



1666 Federal Ave

Los Angeles, CA 90025

Rare 18-Unit Multifamily Opportunity in Highly Desirable West Los Angeles Location

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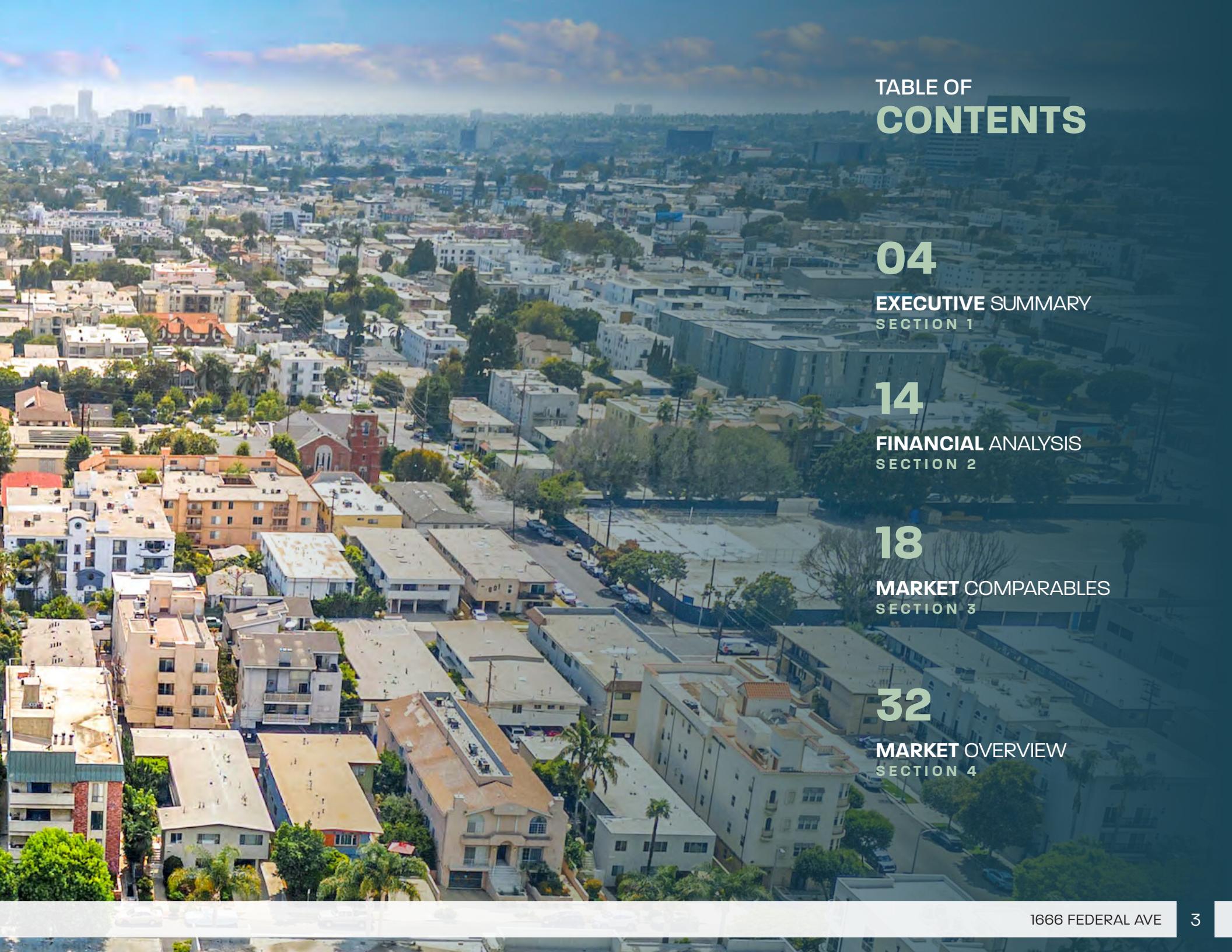


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SECTION 1

Executive Summary

1666 Federal Ave
Los Angeles, CA 90025





1666 Federal Ave
Los Angeles, CA 90025



1666 FEDERAL AVE

Investment Overview

1666 Federal Avenue is an 18-unit multifamily property located in the prestigious West Los Angeles submarket, offered for sale by the family of the original developer, marking it as a rare generational asset.

Built in 1964, this offering presents a compelling investment opportunity due to its size, location, and value-add potential. The unit mix—eight 2-bedroom/2-bathroom units, eight 1-bedroom/1-bathroom units, and two bachelors—caters to a diverse tenant demographic, including young professionals, students, and small families, ensuring consistent occupancy in a high-demand rental market. The property's 22 parking spaces (6 tandem and 10 single) are a significant advantage in parking-scarce West LA, enhancing tenant appeal and retention. The property offers tremendous value-add potential through targeted renovations, such as updating kitchens, bathrooms, or common areas, to maximize allowable rent increases and boost property value.

The West LA submarket is characterized by strong rental demand, driven by proximity to employment centers like Century City (1.8 miles away) and UCLA (2.5 miles away). The strong location fundamentals and limited inventory underscore the area's robust investor interest and appreciating property values. This rare 18-unit asset in a premier location offers investors a unique opportunity for long-term cash flow and appreciation in one of Los Angeles' most desirable neighborhoods.

18
UNITS

1964
BUILT

13,302
BUILDING SF

Investment Highlights



Generational Asset

Owned and offered for sale by the family of the original developer, presenting a rare opportunity to acquire a legacy property in West Los Angeles.



Rare 18-Unit Property

A unique chance to own an 18-unit multifamily building in the highly sought-after West LA submarket, where properties of this scale are seldom available.



Diverse Unit Mix

Includes eight 2-bedroom/2-bathroom units, eight 1-bedroom/1-bathroom units, and two bachelors, appealing to a broad tenant base, from professionals to small families.



Value-Add Potential

Significant opportunity for renovations (e.g., modernizing interiors) to enhance rental income.



Seismic

Earthquake retrofit completed.



Ample Parking

Provides 22 parking spaces (6 tandem and 10 single slots), a valuable amenity in the parking-constrained West LA area.



Prime West LA Location

Situated in a high-demand submarket with proximity to major employment hubs like Century City (1.8 miles) and UCLA (2.5 miles).



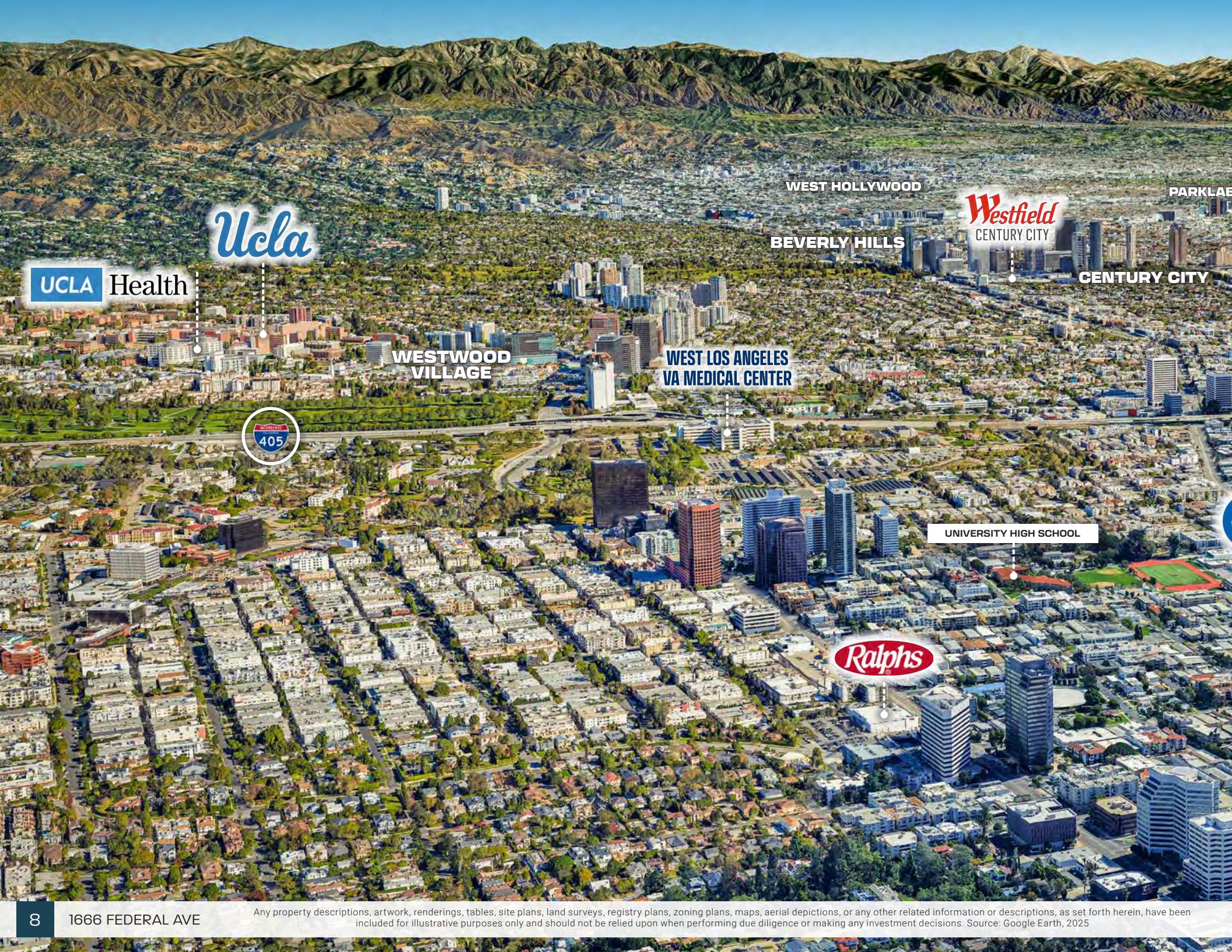


Gated Entry



Ample Parking







DOWNTOWN LOS ANGELES

KOREATOWN

BALDWIN HILLS SCENIC OVERLOOK

RANCHO PARK GOLF COURSE

CHEVIOT HILLS

CULVER CITY

WEST
LOS
ANGELES



Smart&Final.

Ralphs

TRADE
JOE'S

Gelson's

LA FITNESS.

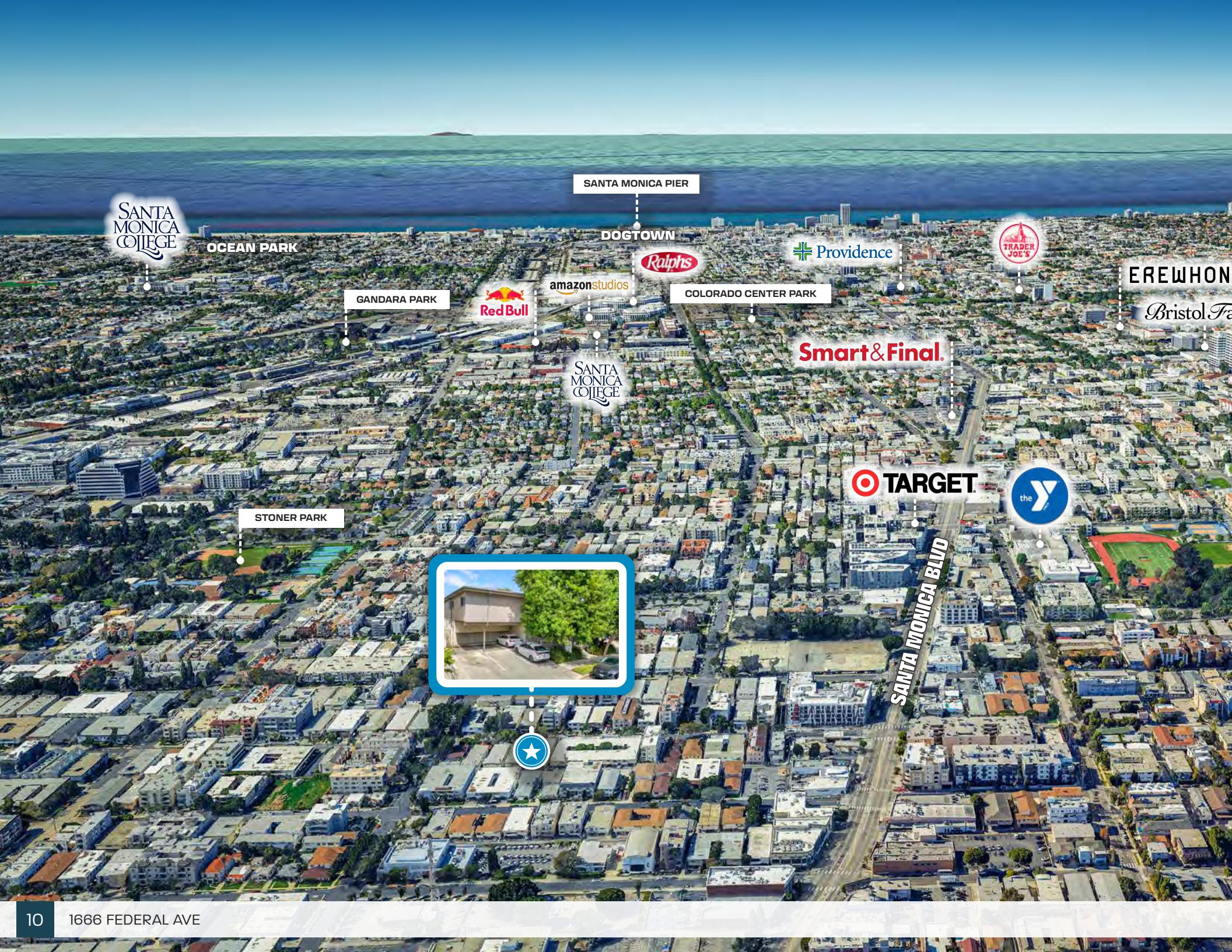
STONER PARK

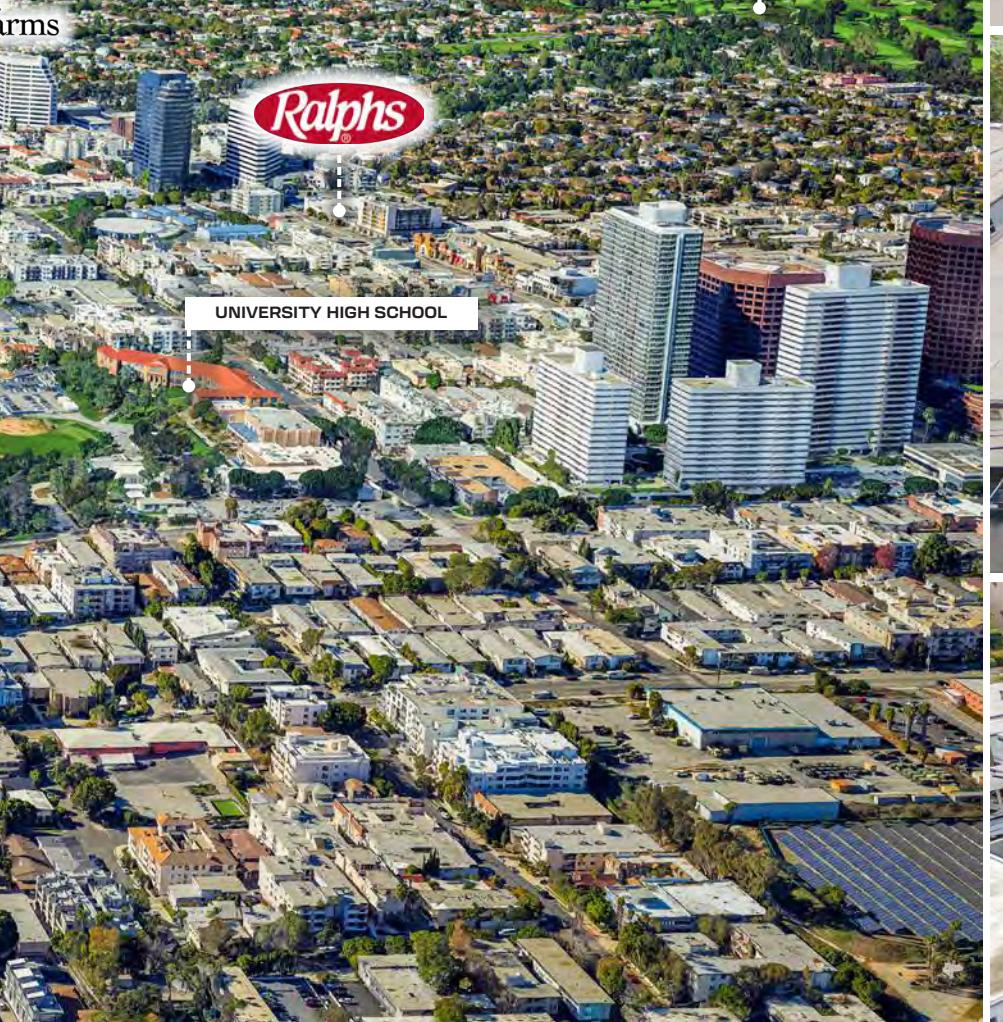
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SANTA MONICA BLVD

TARGET









ACTIVISION
BLIZZARD

SANTA
MONICA
COLLEGE

amazon studios

SANTA MONICA

Providence



WHOLE
FOODS
MARKET

EREWHON

Smart&Final.

TARGET

Bristol Farms



IOWA AVE

FEDERAL AVE

Ucla

UCLA Health

Westfield
CENTURY CITY

WESTWOOD

WESTWOOD PARK



THE
NICKEL
MINE

WEST LA LIBRARY



CENTURY CITY

NORA STERRY ELEMENTARY

COLONY

IOMA AVE

FEDERAL AVE

1666 FEDERAL AVE

13

SECTION 2

Financial Analysis

1666 Federal Ave
Los Angeles, CA 90025



Rent Roll Summary

# OF UNITS	UNIT TYPE	CURRENT		MARKET	
		AVG RENT/UNIT	MONTHLY INCOME	AVG RENT/UNIT	MONTHLY INCOME
8	2+2	\$2,080.45	\$16,644	\$3,200	\$25,600
8	1+1	\$1,668.67	\$13,349	\$2,300	\$18,400
2	Bachelor	\$1,143.51	\$2,287	\$1,700	\$3,400
TOTAL SCHEDULED RENT			\$32,280		\$47,400
LAUNDRY			\$89		\$89
MONTHLY SCHEDULED GROSS INCOME			\$32,369		\$47,489
ANNUALIZED SCHEDULED GROSS INCOME			\$388,427		\$569,868

Utilities Paid by Tenant : Gas & Electricity



1666 FEDERAL AVE
Rent Roll Detail

NO.	TYPE	CURRENT RENT
1	Bachelor	\$1,606.80
2	2+2	\$1,636.67
3	1+1	\$1,320.79
4	1+1	\$1,890.66
5	1+1	\$1,901.38
6	1+1	\$1,492.18
7	2+2	\$200.00
8	Bachelor	\$680.21
9	2+2	\$1,682.85
10	2+2	\$2,624.44
11	1+1	\$1,493.25
12	1+1	\$1,461.11
13	2+2	\$2,356.64
14	2+2	\$2,678.00
15	1+1	\$1,895.00
16	1+1	\$1,895.00
17 (Vacant)	2+2	\$3,200.00
18	2+2	\$2,264.97
TOTAL		\$32,279.95

Pricing Analysis

SUMMARY

SUMMARY	
PRICE	\$4,600,000
DOWN PAYMENT	\$4,600,000
NUMBER OF UNITS	18
PRICE PER UNIT	\$255,556
CURRENT GRM	11.84
MARKET GRM	8.07
CURRENT CAP	4.87%
MARKET CAP	8.00%
YEAR BUILT	1964
LOT SIZE	12,543
GROSS SF	13,302
PRICE PER GROSS SF	\$345.81



OPERATING DATA

	CURRENT	PRO FORMA		
SCHEDULED GROSS INCOME	\$388,427	\$569,868		
VACANCY RATE RESERVE	3%	\$11,653	3%	\$17,096
GROSS OPERATING INCOME	\$376,775	\$552,772		
EXPENSES	39%	\$152,545	32%	\$184,651
NET OPERATING INCOME	\$224,229	\$368,121		

ESTIMATED EXPENSES

	CURRENT	PRO FORMA
TAXES	\$54,619	\$54,619
INSURANCE	\$16,628	\$16,628
UTILITIES	\$21,828	\$21,828
MAIN. & REPAIRS	\$15,537	\$38,843
OFF-SITE MANAGEMENT (5%)	\$18,839	\$27,639
ON-SITE MANAGER	\$12,000	\$12,000
LANDSCAPING	\$1,200	\$1,200
RUBBISH	\$7,394	\$7,394
MISC.+ RESERVES	\$4,500	\$4,500
TOTAL EXPENSES	\$152,545	\$184,651
EXPENSES/SF	\$11.47	\$13.88
EXPENSES/UNIT	\$8,474.74	\$10,258.38

SECTION 3

Market Comparables

1666 Federal Ave
Los Angeles, CA 90025



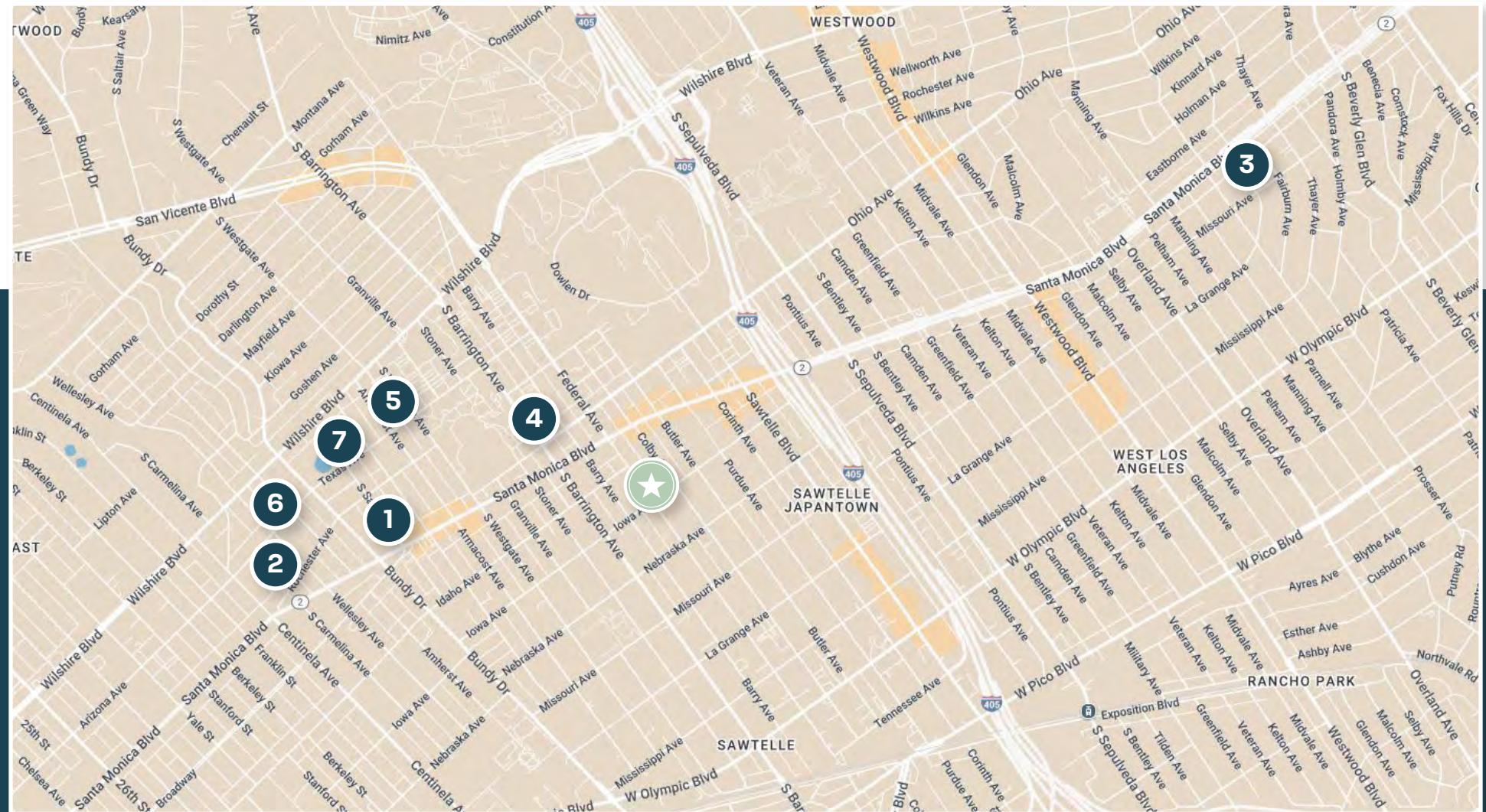
Sales Comparables

#	ADDRESS	PRICE	BUILDING SF	PRICE/SF	PRICE/UNIT	CAP	GRM	UNITS	BUILT	UNIT MIX	SALE DATE
	1 1447 Saltair Ave Los Angeles, CA 90025	\$4,200,000	11,101	\$378.34	\$280,000	4.50%	12.88	15	1967	2) 2+2 11) 1+1 2) Studio	9/26/2025
	2 1320 S Carmelina Ave Los Angeles, CA 90025	\$2,650,000	6,875	\$385.45	\$944,444	4.10%	14.50	9	1963	(1) 3+2 (1) 2+2 (6) 1+1 (1) Studio	5/12/2025
	3 1812 Westholme Ave Los Angeles, CA 90025	\$3,700,000	7,944	\$465.76	\$308,333			12	1968	(9) 1+1 (3) Studio	4/16/2025
	4 1440 S Barrington Ave Los Angeles, CA 90025	\$2,240,000	5,855	\$382.57	\$820,000	4.40%	15.90	7	1958	(4) 2+2 (3) 1+1	4/3/2025
	5 1249 S Westgate Ave Los Angeles, CA 90025	\$2,600,000	7,884	\$329.78	\$250,000		12.22	8	1953	(1) 2+1 (6) 1+1 (1) Studio	12/24/2024
	6 1237 Amherst Ave Los Angeles, CA 90025	\$3,426,000	6,959	\$429.31	\$380,667		13.30	9	1966	(3) 2+2 (6) 1+1	11/12/2024
	7 1234 Saltair Ave Los Angeles, CA 90025	\$3,350,000	6,840	\$489.77	\$372,222			9	1964	(2) 2+2 (7) 1+1	8/9/2024
COMPS AVERAGE				\$408.71	\$325,809	4.33%	13.76				
	S 1666 Federal Ave Los Angeles, CA 90025	\$4,600,000	13,302	\$345.81	\$555,556	4.87%	11.84	18	1964	(8) 2+2 (8) 1+1 (2) Bachelor	

Sales Comparables

★ SUBJECT PROPERTY

- 1 1447 Saltair Ave
- 2 1320 S Carmelina Ave
- 3 1812 Westholme Ave
- 4 1440 S Barrington Ave
- 5 1249 S Westgate Ave
- 6 1237 Amherst Ave
- 7 1234 Saltair Ave



1666 FEDERAL AVE
SALES COMPARABLES

1



1447 Saltair Ave

Los Angeles, CA 90025

PRICE	\$4,200,000
BUILDING SF	11,101
PRICE/SF	\$378.34
PRICE/UNIT	\$280,000
CAP RATE	4.50%
GRM	12.88
# UNITS	15
YEAR BUILT	1967
SALE DATE	9/26/2025
UNIT MIX	2) 2+2 11) 1+1 2) Studio

2



1320 S Carmelina Ave

Los Angeles, CA 90025

PRICE	\$2,650,000
BUILDING SF	6,875
PRICE/SF	\$385.45
PRICE/UNIT	\$294,444
CAP RATE	4.10%
GRM	14.50
# UNITS	9
YEAR BUILT	1963
SALE DATE	5/12/2025
UNIT MIX	(1) 3+2 (1) 2+2 (6) 1+1 (1) Studio

1666 FEDERAL AVE
SALES COMPARABLES

2



1812 Westholme Ave

Los Angeles, CA 90025

PRICE	\$3,700,000
BUILDING SF	7,944
PRICE/SF	\$465.76
PRICE/UNIT	\$308,333
CAP RATE	
GRM	
# UNITS	12
YEAR BUILT	1968
SALE DATE	4/16/2025
UNIT MIX	(9) 1+1 (3) Studio

3



1440 S Barrington Ave

Los Angeles, CA 90025

PRICE	\$2,240,000
BUILDING SF	5,855
PRICE/SF	\$382.57
PRICE/UNIT	\$320,000
CAP RATE	4.40%
GRM	15.90
# UNITS	7
YEAR BUILT	1958
SALE DATE	4/3/2025
UNIT MIX	(4) 2+2 (3) 1+1

1666 FEDERAL AVE
SALES COMPARABLES

4



1249 S Westgate Ave

Los Angeles, CA 90025

PRICE	\$2,600,000
BUILDING SF	7,884
PRICE/SF	\$329.78
PRICE/UNIT	\$325,000
CAP RATE	
GRM	12.22
# UNITS	8
YEAR BUILT	1953
SALE DATE	12/24/2024
UNIT MIX	(1) 2+1 (6) 1+1 (1) Studio

5



1237 Amherst Ave

Los Angeles, CA 90025

PRICE	\$3,426,000
BUILDING SF	6,959
PRICE/SF	\$429.31
PRICE/UNIT	\$380,667
CAP RATE	
GRM	13.30
# UNITS	9
YEAR BUILT	1966
SALE DATE	11/12/2024
UNIT MIX	(3) 2+2 (6) 1+1

1666 FEDERAL AVE
SALES COMPARABLES

6



1234 Saltair Ave
Los Angeles, CA 90025

PRICE	\$3,350,000
BUILDING SF	6,840
PRICE/SF	\$489.77
PRICE/UNIT	\$372,222
CAP RATE	
GRM	
# UNITS	9
YEAR BUILT	1964
SALE DATE	8/9/2024
UNIT MIX	(2) 2+2 (7) 1+1

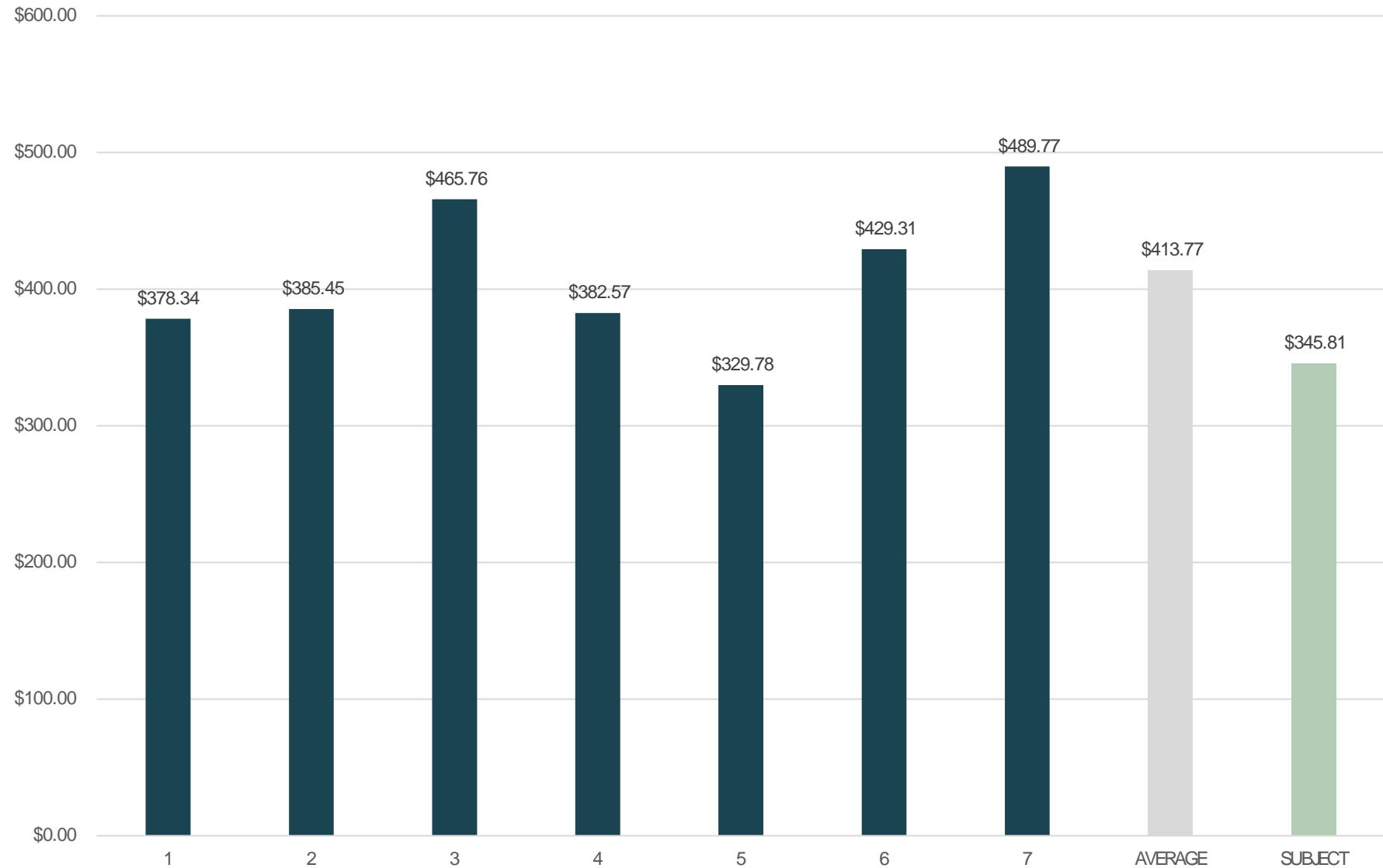


1666 Federal Ave
Los Angeles, CA 90025

PRICE	\$4,600,000
BUILDING SF	13,302
PRICE/SF	\$345.81
# UNITS	18
PRICE/UNIT	\$255,556
CAP RATE	4.87%
GRM	11.84
YEAR BUILT	1964
UNIT MIX	(8) 2+2 (8) 1+1 (2) Bachelor

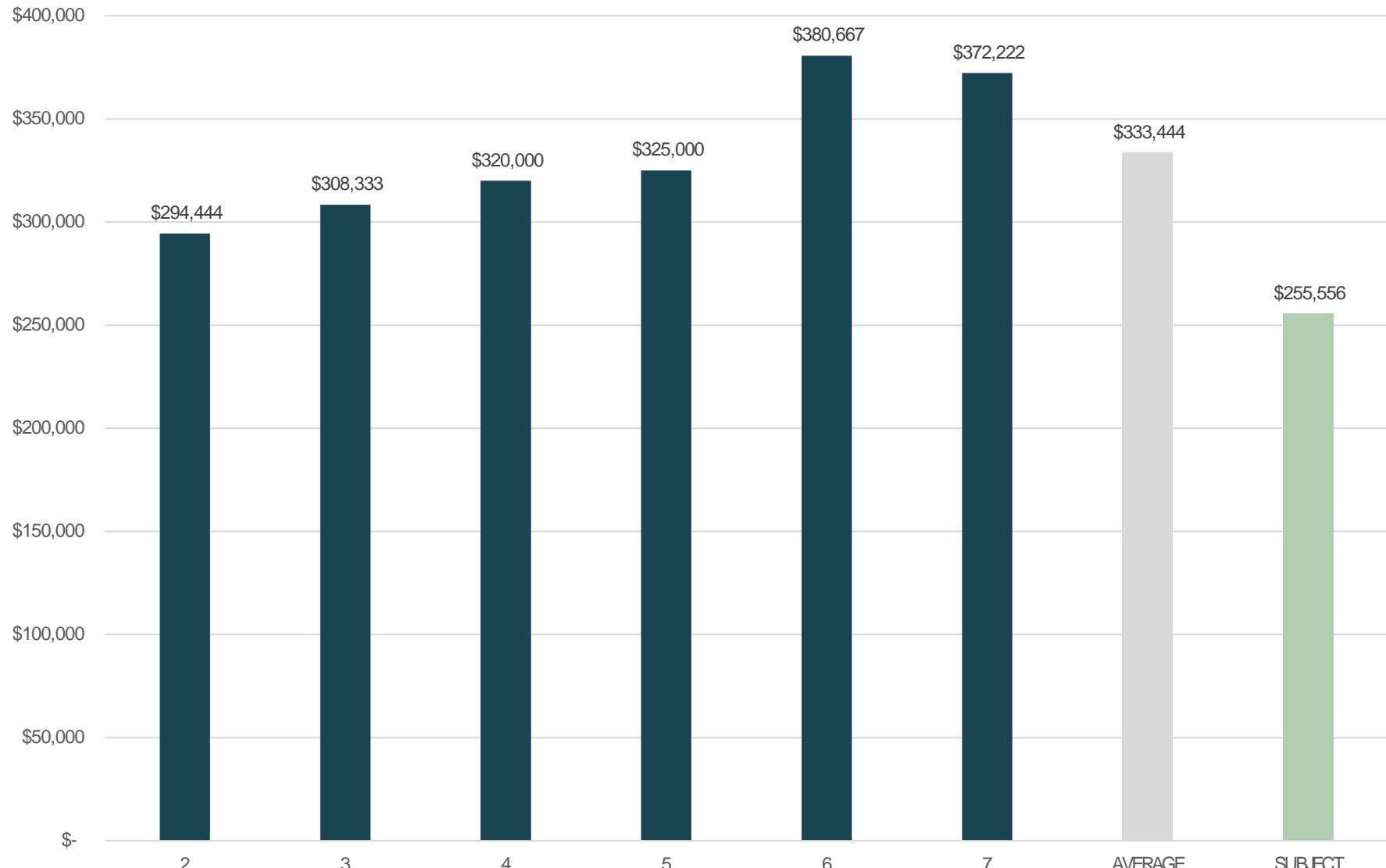
Sales Comparables

PRICE PER SF



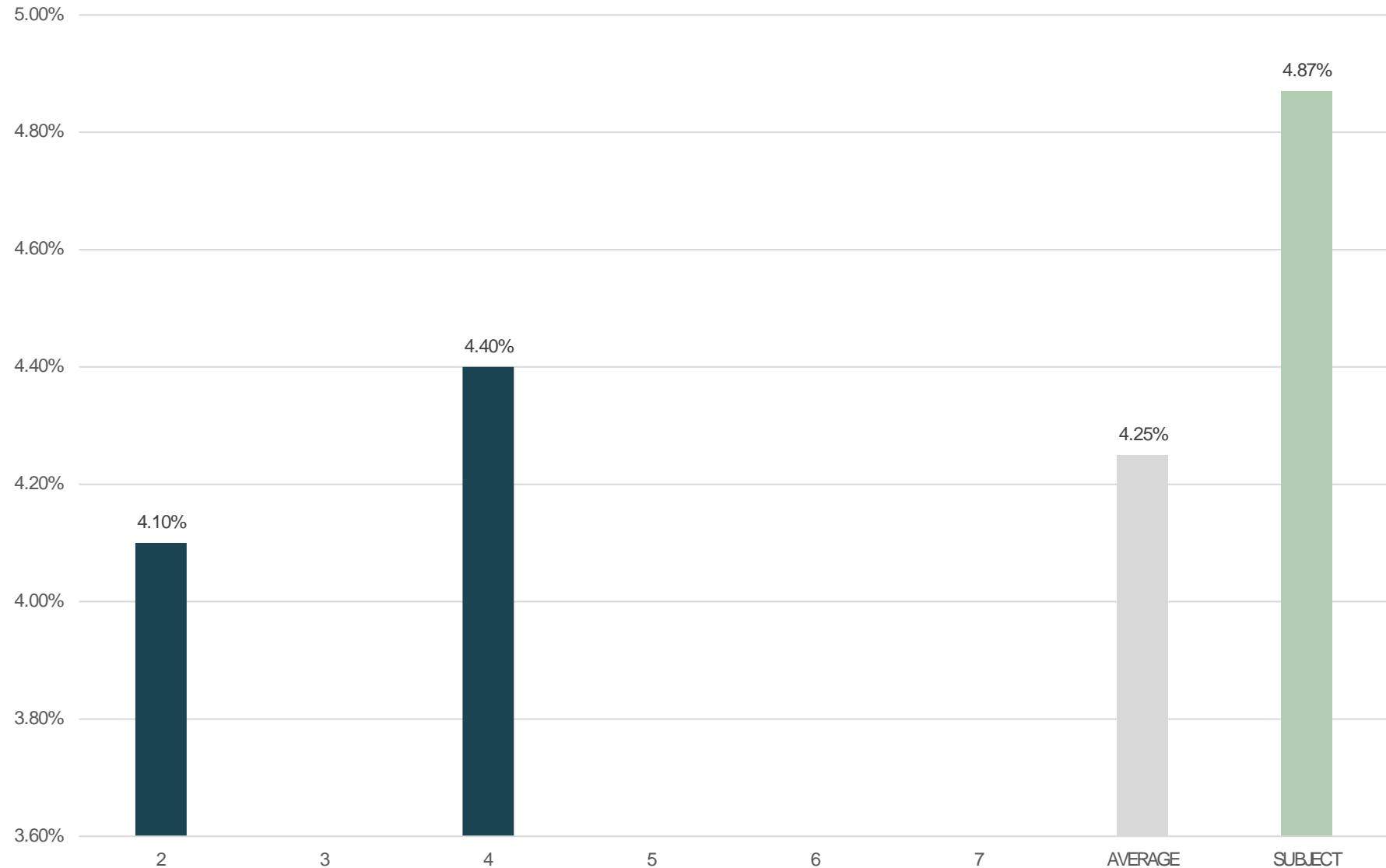
Sales Comparables

PRICE PER UNIT



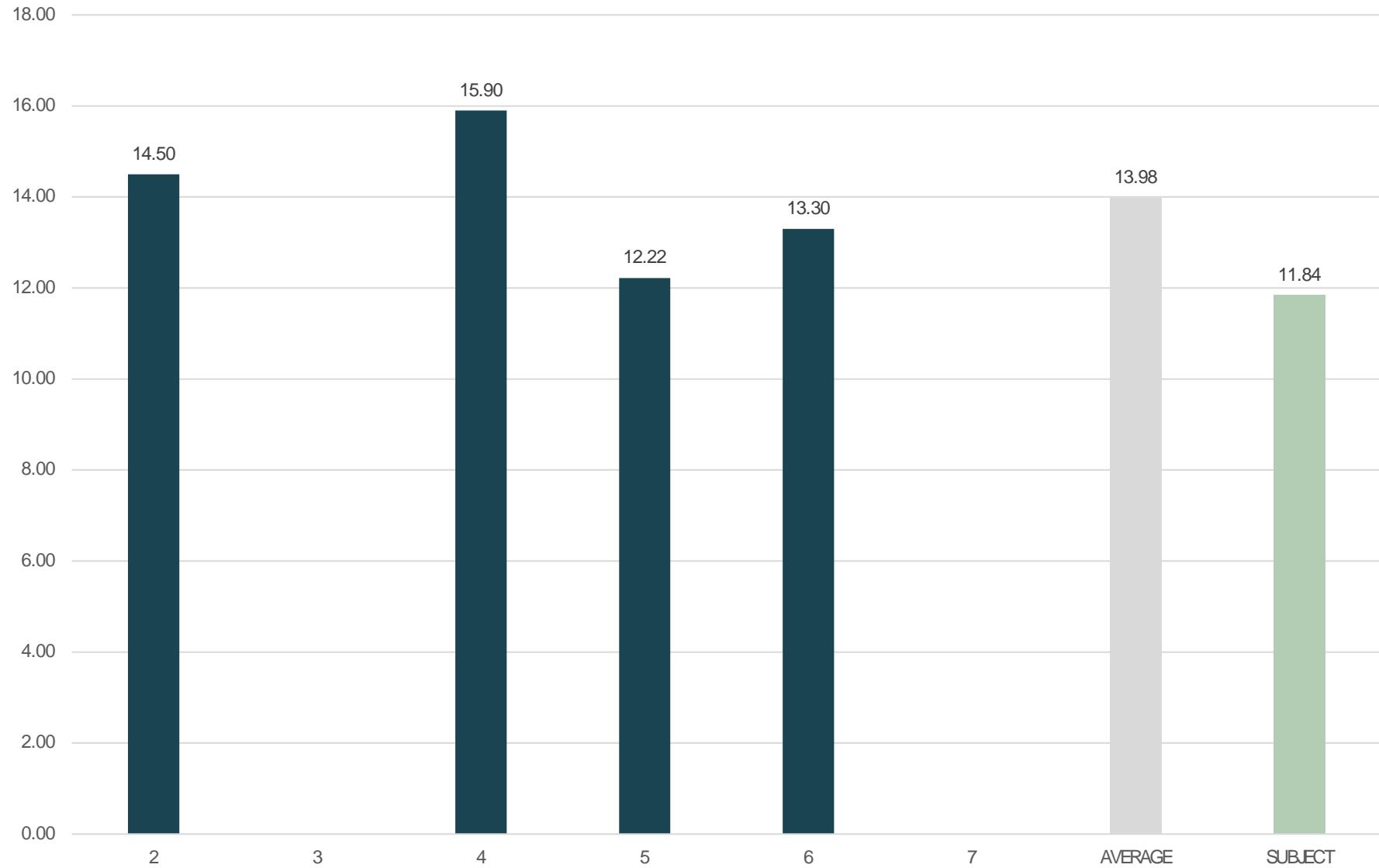
Sales Comparables

CAP RATE



Sales Comparables

GRM





Rent Comparables

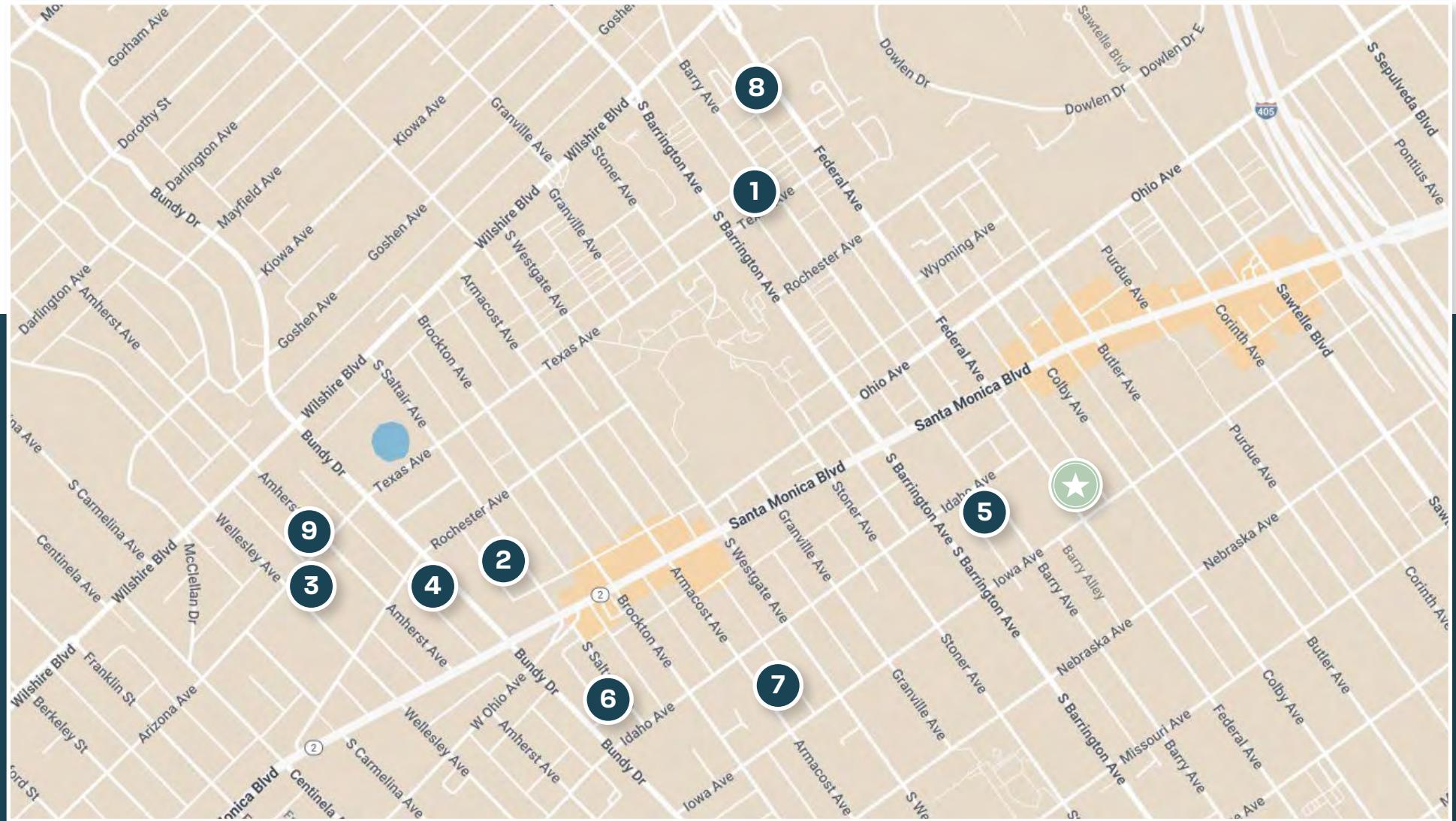
#	ADDRESS	UNITS	BUILT	2+2		1+1		STUDIOS	
				TYPE	RENT	TYPE	RENT	TYPE	RENT
1	1285 Barry Ave Los Angeles, CA 90025	15	1962	2+2	\$3,495				
2	1427 S Saltair Ave Los Angeles, CA 90025	9	1988	2+2	\$3,400				
3	1310 Wellesley Ave Los Angeles, CA 90025	28	1973	2+2	\$3,395				
4	1415 Bundy Dr Los Angeles, CA 90025	9	1971			1+1	\$2,495		
5	1613 Barry Ave Los Angeles, CA 90025	9	1962			1+1	\$2,595		
6	1547 S Saltair Ave Los Angeles, CA 90025	6	1961			1+1	\$2,500		
7	1622 Armacost Ave Los Angeles, CA 90025	6	1956					Studio	\$1,900
8	1243 Federal Ave Los Angeles, CA 90025	18	1957					Studio	\$1,895
9	1247 Amherst Ave Los Angeles, CA 90025	9	1967					Studio	\$1,895
AVERAGE					\$3,430		\$2,530		\$1,897
S	1666 Federal Ave Los Angeles, CA 90025	18	1964	2+2 Market	\$2,080.45 \$3,200	1+1 Market	\$1,668.67 \$2,300	Bachelor Market	\$1,143.51 \$1,700

Rent Comparables

★ SUBJECT PROPERTY

- 1 1285 Barry Ave
- 2 1427 S Saltair Ave
- 3 1310 Wellesley Ave
- 4 1415 Bundy Dr

- 5 1613 Barry Ave
- 6 1547 S Saltair Ave
- 7 1622 Armacost Ave
- 8 1243 Federal Ave
- 9 1247 Amherst Ave



SECTION 4

Market Overview

1666 Federal Ave
Los Angeles, CA 90025





West LA CALIFORNIA

West Los Angeles, often referred to as West LA, is a thriving neighborhood situated between the affluent communities of Santa Monica, Beverly Hills, and Culver City. Known for its central location and urban-suburban blend, West LA offers a diverse mix of residential, commercial, and cultural attractions, making it an appealing choice for professionals, families, and investors.

The neighborhood is a hub of convenience, with its location near major thoroughfares such as the I-405 and I-10 freeways providing excellent connectivity to the rest of Los Angeles. Public transportation options, including the Metro E Line, offer efficient routes to nearby neighborhoods like Santa Monica, Downtown LA, and Culver City, enhancing its accessibility.

West LA boasts a vibrant commercial landscape, with major retail corridors along Santa Monica Boulevard, Sawtelle Boulevard, and Pico Boulevard. Sawtelle Japantown, in particular, is a standout destination, renowned for its concentration of authentic Japanese restaurants, trendy cafes, and specialty shops. This area draws both locals and visitors, creating a dynamic cultural and culinary hotspot.

The residential character of West LA is highly varied, ranging from upscale single-family homes to modern apartment complexes. The area appeals to a diverse population, including young professionals, students, and families, all of whom value its walkable streets, proximity to major employers, and access to recreational amenities. Neighborhood parks such as Stoner Park and Rancho Park provide green spaces for outdoor activities, while the Westwood Recreation Center and Cheviot Hills Park offer additional sports and leisure facilities.

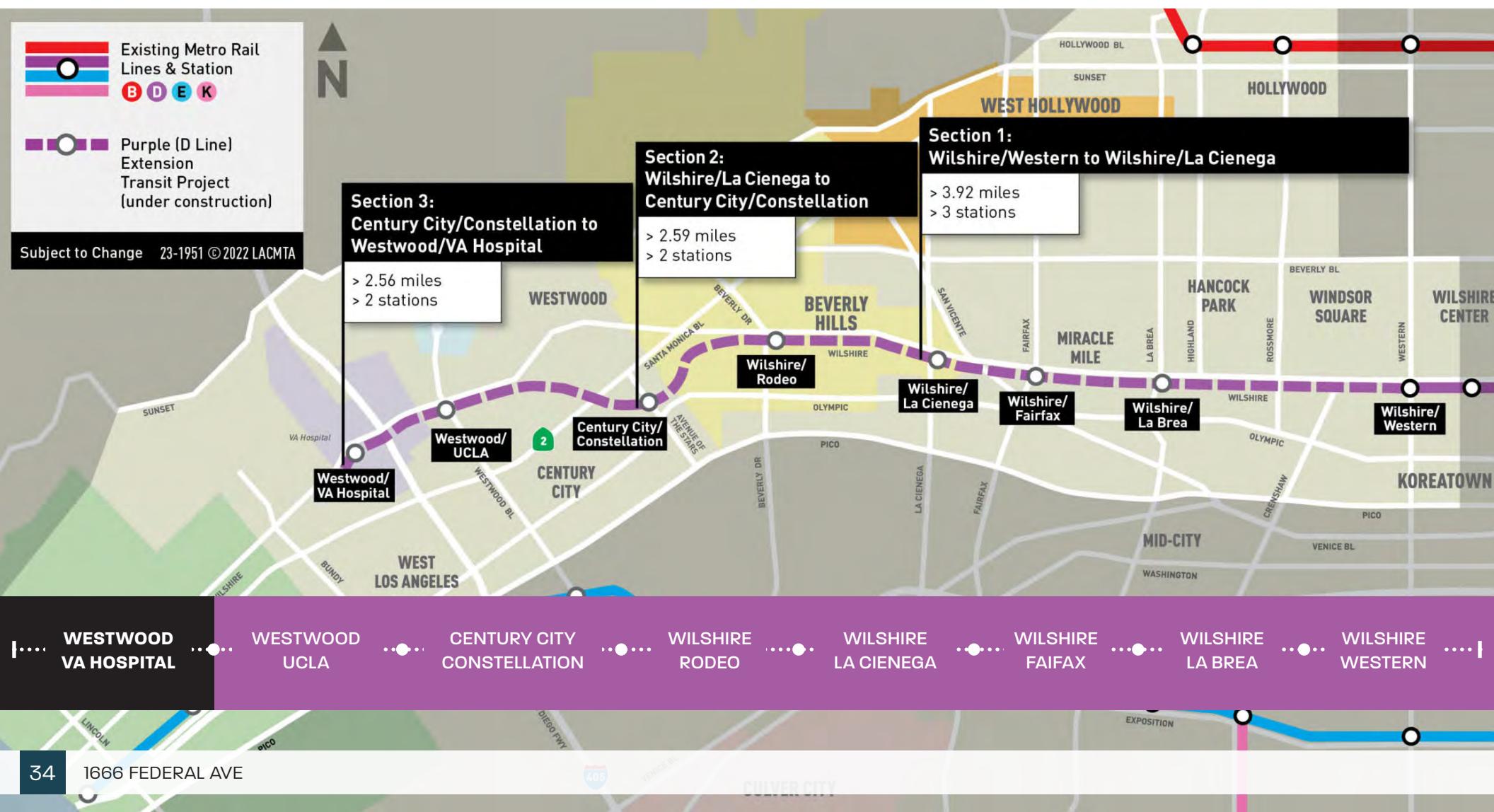
Education and healthcare further enhance West LA's appeal. The neighborhood is near several top-rated schools and higher education institutions, including UCLA and Santa Monica College. It is also close to leading medical facilities like the Ronald Reagan UCLA Medical Center and Cedars-Sinai Medical Center, contributing to a robust local economy and attracting healthcare professionals.

Whether for its vibrant commercial districts, rich cultural offerings, or convenient location, West Los Angeles continues to solidify its reputation as one of the city's most desirable neighborhoods. With a steady influx of residents and businesses, the area promises strong growth potential and a high quality of life.

METRO PURPLE LINE EXTENSION



The Los Angeles Metro Purple (D Line) Extension Project, currently under construction, began in 2019 and is slated to open for service in 2027. This project will provide convenient access to key areas, including downtown Los Angeles, Miracle Mile, and Westwood, enhancing connectivity across the region. By reducing travel times and improving commuting efficiency, it will offer residents and visitors greater opportunities to explore and access major employment centers, educational institutions, cultural attractions, and medical facilities, fostering economic growth and urban mobility.



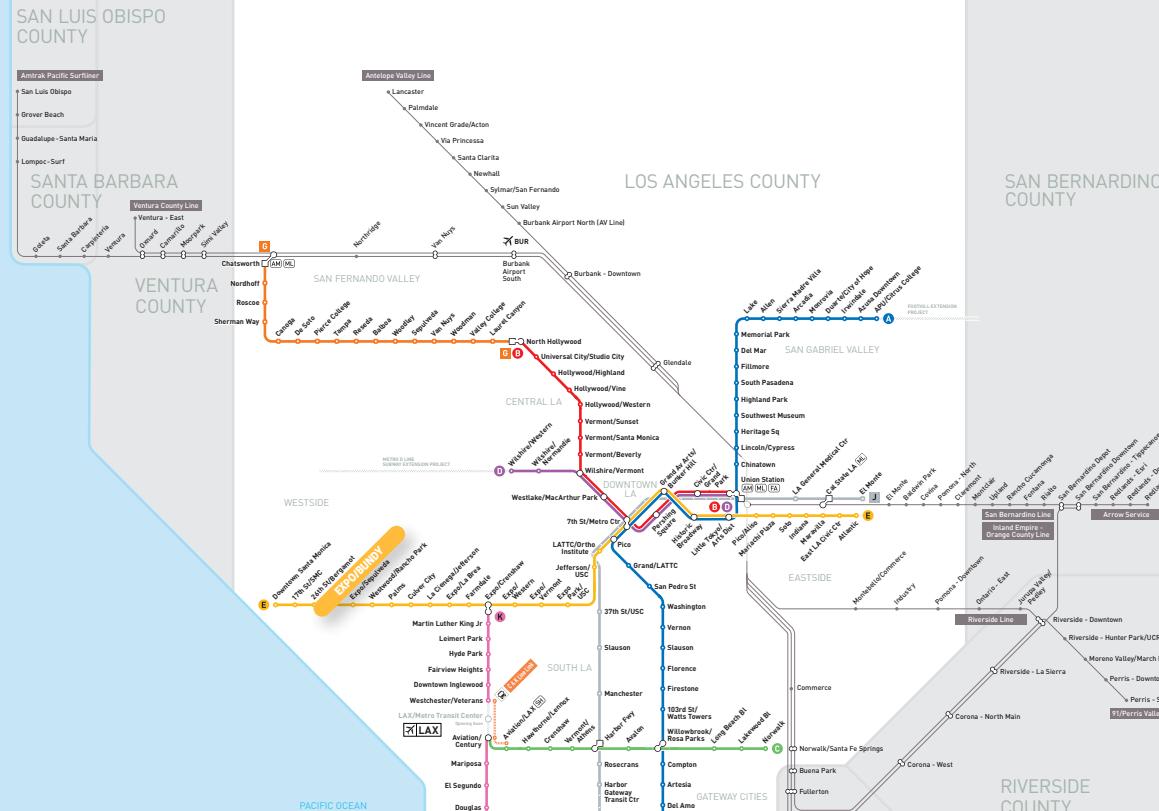


METRO E-LINE

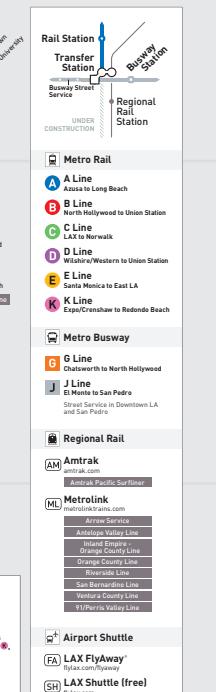
1.30 Miles
to Expo/Bundy
Metro Station



Metro



SAN BERNARDINO COUNTY



SEP 2024 Subject to Change





West Los Angeles Demographics

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	50,557	292,575	582,116
Median Age	39	40	41
Households	26,914	131,372	269,454
Renter Occupied Households	73%	60%	59%
Bachelor's Degree Attainment	72%	70%	67%
Average Household Income	\$135,435	\$146,209	\$150,338
Median Household Income	\$103,876	\$117,364	\$121,786

Major Employers

MAJOR EMPLOYERS	EMPLOYEES
1 Yf Art Holdings Gp LLC	10,600
2 Intrepid Inv Bankers LLC	5,126
3 International Medical Corps-IMC	4,500
4 Pacific Bell Telephone Company	4,444
5 Twentieth Cntury Fox Japan Inc-News Corp - Fox	4,000
6 Fox Net Inc-20th Century Fox Studio	3,890
7 Gold Parent LP	3,400
8 Twentieth Cntury Fox Intl TV In	3,354
9 Song Pictures Entrmt Inc-Song Pictures Studios	3,000
10 Stone Canyon Industries LLC	2,708
11 Wonderful Agency	2,356
12 Career Group Inc-Fourthfloor Fashion Talent	2,100
13 Ronald Reagan UCLA Medical Ctr	2,056
14 Project Skyline Intrmdate Hldg	2,020
15 Riot Games Direct Inc	2,012
16 Fox Inc	2,000
17 Clearlake Capital Partners	1,832
18 Kaiser Prmnnte W Los Angles Me	1,806
19 Banc of California Inc	1,700
20 West Los Angeles V A Med Ctr	1,211
21 Club Monaco US LLC	1,200
22 Wells Fargo Securities LLC-Barrington Associates	1,181
23 Mission Service Inc	1,160
24 Ziprecruiter Inc	1,150
25 Santa Monica Cmnty College Dst	1,100



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