



# 41-UNIT PORTFOLIO OPPORTUNITY

BLENDED 7.2% 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 MANAGMENT 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

**7.2%**

BLENDED CAP RATE

**24,674**

TOTAL BUILDING SQUARE FOOTAGE

**\$859,109**

TOTAL SCHEDULED GROSS INCOME  
(ANNUAL)





## PROPERTY PRICING SUMMARY

<b>Address:</b>	6121 Crenshaw Blvd, Los Angeles, CA 90043	6736-6800 West Blvd, Los Angeles, 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 (Scheduled):</b>	7.24%	7.10%
<b>Cap Rate (Proforma):</b>	9.90%	9.31%
<b>GRM (Scheduled):</b>	9.37	9.45
<b>GRM (Proforma):</b>	7.33	7.75

## 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>	7.17%
<b>Blended Cap Rate (Proforma):</b>	9.60%
<b>Blended GRM (Scheduled):</b>	9.41
<b>Blended GRM (Proforma):</b>	7.54



## PROPERTY PROFILES

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





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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 7.2% cap rate on actuals with pro forma cap rates up to 9.9%; over \$770,000 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.

# Income & Expenses (6121 Crenshaw Blvd)

SCHEDULED	
INCOME	
Scheduled Gross Income:	\$ 333,276
RUBS Income:	\$ 7,700
Total Scheduled Gross Income:	\$ 340,976
Vacancy Rate (3%):	\$ 9,998
Effective Operating Income:	\$ 330,978
EXPENSES	
Property Taxes (NEW):	\$ 38,308
Property Insurance:	\$ 4,000
Utilities & Trash:	\$ 24,000
Off-Site Mgmt. Fee:	\$ 13,239
On-Site Mgmt. Fee:	--
Repairs & Maintenance:	\$ 13,331
Lanscaping/Pest/Other:	\$ 2,400
Reserves/License/Permits:	\$ 4,250
*Expenses based on 2024 year-end a/o based on industry standard for like buildings.	
Total Expenses:	\$ 99,528
Net Operating Income:	\$ 231,450

PROFORMA	
INCOME	
Scheduled Gross Income:	\$ 428,400
RUBS Income:	\$ 7,700
Total Scheduled Gross Income:	\$ 436,100
Vacancy Rate (3%):	\$ 12,852
Effective Operating Income:	\$ 423,248
EXPENSES	
Property Taxes (NEW):	\$ 38,308
Property Insurance:	\$ 4,000
Utilities & Trash:	\$ 24,000
Off-Site Mgmt. Fee:	\$ 16,930
On-Site Mgmt. Fee:	--
Repairs & Maintenance:	\$ 17,136
Lanscaping/Pest/Other:	\$ 2,400
Reserves/License/Permits:	\$ 4,250
*Expenses based on 2024 year-end a/o based on industry standard for like buildings.	
Total Expenses:	\$ 107,024
Net Operating Income:	\$ 316,224

# Income & Expenses (6736-6800 West Blvd)

SCHEDULED	
INCOME	
Scheduled Gross Income:	\$ 510,333
RUBS Income:	\$ 7,800
Total Scheduled Gross Income:	\$ 518,133
Vacancy Rate (3%):	\$ 15,310
Effective Operating Income:	\$ 502,823
EXPENSES	
Property Taxes (NEW):	\$ 58,691
Property Insurance:	\$ 6,900
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
*Expenses based on 2024 year-end a/o based on industry standard for like buildings.	
Total Expenses:	\$ 155,201
Net Operating Income:	\$ 347,622

PROFORMA	
INCOME	
Scheduled Gross Income:	\$ 624,000
RUBS Income:	\$ 7,800
Total Scheduled Gross Income:	\$ 631,800
Vacancy Rate (3%):	\$ 18,720
Effective Operating Income:	\$ 613,080
EXPENSES	
Property Taxes (NEW):	\$ 58,691
Property Insurance:	\$ 6,900
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
*Expenses based on 2024 year-end a/o based on industry standard for like buildings.	
Total Expenses:	\$ 157,514
Net Operating Income:	\$ 455,566

## 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	\$ 1,183
6	1	1	550	\$ 1,643
7	1	1	550	\$ 1,659
8	1	1	550	\$ 1,830
9	1	1	550	\$ 1,832
10	1	1	550	\$ 1,695
11	1	1	550	\$ 1,450
12	1	1	550	\$ 2,100
13	1	1	550	\$ 1,595
14	1	1	550	\$ 1,763
15	1	1	550	\$ 1,104
16	1	1	550	\$ 1,695
17	1	1	550	\$ 1,867
Total (Monthly)				\$ 27,773
Total (Annually)				\$ 333,276

PRO FORMA				
Unit #	Bedrooms	Bathrooms	Square Footage	Rental Amount
1	1	1	550	\$ 2,100
2	1	1	550	\$ 2,100
3	1	1	550	\$ 2,100
4	1	1	550	\$ 2,100
5	1	1	550	\$ 2,100
6	1	1	550	\$ 2,100
7	1	1	550	\$ 2,100
8	1	1	550	\$ 2,100
9	1	1	550	\$ 2,100
10	1	1	550	\$ 2,100
11	1	1	550	\$ 2,100
12	1	1	550	\$ 2,100
13	1	1	550	\$ 2,100
14	1	1	550	\$ 2,100
15	1	1	550	\$ 2,100
16	1	1	550	\$ 2,100
17	1	1	550	\$ 2,100
Total (Monthly)				\$ 35,700
Total (Annually)				\$ 428,400

## 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
Total (Monthly)				\$ 42,528
Total (Annually)				\$ 510,333

\*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
Total (Monthly)				\$ 52,000
Total (Annually)				\$ 624,000

S VICTORIA AVE

6121

CRENSHAW BOULEVARD  
LOS ANGELES, CA



CRENSHAW BLVD

BRYNHURST AVE

6736

WEST BOULEVARD  
LOS ANGELES, CA



WEST BLVD

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

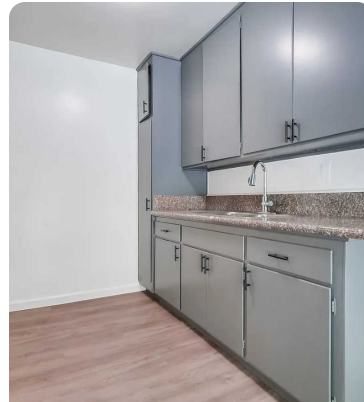
# Rent Comps (1 Bed | 1 Bath) cont.



3438 W 78th St, Los Angeles, CA 90043



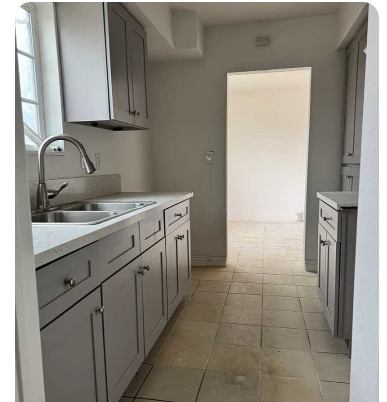
6627 Crenshaw Blvd, Los Angeles, CA 90043



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

Rental Amount **\$3,000**

#Bed **2**

#Bath **1**

SQFT **N/A**

Parking **No**

In-Unit W/D? **No**

Central Air? **No**



3123 W 60th St, Los Angeles, CA 90043

Rental Amount **\$2,899**

#Bed **2**

#Bath **1**

SQFT **848**

Parking **No**

In-Unit W/D? **No**

Central Air? **No**



4432 9th Ave, Los Angeles, CA 90043

Rental Amount **\$2,850**

#Bed **2**

#Bath **1**

SQFT **980**

Parking **Detached**

In-Unit W/D? **No**

Central Air? **No**



5856 S 8th Ave, Los Angeles, CA 90043

Rental Amount **\$2,700**

#Bed **2**

#Bath **1**

SQFT **720**

Parking **No**

In-Unit W/D? **No**

Central Air? **No**



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



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

Rental Amount	SQFT
<b>\$1,995</b>	<b>N/A</b>
#Bed	#Bath
<b>1</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$2,300</b>	<b>1,000</b>
#Bed	#Bath
<b>1</b>	<b>1</b>



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

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



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



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

Rental Amount	SQFT
<b>\$1,995</b>	<b>730</b>
#Bed	#Bath
<b>1</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$2,000</b>	<b>550</b>
#Bed	#Bath
<b>1</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$2,095</b>	<b>432</b>
#Bed	#Bath
<b>1</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$2,850</b>	<b>980</b>
#Bed	#Bath
<b>2</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$2,899</b>	<b>848</b>
#Bed	#Bath
<b>2</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$2,100</b>	<b>575</b>
#Bed	#Bath
<b>1</b>	<b>1</b>



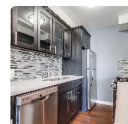
**2404 W 62nd St, Los Angeles, CA 90043**

Rental Amount	SQFT
<b>\$1,980</b>	<b>728</b>
#Bed	#Bath
<b>1</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$2,700</b>	<b>720</b>
#Bed	#Bath
<b>2</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$1,996</b>	<b>580</b>
#Bed	#Bath
<b>1</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$2,100</b>	<b>600</b>
#Bed	#Bath
<b>1</b>	<b>1</b>



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

Rental Amount	SQFT
<b>\$2,400</b>	<b>600</b>
#Bed	#Bath
<b>1</b>	<b>1</b>

# 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	\$1,670,000
Unit Count	8
Square Footage	5,580
Lot Size	8,500
Year Built	1958
Price Per Unit	\$208,750
Price Per SF	\$299
Cap Rate (%)	7.00
GRM	N/A
Status	Sold



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

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



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

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

# Sales Comps (cont.)



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

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 90008**

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



**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



**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



**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



**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



**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



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

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

# 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

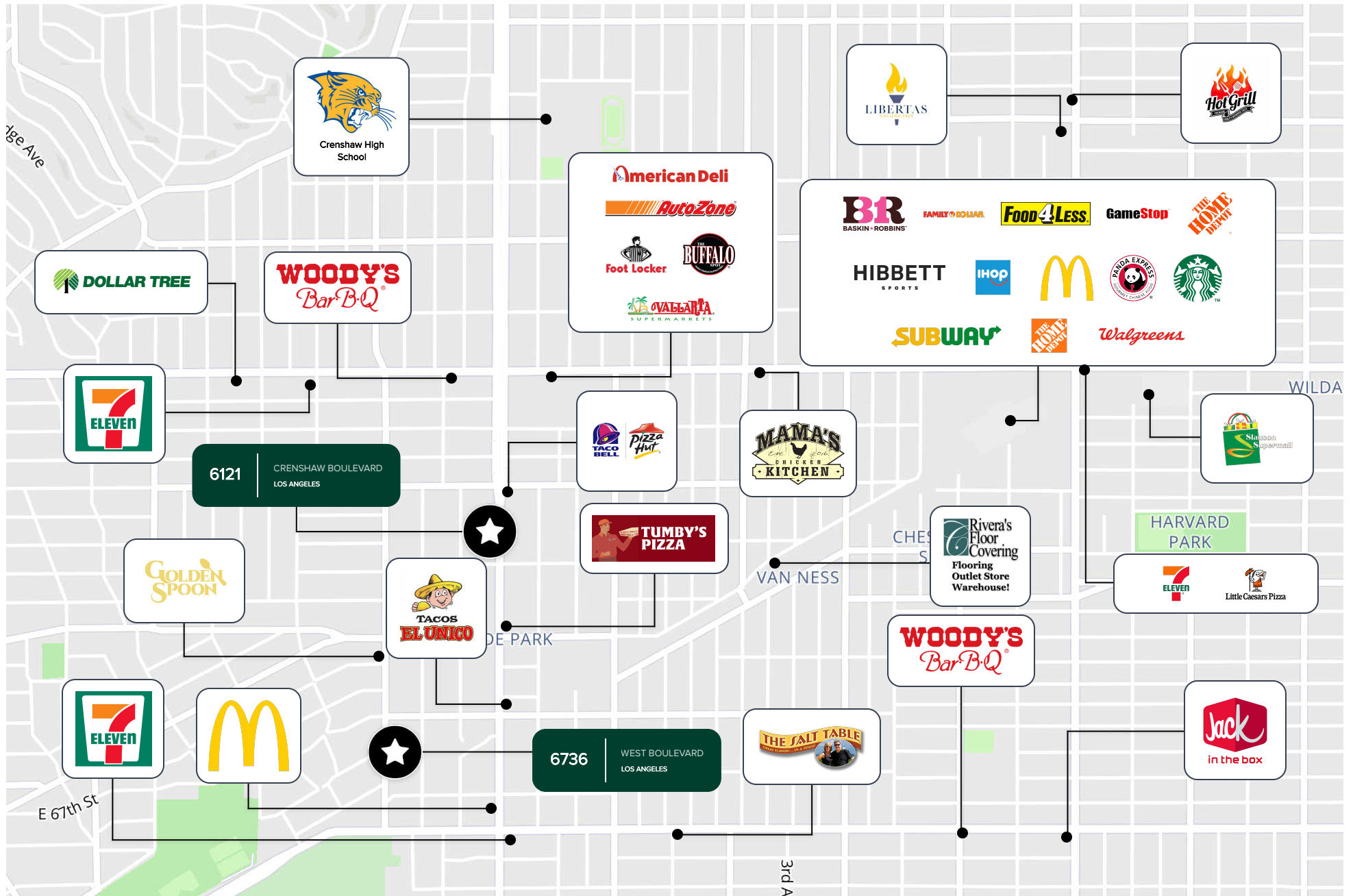
LA's economy is fueled by major companies like Netflix, Google, and Warner Bros., driving job growth and housing demand. The presence of top universities like UCLA and USC further supports a highly educated workforce and a strong local economy.



## 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

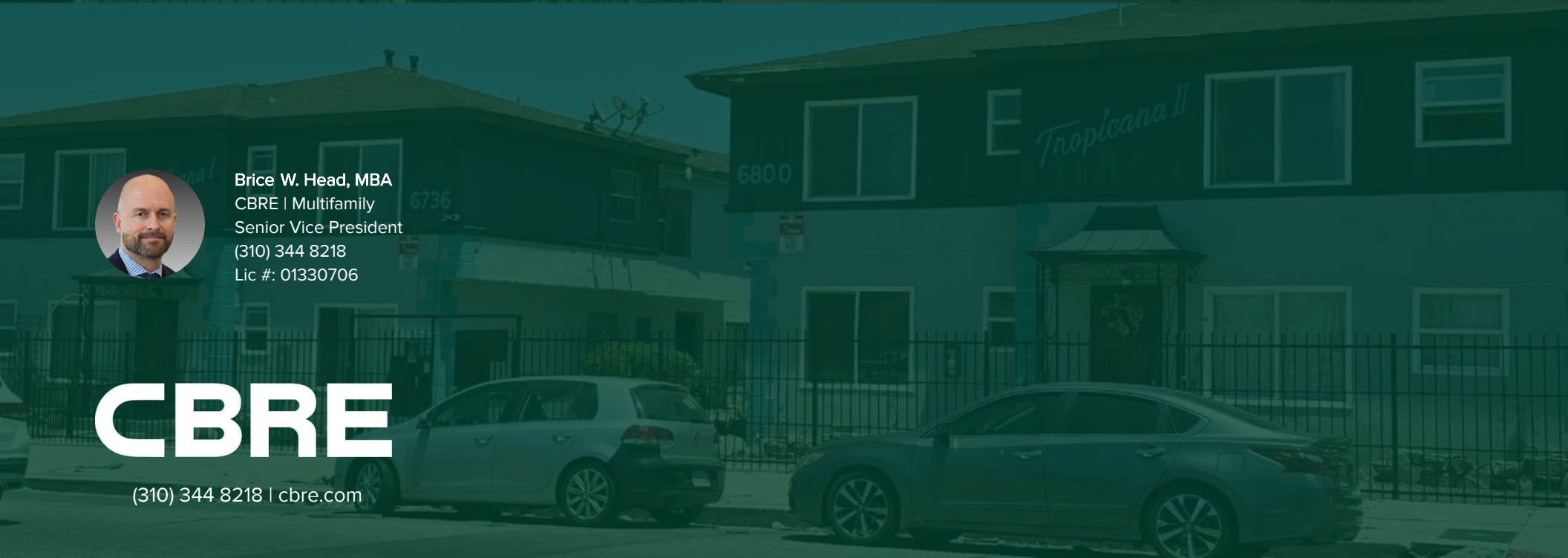
# Major Employers



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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