

PRIME ECHO PARK, ONE BLOCK FROM ECHO PARK LAKE AND SUNSET BOULEVARD
ATTRACTIVELY PRICED AT ONLY \$199,375 PER UNIT | BRAND NEW ROOF IN 2026 | SUBSTANTIAL RENT UPSIDE

1120 LOGAN STREET

LOS ANGELES, CALIFORNIA 90026



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TABLE OF CONTENTS

SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES

1120 LOGAN STREET
LOS ANGELES, CA 90026

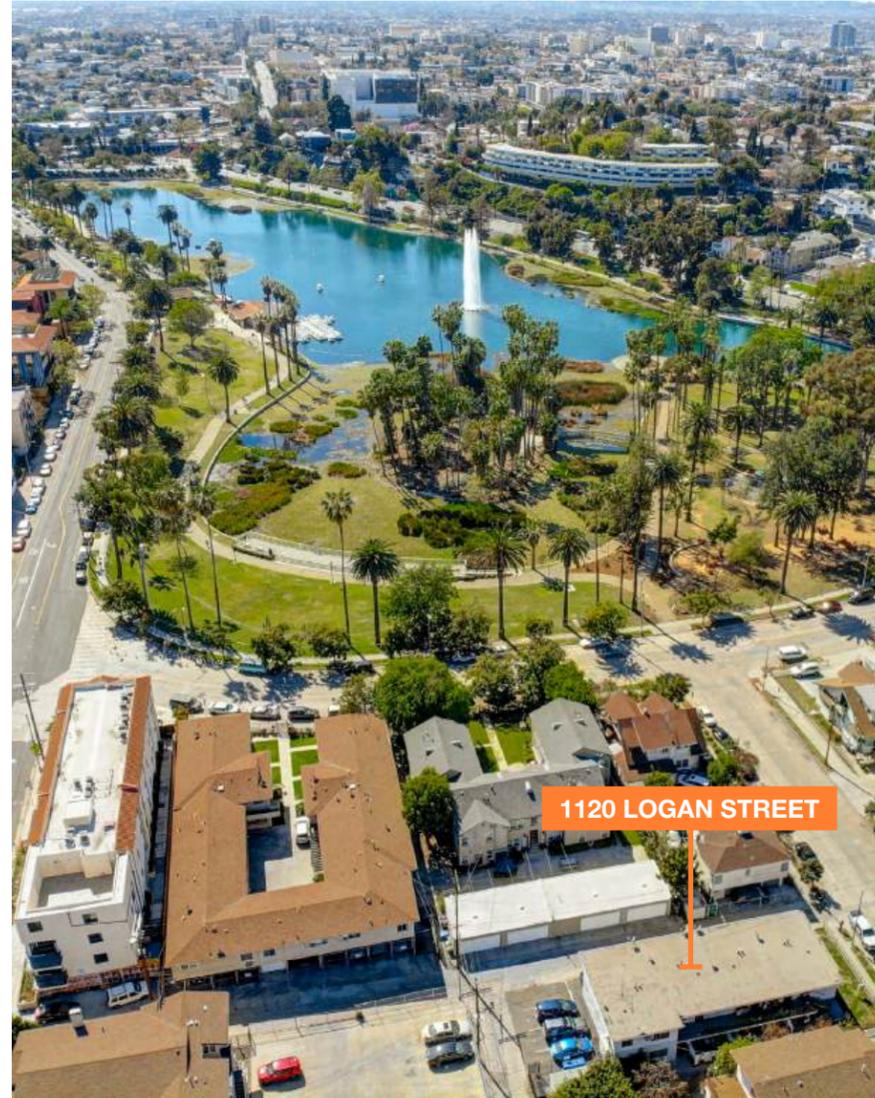
INVESTMENT OVERVIEW

Marcus & Millichap

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INVESTMENT HIGHLIGHTS



- ▶ Prime Echo Park Location -- One Block from Both Echo Park Lake and Sunset Boulevard
- ▶ Brand New Roof in 2026
- ▶ Attractive Price per Unit — Available for Only \$199,375 per Unit When Similar Properties Have Sold for an Average of Over \$306,000 per Unit
- ▶ Significant Rent Upside — Opportunity to Nearly Double Revenue by Bringing Rents to Market Levels
- ▶ Deemed a “Walker’s Paradise” with a Walk Score of 97 -- Among the Highest Scores in Entire Los Angeles Metro Area
- ▶ Current Rents Average Only \$1.97 per Square Foot While Similar Properties Achieve Over \$4.00 per Square Foot
- ▶ Not on LADBS Seismic Retrofit List (Buyer to Verify)
- ▶ Potential to Benefit from Local Infrastructure Upgrades with Several 2028 Summer Olympic Venues Nearby

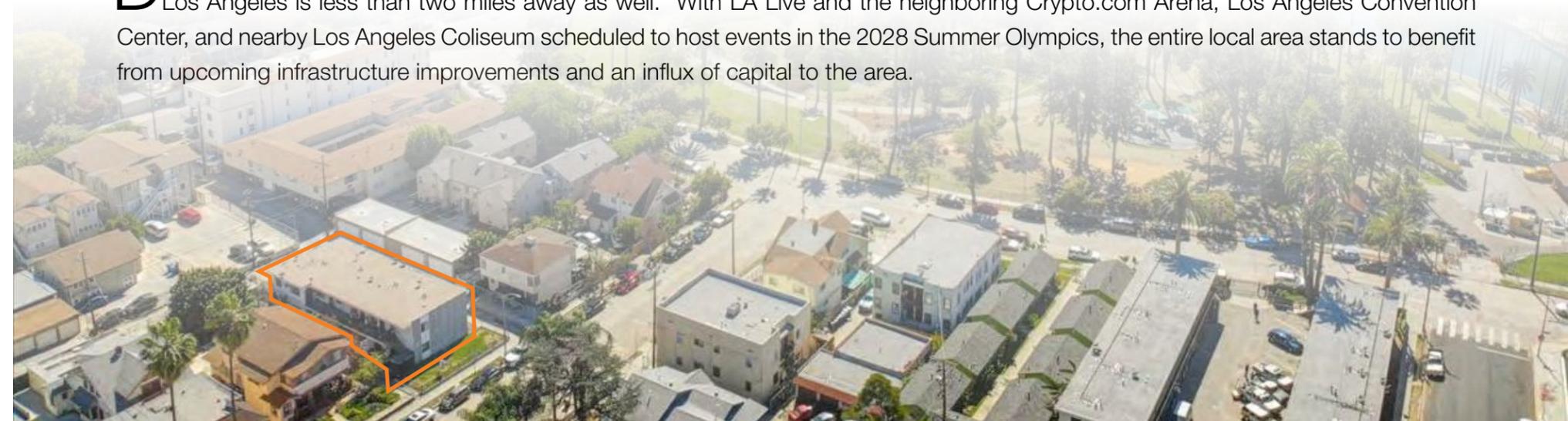
INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 1120 Logan Street, an eight-unit multifamily property located just one block from Sunset Boulevard within the trendy Echo Park neighborhood of Los Angeles, CA. Situated less than 250 feet from Echo Park Lake, the property offers tenants convenient access to the park, Silver Lake, Sunset Junction, and all of the trendy boutiques, bars, and eateries that have gained recognition in recent years along this stretch of Sunset Boulevard. The Walk Score of 97 is a testament to how accessible these nearby amenities are, as the property earned the highest-tier classification of “Walker’s Paradise.”

With current rents averaging only \$1.97 per square foot, an investor could potentially double the property’s revenue by bringing rents up to the \$4.00+ per square foot level already achieved at several nearby apartments. One-quarter of the unit interiors have already been thoroughly upgrading, providing a helpful blueprint for a new owner to follow as they recapture this rent upside. Renovated units feature new wood flooring, quartz countertops, new custom cabinets, stainless steel appliances, tile backsplashes, new lighting, and remodeled bathrooms.

A brand new roof, including new sheathing, was just installed in 2026. The property is also not on the Los Angeles Department of Building and Safety’s seismic retrofit list, saving a new owner from an otherwise costly maintenance expense.

Dodger Stadium, home of the back-to-back World Series champions, sits just less than one mile east of the property, while Downtown Los Angeles is less than two miles away as well. 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.



1120 LOGAN STREET

Los Angeles, CA 90026

\$1,595,000

LISTING PRICE

\$199,375

PRICE/UNIT

\$325

PRICE/SF

THE OFFERING

Price	\$1,595,000
Down Payment	\$1,595,000
Price/Unit	\$199,375
Price/SF	\$325
Number of Units	8
Rentable Square Feet	4,912
Number of Buildings	1
Number of Stories	2
Year Built	1962
Lot Size	6,269

VITAL DATA

CAP Rate - Current	3.58%
GIM - Current	13.53
Net Operating Income - Current	\$57,022
Net Cash Flow After Debt Service - Current	3.58% / \$57,022
CAP Rate - Pro Forma	10.20%
GIM - Pro Forma	6.89
Net Operating Income - Pro Forma	\$162,721
Net Cash Flow After Debt Service - Pro Forma	10.20% / \$162,721

PROPERTY DETAILS

THE OFFERING

Property Address:	1120 Logan Street Los Angeles, CA 90026
Assessor's Parcel Number:	5404-018-022
Zoning:	LAR3

SITE DESCRIPTION

Number of Units:	8
Number of Buildings:	1
Number of Stories:	2
Year Built:	1962
Rentable Square Feet:	4,912 SF
Lot Size:	6,269 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

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

1120 LOGAN STREET

LOS ANGELES, CA 90026



OFFERING PRICE:
\$1,595,000

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. Sqare Feet
6	1 Bdr 1 Bath	550
2	2 Bdr 2 Bath	850
8	TOTAL	4,912

1120 LOGAN STREET
LOS ANGELES, CA 90026

LOCATION OVERVIEW

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ECHO PARK - LOS ANGELES, CA

Enjoy the hip vibes and trendy offerings of Echo Park



HIP • NIGHTLIFE • STADIUMS • ARTISTIC • EVENTS



You may have heard the whispers that Echo Park is one of the hippest Los Angeles neighborhoods. Well in fact, it is – as it has many trendy bars and nightclubs to prove it.

The Echo Park community boasts more than just nightlife, though. It also boasts countless musicians, artists, actors, and families. A stone's throw from LA's Chinatown neighborhood, this densely populated area incorporates a number of attractions including Echo Park Lake, Dodger Stadium, and Angelino Heights.

What is it like living in Echo Park? The locals regard Echo Park as the epicenter of cool indie music and art scene. A patchwork of trendy eateries, rollicking rock bands, cocktail lounges, street murals, and hip vinyl shops make this neighborhood the epitome of "cool." Residents enjoy the paddleboats on the lake, and the park is also the host of the annual July 4th Fireworks show.

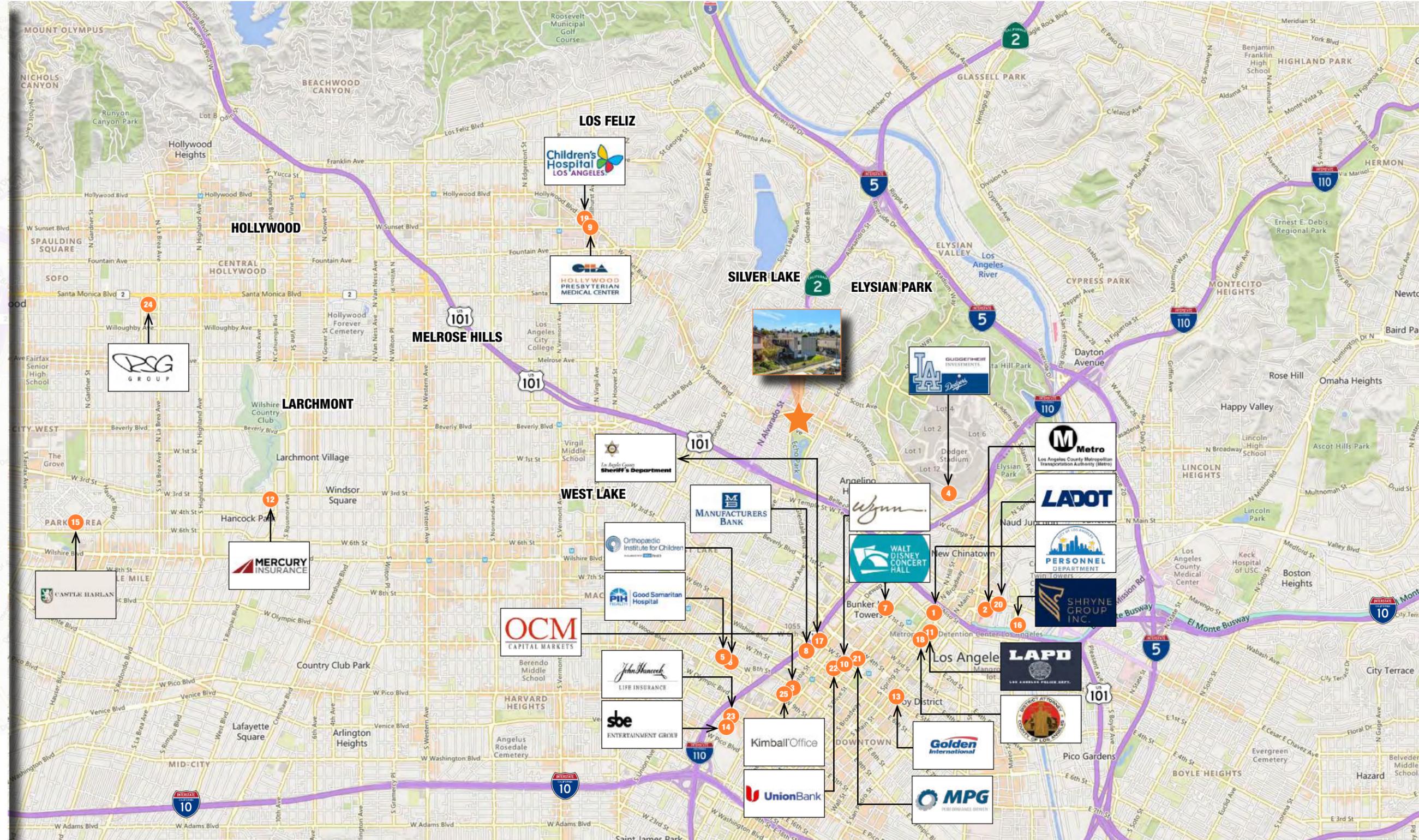
Angelino Heights is a local gem with numerous Victorian era homes. It's the historic ambiance that locals love about this part of town, almost as much as they love their Echo Park apartments

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



MAJOR EMPLOYERS

	Employees	
1	City of Los Angeles	40,000
2	City of Los Angeles - Department Of Transportation	25,000
3	OCM Holding LP	10,000
4	LA Dodgers - Guggenheim Baseball Management	5,566
5	Good Samaritan Medical Center	5,026
6	The Orthopedic Institute - PHI Health	5,019
7	Disneyland International - Walt Disney Concert Hall	5,000
8	Manufacturers Bank	5,000
9	CHA - Hollywood Presbyterian Medical Center	4,200
10	Wynn Las Vegas LLC	3,153
11	City of Los Angeles - LAPD Police Department	3,000
12	Mercury Insurance Service LLC	2,977
13	Golden International	2,968
14	SBEEG - SBE Entertainment Group	2,693
15	Castle Harlan	2,548
16	Shryne Group Inc.	2,500
17	County of Los Angeles -Sheriffs Department	2,314
18	Los Angeles County Distict Attorneys Office - LADA	2,222
19	Childrens Hospital Los Angeles	2,212
20	Los Angeles County Metro Transportation Authority	2,132
21	MPG Inc.	2,117
22	Union Bank Of California	2,001
23	John Hancock Life Insurance Company	2,000
24	RSG Group USA Inc - Golds Gym	2,000
25	Kimball Office	1,959



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	48,666	526,095	1,148,449
2025 Estimate			
Total Population	48,041	517,937	1,135,755
2020 Census			
Total Population	47,043	508,797	1,140,748
2010 Census			
Total Population	50,198	501,097	1,142,461
Daytime Population			
2025 Estimate	30,919	737,580	1,348,310
HOUSEHOLDS			
2030 Projection			
Total Households	20,284	230,250	467,045
2025 Estimate			
Total Households	19,667	223,238	455,088
Average (Mean) Household Size	2.4	2.3	2.5
2020 Census			
Total Households	18,490	209,939	432,470
2010 Census			
Total Households	17,451	185,818	393,953
Growth 2025-2030	3.1%	3.1%	2.6%
HOUSING UNITS			
Occupied Units			
2030 Projection	21,763	251,460	504,439
2025 Estimate	21,091	243,547	491,027
Owner Occupied	4,132	29,834	86,578
Renter Occupied	15,550	193,357	368,437
Vacant	1,424	20,309	35,939
Persons in Units			
2025 Estimate Total Occupied Units	19,667	223,238	455,088
1 Person Units	34.9%	41.3%	36.9%
2 Person Units	30.4%	28.1%	27.4%
3 Person Units	14.5%	13.2%	14.0%
4 Person Units	9.7%	9.2%	10.8%
5 Person Units	6.7%	5.1%	5.9%
6+ Person Units	3.8%	3.3%	4.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	12.2%	9.4%	9.8%
\$150,000-\$199,999	9.1%	7.3%	7.4%
\$100,000-\$149,999	16.2%	14.3%	14.7%
\$75,000-\$99,999	13.0%	11.3%	11.6%
\$50,000-\$74,999	16.4%	14.9%	15.0%
\$35,000-\$49,999	9.2%	10.4%	10.4%
\$25,000-\$34,999	7.2%	8.5%	8.6%
\$15,000-\$24,999	7.1%	8.3%	8.4%
Under \$15,000	9.7%	15.5%	14.2%
Average Household Income	\$102,356	\$87,224	\$89,682
Median Household Income	\$77,410	\$65,816	\$68,372
Per Capita Income	\$43,744	\$39,630	\$37,751
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	48,041	517,937	1,135,755
Under 20	17.5%	17.6%	19.7%
20 to 34 Years	29.4%	28.6%	27.4%
35 to 39 Years	9.9%	9.5%	8.8%
40 to 49 Years	13.9%	14.1%	13.7%
50 to 64 Years	16.6%	17.2%	17.1%
Age 65+	12.5%	13.1%	13.3%
Median Age	39.0	39.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	36,773	394,034	830,460
Elementary (0-8)	14.7%	15.6%	16.5%
Some High School (9-11)	8.5%	8.9%	9.4%
High School Graduate (12)	15.1%	17.7%	18.7%
Some College (13-15)	13.9%	14.3%	14.9%
Associate Degree Only	5.3%	5.5%	5.5%
Bachelor's Degree Only	28.7%	26.0%	23.9%
Graduate Degree	13.9%	11.9%	11.1%
Population by Gender			
2025 Estimate Total Population	48,041	517,937	1,135,755
Male Population	50.4%	52.1%	51.0%
Female Population	49.6%	47.9%	49.0%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 1,135,755. The population has changed by -0.59 since 2010. It is estimated that the population in your area will be 1,148,449 five years from now, which represents a change of 1.1 percent from the current year. The current population is 51.0 percent male and 49.0 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 14,459 people per square mile.



HOUSEHOLDS

There are currently 455,088 households in your selected geography. The number of households has changed by 15.52 since 2010. It is estimated that the number of households in your area will be 467,045 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$68,372, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 101.91 since 2010. It is estimated that the median household income in your area will be \$81,419 five years from now, which represents a change of 19.1 percent from the current year.

The current year per capita income in your area is \$37,751, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$89,682, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 592,457 people in your selected area were employed. The 2010 Census revealed that 49.3 of employees are in white-collar occupations in this geography, and 25 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSING

The median housing value in your area was \$943,187 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 81,505.00 owner-occupied housing units and 312,452.00 renter-occupied housing units in your area.



EDUCATION

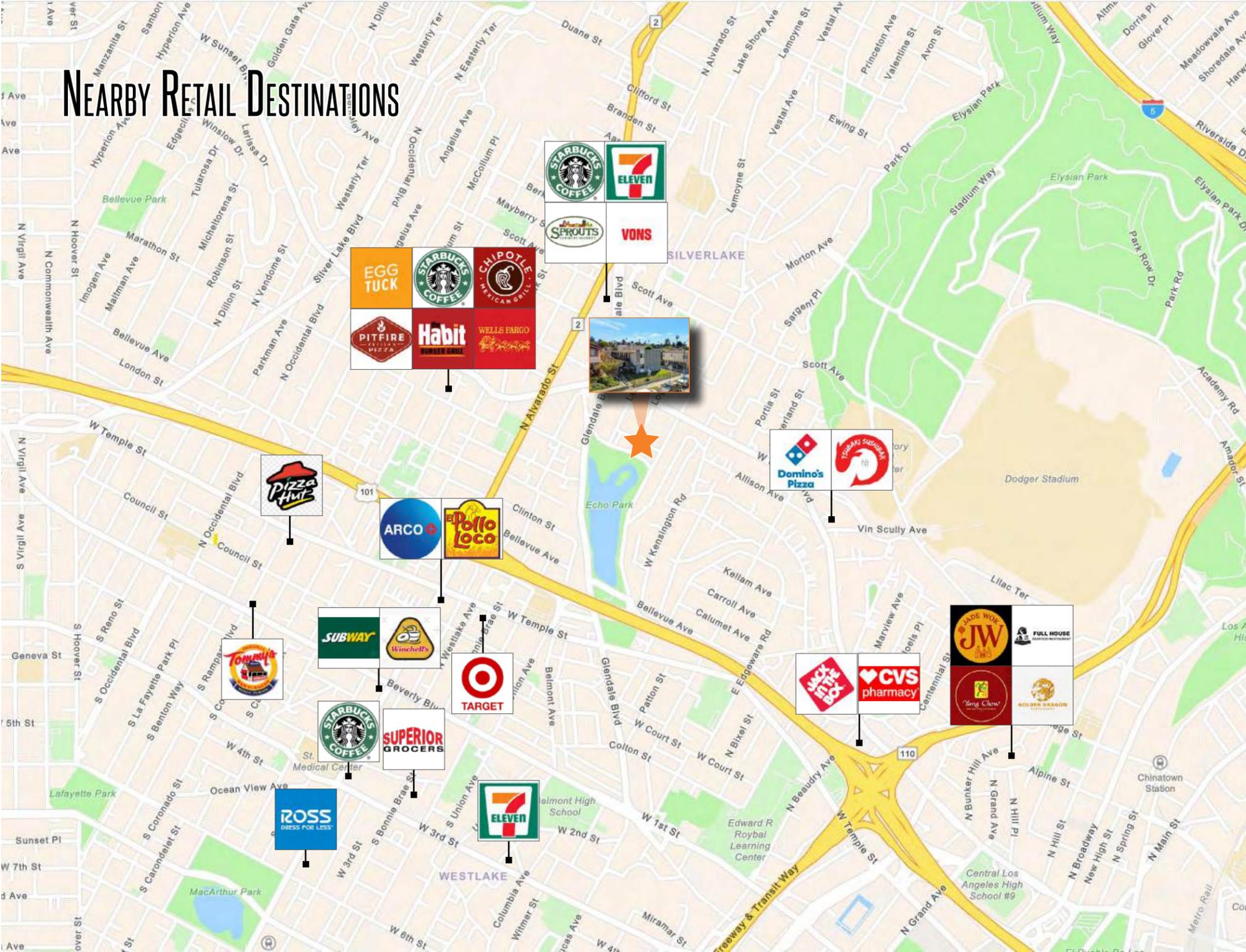
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 33.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.4 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

NEARBY RETAIL DESTINATIONS



93 WALK SCORE
"WALKER'S PARADISE"
Most errands can be accomplished on foot.

DOWNTOWN LOS ANGELES



1120 LOGAN STREET

1120 LOGAN STREET
LOS ANGELES, CA 90026

PRICING & FINANCIAL ANALYSIS

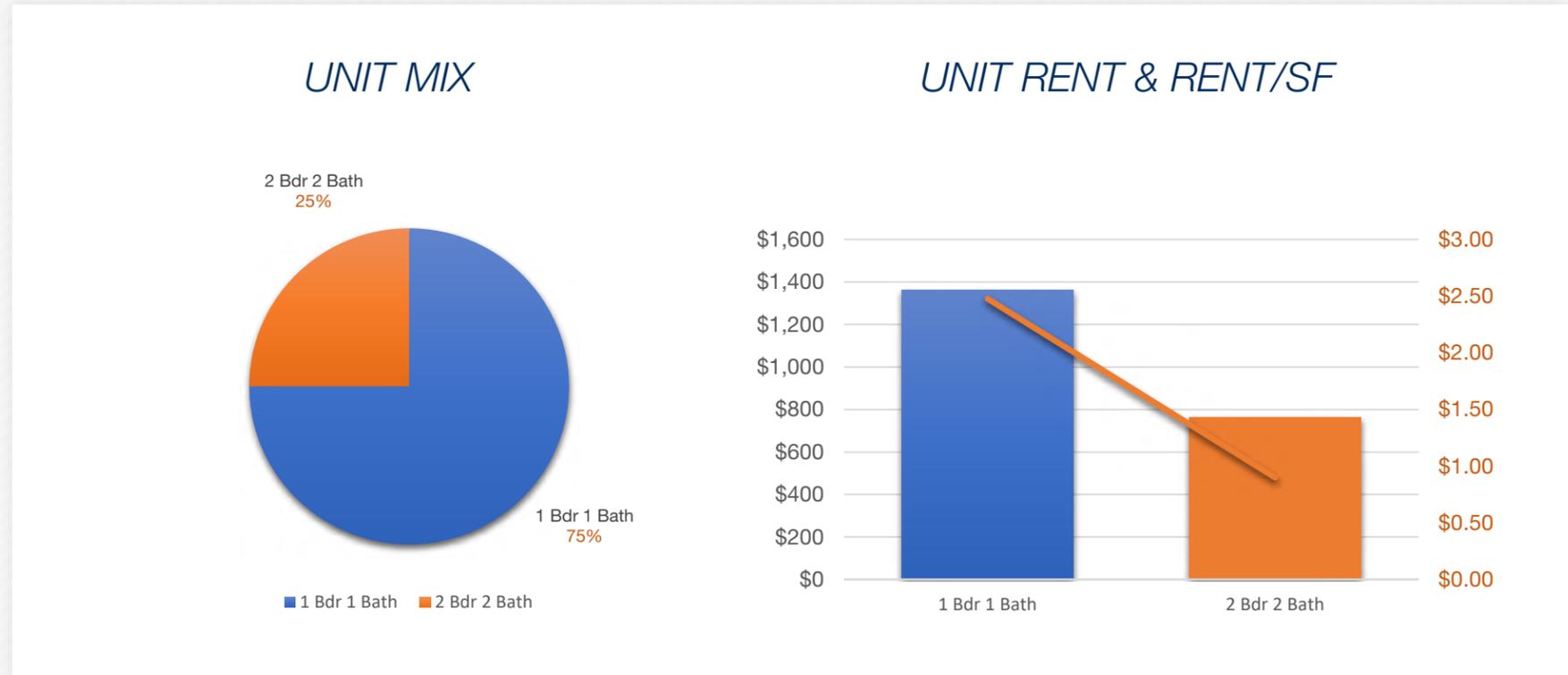
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
6	1 Bdr 1 Bath	550	\$812-\$2,111	\$2.48	\$8,172	\$2,295	\$4.17	\$13,770
2	2 Bdr 2 Bath	850	\$718-\$811	\$0.90	\$1,529	\$2,695	\$3.17	\$5,390
8	TOTAL	4,912			\$9,701			\$19,160



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$116,412	\$14,552	\$229,920	\$28,740
Additional Income	\$1,452	\$182	\$1,452	\$182
GROSS POTENTIAL INCOME	\$117,864	\$14,733	\$231,372	\$28,922
Vacancy/Collection Allowance (GPR)	3.0% / \$3,492	\$437	3.0% / \$6,898	\$862
EFFECTIVE GROSS INCOME	\$114,372	\$14,296	\$224,474	\$28,059

<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$18,939	\$2,367	\$18,939	\$2,367
Insurance	\$9,708	\$1,214	\$9,708	\$1,214
Utilities	\$9,386	\$1,173	\$9,386	\$1,173
Repairs & Maintenance	\$4,000	\$500	\$4,000	\$500
Trash	\$4,037	\$505	\$4,037	\$505
Management Fee	\$4,575	\$572	\$8,979	\$1,122
Reserves & Replacements	\$2,000	\$250	\$2,000	\$250
Landscaping	\$1,805	\$226	\$1,805	\$226
Pest Control	\$900	\$113	\$900	\$113
Unit Turnover	\$2,000	\$250	\$2,000	\$250
TOTAL EXPENSES	\$57,350	\$7,169	\$61,754	\$7,719
Expenses per SF	\$11.68		\$12.57	
% of EGI	50.1%		27.5%	
NET OPERATING INCOME	\$57,022	\$7,128	\$162,721	\$20,340

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
1	1 Bdr 1 Bath	550	\$2,111	\$3.84
2	1 Bdr 1 Bath	550	\$812	\$1.48
3	1 Bdr 1 Bath	550	\$1,079	\$1.96
4	2 Bdr 2 Bath	800	\$718	\$0.90
5	1 Bdr 1 Bath	550	\$1,120	\$2.04
6	1 Bdr 1 Bath	550	\$855	\$1.55
7	1 Bdr 1 Bath	550	\$2,195	\$3.99
8	2 Bdr 2 Bath	800	\$811	\$1.01
Total		Vacant		
8	Total	Occupied	4,900	\$9,701
8	TOTAL		4,900	\$9,701

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	1120 Logan Street Los Angeles, CA 90026
Price	\$1,595,000
Down Payment	100% / \$1,595,000
Number of Units	8
Price/Unit	\$199,375
Rentable Square Feet	4,912 SF
Price/SF	\$325
CAP Rate - Current	3.58%
CAP Rate - Pro Forma	10.20%
GRM - Current	13.53
GRM - Pro Forma	6.89
Year Built	1962
Lot Size	6,269 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
6	1 Bdr 1 Bath	550	\$812-\$2,111	\$8,172
2	2 Bdr 2 Bath	850	\$718-\$811	\$1,529
8	TOTAL	4,912		\$9,701

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$116,412	\$229,920
Other Income	\$1,452	\$1,452
Gross Potential Income	\$117,864	\$231,372
Less: Vacancy / Deductions (GPR)	\$3,492	\$6,898
Effective Gross Income	\$114,372	\$224,474
Less: Expenses	\$57,350	\$61,754
Net Operating Income	\$57,022	\$162,721

Expenses

	Current	Pro Forma
Real Estate Taxes	\$18,939	\$18,939
Insurance	\$9,708	\$9,708
Utilities	\$9,386	\$9,386
Repairs & Maintenance	\$4,000	\$4,000
Trash	\$4,037	\$4,037
Management Fee	\$4,575	\$8,979
Reserves & Replacements	\$2,000	\$2,000
Landscaping	\$1,805	\$1,805
Pest Control	\$900	\$900
Unit Turnover	\$2,000	\$2,000
Total Expenses	\$57,350	\$61,754
Expenses / Unit	\$7,169	\$7,719
Expenses / SF	\$11.68	\$12.57
% of EGI	50.1%	27.5%

1120 LOGAN STREET
LOS ANGELES, CA 90026

PROPERTY DESCRIPTION

Marcus & Millichap

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PROPERTY SUMMARY

THE OFFERING

Property Address	1120 Logan Street Los Angeles, CA 90026
Assessor's Parcel Number	5404-018-022
Zoning	LAR3

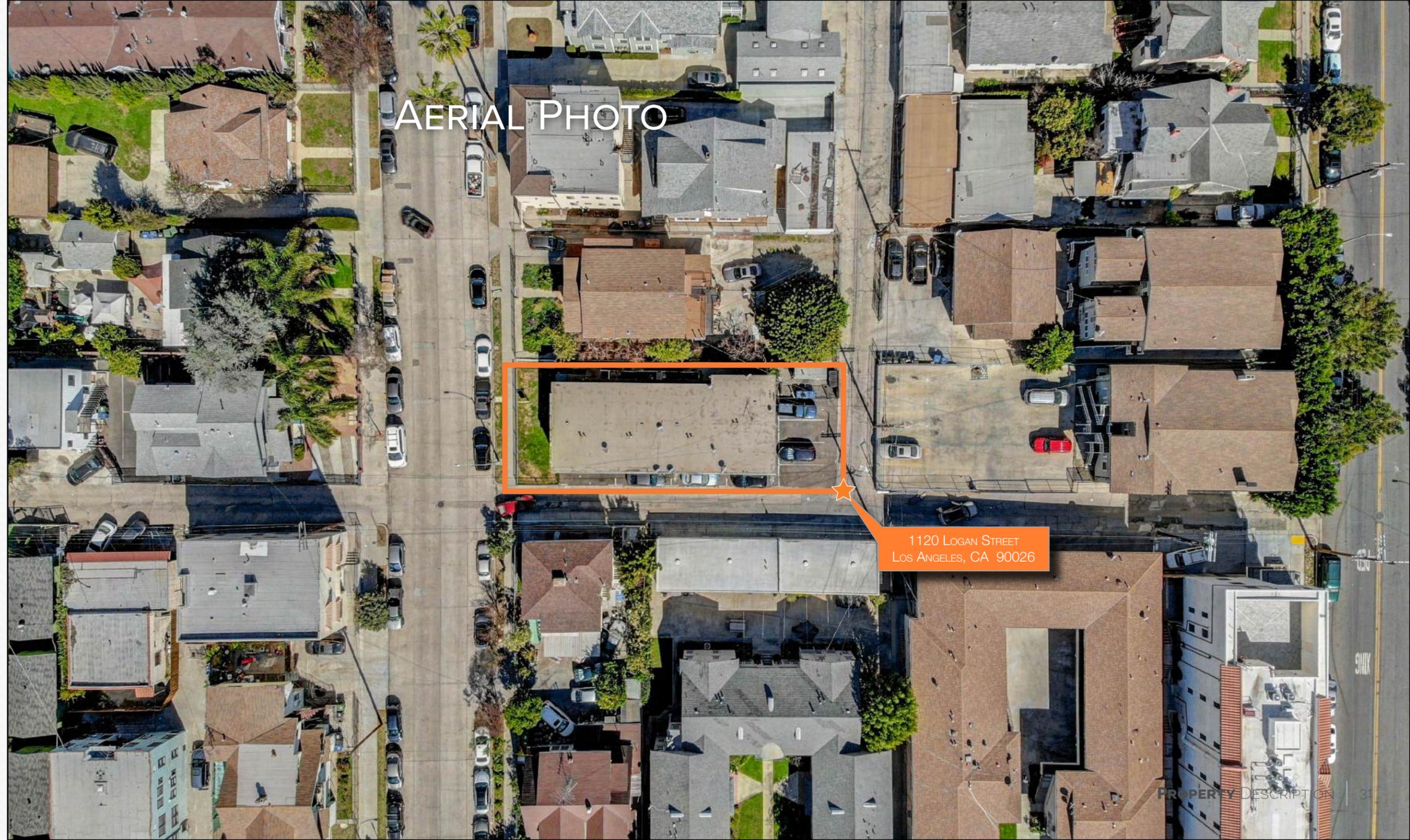
SITE DESCRIPTION

Number of Units	8
Number of Buildings	1
Number of Stories	2
Year Built	1962
Rentable Square Feet	4,912 SF
Lot Size	6,269 SF
Type of Ownership	Fee Simple

CONSTRUCTION

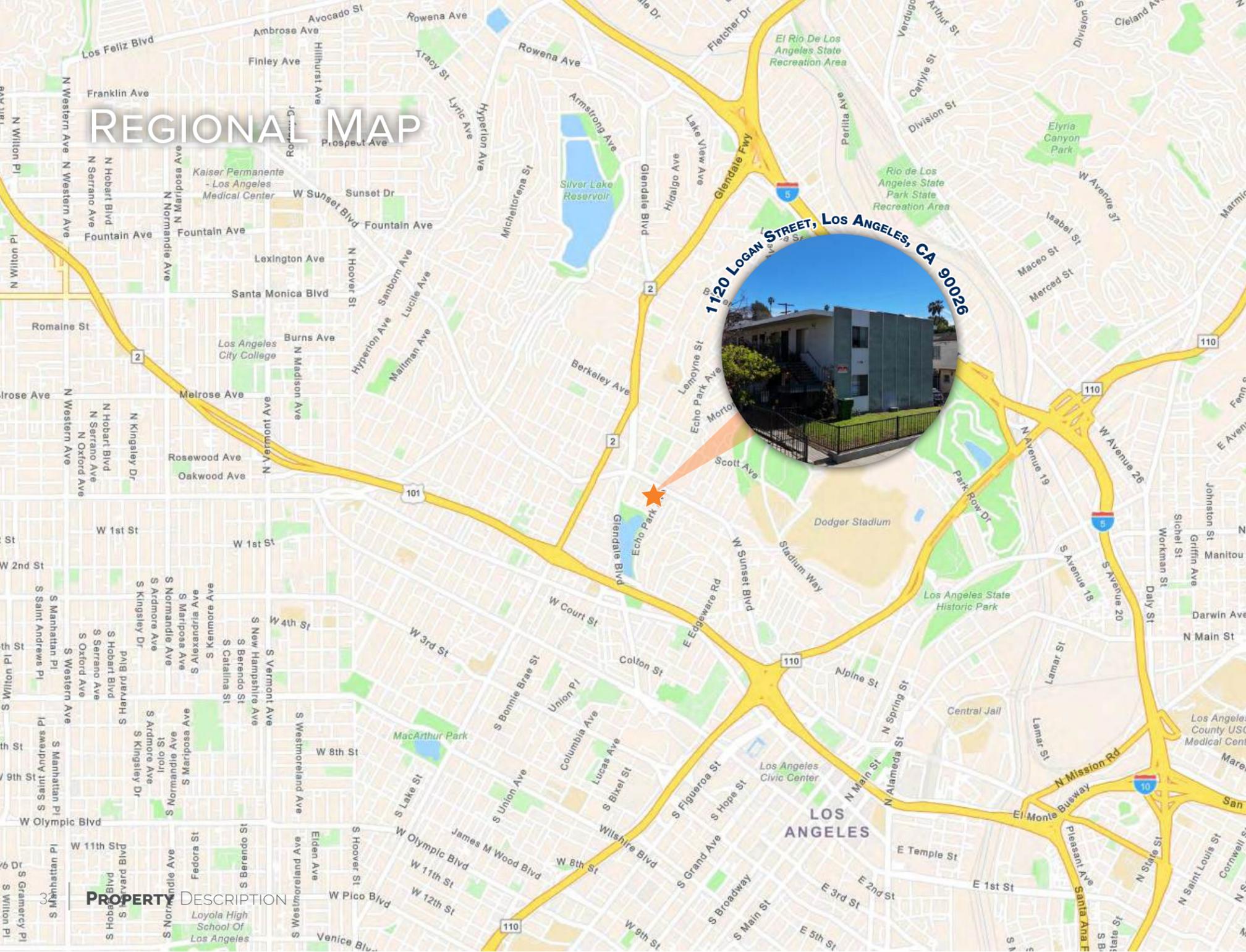
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

AERIAL PHOTO



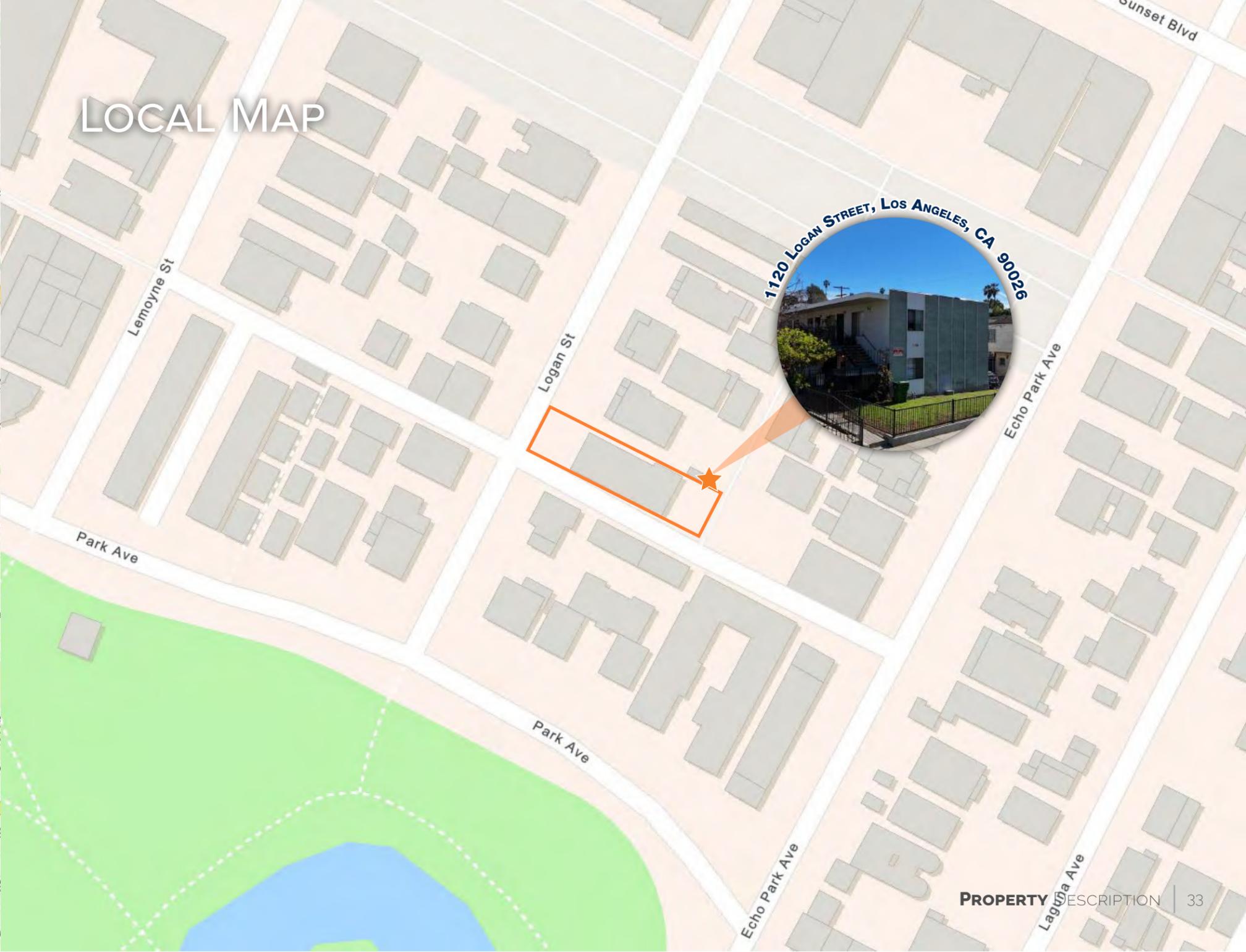
1120 LOGAN STREET
LOS ANGELES, CA 90026

REGIONAL MAP



1120 LOGAN STREET, Los Angeles, CA 90026

LOCAL MAP



1120 LOGAN STREET, Los Angeles, CA 90026

PARCEL MAP

5404 18
SCALE 1" = 80'

MONTANA TRACT
M.R. 17-99-100

SOUTH PART OF
THE MONTANA TRACT
M.R. 13-73

TRACT NO. 3436
M.B. 41-56

CODE
13

FOR PREV. ASSMT. SEE: 564 - 29 & 41



12-15-64 680206
REVISED 5-17-62 12-10-62 4-18-62 9-10-62

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

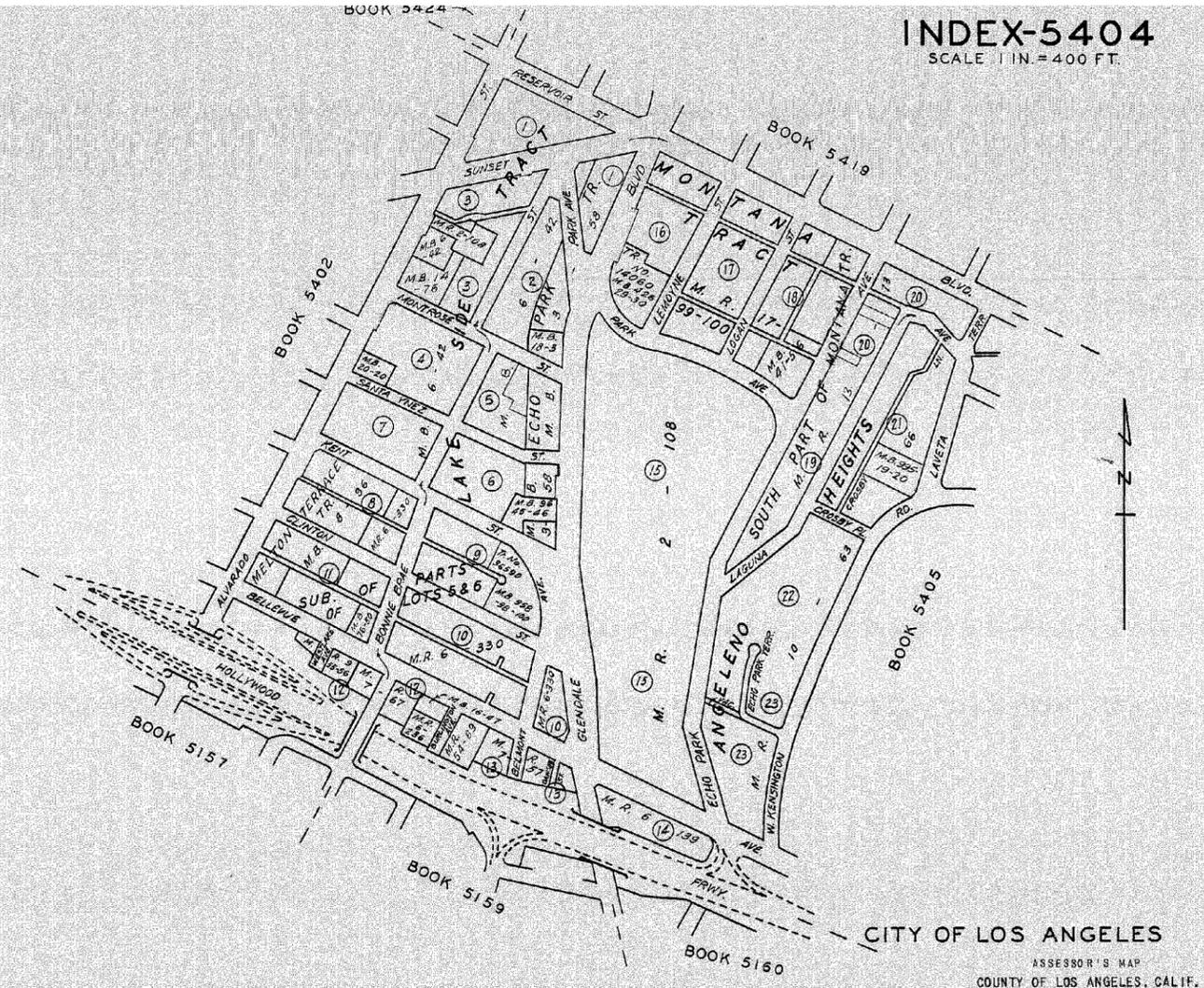
INDEX MAP

5404
SCALE 1" = 400'

2012

Revised 11-17-61 690972
9101% 820106 2009232507 2011041204

INDEX-5404
SCALE 1" = 400 FT.



CITY OF LOS ANGELES

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



UNIT #1

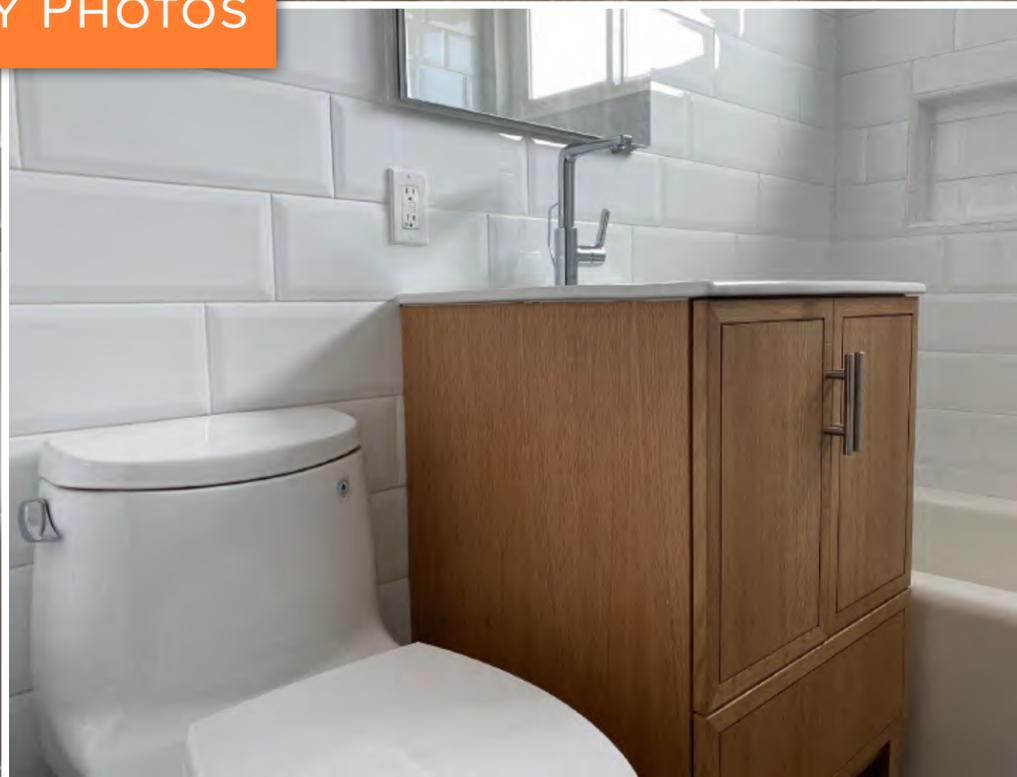
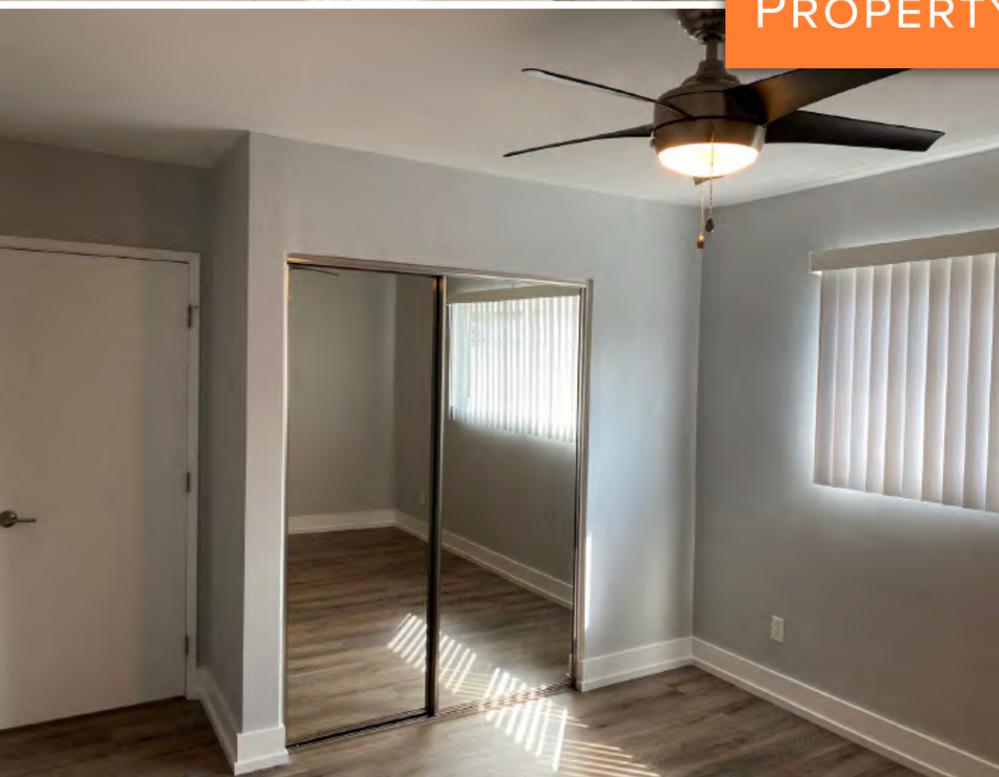
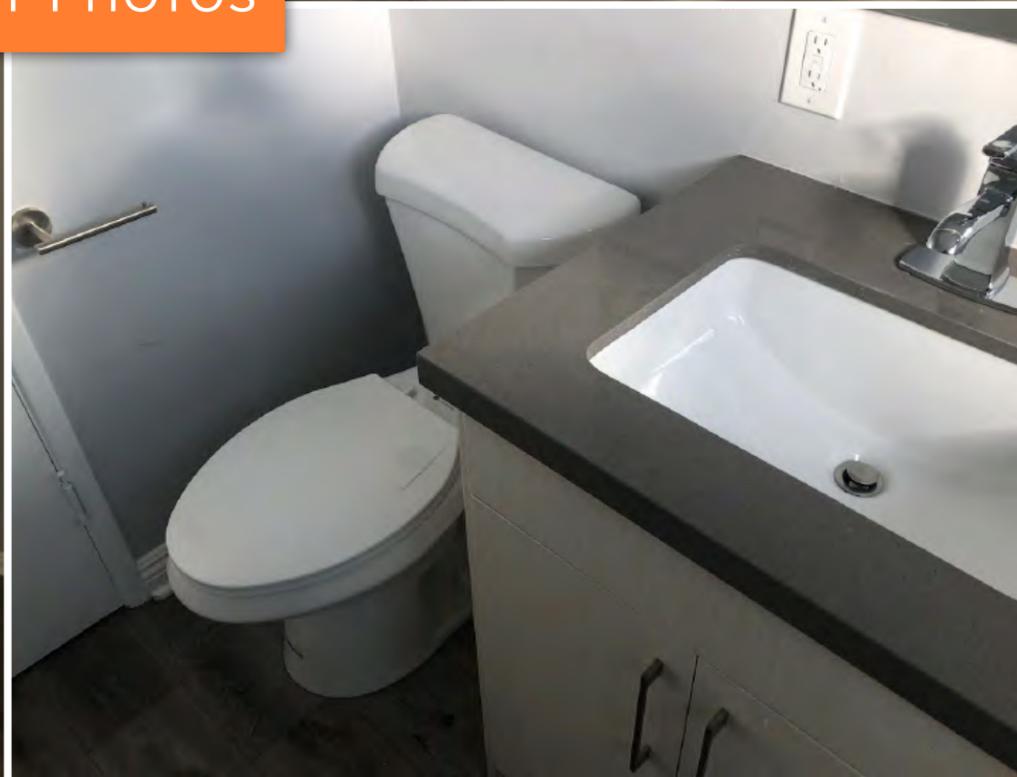
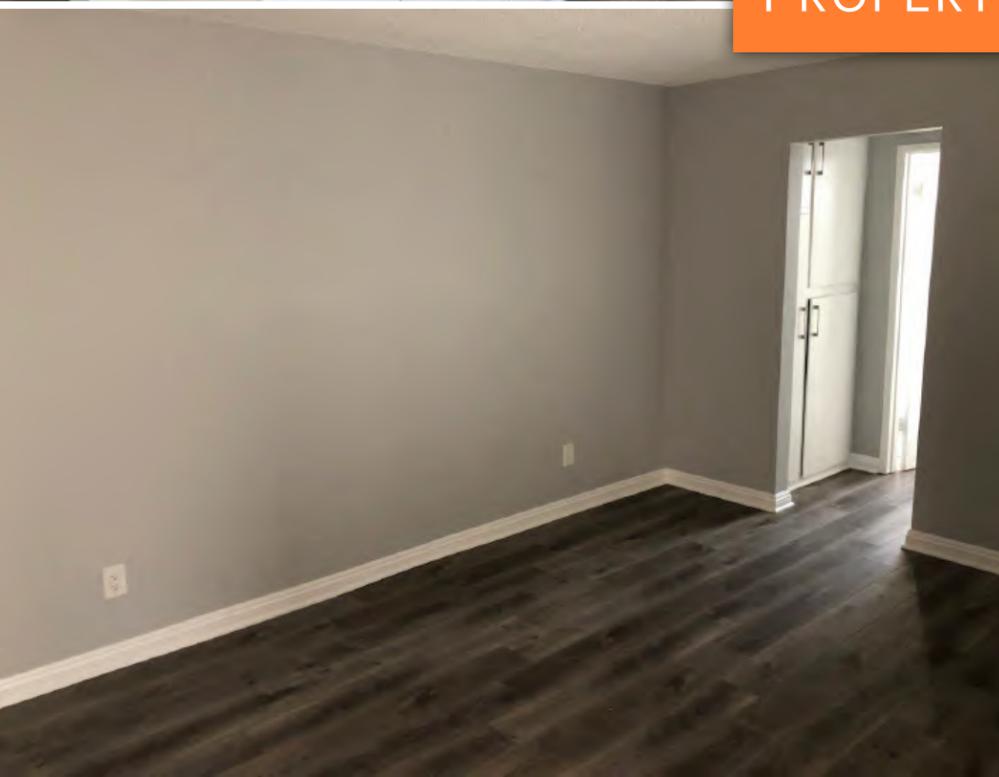


UNIT #7



PROPERTY PHOTOS

PROPERTY PHOTOS





PROPERTY PHOTOS

PROPERTY PHOTOS





1120 LOGAN STREET

1120 LOGAN STREET

1120 LOGAN STREET
LOS ANGELES, CA 90026

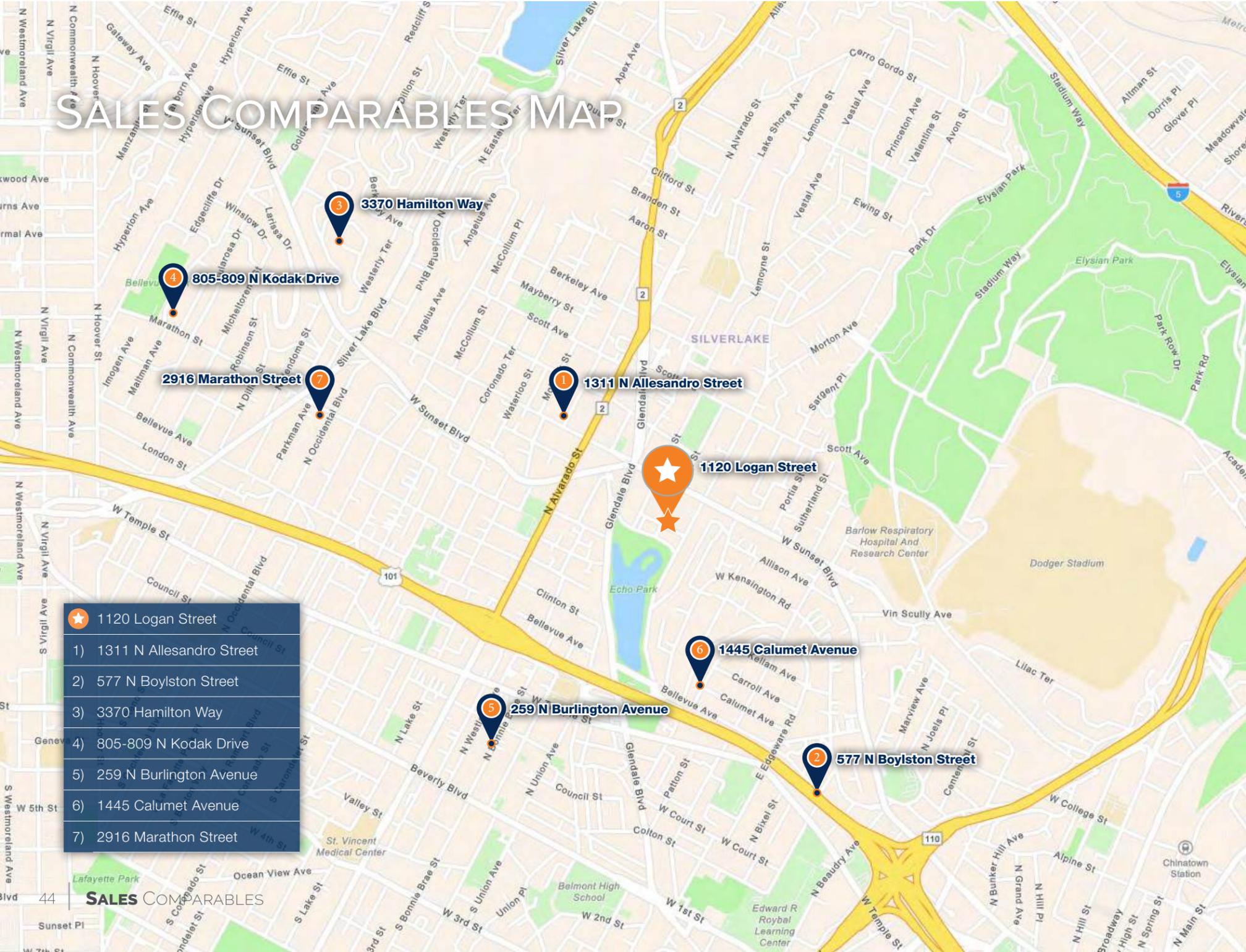
SALES COMPARABLES

Marcus & Millichap

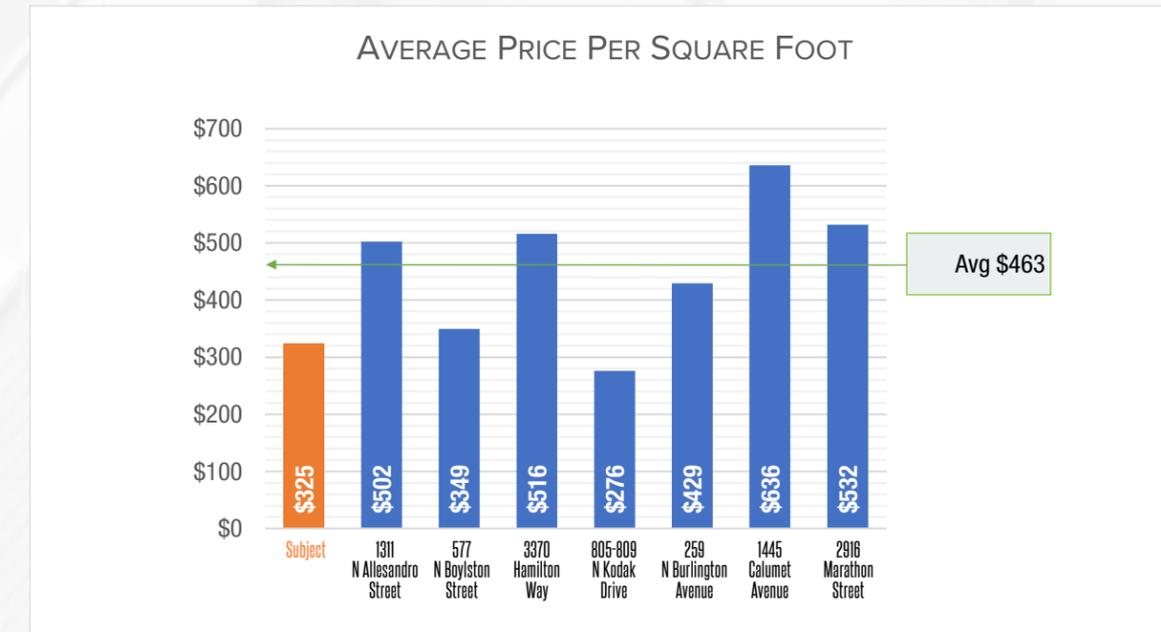
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SALES COMPARABLES MAP



- ★ 1120 Logan Street
- 1) 1311 N Allesandro Street
- 2) 577 N Boylston Street
- 3) 3370 Hamilton Way
- 4) 805-809 N Kodak Drive
- 5) 259 N Burlington Avenue
- 6) 1445 Calumet Avenue
- 7) 2916 Marathon Street





**1120 Logan Street
Los Angeles, CA 90026**

Subject Property

Total No. of Units: 8
 Year Built: 1962
 Rentable SF: 4,912 SF
 Lot Size: 6,269 SF
Listing Price: \$1,595,000
 Price/Unit: \$199,375
 Price/SF: \$325
 CAP Rate: 3.58%
 GRM: 13.53

No. of Units	Unit Type
6	1 Bdr 1 Bath
2	2 Bdr 2 Bath

1



**1311 N Allesandro Street
Los Angeles, CA 90026**

Close of Escrow: 01/29/26
 Total No. of Units: 6
 Year Built: 1942
 Rentable SF: 4,123 SF
 Lot Size: 7,744 SF
Sales Price: \$2,070,000
 Price/Unit: \$345,000
 Price/SF: \$502
 CAP Rate: 6.23%
 GRM: 10.33

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

2



**577 N Boylston Street
Los Angeles, CA 90012**

Close of Escrow: 08/14/25
 Total No. of Units: 5
 Year Built: 1905
 Rentable SF: 3,507 SF
 Lot Size: 6,981 SF
Sales Price: \$1,225,000
 Price/Unit: \$245,000
 Price/SF: \$349
 CAP Rate: 7.01%
 GRM: 9.97

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

3



**3370 Hamilton Way
Los Angeles, CA 90026**

Close of Escrow: 07/11/25
 Total No. of Units: 6
 Year Built: 1926
 Rentable SF: 3,538 SF
 Lot Size: 7,053 SF
Sales Price: \$1,825,000
 Price/Unit: \$304,167
 Price/SF: \$516
 CAP Rate: 6.67%
 GRM: 10.02

No. of Units	Unit Type
6	1 Bdr 1 Bath

4



**805-809 N Kodak Drive
Los Angeles, CA 90026**

Close of Escrow: 07/09/25
Total No. of Units: 6
Year Built: 1927
Rentable SF: 4,821 SF
Lot Size: 5,565 SF
Sales Price: \$1,330,000
Price/Unit: \$221,667
Price/SF: \$276
CAP Rate: 6.86%
GRM: 10.51

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

5



**259 N Burlington Avenue
Los Angeles, CA 90026**

Close of Escrow: 05/23/25
Total No. of Units: 8
Year Built: 1960
Rentable SF: 5,031 SF
Lot Size: 6,002 SF
Sales Price: \$2,160,000
Price/Unit: \$270,000
Price/SF: \$429

No. of Units	Unit Type
7	1 Bdr 1 Bath
1	2 Bdr 2 Bath

6



**1445 Calumet Avenue
Los Angeles, CA 90026**

Close of Escrow: 04/24/25
Total No. of Units: 7
Year Built: 1922
Rentable SF: 3,144 SF
Lot Size: 6,744 SF
Sales Price: \$2,000,000
Price/Unit: \$285,714
Price/SF: \$636
CAP Rate: 5.68%
GRM: 11.10

No. of Units	Unit Type
7	1 Bdr 1 Bath

7



**2916 Marathon Street
Los Angeles, CA 90026**

Close of Escrow: 01/29/25
Total No. of Units: 5
Year Built: 1921
Rentable SF: 4,468 SF
Lot Size: 7,372 SF
Sales Price: \$2,375,000
Price/Unit: \$475,000
Price/SF: \$532
CAP Rate: 4.56%
GRM: 12.74

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

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF
1	1311 N Allesandro Street Los Angeles, CA 90026	01/29/26	6	1942	\$2,070,000	\$345,000	\$502
2	577 N Boylston Street Los Angeles, CA 90012	08/14/25	5	1905	\$1,225,000	\$245,000	\$349
3	3370 Hamilton Way Los Angeles, CA 90026	07/11/25	6	1926	\$1,825,000	\$304,167	\$516
4	805-809 N Kodak Drive Los Angeles, CA 90026	07/09/25	6	1927	\$1,330,000	\$221,667	\$276
5	259 N Burlington Avenue Los Angeles, CA 90026	05/23/25	8	1960	\$2,160,000	\$270,000	\$429
6	1445 Calumet Avenue Los Angeles, CA 90026	04/24/25	7	1922	\$2,000,000	\$285,714	\$636
7	2916 Marathon Street Los Angeles, CA 90026	01/29/25	5	1921	\$2,375,000	\$475,000	\$532
A V E R A G E S						\$306,650	\$463
★	1120 Logan Street Los Angeles, CA 90026	<i>Subject Property</i>	8	1962	\$1,595,000	\$199,375	\$325



1120 LOGAN STREET
LOS ANGELES, CA 90026

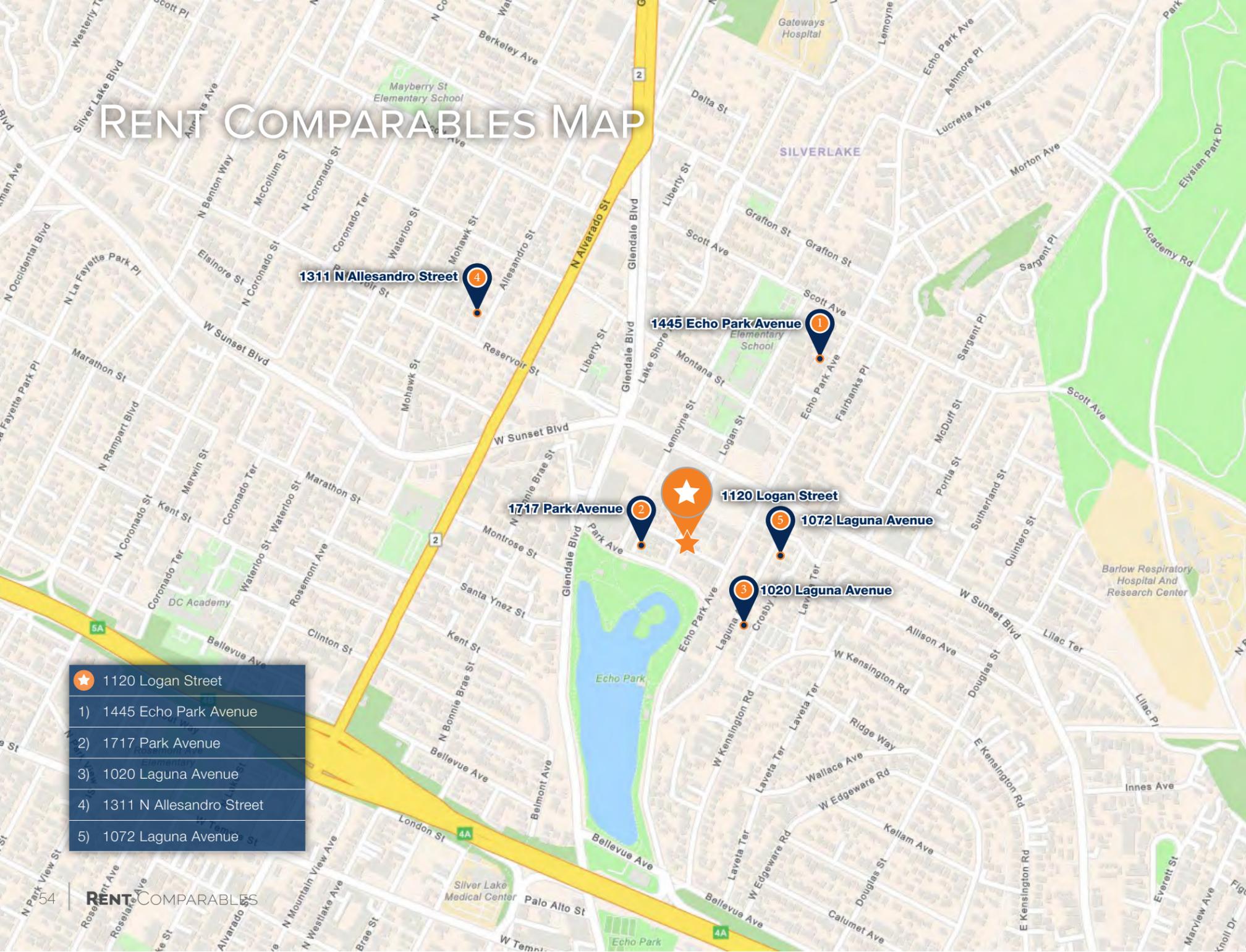
RENT COMPARABLES

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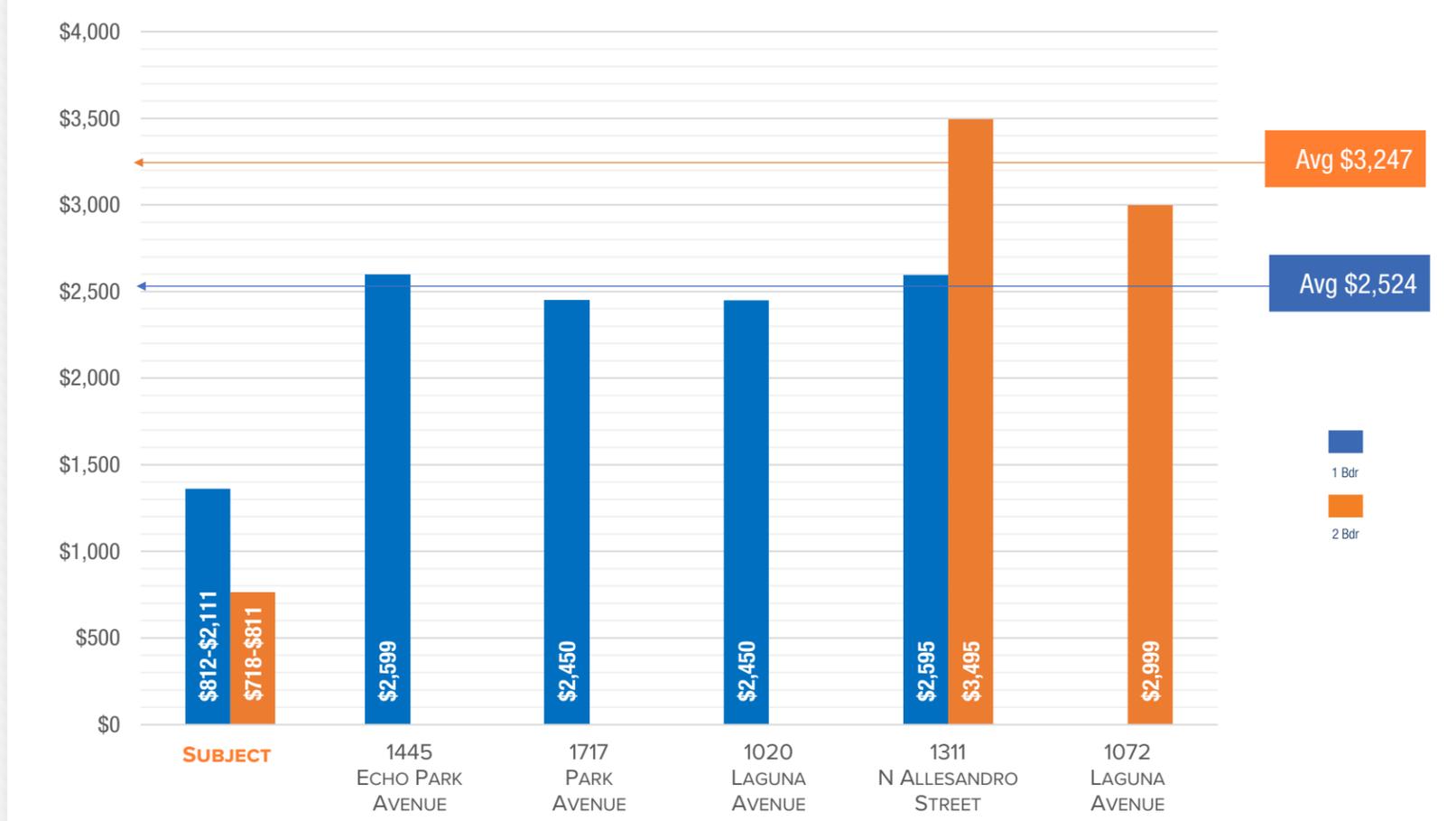
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RENT COMPARABLES MAP



- ★ 1120 Logan Street
- 1) 1445 Echo Park Avenue
- 2) 1717 Park Avenue
- 3) 1020 Laguna Avenue
- 4) 1311 N Allesandro Street
- 5) 1072 Laguna Avenue

AVERAGE RENTS - 1 & 2 BEDROOM UNITS





**1120 Logan Street
Los Angeles, CA 90026**

Total No. of Units 8
Year Built 1962

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	550	\$812-\$2,111	\$2.48
2 Bdr 2 Bath	850	\$718-\$811	\$0.90



**1445 Echo Park Avenue
Los Angeles, CA 90026**

Total No. of Units 4
Year Built 1913

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$2,599	\$4.00

Amenities

Property features wood flooring, wall AC units, quartz countertops, stainless steel appliances, and in-unit washer/dryers



**1717 Park Avenue
Los Angeles, CA 90026**

Total No. of Units 16
Year Built 1958

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	550	\$2,450	\$4.45

Amenities

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



**1020 Laguna Avenue
Los Angeles, CA 90026**

Total No. of Units 6
Year Built 1920

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	630	\$2,450	\$3.89

Amenities

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



4

**1311 N Allesandro Street
Los Angeles, CA 90026**

Total No. of Units 6
Year Built 1942

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	550	\$2,595	\$4.72
2 Bdr 1 Bath	900	\$3,495	\$3.88

Amenities

Property features wood flooring, mini-split HVAC units, stainless steel appliances, stone countertops, and on-site laundry.



5

**1072 Laguna Avenue
Los Angeles, CA 90026**

Total No. of Units 11
Year Built 1915

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	750	\$2,999	\$4.00

Amenities

Property features wood flooring, stainless steel appliances, recessed lighting, central air/heat, 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	1445 Echo Park Avenue Los Angeles, CA 90026	4	1913	1 Bdr 1 Bath	650	\$2,599	\$4.00
2	1717 Park Avenue Los Angeles, CA 90026	16	1958	1 Bdr 1 Bath	550	\$2,450	\$4.45
3	1020 Laguna Avenue Los Angeles, CA 90026	6	1920	1 Bdr 1 Bath	630	\$2,450	\$3.89
4	1311 N Allesandro Street Los Angeles, CA 90026	6	1942	1 Bdr 1 Bath 2 Bdr 1 Bath	550 900	\$2,595 \$3,495	\$4.72 \$3.88
5	1072 Laguna Avenue Los Angeles, CA 90026	11	1915	2 Bdr 1 Bath	750	\$2,999	\$4.00
A V E R A G E S				1 Bedroom	595	\$2,524	\$4.24
				2 Bedroom	825	\$3,247	\$3.94
★	1120 Logan Street Los Angeles, CA 90026	8	1962	1 Bdr 1 Bath 2 Bdr 2 Bath	550 850	\$812-\$2,111 \$718-\$811	\$2.48 \$0.90



1120 LOGAN STREET
LOS ANGELES, CA 90026

Exclusively Listed By:

RICK E. RAYMUNDO

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



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