

# 1037 S. HOLT AVE

LOS ANGELES, CA 90035

OFFERING MEMORANDUM



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# EXECUTIVE OVERVIEW



## THE OPPORTUNITY

1037 S Holt Ave presents a rare opportunity to acquire a well-maintained 6-unit multifamily asset in a highly desirable Mid-City Los Angeles location, just east of Beverly Hills. Offered at \$2,100,000 (\$394/SF and \$350,000 per unit), the property delivers stable, 5 units occupied in-place income with clear value-add potential. With a current CAP rate of 4.82% and GRM of 12.53, the asset offers a strong path to improved performance, reaching a projected 6.70% CAP rate and 10.00 GRM through organic rent growth and unit turnover.

Built in 1957, the approximately 5,330 square-foot building sits on a 6,642 square-foot LAR3-zoned lot, providing both immediate income and long-term redevelopment potential. The unit mix consists of three 1-bedroom/1-bath units, two 2-bedroom/2-bath units, and one 2-bedroom/1-bath unit—well-suited to the area's renter demographic. The property includes 6 on-site parking spaces and has completed seismic retrofitting in 2022, offering operational stability and reduced capital expenditure risk. Utilities are structured with landlord-paid water and tenant-paid gas and electric, helping to optimize expense efficiency.

### The Location

Ideally positioned in a prime Mid-City neighborhood, 1037 S Holt Ave benefits from immediate proximity to Beverly Hills, Pico-Robertson, and the broader West Los Angeles market. The property offers convenient access to major employment centers including Century City and West Hollywood, as well as key transit corridors such as the I-10 Freeway. Residents enjoy a diverse mix of nearby dining, retail, and cultural amenities, supporting consistently strong rental demand. This high-barrier-to-entry submarket continues to demonstrate low vacancy rates and long-term appreciation, making 1037 S Holt Ave an attractive investment for both yield and future upside.

# PROPERTY SUMMARY

*Located in the desirable Pico-Robertson neighborhood of West Los Angeles, 1037 S. Holt Ave offers investors a prime multifamily asset surrounded by high-income residents, strong renter demand, and consistent market performance. With excellent walkability, proximity to major employment centers, and enduring neighborhood appeal, the property presents a compelling opportunity for stable income and long-term value in one of Los Angeles' most sought-after Westside communities.*

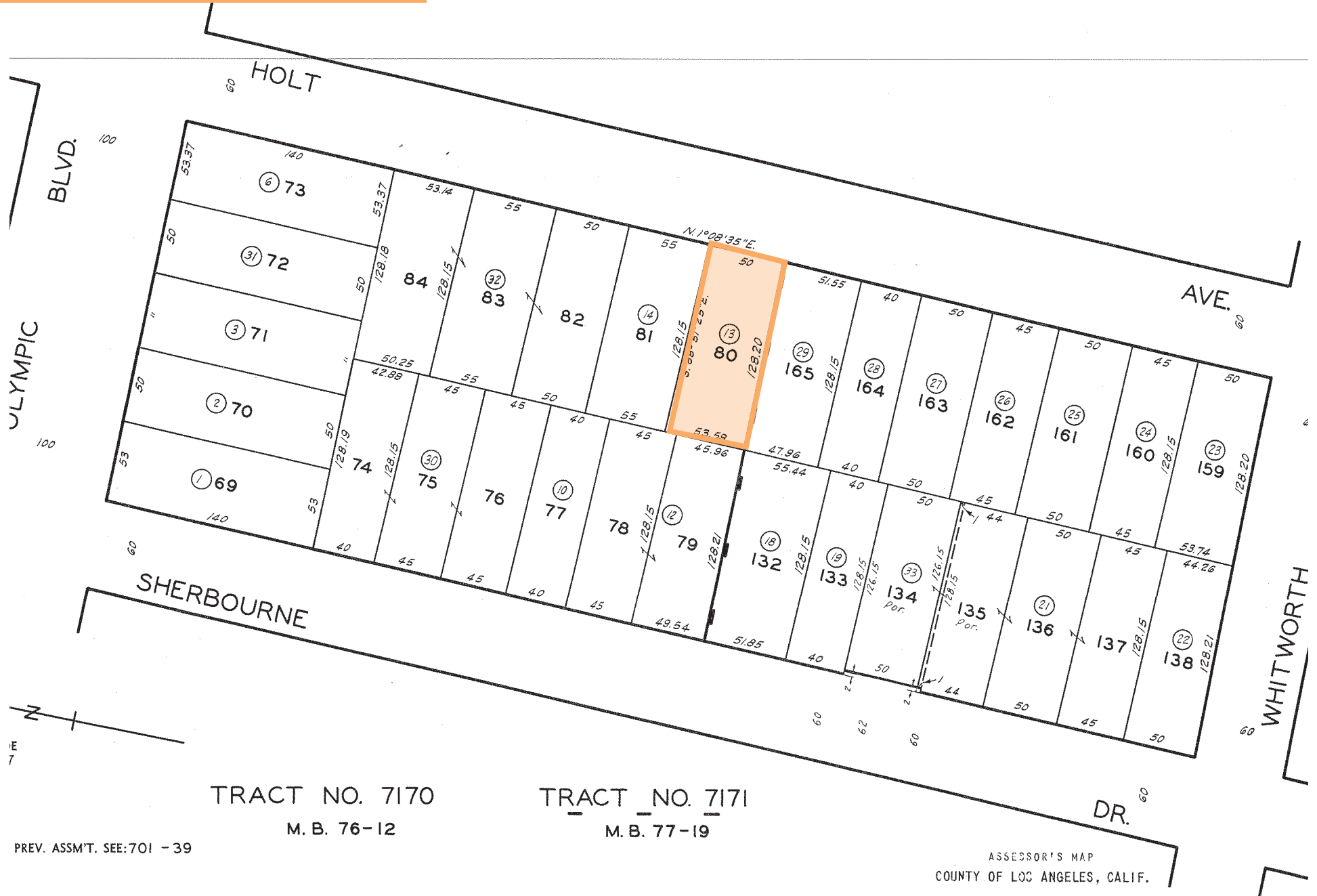
Price	\$2,100,000
Number of Units	6
Total BLDG SF approx	5,330 SF
Total LOT SF approx	6,642
# of Parking	6
# of Stories	2
Year Built	1957
Zoning	LAR3
APN	4332-024-013
Utilities: Water	Landlord
Utilities: Gas & Electric	Tenant
EQ Retrofitting	Completed - 2022
Balcony Inspection	N/A - No Balcony on Property
Vacancy	1 Unit Delivered Vacant
Unit Mix	Three 1+1, Two 2+2, One 2+1
Laundry	On Site



## INVESTMENT HIGHLIGHTS

- **Subject Property** – Well-maintained multifamily asset in Pico-Robertson neighborhood.
- **Strategic Location** – Just off Olympic Boulevard just a block south of City of Beverly Hill border with quick access to La Cienega, Robertson, and major east-west corridors, placing retail, dining, and transit nodes within reach.
- **Solid Rental Demand** – The Pico-Robertson area maintains healthy occupancy and tenant interest, driven by its proximity to major employment hubs and central Westside access.
- **Proximity to Employment & Lifestyle Hubs** – Minutes from Beverly Hills, Century City, Westwood, and Culver City, giving tenants efficient access to jobs, entertainment, and services.
- **Transit & Commute Friendly** – Served by multiple bus lines and arterial routes; the property's location supports both car and transit commuting.
- **Lifestyle Appeal** – Surrounded by neighborhood retail, cafés, parks, and cultural assets that enhance tenant quality and retention.
- **Market Resilience** – Backed by sustained demand and ongoing Westside investment, the location helps support rental stability and long-term property value.

# PARCEL MAP



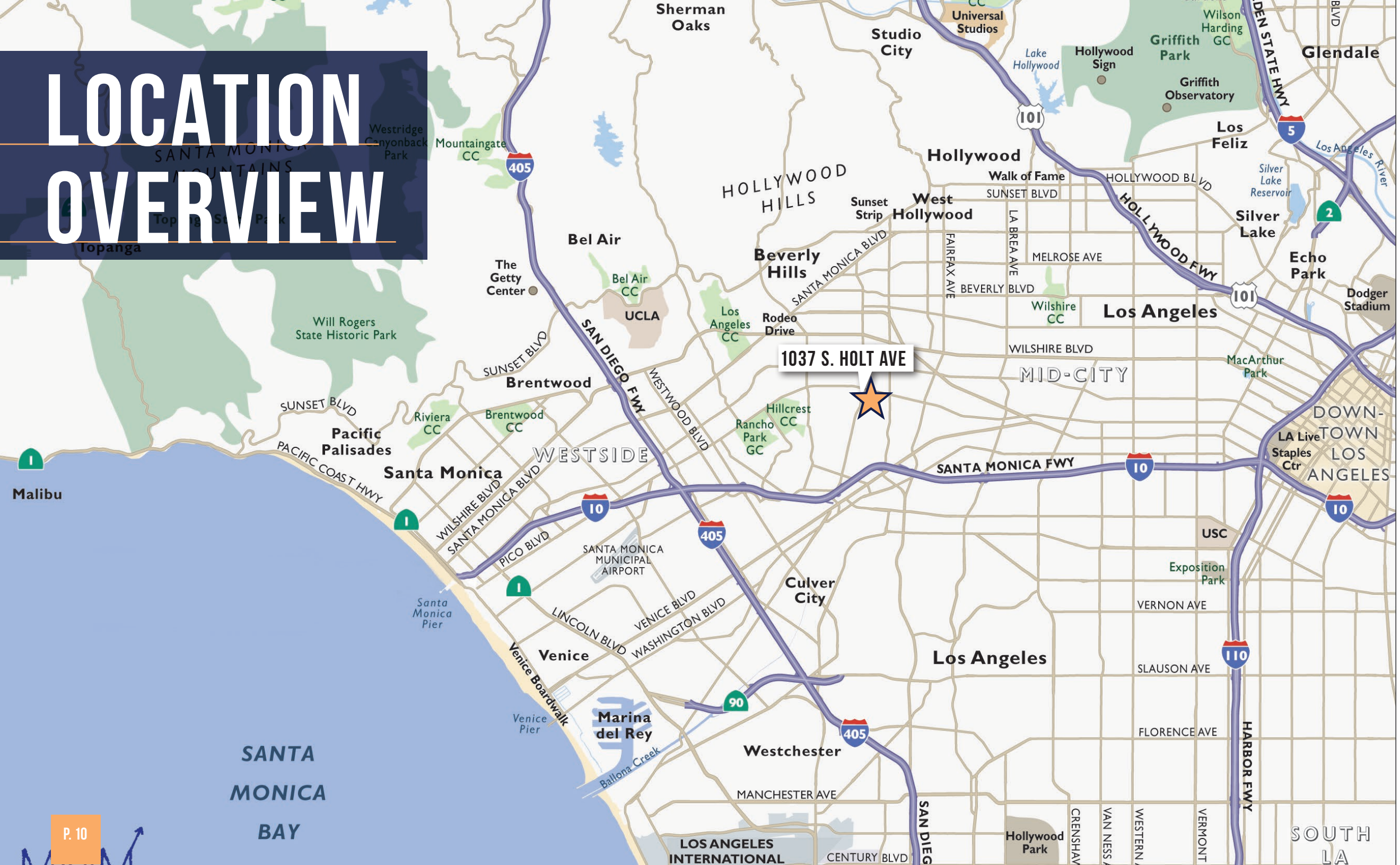
# AERIAL VIEW



# EXTERIOR PHOTOS



# LOCATION OVERVIEW



## A PREMIER LOCATION OPPORTUNITY

1037 S. Holt Avenue is perfectly positioned in the heart of Pico Robertson, one of Los Angeles's most desirable and centrally located neighborhoods. Known for its walkable streets, community charm, and proximity to major employment and entertainment hubs, the area offers residents exceptional access to Beverly Hills, Century City, Culver City, and West Hollywood. With tree-lined residential blocks, low-rise apartment buildings, and an abundance of nearby cafés, markets, and restaurants, Pico Robertson delivers an inviting blend of neighborhood warmth and urban convenience that continues to attract high-quality tenants year-round.

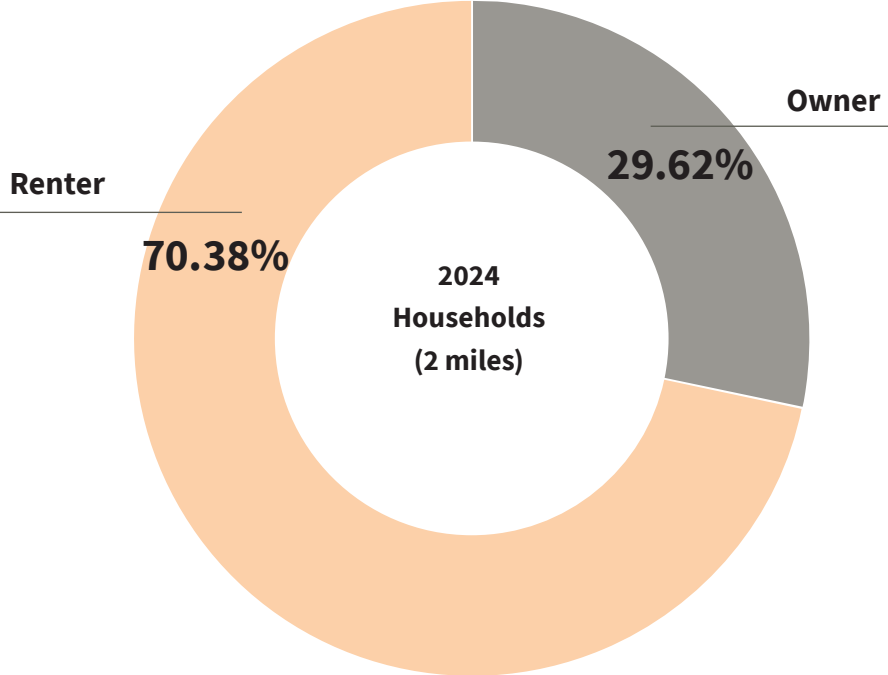
The neighborhood's rich cultural and historical fabric adds to its enduring appeal. Home to one of Los Angeles's most established Jewish communities, Pico Robertson offers a vibrant mix of synagogues, schools, and kosher eateries, creating a unique sense of identity and liveliness. Residents enjoy walkable access to daily conveniences, boutique retail, and fitness studios, along with easy connections to the 10 Freeway and major surface streets that link directly to Century City and Downtown Los Angeles.

From an investment standpoint, Pico Robertson remains one of the strongest and most resilient rental markets on the Westside. With limited multifamily supply, high tenant retention, and steady rent growth, the area consistently delivers reliable income performance. Properties like 1037 S. Holt Avenue benefit from the neighborhood's deep renter base of professionals and families seeking quality housing in a safe, well-connected, and amenity-rich environment, making it an exceptional location for both stability and long-term appreciation.

# DEMOGRAPHICS

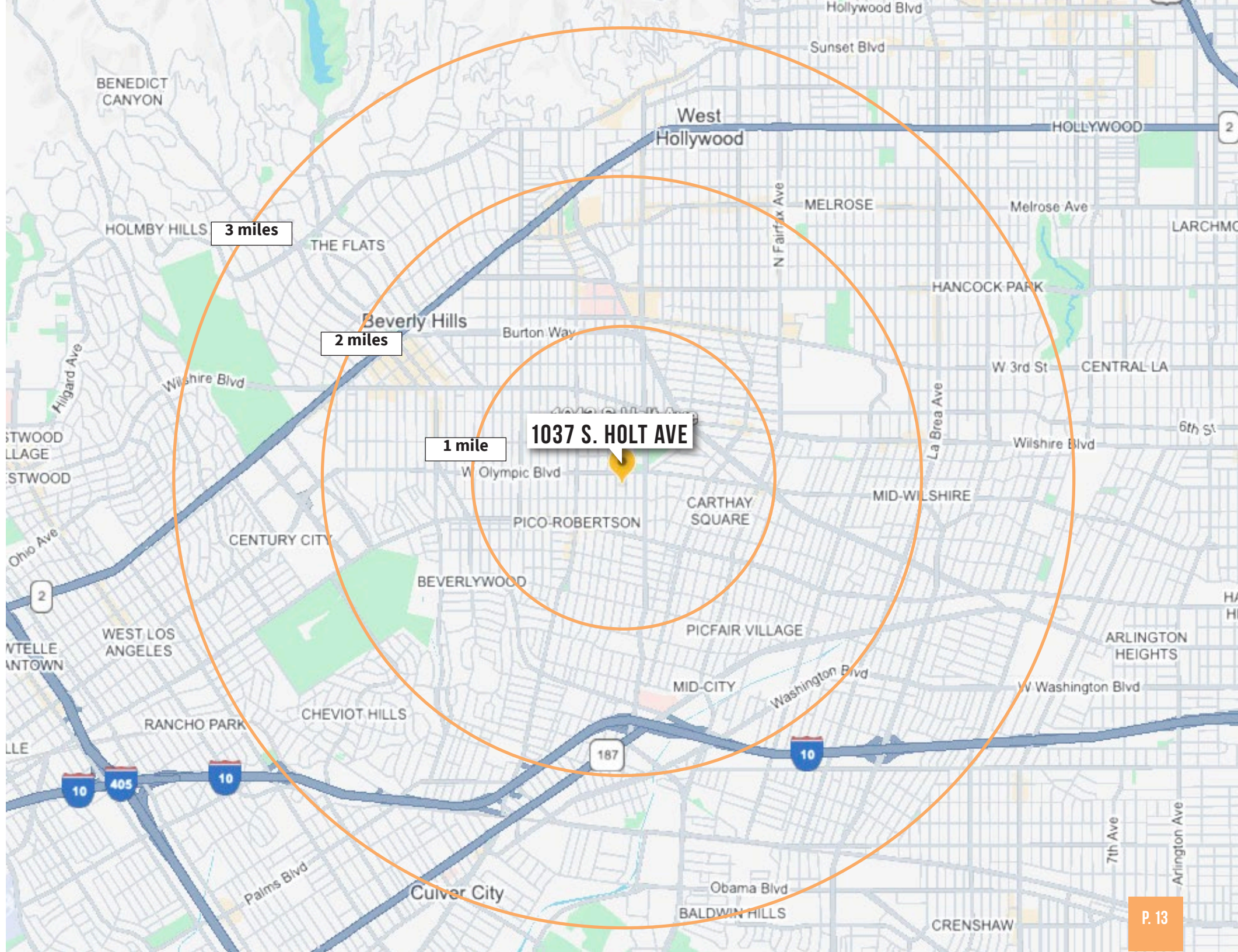
## West Los Angeles Prime

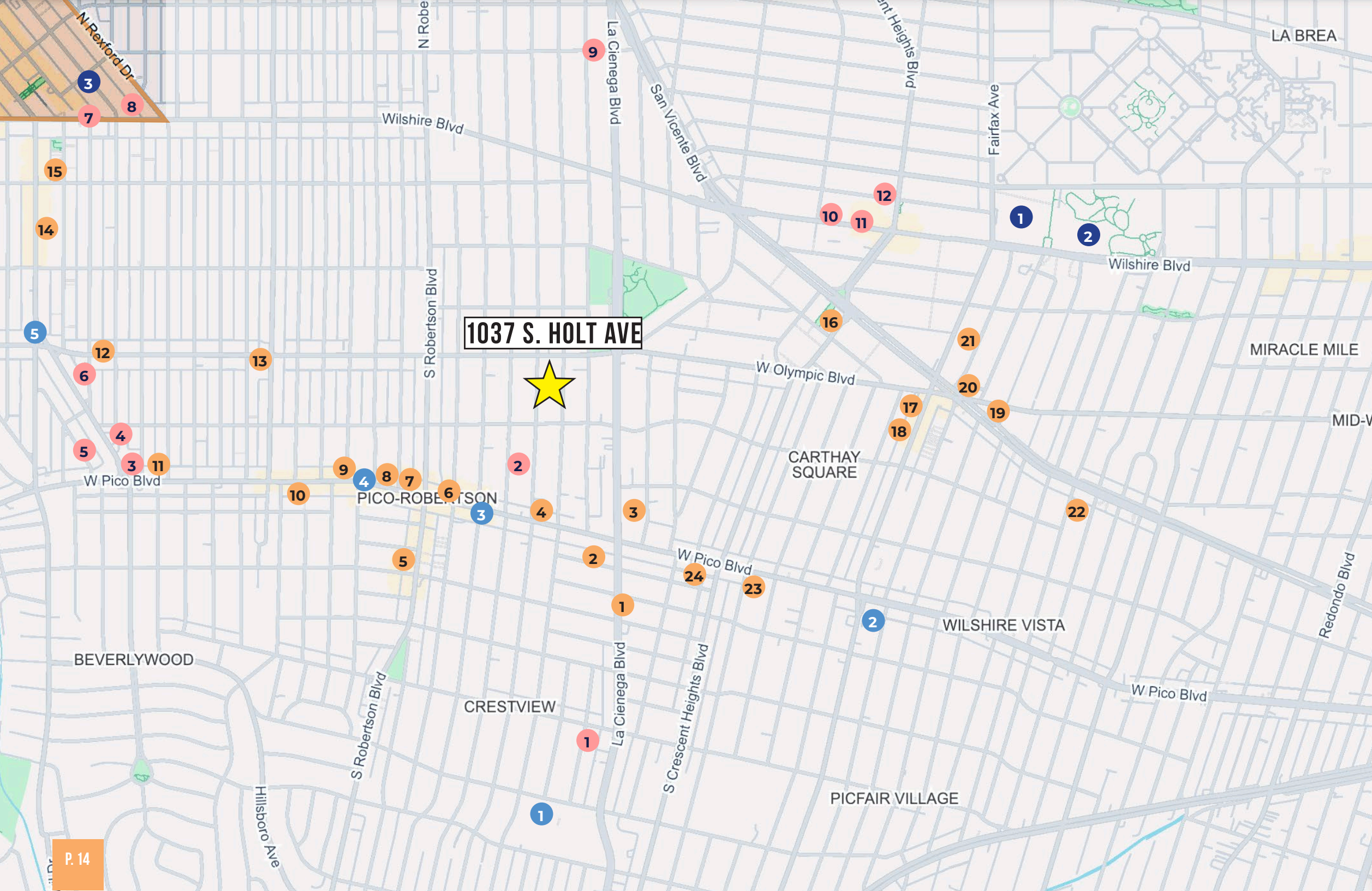
- ✓ **Affluent Area** – High-income neighborhood with strong purchasing power.
- ✓ **Educated Demographic** – Well-educated residents with high college attainment.
- ✓ **Walkable Setting** – Dense, pedestrian-friendly area with abundant amenities.
- ✓ **Strong Rental Market** – Consistent demand near major employment hubs.
- ✓ **Vibrant Community** – Diverse, energetic area popular with young professionals.



## Demographics

	1 MILE	2 MILE	3 MILE
<b>POPULATION</b>			
Total	46,209	327,693	925,730
<b>HOUSEHOLDS</b>			
Total Households	20,611	153,157	405,209
Owner Households	5,655	45,366	106,303
Renter Households	14,956	107,790	298,905
<b>INCOME</b>			
Avg HH Income	\$124,826	\$124,173	\$107,167
Median HH Income	\$96,932	\$92,460	\$74,809





1037 S. HOLT AVE

## LOCAL AMENITIES

### Restaurants

- 1 Yoshinoya
- 2 Versailles Cuban Food
- 3 Mad Bulldog Hot Chicken
- 4 Trattoria Natalie
- 5 A Food Affair
- 6 Minori
- 7 La Bottega
- 8 Supa Coffee
- 9 Mr Shiloh's Steak
- 10 Factors Famous Deli
- 11 Il Moderno
- 12 Viviane
- 13 Sasabune Beverly Hills
- 14 Urth Cafe
- 15 Matu
- 16 Stella Coffee Beverly Hills
- 17 Lalibela
- 18 Messob Ethiopian
- 19 Qi Steam Kitchen
- 20 Fortune House Chinese
- 21 Tom Bergin's
- 22 Sonoratown
- 23 South Philly Experience
- 24 Stevies Creole Cafe

### Attractions / Shops

- 1 Los Angeles County Museum of Art
- 2 La Brea Tar Pits
- 3 Beverly Hills Golden Triangle

### Hotels

- 1 La Cienega Inn Hotel
- 2 The Carlyle Inn
- 3 Burton House Beverly Hills
- 4 Beverly Hills Marriott
- 5 Cameo Beverly Hills
- 6 Avalon Hotel Beverly Hills
- 7 The Four Seasons
- 8 SIXTY Beverly Hills
- 9 SLS Hotel
- 10 AC Hotel Beverly Hills
- 11 Kimpton Hotel Wilshire
- 12 Wilshire Crest Hotel

### Grocery / Shops

- 1 Target
- 2 Vons
- 3 Glatt Market
- 4 Beverly Hills Kosher Meat Market Pavillions



# FINANCIAL ANALYSIS



## FINANCIAL SUMMARY

### FINANCIAL SUMMARY

PRICE	\$2,100,000
Price / SF	\$394.00
Price Per Unit	\$350,000
CAP Rate - Current	4.82%
CAP Rate - Proforma	6.70%
GRM - Current	12.53
GRM - Pro Forma	10.00

### LOAN SUMMARY

Down Payment %	50%
Loan Amount	1,050,000
Down Payment	1,050,000
Interest Rate	6.00%
Amortized	30
Term	5

### PROPERTY SUMMARY - BUILDING DATA

Number of Units	6
Total BLDG SF	5,330
Total LOT SF	6,642
# of Parking	6
# of Stories	2
Year Built	1957
Zoning	LAR3
APN	4332-024-013

## ANNUALIZED OPERATING DATA

Annualized Income (Est.)	Current Rents	Market Rents
<b>Potential Rental Income / Gross Income (GI)</b>	<b>\$167,558</b>	<b>\$210,000</b>
Less: Vacancy & Cr. Losses	\$(5,027)	\$(6,300)
<b>Effective Rental Income</b>	<b>\$162,531</b>	<b>\$203,700</b>
Other Income (Collectable)	\$-	\$-
<b>Gross Operating Income (GOI)</b>	<b>\$162,531</b>	<b>\$203,700</b>
Less: Operating Expenses	\$(61,412)	\$(63,058)
<i>Expense % of GI</i>	36.65%	30.03%
<b>Net Operating Income (NOI)</b>	<b>\$101,120</b>	<b>\$140,642</b>

Debt Service - Proposed	Current Rents	Market Rents
Loan Payment YR 1	\$75,543	\$75,543
DCR	1.34	1.86
Pre-Tax Cash Flow	\$25,576	\$65,098
%	2.44%	6.20%
Plus Principal Reduction	\$12,543	\$12,543
Total Return Before Taxes	\$38,120	\$77,642
%	3.63%	7.39%

Annualized Expenses	Figures	@Current Rents	@Market Rents
RE Taxes (Est 1.18738%)	ESTIMATE	\$24,935	\$24,935
Management (Est 4%)	ESTIMATE	\$6,501	\$8,148
Repairs & MTN - (Est \$750/Unit)	ESTIMATE	\$4,500	\$4,500
Utilities - Electricity	ESTIMATE	\$794	\$794
Utilities - Water	YE '25 ACTUAL	\$2,096	\$2,096
Utilities - Sewer	YE '25 ACTUAL	\$1,405	\$1,405
Utilities - Gas	YE '25 ACTUAL	\$2,035	\$2,035
Trash	ESTIMATE	\$3,000	\$3,000
Gardening	YE '25 ACTUAL	\$3,645	\$3,645
Pest	ESTIMATE	\$500	\$500
Insurance	ESTIMATE	\$10,500	\$10,500
License and Fees	ESTIMATE	\$1,500	\$1,500
<b>Total Expenses</b>		<b>\$61,412</b>	<b>\$63,058</b>
<b>Expenses Per RSF</b>		<b>\$11.52</b>	<b>\$11.83</b>
<b>Expense as % of GI</b>		<b>36.65%</b>	<b>30.03%</b>

## ANNUAL SCHEDULED INCOME (RENT ROLL)

Unit	Type	Actual - Monthly	Actual - Annual	Market - Monthly	Market - Annual	Move-In Dates
1	2+2	\$2,745	\$32,934	\$3,500	\$42,000	4/29/2022
2	1+1	\$2,055	\$24,658	\$2,500	\$30,000	2/18/2023
3	1+1	\$2,500	\$30,000	\$2,500	\$30,000	DELIVERED VACANT Rents Projected Post Remodel
4	2+2	\$2,399	\$28,794	\$3,500	\$42,000	9/1/2017
5	1+1	\$1,714	\$20,572	\$2,500	\$30,000	12/4/2006
6	2+1	\$2,550	\$30,600	\$3,000	\$36,000	6/21/2025
<b>TOTAL</b>		<b>\$13,963</b>	<b>\$167,558</b>	<b>\$17,500</b>	<b>\$210,000</b>	
<b>RENT/SF</b>		<b>\$2.62</b>	<b>\$31.44</b>	<b>\$3.28</b>	<b>\$39.40</b>	

## RENT ROLL SUMMARY

# OF UNITS	Type	Actual - Monthly	Actual - Annual	Market - Monthly	Market - Annual	Actual Monthly Avg
3	1+1	\$5,626	\$67,514	\$7,500	\$90,000	\$2,090
1	2+1	\$2,550	\$30,600	\$3,000	\$36,000	\$2,550
2	2+2	\$5,074	\$60,889	\$7,000	\$84,000	\$2,572
		<b>\$13,250</b>	<b>\$159,003</b>	<b>\$17,500</b>	<b>\$210,000</b>	

# COMPARABLES



## SALES COMPS - ACTIVE

<p>1</p> <p>LP: \$1,995,000</p> <p>26650095 Active</p> <p>1017 S SHENANDOAH ST LOS ANGELES</p> <p># of Units: 6 Sqft: 5,056 Lot Sq Ft: 6,010</p>	<p>2</p> <p>LP: \$2,680,000</p> <p>SB26027831MR Active</p> <p>1114 S SHERBOURNE LOS ANGELES</p> <p># of Units: 7 Sqft: 6,278 Lot Sq Ft: 6,400</p>	<p>3</p> <p>LP: \$2,300,000</p> <p>25607081 Active</p> <p>1043 S HOLT AVE LOS ANGELES</p> <p># of Units: 6 Sqft: 5,524 Lot Sq Ft: 6,378</p>
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## SALES COMPS - SOLD

<p>1</p> <p>SP: \$1,785,000</p> <p>25596401 Sold</p> <p>1111 S HOLT AVE LOS ANGELES</p> <p># of Units: 6 Sqft: 4,630 Lot Sq Ft: 6,399</p>	<p>2</p> <p>COMP26148325 Sold</p> <p>1036 S WOOSTER ST LOS ANGELES</p> <p># of Units: 5 Sqft: 6,120 Lot Sq Ft: 6,795</p>	<p>3</p> <p>SP: \$2,240,000</p> <p>25586741 Sold</p> <p>919 S SHERBOURNE DR LOS ANGELES</p> <p># of Units: 5 Sqft: 5,750 Lot Sq Ft: 5,747</p>
<p>4</p> <p>SP: \$1,950,000</p> <p>25546199 Sold</p> <p>8686 W OLYMPIC BLVD LOS ANGELES</p> <p># of Units: 8 Sqft: 6,213 Lot Sq Ft: 7,432</p>	<p>5</p> <p>Sold</p> <p>25541629 Sold</p> <p>1026 S SHENANDOAH ST LOS ANGELES</p> <p># of Units: 6 Sqft: 5,294 Lot Sq Ft: 7,055</p>	<p>6</p> <p>SP: \$2,218,052</p> <p>25505555 Sold</p> <p>1036 S BEDFORD ST LOS ANGELES</p> <p># of Units: 5 Sqft: 5,861 Lot Sq Ft: 6,093</p>

## SALES COMPS - ACTIVE

	ADDRESS	LIST DATE	UNITS	YEAR BUILT	BLDG SF	LOT SF	ORIGINAL LIST PRICE	CURRENT LIST PRICE	PRICE / SF	PRICE / UNIT	CAP RATE*	GRM
S	1037 S Holt Ave Los Angeles, CA 90035		6	1957	5,330	6,642	\$2,100,000	\$2,100,000	\$394	\$350,000	4.82%	12.53
1	1017 S Shenandoah St <i>Fully Occupied</i>	2/11/26	6	1955	5,056	6,010	\$1,995,000	\$1,995,000	\$395	\$332,500	4.16%	14.44
2	1114 S Sherbourne <i>Fully Occupied</i>	2/6/26	7	1955	6,278	6,400	\$2,680,000	\$2,680,000	\$427	\$382,857	4.08%	14.70
3	1043 S Holt Ave <i>4-Units Delivered Vacant Vacant units projected at Market porst remodel</i>	10/16/25	6	1957	5,524	6,378	\$2,300,000	\$2,300,000	\$416	\$383,333	5.39%	11.14

## SALES COMPS - SOLD

	ADDRESS	SOLD DATE	UNITS	YEAR BUILT	BLDG SF	LOT SF	LIST PRICE	SOLD PRICE	PRICE / SF	PRICE / UNIT	CAP RATE*	GRM
S	1037 S Holt Ave Los Angeles, CA 90035		6	1957	5,330	6,642	\$2,100,000	\$2,100,000	\$394	\$350,000	4.82%	12.53
1	1111 S Holt Ave <i>Fully Occupied</i>	12/10/25	6	1953	4,630	6,399	\$1,850,000	\$1,785,000	\$406	\$383,167	4.97%	12.08
2	1036 S Wooster ST <i>Sold Off Market</i>	12/23/25	5	1965	6,120	6,795	OFF MARKET	\$2,100,000	\$390	\$439,000	N/A	N/A
3	919 S Sherbourne Dr <i>1 unit Delivered Vacant</i>	11/4/25	5	1958	5,750	5,747	\$2,300,000	\$2,240,000	\$314	\$243,750	4.70%	12.78
4	8686 W Olympic Blvd <i>Fully Occupied</i>	8/8/25	8	1926	6,213	7,432	\$2,200,000	\$1,950,000	\$323	\$221,250	5.58%	10.75
5	1026 S Shenandoah St <i>Fully Occupied</i>	10/10/25	6	1954	5,294	7,055	\$2,495,000	\$2,152,000	\$323	\$221,250	4.69%	12.78
6	1036 S Bedford St <i>Fully Occupied</i>	4/10/25	5	1960	5,861	6,093	\$2,095,000	\$2,218,052	\$378	\$443,610	3.86%	15.56

\*Cap Rate is based on an estimated NOI calculated at 60% of the advertised gross rental income including any projections if vacant.



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