

1211 W 11th STREET

LOS ANGELES, CALIFORNIA 90015

Marcus & Millichap
THE RAYMUNDO GROUP

\$3,800,000 | 33 MULTIFAMILY UNITS

ATTRACTIVE CURRENT 7.42% CAP RATE AND 7.37 GRM | LESS THAN 400 FEET FROM LA LIVE
ONLY \$115,152 PER UNIT | APPROXIMATELY 40% RENT UPSIDE

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WILSHIRE GRAND CENTER

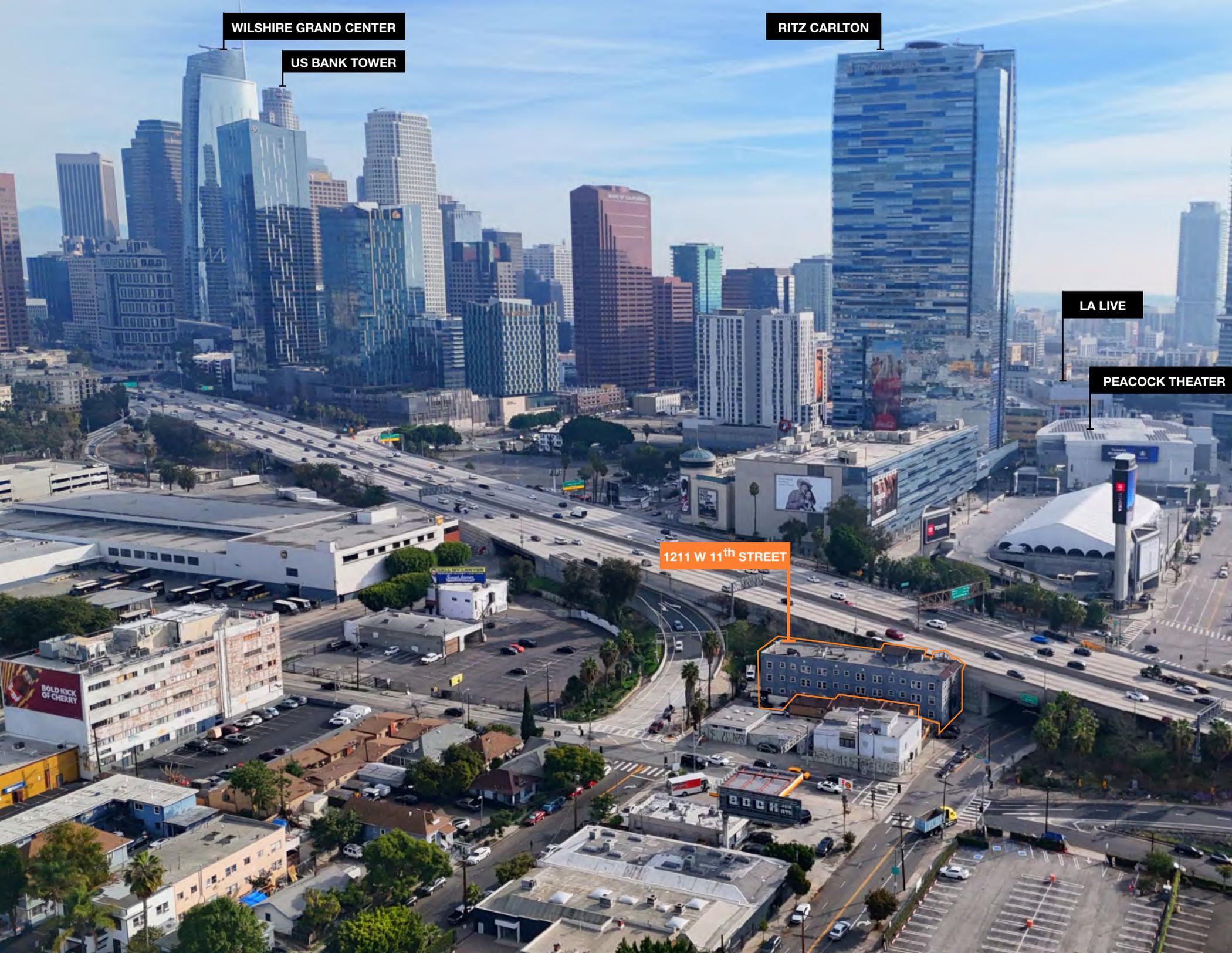
US BANK TOWER

RITZ CARLTON

LA LIVE

PEACOCK THEATER

1211 W 11th STREET





CRYPTO.COM ARENA

LA CONVENTION CENTER

Marcus & Millichap
THE RAYMUNDO GROUP

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1211 W 11th STREET, LOS ANGELES, CA 90015

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Attractively Priced at a 7.42% CAP Rate and a 7.37 GRM for Wood Frame/Stucco Construction
- Less Than 400 Feet From LA Live, Crypto.com Arena, LA Convention Center
- Several Recent Capital Improvements – New Windows, Entirely New Electrical System, Updated Plumbing, New Front Gate, New Hallway Tile
- Separately Metered for Gas and Electricity
- Outstanding Opportunity to Add Value – Current Rents Approximately 40% Below Market Rates
- Directly Adjacent to Sites of Several 2028 Summer Olympics Events – Numerous Infrastructure Upgrades Scheduled for Local Neighborhood
- Available for Only \$115,152 per Unit When Similar Properties Have Recently Sold for an Average of Over \$131,000 per Unit
- Deemed a “Walker’s Paradise” with a Walk Score of 90



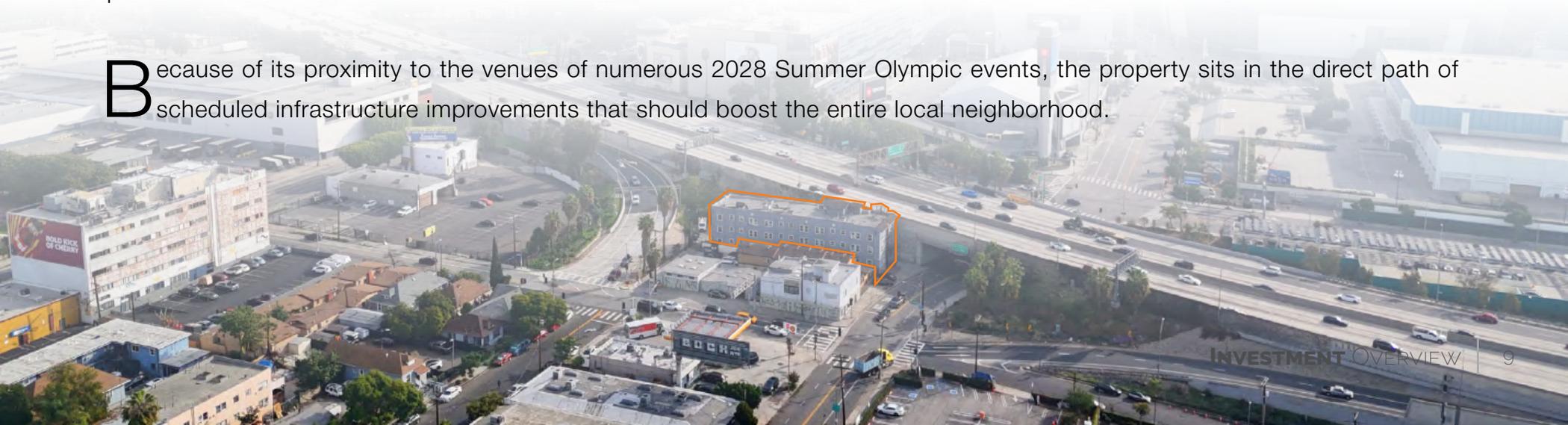
INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 1211 W 11th Street, a 33-unit multifamily property situated in Downtown Los Angeles, CA. The building is located less than 400 feet from LA Live, the \$2.5 billion campus housing 5,600,000 square feet of sports and entertainment venues. Also adjacent to the property are Crypto.com Arena, LA Convention Center, and numerous new retail and entertainment destinations.

Available at an attractive 7.42% CAP Rate based on current income, an investor can gain a substantial foothold in the Downtown Los Angeles submarket for the comparatively low price of only \$115,152 per apartment unit. In addition to enjoying strong immediate cash flows, a new owner can also dramatically improve returns over time, as current rents are approximately 40% below market.

The building is not on the Los Angeles Department of Building and Safety's seismic retrofit list (Buyer to verify), which will save a new owner from an otherwise costly expense. Several capital improvements have been made at the property recently, including an all new electric system, updated plumbing, new windows, a new front gate, and new hallway tile. The building is also separately metered for both gas and electricity, a rare occurrence among buildings constructed in this time period.

Because of its proximity to the venues of numerous 2028 Summer Olympic events, the property sits in the direct path of scheduled infrastructure improvements that should boost the entire local neighborhood.



1211 W 11th Street

Los Angeles, CA 90015

\$3,800,000

LISTING PRICE

\$115,152

PRICE/UNIT

\$239

PRICE/SF

7.42%

CAP RATE - CURRENT

7.37

GIM - CURRENT

12.22%

CAP RATE - PRO FORMA

5.30

GIM - PRO FORMA

THE OFFERING

Price	\$3,800,000
Down Payment	39% / \$1,500,000
Price/Unit	\$115,152
Price/SF	\$239
Number of Units	33
Rentable Square Feet	15,887 SF
Number of Buildings	1
Number of Stories	3
Year Built	1912
Lot Size	6,746 SF

VITAL DATA

CAP Rate - Current	7.42%
GIM - Current	7.37
Net Operating Income - Current	\$282,091
Net Cash Flow After Debt Service - Current	7.95% / \$119,267
Total Return - Current	9.94% / \$149,137
CAP Rate - Pro Forma	12.22%
GIM - Pro Forma	5.30
Net Operating Income - Pro Forma	\$464,490
Net Cash Flow After Debt Service - Pro Forma	20.11% / \$301,666
Total Return - Pro Forma	22.10% / \$331,536

PROPERTY DETAILS

THE OFFERING

Property Address: 1211 W 11th Street
Los Angeles, CA 90015
Assessor's Parcel Number: 5137-010-012
Zoning: LAC2

SITE DESCRIPTION

Number of Units: 33
Number of Buildings: 1
Number of Stories: 3
Year Built: 1912
Rentable Square Feet: 15,887 SF
Lot Size: 6,746 SF
Type of Ownership: Fee Simple

CONSTRUCTION

Framing: Wood Frame
Exterior: Stucco
Parking Surface: Concrete
Roof: Flat



OFFERING PRICE:
\$3,800,000

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
28	Single 1 Bath	450
5	1 Bdr 1 Bath	600
33	TOTAL	15,887



Trusted by
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worldwide

crypto.com ARENA

Michelob ULTRA
LARGEST LIGHT BEER

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LOS ANGELES CONVENTION CENTER

WEST HALL

LOS ANGELES C...
anglo.com

1211 W 11th STREET, LOS ANGELES, CA 90015

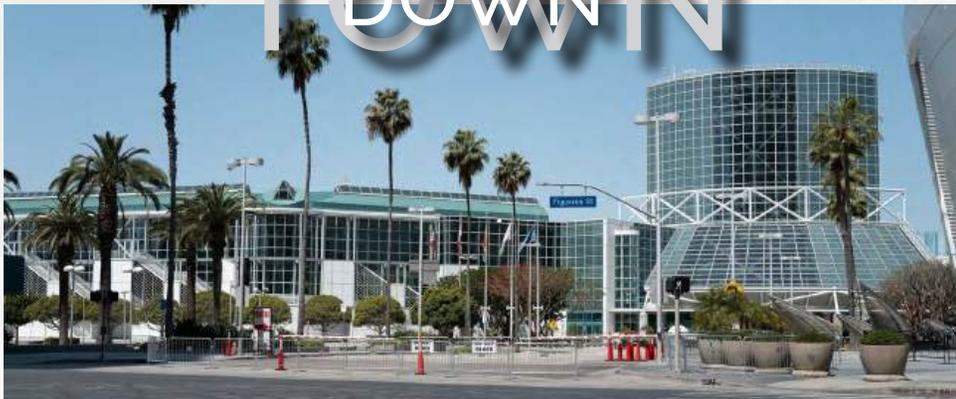
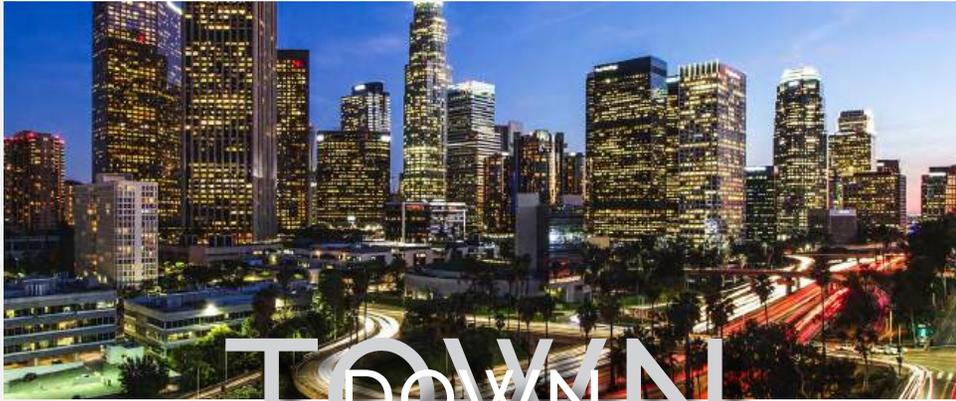
LOCATION OVERVIEW

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Pico-Union - Los Angeles, CA

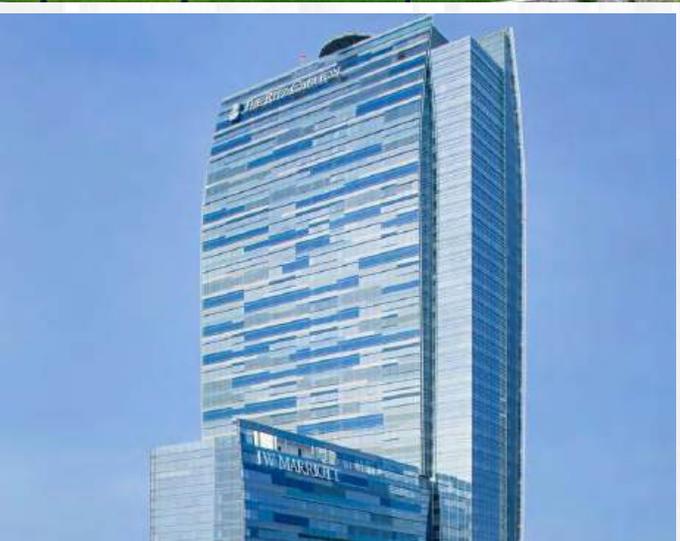
VIBRANT NEIGHBORHOOD IN A COVETED, CENTRAL LOCALE

Located just west of Downtown Los Angeles, Pico-Union is a largely residential community in a convenient locale. Named for the intersection of Pico Boulevard and Union Avenue, Pico-Union is one of LA's most densely populated neighborhoods and offers a wide variety of apartments and condos available for rent.



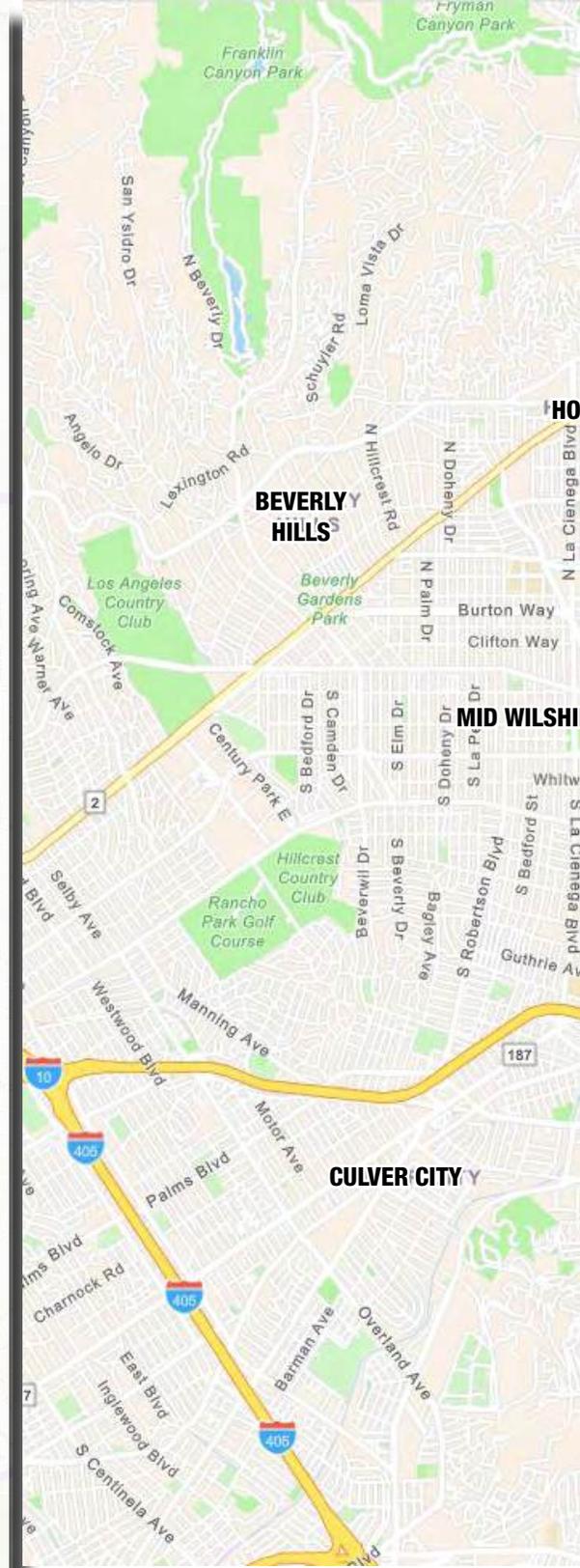
In addition to its many residences, Pico-Union contains a bevy of diverse restaurants, markets, and shops that are mainly strewn along Vermont Avenue and Pico Boulevard. Pico-Union is also home to two historic districts, both of which are listed on the National Register of Historic Places.

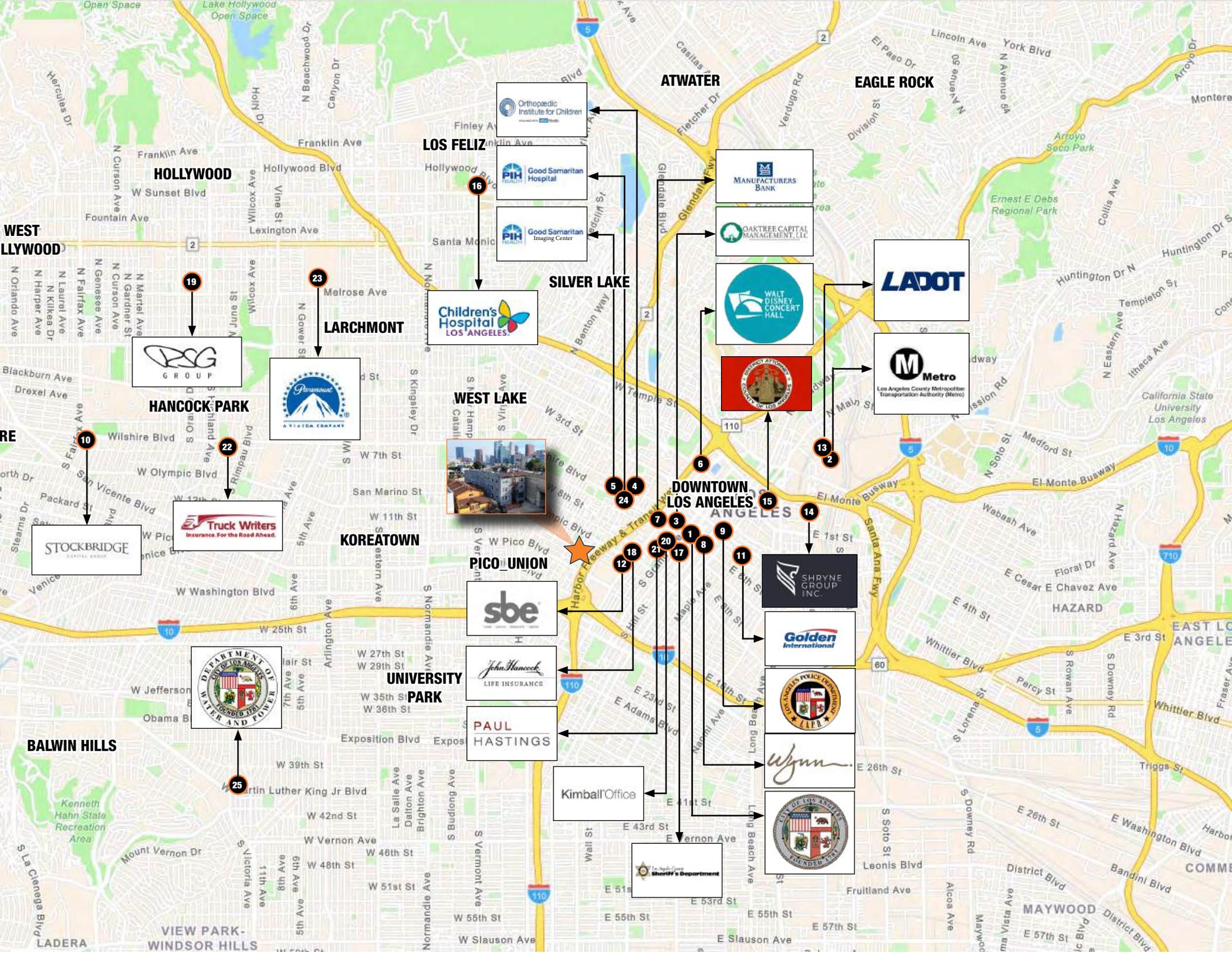
The neighborhood sits within close proximity of major amenities like Staples Center, Los Angeles Convention Center, Grammy Museum LA Live, and the Santee Alley. Downtown LA and Koreatown are both within close reach, as well as institutes of higher learning such as the University of Southern California, Loyola Law School Los Angeles, and Los Angeles Trade Technical College. Access to the 10 and 110 freeways connects Pico-Union to Greater LA and beyond.



MAJOR EMPLOYERS

	Employees
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 Angeles 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





DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	94,404	594,125	1,240,754
2024 Estimate			
Total Population	93,409	586,050	1,230,081
2020 Census			
Total Population	92,541	586,654	1,250,459
2010 Census			
Total Population	79,404	570,332	1,244,161
Daytime Population			
2024 Estimate	178,792	834,432	1,411,964
HOUSEHOLDS			
2029 Projection			
Total Households	41,224	235,168	473,396
2024 Estimate			
Total Households	40,195	228,535	463,244
Average (Mean) Household Size	2.4	2.6	2.8
2020 Census			
Total Households	38,786	219,438	449,270
2010 Census			
Total Households	28,148	192,591	410,088
Growth 2024-2029	2.6%	2.9%	2.2%
HOUSING UNITS			
Occupied Units			
2029 Projection	47,524	256,869	509,359
2024 Estimate	46,121	249,336	498,012
Owner Occupied	2,547	25,279	89,495
Renter Occupied	37,655	203,242	373,742
Vacant	5,926	20,801	34,768
Persons in Units			
2024 Estimate Total Occupied Units	40,195	228,535	463,244
1 Person Units	43.0%	38.4%	34.9%
2 Person Units	27.8%	26.4%	26.1%
3 Person Units	10.5%	13.0%	13.9%
4 Person Units	8.6%	10.8%	11.6%
5 Person Units	5.9%	6.0%	6.7%
6+ Person Units	4.2%	5.4%	6.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	7.9%	6.2%	8.1%
\$150,000-\$199,999	7.0%	5.9%	6.7%
\$100,000-\$149,999	11.7%	12.4%	13.7%
\$75,000-\$99,999	9.7%	11.2%	11.6%
\$50,000-\$74,999	13.4%	15.1%	15.4%
\$35,000-\$49,999	11.0%	11.5%	11.3%
\$25,000-\$34,999	9.8%	10.3%	9.3%
\$15,000-\$24,999	9.9%	10.2%	9.2%
Under \$15,000	19.6%	17.1%	14.7%
Average Household Income	\$71,489	\$73,752	\$82,169
Median Household Income	\$52,915	\$54,048	\$61,834
Per Capita Income	\$35,206	\$30,989	\$32,853
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	93,409	586,050	1,230,081
Under 20	19.9%	19.9%	21.7%
20 to 34 Years	33.1%	30.4%	27.7%
35 to 39 Years	9.5%	8.5%	8.3%
40 to 49 Years	13.1%	13.2%	13.4%
50 to 64 Years	13.7%	16.5%	16.9%
Age 65+	10.7%	11.4%	12.0%
Median Age	36.0	37.0	37.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	66,683	418,508	868,496
Elementary (0-8)	23.5%	19.5%	19.3%
Some High School (9-11)	10.7%	10.9%	10.7%
High School Graduate (12)	16.4%	18.8%	19.5%
Some College (13-15)	11.8%	14.5%	15.2%
Associate Degree Only	4.9%	5.2%	5.1%
Bachelor's Degree Only	21.3%	21.6%	20.8%
Graduate Degree	11.4%	9.4%	9.4%
Population by Gender			
2024 Estimate Total Population	93,409	586,050	1,230,081
Male Population	46.7%	48.0%	49.1%
Female Population	53.3%	52.0%	50.9%

DEMOGRAPHICS SUMMARY



POPULATION

In 2024, the population in your selected geography is 1,230,081. The population has changed by -1.13 percent since 2010. It is estimated that the population in your area will be 1,240,754 five years from now, which represents a change of 0.9 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 39.0. The population density in your area is 15,660 people per square mile.



EMPLOYMENT

In 2024, 624,227 people in your selected area were employed. The 2010 Census revealed that 45.7 of employees are in white-collar occupations in this geography, and 27.7 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.



HOUSEHOLDS

There are currently 463,244 households in your selected geography. The number of households has changed by 12.96 percent since 2010. It is estimated that the number of households in your area will be 473,396 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.7 people.



HOUSING

The median housing value in your area was \$831,324 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 85,584.00 owner-occupied housing units and 324,511.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$61,834, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 90.55 percent since 2010. It is estimated that the median household income in your area will be \$71,081 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$32,853, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$82,169, compared with the U.S. average, which is \$101,307.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 29.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.1 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 11.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.5 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 23.0 percent in the selected area compared with the 19.7 percent in the U.S.

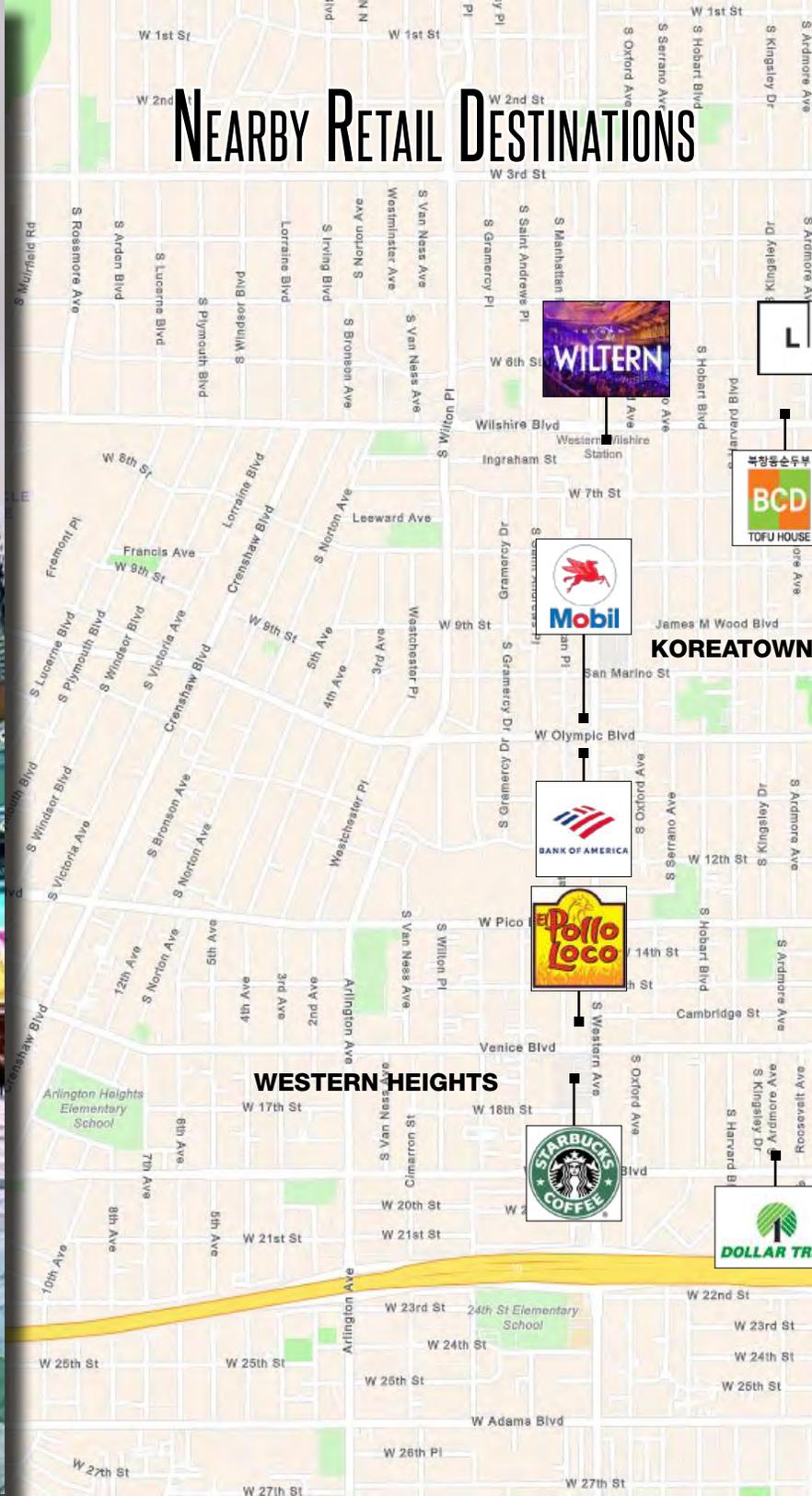


90 WALK SCORE

“WALKER’S PARADISE”

Lace up your walking shoes because this area is considered a walker’s paradise

NEARBY RETAIL DESTINATIONS





WESTLAKE

Fig at 7th Shopping Mall

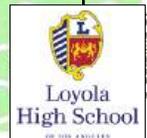
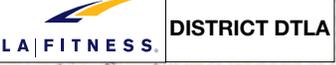


DOWNTOWN LA

PICO UNION



The Bloc Shopping Mall



UNIVERSITY PARK

FASHION DISTRICT



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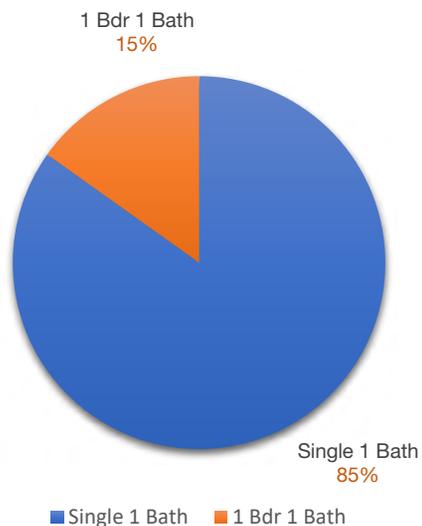
PRICING & FINANCIAL ANALYSIS

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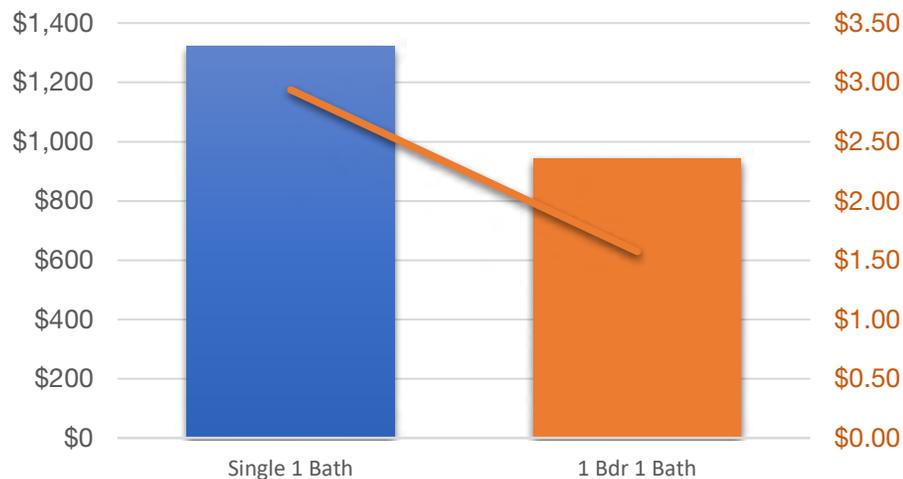
UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
28	Single 1 Bath	450	\$623-\$2,109	\$2.94	\$37,022	\$1,745	\$3.88	\$48,860
5	1 Bdr 1 Bath	600	\$572-\$1,140	\$1.57	\$4,721	\$1,945	\$3.24	\$9,725
33	TOTAL	15,887			\$41,743			\$58,585

UNIT MIX



UNIT RENT & RENT/SF



INCOME & EXPENSES

<i>INCOME</i>	Current		Per Unit		Pro Forma		Per Unit	
GROSS POTENTIAL RENT	\$500,916		\$15,179		\$703,020		\$21,304	
Parking Fees	\$1,200		\$36		\$1,200		\$36	
Billboard Income	\$12,000		\$364		\$12,000		\$364	
SCEP/RSO Fees	\$1,224		\$37		\$1,224		\$37	
GROSS POTENTIAL INCOME	\$515,340		\$15,616		\$717,444		\$21,741	
Vacancy/Collection Allowance (GPR)	5.0% / \$25,046		\$759		5.0% / \$35,151		\$1,065	
EFFECTIVE GROSS INCOME	\$490,294		\$14,857		\$682,293		\$20,676	
<i>EXPENSES</i>	Current		Per Unit		Pro Forma		Per Unit	
Real Estate Taxes	\$45,120		\$1,367		\$45,120		\$1,367	
Insurance	\$18,780		\$569		\$18,780		\$569	
Utilities	\$53,915		\$1,634		\$53,915		\$1,634	
Repairs & Maintenance	\$16,500		\$500		\$16,500		\$500	
Trash	\$10,923		\$331		\$10,923		\$331	
Management Fee	\$24,515		\$743		\$34,115		\$1,034	
Reserves & Replacements	\$6,600		\$200		\$6,600		\$200	
Landscaping	\$500		\$15		\$500		\$15	
Pest Control	\$1,650		\$50		\$1,650		\$50	
Unit Turnover	\$8,250		\$250		\$8,250		\$250	
On-Site Payroll	\$21,450		\$650		\$21,450		\$650	
TOTAL EXPENSES	\$208,203		\$6,309		\$217,803		\$6,600	
Expenses per SF	\$13.11				\$13.71			
% of EGI	42.5%				31.9%			
NET OPERATING INCOME	\$282,091		\$8,548		\$464,490		\$14,075	

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
100	Single 1 Bath		450	\$1,231	\$2.74
101	Single 1 Bath		450	\$656	\$1.46
102	Single 1 Bath		450	\$1,675	\$3.72
103	Single 1 Bath		450	\$877	\$1.95
104	Single 1 Bath		450	\$2,109	\$4.69
105	Single 1 Bath		450	\$683	\$1.52
106	Single 1 Bath		450	\$823	\$1.83
107	Single 1 Bath		450	\$623	\$1.38
108	Single 1 Bath		450	\$697	\$1.55
109	Single 1 Bath		450	\$1,828	\$4.06
110	1 Bdr 1 Bath		600	\$572	\$0.95
200	Single 1 Bath		450	\$758	\$1.69
201	Single 1 Bath		450	\$1,725	\$3.83
202	Single 1 Bath		450	\$1,269	\$2.82
203	1 Bdr 1 Bath		600	\$1,828	\$3.05
204	Single 1 Bath		450	\$997	\$2.21
205	Single 1 Bath	Vacant	450	\$1,745	\$3.88
206	Single 1 Bath		450	\$1,550	\$3.44
207	Single 1 Bath		450	\$1,716	\$3.81
208	Single 1 Bath		450	\$1,752	\$3.89

RENT ROLL (CONTINUED)

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
209	Single 1 Bath		450	\$1,461	\$3.25
210	1 Bdr 1 Bath		600	\$1,041	\$1.73
300	Single 1 Bath		450	\$727	\$1.62
301	Single 1 Bath		450	\$1,269	\$2.82
302	Single 1 Bath		450	\$1,460	\$3.24
303	Single 1 Bath		600	\$1,665	\$2.77
304	1 Bdr 1 Bath		600	\$1,140	\$1.90
305	Single 1 Bath		450	\$812	\$1.80
306	Single 1 Bath		450	\$1,846	\$4.10
307	Single 1 Bath		450	\$1,675	\$3.72
308	Single 1 Bath	Vacant	450	\$1,745	\$3.88
309	Single 1 Bath		450	\$817	\$1.82
310	1 Bdr 1 Bath		600	\$971	\$1.62
2	Total	Vacant	900	\$3,490	
31	Total	Occupied	14,850	\$41,743	
33	Total		15,750	\$41,743	

FINANCIAL OVERVIEW

Property Details

<i>Location</i>	1211 W 11 th Street Los Angeles, CA 90015
Price	\$3,800,000
Down Payment	39% / \$1,500,000
Number of Units	33
Price/Unit	\$115,152
Rentable Square Feet	15,887 SF
Price/SF	\$239
CAP Rate - Current	7.42%
CAP Rate - Pro Forma	12.22%
GRM - Current	7.37
GRM - Pro Forma	5.30
Year Built	1912
Lot Size	6,746 SF
Type of Ownership	Fee Simple

Financing

First Trust Deed

Loan Amount	\$2,300,000
Interest Rate	5.85%
Amortization	30 Years
Monthly Payment	\$13,568.64

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$500,916	\$703,020
Other Income	\$14,424	\$14,424
Gross Potential Income	\$515,340	\$717,444
Less: Vacancy / Deductions (GPR)	5.0% / \$25,046	5.0% / \$35,151
Effective Gross Income	\$490,294	\$682,293
Less: Expenses	\$208,203	\$217,803
Net Operating Income	\$282,091	\$464,490
Net Cash Flow Before Debt Service	\$282,091	\$464,490
Debt Service	\$162,824	\$162,824
Debt Coverage Ratio	1.73	2.85
Net Cash Flow After Debt Service	7.95% / \$119,267	20.11% / \$301,666
Principal Reduction	\$29,869	\$29,869
Total Return	9.91% / \$149,137	22.10% / \$331,536
<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$45,120	\$45,120
Insurance	\$18,780	\$18,780
Utilities	\$53,915	\$53,915
Repairs & Maintenance	\$16,500	\$16,500
Trash	\$10,923	\$10,923
Management Fee	\$24,515	\$34,115
Reserves & Replacements	\$6,600	\$6,600
Landscaping	\$500	\$500
Pest Control	\$1,650	\$1,650
Unit Turnover	\$8,250	\$8,250
On-Site Payroll	\$21,450	\$21,450
Total Expenses	\$208,203	\$217,803
Expenses / Unit	\$6,309	\$6,600
Expenses / SF	\$13.11	\$13.71
% of EGI	42.5%	31.9%



33
UNITS

1912
YEAR BUILT

15,887 SF
RENTABLE SF

6,746 SF
LOT SIZE



Marcus & Millichap

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1211 W 11th STREET, LOS ANGELES, CA 90015

110 Harbor Fwy
NORTH

PROPERTY DESCRIPTION

Marcus & Millichap
THE RAYMUNDO GROUP

PROPERTY SUMMARY

THE OFFERING

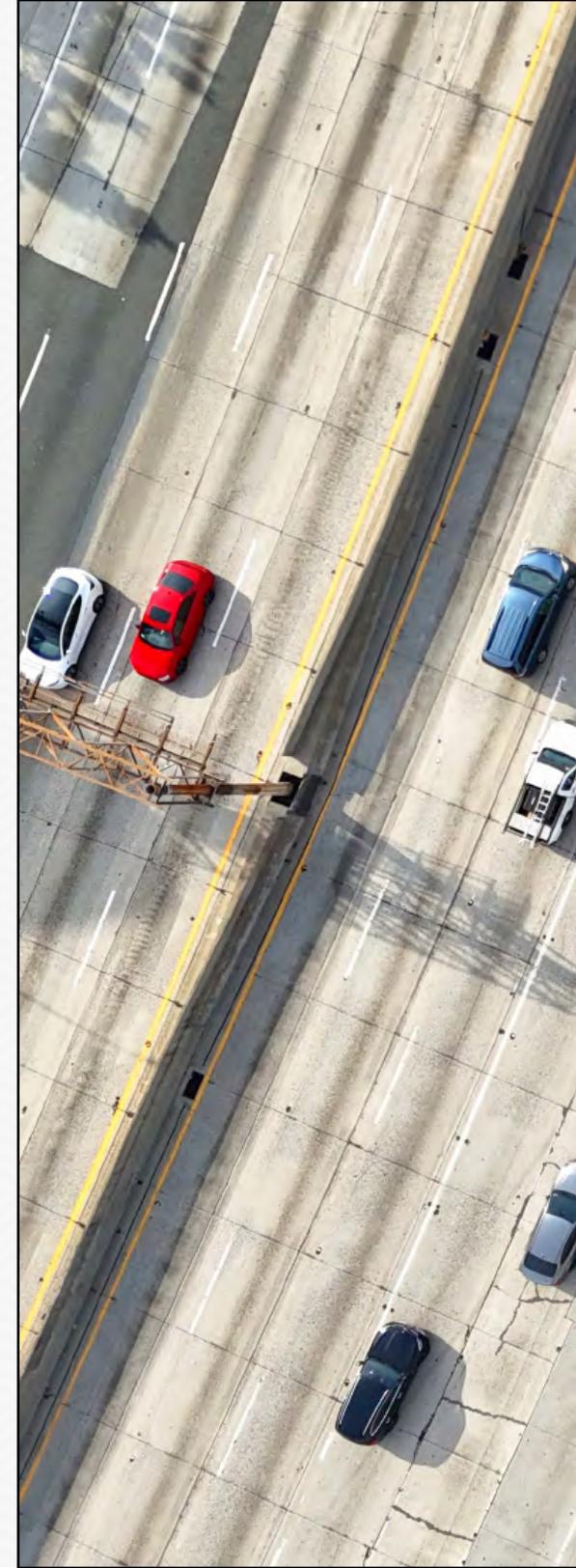
Property Address	1211 W 11 th Street Los Angeles, CA 90015
Assessor's Parcel Number	5137-010-012
Zoning	LAC2

SITE DESCRIPTION

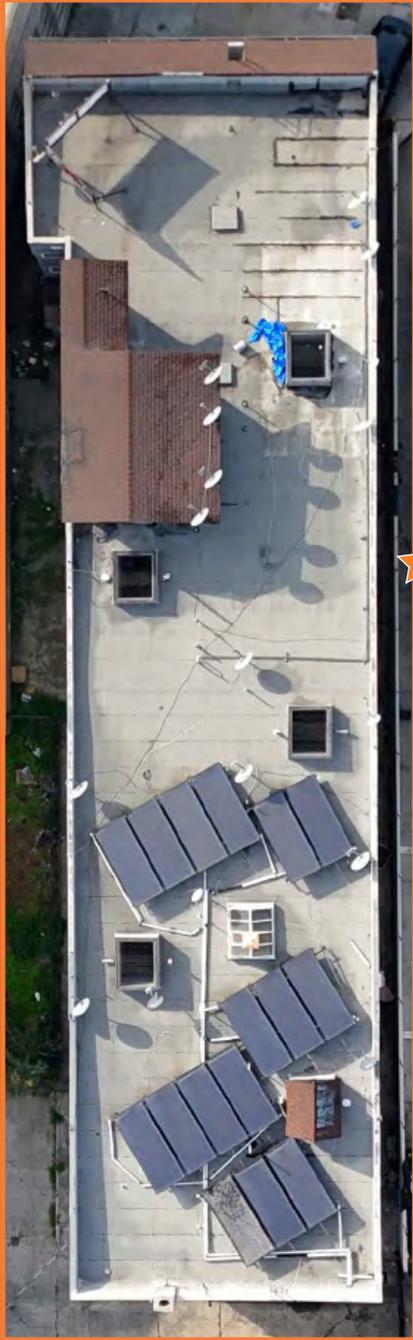
Number of Units	33
Number of Buildings	1
Number of Stories	3
Year Built	1912
Rentable Square Feet	15,887 SF
Lot Size	6,746 SF
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

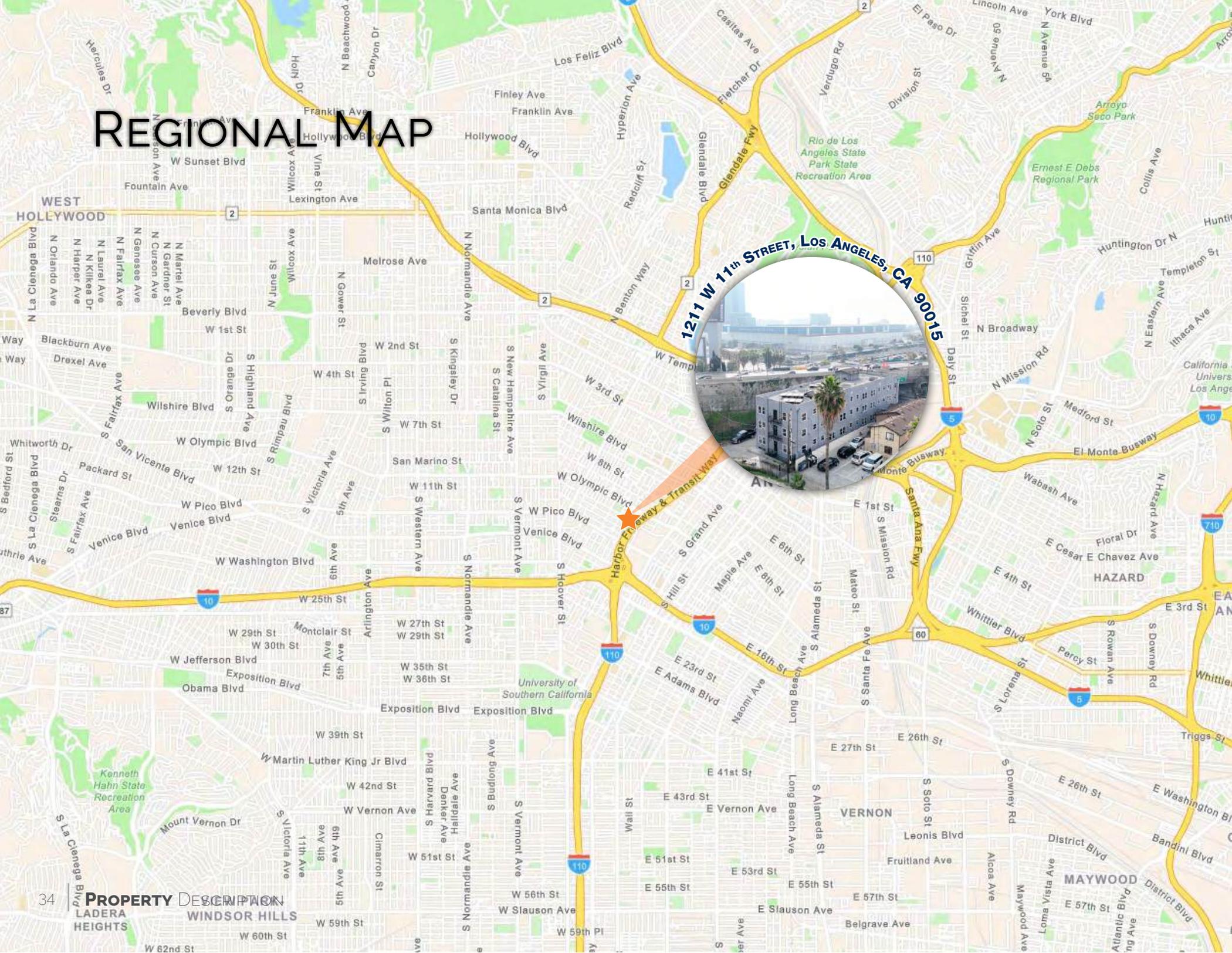


AERIAL PHOTO



★
1211 W 11th STREET
LOS ANGELES, CA 90015

REGIONAL MAP



1211 W 11th STREET, LOS ANGELES, CA 90015

34 PROPERTY DESCRIPTION
LADERA WINDSOR HILLS
HEIGHTS

LOCAL MAP

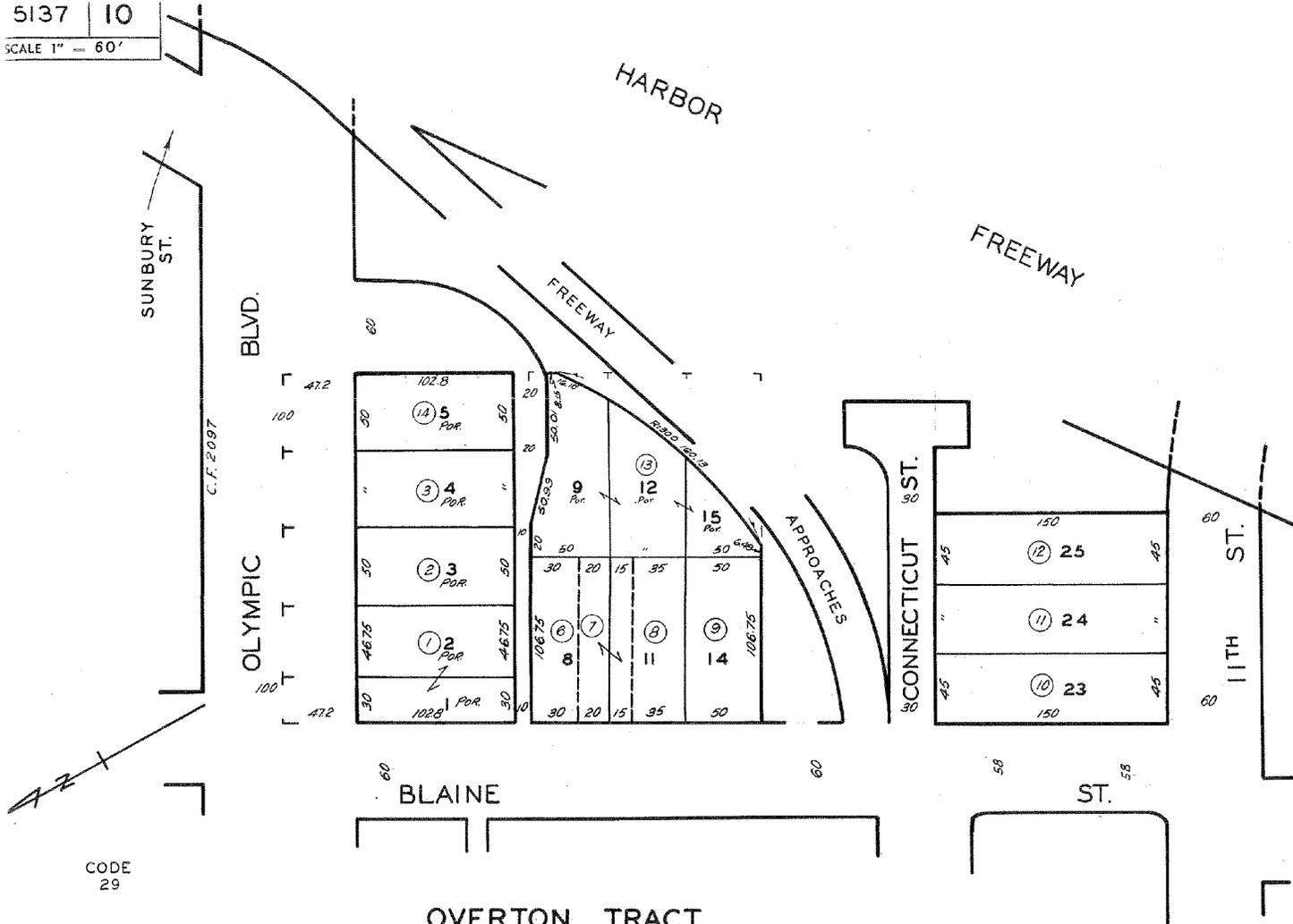


1211 W 11th STREET, LOS ANGELES, CA 90015

PARCEL MAP

5137 10
SCALE 1" = 60'

4-20-51
12-5-61
680318
710310



CODE
29

OVERTON TRACT

M.R.26-52

FOR PREV. ASSMT. SEE 1685-10

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

INDEX MAP

5137

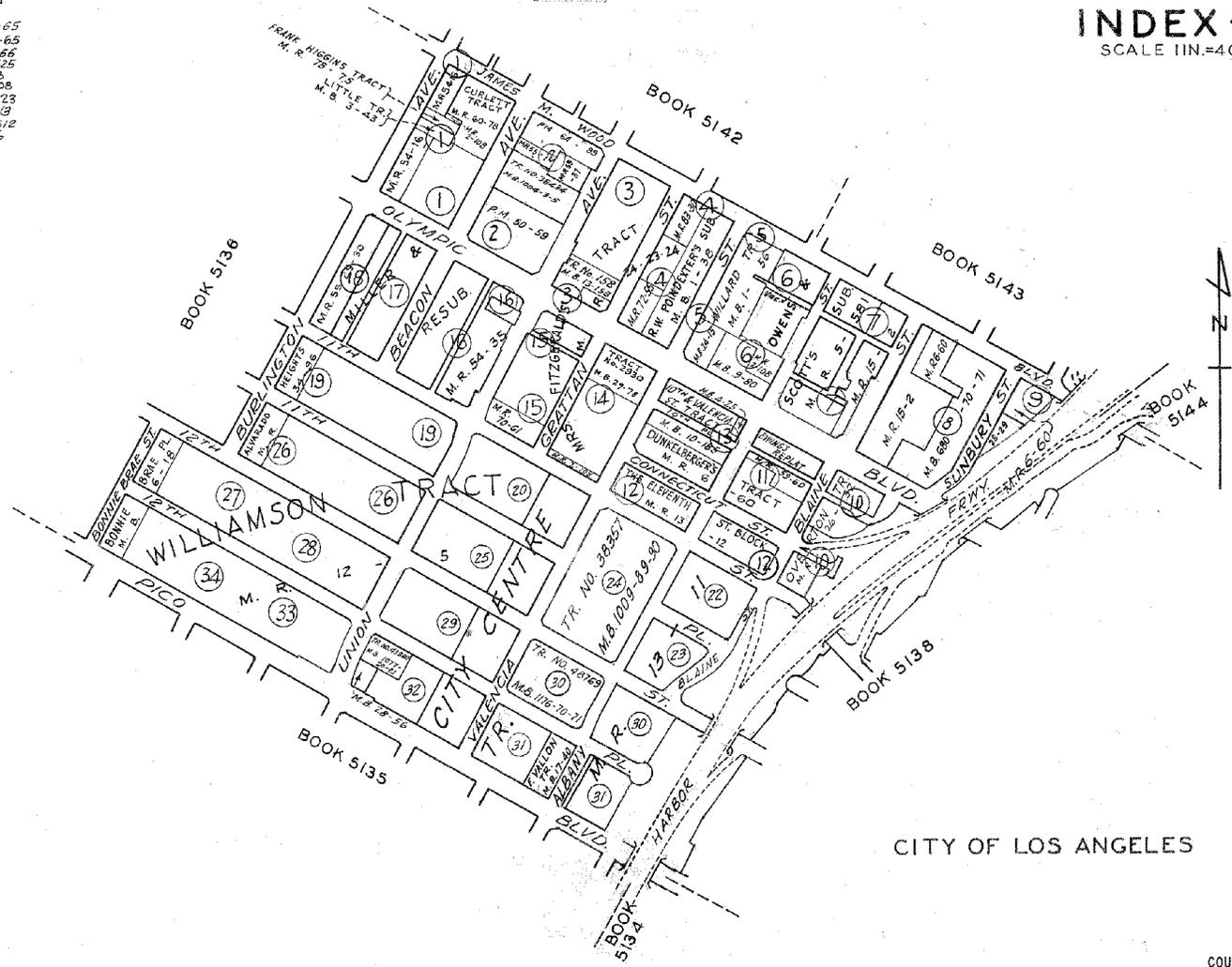
SCALE 1" = 400'

2009

Revised:
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 3-29-59 12-16-65
 6-18-59 1-12-66
 10-21-59 660725
 6-6-60 710113
 2-20-62 710208
 3-8-62 720323
 11-18-62 810823
 9-25-63 820512
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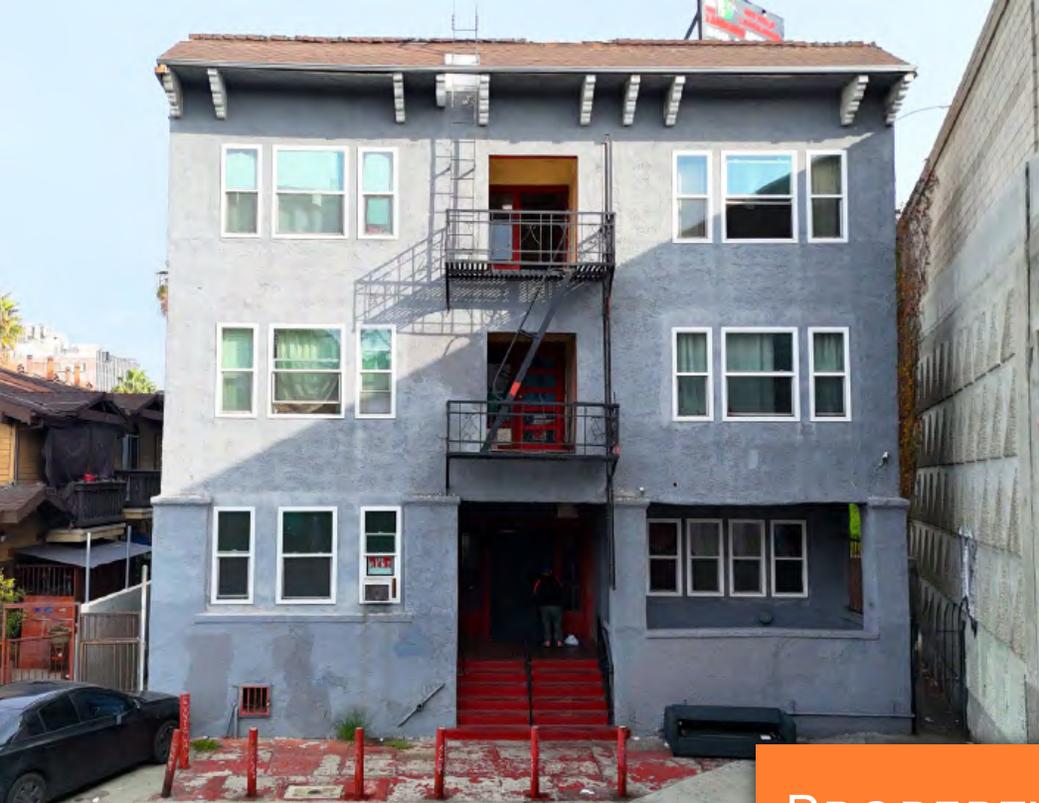
INDEX - 5137

SCALE 1IN.=400FT.



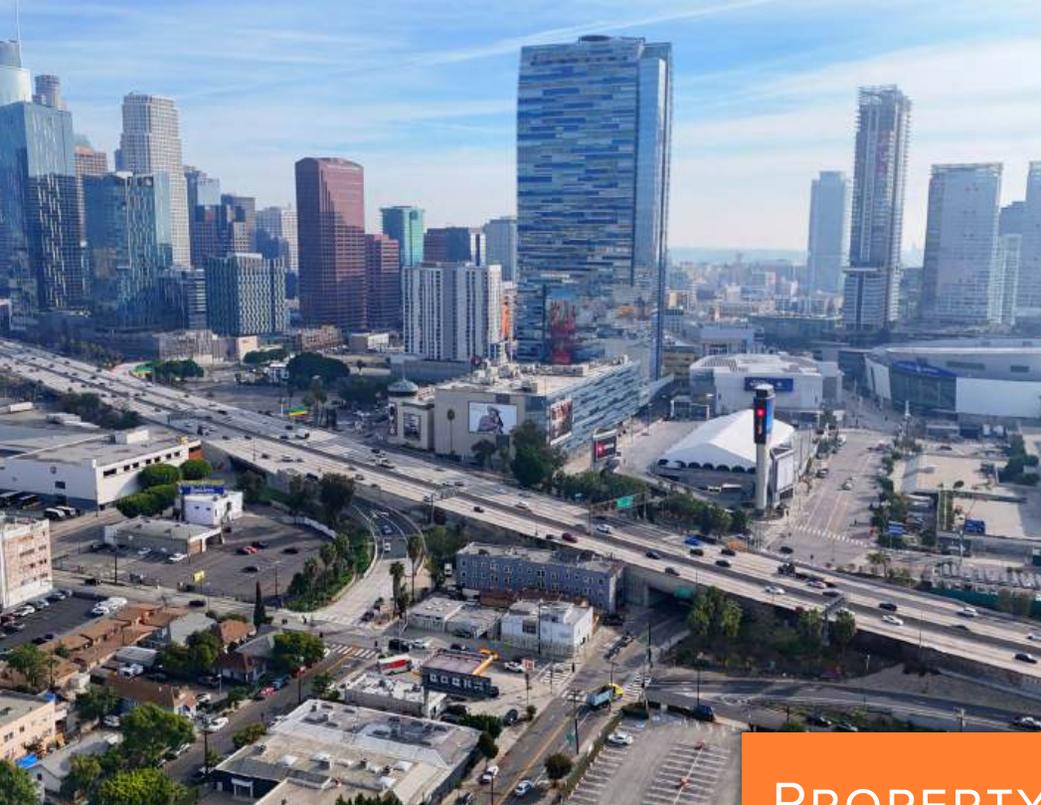
CITY OF LOS ANGELES

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

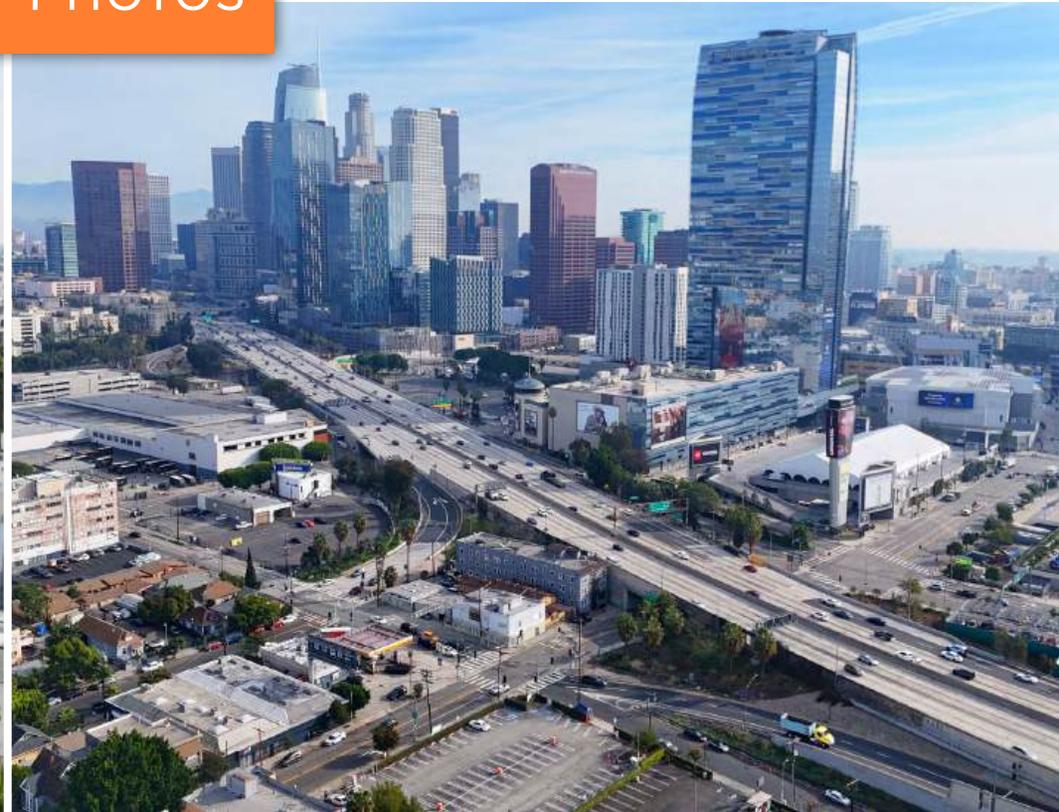
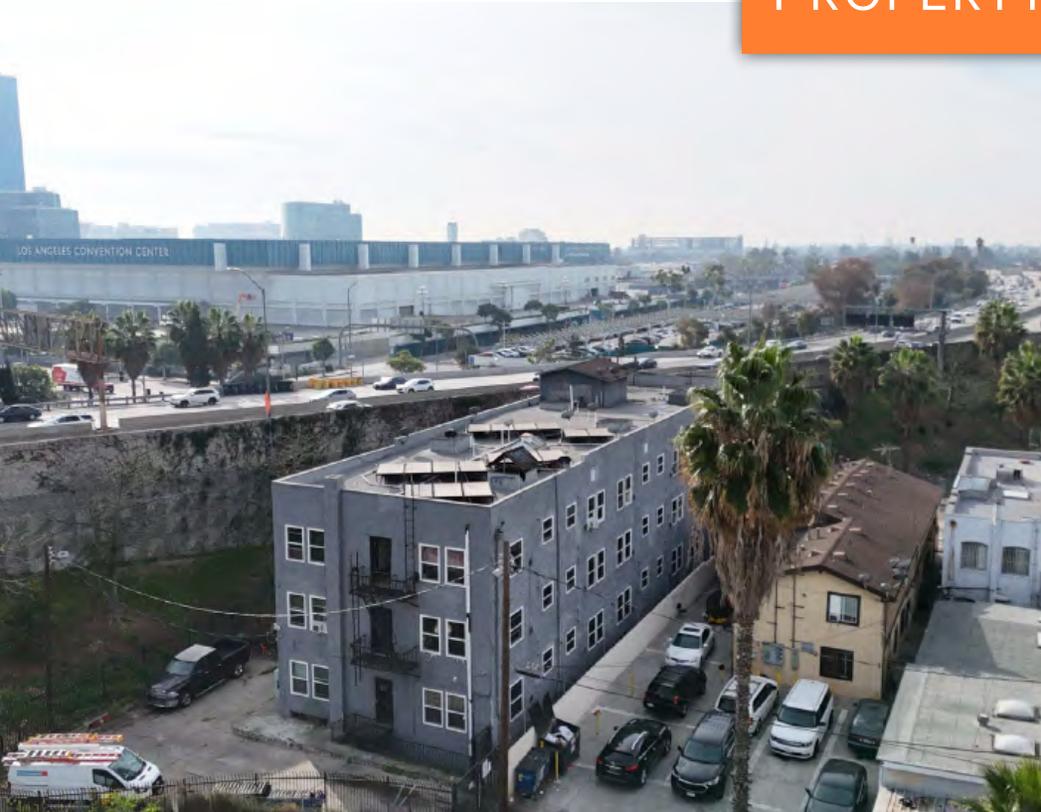


PROPERTY PHOTOS





PROPERTY PHOTOS





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1211 W 11th STREET, LOS ANGELES, CA 90015

SALES COMPARABLES

Marcus & Millichap
THE RAYMUNDO GROUP

SALES COMPARABLES MAP

- ★ 1211 W 11th Street
- 1) 735 Witmer Street
- 2) 446 S Rampart Boulevard
- 3) 830 S Bonnie Brae Street
- 4) 1609 Oak Street
- 5) 819 Beacon Avenue
- 6) 1247 W 8th Street
- 7) 2233 W 14th Street

2 446 S Rampart Boulevard

3 830 S Bonnie Brae Street

5 819 Beacon Avenue

1 735 Witmer Street

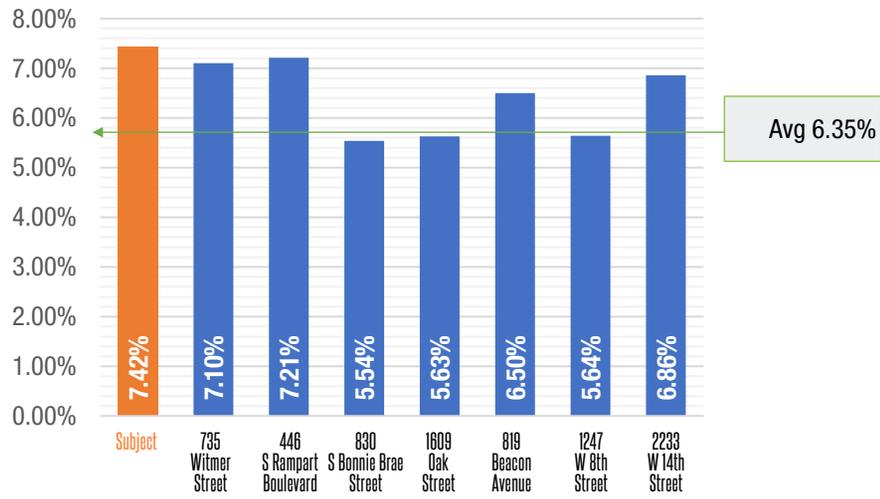
6 1247 W 8th Street

7 2233 W 14th Street

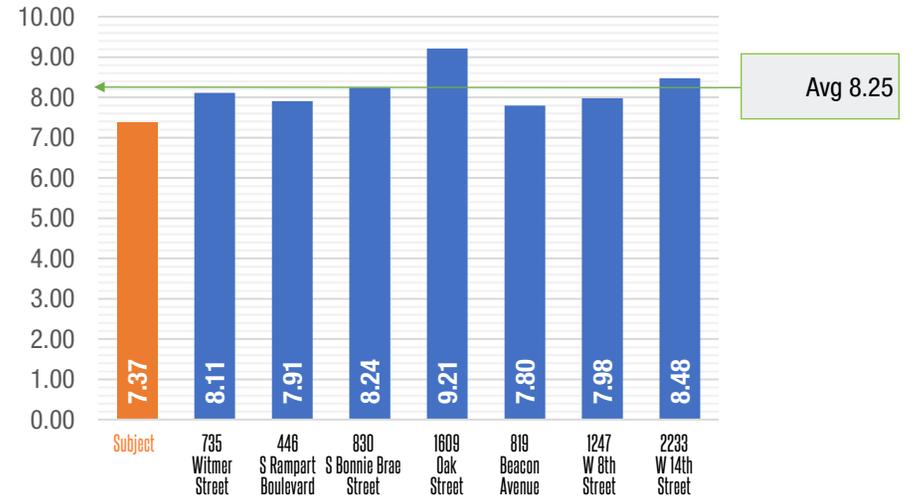
★ 1211 W 11th Street

4 1609 Oak Street

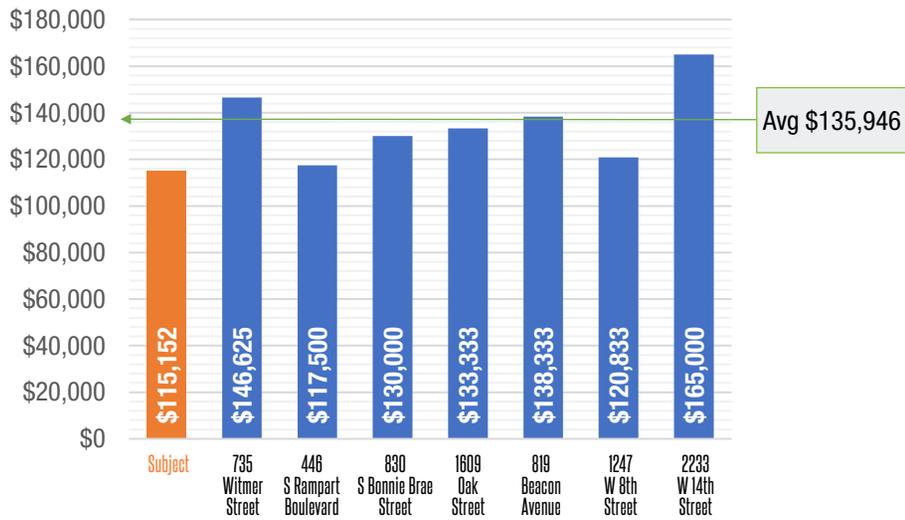
AVERAGE CAP RATE



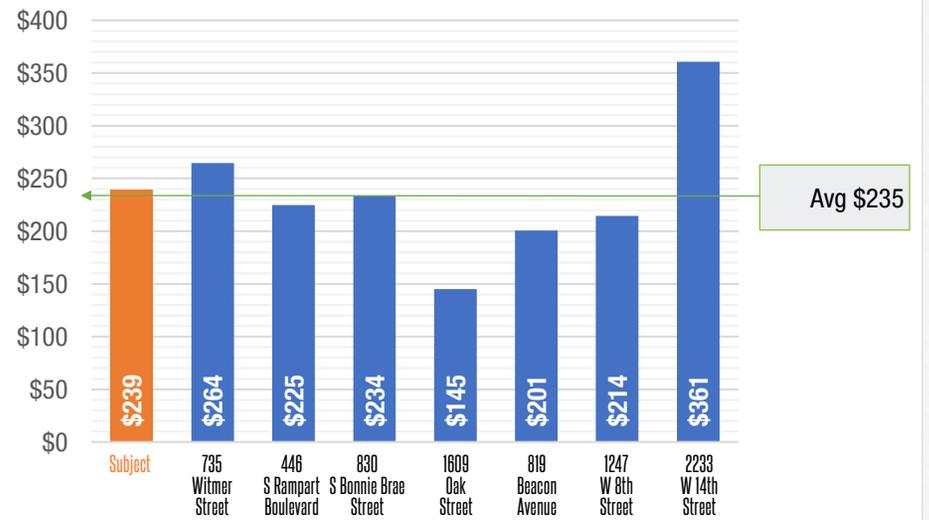
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**1211 W 11th Street
Los Angeles, CA 90015**

Subject Property

Total No. of Units: 33
 Year Built: 1912
 Rentable SF: 15,887 SF
 Lot Size: 6,746 SF
Listing Price: \$3,800,000
 Price/Unit: \$115,152
 Price/SF: \$239
 CAP Rate: 7.42%
 GRM: 7.37

No. of Units	Unit Type
28	Single 1 Bath
5	1 Bdr 1 Bath



**735 Witmer Street
Los Angeles, CA 90017**

Close of Escrow: 09/17/25
 Total No. of Units: 8
 Year Built: 1904
 Rentable SF: 4,435 SF
 Lot Size: 6,616 SF
Sales Price: \$1,173,000
 Price/Unit: \$146,625
 Price/SF: \$264
 CAP Rate: 7.10%
 GRM: 8.11

No. of Units	Unit Type
3	Single 1 Bath
5	1 Bdr 1 Bath

2



446 S Rampart Boulevard Los Angeles, CA 90057

Close of Escrow: 07/11/25
 Total No. of Units: 30
 Year Built: 1922
 Rentable SF: 15,688 SF
 Lot Size: 8,276 SF
Sales Price: \$3,525,000
 Price/Unit: \$117,500
 Price/SF: \$225
 CAP Rate: 7.21%
 GRM: 7.91

No. of Units	Unit Type
30	Single 1 Bath

3



830 S Bonnie Brae Street Los Angeles, CA 90057

Close of Escrow: 03/19/25
 Total No. of Units: 20
 Year Built: 1962
 Rentable SF: 11,125 SF
 Lot Size: 15,001 SF
Sales Price: \$2,600,000
 Price/Unit: \$130,000
 Price/SF: \$234
 CAP Rate: 5.54%
 GRM: 8.24

No. of Units	Unit Type
3	Single 1 Bath
17	1 Bdr 1 Bath

4



**1609 Oak Street
Los Angeles, CA 90015**

Close of Escrow: 01/31/25
 Total No. of Units: 6
 Year Built: 1923
 Rentable SF: 5,518 SF
 Lot Size: 4,745 SF
Sales Price: \$800,000
 Price/Unit: \$133,333
 Price/SF: \$145
 CAP Rate: 5.63%
 GRM: 9.21

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

5



**819 Beacon Avenue
Los Angeles, CA 90017**

Close of Escrow: On Market
 Total No. of Units: 15
 Year Built: 1906
 Rentable SF: 10,340 SF
 Lot Size: 7,752 SF
Sales Price: \$2,075,000
 Price/Unit: \$138,333
 Price/SF: \$201
 CAP Rate: 6.50%
 GRM: 7.80

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

6



**1247 W 8th Street
Los Angeles, CA 90017**

Close of Escrow: On Market
 Total No. of Units: 12
 Year Built: 1910
 Rentable SF: 6,762 SF
 Lot Size: 5,508 SF
Sales Price: \$1,450,000
 Price/Unit: \$120,833
 Price/SF: \$214
 CAP Rate: 5.64%
 GRM: 7.98

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

7



**2233 W 14th Street
Los Angeles, CA 90006**

Close of Escrow: On Market
 Total No. of Units: 10
 Year Built: 1923
 Rentable SF: 4,576 SF
 Lot Size: 7,505 SF
Sales Price: \$1,650,000
 Price/Unit: \$165,000
 Price/SF: \$361
 CAP Rate: 6.86%
 GRM: 8.48

No. of Units	Unit Type
10	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	735 Witmer Street Los Angeles, CA 90017	09/17/25	8	1904	\$1,173,000	\$146,625	\$264	7.10%	8.11
2	446 S Rampart Boulevard Los Angeles, CA 90057	07/11/25	30	1922	\$3,525,000	\$117,500	\$225	7.21%	7.91
3	830 S Bonnie Brae Street Los Angeles, CA 90057	03/19/25	20	1962	\$2,600,000	\$130,000	\$234	5.54%	8.24
4	1609 Oak Street Los Angeles, CA 90015	01/31/25	6	1923	\$800,000	\$133,333	\$145	5.63%	9.21
5	819 Beacon Avenue Los Angeles, CA 90017	On Market	15	1906	\$2,075,000	\$138,333	\$201	6.50%	7.80
6	1247 W 8th Street Los Angeles, CA 90017	On Market	12	1910	\$1,450,000	\$120,833	\$214	5.64%	7.98
7	2233 W 14th Street Los Angeles, CA 90006	On Market	10	1923	\$1,650,000	\$165,000	\$361	6.86%	8.48
A V E R A G E S						\$135,946	\$235	6.35%	8.25
	1211 W 11 th Street Los Angeles, CA 90015	<i>Subject Property</i>	33	1912	\$3,800,000	\$115,152	\$239	7.42%	7.37



33

UNITS

1912

YEAR BUILT

15,887 SF

RENTABLE SF

6,746 SF

LOT SIZE



Trusted by
80,000,000
worldwide

crypto.com ARENA

Michelob ULTRA
LARGEST LIGHT BEER

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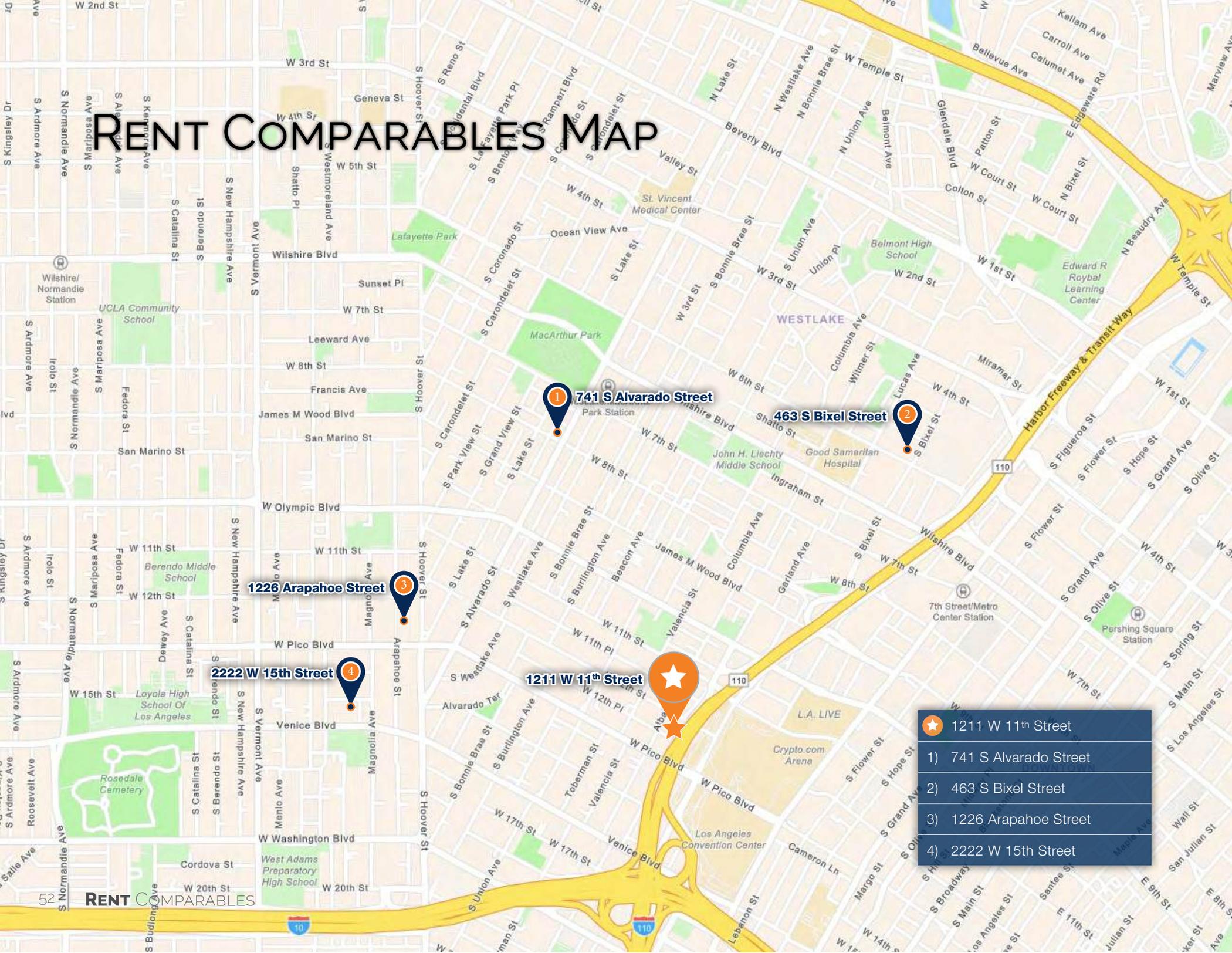
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& anglo.com

1211 W 11th STREET, LOS ANGELES, CA 90015

RENT COMPARABLES

Marcus & Millichap
THE RAYMUNDO GROUP

RENT COMPARABLES MAP



1226 Arapahoe Street

741 S Alvarado Street

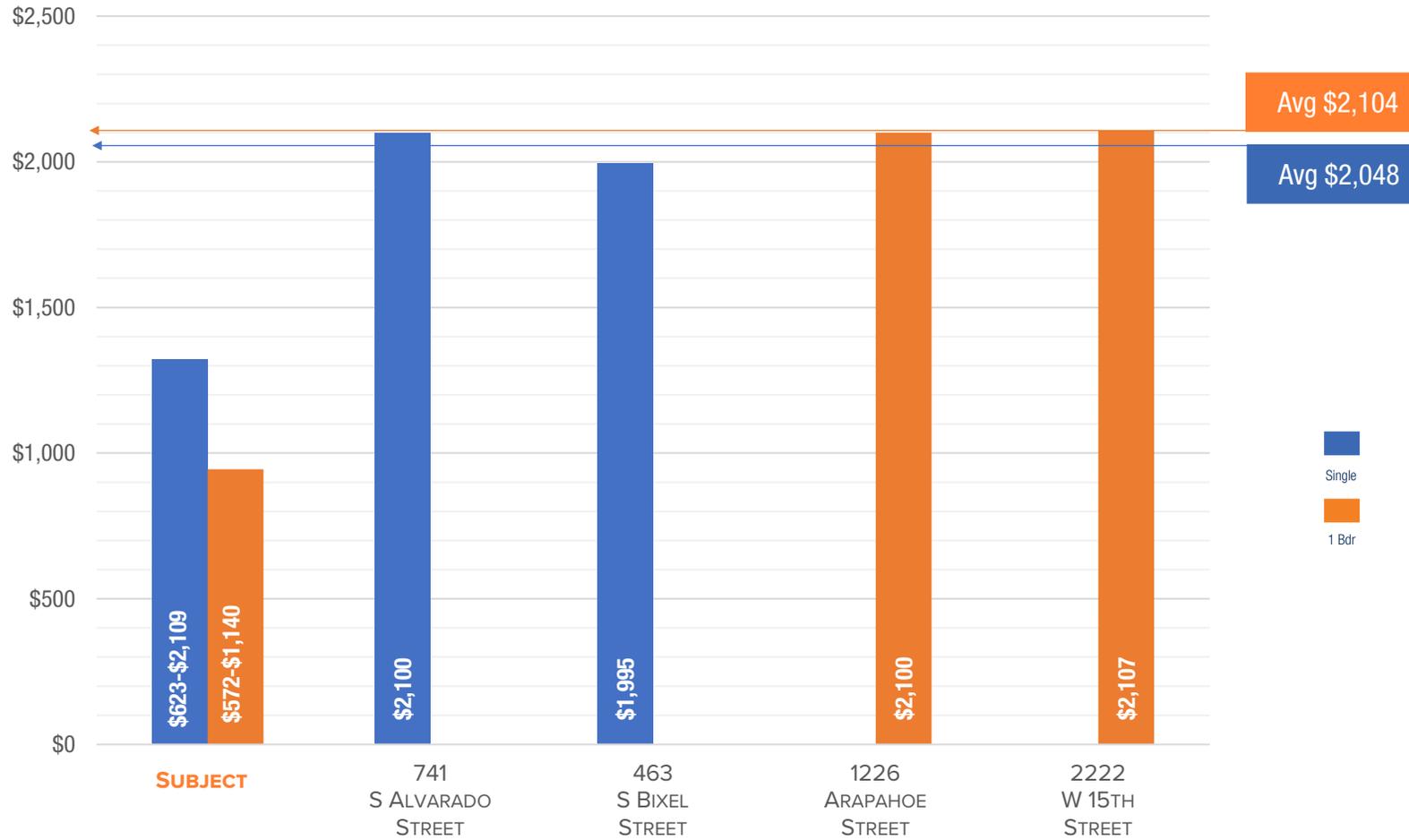
463 S Bixel Street

2222 W 15th Street

1211 W 11th Street

- ★ 1211 W 11th Street
- 1) 741 S Alvarado Street
- 2) 463 S Bixel Street
- 3) 1226 Arapahoe Street
- 4) 2222 W 15th Street

AVERAGE RENTS - SINGLE & 1 BEDROOM UNITS





**1211 W 11th Street
Los Angeles, CA 90015**

Total No. of Units 33
Year Built 1912

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	450	\$623-\$2,109	\$2.94
1 Bdr 1 Bath	600	\$572-\$1,140	\$1.57



**741 S Alvarado Street
Los Angeles, CA 90057**

Total No. of Units 2+Mixed-use
Year Built 1925

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	520	\$2,100	\$4.04

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, mini-split HVAC units, and no on-site laundry

2



463 S Bixel Street Los Angeles, CA 90017

Total No. of Units	23
Year Built	1900

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	400	\$1,995	\$4.99

Amenities

Property features shared bathrooms, wood flooring, wall AC units, white appliances, and on-site laundry.

3



1226 Arapahoe Street Los Angeles, CA 90006

Total No. of Units	11
Year Built	1973

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	675	\$2,100	\$3.11

Amenities

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



**2222 W 15th Street
Los Angeles, CA 90006**

Total No. of Units	29
Year Built	1935

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,107	\$3.01

Amenities

Property features wood flooring, wall AC units, on-site laundry, and no parking.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	741 S Alvarado Street Los Angeles, CA 90057	2 + Mixed-use	1925	Single 1 Bath	520	\$2,100	\$4.04
2	463 S Bixel Street Los Angeles, CA 90017	23	1900	Single 1 Bath	400	\$1,995	\$4.99
3	1226 Arapahoe Street Los Angeles, CA 90006	11	1973	1 Bdr 1 Bath	675	\$2,100	\$3.11
4	2222 W 15th Street Los Angeles, CA 90006	29	1935	1 Bdr 1 Bath	700	\$2,107	\$3.01
A V E R A G E S				Studio/Single 1 Bedroom	460 688	\$2,048 \$2,104	\$4.45 \$3.06
	1211 W 11 th Street Los Angeles, CA 90015	33	1912	Single 1 Bath 1 Bdr 1 Bath	450 600	\$623-\$2,109 \$572-\$1,140	\$2.94 \$1.57



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1211 W 11th STREET, LOS ANGELES, CA 90015

Exclusively Listed By:

RICK E. RAYMUNDO

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

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436

(213) 943-1855 DIRECT
(818) 219-6146 MOBILE

Rick.Raymundo@marcusmillichap.com



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THE RAYMUNDO GROUP

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