

# 343 N. Occidental Boulevard

FOURPLEX + ADU (RTI) INVESTMENT OPPORTUNITY



Los Angeles, CA 90026



TURNKEY MULTIFAMILY ASSET IN RAMPART VILLAGE / ECHO PARK

# 343 Occidental Boulevard

*Los Angeles, CA 90026*

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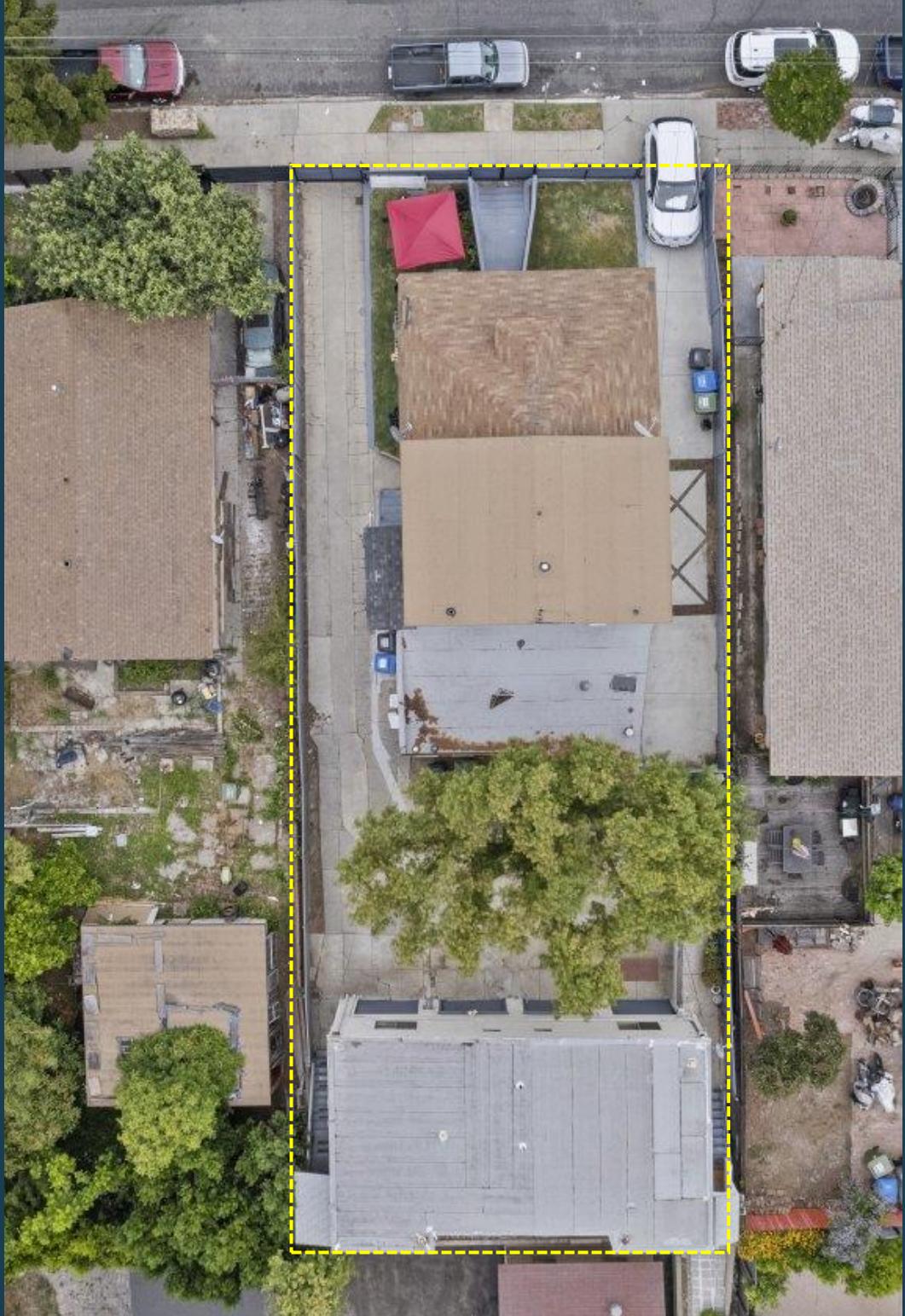
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# Property Summary

PRICE	▪ \$1,648,000
BUILT/RENOVATED	▪ 1923/2021
BUILDING SF	▪ 2,624
LOT SIZE	▪ 6,243
PARKING	▪ In-Rear & Street
ZONING	▪ LA-RD2
APN	▪ 5156-015-027
UNITS	▪ 4+1 ADU (RTI)

## PROPERTY HIGHLIGHTS

- Four-unit property located in the heart of the rapidly appreciating Rampart Village/Echo Park corridor, zoned RD2 for multi-family.
- Two buildings totaling approx. 2,624 SF on 6,243 SF lot.
- Each unit has washer/dryer hookups and is Individually metered for Gas & Electric.
- On-Site Parking & Street Parking.
- Attractive unit mix: 1-bed, 2-bed and 3-bed units creating diversification of rental income streams.
- Excellent infill location: minutes from the US-101/DTLA, strong transit, walkable to restaurants, retail and lifestyle amenities.
- Excellent Demographics; over 80,000 people reside within a 1-mile radius & approx. 600,000 people reside within a 3-mile radius.



# PROPERTY OVERVIEW

## FOURPLEX + ADU (RTI) INVESTMENT OPPORTUNITY

A rare offering in one of Los Angeles' most resilient and high-demand neighborhoods. This beautifully updated fourplex, paired with an RTI-approved ADU, stands as a turnkey investment with immediate income strength and clear upside.

Originally built in 1923 and renovated with care in 2021, the property blends historic character with modern function. The two-building layout spans roughly 2,624 square feet on a generous 6,243-square-foot lot, with an appealing mix of one-, two-, and three-bedroom units that attract a wide tenant profile. Each unit features its own gas and electric meters, in-unit washer and dryer hookups, and efficient layouts, with on-site parking further supporting long-term stability and ease of management.

The RTI ADU delivers a streamlined path to higher returns without the delays of planning or entitlement. Combined with strong existing rents and proforma projections, the property positions an investor for both immediate cash flow and meaningful value appreciation.

Location sets this asset apart. Set along the Echo Park / Rampart Village corridor, the property benefits from exceptional connectivity to the 101, Downtown LA, Silver Lake, and a deep roster of dining, retail, and lifestyle amenities. This is a walkable, high-density, high-demand pocket where quality rentals remain consistently absorbed. Over 80,000 residents live within a mile, and nearly 600,000 within three miles—supporting a robust, stable tenant pool.

For investors seeking a thoughtfully upgraded multifamily asset with strong fundamentals, desirable demographics, and long-term upside, this property offers a compelling hold in one of LA's most enduring rental markets. The layout and unit mix also make it an excellent opportunity for an owner-user, whether as a starter home using FHA financing or by occupying one unit while generating income from the others.





# Income Summary



## INVESTMENT SUMMARY

Price:	\$1,648,000
Year Built / Renovated:	1923/2021
SF (Per Title):	2,624
Price / SF:	\$628.05
Lot Size (SF):	6,243
Floors:	2
Parking:	Rear & Street
Zoning:	LA-RD2
APN:	5156-015-027
Current Cap Rate:	-0.4%
Proforma Cap Rate:	5.8%

## TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$143,863	\$145,105
<b>TOTALS</b>	<b>\$143,863</b>	<b>\$145,105</b>

## ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$143,863	\$145,105
Less: Vacancy	(\$112,800)	(\$7,255)
<b>Effective Gross Income Less:</b>	<b>\$31,063</b>	<b>\$137,850</b>
Expenses	(\$37,220)	(\$42,492)
<b>Net Operating Income</b>	<b>(\$6,157)</b>	<b>\$95,358</b>

## ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$20,978	\$20,978
Insurance	\$6,600	\$6,600
Utilities	\$6,000	\$7,000
Repairs	\$2,400	\$2,400
Management	\$1,243	\$5,514
<b>Total Expenses</b>	<b>\$37,220</b>	<b>\$42,492</b>
<b>Expenses Per RSF</b>	<b>\$14.18</b>	<b>\$16.19</b>

# Rent Roll

Current Rent Roll					Proforma	
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Proforma Rent
343	3Bed+2Bath	900	Vacant		\$4,250.00	\$4,250.00
345	2Bed+1Bath	700	Vacant		\$2,950.00	\$2,950.00
343 1/2	1Bed+1Bath	400		M/M	\$1,276.57	\$1,314.87
345 1/2	1Bed+1Bath	400		M/M	\$1,212.45	\$1,248.82
345 3/4**	1Bed+1Bath	400	Vacant		\$2,200.00	\$2,200.00
<b>Total Square Feet</b>		<b>2,800</b>			<b>\$11,988.58</b>	<b>\$12,092.12</b>

345 3/4 is a proforma rent for an ADU additional that will be delivered RTI

# Echo Park

## Los Angeles

Echo Park was rated the “Greatest Neighborhood in Los Angeles.” It’s a stone’s throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It’s also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park — the beautifully restored Echo Park lake.



7% GROWTH  
POPULATION



\$1.01M  
AVG HOME VALUE



\$89.6K  
AVG HH INCOME

## Rampart Village

Rampart Village sits at the vibrant crossroads of Downtown Los Angeles and Echo Park, offering residents and visitors a rich mix of historic charm and urban convenience. Nestled just north of the 101 Freeway and flanked by the 110 and 5, this neighborhood provides quick access to the heart of the city, from the bustling streets of Little Tokyo to the cultural hubs of Silver Lake and Chinatown. Rampart Village is anchored by scenic green spaces like the nearby Elysian Park, giving the area a rare blend of city energy and natural retreat.



# Neighborhood Amenities



SUBJECT

# Location



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