



# 41-UNIT PORTFOLIO OPPORTUNITY

**BLENDED 7.0% CAP RATE  
NEAR VIEW HEIGHTS.**

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**6121 Crenshaw Blvd &  
6736-6800 West Blvd**

**Exclusively listed at \$3,195,000 &  
\$4,895,000, respectively.**

**Buildings can be sold separately**



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# CBRE

# OFFERING SUMMARY

**6121 Crenshaw Blvd:** a 17-unit in the gentrifying Crenshaw Corridor. A hotbed of new private and municipal investment; for example, there are newer-construction apartments next door and across the street - and the Crenshaw Corridor Specific Plan includes the Metro K Line. This building has secured pedestrian and car access, newer dual-pane windows and has been seismically-retrofitted.

**6736-6800 West Blvd:** a 24-unit complex made up of two 12-unit buildings that share a common, secured entry. There's an inherent efficiency of operation, here - two 12-unit buildings on each parcel; therefore, NO state-mandated on-site manager, required. Most units rehabbed over the recent past and dual-pane windows, throughout. Large lots - ADU additions possible.

**BOTH ASSETS BENEFIT FROM CONSCIENTIOUS MAINTENANCE, THOUGHTFUL REHAB AND UPGRADES. STRONG MANAGEMENT AND OWNERSHIP, OVER THE YEARS.**

Buildings can be sold separately.

**\$8,090,000**

LISTED PRICE

**\$3,195,000**

6121 CRENSHAW BLVD PRICE

**\$4,895,000**

6736-6800 WEST BLVD PRICE

**7.0%**

BLENDED CAP RATE

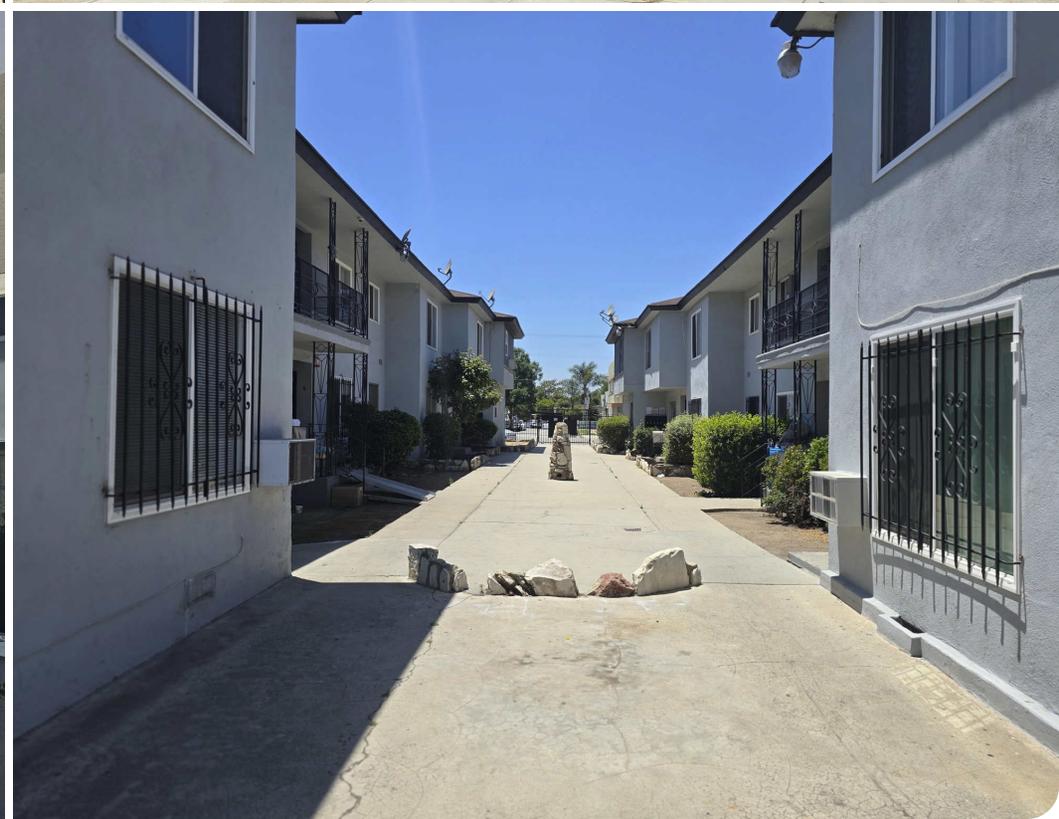
**24,674**

TOTAL BUILDING SQUARE FOOTAGE

**\$852,173**

TOTAL SCHEDULED GROSS INCOME  
(ANNUAL)





## PROPERTY PRICING SUMMARY

|                                  |                                                 |                                                  |
|----------------------------------|-------------------------------------------------|--------------------------------------------------|
| <b>Address:</b>                  | 6121 Crenshaw Blvd,<br>Los Angeles, CA<br>90043 | 6736-6800 West<br>Blvd, Los Angeles,<br>CA 90043 |
| <b>Price:</b>                    | \$3,195,000                                     | \$4,895,000                                      |
| <b>Price/Unit:</b>               | \$187,941                                       | \$203,958                                        |
| <b>Price/Sq. Foot:</b>           | \$423                                           | \$286                                            |
| <b>Cap Rate<br/>(Scheduled):</b> | 7.00%                                           | 7.00%                                            |
| <b>Cap Rate (Proforma):</b>      | 9.26%                                           | 9.20%                                            |
| <b>GRM (Scheduled):</b>          | 9.56                                            | 9.45                                             |
| <b>GRM (Proforma):</b>           | 7.83                                            | 7.84                                             |

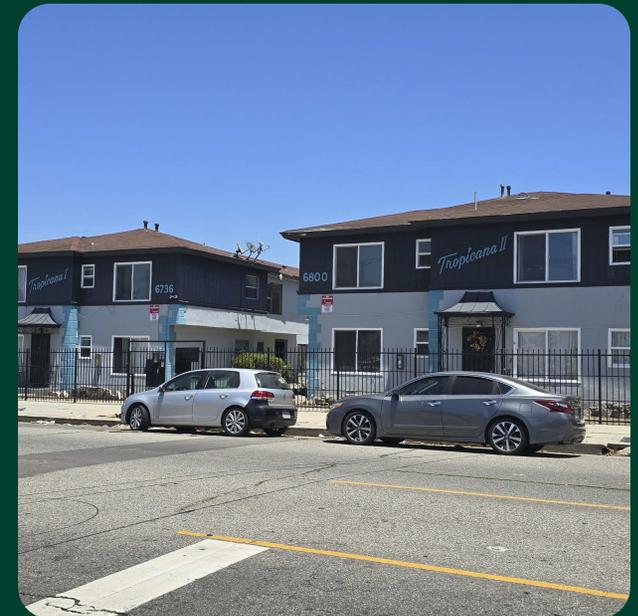
## PORTFOLIO PRICING SUMMARY

|                                      |             |
|--------------------------------------|-------------|
| <b>Price:</b>                        | \$8,090,000 |
| <b>Blended Price/Unit:</b>           | \$195,950   |
| <b>Blended Price/Sq. Foot:</b>       | \$356       |
| <b>Blended Cap Rate (Scheduled):</b> | 7.00%       |
| <b>Blended Cap Rate (Proforma):</b>  | 9.23%       |
| <b>Blended GRM (Scheduled):</b>      | 9.51        |
| <b>Blended GRM (Proforma):</b>       | 7.84        |



## PROPERTY PROFILES

|                            |                                                 |                                                  |
|----------------------------|-------------------------------------------------|--------------------------------------------------|
| <b>Property Address:</b>   | 6121 Crenshaw Blvd,<br>Los Angeles, CA<br>90043 | 6736-6800 West<br>Blvd, Los Angeles,<br>CA 90043 |
| <b>No. of Units:</b>       | 17                                              | 12+12 (24 Total)                                 |
| <b>Year Built:</b>         | 1964                                            | 1957                                             |
| <b>Building Size (sf):</b> | 7,552                                           | 8,561 + 8,651 (17,122<br>Total)                  |
| <b>Lot Size (sf):</b>      | 10,800                                          | 10,296 + 10,315<br>(20,611 Total)                |
| <b>Construction Type:</b>  | Woodframe/Stucco                                | Woodframe/Stucco                                 |
| <b>Zoning:</b>             | LAC2                                            | LAC2                                             |
| <b>Roof Type;</b>          | Pitched Composite                               | Pitched Composite                                |
| <b>Parking Type:</b>       | Open and in rear                                | Detached Carports                                |
| <b>Type:</b>               | Multifamily                                     | Multifamily                                      |
| <b>APN:</b>                | 4006-004-015                                    | 4006-021-018,021                                 |
| <b>Unit Mix:</b>           | (17) 1 Bed/1 Bath                               | (20) 1 Bed/1 Bath, (4)<br>2 Bed/1 Bath           |



# Income & Expenses (6121 Crenshaw Blvd)

| SCHEDULED                            |                   |
|--------------------------------------|-------------------|
| INCOME                               |                   |
| Scheduled Gross Income:              | \$ 326,340        |
| RUBS Income:                         | \$ 7,700          |
| <b>Total Scheduled Gross Income:</b> | <b>\$ 334,040</b> |
| Vacancy Rate (3%):                   | \$ 9,790          |
| <b>Effective Operating Income:</b>   | <b>\$ 324,250</b> |
| EXPENSES                             |                   |
| Property Taxes (NEW):                | \$ 38,308         |
| Property Insurance:                  | \$ 6,000          |
| Utilities & Trash:                   | \$ 24,000         |
| Off-Site Mgmt. Fee:                  | \$ 13,054         |
| On-Site Mgmt. Fee:                   | --                |
| Repairs & Maintenance:               | \$ 13,054         |
| Lanscaping/Pest/Other:               | \$ 2,400          |
| Reserves/License/Permits:            | \$ 4,250          |
| <b>Total Expenses:</b>               | <b>\$ 101,065</b> |
| <b>Net Operating Income:</b>         | <b>\$ 223,185</b> |

| PROFORMA                             |                   |
|--------------------------------------|-------------------|
| INCOME                               |                   |
| Scheduled Gross Income:              | \$ 408,000        |
| RUBS Income:                         | \$ 7,700          |
| <b>Total Scheduled Gross Income:</b> | <b>\$ 415,700</b> |
| Vacancy Rate (3%):                   | \$ 12,240         |
| <b>Effective Operating Income:</b>   | <b>\$ 403,460</b> |
| EXPENSES                             |                   |
| Property Taxes (NEW):                | \$ 38,308         |
| Property Insurance:                  | \$ 6,000          |
| Utilities & Trash:                   | \$ 24,000         |
| Off-Site Mgmt. Fee:                  | \$ 16,320         |
| On-Site Mgmt. Fee:                   | --                |
| Repairs & Maintenance:               | \$ 16,320         |
| Lanscaping/Pest/Other:               | \$ 2,400          |
| Reserves/License/Permits:            | \$ 4,250          |
| <b>Total Expenses:</b>               | <b>\$ 107,598</b> |
| <b>Net Operating Income:</b>         | <b>\$ 295,862</b> |

## Rent Roll (6121 Crenshaw Blvd)

| SCHEDULED               |          |           |                |                   |
|-------------------------|----------|-----------|----------------|-------------------|
| Unit #                  | Bedrooms | Bathrooms | Square Footage | Rental Amount     |
| 1                       | 1        | 1         | 550            | \$ 2,020          |
| 2                       | 1        | 1         | 550            | \$ 1,831          |
| 3                       | 1        | 1         | 550            | \$ 1,017          |
| 4                       | 1        | 1         | 550            | \$ 1,491          |
| 5                       | 1        | 1         | 550            | \$ 1,495          |
| 6                       | 1        | 1         | 550            | \$ 1,643          |
| 7                       | 1        | 1         | 550            | \$ 1,659          |
| 8                       | 1        | 1         | 550            | \$ 1,866          |
| 9                       | 1        | 1         | 550            | \$ 1,832          |
| 10                      | 1        | 1         | 550            | \$ 1,746          |
| 11                      | 1        | 1         | 550            | \$ 1,450          |
| 12                      | 1        | 1         | 550            | \$ 1,595          |
| 13                      | 1        | 1         | 550            | \$ 1,595          |
| 14                      | 1        | 1         | 550            | \$ 1,763          |
| 15                      | 1        | 1         | 550            | \$ 1,104          |
| 16                      | 1        | 1         | 550            | \$ 1,495          |
| 17                      | 1        | 1         | 550            | \$ 1,595          |
| <b>Total (Monthly)</b>  |          |           |                | <b>\$ 27,195</b>  |
| <b>Total (Annually)</b> |          |           |                | <b>\$ 326,340</b> |

| PRO FORMA               |          |           |                |                   |
|-------------------------|----------|-----------|----------------|-------------------|
| Unit #                  | Bedrooms | Bathrooms | Square Footage | Rental Amount     |
| 1                       | 1        | 1         | 550            | \$ 2,000          |
| 2                       | 1        | 1         | 550            | \$ 2,000          |
| 3                       | 1        | 1         | 550            | \$ 2,000          |
| 4                       | 1        | 1         | 550            | \$ 2,000          |
| 5                       | 1        | 1         | 550            | \$ 2,000          |
| 6                       | 1        | 1         | 550            | \$ 2,000          |
| 7                       | 1        | 1         | 550            | \$ 2,000          |
| 8                       | 1        | 1         | 550            | \$ 2,000          |
| 9                       | 1        | 1         | 550            | \$ 2,000          |
| 10                      | 1        | 1         | 550            | \$ 2,000          |
| 11                      | 1        | 1         | 550            | \$ 2,000          |
| 12                      | 1        | 1         | 550            | \$ 2,000          |
| 13                      | 1        | 1         | 550            | \$ 2,000          |
| 14                      | 1        | 1         | 550            | \$ 2,000          |
| 15                      | 1        | 1         | 550            | \$ 2,000          |
| 16                      | 1        | 1         | 550            | \$ 2,000          |
| 17                      | 1        | 1         | 550            | \$ 2,000          |
| <b>Total (Monthly)</b>  |          |           |                | <b>\$ 34,000</b>  |
| <b>Total (Annually)</b> |          |           |                | <b>\$ 408,000</b> |

# Income & Expenses (6736-6800 West Blvd)

| SCHEDULED                            |                   |
|--------------------------------------|-------------------|
| INCOME                               |                   |
| Scheduled Gross Income:              | \$ 510,333        |
| RUBS Income:                         | \$ 7,800          |
| <b>Total Scheduled Gross Income:</b> | <b>\$ 518,133</b> |
| Vacancy Rate (3%):                   | \$ 15,310         |
| <b>Effective Operating Income:</b>   | <b>\$ 502,823</b> |
| EXPENSES                             |                   |
| Property Taxes (NEW):                | \$ 58,691         |
| Property Insurance:                  | \$ 12,000         |
| Utilities & Trash:                   | \$ 41,000         |
| Off-Site Mgmt. Fee:                  | \$ 19,799         |
| On-Site Mgmt. Fee:                   | --                |
| Repairs & Maintenance:               | \$ 20,411         |
| Lanscaping/Pest/Other:               | \$ 2,400          |
| Reserves/License/Permits:            | \$ 6,000          |
| <b>Total Expenses:</b>               | <b>\$ 160,301</b> |
| <b>Net Operating Income:</b>         | <b>\$ 342,522</b> |

| PROFORMA                             |                   |
|--------------------------------------|-------------------|
| INCOME                               |                   |
| Scheduled Gross Income:              | \$ 624,000        |
| RUBS Income:                         | \$ 7,800          |
| <b>Total Scheduled Gross Income:</b> | <b>\$ 631,800</b> |
| Vacancy Rate (3%):                   | \$ 18,720         |
| <b>Effective Operating Income:</b>   | <b>\$ 613,080</b> |
| EXPENSES                             |                   |
| Property Taxes (NEW):                | \$ 58,691         |
| Property Insurance:                  | \$ 12,000         |
| Utilities & Trash:                   | \$ 41,000         |
| Off-Site Mgmt. Fee:                  | \$ 24,523         |
| On-Site Mgmt. Fee:                   | --                |
| Repairs & Maintenance:               | \$ 18,000         |
| Lanscaping/Pest/Other:               | \$ 2,400          |
| Reserves/License/Permits:            | \$ 6,000          |
| <b>Total Expenses:</b>               | <b>\$ 162,614</b> |
| <b>Net Operating Income:</b>         | <b>\$ 450,466</b> |

## Rent Roll (6736-6800 West Blvd)

| SCHEDULED               |          |           |                |                   |
|-------------------------|----------|-----------|----------------|-------------------|
| Unit #                  | Bedrooms | Bathrooms | Square Footage | Rental Amount     |
| 6736-01                 | 2        | 1         | 650            | \$ 1,283          |
| 6736-02                 | 1        | 1         | 500            | \$ 1,518          |
| 6736-03                 | 1        | 1         | 500            | \$ 1,205          |
| 6736-04                 | 1        | 1         | 500            | *\$ 2,100         |
| 6736-05                 | 1        | 1         | 500            | \$ 1,795          |
| 6736-06                 | 1        | 1         | 500            | \$ 1,867          |
| 6736-07                 | 2        | 1         | 650            | \$ 1,527          |
| 6736-08                 | 1        | 1         | 500            | *\$ 2,100         |
| 6736-09                 | 1        | 1         | 500            | \$ 2,096          |
| 6736-10                 | 1        | 1         | 500            | \$ 1,290          |
| 6736-11                 | 1        | 1         | 500            | \$ 1,939          |
| 6736-12                 | 1        | 1         | 500            | \$ 1,795          |
| 6800-01                 | 2        | 1         | 650            | \$ 2,049          |
| 6800-02                 | 1        | 1         | 500            | \$ 2,229          |
| 6800-03                 | 1        | 1         | 500            | \$ 1,313          |
| 6800-04                 | 1        | 1         | 500            | \$ 1,695          |
| 6800-05                 | 1        | 1         | 500            | \$ 1,482          |
| 6800-06                 | 1        | 1         | 500            | *\$ 2,100         |
| 6800-07                 | 2        | 1         | 650            | \$ 1,941          |
| 6800-08                 | 1        | 1         | 500            | *\$ 2,100         |
| 6800-09                 | 1        | 1         | 500            | \$ 1,757          |
| 6800-10                 | 1        | 1         | 500            | \$ 1,758          |
| 6800-11                 | 1        | 1         | 500            | \$ 1,494          |
| 6800-12                 | 1        | 1         | 500            | \$ 2,096          |
| <b>Total (Monthly)</b>  |          |           |                | <b>\$ 42,528</b>  |
| <b>Total (Annually)</b> |          |           |                | <b>\$ 510,333</b> |

\*Vacant Unit. Priced at Market Rent.

| PRO FORMA               |          |           |                |                   |
|-------------------------|----------|-----------|----------------|-------------------|
| Unit #                  | Bedrooms | Bathrooms | Square Footage | Rental Amount     |
| 6736-01                 | 2        | 1         | 650            | \$ 2,500          |
| 6736-02                 | 1        | 1         | 500            | \$ 2,100          |
| 6736-03                 | 1        | 1         | 500            | \$ 2,100          |
| 6736-04                 | 1        | 1         | 500            | \$ 2,100          |
| 6736-05                 | 1        | 1         | 500            | \$ 2,100          |
| 6736-06                 | 1        | 1         | 500            | \$ 2,100          |
| 6736-07                 | 2        | 1         | 650            | \$ 2,500          |
| 6736-08                 | 1        | 1         | 500            | \$ 2,100          |
| 6736-09                 | 1        | 1         | 500            | \$ 2,100          |
| 6736-10                 | 1        | 1         | 500            | \$ 2,100          |
| 6736-11                 | 1        | 1         | 500            | \$ 2,100          |
| 6736-12                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-01                 | 2        | 1         | 650            | \$ 2,500          |
| 6800-02                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-03                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-04                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-05                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-06                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-07                 | 2        | 1         | 650            | \$ 2,500          |
| 6800-08                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-09                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-10                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-11                 | 1        | 1         | 500            | \$ 2,100          |
| 6800-12                 | 1        | 1         | 500            | \$ 2,100          |
| <b>Total (Monthly)</b>  |          |           |                | <b>\$ 52,000</b>  |
| <b>Total (Annually)</b> |          |           |                | <b>\$ 624,000</b> |

S VICTORIA AVE

6121

CRENSHAW BOULEVARD  
LOS ANGELES, CA



CRENSHAW BLVD

BRYNHURST AVE

**6736**  
WEST BOULEVARD  
LOS ANGELES, CA



WEST BLVD



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### **41 Units Across Adjacent Growth Corridors**

Two well-located assets totaling 41 units near View Heights and the Metro K Line, positioned for long-term rental demand and neighborhood appreciation.



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### **Strong Day-One Cash Flow with Upside**

Blended 7.0% cap rate on actuals with pro forma cap rates up to 9.23%; \$746,328 combined NOI on stabilized operations.



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### **Efficient, Low-Overhead Operations**

Priced at \$8,090,000 combined, both buildings offer operational simplicity, a below-replacement cost basis, and increasing investor efficiency.



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### **Recent Rehab & ADU Potential**

Updated interiors, dual-pane windows, and seismic retrofit completed at Crenshaw. West Blvd offers large lots with potential for rear ADUs.



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### **Transit-Connected Urban Locations**

Crenshaw lies within the Metro K Line Specific Plan; both sites offer strong walkability and access to retail, transit, and new development.



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### **Flexible Purchase Options**

Available individually or as a portfolio. West is listed at \$4,895,000, and Crenshaw is listed at \$3,195,000 making them ideal for 1031 exchanges or private investors.

# Rent Comps (1 Bed | 1 Bath)



**3229 W 73rd St, Los Angeles, CA 90043**



**6301 S Harcourt Ave, Los Angeles, CA 90043**



**2811 W 46th St, Los Angeles, CA 90043**



**6821 11th Ave, Los Angeles, CA 90043**



**6021 10th Ave, Los Angeles, CA 90043**

|               |                |               |                |               |                |               |                |               |                |
|---------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|
| Rental Amount | <b>\$2,400</b> | Rental Amount | <b>\$2,300</b> | Rental Amount | <b>\$2,100</b> | Rental Amount | <b>\$2,100</b> | Rental Amount | <b>\$2,095</b> |
| #Bed          | <b>1</b>       |
| #Bath         | <b>1</b>       |
| SQFT          | <b>600</b>     | SQFT          | <b>1,000</b>   | SQFT          | <b>575</b>     | SQFT          | <b>600</b>     | SQFT          | <b>432</b>     |
| Parking       | <b>No</b>      | Parking       | <b>No</b>      | Parking       | <b>Yes</b>     | Parking       | <b>No</b>      | Parking       | <b>No</b>      |
| In-Unit W/D?  | <b>No</b>      | In-Unit W/D?  | <b>No</b>      | In-Unit W/D?  | <b>Yes</b>     | In-Unit W/D?  | <b>No</b>      | In-Unit W/D?  | <b>No</b>      |
| Central Air?  | <b>No</b>      |

# Rent Comps (1 Bed | 1 Bath) cont.



**3438 W 78th St, Los Angeles, CA 90043**



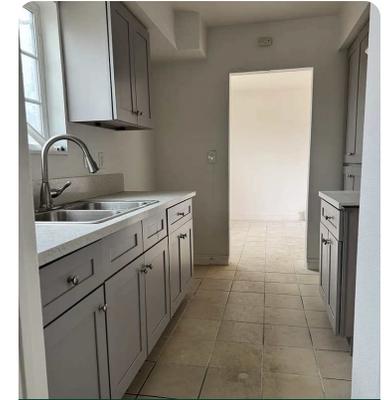
**6627 Crenshaw Blvd, Los Angeles, CA 90043**



**6735 Brynhurst Ave, Los Angeles, CA 90043**



**3601 W 59th St, Los Angeles, CA 90043**



**2404 W 62nd St, Los Angeles, CA 90043**

|               |         |               |               |               |         |               |         |               |         |
|---------------|---------|---------------|---------------|---------------|---------|---------------|---------|---------------|---------|
| Rental Amount | \$2,000 | Rental Amount | \$1,996       | Rental Amount | \$1,995 | Rental Amount | \$1,995 | Rental Amount | \$1,980 |
| #Bed          | 1       | #Bed          | 1             | #Bed          | 1       | #Bed          | 1       | #Bed          | 1       |
| #Bath         | 1       | #Bath         | 1             | #Bath         | 1       | #Bath         | 1       | #Bath         | 1       |
| SQFT          | 550     | SQFT          | 580           | SQFT          | 730     | SQFT          | N/A     | SQFT          | 728     |
| Parking       | Yes     | Parking       | Additional \$ | Parking       | No      | Parking       | No      | Parking       | No      |
| In-Unit W/D?  | No      | In-Unit W/D?  | Yes           | In-Unit W/D?  | No      | In-Unit W/D?  | No      | In-Unit W/D?  | No      |
| Central Air?  | No      | Central Air?  | No            | Central Air?  | No      | Central Air?  | No      | Central Air?  | No      |

# Rent Comps (2 Bed | 1 Bath)



**6326 Brynhurst Ave, Los Angeles, CA 90043**



**3123 W 60th St, Los Angeles, CA 90043**



**4432 9th Ave, Los Angeles, CA 90043**



**5856 S 8th Ave, Los Angeles, CA 90043**

|               |                |               |                |               |                 |               |                |
|---------------|----------------|---------------|----------------|---------------|-----------------|---------------|----------------|
| Rental Amount | <b>\$3,000</b> | Rental Amount | <b>\$2,899</b> | Rental Amount | <b>\$2,850</b>  | Rental Amount | <b>\$2,700</b> |
| #Bed          | <b>2</b>       | #Bed          | <b>2</b>       | #Bed          | <b>2</b>        | #Bed          | <b>2</b>       |
| #Bath         | <b>1</b>       | #Bath         | <b>1</b>       | #Bath         | <b>1</b>        | #Bath         | <b>1</b>       |
| SQFT          | <b>N/A</b>     | SQFT          | <b>848</b>     | SQFT          | <b>980</b>      | SQFT          | <b>720</b>     |
| Parking       | <b>No</b>      | Parking       | <b>No</b>      | Parking       | <b>Detached</b> | Parking       | <b>No</b>      |
| In-Unit W/D?  | <b>No</b>      | In-Unit W/D?  | <b>No</b>      | In-Unit W/D?  | <b>No</b>       | In-Unit W/D?  | <b>No</b>      |
| Central Air?  | <b>No</b>      | Central Air?  | <b>No</b>      | Central Air?  | <b>No</b>       | Central Air?  | <b>No</b>      |



**6121 Crenshaw Blvd, Los Angeles, CA 90043**



**3601 W 59th St, Los Angeles, CA 90043**

Rental Amount **\$1,995** SQFT **N/A**  
#Bed **1** #Bath **1**



**6301 S Harcourt Ave, Los Angeles, CA 90043**

Rental Amount **\$2,300** SQFT **1,000**  
#Bed **1** #Bath **1**



**6326 Brynhurst Ave, Los Angeles, CA 90043**

Rental Amount **\$3,000** SQFT **N/A**  
#Bed **2** #Bath **1**



**6736-6800 West Blvd, Los Angeles, CA 90043**



**6735 Brynhurst Ave, Los Angeles, CA 90043**

Rental Amount **\$1,995** SQFT **730**  
#Bed **1** #Bath **1**



**3438 W 78th St, Los Angeles, CA 90043**

Rental Amount **\$2,000** SQFT **550**  
#Bed **1** #Bath **1**



**6021 10th Ave, Los Angeles, CA 90043**

Rental Amount **\$2,095** SQFT **432**  
#Bed **1** #Bath **1**



**4432 9th Ave, Los Angeles, CA 90043**

Rental Amount **\$2,850** SQFT **980**  
#Bed **2** #Bath **1**



**3123 W 60th St, Los Angeles, CA 90043**

Rental Amount **\$2,899** SQFT **848**  
#Bed **2** #Bath **1**



**2811 W 46th St, Los Angeles, CA 90043**

Rental Amount **\$2,100** SQFT **575**  
#Bed **1** #Bath **1**



**2404 W 62nd St, Los Angeles, CA 90043**

Rental Amount **\$1,980** SQFT **728**  
#Bed **1** #Bath **1**



**5856 S 8th Ave, Los Angeles, CA 90043**

Rental Amount **\$2,700** SQFT **720**  
#Bed **2** #Bath **1**



**6627-6635 Crenshaw Blvd, Los Angeles, CA 90043**

Rental Amount **\$1,996** SQFT **580**  
#Bed **1** #Bath **1**



**6821 11th Ave, Los Angeles, CA 90043**

Rental Amount **\$2,100** SQFT **600**  
#Bed **1** #Bath **1**



**3229 W 73rd St, Los Angeles, CA 90043**

Rental Amount **\$2,400** SQFT **600**  
#Bed **1** #Bath **1**

# Rent Comps Summary

| Address                                        | Rental Amount | #Bed | #Bath | SQFT  | Parking       | In-Unit W/D? | Central Air? |
|------------------------------------------------|---------------|------|-------|-------|---------------|--------------|--------------|
| 3229 W 73rd St, Los Angeles, CA 90043          | \$ 2,400      | 1    | 1     | 600   | No            | No           | No           |
| 6301 S Harcourt Ave, Los Angeles, CA 90043     | \$ 2,300      | 1    | 1     | 1,000 | No            | No           | No           |
| 2811 W 46th St, Los Angeles, CA 90043          | \$ 2,100      | 1    | 1     | 575   | Yes           | Yes          | No           |
| 6821 11th Ave, Los Angeles, CA 90043           | \$ 2,100      | 1    | 1     | 600   | No            | No           | No           |
| 6021 10th Ave, Los Angeles, CA 90043           | \$ 2,095      | 1    | 1     | 432   | No            | No           | No           |
| 3438 W 78th St, Los Angeles, CA 90043          | \$ 2,000      | 1    | 1     | 550   | Yes           | No           | No           |
| 6627-6635 Crenshaw Blvd, Los Angeles, CA 90043 | \$ 1,996      | 1    | 1     | 580   | Additional \$ | Yes          | No           |
| 6735 Brynhurst Ave, Los Angeles, CA 90043      | \$ 1,995      | 1    | 1     | 730   | No            | No           | No           |
| 3601 W 59th St, Los Angeles, CA 90043          | \$ 1,995      | 1    | 1     | N/A   | No            | No           | No           |
| 2404 W 62nd St, Los Angeles, CA 90043          | \$ 1,980      | 1    | 1     | 728   | No            | No           | No           |
| 6326 Brynhurst Ave, Los Angeles, CA 90043      | \$ 3,000      | 2    | 1     | N/A   | No            | No           | No           |
| 3123 W 60th St, Los Angeles, CA 90043          | \$ 2,899      | 2    | 1     | 848   | No            | No           | No           |
| 4432 9th Ave, Los Angeles, CA 90043            | \$ 2,850      | 2    | 1     | 980   | Detached      | No           | No           |
| 5856 S 8th Ave, Los Angeles, CA 90043          | \$ 2,700      | 2    | 1     | 720   | No            | No           | No           |

# Sales Comps



**6821 11th Ave, Los Angeles, CA 90043**

|                |                    |
|----------------|--------------------|
| Sale Date      | 6/11/2025          |
| Purchase Price | <b>\$1,670,000</b> |
| Unit Count     | <b>8</b>           |
| Square Footage | <b>5,580</b>       |
| Lot Size       | <b>8,500</b>       |
| Year Built     | <b>1958</b>        |
| Price Per Unit | <b>\$208,750</b>   |
| Price Per SF   | <b>\$299</b>       |
| Cap Rate (%)   | <b>7.00</b>        |
| GRM            | <b>N/A</b>         |
| Status         | <b>Sold</b>        |



**139 W 64th Pl, Inglewood, CA 90302**

|                |                    |
|----------------|--------------------|
| Sale Date      | 9/5/2025           |
| Purchase Price | <b>\$2,100,000</b> |
| Unit Count     | <b>8</b>           |
| Square Footage | <b>11,654</b>      |
| Lot Size       | <b>9,148</b>       |
| Year Built     | <b>1967</b>        |
| Price Per Unit | <b>\$262,500</b>   |
| Price Per SF   | <b>\$180</b>       |
| Cap Rate (%)   | <b>N/A</b>         |
| GRM            | <b>N/A</b>         |
| Status         | <b>Sold</b>        |



**8500 Byrd Ave, Inglewood, CA 90305**

|                |                    |
|----------------|--------------------|
| Sale Date      | 5/29/2025          |
| Purchase Price | <b>\$2,475,000</b> |
| Unit Count     | <b>9</b>           |
| Square Footage | <b>8,669</b>       |
| Lot Size       | <b>10,372</b>      |
| Year Built     | <b>1951</b>        |
| Price Per Unit | <b>\$275,000</b>   |
| Price Per SF   | <b>\$286</b>       |
| Cap Rate (%)   | <b>4.55</b>        |
| GRM            | <b>14.00</b>       |
| Status         | <b>Sold</b>        |

# Sales Comps (cont.)



**4227-4233 Leimert Blvd, Los Angeles, CA ...**

|                |             |
|----------------|-------------|
| Sale Date      | 5/20/2025   |
| Purchase Price | \$3,149,350 |
| Unit Count     | 8           |
| Square Footage | 10,998      |
| Lot Size       | 11,064      |
| Year Built     | 1940        |
| Price Per Unit | \$393,669   |
| Price Per SF   | \$286       |
| Cap Rate (%)   | N/A         |
| GRM            | N/A         |
| Status         | Sold        |



**4164-4166 Leimert Blvd, Los Angeles, CA ...**

|                |             |
|----------------|-------------|
| Sale Date      | 5/5/2025    |
| Purchase Price | \$1,625,000 |
| Unit Count     | 8           |
| Square Footage | 5,908       |
| Lot Size       | 5,279       |
| Year Built     | 1933        |
| Price Per Unit | \$203,125   |
| Price Per SF   | \$275       |
| Cap Rate (%)   | 5.00        |
| GRM            | 11.20       |
| Status         | Sold        |



**4805 S St. Andrews Pl, Los Angeles, CA 90062**

|                |            |
|----------------|------------|
| Sale Date      | 12/20/2024 |
| Purchase Price | \$975,000  |
| Unit Count     | 5          |
| Square Footage | 3,894      |
| Lot Size       | 7,278      |
| Year Built     | 1950       |
| Price Per Unit | \$195,000  |
| Price Per SF   | \$250      |
| Cap Rate (%)   | 7.73       |
| GRM            | 10.53      |
| Status         | Sold       |

BALDWIN HILLS

ESTATES



**4227-4233 Leimert Blvd, Los Angeles, CA 90008**

|            |                    |
|------------|--------------------|
| Sale Date  | Purchase Price     |
| 5/20/2025  | <b>\$3,149,350</b> |
| Year Built | Unit Count         |
| 1940       | 8                  |

LEIMERT PARK



**4164-4166 Leimert Blvd, Los Angeles, CA 90008**

|            |                    |
|------------|--------------------|
| Sale Date  | Purchase Price     |
| 5/5/2025   | <b>\$1,625,000</b> |
| Year Built | Unit Count         |
| 1933       | 8                  |

VIEW PARK-WINDSOR HILLS



**4805 S St. Andrews Pl, Los Angeles, CA 90062**

|            |                  |
|------------|------------------|
| Sale Date  | Purchase Price   |
| 12/20/2024 | <b>\$975,000</b> |
| Year Built | Unit Count       |
| 1950       | 5                |



**139 W 64th Pl, Inglewood, CA 90302**

|            |                    |
|------------|--------------------|
| Sale Date  | Purchase Price     |
| 9/5/2025   | <b>\$2,100,000</b> |
| Year Built | Unit Count         |
| 1967       | 8                  |

LADERA HEIGHTS

WINDSOR HILLS

HYDE PARK



**6121 Crenshaw Blvd, Los Angeles, CA 90043**

|                    |            |
|--------------------|------------|
| Purchase Price     | Year Built |
| <b>\$3,195,000</b> | 1964       |
| Unit Count         |            |
| 17                 |            |



**6736-6800 West Blvd, Los Angeles, CA 90043**

|                    |            |
|--------------------|------------|
| Purchase Price     | Year Built |
| <b>\$4,895,000</b> | 1957       |
| Unit Count         |            |
| 24                 |            |



**6821 11th Ave, Los Angeles, CA 90043**

|            |                    |
|------------|--------------------|
| Sale Date  | Purchase Price     |
| 6/11/2025  | <b>\$1,670,000</b> |
| Year Built | Unit Count         |
| 1958       | 8                  |

MANCHESTER SQUARE

VERMONT KNOLLS



**8500 Byrd Ave, Inglewood, CA 90305**

|            |                    |
|------------|--------------------|
| Sale Date  | Purchase Price     |
| 5/29/2025  | <b>\$2,475,000</b> |
| Year Built | Unit Count         |
| 1951       | 9                  |

MORNINGSIDE PARK

Inglewood

# Sales Comps Summary

| Address                                       | Sale Date  | Purchase Price | Unit Count | Square Footage | Lot Size | Year Built | Price Per Unit | Price Per SF | Cap Rate | GRM   |
|-----------------------------------------------|------------|----------------|------------|----------------|----------|------------|----------------|--------------|----------|-------|
| 6821 11th Ave, Los Angeles, CA 90043          | 6/11/2025  | \$ 1,670,000   | 8          | 5,580          | 8,500    | 1958       | \$ 208,750     | \$ 299       | 7.00%    | N/A   |
| 139 W 64th Pl, Inglewood, CA 90302            | 9/5/2025   | \$ 2,100,000   | 8          | 11,654         | 9,148    | 1967       | \$ 262,500     | \$ 180       | N/A      | N/A   |
| 8500 Byrd Ave, Inglewood, CA 90305            | 5/29/2025  | \$ 2,475,000   | 9          | 8,669          | 10,372   | 1951       | \$ 275,000     | \$ 286       | 4.55%    | 14.00 |
| 4227-4233 Leimert Blvd, Los Angeles, CA 90008 | 5/20/2025  | \$ 3,149,350   | 8          | 10,998         | 11,064   | 1940       | \$ 393,669     | \$ 286       | N/A      | N/A   |
| 4164-4166 Leimert Blvd, Los Angeles, CA 90008 | 5/5/2025   | \$ 1,625,000   | 8          | 5,908          | 5,279    | 1933       | \$ 203,125     | \$ 275       | 5.00%    | 11.20 |
| 4805 S St. Andrews Pl, Los Angeles, CA 90062  | 12/20/2024 | \$975,000      | 5          | 3,894          | 7,278    | 1950       | \$ 195,000     | \$ 250       | 7.73%    | 10.53 |



## Market Overview

Los Angeles, California, remains one of the most dynamic and sought-after real estate markets in the U.S., driven by its status as a global cultural, financial, and technology hub. The city has experienced a steady increase in multifamily rental demand, driven by its diverse economy, robust job market, and consistent influx of residents. Rent trends have remained resilient, even in the face of economic challenges, with median rents for one-bedroom apartments hovering around \$2,600 and two-bedroom apartments at approximately \$3,300. Demand for rental units has been particularly strong in neighborhoods with high walkability and proximity to key amenities, such as downtown, Koreatown, and Santa Monica. Recent reports indicate that rents in submarkets such as West LA and Hollywood have experienced upward pressure due to new development projects, gentrification, and the increasing demand for multifamily housing.

In the multifamily sales market, Los Angeles continues to exhibit positive momentum, driven by strong investor interest. Sales volume for multifamily properties has surged, with 2024 showing notable sales activity across both Class A and B properties, achieving cap rates ranging from 3.5% to 4.5% in premium locations. West LA, Downtown LA, and Hollywood have been the focal points, offering stable rental income and significant appreciation potential due to urban revitalization efforts and infrastructure investments, including the Expo Metro's K Line and the development of mixed-use projects. Investors have also taken note of LA's affordability challenges, which continue to drive demand for rental units, making multifamily assets a substantial long-term investment. The market's overall stability is further enhanced by increasing interest from institutional investors and foreign capital, contributing to competitive bidding.

Los Angeles also boasts a wide range of tourist attractions and corporate giants, which adds to the area's allure for both residents and investors. Landmarks such as Hollywood, the Santa Monica Pier, and Griffith Park draw millions of visitors annually, while the city's tech and entertainment sectors anchor its economy. Companies such as Netflix, Google, Snapchat, and Warner Bros. have major offices in the area, while institutions like USC and UCLA contribute to a highly educated workforce. Walkability is increasingly emphasized in mixed-use and transit-oriented developments, particularly near downtown areas, such as West Hollywood and Culver City. Public transportation, including LA Metro, provides easy access to job centers and key neighborhoods, while the crisscrossing freeways ensure convenient commutes. With over 4 million households in the greater LA area, the city remains a top destination for renters, investors, and businesses, underpinned by a vibrant mix of industries and a world-class lifestyle.

# Market Highlights



## Strong Rent Growth

Los Angeles experiences steady rent growth, with one-bedroom units averaging \$2,600 and two-bedroom units at \$3,300. Strong rental demand is driven by job growth, urban migration, and access to key amenities, making the rental market a reliable investment opportunity.



## Active Multifamily Investment Market

The multifamily market remains highly competitive, with cap rates ranging from 3.5% to 4.5% in prime areas. Investors are drawn to stable cash flow and the potential for appreciation, with heightened interest from both institutional investors and private equity firms.



## Population Growth & Urbanization

With over 4 million households, LA's population continues to grow, particularly in mixed-use developments. This urbanization trend increases demand for rental properties in central locations, making multifamily investments attractive in high-demand areas.



## Transit-Oriented Developments

The Metro K Line expansion and transit-oriented projects are enhancing accessibility across LA, making emerging neighborhoods like Culver City and South LA increasingly desirable for both residents and investors.



## Thriving Business & Tech Sectors

LA's economy is fueled by major companies like Netflix, Google, and Warner Bros., driving job growth and housing demand. The presence of top universities like UCLA and USC further supports a highly educated workforce and a strong local economy.



## Vibrant Tourist & Cultural Attractions

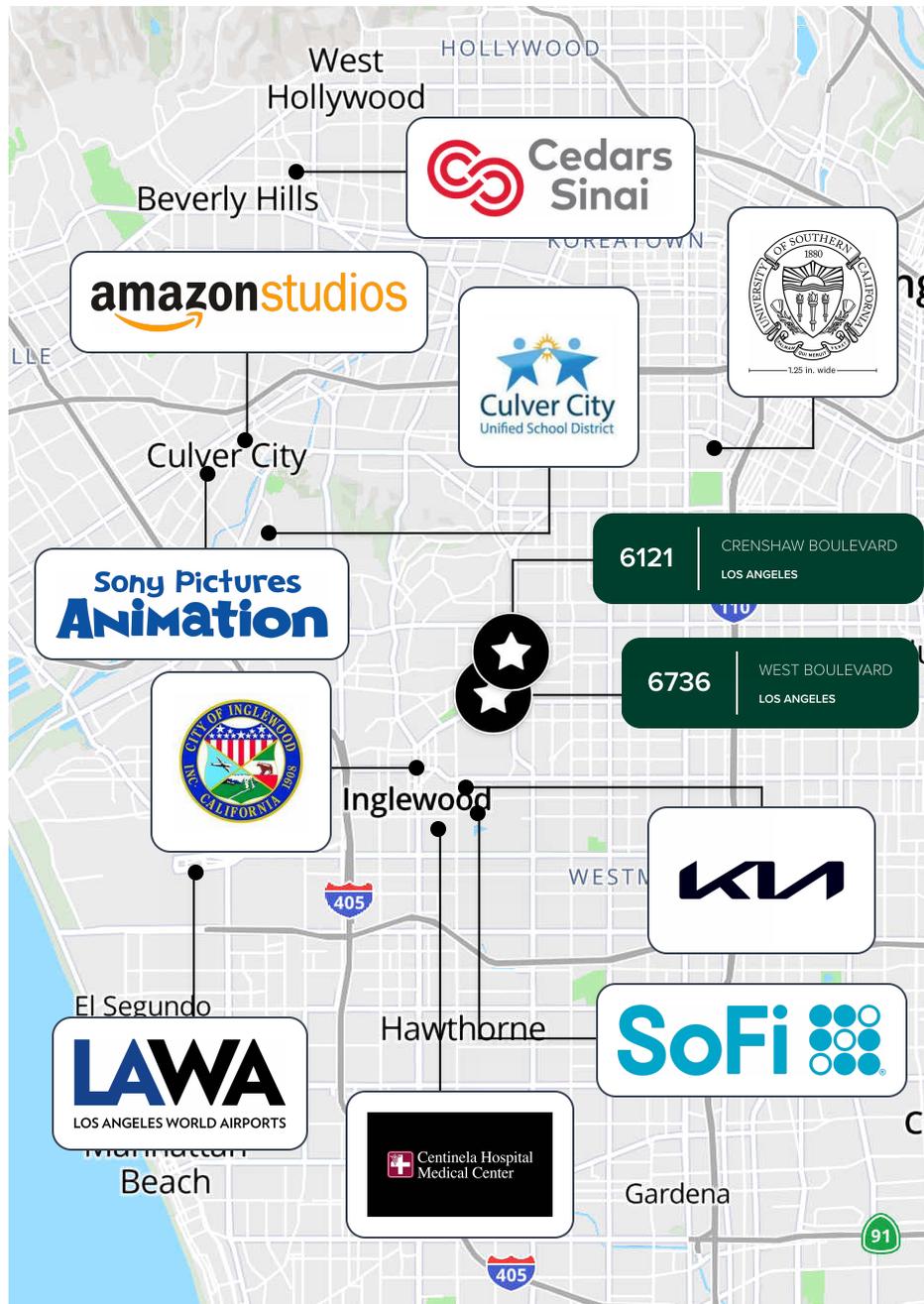
Los Angeles draws millions of visitors annually to iconic sites like Hollywood, the Santa Monica Pier, and Griffith Park. The tourism industry contributes to economic stability and supports high demand for short- and long-term rental properties across the city.

# Amenities Map



6121 Crenshaw Blvd & 6736-6800 West Blvd  
Los Angeles, CA

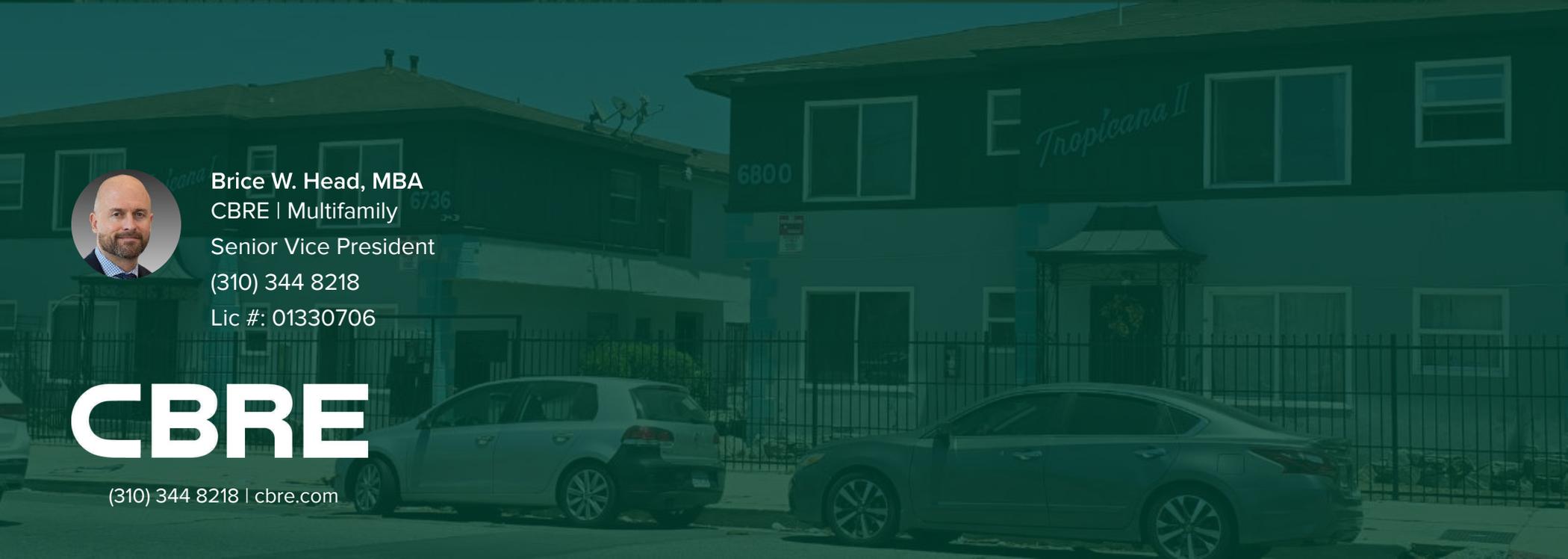
# Major Employers



6121 Crenshaw Blvd & 6736-6800 West Blvd  
Los Angeles, CA

The area surrounding 6121 Crenshaw Blvd, Los Angeles, is characterized by a diverse and robust employment landscape anchored by leading institutions in healthcare, education, entertainment, transportation, and sports. Major employers, such as Cedars-Sinai Medical Center and Centinela Hospital Medical Center, offer significant opportunities in healthcare and biosciences. The University of Southern California is a top-tier research and academic institution, attracting thousands of faculty, staff, and students. The entertainment sector is well-represented with Amazon Studios and Sony Pictures Studios, reflecting the region's longstanding importance to film and digital media production. Transportation and logistics are further bolstered by Los Angeles International Airport—one of the world's busiest airports—supporting tens of thousands of direct and indirect jobs. The vicinity also benefits from large event venues, such as SoFi Stadium and the Kia Forum, as well as assets within Inglewood, which underpin strong demand in hospitality and event management. Culver City Unified School District contributes stability via public sector employment. The area's economic health is reinforced by excellent connectivity, with close access to major freeways and public transit options that link local communities and employment centers, supporting continuous talent mobility. Overall, this combination of longstanding and growing industries, along with robust transportation infrastructure, positions the area as a resilient and dynamic economic hub in the greater Los Angeles region.

| Employer                            | Industry                  | Employees | Distance |
|-------------------------------------|---------------------------|-----------|----------|
| Cedars-Sinai Medical Center         | Healthcare                | 18,000    | 10.1 mi  |
| University of Southern California   | Education                 | 17,400    | 5.2 mi   |
| Sony Pictures Entertainment         | Entertainment             | 9,800     | 6.4 mi   |
| Los Angeles World Airports (LAWA)   | Transportation/Government | 4,000     | 6.6 mi   |
| Amazon Studios                      | Technology/Entertainment  | 1,500     | 6.8 mi   |
| SoFi Stadium / Hollywood Park       | Entertainment/Sports      | 1,500     | 2.9 mi   |
| City of Inglewood                   | Government                | 750       | 2.7 mi   |
| The Forum (Kia Forum)               | Entertainment             | 750       | 2.5 mi   |
| Culver City Unified School District | Education                 | 750       | 5.7 mi   |
| Centinela Hospital Medical Center   | Healthcare                | 700       | 3.4 mi   |



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