

1207 S. KINGSLEY DR.

Investment Property · Los Angeles, California

MID-WILSHIRE / KOREATOWN · LOS ANGELES, CA 90026

\$1,298,000

LIST PRICE

6 Units

2 BED/1 BATH

5.04%

CAP RATE

\$324,500

PRICE/UNIT

1964

YEAR BUILT

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Exclusively listed by







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Investment Overview

1207 S. Kingsley Drive presents a rare opportunity to acquire a well-maintained 6-unit multifamily asset in the heart of Los Angeles' most dynamic and densely populated submarket — Koreatown / Mid-Wilshire. The property offers stable current income with significant upside, anchored by a world-class urban location.

 \$1,298,000 LIST PRICE	 6 Units UNIT COUNT
 2 Bed / 1 Bath UNIT MIX	 5.04% CAP RATE
 3,612 SF BUILDING SF	 LAR ₃ ZONING

Confidential · Information from sources believed reliable but unverified. Buyer to verify all data independently.



Subject Property

1207 S. Kingsley Dr.
Mid-Wilshire / Koreatown · LA 90026

DENSE DEMOGRAPHIC PROFILE — 1-MILE RADIUS

88,192
POPULATION

45,064
DAYTIME
EMPLOYEES

\$74,380
AVG HH
INCOME

95%
RENTER
OCCUPIED

6 Units in Koreatown

1207 S. Kingsley Drive is a well-maintained 6-unit multifamily investment property situated in the heart of the Koreatown/ Mid-Wilshire corridor — one of Los Angeles' most densely populated and sought-after residential submarkets. The property consists of six (6) two-bedroom/ one-bathroom units, each approximately 600 SF, on a 5,897 SF LAR3 lot totaling 3,612 SF of rentable building area.

Most units are leased substantially below current market rates, averaging just \$1,423/mo against a market rate of \$1,950-\$2,400/mo for comparable 2-bed units in Koreatown. As leases naturally turn over, each unit represents an immediate opportunity to push rents toward market, improving cash-on-cash returns.

LOCATION HIGHLIGHTS

Transit: Metro Purple (D) & Red (B) Lines at Wilshire/Vermont — direct to DTLA, Hollywood & Westside

Loyola High School: California's oldest Jesuit prep school (est. 1865) is just a block away, anchoring neighborhood stability and family-driven rental demand

Shopping: Koreatown Plaza, Koreatown Galleria and Rodeo Galleria all within walking distance;

Nightlife & Dining: Chapman Plaza, Dan Sung Sa, La Sung Tofu, The Wiltern Theater, BCD Tofu House & 500+ restaurants within a 1-mile radius

\$103,168/yr

GROSS INCOME

\$66,103/yr

NET OPERATING INC.

12.58x

GROSS RENT MULT.

5.09%

CAP RATE

\$1,423/mo

AVG RENT / UNIT

95+

WALK SCORE

MID-WILSHIRE · LOS ANGELES, CALIFORNIA

KOREA town

THE MOST DYNAMIC URBAN SUBMARKET IN LOS ANGELES



Chapman Plaza
Historic Retail · 5th Street

500 +

RESTAURANTS

95+

WALK SCORE

24/7

LIFESTYLE HUB

2

METRO LINES

88K+

1-MI POPULATION



La Sung Tofu on
Olympic and Kingsley



Dan Sung Sa – 6th Street



Koreatown Plaza



Koreatown Galleria on
Olympic Blvd & Western Ave

DENSITY & DEMAND

One of the highest-density neighborhoods in the U.S. — consistently low vacancy, reliable rental growth.

UNBEATABLE WALKABILITY

Walk Score 95+. Minutes from Chapman Plaza, The Wiltern, and world-class dining.

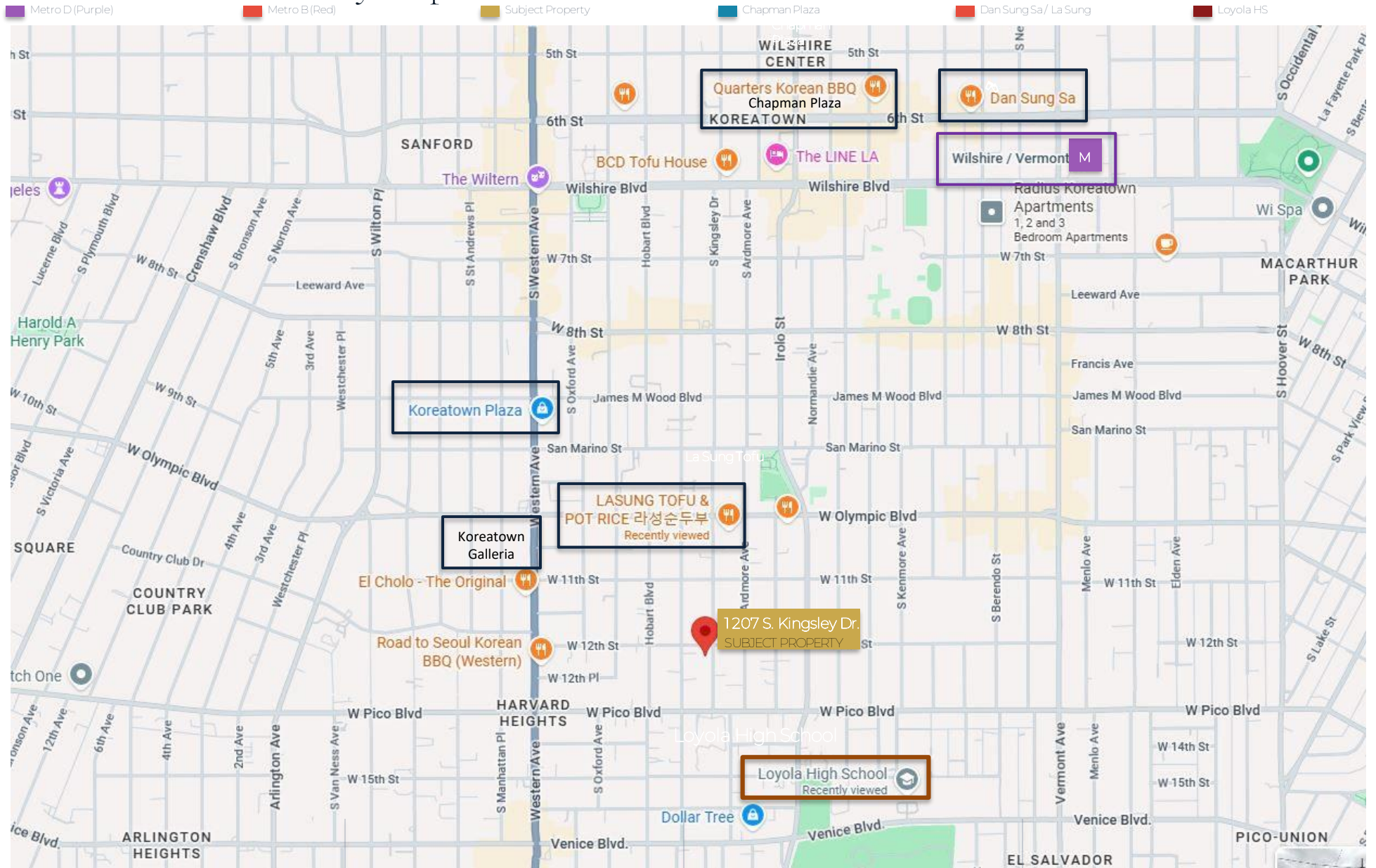
TRANSIT CONNECTIVITY

Metro Purple (D) & Red (B) Lines — direct to DTLA, Hollywood, and Westside employment centers.

WILSHIRE REVITALIZATION

Multi-billion dollar Metro extension + luxury mixed-use pipeline transforming the submarket.

Location & Connectivity Map



- 

Chapman Plaza
Historic retail & dining · Wilshire Blvd
- 

Dan Sung Sa
Iconic Korean bar & nightlife · 6th Street
- 

La Sung Tofu
라성순두부 · Olympic Blvd
- 

Metro Access
D & B Lines · ~8 min walk to station



EST. 1865 · JESUIT · LOS ANGELES, CALIFORNIA

Loyola High School of Los Angeles – One Block South of the Subject Property

Oldest Educational Institution in Southern California

Neighborhood Stability Through Institutional Prestige

Founded in 1865, Loyola High School of Los Angeles stands as the oldest educational institution in Southern California and one of the region's premier Jesuit college preparatory schools. The school's presence contributes significantly to the safety, stability, and family-friendly character of the neighborhood — providing a powerful institutional underwriter of long-term asset value. Loyola's regional draw attracts students from 100+ zip codes across greater Los Angeles.

1865

FOUNDED

#1

OLDEST S. CA

100+

ZIP CODES

A+

STABILITY

🏠 Since 1865

† Jesuit Legacy

🏠 Neighborhood Stability

👨👩👧 Family Appeal

INVESTMENT SUMMARY

List Price

\$1,298,000

1207 S. Kingsley Dr., Los Angeles, CA 90026

Address 1207 S. Kingsley Dr., LA 90026

Units 6 (2 Bed/1 Bath Each)

Building SF 3,612 SF

Lot Size 5,897 SF

Year Built 1964

Zoning/ APN LAR3 · 5080-027-002

5.09%

CAP RATE

\$66,103

NET OP. INC.

12.58×

GRM

7.93%

CAP RATE AT MARKET RENT

\$1,423/mo

AVG RENT/MO

\$103,168/yr

GROSS INCOME

\$359/SF

Price/SF

\$216,333

PRICE/UNIT

RENT ROLL

UNIT	TYPE	SIZE SF	CURRENT RENT/MO	ANNUAL RENT	\$/SF	MARKET RENT/MO
Unit 1	2 Bed/1 Bath	600	\$1,508	\$18,096	\$2.51	\$1,950
Unit 2	2 Bed/1 Bath	600	\$1,079	\$12,948	\$1.80	\$1,950
Unit 3	2 Bed/1 Bath	600	\$1,650	\$19,800	\$1.83	\$1,950
Unit 4	2 Bed/1 Bath	600	\$1,352	\$16,224	\$2.25	\$1,950
Unit 5	2 Bed/1 Bath	600	\$1,650	\$19,800	\$2.75	\$1,950
Unit 6	2 Bed/1 Bath	600	\$1,300	\$15,600	\$2.17	\$1,900
TOTAL	6 × 2Bd/1Ba	3,600 SF	\$8,539/mo	\$102,468/yr	\$2.36 avg	\$11,700/mo

INCOME STATEMENT

Income Item	Current	Market
Gross Rent Income	\$102,468	\$140,400
Laundry Income	\$700	\$700
TOTAL GROSS INCOME	\$103,168	\$141,100
Less: Vacancy (3.0%)	(\$3,095)	(\$4,212)
Gross Operating Income	\$100,073	\$136,888
Less: Total Expenses	(\$33,970)	(\$33,970)
NET OPERATING INCOME	\$66,103	\$102,918

EXPENSE BREAKDOWN

EXPENSE ITEM	AMOUNT
Property Tax	\$14,300
Insurance	\$5,570
Utilities	\$6,000
Landscaping	\$1,800
Repairs & Maintenance	\$1,200
Management (5%)	\$4,800
Reserves	\$300
TOTAL EXPENSES	\$33,970

 FINANCING SCENARIO

40% DOWN / 6.00% RATE — ILLUSTRATIVE	CURRENT	MARKET
Purchase Price	\$1,298,000	\$1,298,000
Down Payment (40%)	\$519,200	\$519,200
Loan Amount (60%)	\$778,800	\$778,800
Interest Rate	6.00%	6.00%
GROSS OPERATING INCOME	\$102,468	\$140,400
OPERATING EXPENSES	(\$33,970)	(\$33,970)
NET OPERATING INCOME	\$66,103	\$102,918
Annual Loan Payment	(\$56,032)	(\$56,032)
Cash After Debt Service	\$10,071	\$46,886
Cash-on-Cash Return	1.94%	9.03%
Principal Reduction (Yr 1)	\$11,540	\$11,540
Total Annual Return	\$21,611 (4.16%)	\$58,426 (11.25%)

 DEMOGRAPHIC PROFILE

METRIC	1 MILE	3 MILES	5 MILES
Population (2025)	88,192	609,331	1,267,339
Households	34,048	237,138	498,787
Avg HH Income	\$74,380	\$86,447	\$97,269
Daytime Employment	45,064	331,080	665,797

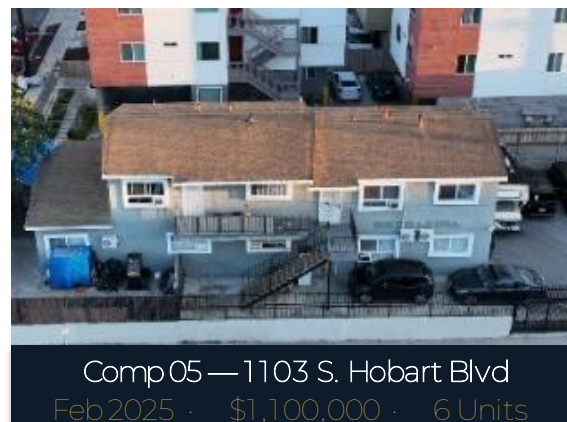
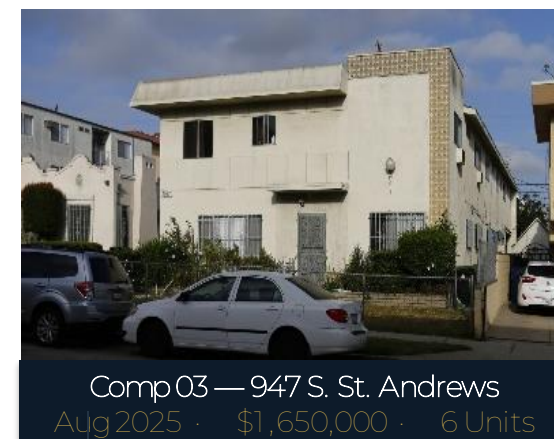
KEY INVESTMENT NUMBER — SUMMARY

\$1,298,000 List Price	\$216,333 Price/Unit	\$359/SF Price/SF	5.09% Cap Rate - Current	7.93% Cap Rate at Market Rent
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6+ Unit Sales Comparables

#	ADDRESS	SALE DATE	UNITS	SALE PRICE	YR BUILT	BLDG SF	\$/SF
★	1207 S. Kingsley Dr. ← SUBJECT	Listed	6	\$1,298,000	1964	3,612	\$359.36
01	1120 S. Harvard Blvd, LA 90006	Jan 2026	6	\$1,300,000	1964	4,488	\$289.66
02	946 S. Kingsley Dr, LA 90006	Dec 2025	6	\$1,326,000	1961	5,168	\$256.58
03	947 S. St. Andrews Pl, LA 90006	Aug 2025	6	\$1,650,000	1963	5,368	\$307.38
04	2734 James M Wood Blvd, LA	Apr 2025	8	\$1,400,000	1951	4,320	\$324.07
05	1103 S. Hobart Blvd, LA 90006	Feb 2025	6	\$1,100,000	1962	3,303	\$333.03
06	1714 7th Ave, LA 90006	Mar 2025	6	\$1,110,000	1949	3,018	\$367.79
AVG Comparable Averages							\$313.09

COMPARABLE PROPERTY PHOTOS



Exclusively listed by

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