

1421 & 1427 BARRY AVE

LOS ANGELES, CA 90025

A STUDENT HOUSING/CO-LIVING INVESTMENT OPPORTUNITY IN PRIME WEST LA LOCATED BETWEEN WILSHIRE BLVD
& SANTA MONICA BLVD | CONSISTING OF TWO (2) ADJACENT BUILDINGS TOTALING 18 UNITS AND 56 BEDS

REO SALE



1421 BARRY AVENUE



1427 BARRY AVENUE

OFFERING MEMORANDUM

VMC MISSION
CAPITAL

Marcus & Millichap
THE NEEMA GROUP

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1421 & 1427

BARRY AVE, LOS ANGELES, CA 90025

EXCLUSIVELY LISTED BY

NEEMA AHADIAN

Senior Managing Director of Investments

CA BRE License #01346750

TEL: 310.909.5444

Neema@MarcusMillichap.com

JEFFREY ESTRADA

Associate Director of Investments

CA BRE License # 02181778

TEL: 310.909.5423

jeffrey.estrada@marcusmillichap.com

SPENCER KIRSCH

Managing Director, Mission Capital Advisors

TEL: 212.941.2270

CELL: 516.509.780

skirsch@missioncap.com

OLIVER HARRIS

Associate, Mission Capital Advisors

TEL: 212.430.5103

CELL: 973.715.9828

oharris@missioncap.com



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INVESTMENT HIGHLIGHTS

§

The Neema Group of Marcus & Millichap and Mission Capital Advisors are pleased to present an REO sale of 1421 & 1427 Barry Avenue, a student housing/co-living investment opportunity in prime West LA located between Wilshire Boulevard & Santa Monica Boulevard.

§

Consisting of two (2) adjacent buildings totaling 18 units and 56 beds, the property was converted from traditional multifamily units to co-living suites in 2022 and fully renovated with a private refrigerator and freezer, Samsung Smart TV's, European-style cabinetry, vinyl plank flooring, en-suite bathrooms, recessed lighting, individual A/C and heat controls, stainless steel appliances, smart locks, shared in-unit washers and dryers, and many units have private balconies; all units are fully furnished.

§

The subject properties have been occupied by Kaplan International, a foreign student exchange program and subsidiary of the Graham Holdings Company, on a month-to-month master lease. Currently, Kaplan occupies 79% of the bed spaces and is in the process of reducing their occupancy to 63% and extending the lease 1-2 years, presenting an opportunity to a buyer to acquire and rent the remaining 37% of the beds at market rates. Upon execution of the proposed lease amendment, Kaplan will be paying \$82,353 per month, approximately \$2,350 - \$2,363 per bed space.

§

The subject properties are located less than three miles from UCLA, and minutes from employment hubs such as Brentwood, Century City, Beverly Hills, Santa Monica, and Culver City, and walking distance to the West LA VA Medical Center

§

The loan converted to an REO via a deed-in-lieu on 10/3/2025

§

Please contact the agents for additional details on pricing and offer guidelines

Note: *Buyer to verify legal bedroom and bathroom count including recent conversions. Marcus & Millichap and Mission Capital have not made any investigation and makes no warranty or representation with respect to the presented bedroom and bathroom count. The information contained herein is not a substitute for a thorough due diligence investigation.

PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS:	1421 & 1427 Barry Avenue Los Angeles, CA 90025
PARCEL NUMBER:	4263-020-022 & 4263-020-020

1421 BARRY AVENUE

NUMBER OF UNITS	9
NUMBER OF BEDS	27
YEAR BUILT	1961/2022
APPROX. GROSS SF	7,044
LOT SIZE	6,997 SF
PARKING	9 Spaces

1427 BARRY AVENUE

NUMBER OF UNITS	9
NUMBER OF BEDS	29
YEAR BUILT	1968/2022
APPROX. GROSS SF	7,880
LOT SIZE	6,999 SF
PARKING	9 Spaces

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AREA OVERVIEW

The Westside

The Westside is one of the most affluent submarkets in Southern California. The area features superb demographics and is expected to capture consistent growth in the coming years.

1421 & 1427 Barry Avenue are ideally located in the West Los Angeles submarket and offers residents close proximity to a myriad of urban amenities while still offering the benefits of a quieter suburban location. Key attributes that are unique to the subject property include:

- Approximately Three Miles to Santa Monica Beaches
- Minutes from Montana Avenue, Santa Monica Place, Third Street Promenade, Westwood, and West Los Angeles
- Centrally Located to Several Employment Nodes Including Santa Monica, Greater West Los Angeles, Silicon Beach, Westwood, and Century City
- Wilshire and Bundy Location Provides Easy Access to the 405 and 10 Freeways
- Strong Demographics – \$129,563 Average Household Income
- Median Housing Value of \$650,000 Creates Significant Affordability Gap



90 WALKER'S
PARADISE

Daily errands do not
require a car.



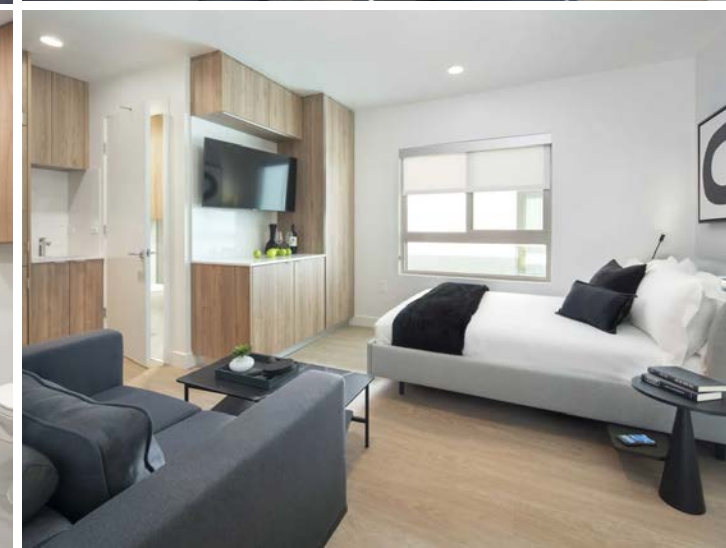
85 VERY
BIKEABLE

Biking is convenient for
most trips.





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