

343 N. Occidental Boulevard

FOURPLEX + ADU (RTI) INVESTMENT OPPORTUNITY



Los Angeles, CA 90026



TURNKEY MULTIFAMILY ASSET IN RAMPART VILLAGE / ECHO PARK

343 Occidental Boulevard

Los Angeles, CA 90026

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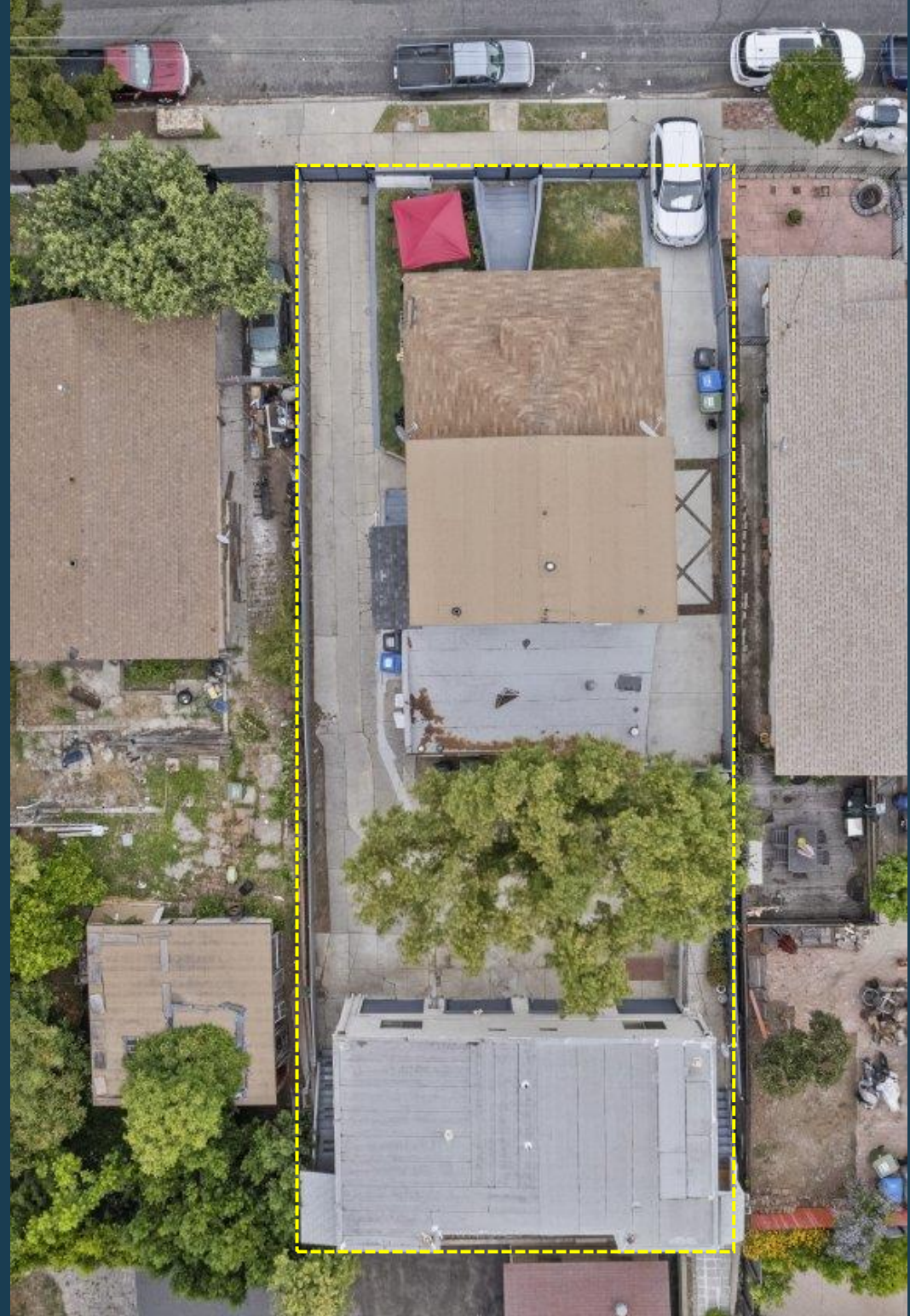
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Property Summary

| | |
|-----------------|--------------------|
| PRICE | ▪ UNPRICED |
| BUILT/RENOVATED | ▪ 1923/2021 |
| BUILDING SF | ▪ 2,624 |
| LOT SIZE | ▪ 6,243 |
| PARKING | ▪ In-Rear & Street |
| ZONING | ▪ LA-RD2 |
| APN | ▪ 5156-015-027 |
| UNITS | ▪ 4+1 ADU (RTI) |

PROPERTY HIGHLIGHTS

- Four-unit property located in the heart of the rapidly appreciating Rampart Village/Echo Park corridor, zoned RD2 for multi-family.
- Two buildings totaling approx. 2,624 SF on 6,243 SF lot.
- Each unit has washer/dryer hookups and is Individually metered for Gas & Electric.
- On-Site Parking & Street Parking.
- Attractive unit mix: 1-bed, 2-bed and 3-bed units creating diversification of rental income streams.
- Excellent infill location: minutes from the US-101/DTLA, strong transit, walkable to restaurants, retail and lifestyle amenities.
- Excellent Demographics; over 80,000 people reside within a 1-mile radius & approx. 600,000 people reside within a 3-mile radius.



PROPERTY OVERVIEW

FOURPLEX + ADU (RTI) INVESTMENT OPPORTUNITY

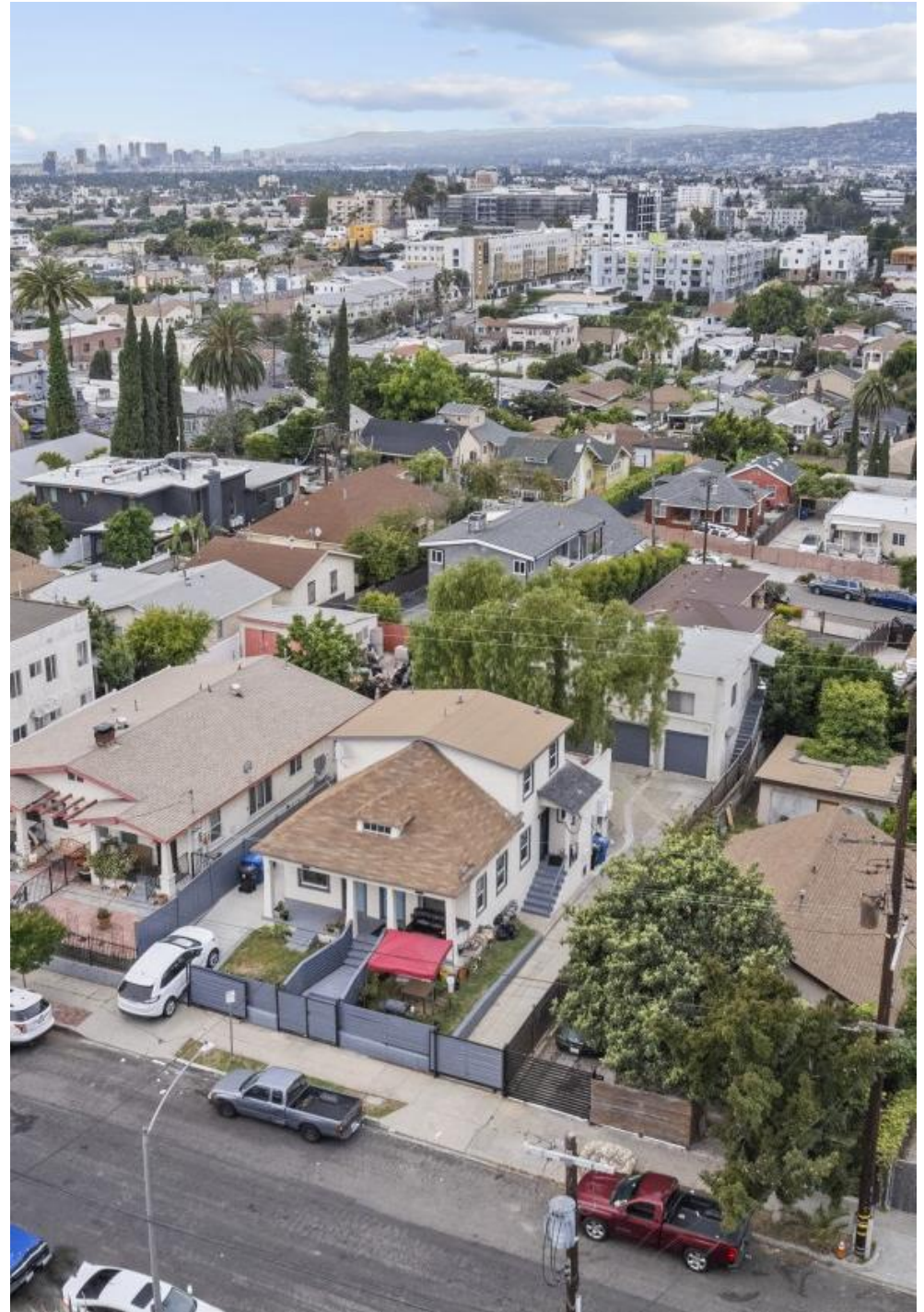
A rare offering in one of Los Angeles' most resilient and high-demand neighborhoods. This beautifully updated fourplex, paired with an RTI-approved ADU, stands as a turnkey investment with immediate income strength and clear upside.

Originally built in 1923 and renovated with care in 2021, the property blends historic character with modern function. The two-building layout spans roughly 2,624 square feet on a generous 6,243-square-foot lot, with an appealing mix of one-, two-, and three-bedroom units that attract a wide tenant profile. Each unit features its own gas and electric meters, in-unit washer and dryer hookups, and efficient layouts, with on-site parking further supporting long-term stability and ease of management.

The RTI ADU delivers a streamlined path to higher returns without the delays of planning or entitlement. Combined with strong existing rents and proforma projections, the property positions an investor for both immediate cash flow and meaningful value appreciation.

Location sets this asset apart. Set along the Echo Park / Rampart Village corridor, the property benefits from exceptional connectivity to the 101, Downtown LA, Silver Lake, and a deep roster of dining, retail, and lifestyle amenities. This is a walkable, high-density, high-demand pocket where quality rentals remain consistently absorbed. Over 80,000 residents live within a mile, and nearly 600,000 within three miles—supporting a robust, stable tenant pool.

For investors seeking a thoughtfully upgraded multifamily asset with strong fundamentals, desirable demographics, and long-term upside, this property offers a compelling hold in one of LA's most enduring rental markets. The layout and unit mix also make it an excellent opportunity for an owner-user, whether as a starter home using FHA financing or by occupying one unit while generating income from the others.





Income Summary



INVESTMENT SUMMARY

| | |
|-------------------------|---------------|
| Price: | UNPRICED |
| Year Built / Renovated: | 1923/2021 |
| SF (Per Title): | 2,624 |
| Price / SF: | TBD |
| Lot Size (SF): | 6,243 |
| Floors: | 2 |
| Parking: | Rear & Street |
| Zoning: | LA-RD2 |
| APN: | 5156-015-027 |
| Proforma Cap Rate: | TBD |
| Proforma GRM: | TBD |

TENANT ANNUAL SCHEDULED INCOME

| | Current | Proforma |
|---------------|------------------|------------------|
| Gross Rent | \$143,863 | \$145,105 |
| TOTALS | \$143,863 | \$145,105 |

ANNUALIZED INCOME

| | Current | Proforma |
|-------------------------------------|-----------------|------------------|
| Gross Potential Rent | \$143,863 | \$145,105 |
| Less: Vacancy | (\$112,800) | (\$7,255) |
| Effective Gross Income Less: | \$31,063 | \$137,850 |
| Expenses | TBD | TBD |
| Net Operating Income | TBD | TBD |

ANNUALIZED EXPENSES

| | Current | Proforma |
|-------------------------|------------|------------|
| Property Taxes | TBD | TBD |
| Insurance | \$6,600 | \$6,600 |
| Utilities | \$6,000 | \$7,000 |
| Repairs | \$2,400 | \$2,400 |
| Management | \$1,243 | \$5,514 |
| Total Expenses | TBD | TBD |
| Expenses Per RSF | TBD | TBD |

Rent Roll

| Current Rent Roll | | | | | | Proforma |
|--------------------------|-------------|--------------|----------------|--------------|--------------------|--------------------|
| Suite | Tenant Name | GLA Occupied | Lease Commence | Lease Expire | Monthly Rent | Proforma Rent |
| 343 | 3Bed+2Bath | 900 | Vacant | | \$4,250.00 | \$4,250.00 |
| 345 | 2Bed+1Bath | 700 | Vacant | | \$2,950.00 | \$2,950.00 |
| 343 1/2 | 1Bed+1Bath | 400 | | M/M | \$1,276.57 | \$1,314.87 |
| 345 1/2 | 1Bed+1Bath | 400 | | M/M | \$1,212.45 | \$1,248.82 |
| 345 3/4** | 1Bed+1Bath | 400 | Vacant | | \$2,200.00 | \$2,200.00 |
| Total Square Feet | | 2,800 | | | \$11,988.58 | \$12,092.12 |

345 3/4 is a proforma rent for an ADU additional that will be delivered RTI

Echo Park

Los Angeles



Echo Park was rated the “Greatest Neighborhood in Los Angeles.” It’s a stone’s throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It’s also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park — the beautifully restored Echo Park lake.



7% GROWTH
POPULATION



\$1.01M
AVG HOME VALUE



\$89.6K
AVG HH INCOME

Rampart Village

Rampart Village sits at the vibrant crossroads of Downtown Los Angeles and Echo Park, offering residents and visitors a rich mix of historic charm and urban convenience. Nestled just north of the 101 Freeway and flanked by the 110 and 5, this neighborhood provides quick access to the heart of the city, from the bustling streets of Little Tokyo to the cultural hubs of Silver Lake and Chinatown. Rampart Village is anchored by scenic green spaces like the nearby Elysian Park, giving the area a rare blend of city energy and natural retreat.

Neighborhood

Amenities



SUBJECT

Location



LACC
Los Angeles City College
The City's College

Bellevue Park

Elysian Park

CAFECITO ORGANICO
COFFEE ROASTERS

SILVERLAKE
RAMEN

Silverlake Flea

THE Brite
SPOT

the echo

STEREOSCOPE
COFFEE CO.

LANDMARK BUNGLER
CAFÉ

ECHO PARK

MASA
OF ECHO PARK
Bakery & Café

RODEO
MEXICAN GRILL

SUBJECT

Echo Park

SILVERBACK COFFEE
OF R W A N D X

HEY HEY

RODGER STADIUM

SEAFOOD CITY
SPRINKLES

LADMC LA DOWNTOWN
MEDICAL CENTER

Target

REGGIE'S
PIZZA & CAFE

LINO
HEIGHTS

CLARK STREET

Shatto 39

TRIBAL

Chinatown

KOREATOWN
Galleria

MacArthur
Park

WESTLAKE
NORTH

CHINATOWN

Target

ARTHUR
PARK

WESTLAKE

THE BROAD

UNION
STATION
LOS ANGELES

NORMANDIE
LINE

hotel
INDIGO

FIGAT 7TH
CLEV. WEST
777 Tower

WALT DISNEY
CONCERT
HALL

METROPOLIS
LOS ANGELES

LA City Hall

THE RITZ-CARLTON®

LA LIVE

INTERCONTINENTAL
LOS ANGELES DOWNTOWN

Union Bank
of India

Bank of America

usbank

ALISO VILLAGE

Microsoft Theater

crypto.com

SOUTH PARK

THE BLOC

AON

WELLS FARGO

CITY NATIONAL
BANK
The way up.

ARTS DISTRICT

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