. The number of households has changed by 14.20 since 2010. It is estimated that the number of households in your area will be 458,659 five years from now, which represents a change of 2.3 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2025, the median household income for your selected geography is \$59,752, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 93.83 since 2010. It is estimated that the median household income in your area will be \$70,393 five years from now, which represents a change of 17.8 percent from the current year.

The current year per capita income in your area is \$29,220, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$78,678, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 615,249 people in your selected area were employed. The 2010 Census revealed that 40.9 of employees are in white-collar occupations in this geography, and 32.3 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSING

The median housing value in your area was \$740,649 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 89,180.00 owner-occupied housing units and 303,543.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 23.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.0 percent in the selected area compared with the 19.6 percent in the U.S.

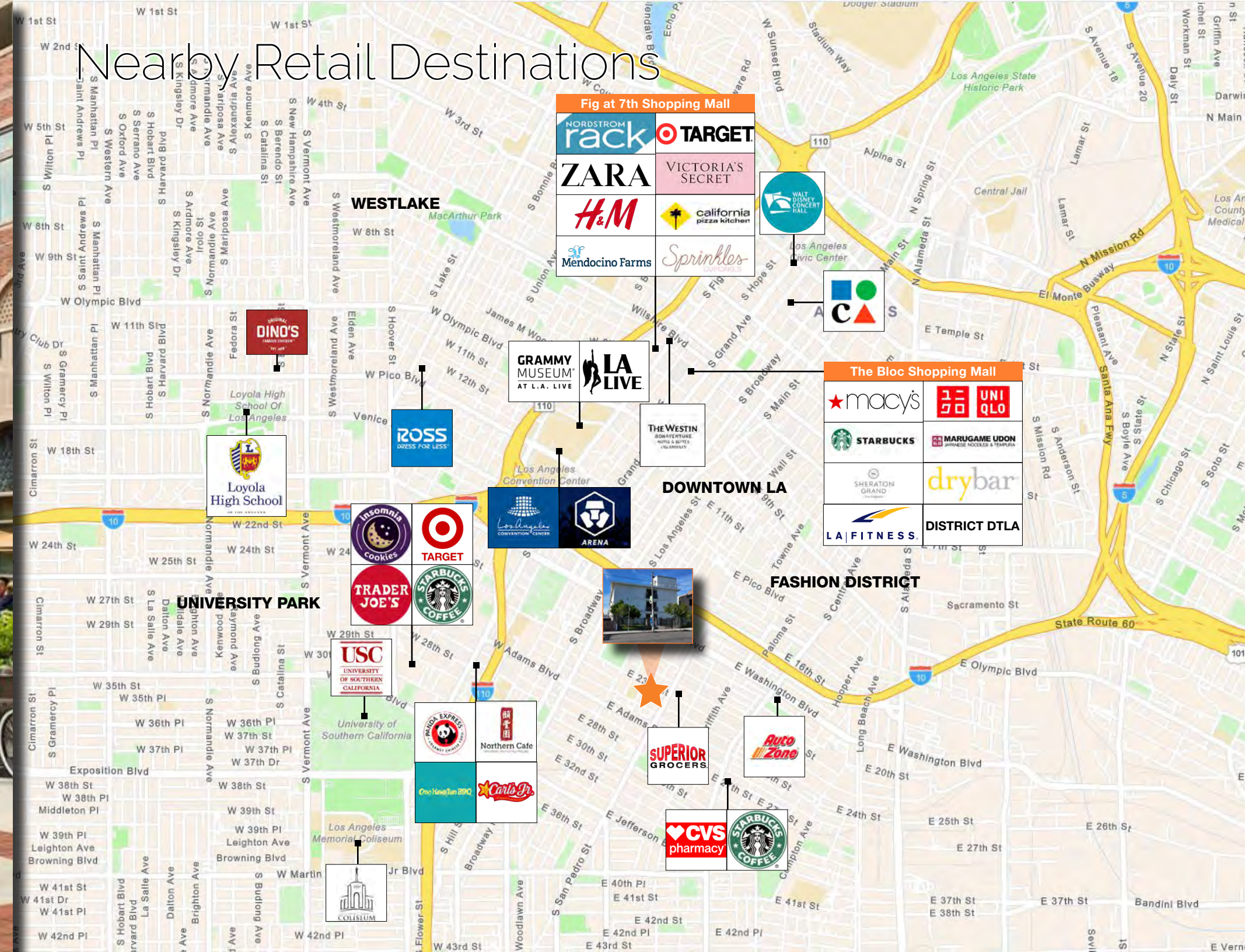
SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

Only 1.6 Miles to University of Southern California



89 WALK SCORE
 "VERY WALKABLE"
 Most errands can be accomplished on foot.

Nearby Retail Destinations



2335 WALL STREET, LOS ANGELES, CA 90011

PRICING & FINANCIAL ANALYSIS

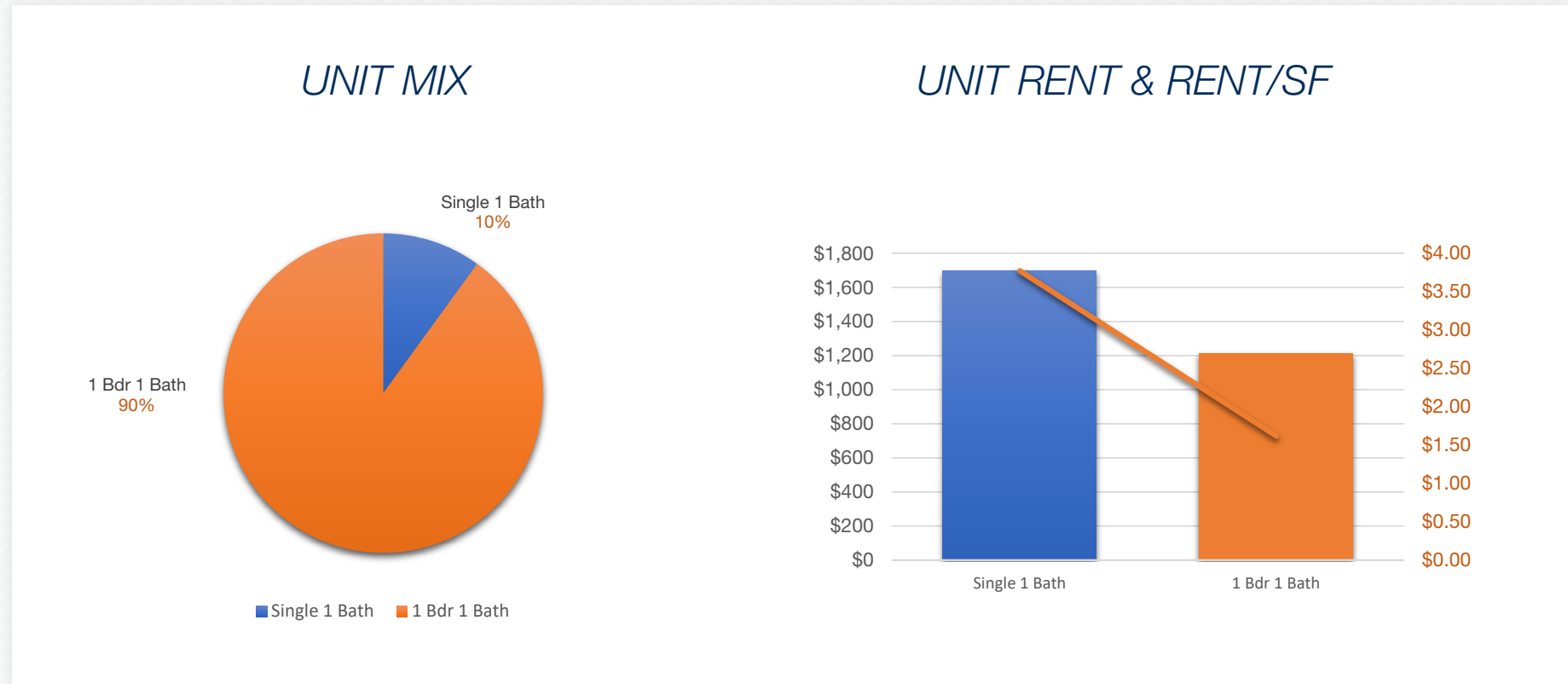
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
2	Single 1 Bath	450	\$1,550-\$1,846	\$3.77	\$3,396	\$1,595	\$3.54	\$3,190
18	1 Bdr 1 Bath	750	\$533-\$2,240	\$1.62	\$21,850	\$1,995	\$2.66	\$35,910
20	TOTAL	15,771			\$25,246			\$39,100



Income & Expenses

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$302,952	\$15,148	\$469,200	\$23,460
Laundry Income	\$8,340	\$417	\$8,340	\$417
GROSS POTENTIAL INCOME	\$311,292	\$15,565	\$477,540	\$23,877
Vacancy/Collection Allowance (GPR)	3.0% / \$9,089	\$454	3.0% / \$14,076	\$704
EFFECTIVE GROSS INCOME	\$302,203	\$15,110	\$463,464	\$23,173
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$33,591	\$1,680	\$33,591	\$1,680
Insurance	\$22,079	\$1,104	\$22,079	\$1,104
Utilities	\$28,963	\$1,448	\$28,963	\$1,448
Repairs & Maintenance	\$10,000	\$500	\$10,000	\$500
Trash	\$12,403	\$620	\$12,403	\$620
Management Fee	\$12,088	\$604	\$18,539	\$927
Reserves & Replacements	\$4,000	\$200	\$4,000	\$200
Landscaping	\$1,200	\$60	\$1,200	\$60
Pest Control	\$1,000	\$50	\$1,000	\$50
Unit Turnover	\$4,000	\$200	\$4,000	\$200
On-Site Payroll	\$12,000	\$600	\$12,000	\$600
TOTAL EXPENSES	\$141,325	\$7,066	\$147,775	\$7,389
Expenses per SF	\$8.96		\$9.37	
% of EGI	46.8%		31.9%	
NET OPERATING INCOME	\$160,879	\$8,044	\$315,689	\$15,784

Rent Roll

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
101	1 Bdr 1 Bath	750	\$1,091	\$1.45
102	1 Bdr 1 Bath	750	\$1,104	\$1.47
103	1 Bdr 1 Bath	750	\$919	\$1.22
104	1 Bdr 1 Bath	750	\$2,109	\$2.81
105	1 Bdr 1 Bath	750	\$1,700	\$2.27
106	1 Bdr 1 Bath	750	\$533	\$0.71
201	1 Bdr 1 Bath	750	\$830	\$1.11
202	1 Bdr 1 Bath	750	\$1,900	\$2.53
203	1 Bdr 1 Bath	750	\$1,125	\$1.50
204	1 Bdr 1 Bath	750	\$879	\$1.17
205	1 Bdr 1 Bath	750	\$879	\$1.17
206	1 Bdr 1 Bath	750	\$1,000	\$1.33
207	Single 1 Bath	450	\$1,550	\$3.44
301	1 Bdr 1 Bath	750	\$1,093	\$1.46
302	1 Bdr 1 Bath	750	\$1,900	\$2.53
303	1 Bdr 1 Bath	750	\$842	\$1.12
304	1 Bdr 1 Bath	750	\$2,240	\$2.99
305	1 Bdr 1 Bath	750	\$854	\$1.14
306	1 Bdr 1 Bath	750	\$854	\$1.14
307	Single 1 Bath	450	\$1,846	\$4.10
	Total	Vacant		
20	Total	Occupied	14,400	\$25,246
20	Total		14,400	\$25,246

Financial Overview

Property Details	
<i>Location</i>	2335 Wall Street Los Angeles, CA 90011
Price	\$2,800,000
Down Payment	100% / \$2,800,000
Number of Units	20
Price/Unit	\$140,000
Rentable Square Feet	15,771 SF
Price/SF	\$178
CAP Rate - Current	5.75%
CAP Rate - Pro Forma	11.27%
GRM - Current	8.99
GRM - Pro Forma	5.86
Year Built	1970
Lot Size	15,000 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
2	Single 1 Bath	450	\$1,550-\$1,846	\$3,396
18	1 Bdr 1 Bath	750	\$533-\$2,240	\$21,850
20	TOTAL	15,771		\$25,246

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$302,952	\$469,200
Other Income	\$8,340	\$8,340
Gross Potential Income	\$311,292	\$477,540
Less: Vacancy / Deductions (GPR)	3.0% / \$9,089	3.0% / \$14,076
Effective Gross Income	\$302,203	\$463,464
Less: Expenses	\$141,325	\$147,775
Net Operating Income	\$160,879	\$315,689
<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$33,591	\$33,591
Insurance	\$22,079	\$22,079
Utilities	\$28,963	\$28,963
Repairs & Maintenance	\$10,000	\$10,000
Trash	\$12,403	\$12,403
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Unit Turnover	\$4,000	\$4,000
On-Site Payroll	\$12,000	\$12,000
Total Expenses	\$141,325	\$147,775
Expenses / Unit	\$7,066	\$7,389
Expenses / SF	\$8.96	\$9.37
% of EGI	46.8%	31.9%

2335 WALL STREET, LOS ANGELES, CA 90011

PROPERTY DESCRIPTION

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Property Summary

THE OFFERING

Property Address	2335 Wall Street Los Angeles, CA 90011
Assessor's Parcel Number	5127-013-027
Zoning	RD2-1

SITE DESCRIPTION

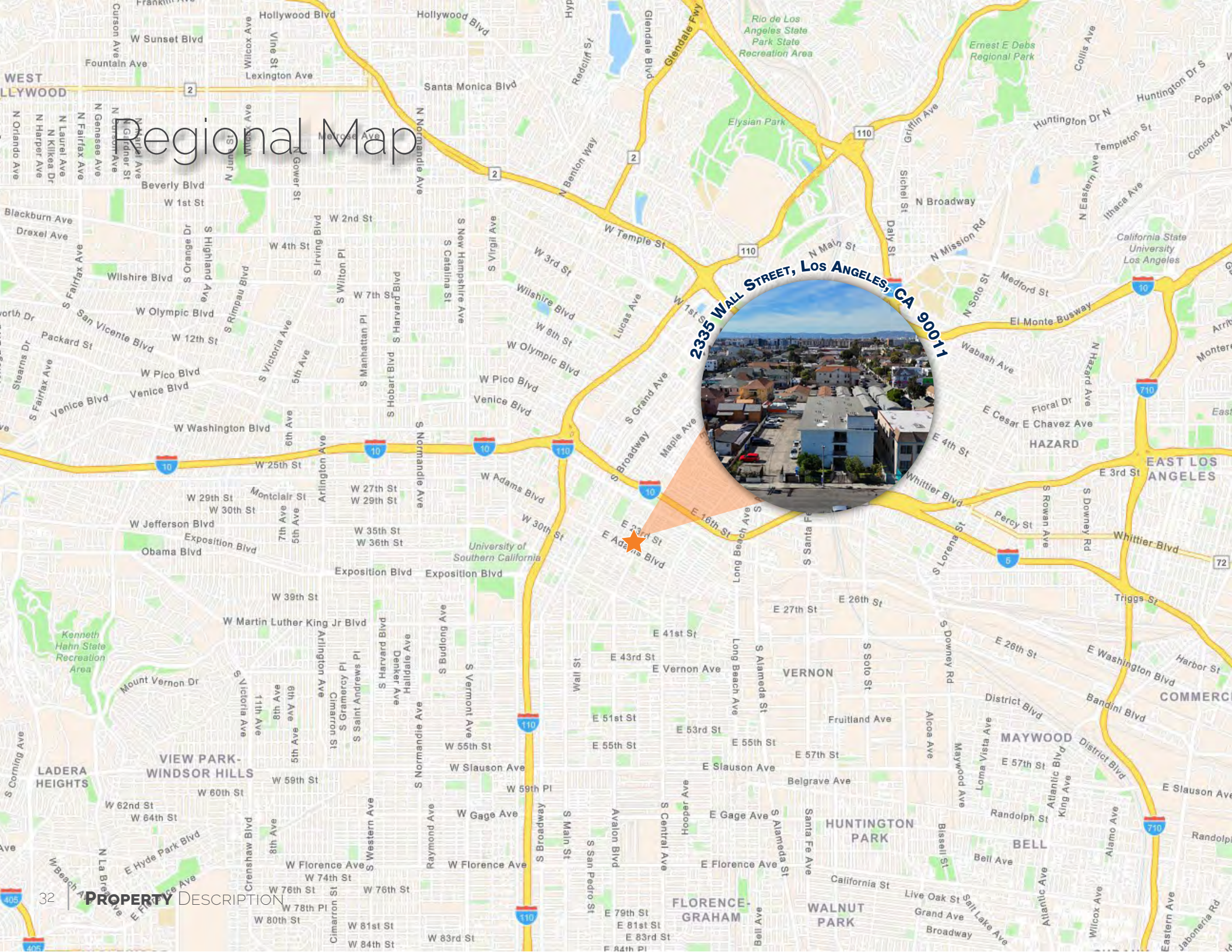
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Number of Buildings	1
Number of Stories	3
Year Built	1970
Rentable Square Feet	15,771 SF
Lot Size	15,000 SF
Parking	22 Parking Spaces
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Asphalt
Roof	Flat

Aerial Photo



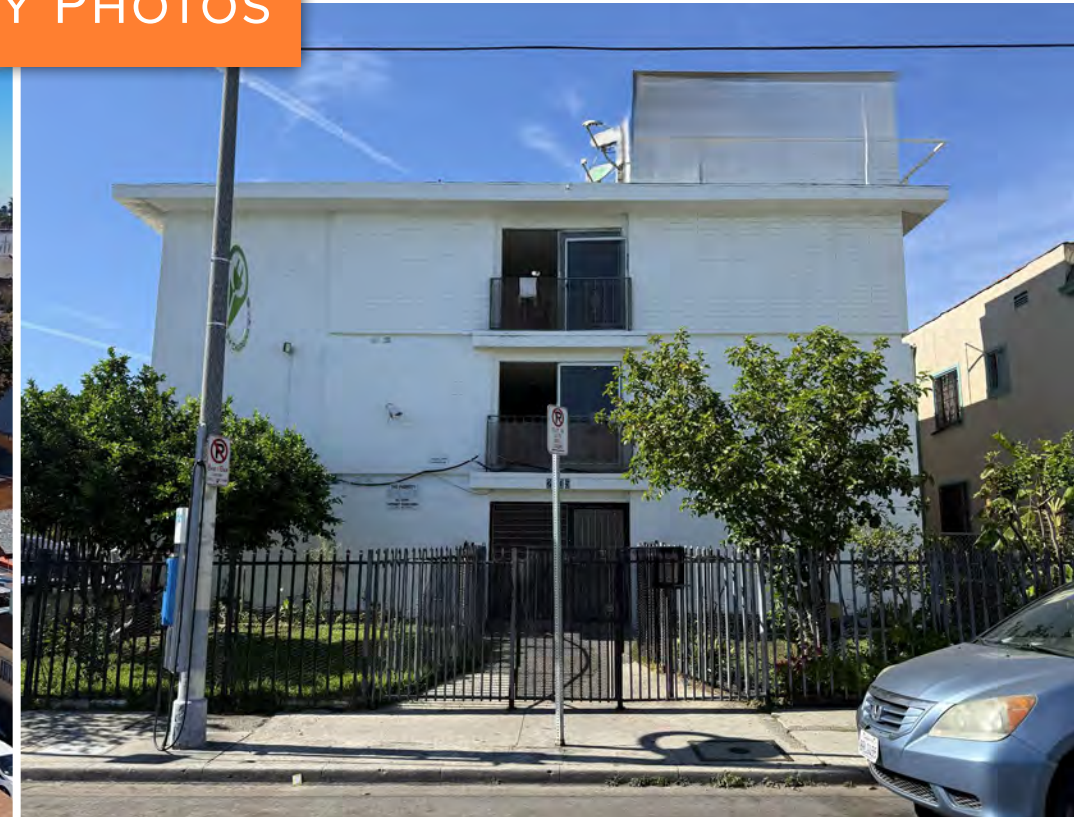


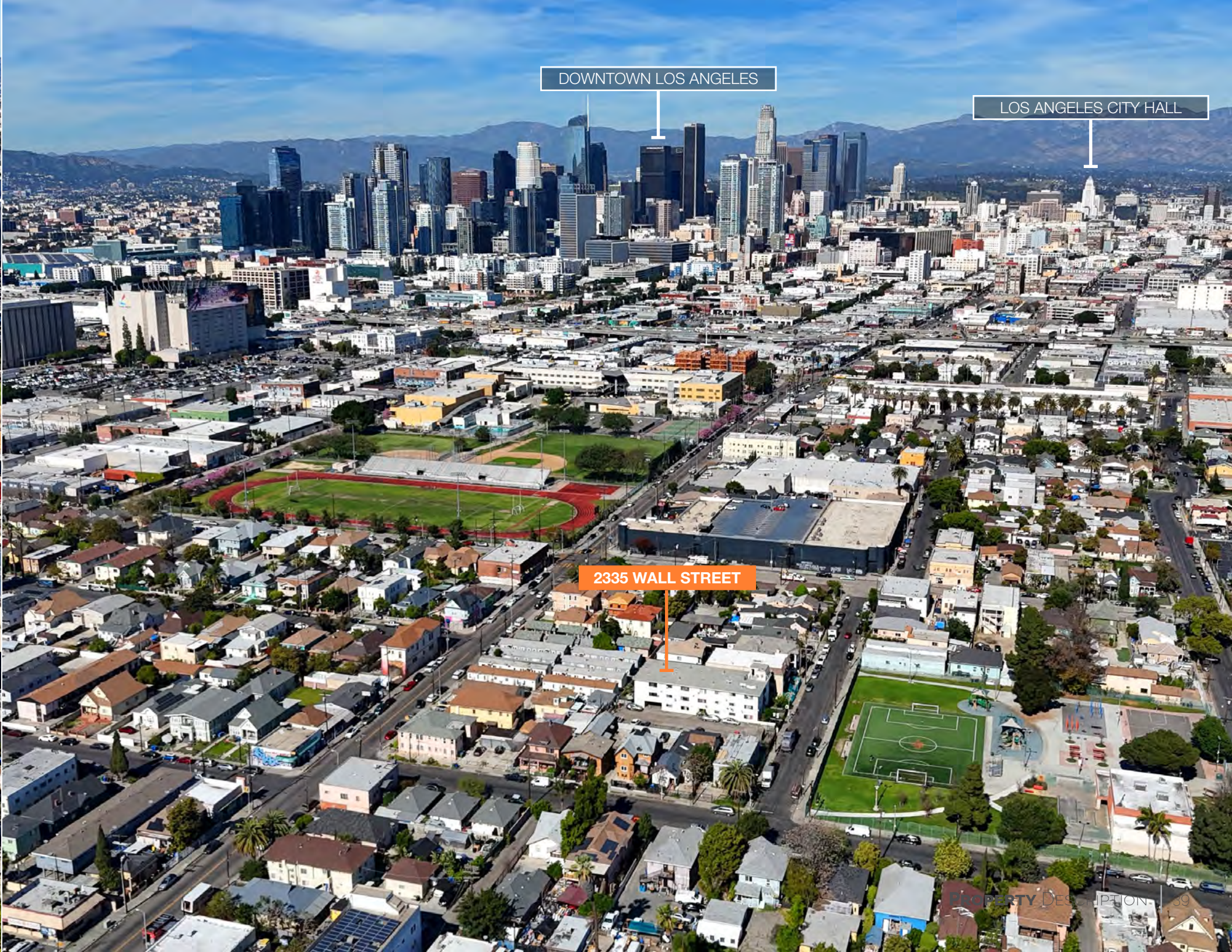


PROPERTY PHOTOS



PROPERTY PHOTOS





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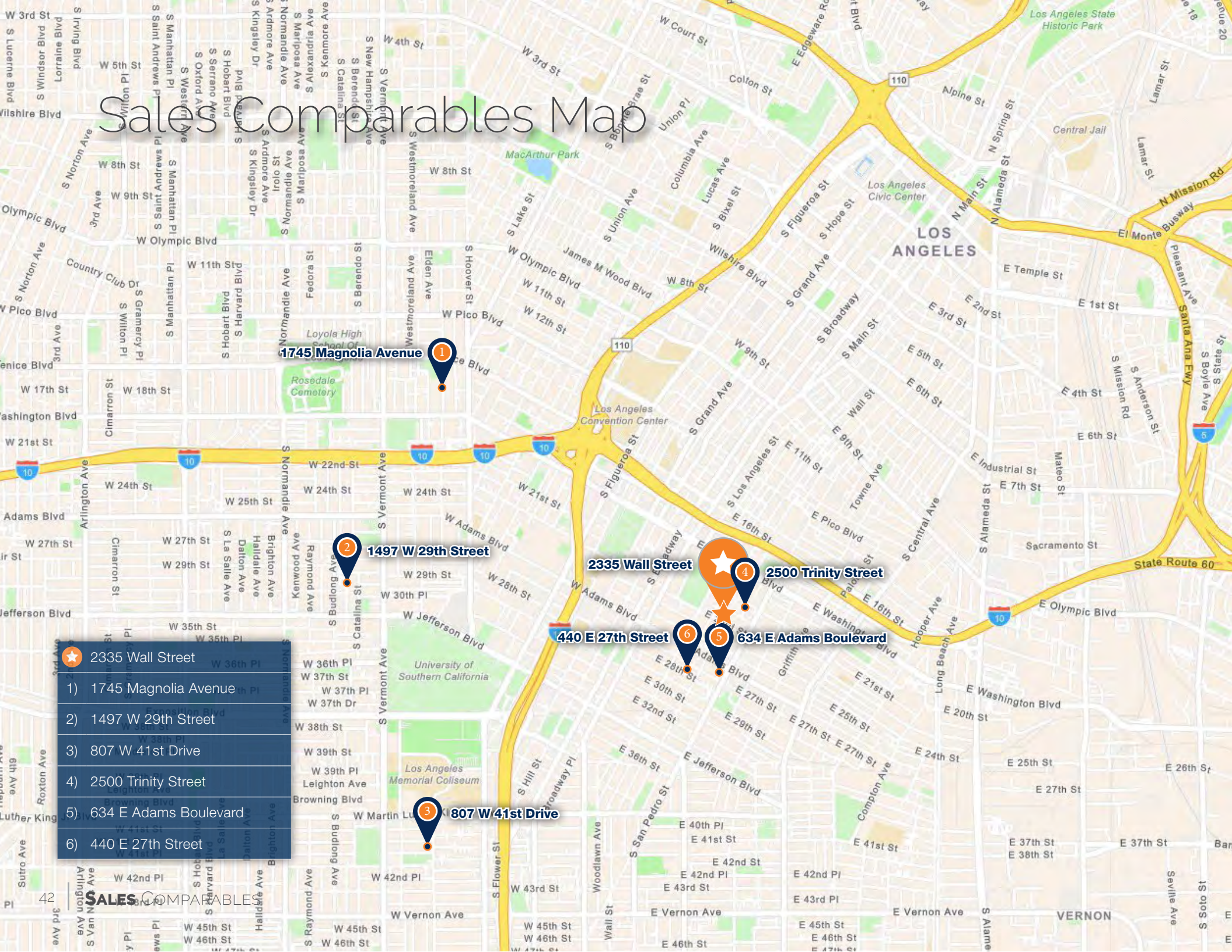
SALES COMPARABLES

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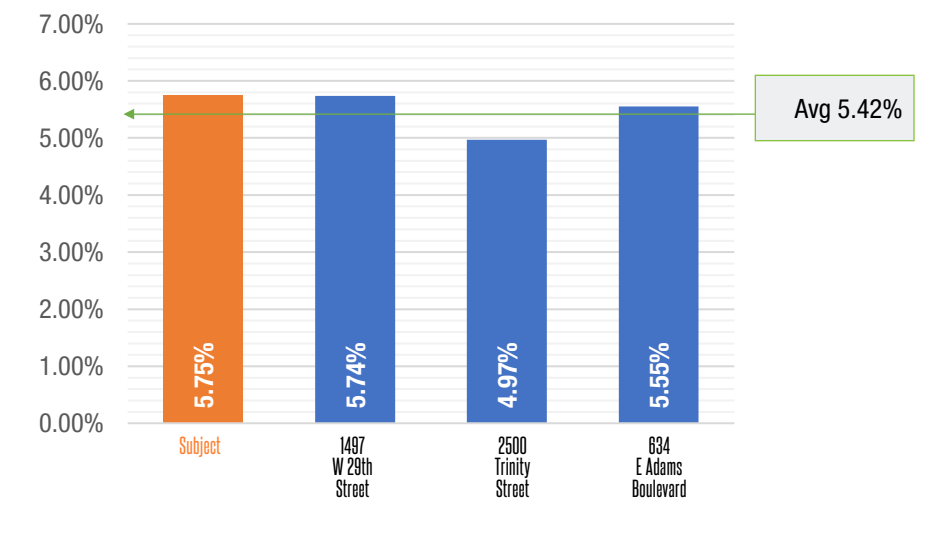
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Sales Comparables Map

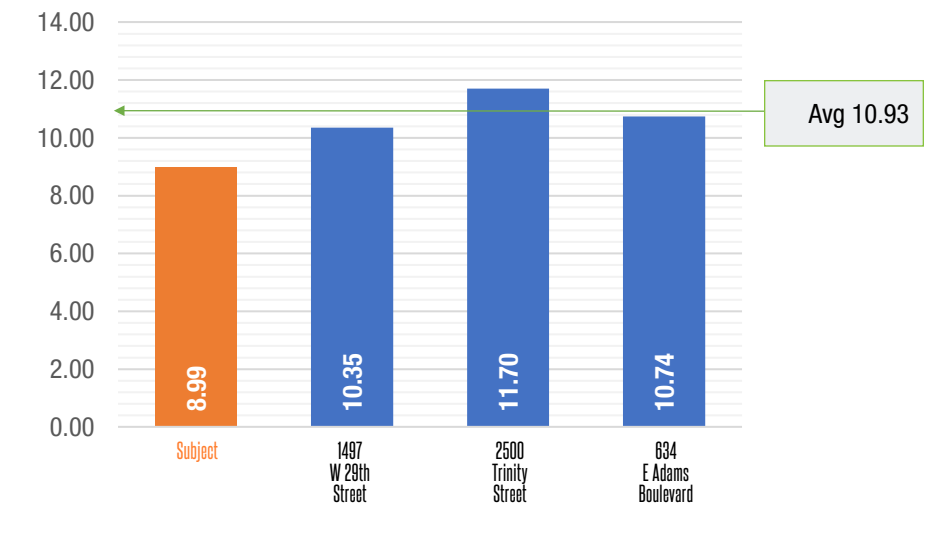


- ★ 2335 Wall Street
- 1) 1745 Magnolia Avenue
- 2) 1497 W 29th Street
- 3) 807 W 41st Drive
- 4) 2500 Trinity Street
- 5) 634 E Adams Boulevard
- 6) 440 E 27th Street

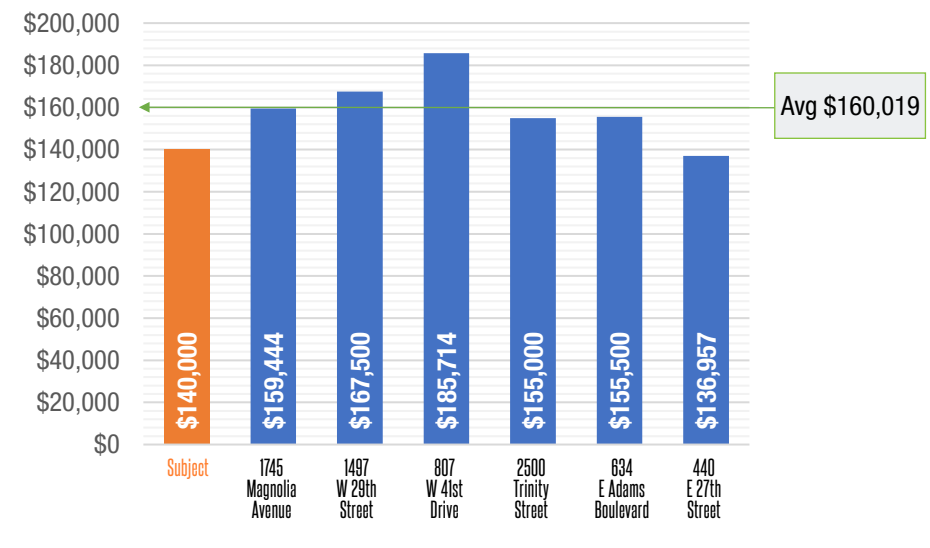
AVERAGE CAP RATE



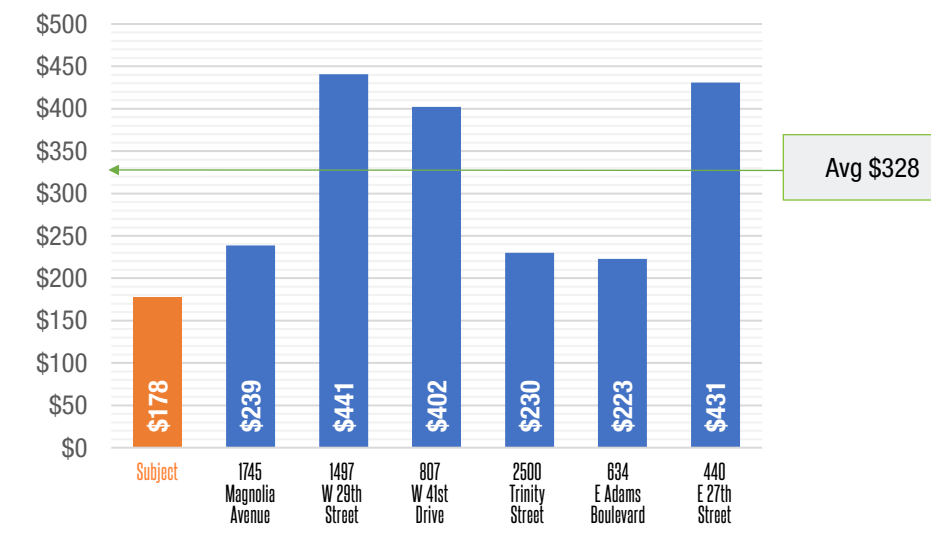
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**2335 Wall Street
Los Angeles, CA 90011**

Subject Property

Total No. of Units: 20
 Year Built: 1970
 Rentable SF: 15,771 SF
 Lot Size: 7,500 SF
Listing Price: \$2,800,000
 Price/Unit: \$140,000
 Price/SF: \$178
 CAP Rate: 5.75%
 GRM: 8.99

No. of Units	Unit Type
2	Single 1 Bath
18	1 Bdr 1 Bath



**1745 Magnolia Avenue
Los Angeles, CA 90006**

Close of Escrow: 11/12/25
 Total No. of Units: 9
 Year Built: 1959
 Rentable SF: 6,016 SF
 Lot Size: 7,841 SF
Sales Price: \$1,435,000
 Price/Unit: \$159,444
 Price/SF: \$239

No. of Units	Unit Type
8	1 Bdr 1 Bath
1	2 Bdr 1 Bath



**1497 W 29th Street
Los Angeles, CA 90007**

Close of Escrow: 10/02/25
 Total No. of Units: 8
 Year Built: 1922
 Rentable SF: 3,040 SF
 Lot Size: 5,227 SF
Sales Price: \$1,340,000
 Price/Unit: \$167,500
 Price/SF: \$441
 CAP Rate: 5.74%
 GRM: 10.35

No. of Units	Unit Type
6	1 Bdr 1 Bath
2	1 Bdr 1 Bath



**807 W 41st Drive
Los Angeles, CA 90037**

Close of Escrow: 08/05/25
 Total No. of Units: 7
 Year Built: 1922
 Rentable SF: 3,232 SF
 Lot Size: 5,318 SF
Sales Price: \$1,300,000
 Price/Unit: \$185,714
 Price/SF: \$402

No. of Units	Unit Type
7	1 Bdr 1 Bath



**2500 Trinity Street
Los Angeles, CA 90011**

Close of Escrow: Under Contract
 Total No. of Units: 5
 Year Built: 1912
 Rentable SF: 3,368 SF
 Lot Size: 7,504 SF
Sales Price: \$775,000
 Price/Unit: \$155,000
 Price/SF: \$230
 CAP Rate: 4.97%
 GRM: 11.70

No. of Units	Unit Type
5	1 Bdr 1 Bath



**634 E Adams Boulevard
Los Angeles, CA 90011**

Close of Escrow: On Market
 Total No. of Units: 6
 Year Built: 1912
 Rentable SF: 4,188 SF
 Lot Size: 8,575 SF
Sales Price: \$933,000
 Price/Unit: \$155,500
 Price/SF: \$223
 CAP Rate: 5.55%
 GRM: 10.74

No. of Units	Unit Type
6	1 Bdr 1 Bath



**440 E 27th Street
Los Angeles, CA 90011**

Close of Escrow: On Market
 Total No. of Units: 23
 Year Built: 1925
 Rentable SF: 7,312 SF
 Lot Size: 6,253 SF
Sales Price: \$3,150,000
 Price/Unit: \$136,957
 Price/SF: \$431

No. of Units	Unit Type
20	1 Bdr 1 Bath
3	1 Bdr 1 Bath

Sales Comparables Summary

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	1745 Magnolia Avenue Los Angeles, CA 90006	11/12/25	9	1959	\$1,435,000	\$159,444	\$239	N/A	N/A
2	1497 W 29th Street Los Angeles, CA 90007	10/02/25	8	1922	\$1,340,000	\$167,500	\$441	5.74%	10.35
3	807 W 41st Drive Los Angeles, CA 90037	08/05/25	7	1922	\$1,300,000	\$185,714	\$402	N/A	N/A
4	2500 Trinity Street Los Angeles, CA 90011	Under Contract	5	1912	\$775,000	\$155,000	\$230	4.97%	11.70
5	634 E Adams Boulevard Los Angeles, CA 90011	On Market	6	1912	\$933,000	\$155,500	\$223	5.55%	10.74
6	440 E 27th Street Los Angeles, CA 90011	On Market	23	1925	\$3,150,000	\$136,957	\$431	N/A	N/A
A V E R A G E S						\$160,019	\$328	5.42%	10.93
★	2335 Wall Street Los Angeles, CA 90011	<i>Subject Property</i>	20	1970	\$2,800,000	\$140,000	\$178	5.75%	8.99



20

UNITS

1970

YEAR BUILT

15,771 SF

RENTABLE SF

7,500 SF

LOT SIZE

2335 WALL STREET, LOS ANGELES, CA 90011

RENT COMPARABLES

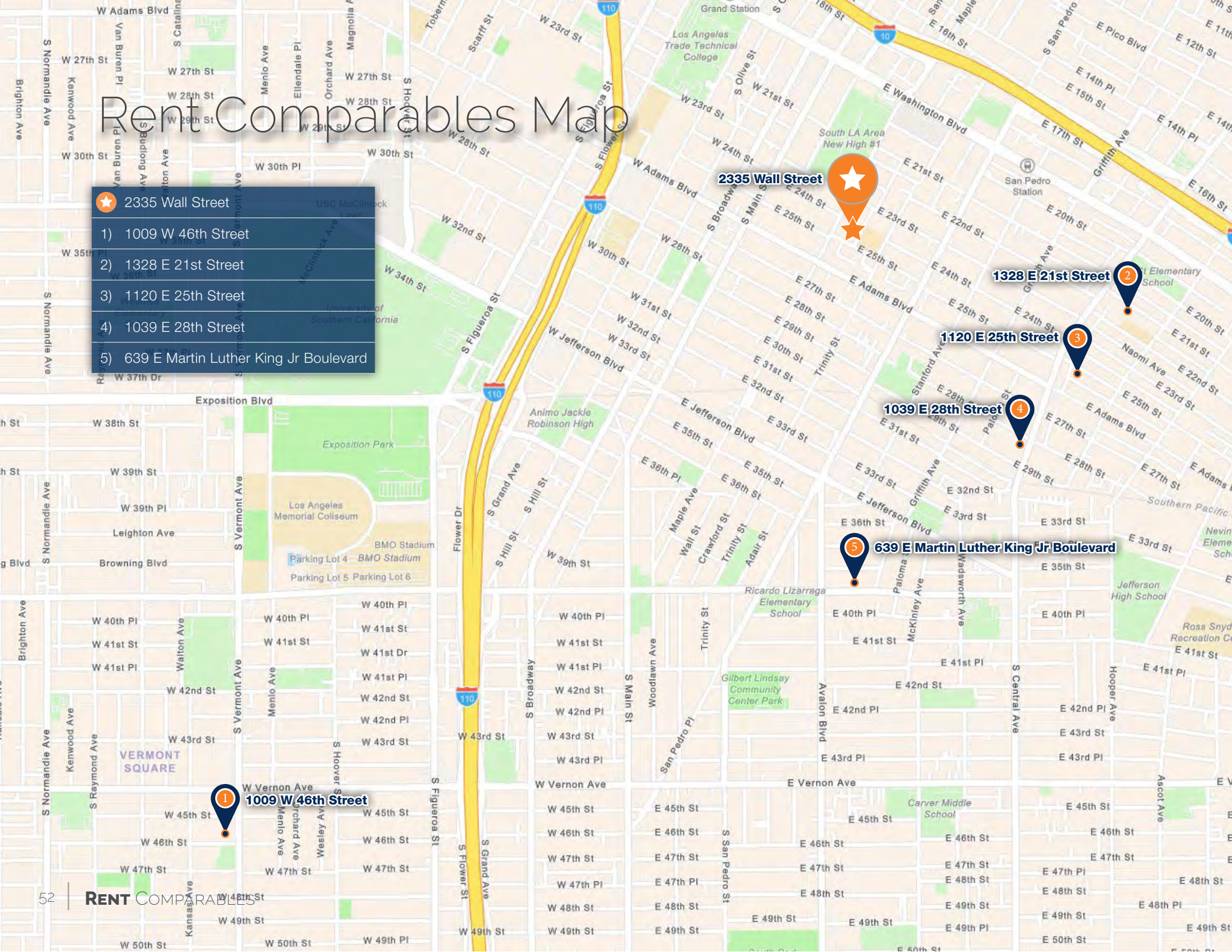
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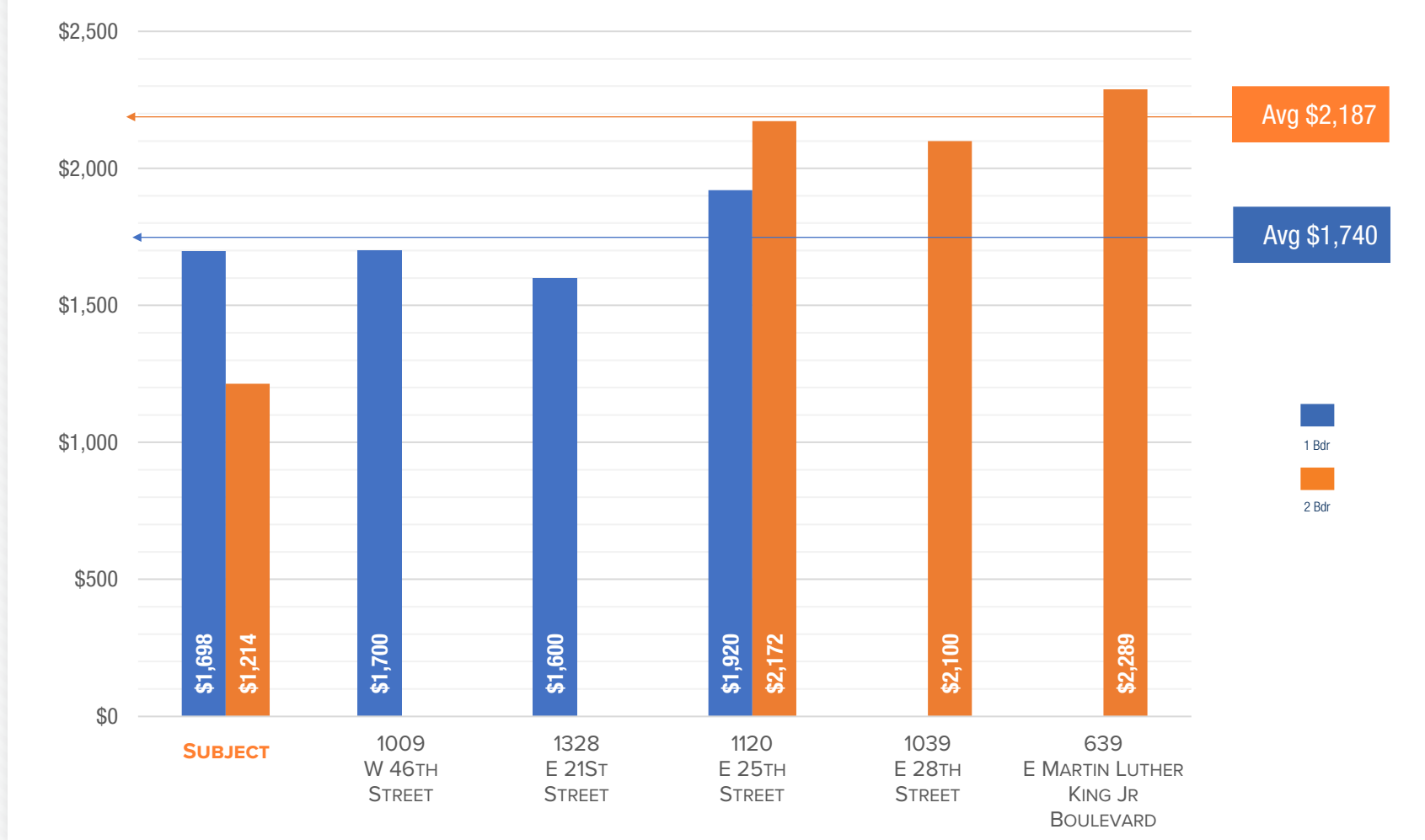
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Rent Comparables Map

- ★ 2335 Wall Street
- 1) 1009 W 46th Street
- 2) 1328 E 21st Street
- 3) 1120 E 25th Street
- 4) 1039 E 28th Street
- 5) 639 E Martin Luther King Jr Boulevard



AVERAGE RENTS - SINGLE & 1 BEDROOM UNITS





**2335 Wall Street
Los Angeles, CA 90011**

Total No. of Units 20
Year Built 1970

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	450	\$1,550-\$1,846	\$3.77
1 Bdr 1 Bath	750	\$533-\$2,240	\$1.62



**1009 W 46th Street
Los Angeles, CA 90037**

Total No. of Units 16
Year Built 1966

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	400	\$1,700	\$4.25

Amenities

Property features wood flooring, wall AC units, no parking, and no laundry.



**1328 E 21st Street
Los Angeles, CA 90011**

Total No. of Units 10
Year Built 1915

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	390	\$1,600	\$4.10

Amenities

Property features wood and tile flooring, white appliances, and wall AC units.



**1120 E 25th Street
Los Angeles, CA 90011**

Total No. of Units 20
Year Built 2022

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	245	\$1,920	\$7.84
1 Bdr 1 Bath	400	\$2,172	\$5.43

Amenities

Property features wood flooring, stainless steel appliances, quartz countertops, and a rooftop deck.



4

**1039 E 28th Street
Los Angeles, CA 90011**

Total No. of Units 30
Year Built 2025

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	450	\$2,100	\$4.67

Amenities

Property features wood flooring, granite countertops, white appliances, and on-site laundry.



5

**639 E Martin Luther King Jr Boulevard
Los Angeles, CA 90011**

Total No. of Units 4
Year Built 1913

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$2,289	\$3.82

Amenities

Property features wood flooring, wall AC units, stainless steel appliances, granite countertops, and ceiling fans.

Rent Comparables Summary

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	1009 W 46th Street Los Angeles, CA 90037	16	1966	Single 1 Bath	400	\$1,700	\$4.25
2	1328 E 21st Street Los Angeles, CA 90011	10	1915	Single 1 Bath	390	\$1,600	\$4.10
3	1120 E 25th Street Los Angeles, CA 90011	20	2022	Single 1 Bath 1 Bdr 1 Bath	245 400	\$1,920 \$2,172	\$7.84 \$5.43
4	1039 E 28th Street Los Angeles, CA 90011	30	2025	1 Bdr 1 Bath	450	\$2,100	\$4.67
5	639 E Martin Luther King Jr Boulevard Los Angeles, CA 90011	4	1913	1 Bdr 1 Bath	600	\$2,289	\$3.82
A V E R A G E S				Studio/Single 1 Bedroom	345 483	\$1,740 \$2,187	\$5.04 \$4.52
★	2335 Wall Street Los Angeles, CA 90011	20	1970	Single 1 Bath 1 Bdr 1 Bath	450 750	\$1,550-\$1,846 \$533-\$2,240	\$3.77 \$1.62



2335 WALL STREET
LOS ANGELES, CA 90011

Exclusively Listed By:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP



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