

415 Loma Drive

Los Angeles, CA 90017

A 9-Unit Apartment Community | 6.8% CAP Rate



Over \$700,000 of Capital Improvements Completed

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NAMI INVESTMENT
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LYONSTAHLL
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INVESTMENT DETAILS

PROPERTY INFORMATION

Property Address	415 Loma Drive LOS ANGELES, CA 90017
Assessor's Parcel Number	5153-006-010
Year Built	1953
Gross Square Feet	5,579 SF
Lot Size	9,666

PRICING INFORMATION

Price	\$ 1,795,000
Current Occupancy	89%
CAP Rate - Current	6.80%
CAP Rate - ProForma	9.41%
GRM - Current	9.86
GRM - Pro Forma	7.79

INVESTMENT HIGHLIGHTS

- 415 Loma Drive is a 9-Unit Apartment Community Situated in the Westlake North Neighborhood
- The Property has been Extensively Renovated Throughout, with Over \$700,000 of Capital Improvements Completed By the Ownership
- The 1953 Building Has Remodeled Units with In-Unit Washer/Dryers, Recessed Lighting, New Windows, Automatic Garage Openers, and High-End Appliances and Countertops
- Secured Code-Gated Access Along with Six (6) Parking Spots On-site
- Large Community Backyard Space Offers ADU Development Opportunity
- Strong In-Place Cash Flow at a 6.8% CAP Rate with More Than 26% Upside in Rents
- Turnkey 2-Bedroom Units Feature a Private and Spacious Sundeck Patio
- Copper Plumbing, Updated Electrical and Roof Completed
- Strategically Located Just South of West 3 Street, Walking Distance From Trendy Retail and Restaurants, Along with On-Going New Development in the Area
- Immediate Short Drives to Echo Park, Silverlake, and Downtown LA Submarket



EXECUTIVE SUMMARY

415 Loma Drive is a well-maintained 9-unit apartment community located in the desirable Westlake North neighborhood of Los Angeles. Ownership has invested over \$700,000 in capital improvements, creating a turnkey asset featuring remodeled units with in-unit washer/dryers, recessed lighting, upgraded windows, modern appliances, updated electrical systems, copper plumbing, and a newer roof. The property also offers secured code-gated access, six on-site parking spaces, and spacious private sundeck patios for select two-bedroom units.

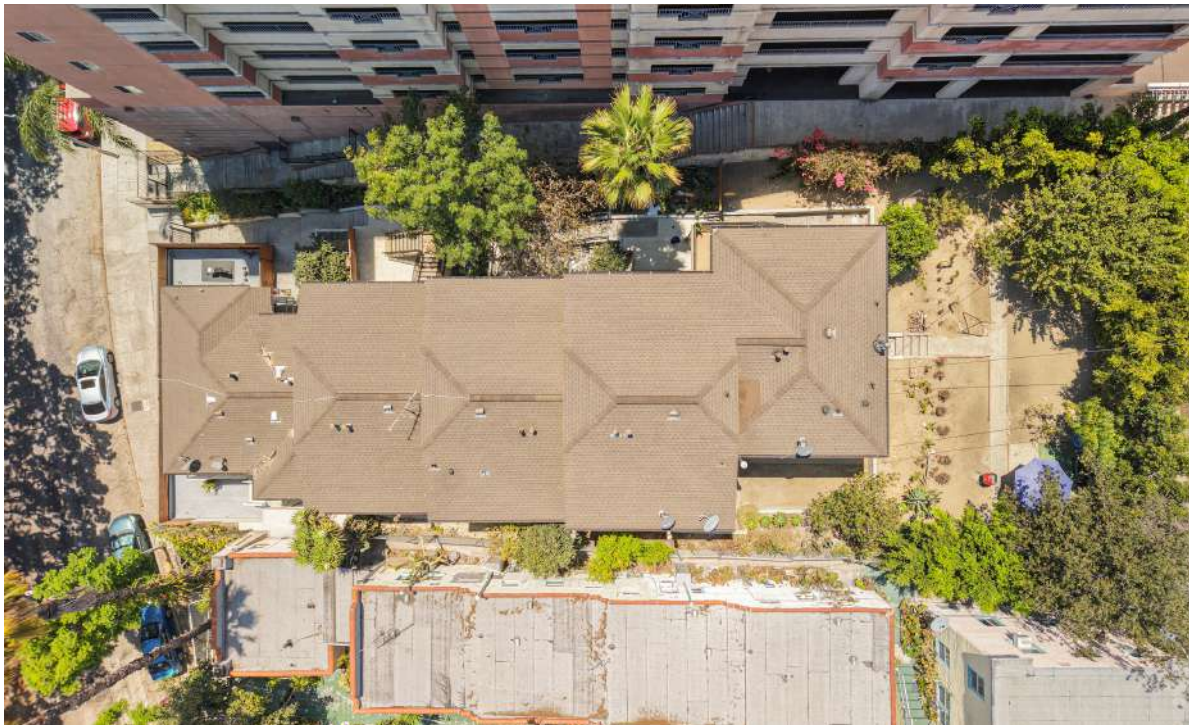
The property delivers strong in-place cash flow at a 6.8% CAP rate while offering more than 26% rental upside. A large community backyard presents potential for future ADU development, providing additional value-add opportunities. Ideally situated just south of West 3rd Street, residents enjoy walkable access to popular retail, dining, and ongoing neighborhood revitalization, with convenient access to Echo Park, Silver Lake, and Downtown Los Angeles.











INTERIOR PHOTOS



LOCATION OVERVIEW

Westlake

Westlake is a vibrant and diverse neighborhood located in Central Los Angeles, just west of Downtown LA. Established in the 1920s, it has evolved from an affluent residential area to a dynamic community characterized by a rich blend of cultures and a mix of residential and commercial spaces.

The neighborhood is adjacent to the Santa Monica Freeway to the south and is served by multiple public transportation options, including the Westlake/MacArthur Park Metro station, providing convenient access to the rest of the city.

The neighborhood's high-density residential areas are complemented by a variety of schools, parks, and community centers, making it a hub for families and young professionals. While the area has undergone significant changes over the decades, it has maintained a sense of community and cultural pride.

In summary, Westlake offers a unique blend of cultural richness, historical significance, and urban living, making it a distinctive and integral part of Los Angeles' landscape.



WESTLAKE THEATRE



WALKER'S PARADISE

Daily errands do not require a car.

93



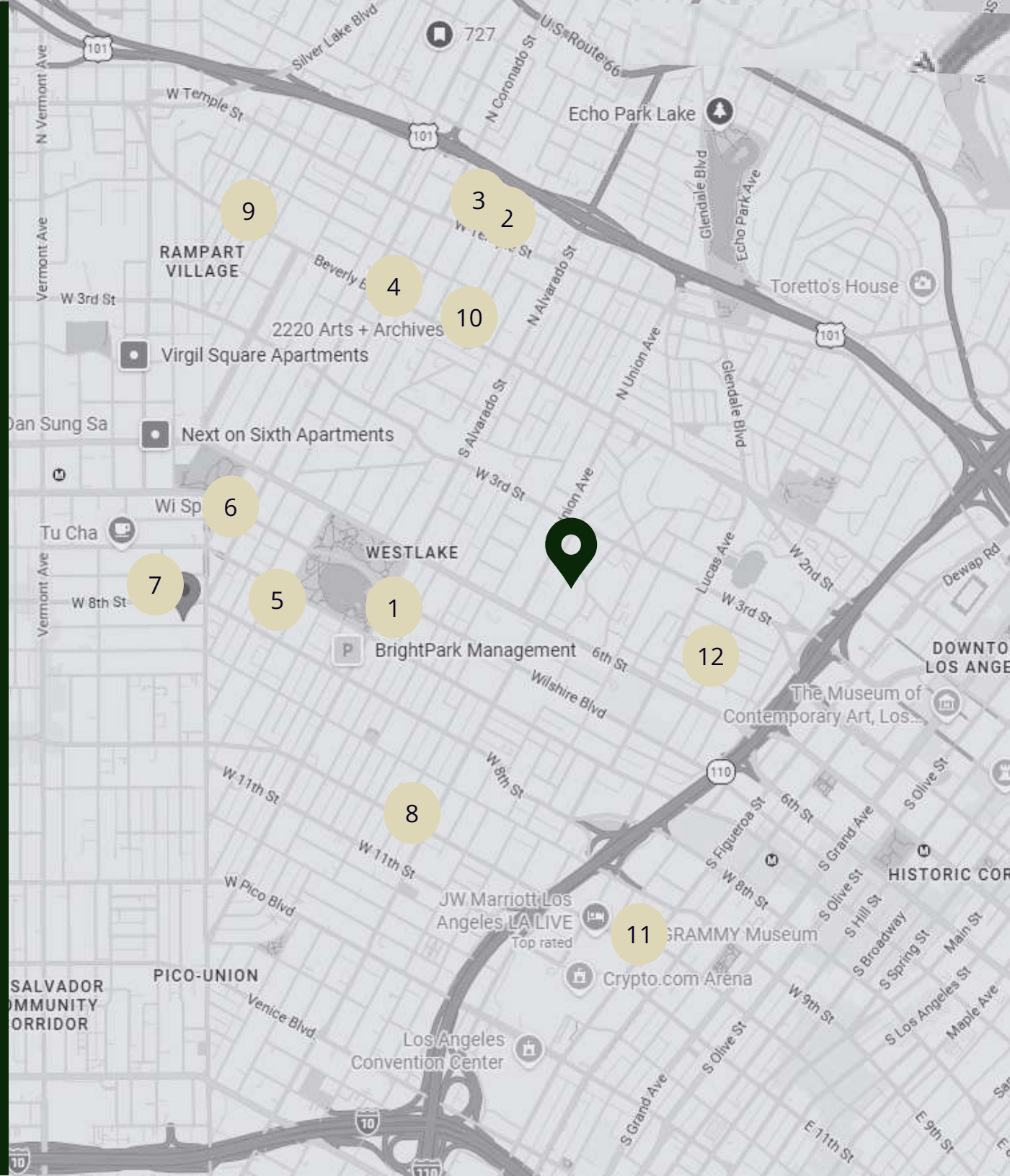
EXCELLENT TRANSIT

Transit is convenient for most trips.

55

NEARBY RETAIL & AMENITIES

1. Westlake Theater
2. Kubp Restaurant
3. Dollar Hits
4. Original Tommy's
5. Doña Bibi's Restaurant
6. Wi Spa
7. Calic Bagel
8. Curacao
9. Rasarumah
10. 2220 Arts + Archives
11. GRAMMY Museum
12. Los Angeles Center Studios



FINANCIAL OVERVIEW

LOCATION

415 LOMA Drive, LOS ANGELES, CA 90017

Price:	\$ 1,795,000
Number of Units:	9
Price/Unit:	\$199,444
Current GRM:	9.86
Market GRM:	7.79
Current CAP:	6.80%
Market CAP:	9.41%
Age:	1953
Lot Size:	9,666
Gross SF:	5,579
Price/SF	\$322

SCHEDULED INCOME

No. of Units	Bdrms/ Baths	Current Monthly Income	Market Rents Monthly Rent/unit	Market Monthly Income
8	1+1	\$ 12,574	\$ 2,050	\$ 16,400
1	2+1	\$ 2,600	\$ 2,800	\$ 2,800
TOTAL SCHEDULED RENT:			\$ 15,174	\$ 19,200

ANNUALIZED OPERATING DATA

INCOME

CURRENT RENTS

MARKET RENTS

Scheduled Gross Income:		\$ 182,088		\$ 230,400
Less Vacancy Rate Reserve:	3%	\$ 5,463	3.0%	\$ 6,912
Gross Operating Income:		\$ 176,625		\$ 223,488
Less Expenses:	30.0%	\$ 54,621	23.7%	\$ 54,621
Net Operating Income:		\$ 122,004		\$ 168,867
Pre-Tax Cash Flow:		\$ 122,004		\$ 168,867
Total Return Before Taxes:	6.8%	\$ 122,004	9.4%	\$ 168,867
	6.8%		9.4%	

EXPENSES

Taxes Rate	1.19%	\$ 21,361
Insurance		\$ 8,369
Utilities		\$ 6,427
Repairs & Maintenance		\$ 5,400
Management	4%	\$ 7,065
Administrative		\$ 1,000
Pest Control		\$ 900
Landscaping		\$ 1,800
Direct Assessment		\$ 1,100
License & Fees		\$ 1,200
Total Expenses:		\$ 54,621
Per Net Sq. Ft.:		\$9.79
Per Unit:		\$6,069

RENT ROLL

RENT ROLL

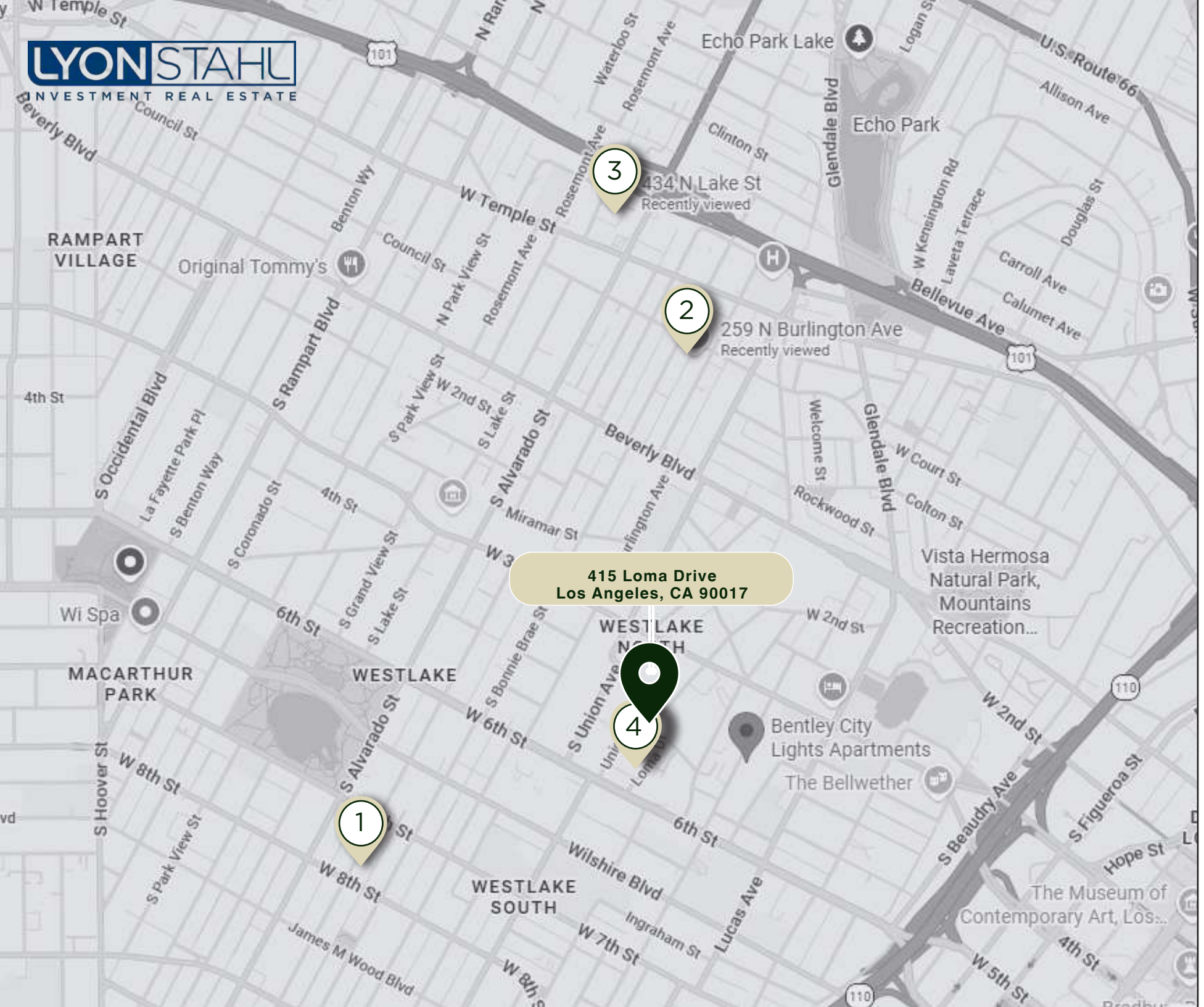
Unit	Unit Type	Actual Rents	Market Rents	Notes
1	2+1	\$ 2,600	\$ 2,800	Private Sun Deck Balcony with Washer/Dryer In-Unit
2	1+1	\$ 1,164	\$ 2,050	
3	1+1	\$ 2,050	\$ 2,050	Vacant
4	1+1	\$ 718	\$ 2,050	
5	1+1	\$ 1,156	\$ 2,050	
6	1+1	\$ 2,005	\$ 2,050	Washer/Dryer In-Unit
7	1+1	\$ 1,989	\$ 2,050	Washer/Dryer In-Unit
8	1+1	\$ 1,538	\$ 2,050	
9	1+1	\$ 1,954	\$ 2,050	Washer/Dryer In-Unit
Total:		\$ 15,174	\$ 19,200	

SALE COMPARABLES

Los Angeles, CA

SALE COMPARABLES

	PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	UNIT MIX	YEAR BUILT
S	 415 Loma Drive Los Angeles, CA 90017		\$ 1,795,000	9	\$199,444	\$332	6.80%	9.86	(8) 1+1 (1) 2+1	1953
1	 1921 W 8th St Los Angeles, CA 90057	5/4/2026	\$1,350,000	7	\$192,857	\$265	6.10%	10.3	(4) 1+1 (2) 2+1 (1) 4+2	1924
2	 259 N Burlington Ave Los Angeles, CA 90026	4/6/2026	\$2,160,000	8	\$270,000	\$429	5.10%	12.6	(6) 1+1 (2) 2+1	1949
3	 434 N Lake St Los Angeles, CA 90026	3/27/2026	\$1,125,000	5	\$225,000	\$180	6.91%	9.77	(3) 1+1 (2) 2+1	1916
4	 334-338 1/2 S Witmer St, Los Angeles, CA 90017	3/5/2026	\$1,600,000	8	\$200,000	\$312	6.94%	8.24	(7) 1+1 (1) 2+1	1949



OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY:

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