

# 910 S MARIPOSA AVENUE

LOS ANGELES, CALIFORNIA 90006

**\$1,995,000 | 16 MULTIFAMILY UNITS**

ATTRACTIVE CURRENT 7.09% CAP RATE AND 7.61 GRM | FULLY UPGRADED ELECTRIC PANELS  
APPROXIMATELY 36% RENT UPSIDE | STRONG KOREATOWN LOCATION | ONLY \$124,688 PER UNIT

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EXCLUSIVELY LISTED BY:

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910 S MARIPOSA AVENUE, LOS ANGELES, CA 90006



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910 S MARIPOSA AVENUE, LOS ANGELES, CA 90006

# INVESTMENT OVERVIEW

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# INVESTMENT HIGHLIGHTS

- Attractively Priced at a 7.09% CAP Rate and a 7.61 GRM for Wood Frame/Stucco Construction
- Fully Upgraded Main Electrical Panel and Subpanels
- Strong Koreatown Location with Outstanding Rental Demographics in One of America's Densest Residential Neighborhoods
- Available for Only \$124,688 per Unit When Similar Properties Have Sold for an Average of Over \$151,000 per Unit in 2025
- Excellent Value-Add Opportunity – Current Rents Approximately 36% Below Market Rates
- Deemed a “Walker's Paradise” with a Walk Score of 95
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Potential to Benefit from Local Infrastructure Upgrades with Several 2028 Summer Olympic Venues Nearby



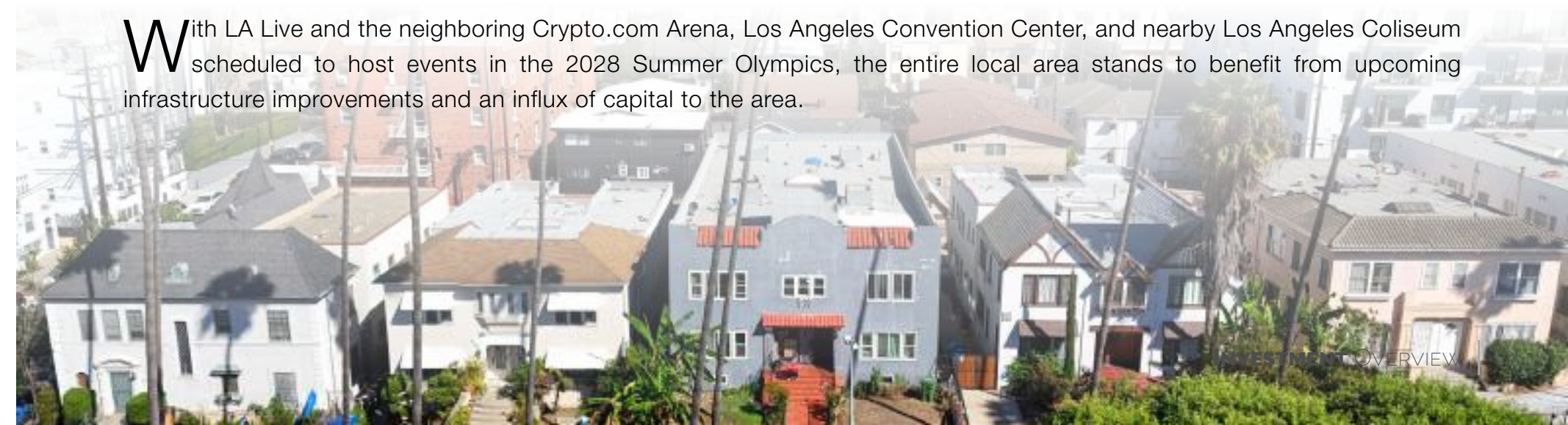
# INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 910 S Mariposa Avenue, a 16-unit multifamily property located in the thriving Koreatown neighborhood of Los Angeles, CA. Listed at a 7.09% CAP Rate and 7.61 GRM based on in-place income, the property offers investors strong immediate cash flow with the added opportunity to recapture approximately 36% in rent upside.

The property's electrical system has been upgraded, with a new main panel and new subpanels, saving a new owner from maintenance, insurance, and inefficient utility costs. Attractively priced when compared to similar recent sales, the building is being offered for \$124,688 per unit while similar assets have been selling for an average of \$151,782 per unit in 2025. Because the building is not on the Los Angeles Department of Building and Safety's seismic retrofit list, a new owner can save significant funds from otherwise costly seismic repairs (Buyer to verify).

Situated just south of 8th Street, the property offers tenants proximity to the abundant dining and shopping options throughout Koreatown, in addition to job centers in Downtown Los Angeles and the nearby University of Southern California. Residents also enjoy convenient access to the 110, 10, and 101 Freeways, while the Metro B Line and D Line subways, along with several Metro bus stops, are all within blocks of the property.

With LA Live and the neighboring Crypto.com Arena, Los Angeles Convention Center, and nearby Los Angeles Coliseum scheduled to host events in the 2028 Summer Olympics, the entire local area stands to benefit from upcoming infrastructure improvements and an influx of capital to the area.



# 910 S Mariposa Avenue

Los Angeles, CA 90006

\$1,995,000

LISTING PRICE

\$124,688

PRICE/UNIT

\$241

PRICE/SF

7.09%

CAP RATE - CURRENT

7.61

GIM - CURRENT

11.41%

CAP RATE - PRO FORMA

5.57

GIM - PRO FORMA

## THE OFFERING

Price	\$1,995,000
Down Payment	100% / \$1,995,000
Price/Unit	\$124,688
Price/SF	\$241
Number of Units	16
Rentable Square Feet	8,272 SF
Number of Buildings	1
Number of Stories	2
Year Built	1925
Lot Size	6,411 SF

## VITAL DATA

CAP Rate - Current	7.09%
GIM - Current	7.61
Net Operating Income - Current	\$141,386
CAP Rate - Pro Forma	11.41%
GIM - Pro Forma	5.57
Net Operating Income - Pro Forma	\$227,584

# PROPERTY DETAILS

## THE OFFERING

Property Address:	910 S Mariposa Avenue Los Angeles, CA 90006
Assessor's Parcel Number:	5094-022-025
Zoning:	LAR4

## SITE DESCRIPTION

Number of Units:	16
Number of Buildings:	1
Number of Stories:	2
Year Built:	1925
Rentable Square Feet:	8,272 SF
Lot Size:	6,411 SF
Type of Ownership:	Fee Simple

## CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Roof:	Flat



OFFERING PRICE:  
**\$1,995,000**

## PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

## UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
12	Single 1 Bath	450
3	1 Bdr 1 Bath	600
1	2 Bdr 1 Bath	900
<b>16</b>	<b>TOTAL</b>	<b>8,272</b>

910 S MARIPOSA AVENUE, LOS ANGELES, CA 90006

# LOCATION OVERVIEW

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## KOREATOWN LOS ANGELES

A HIGHLY WALKABLE,  
TRANSIT-RICH PART OF  
KOREATOWN WITH A MIX OF  
RESIDENTIAL, COMMERCIAL,  
AND INSTITUTIONAL USES.

HISTORIC • DIVERSE • DINING • NIGHTLIFE • METRORAIL



SEOUL INTERNATIONAL PARK

Koreatown is a vibrant LA neighborhood filled with hidden gems, bars, eateries, and a collision of cultures. As the name suggests, the atmosphere in Koreatown is heavily influenced by Korean culture. The neighborhood is a favorite destination among foodies city-wide for its endless selection of authentic Korean restaurants, but the community has a much more diverse character than that: the broad range of cultural influences is exemplified in landmarks like the synagogue and contemporary art gallery of the Wilshire Boulevard Temple, the Latin fusion cuisine of Roy Choi's restaurants, and the popular German/Korean/Hawaiian tinged gastropub, Biergarten.

Although the area is a hot spot for LA residents' day trips, Koreatown is known as one of the best places to live in LA. Most locals rent their homes and enjoy parks, coffee shops, and stores within walking distance of their apartments. As one of the most popular sections of LA during Hollywood's golden age, many historic buildings, bars, and restaurants have been preserved or restored to transport patrons to another time.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, MARCUS & MILLICHAP RESEARCH CENSUS REPORT



ROBERT F. KENNEDY COMMUNITY SCHOOLS



CALIFORNIA MARKETPLACE



DAWOOLJUNG



THE LINE HOTEL LA



METRO RED LINE



CHAPMAN MARKET

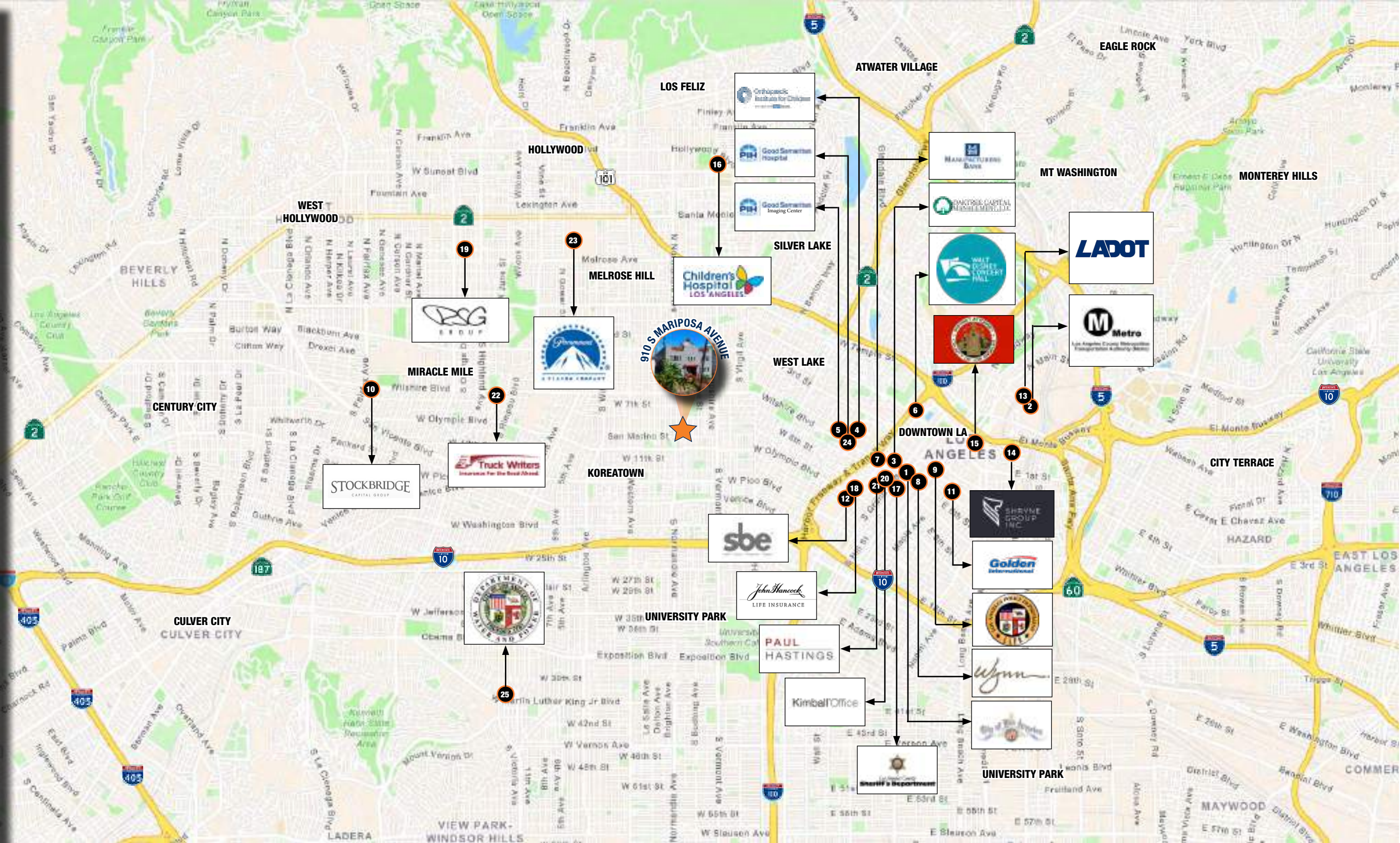


THE WILTERN

# MAJOR EMPLOYERS

1	City of Los Angeles	40,000
2	City of Los Angeles - Department of Transportation	25,000
3	Oaktree Capital Management LLC	10,000
4	The Orthopedic Institute for Children-UCLA	5,024
5	Samaritan Imaging Center	5,016
6	Disneyland International-Walt Disneyland Concert Hall	5,000
7	Manufacturers Union Bank Foundation	4,200
8	Wynn Las Vegas LLC	3,153
9	City of Los Angeles-Police Department	3,000
10	Stockbridge Capital Group	3,000
11	Golden International	2,968
12	SBE Holdings LLC	2,693
13	Los Angles County Metropolitan Transportation Authority-Lacmta	2,510
14	Shryne Group Inc	2,500
15	Los Angeles County District Attorney Office-Lada	2,222
16	Childrens Hospital Los Angeles	2,213
17	County of Los Angeles-Sheriffs Department	2,168
18	John Hancock Life Insurance Company USA-John Hancock	2,000
19	Rsg Group USA Inc-Golds Gym	2,000
20	Kimball Office Inc	1,959
21	Paul Hastings LLP	1,875
22	Truck Underwriters Association	1,767
23	Paramount Pictures Corporation-Paramount Studios	1,700
24	PIH Health Good Samaritan Hospital	1,610
25	Los Angeles Department Water & Power	1,589

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



# DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	122,768	623,832	1,244,104
2024 Estimate			
Total Population	119,482	616,265	1,228,679
2020 Census			
Total Population	116,314	617,101	1,244,111
2010 Census			
Total Population	115,551	611,701	1,224,343
Daytime Population			
2024 Estimate	104,899	799,327	1,447,820
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	54,233	261,329	520,771
2024 Estimate			
Total Households	52,007	254,408	508,717
Average (Mean) Household Size	2.3	2.4	2.5
2020 Census			
Total Households	48,963	244,916	492,164
2010 Census			
Total Households	44,051	220,690	452,589
Growth 2024-2029	4.3%	2.7%	2.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	58,425	284,526	563,332
2024 Estimate	55,982	276,687	549,824
Owner Occupied	3,461	32,973	96,607
Renter Occupied	48,497	221,489	412,103
Vacant	3,974	22,279	41,108
Persons in Units			
2024 Estimate Total Occupied Units	52,007	254,408	508,717
1 Person Units	39.2%	38.9%	39.9%
2 Person Units	27.6%	27.6%	27.6%
3 Person Units	14.7%	13.4%	12.6%
4 Person Units	10.3%	10.4%	9.8%
5 Person Units	5.0%	5.4%	5.1%
6+ Person Units	3.2%	4.3%	4.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.7%	7.6%	10.1%
\$150,000-\$199,999	4.2%	6.4%	7.3%
\$100,000-\$149,999	10.8%	13.1%	14.6%
\$75,000-\$99,999	11.8%	11.2%	11.7%
\$50,000-\$74,999	17.3%	15.4%	14.6%
\$35,000-\$49,999	13.3%	11.4%	10.5%
\$25,000-\$34,999	12.4%	9.9%	8.7%
\$15,000-\$24,999	10.8%	9.3%	8.5%
Under \$15,000	15.7%	15.6%	14.2%
Average Household Income	\$65,904	\$79,937	\$88,781
Median Household Income	\$49,194	\$59,177	\$66,795
Per Capita Income	\$29,059	\$34,760	\$39,110
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	119,482	616,265	1,228,679
Under 20	19.1%	19.1%	19.3%
20 to 34 Years	28.8%	30.1%	28.6%
35 to 39 Years	8.5%	8.5%	8.8%
40 to 49 Years	13.9%	13.2%	13.6%
50 to 64 Years	17.7%	16.8%	17.1%
Age 65+	12.1%	12.2%	12.6%
Median Age	38.0	38.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	88,186	447,105	900,415
Elementary (0-8)	19.8%	17.2%	15.4%
Some High School (9-11)	9.6%	9.6%	8.8%
High School Graduate (12)	20.4%	18.4%	17.6%
Some College (13-15)	13.1%	15.0%	15.6%
Associate Degree Only	5.2%	5.1%	5.4%
Bachelor's Degree Only	23.7%	24.1%	25.0%
Graduate Degree	8.2%	10.6%	12.0%
Population by Gender			
2024 Estimate Total Population	119,482	616,265	1,228,679
Male Population	49.2%	49.0%	49.0%
Female Population	50.8%	51.0%	51.0%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

# DEMOGRAPHICS SUMMARY



## POPULATION

In 2024, the population in your selected geography is 1,228,679. The population has changed by 0.35 percent since 2010. It is estimated that the population in your area will be 1,244,104 five years from now, which represents a change of 1.3 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 15,642 people per square mile.



## HOUSEHOLDS

There are currently 508,717 households in your selected geography. The number of households has changed by 12.40 percent since 2010. It is estimated that the number of households in your area will be 520,771 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.5 people.



## INCOME

In 2024, the median household income for your selected geography is \$66,795, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 89.15 percent since 2010. It is estimated that the median household income in your area will be \$77,235 five years from now, which represents a change of 15.6 percent from the current year.

The current year per capita income in your area is \$39,110, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$88,781, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 655,433 people in your selected area were employed. The 2010 Census revealed that 52.1 of employees are in white-collar occupations in this geography, and 22.7 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



## HOUSING

The median housing value in your area was \$929,148 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 92,827.00 owner-occupied housing units and 359,771.00 renter-occupied housing units in your area.



## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 35.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.4 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.1 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DAN SUNG SA

**95 WALK SCORE**  
**“WALKER’S PARADISE”**  
 Lace up your walking shoes  
 because this area  
 is considered a  
 walker’s paradise

**NEARBY RETAIL DESTINATIONS**

**KOREATOWN**

**WESTLAKE**

**PICO UNION**

**WESTERN HEIGHTS**

**UNIVERSITY PARK**

**DOWNTOWN LA**

**FASHION DISTRICT**

**Fig at 7th Shopping Mall**

**The Bloc Shopping Mall**

**610 S MARIPOSA AVENUE**

**Logos on map:** Quarters, Chipotle, Starbucks, Hartford HealthCare, rack, Target, ZARA, Victoria's Secret, H&M, California, Mendocino Farms, Sprinkles, Home Depot, Panda Express, The Westin, C, Good Samaritan Hospital, Chick-fil-A, LA Live, Grammy Museum, Ross, Food 4 Less, Burger King, Pollo Loco, Dino's, Layola High School, Dollar Tree, CVS pharmacy, Planet Fitness, 7-Eleven, Pabst, and others.

DAN SUNG SA

**95 WALK SCORE**  
**"WALKER'S PARADISE"**  
 Lace up your walking shoes  
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910 S MARIPOSA AVENUE, LOS ANGELES, CA 90006

# PRICING & FINANCIAL ANALYSIS

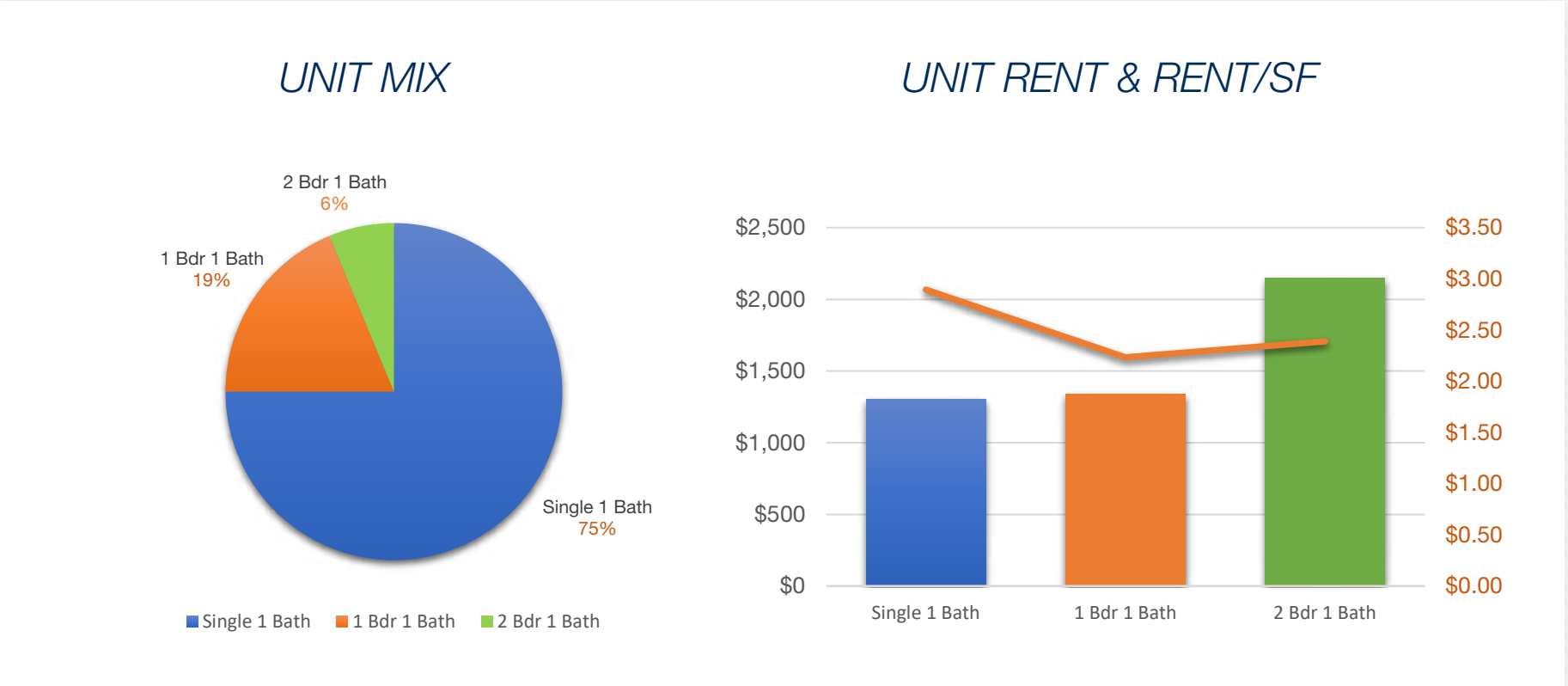
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
12	Single 1 Bath	450	\$686-\$1,767	\$2.89	\$15,626	\$1,795	\$3.99	\$21,540
3	1 Bdr 1 Bath	600	\$920-\$1,855	\$2.23	\$4,019	\$1,995	\$3.33	\$5,985
1	2 Bdr 1 Bath	900	\$2,150	\$2.39	\$2,150	\$2,295	\$2.55	\$2,295
16	TOTAL	8,272			\$21,795			\$29,820



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$261,540	\$16,346	\$357,840	\$22,365
Additional Income	\$540	\$34	\$540	\$34
GROSS POTENTIAL INCOME	\$262,080	\$16,380	\$358,380	\$22,399
Vacancy/Collection Allowance (GPR)	3.0% / \$7,846	\$490	3.0% / \$10,735	\$671
EFFECTIVE GROSS INCOME	\$254,234	\$15,890	\$347,645	\$21,728
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$23,934	\$1,496	\$23,934	\$1,496
Insurance	\$12,408	\$776	\$12,408	\$776
Utilities	\$30,507	\$1,907	\$30,507	\$1,907
Repairs & Maintenance	\$8,000	\$500	\$8,000	\$500
Trash	\$9,030	\$564	\$9,030	\$564
Management Fee	\$10,169	\$636	\$17,382	\$1,086
Reserves & Replacements	\$3,200	\$200	\$3,200	\$200
Landscaping	\$1,200	\$75	\$1,200	\$75
Pest Control	\$800	\$50	\$800	\$50
Unit Turnover	\$3,200	\$200	\$3,200	\$200
On-Site Payroll	\$10,400	\$650	\$10,400	\$650
TOTAL EXPENSES	\$112,848	\$7,053	\$120,061	\$7,504
Expenses per SF	\$13.64		\$14.51	
% of EGI	44.4%		34.5%	
NET OPERATING INCOME	\$141,386	\$8,837	\$227,584	\$14,224

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath	600	\$1,855	\$3.09
Unit 2	1 Bdr 1 Bath	600	\$920	\$1.53
Unit 3	Single 1 Bath	450	\$1,456	\$3.24
Unit 4	Single 1 Bath	450	\$951	\$2.11
Unit 5	Single 1 Bath	450	\$1,494	\$3.32
Unit 6	Single 1 Bath	450	\$1,600	\$3.56
Unit 7	Single 1 Bath	450	\$1,767	\$3.93
Unit 8	Single 1 Bath	Vacant	\$1,795	\$3.99
Unit 9	2 Bdr 1 Bath	900	\$2,150	\$2.39
Unit 10	1 Bdr 1 Bath	600	\$1,244	\$2.07
Unit 11	Single 1 Bath	450	\$686	\$1.52
Unit 12	Single 1 Bath	450	\$746	\$1.66
Unit 13	Single 1 Bath	450	\$1,615	\$3.59
Unit 14	Single 1 Bath	450	\$893	\$1.99
Unit 15	Single 1 Bath	450	\$974	\$2.16
Unit 16	Single 1 Bath	450	\$1,649	\$3.67
1	Total	Vacant	450	\$1,795
15	Total	Occupied	8,550	\$20,000
16	Total		8,100	\$21,795

FINANCIAL OVERVIEW

Property Details	
Location	910 S Mariposa Avenue Los Angeles, CA 90006
Price	\$1,995,000
Down Payment	100% / \$1,995,000
Number of Units	16
Price/Unit	\$124,688
Rentable Square Feet	8,272 SF
Price/SF	\$241
CAP Rate - Current	7.09%
CAP Rate - Pro Forma	11.41%
GRM - Current	7.61
GRM - Pro Forma	5.57
Year Built	1925
Lot Size	6,411 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
12	Single 1 Bath	450	\$686-\$1,767	\$15,626
3	1 Bdr 1 Bath	600	\$920-\$1,855	\$4,019
1	2 Bdr 1 Bath	900	\$2,150	\$2,150
16	TOTAL	8,272		\$21,795

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$261,540	\$357,840
Other Income	\$540	\$540
Gross Potential Income	\$262,080	\$358,380
Less: Vacancy / Deductions (GPR)	3.0% / \$7,846	3.0% / \$10,735
Effective Gross Income	\$254,234	\$347,645
Less: Expenses	\$112,848	\$120,061
Net Operating Income	\$141,386	\$227,584

Expenses	Current	Pro Forma
Real Estate Taxes	\$23,934	\$23,934
Insurance	\$12,408	\$12,408
Utilities	\$30,507	\$30,507
Repairs & Maintenance	\$8,000	\$8,000
Trash	\$9,030	\$9,030
Management Fee	\$10,169	\$17,382
Reserves & Replacements	\$3,200	\$3,200
Landscaping	\$1,200	\$1,200
Pest Control	\$800	\$800
Unit Turnover	\$3,200	\$3,200
On-Site Payroll	\$10,400	\$10,400
Total Expenses	\$112,848	\$120,061
Expenses / Unit	\$7,053	\$7,504
Expenses / SF	\$13.64	\$14.51
% of EGI	44.4%	34.5%

910 S MARIPOSA AVENUE, LOS ANGELES, CA 90006

# PROPERTY DESCRIPTION

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# PROPERTY SUMMARY

## THE OFFERING

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Assessor's Parcel Number	5094-022-025
Zoning	LAR4

## SITE DESCRIPTION

Number of Units	16
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Year Built	1925
Rentable Square Feet	8,272 SF
Lot Size	6,411 SF
Type of Ownership	Fee Simple

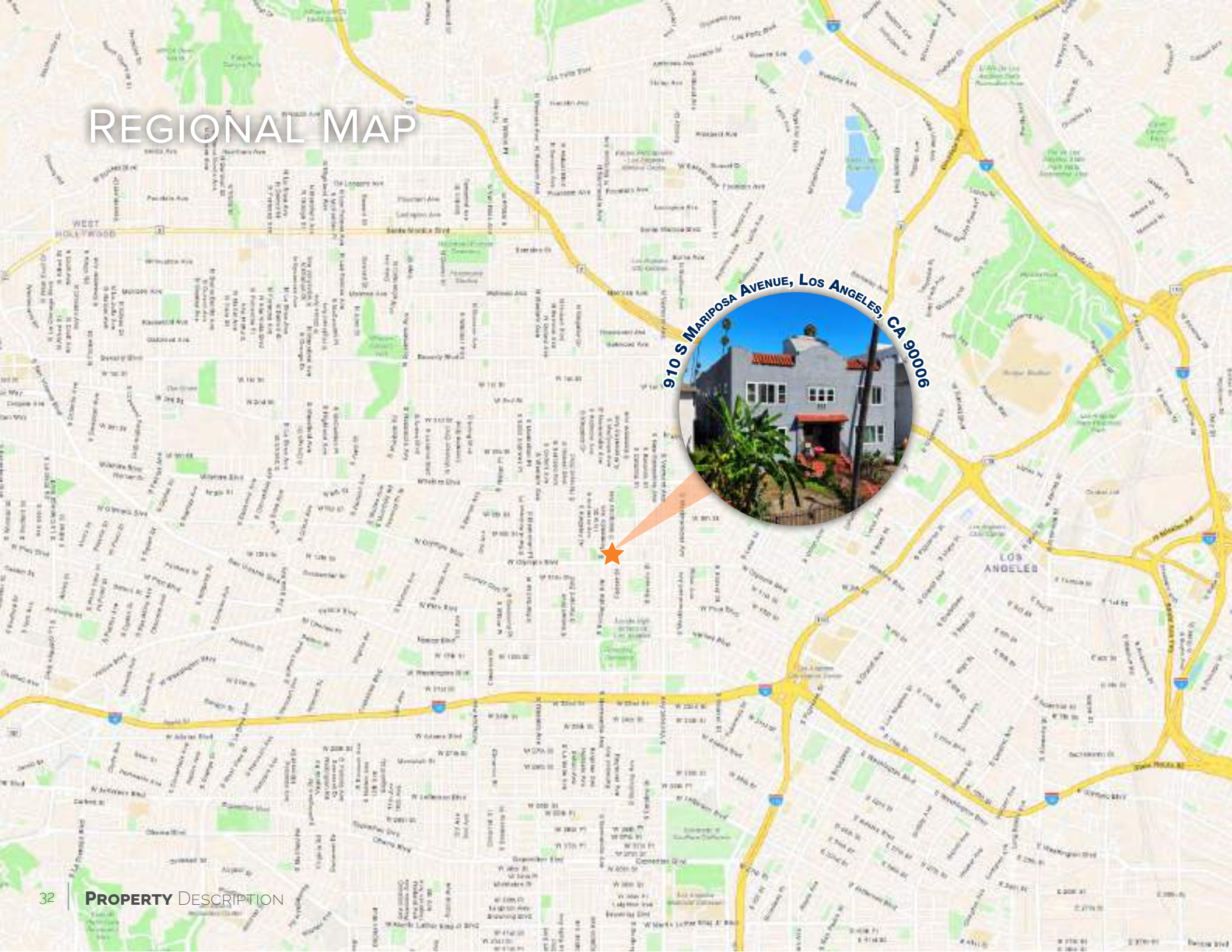
## CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Roof	Flat

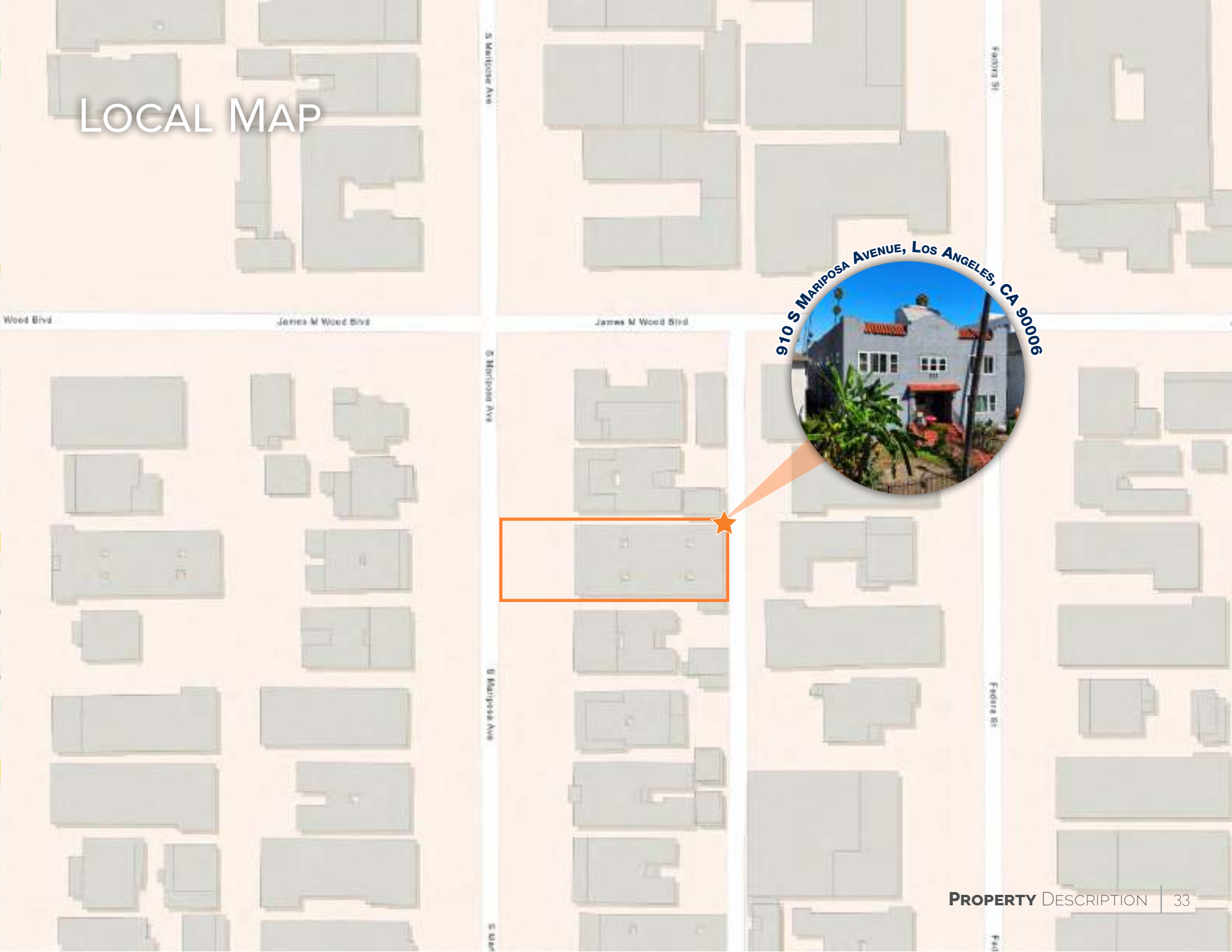


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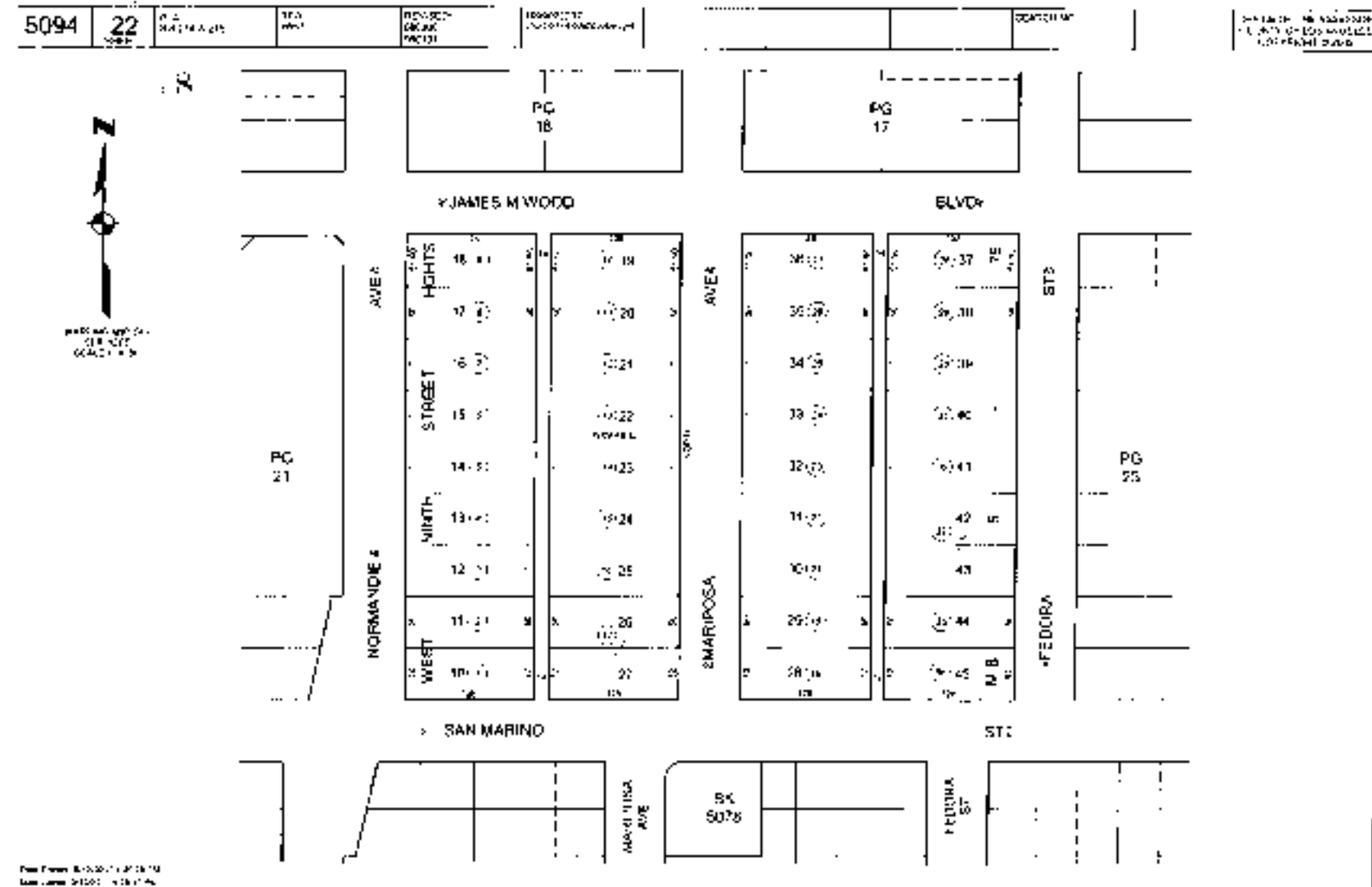
REGIONAL MAP



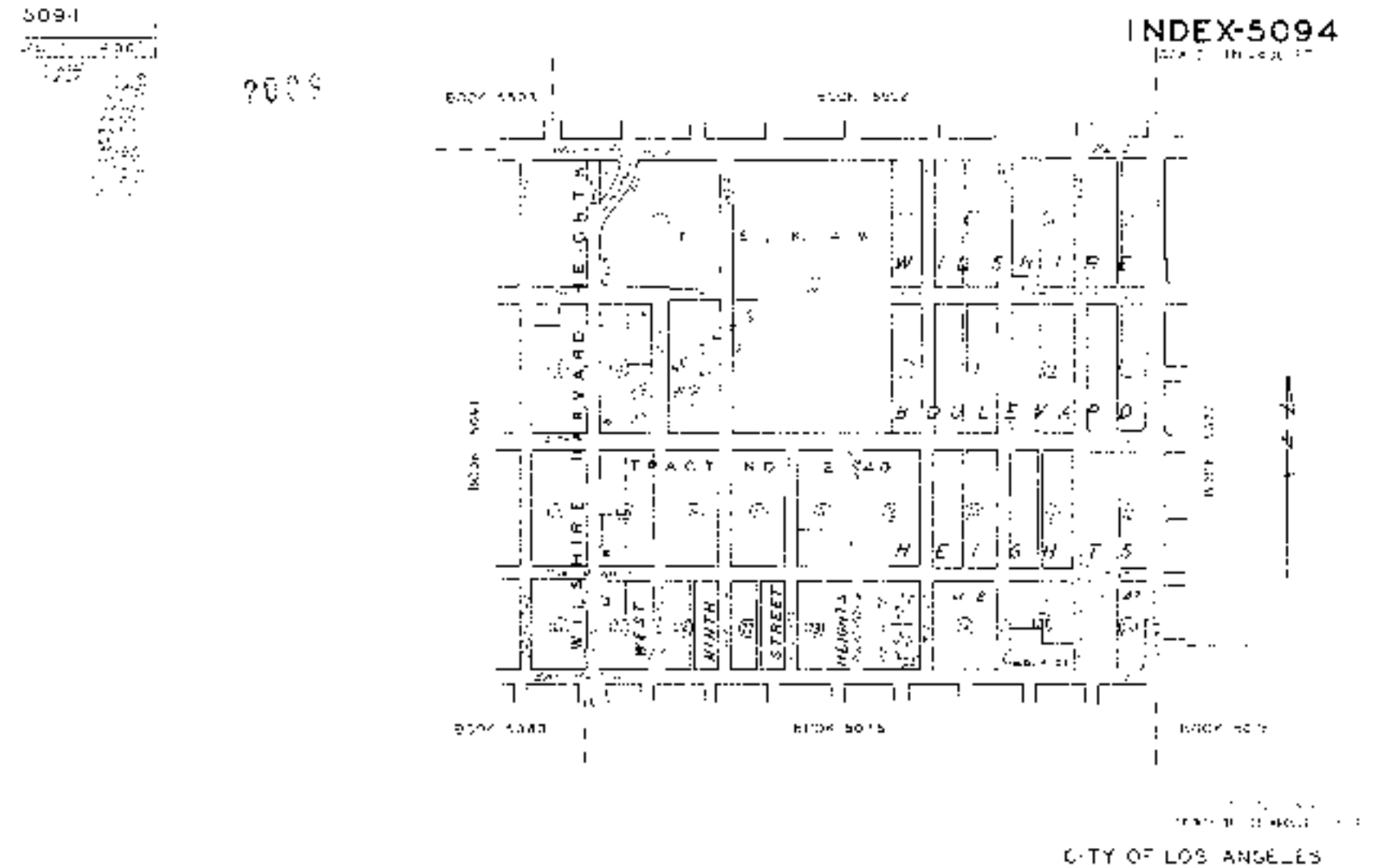
LOCAL MAP



# PARCEL MAP



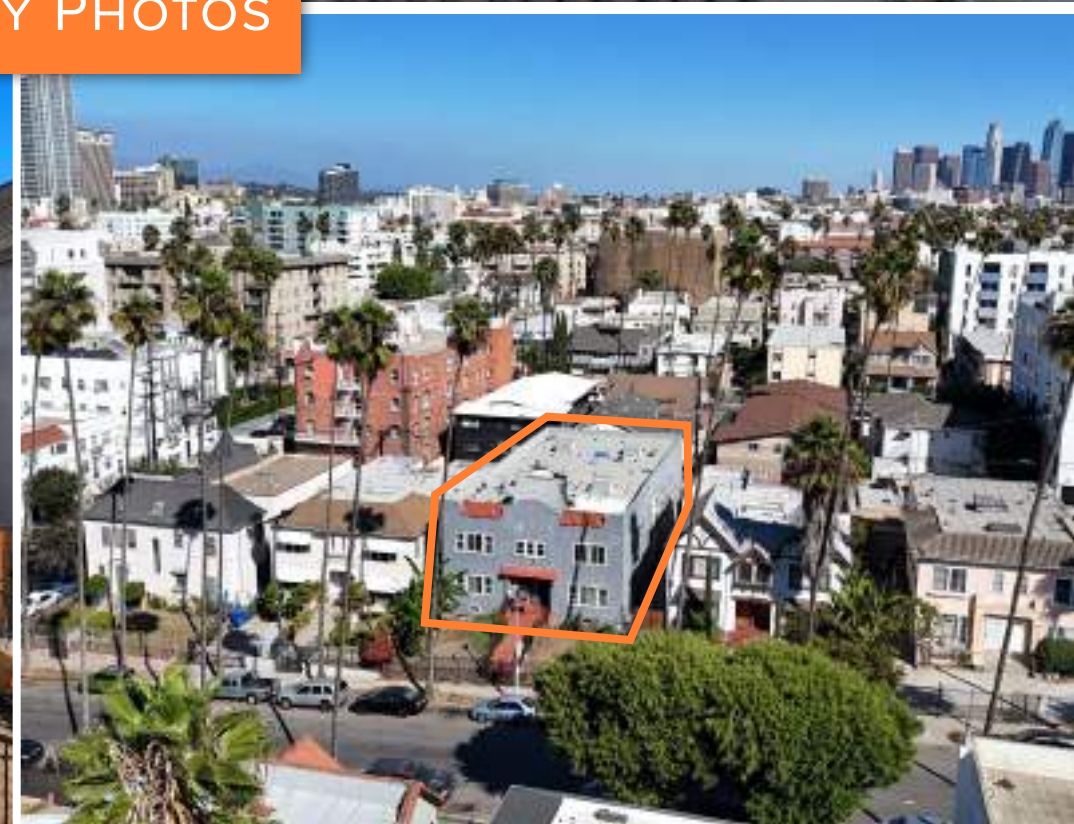
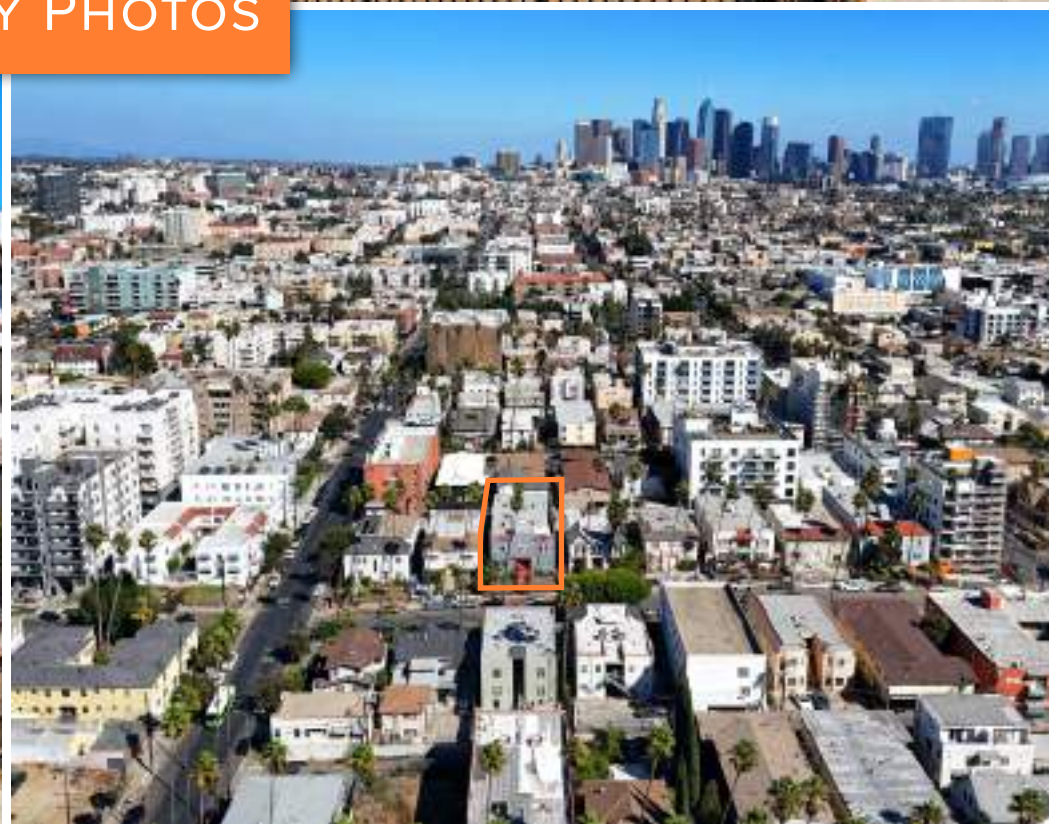
# INDEX MAP





PROPERTY PHOTOS

PROPERTY PHOTOS





910 S MARIPOSA AVENUE, LOS ANGELES, CA 90006

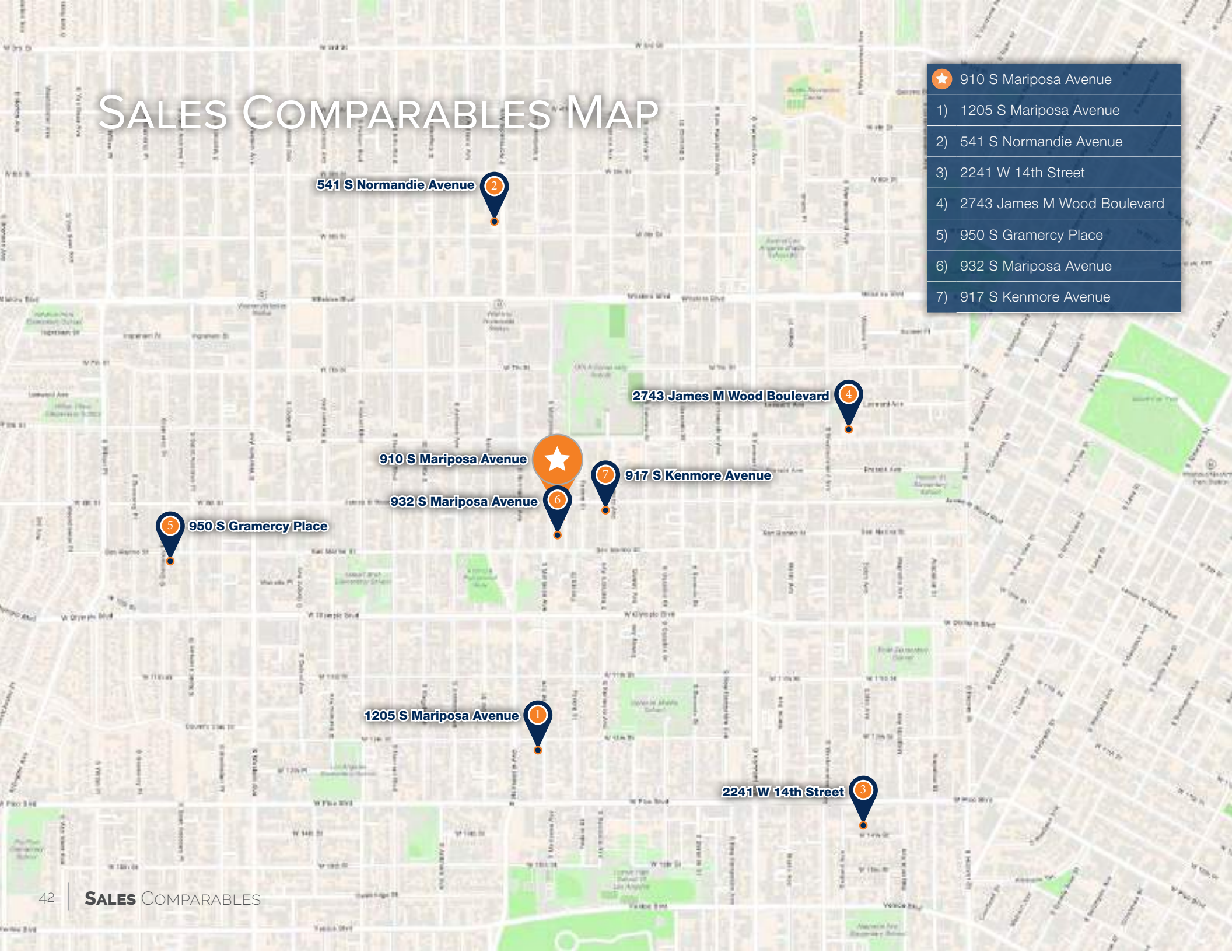
# SALES COMPARABLES

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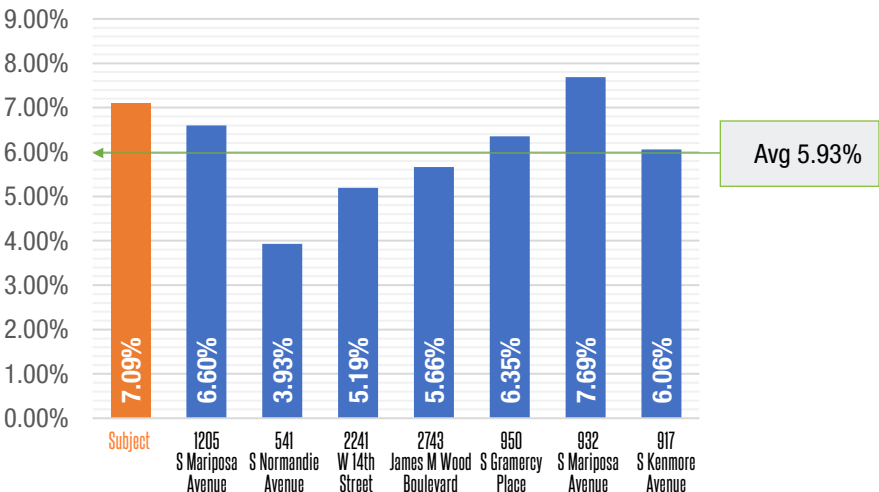
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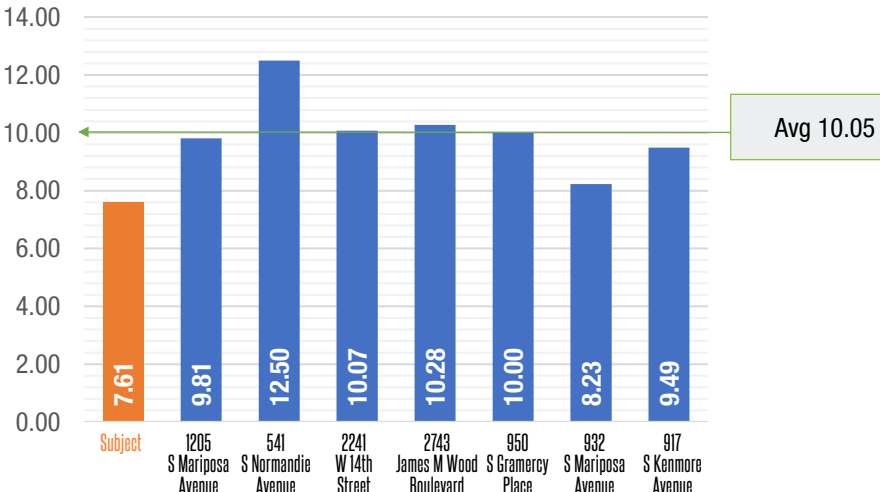
# SALES COMPARABLES MAP



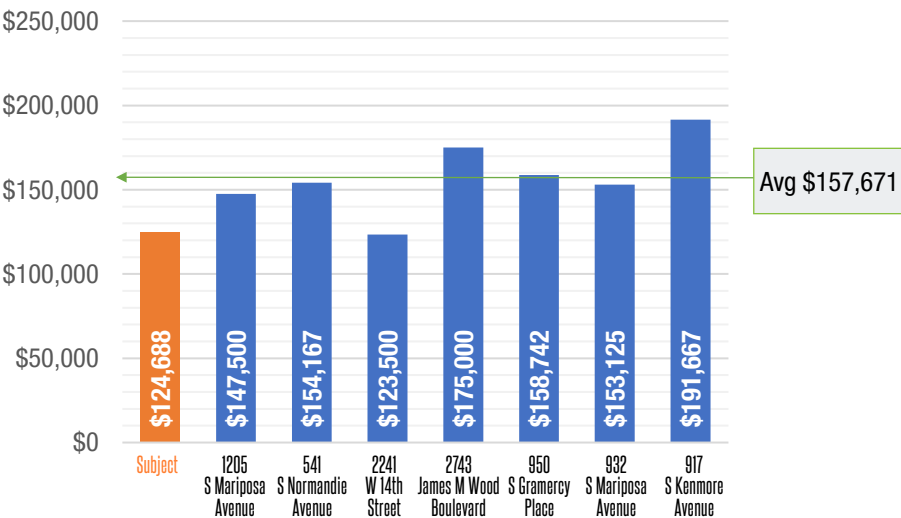
### AVERAGE CAP RATE



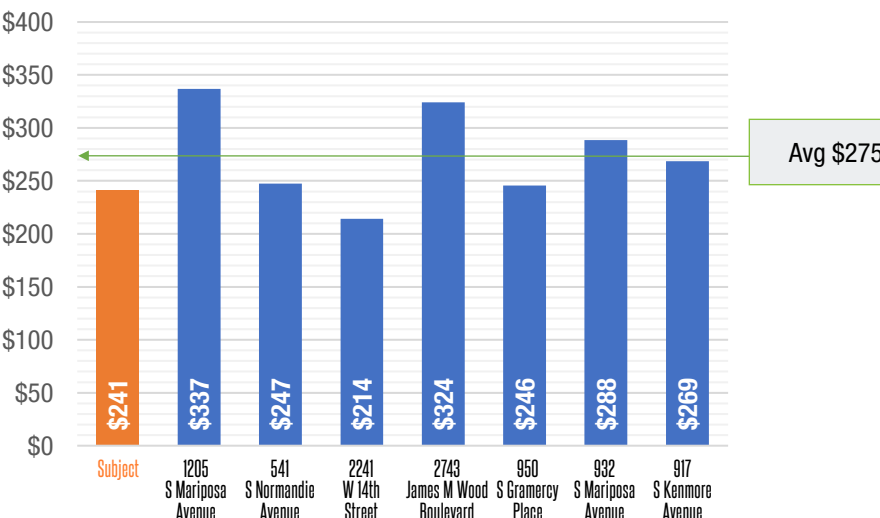
### AVERAGE GRM



### AVERAGE PRICE PER UNIT



### AVERAGE PRICE PER SQUARE FOOT





**910 S Mariposa Avenue  
Los Angeles, CA 90006**

*Subject Property*

Total No. of Units: 16  
Year Built: 1925  
Rentable SF: 8,272 SF  
Lot Size: 6,411 SF  
**Listing Price: \$1,995,000**  
Price/Unit: \$124,688  
Price/SF: \$241  
CAP Rate: 7.09%  
GRM: 7.61

No. of Units	Unit Type
12	Single 1 Bath
3	1 Bdr 1 Bath
1	2 Bdr 1 Bath



**1205 S Mariposa Avenue  
Los Angeles, CA 90006**

Close of Escrow: 08/04/25  
Total No. of Units: 10  
Year Built: 1926  
Rentable SF: 4,380 SF  
Lot Size: 5,663 SF  
**Sales Price: \$1,475,000**  
Price/Unit: \$147,500  
Price/SF: \$337  
CAP Rate: 6.60%  
GRM: 9.81

No. of Units	Unit Type
6	Single 1 Bath
4	1 Bdr 1 Bath



**541 S Normandie Avenue  
Los Angeles, CA 90005**

Close of Escrow: 07/25/25  
Total No. of Units: 12  
Year Built: 1955  
Rentable SF: 7,481 SF  
Lot Size: 7,506 SF  
**Sales Price: \$1,850,000**  
Price/Unit: \$154,167  
Price/SF: \$247  
CAP Rate: 3.93%  
GRM: 12.50

No. of Units	Unit Type
4	Single 1 Bath
8	1 Bdr 1 Bath



**2241 W 14th Street  
Los Angeles, CA 90006**

Close of Escrow: 07/24/25  
Total No. of Units: 10  
Year Built: 1954  
Rentable SF: 5,768 SF  
Lot Size: 7,405 SF  
**Sales Price: \$1,235,000**  
Price/Unit: \$123,500  
Price/SF: \$214  
CAP Rate: 5.19%  
GRM: 10.07

No. of Units	Unit Type
9	1 Bdr 1 Bath
1	2 Bdr 1 Bath

4



2743 James M Wood Boulevard  
Los Angeles, CA 90006

Close of Escrow: 04/09/25  
Total No. of Units: 8  
Year Built: 1951  
Rentable SF: 4,320 SF  
Lot Size: 6,752 SF  
**Sales Price: \$1,400,000**  
Price/Unit: \$175,000  
Price/SF: \$324  
CAP Rate: 5.66%  
GRM: 10.28

No. of Units	Unit Type
8	1 Bdr 1 Bath

5



950 S Gramercy Place  
Los Angeles, CA 90019

Close of Escrow: 03/04/25  
Total No. of Units: 31  
Year Built: 1963  
Rentable SF: 20,042 SF  
Lot Size: 13,752 SF  
**Sales Price: \$4,921,000**  
Price/Unit: \$158,742  
Price/SF: \$246  
CAP Rate: 6.35%  
GRM: 10.00

No. of Units	Unit Type
19	Single 1 Bath
12	1 Bdr 1 Bath

6



932 S Mariposa Avenue  
Los Angeles, CA 90006

Close of Escrow: On Market  
Total No. of Units: 16  
Year Built: 1925  
Rentable SF: 8,496 SF  
Lot Size: 6,411 SF  
**Sales Price: \$2,450,000**  
Price/Unit: \$153,125  
Price/SF: \$288  
CAP Rate: 7.69%  
GRM: 8.23

No. of Units	Unit Type
12	Single 1 Bath
3	1 Bdr 1 Bath
1	2 Bdr 1 Bath

7



917 S Kenmore Avenue  
Los Angeles, CA 90006

Close of Escrow: Under Contract  
Total No. of Units: 12  
Year Built: 1963  
Rentable SF: 8,564 SF  
Lot Size: 6,411 SF  
**Sales Price: \$2,300,000**  
Price/Unit: \$191,667  
Price/SF: \$269  
CAP Rate: 6.06%  
GRM: 9.49

No. of Units	Unit Type
4	Single 1 Bath
8	1 Bdr 1 Bath

# SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	1205 S Mariposa Avenue Los Angeles, CA 90006	08/04/25	10	1926	\$1,475,000	\$147,500	\$337	6.60%	9.81
2	541 S Normandie Avenue Los Angeles, CA 90005	07/25/25	12	1955	\$1,850,000	\$154,167	\$247	3.93%	12.50
3	2241 W 14th Street Los Angeles, CA 90006	07/24/25	10	1954	\$1,235,000	\$123,500	\$214	5.19%	10.07
4	2743 James M Wood Boulevard Los Angeles, CA 90006	04/09/25	8	1951	\$1,400,000	\$175,000	\$324	5.66%	10.28
5	950 S Gramercy Place Los Angeles, CA 90019	03/04/25	31	1963	\$4,921,000	\$158,742	\$246	6.35%	10.00
6	932 S Mariposa Avenue Los Angeles, CA 90006	On Market	16	1925	\$2,450,000	\$153,125	\$288	7.69%	8.23
7	917 S Kenmore Avenue Los Angeles, CA 90006	Under Contract	12	1963	\$2,300,000	\$191,667	\$269	6.06%	9.49
A V E R A G E S						\$157,671	\$275	5.93%	10.05
★	910 S Mariposa Avenue Los Angeles, CA 90006	Subject Property	16	1925	\$1,995,000	\$124,688	\$241	7.09%	7.61



910 S MARIPOSA AVENUE, LOS ANGELES, CA 90006

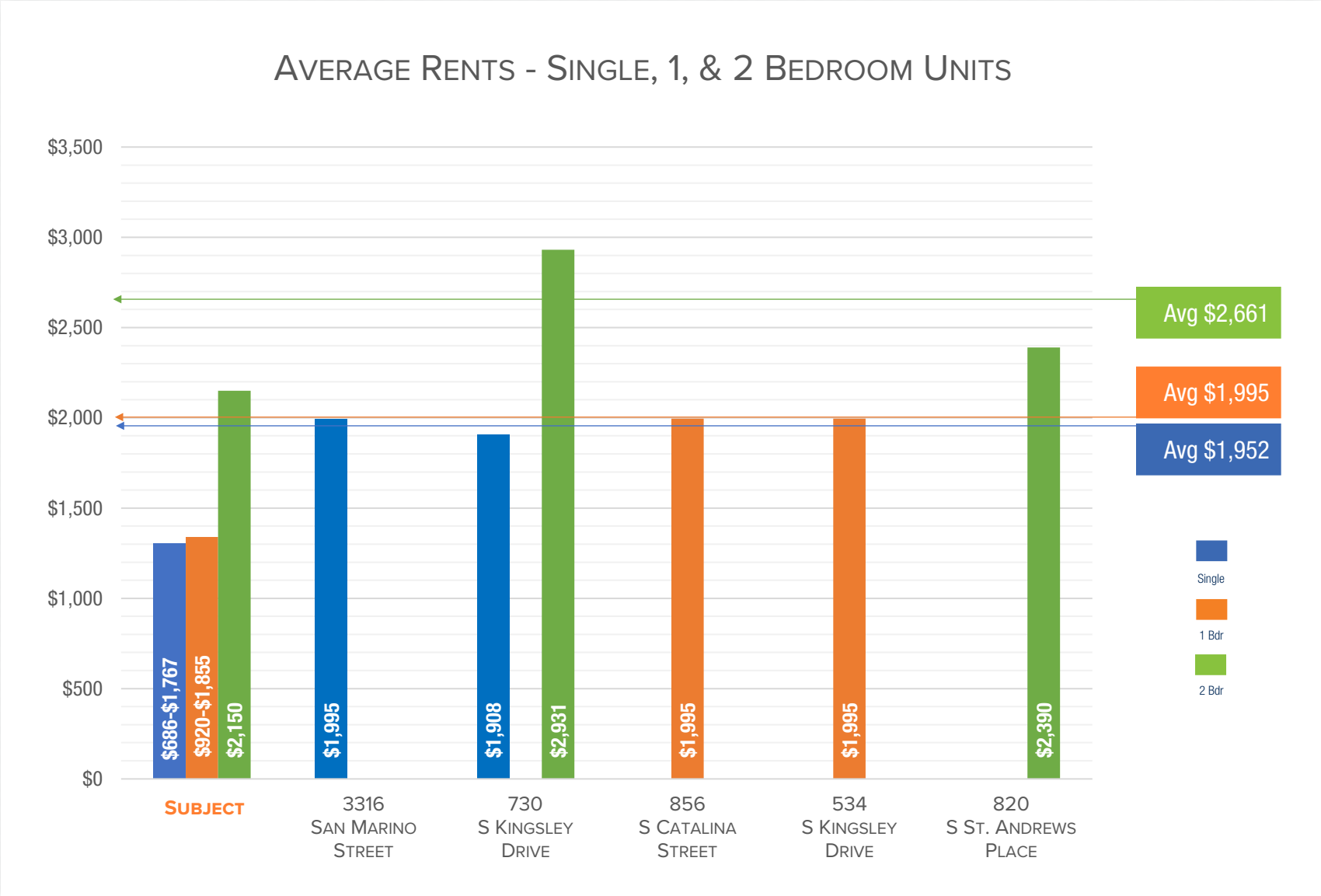
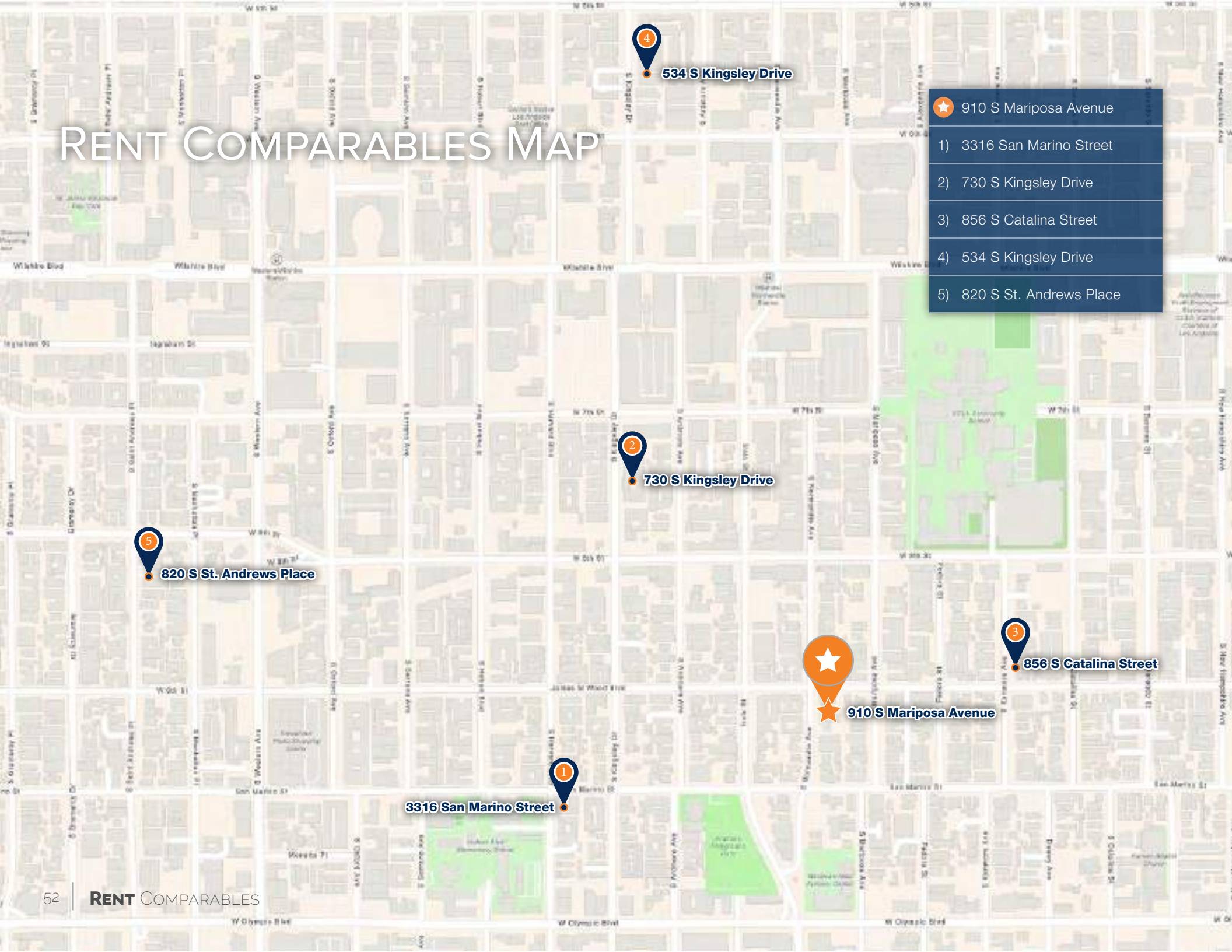
# RENT COMPARABLES

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# RENT COMPARABLES MAP





**910 S Mariposa Avenue  
Los Angeles, CA 90006**

Total No. of Units		16	
Year Built		1925	
Unit Type	SF	Rent	Rent/SF
Single 1 Bath	450	\$686-\$1,767	\$2.89
1 Bdr 1 Bath	600	\$920-\$1,855	\$2.23
2 Bdr 1 Bath	900	\$2,150	\$2.39



1

**3316 San Marino Street  
Los Angeles, CA 90006**

Total No. of Units		51	
Year Built		1928	
Unit Type	SF	Rent	Rent/SF
Single 1 Bath	544	\$1,995	\$3.67

**Amenities**  
Property features wood flooring, wall AC units, stainless steel appliances, ceiling fans, and on-site laundry.



2

**730 S Kingsley Drive  
Los Angeles, CA 90005**

Total No. of Units		57	
Year Built		1962	
Unit Type	SF	Rent	Rent/SF
Single 1 Bath	440	\$1,908	\$4.34
2 Bdr 2 Bath	900	\$2,931	\$3.26

**Amenities**  
Property features wood flooring, quartz countertops, stainless steel appliances, recessed lighting, in-unit washer/dryers, and a fitness center.




3

**856 S Catalina Street  
Los Angeles, CA 90005**

Total No. of Units		40	
Year Built		1928	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	646	\$1,995	\$3.09

**Amenities**  
Property features wood flooring, wall AC units, white appliances, ceiling fans, and on-site laundry.

4



**534 S Kingsley Drive**  
**Los Angeles, CA 90020**


Total No. of Units26

Year Built1964

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	660	\$1,995	\$3.02

**Amenities**  
Property features wood flooring, wall AC units, black appliances, granite countertops, ceiling fans, and on-site laundry.

5



**820 S St. Andrews Place**  
**Los Angeles, CA 90005**

Total No. of Units9

Year Built1990

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	900	\$2,390	\$2.66

**Amenities**  
Property features wood flooring, wall AC units, granite countertops, black appliances, and on-site laundry.

# RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	3316 San Marino Street Los Angeles, CA 90006	51	1928	Single 1 Bath	544	\$1,995	\$3.67
2	730 S Kingsley Drive Los Angeles, CA 90005	57	1962	Single 1 Bath 2 Bdr 2 Bath	440 900	\$1,908 \$2,931	\$4.34 \$3.26
3	856 S Catalina Street Los Angeles, CA 90005	40	1928	1 Bdr 1 Bath	646	\$1,995	\$3.09
4	534 S Kingsley Drive Los Angeles, CA 90020	26	1964	1 Bdr 1 Bath	660	\$1,995	\$3.02
5	820 S St. Andrews Place Los Angeles, CA 90005	9	1990	2 Bdr 2 Bath	900	\$2,390	\$2.66
A V E R A G E S				Single 1 Bedroom 2 Bedroom	492 653 900	\$1,952 \$1,995 \$2,661	\$3.97 \$3.06 \$2.96
★	910 S Mariposa Avenue Los Angeles, CA 90006	16	1925	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 1 Bath	450 600 900	\$686-\$1,767 \$920-\$1,855 \$2,150	\$2.89 \$2.23 \$2.39



910 S MARIPOSA AVENUE, LOS ANGELES, CA 90006

Exclusively Listed By:

**RICK E. RAYMUNDO**

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS  
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

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