

710 N LA FAYETTE PARK PLACE

(SILVER LAKE) LOS ANGELES, CALIFORNIA 90026

Marcus & Millichap
THE RAYMUNDO GROUP

710
Lafayette

\$2,688,000 | 16 MULTIFAMILY UNITS

VALUE-ADD IN DESIRABLE SILVER LAKE / ECHO PARK WITH APPROXIMATELY 83% UPSIDE
ATTRACTIVELY PRICED AT ONLY \$168,000 PER UNIT | AVAILABLE FOR FIRST TIME IN OVER 50 YEARS
TWO BLOCKS FROM SUNSET BOULEVARD

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TABLE OF CONTENTS



SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES

710 N LA FAYETTE PARK PLACE, (SILVER LAKE) LOS ANGELES, CA 90026

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Excellent Silver Lake Location – Two Blocks from Sunset Boulevard
- Outstanding Repositioning Opportunity – Current Rents Approximately 83% Below Market
- Rare Offering – Marketed for Sale for First Time in Over 50 Years
- Available for Only \$168,000 per Unit While Renovated Apartments in the Area Have Sold for \$350,000-\$400,000+ per Unit
- Current Rents Average Only \$1.78 per Square Foot When Similar Apartments Achieve Over \$3.50 per Square Foot
- Only 1.5 Miles to Sunset Junction, 1.2 Miles to Silver Lake Reservoir, and 1 Mile to Echo Park Lake
- Convenient Access to Erewhon, Silver Lake Ramen, Maury's, and Numerous Other Trendy Destinations in Silver Lake and Echo Park



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 710 N La Fayette Park Place, a 16-unit multifamily property situated in the highly desirable Silver Lake neighborhood of Los Angeles, CA. Under the same family ownership for more than 50 years, this asset presents an investor with a prime opportunity to reposition and add value, as current rents are approximately 83% below local market rates.

Located within two blocks of Sunset Boulevard, near the intersection of Silver Lake Boulevard and Sunset Boulevard, the property grants tenants access to some of the trendiest restaurants, boutiques, and coffee shops within both Silver Lake and Echo Park. Sunset Junction is only 1.5 miles from the building, while the dense employment center in Downtown Los Angeles is merely 2 miles southeast. A new small format Target recently opened less than a half-mile from the building. Tenants enjoy convenient access to the Greater Los Angeles metro via the 101 Freeway, within onramps just blocks from the property.

710 N La Fayette Park Place

(SILVER LAKE) LOS ANGELES, CALIFORNIA 90026

LISTING PRICE

\$2,688,000

PRICE/UNIT

\$168,000

PRICE/SF

\$267.78

CAP RATE - PRO FORMA

10.38%

GRM - PRO FORMA

6.50

THE OFFERING

Price	\$2,688,000
Price/Unit	\$168,000
Price/SF	\$267.78
Number of Units	16
Rentable Square Feet	10,038 SF
Number of Buildings	1
Number of Stories	2
Year Built	1965
Lot Size	9,657 SF

VITAL DATA

CAP Rate - Current	3.92%
GRM - Current	11.84
Net Operating Income - Current	\$105,440
CAP Rate - Pro Forma	10.38%
GRM - Pro Forma	6.50
Net Operating Income - Pro Forma	\$278,956

PROPERTY DETAILS

THE OFFERING

Property Address:	710 N La Fayette Park Place (Silver Lake) Los Angeles, CA 90026
Assessor's Parcel Number:	5402-004-007
Zoning:	LAR2

SITE DESCRIPTION

Number of Units:	16
Number of Buildings:	1
Number of Stories:	2
Year Built:	1965
Rentable Square Feet:	10,038 SF
Lot Size:	9,657 SF
Parking:	15 Parking Spaces
Type of Ownership:	Fee Simple

CONSTRUCTION

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

OFFERING PRICE:

\$2,688,000

PROPERTY TOURS:

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

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
4	Single 1 Bath	400
6	1 Bdr 1 Bath	550
6	2 Bdr 2 Bath	800
16	TOTAL	10,038

DOWNTOWN LOS ANGELES



710 N LA FAYETTE PARK PLACE

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ROLLING HILLS AND CITY PARKS AWAIT ON THE NORTHEAST SIDE OF LA



Residents of this area can enjoy the great outdoors at locales like Ernest E. Debs Regional Park, Hermon Park, Rio De Los Angeles State Park, and Elysian Park.



ELYSIAN PARK



ECHO PARK

A large sector of the city, Northeast Los Angeles encompasses neighborhoods like Echo Park and Highland Park. This expansive LA area offers rentals for every type of renter and every budget. Abundant apartments, houses, condos, and townhomes can be found in Northeast Los Angeles, ranging from affordable to upscale.

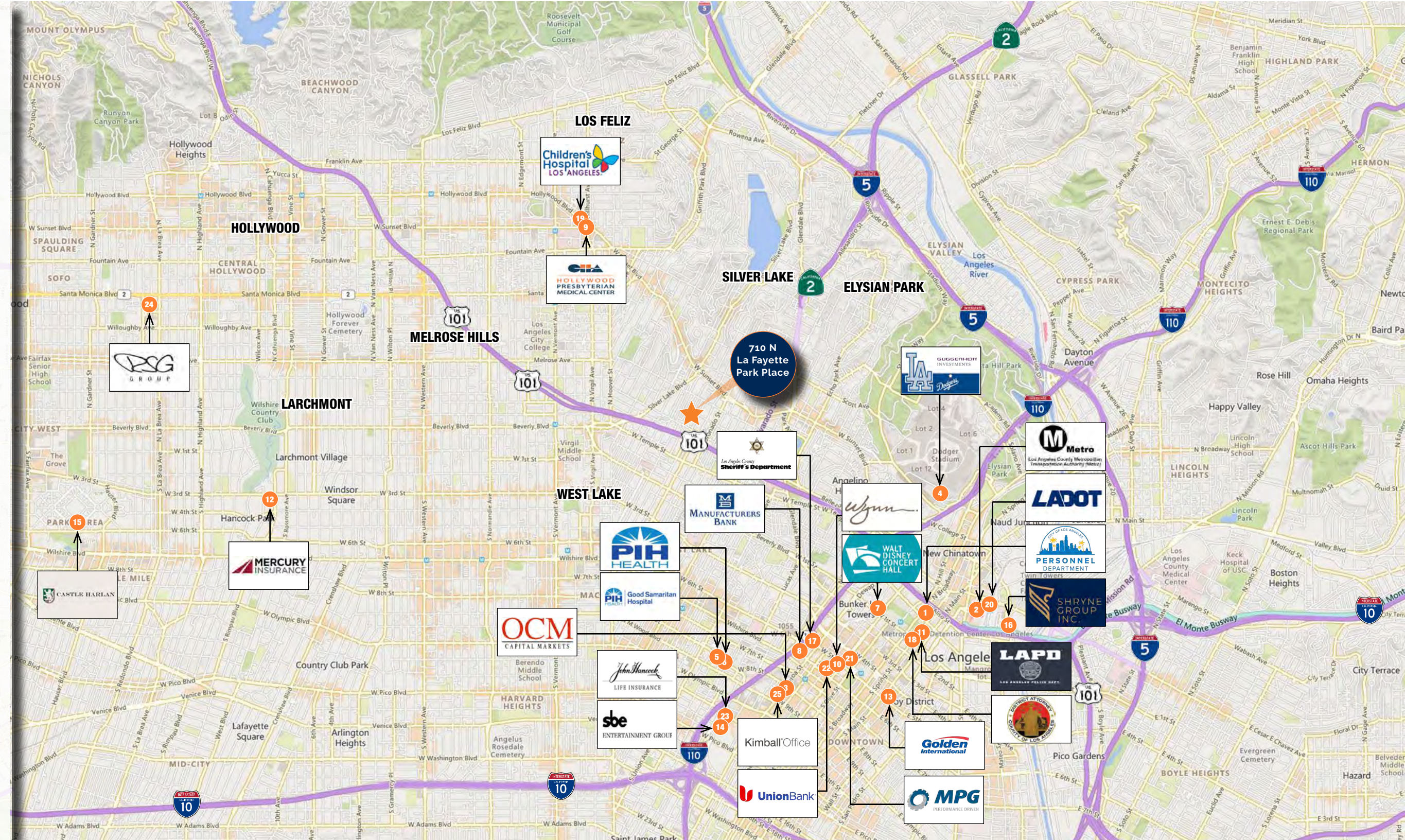


SILVER LAKE

Although Northeast LA offers an escape from big-city living, residents can easily travel into downtown for work or leisure. Amenities and attractions like Dodger Stadium, Los Angeles State Historic Park, and Chinatown are all within reach of this sprawling district.

MAJOR EMPLOYERS

	Employees	
1	City of Los Angeles	40,000
2	City of Los Angeles - Department Of Transportation	25,000
3	OCM Holding LP	10,000
4	LA Dodgers	5,566
5	Good Samaritan Medical Center	5,026
6	The Orthopedic Institute - PHI Health	5,019
7	Disneyland International - Walt Disney Concert Hall	5,000
8	Manufacturers Bank	5,000
9	CHA - Hollywood Presbyterian Medical Center	4,200
10	Wynn Las Vegas LLC	3,153
11	City of Los Angeles - LAPD Police Department	3,000
12	Mercury Insurance Service LLC	2,977
13	Golden International	2,968
14	SBEEG - SBE Entertainment Group	2,693
15	Castle Harlan	2,548
16	Shryne Group Inc.	2,500
17	County of Los Angeles -Sheriffs Department	2,314
18	Los Angeles County Distict Attorneys Office - LADA	2,222
19	Childrens Hospital Los Angeles	2,212
20	Los Angeles County Metro Transportation Authority	2,132
21	MPG Inc.	2,117
22	Union Bank Of California	2,001
23	John Hancock Life Insurance Company	2,000
24	RSG Group USA Inc - Golds Gym	2,000
25	Kimball Office	1,959



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	66,070	588,576	1,197,613
2023 Estimate			
Total Population	65,114	573,710	1,171,427
2020 Census			
Total Population	61,881	548,319	1,134,718
2010 Census			
Total Population	66,081	545,730	1,128,538
Daytime Population			
2023 Estimate	45,180	662,954	1,311,548
HOUSEHOLDS			
2028 Projection			
Total Households	26,536	244,876	472,649
2023 Estimate			
Total Households	25,974	237,098	458,589
Average (Mean) Household Size	2.5	2.3	2.5
2020 Census			
Total Households	25,631	232,506	450,351
2010 Census			
Total Households	24,698	208,386	410,948
Growth 2023-2028	2.2%	3.3%	3.1%
HOUSING UNITS			
1 Mile 3 Miles 5 Miles			
Occupied Units			
2028 Projection	28,444	266,209	509,911
2023 Estimate	27,833	258,023	495,162
Owner Occupied	4,602	31,389	82,325
Renter Occupied	21,372	205,709	376,264
Vacant	1,859	20,926	36,573
Persons in Units			
2023 Estimate Total Occupied Units	25,974	237,098	458,589
1 Person Units	32.6%	37.9%	35.6%
2 Person Units	31.1%	28.7%	28.0%
3 Person Units	14.8%	13.4%	13.6%
4 Person Units	10.5%	10.1%	10.9%
5 Person Units	5.8%	5.3%	6.0%
6+ Person Units	5.3%	4.5%	6.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	6.6%	6.8%	7.7%
\$150,000-\$199,999	6.0%	5.0%	5.5%
\$100,000-\$149,999	15.2%	12.5%	12.9%
\$75,000-\$99,999	13.7%	11.1%	11.2%
\$50,000-\$74,999	19.2%	15.6%	15.5%
\$35,000-\$49,999	11.8%	11.5%	11.3%
\$25,000-\$34,999	8.5%	9.4%	9.2%
\$15,000-\$24,999	7.9%	10.7%	10.2%
Under \$15,000	11.0%	17.6%	16.5%
Average Household Income	\$90,109	\$82,987	\$87,776
Median Household Income	\$63,200	\$51,325	\$54,230
Per Capita Income	\$36,406	\$35,069	\$35,114
POPULATION PROFILE			
1 Mile 3 Miles 5 Miles			
Population By Age			
2023 Estimate Total Population	65,114	573,710	1,171,427
Under 20	19.6%	19.2%	21.0%
20 to 34 Years	26.6%	27.2%	26.8%
35 to 39 Years	9.4%	9.1%	8.7%
40 to 49 Years	15.1%	14.4%	13.9%
50 to 64 Years	18.1%	17.5%	17.1%
Age 65+	11.2%	12.5%	12.4%
Median Age	36.9	36.9	36.2
Population 25+ by Education Level			
2023 Estimate Population Age 25+	48,582	427,126	843,704
Elementary (0-8)	13.4%	16.7%	16.8%
Some High School (9-11)	7.8%	9.6%	9.5%
High School Graduate (12)	16.6%	18.8%	19.1%
Some College (13-15)	16.1%	14.3%	14.9%
Associate Degree Only	6.4%	5.2%	5.5%
Bachelor's Degree Only	29.2%	25.4%	24.1%
Graduate Degree	10.4%	10.1%	10.2%
Population by Gender			
2023 Estimate Total Population	65,114	573,710	1,171,427
Male Population	51.4%	52.2%	51.3%
Female Population	48.6%	47.8%	48.7%

DEMOGRAPHICS SUMMARY



POPULATION

In 2023, the population in your selected geography is 1,171,427. The population has changed by 3.80 since 2010. It is estimated that the population in your area will be 1,197,613 five years from now, which represents a change of 2.2 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 36.2, compared with the U.S. average, which is 38.7. The population density in your area is 14,913 people per square mile.



HOUSEHOLDS

There are currently 458,589 households in your selected geography. The number of households has changed by 11.59 since 2010. It is estimated that the number of households in your area will be 472,649 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is \$54,230, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 56.72 since 2010. It is estimated that the median household income in your area will be \$63,389 five years from now, which represents a change of 16.9 percent from the current year.

The current year per capita income in your area is \$35,114, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$87,776, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 577,535 people in your selected area were employed. The 2010 Census revealed that 51.7 of employees are in white-collar occupations in this geography, and 22.9 are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$748,948 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 78,150.00 owner-occupied housing units and 332,806.00 renter-occupied housing units in your area.

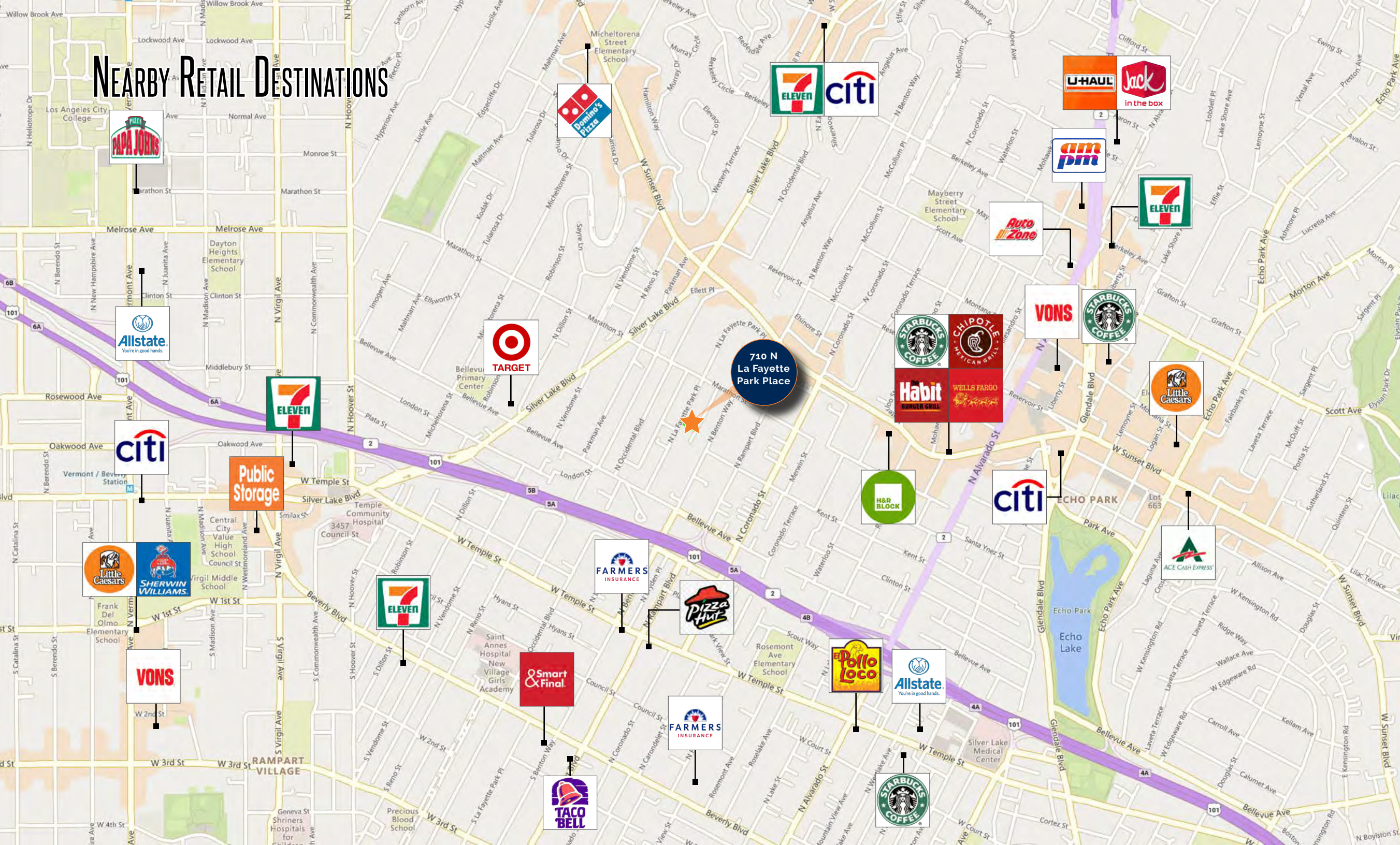


EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 10.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 24.1 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 5.5 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 19.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 14.9 percent in the selected area compared with the 20.1 percent in the U.S.



NEARBY RETAIL DESTINATIONS

710 N La Fayette Park Place



Very Walkable
Walk Score®

86
Out of 100

If you enjoy walking, you'll enjoy renting in this area! It's a very walkable neighborhood.

Good Transit
Transit Score®

77
Out of 100

The area around this property has good transit with many nearby transportation options

Bikeable
Bike Score®

66
Out of 100

While there's some bike infrastructure in this area, you'll still need a car for many errands.

Busy
SoundScore™

67
Out of 100

Traffic: Busy
Airport: Calm
Businesses: Busy

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PRICING & FINANCIAL ANALYSIS

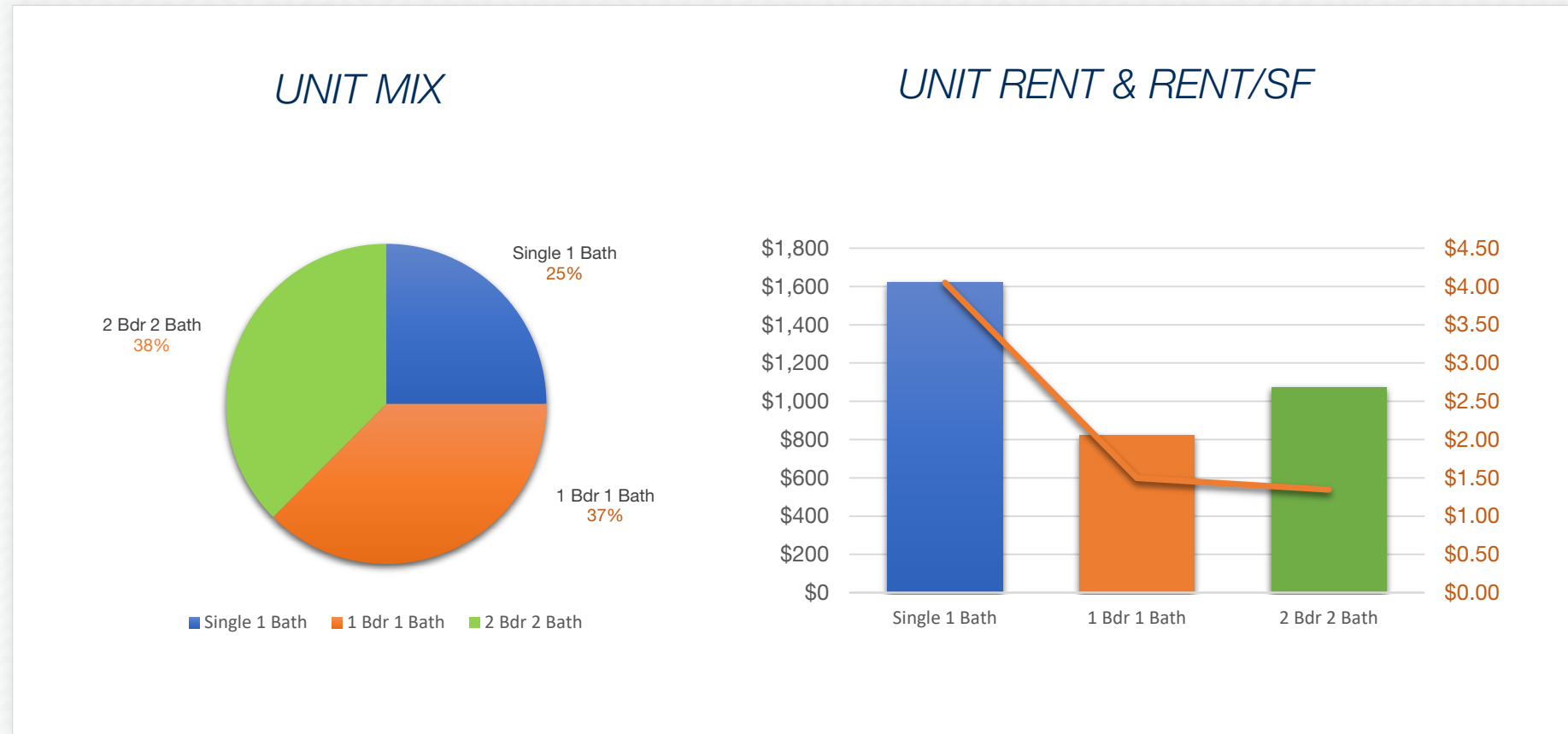
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
4	Single 1 Bath	400	\$796	\$4.05	\$6,481	\$1,895	\$4.74	\$7,580
6	1 Bdr 1 Bath	550	\$694-\$1,018	\$1.50	\$4,943	\$2,045	\$3.72	\$12,270
6	2 Bdr 2 Bath	800	\$872-\$1,336	\$1.51	\$7,268	\$2,395	\$2.99	\$14,370
16	TOTAL	10,038			\$18,692			\$34,220



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$224,304	\$14,019	\$410,640	\$25,665
Additional Income	\$2,675	\$167	\$2,675	\$167
GROSS POTENTIAL INCOME	\$226,979	\$14,186	\$413,315	\$25,832
Vacancy/Collection Allowance (GPR)	3.0% / \$6,729	\$421	3.0% / \$12,319	\$770
EFFECTIVE GROSS INCOME	\$220,250	\$13,766	\$400,996	\$25,062

	Current	Per Unit	Pro Forma	Per Unit
EXPENSES				
Real Estate Taxes	\$32,240	\$2,015	\$32,240	\$2,015
Insurance	\$12,046	\$753	\$12,046	\$753
Utilities	\$22,101	\$1,381	\$22,101	\$1,381
Repairs & Maintenance	\$8,000	\$500	\$8,000	\$500
Trash	\$12,014	\$751	\$12,014	\$751
Management Fee	\$8,810	\$551	\$16,040	\$1,002
Reserves & Replacements	\$3,200	\$200	\$3,200	\$200
Landscaping	\$1,200	\$75	\$1,200	\$75
Pest Control	\$800	\$50	\$800	\$50
Unit Turnover	\$4,000	\$250	\$4,000	\$250
On Site Management	\$10,400	\$650	\$10,400	\$650
TOTAL EXPENSES	\$114,810	\$7,176	\$122,040	\$7,628
Expenses per SF	\$11.44		\$12.16	
% of EGI	52.1%		30.4%	
NET OPERATING INCOME	\$105,440	\$6,590	\$278,956	\$17,435

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	Single 1 Bath	400	\$1,895	\$4.74
Unit 2	1 Bdr 1 Bath	550	\$994	\$1.81
Unit 3	1 Bdr 1 Bath	550	\$769	\$1.40
Unit 4	2 Bdr 2 Bath	800	\$1,650	\$2.06
Unit 5	2 Bdr 2 Bath	800	\$872	\$1.09
Unit 6	1 Bdr 1 Bath	550	\$694	\$1.26
Unit 7	2 Bdr 2 Bath	800	\$1,336	\$1.67
Unit 8	Single 1 Bath	400	\$1,895	\$4.74
Unit 9	Single 1 Bath	400	\$1,895	\$4.74
Unit 10	1 Bdr 1 Bath	550	\$758	\$1.38
Unit 11	1 Bdr 1 Bath	550	\$1,018	\$1.85
Unit 12	2 Bdr 1 Bath	800	\$966	\$1.21
Unit 14	1 Bdr 1 Bath	550	\$710	\$1.29
Unit 15	2 Bdr 2 Bath	800	\$1,196	\$1.50
Unit 16	Single 1 Bath	400	\$796	\$1.99
Unit 17	2 Bdr 1 Bath	800	\$1,248	\$1.56
3	Total	1,200	\$5,685	\$4.74
13	Total	8,500	\$13,007	\$1.53
16	Total	9,700	\$18,692	\$1.93

* Manager's rent has been set to \$1,650 for the purpose of this underwriting

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	710 N La Fayette Park Place (Silver Lake) Los Angeles, CA 90026
Price	\$2,688,000
Number of Units	16
Price/Unit	\$168,000
Rentable Square Feet	10,038 SF
Price/SF	\$267.78
CAP Rate - Current	3.92%
CAP Rate - Pro Forma	10.38%
GRM - Current	11.84
GRM - Pro Forma	6.50
Year Built	1965
Lot Size	9,657 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
4	Single 1 Bath	400	\$796	\$6,481
6	1 Bdr 1 Bath	550	\$694-\$1,018	\$4,943
6	2 Bdr 2 Bath	800	\$872-\$1,336	\$7,268
16	TOTAL	10,038		\$18,692

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$224,304	\$410,640
Other Income	\$2,675	\$2,675
Gross Potential Income	\$226,979	\$413,315
Less: Vacancy / Deductions (GPR)	3.0% / \$6,729	3.0% / \$12,319
Effective Gross Income	\$220,250	\$400,996
Less: Expenses	\$114,810	\$122,040
Net Operating Income	\$105,440	\$278,956

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$32,240	\$32,240
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Utilities	\$22,101	\$22,101
Repairs & Maintenance	\$8,000	\$8,000
Trash	\$12,014	\$12,014
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Unit Turnover	\$4,000	\$4,000
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Total Expenses	\$114,810	\$122,040
Expenses / Unit	\$7,176	\$7,628
Expenses / SF	\$11.44	\$12.16
% of EGI	52.1%	30.4%

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PROPERTY SUMMARY

THE OFFERING

Property Address	710 N La Fayette Park Place (Silver Lake) Los Angeles, CA 90026
Assessor's Parcel Number	5402-004-007
Zoning	LAR2

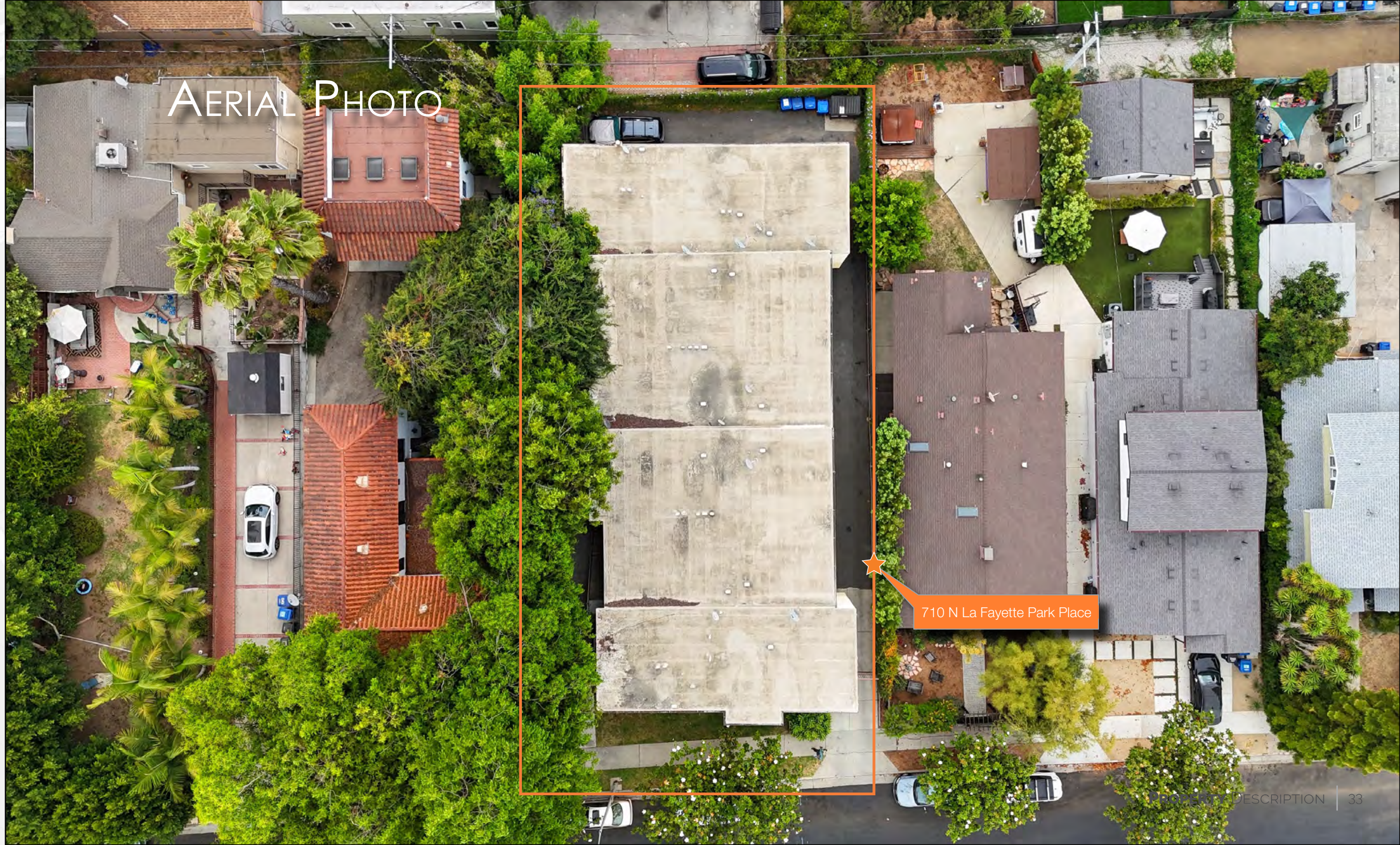
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Parking	15 Parking Spaces
Type of Ownership	Fee Simple

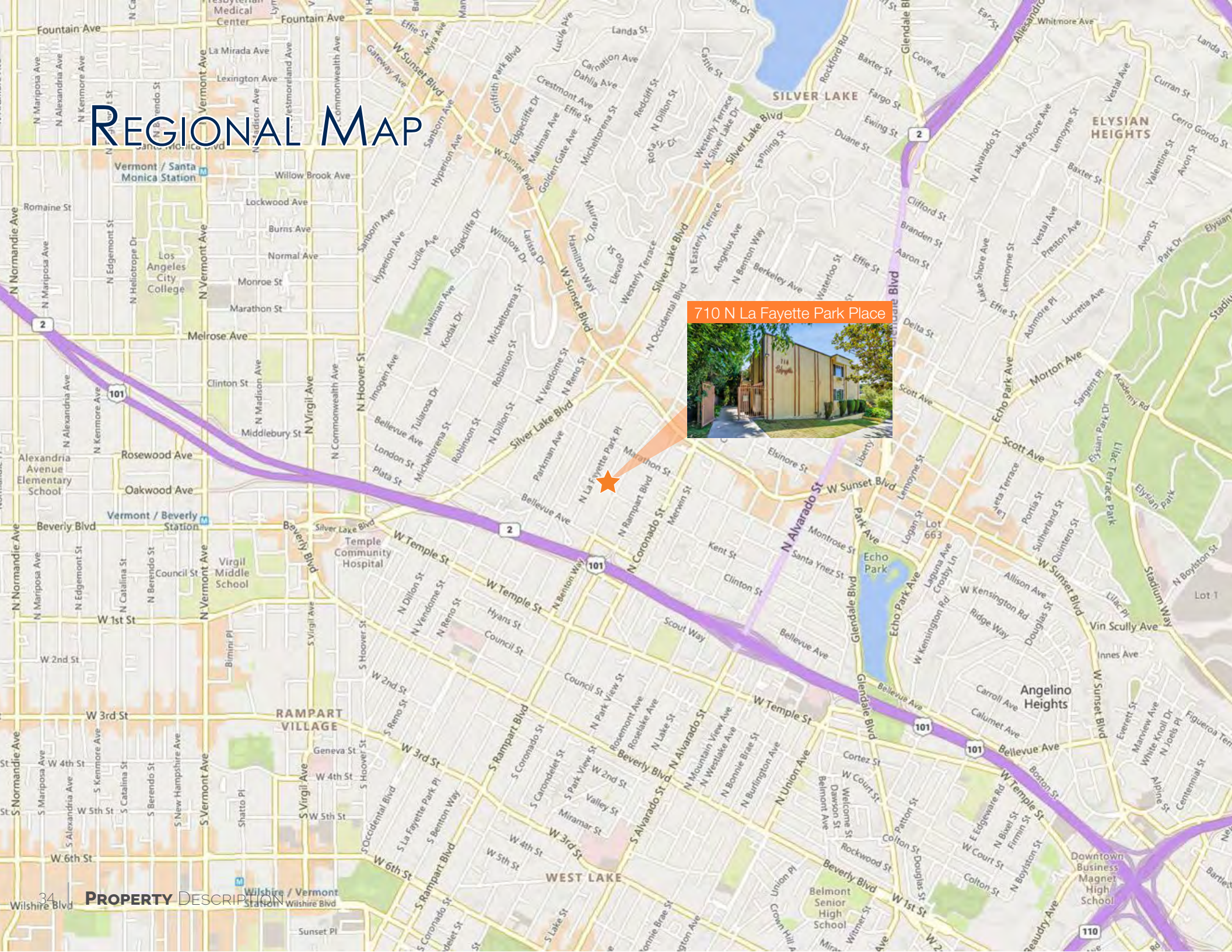
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Asphalt/Concrete
Roof	Flat

AERIAL PHOTO



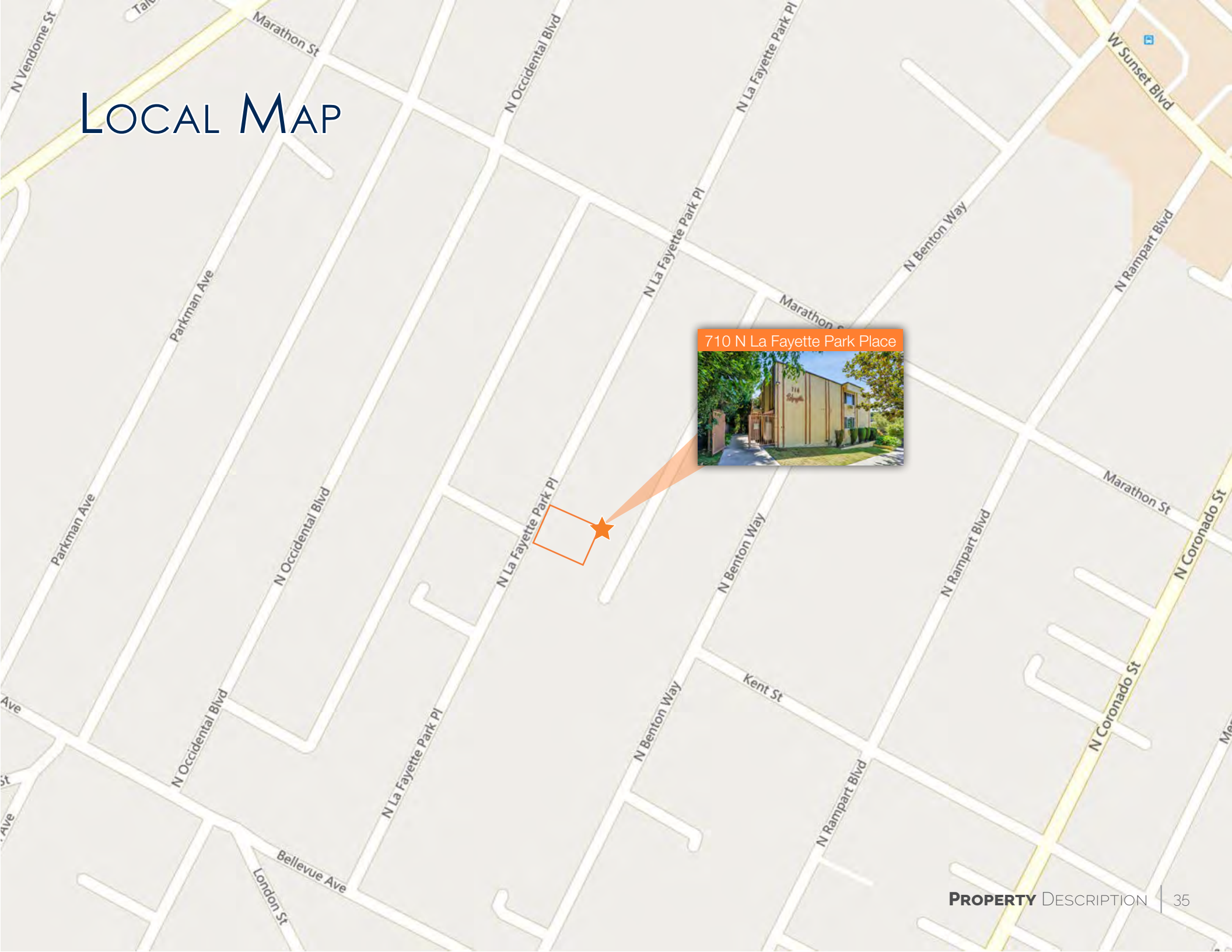
REGIONAL MAP



710 N La Fayette Park Place



LOCAL MAP



710 N La Fayette Park Place





PROPERTY
PHOTOS

PROPERTY
PHOTOS



PROPERTY
PHOTOS

PROPERTY
PHOTOS



PROPERTY PHOTOS



16

UNITS

1965

YEAR BUILT

10,038 SF

RENTABLE SF

9,657 SF

LOT SIZE

710 N LA FAYETTE PARK PLACE, (SILVER LAKE) LOS ANGELES, CA 90026

SALES COMPARABLES

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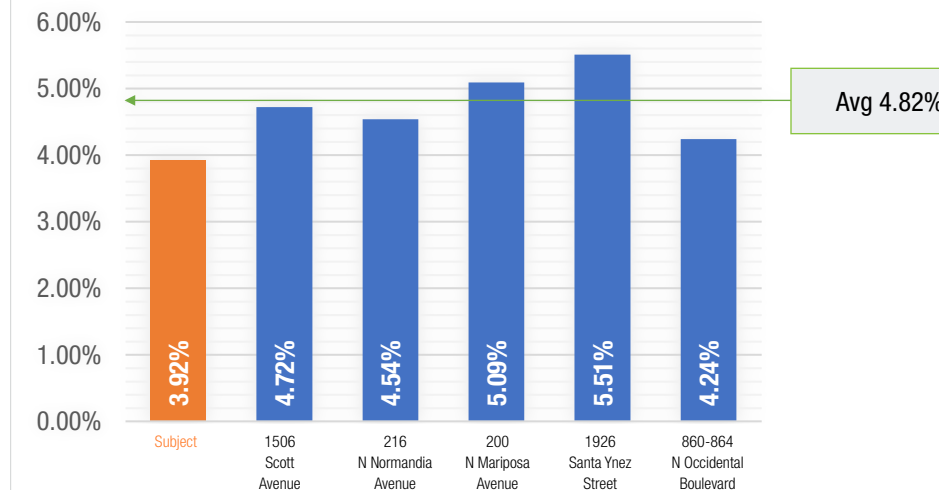
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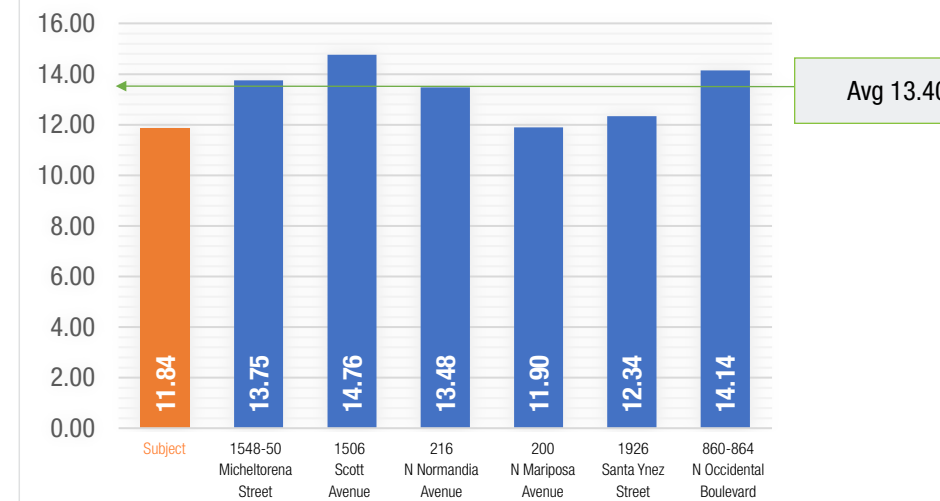
SALES COMPARABLES MAP



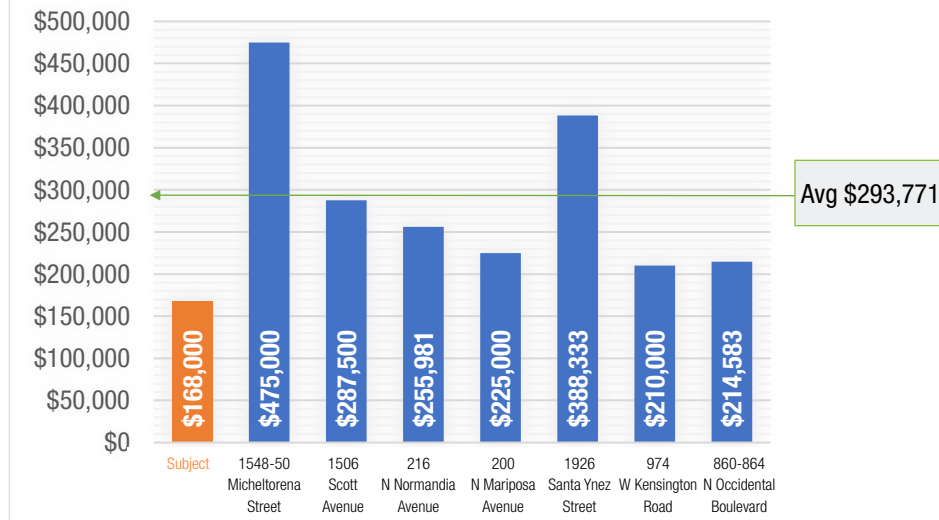
AVERAGE CAP RATE



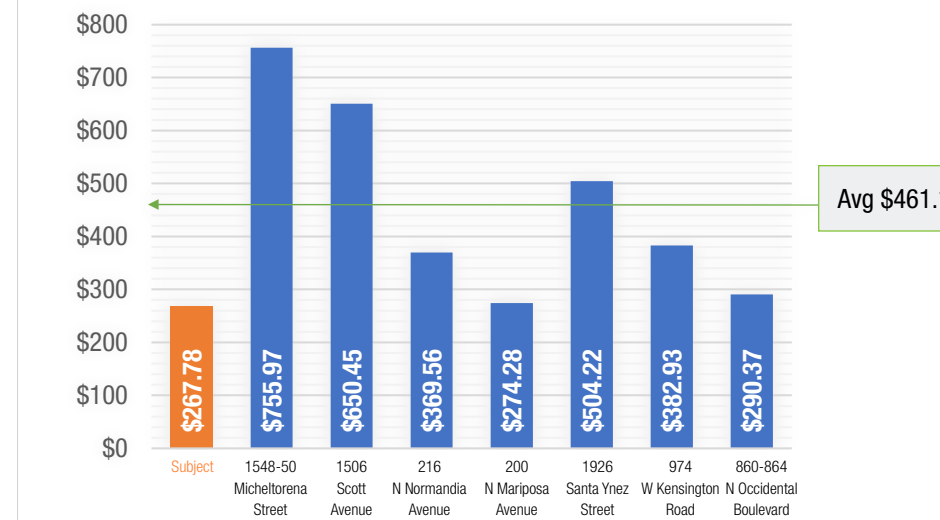
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**710 N La Fayette Park Place
(Silver Lake) Los Angeles, CA 90026**

Subject Property

Total No. of Units: 16
 Year Built: 1965
 Rentable SF: 10,038 SF
 Lot Size: 9,657 SF
Listing Price: \$2,688,000
 Price/Unit: \$168,000
 Price/SF: \$267.78
 CAP Rate: 3.92%
 GRM: 11.84

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



**1548-50 Micheltorena Street
Los Angeles, CA 90026**

Close of Escrow: 07/09/24
 Total No. of Units: 6
 Year Built: 1923
 Rentable SF: 3,770 SF
 Lot Size: 7,405 SF
Sales Price: \$2,850,000
 Price/Unit: \$475,000
 Price/SF: \$755.97
 GRM: 13.75

No. of Units	Unit Type
2	Single 1 Bath
4	1 Bdr 1 Bath



**1506 Scott Avenue
Los Angeles, CA 90026**

Close of Escrow: 04/24/24
 Total No. of Units: 6
 Year Built: 1922
 Rentable SF: 2,652 SF
 Lot Size: 7,100 SF
Sales Price: \$1,725,000
 Price/Unit: \$287,500
 Price/SF: \$650.45
 CAP Rate: 4.72%
 GRM: 14.76

No. of Units	Unit Type
6	1 Bdr 1 Bath



**216 N Normandie Avenue
Los Angeles, CA 90004**

Close of Escrow: 04/09/24
 Total No. of Units: 6
 Year Built: 1948
 Rentable SF: 4,156 SF
 Lot Size: 6,098 SF
Sales Price: \$1,535,888
 Price/Unit: \$255,981
 Price/SF: \$369.56
 CAP Rate: 4.54%
 GRM: 13.48

No. of Units	Unit Type
6	1 Bdr 1 Bath

4



**200 N Mariposa Avenue
Los Angeles, CA 90004**

Close of Escrow: 04/05/24
Total No. of Units: 6
Year Built: 1961
Rentable SF: 4,922 SF
Lot Size: 6,006 SF
Sales Price: \$1,350,000
Price/Unit: \$225,000
Price/SF: \$274.28
CAP Rate: 5.09%
GRM: 11.90

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	2 Bdr 2 Bath

5



**1926 Santa Ynez Street
Los Angeles, CA 90026**

Close of Escrow: 03/21/24
Total No. of Units: 6
Year Built: 1927
Rentable SF: 4,621 SF
Lot Size: 6,502 SF
Sales Price: \$2,330,000
Price/Unit: \$388,333
Price/SF: \$504.22
CAP Rate: 5.51%
GRM: 12.34

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 1 Bath
1	2 Bdr 2 Bath

6



**974 W Kensington Road
Los Angeles, CA 90026**

Close of Escrow: 12/01/23
Total No. of Units: 10
Year Built: 1961
Rentable SF: 5,484 SF
Lot Size: 9,278 SF
Sales Price: \$2,100,000
Price/Unit: \$210,000
Price/SF: \$382.93

No. of Units	Unit Type
10	1 Bdr 1 Bath

7



**860-864 N Occidental Boulevard
Los Angeles, CA 90026**

Close of Escrow: In Escrow
Total No. of Units: 12
Year Built: 1925
Rentable SF: 8,868 SF
Lot Size: 8,886 SF
Sales Price: \$2,575,000
Price/Unit: \$214,583
Price/SF: \$290.37
CAP Rate: 4.24%
GRM: 14.14

No. of Units	Unit Type
12	1 Bdr 1 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	1548-50 Micheltorena Street	07/09/24	6	1923	\$2,850,000	\$475,000	\$755.97	N/A	13.75
2	1506 Scott Avenue	04/24/24	6	1922	\$1,725,000	\$287,500	\$650.45	4.72%	14.76
3	216 N Normandie Avenue	04/09/24	6	1948	\$1,535,888	\$255,981	\$369.56	4.54%	13.48
4	200 N Mariposa Avenue	04/05/24	6	1961	\$1,350,000	\$225,000	\$274.28	5.09%	11.90
5	1926 Santa Ynez Street	03/21/24	6	1927	\$2,330,000	\$388,333	\$504.22	5.51%	12.34
6	974 W Kensington Road	12/01/23	10	1961	\$2,100,000	\$210,000	\$382.93	N/A	N/A
7	860-864 N Occidental Boulevard	In Escrow	12	1925	\$2,575,000	\$214,583	\$290.37	4.24%	14.14
A V E R A G E S						\$293,771	\$461.11	4.82%	13.40
*	710 N La Fayette Park Place	<i>Subject Property</i>	16	1965	\$2,688,000	\$168,000	\$267.78	3.92%	11.84



710 N LA FAYETTE PARK PLACE, (SILVER LAKE) LOS ANGELES, CA 90026

RENT COMPARABLES

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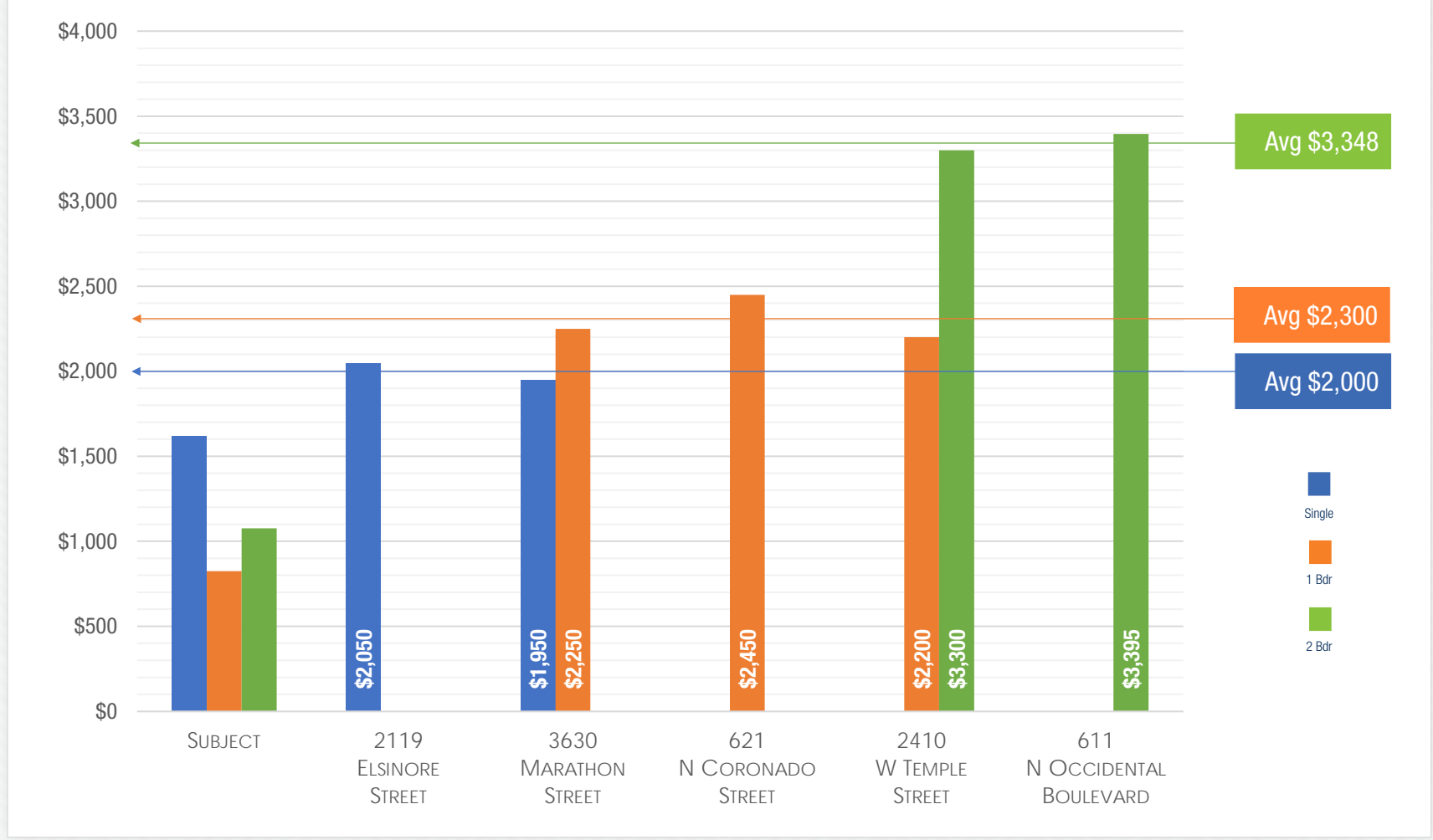
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RENT COMPARABLES MAP



AVERAGE RENTS - SINGLE, 1 & 2 BEDROOM UNITS





**710 N La Fayette Park Place
(Silver Lake) Los Angeles, CA 90026**

Total No. of Units	16
Year Built	1965

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	400	\$796	\$4.05
1 Bdr 1 Bath	550	\$694-\$1,018	\$1.50
2 Bdr 2 Bath	800	\$872-\$1,336	\$1.51



**2119 Elsinore Street
Los Angeles, CA 90026**

Total No. of Units	5
Year Built	1988

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	334	\$2,050	\$6.14

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, recessed lighting, mini-split HVAC units, and in-unit washer/dryers.



**3630 Marathon Street
Los Angeles, CA 90026**

Total No. of Units	106
Year Built	1986

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	500	\$1,950	\$3.90
1 Bdr 1 Bath	700	\$2,250	\$3.21

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, ceiling fans, a swimming pool, and on-site laundry.



**621 N Coronado Street
Los Angeles, CA 90026**

Total No. of Units	8
Year Built	1933

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,450	\$3.50

Amenities

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

RENT COMPARABLES SUMMARY



4

2410 W Temple Street Los Angeles, CA 90026

Total No. of Units	38
Year Built	1992

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$2,200	\$3.67
2 Bdr 2 Bath	865	\$3,300	\$3.82

Amenities
Property features wood flooring, granite countertops, walk-in closets, stainless steel appliances, ceiling fans, balconies, and on-site laundry.



5

611 N Occidental Boulevard Los Angeles, CA 90026

Total No. of Units	8
Year Built	1984

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	700	\$3,395	\$4.85

Amenities
Property features wood flooring, granite countertops, stainless steel appliances, recessed lighting, and in-unit washer/dryers.

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	2119 Elsinore Street Los Angeles, CA 90026	5	1988	Single 1 Bath	334	\$2,050	\$6.14
2	3630 Marathon Street Los Angeles, CA 90026	106	1986	Single 1 Bath 1 Bdr 1 Bath	500 700	\$1,950 \$2,250	\$3.90 \$3.21
3	621 N Coronado Street Los Angeles, CA 90026	8	1933	1 Bdr 1 Bath	700	\$2,450	\$3.50
4	2410 W Temple Street Los Angeles, CA 90026	38	1992	1 Bdr 1 Bath 2 Bdr 2 Bath	600 865	\$2,200 \$3,300	\$3.67 \$3.82
5	611 N Occidental Boulevard Los Angeles, CA 90026	8	1984	2 Bdr 1 Bath	700	\$3,395	\$4.85
A V E R A G E S				Single 1 Bedroom 2 Bedroom	417 667 783	\$2,000 \$2,300 \$3,348	\$4.80 \$3.45 \$4.28
★	710 N La Fayette Park Place (Silver Lake) Los Angeles, CA 90026	16	1965	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 2 Bath	400 550 800	\$796 \$694-\$1,018 \$839-\$1,336	\$4.05 \$1.50 \$1.35



710 N LA FAYETTE PARK PLACE, (SILVER LAKE) LOS ANGELES, CA 90026

Exclusively Listed By:

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