

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.

1516

Offering Memorandum

1516 W. 12th Pl.

Los Angeles, CA 90015

The Ghobadi Team
Apartment Building Specialists

Our Mission

An aerial photograph of a city, likely Los Angeles, taken during the golden hour of sunset. The city is densely packed with buildings, and the sky is a mix of orange, yellow, and blue. In the background, a range of mountains is visible under a hazy sky. The overall mood is serene and professional.

Our mission is to provide our clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals with expertise in Los Angeles, San Fernando Valley and Tri-Cities markets aims to maximize returns while safeguarding the best interests of our clients.

Guiding Principles

Honesty | Integrity | Experience | Market Knowledge



Table of Contents

01

Property Profile

02

Financial Analysis

03

Area Overview

01

Property
Profile

1516 W. 12th Pl.

Property Snapshot

1516 W. 12th Pl.
Los Angeles, CA 90015

Address

5137-032-014

APN

2026

Year Built

20

Units

1

Building

±10,830 SF

Building Area

±6,249 SF

Land Area

LAR4-1

Zoning

Flat

Roof

3

Stories

None

Parking Spaces

Yes, 20 spaces

Bicycle Storage Room

Yes

Rooftop Deck

Tier 4

Transit Oriented Community (TOC)

Unit Mix

20

1-Bed Units



This exceptional opportunity features a 20-unit building part of a three-property affordable housing portfolio totaling 72 newly constructed units located across strategic Los Angeles submarkets. Scheduled for completion in April 2026, the portfolio offers investors the rare ability to acquire turnkey affordable housing assets with modern construction, efficient layouts, and long-term stabilized income potential.

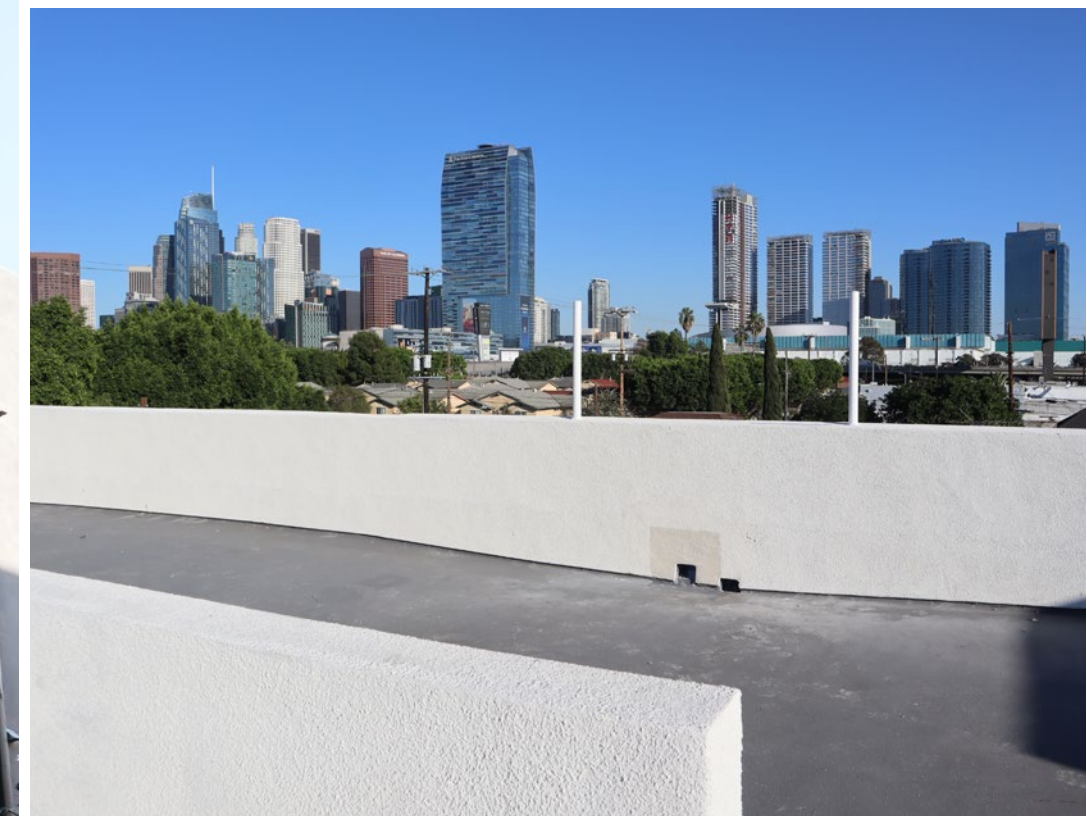
The offering consists of:

- 20 Units – 1516 W. 12th Place: \$4,900,000
- 35 Units – 3217 S. Central Avenue: \$8,260,000
- 17 Units – 4821 Compton Avenue: \$4,080,000

Each property is a newly developed three-story building with elevator service, designed to meet modern affordable housing standards while minimizing operational complexity. All units feature one-bedroom / one-bathroom layouts with central air conditioning, appealing to strong tenant demand within the Los Angeles rental market.

Residents will benefit from thoughtfully designed amenities including rooftop decks and dedicated bicycle storage rooms, enhancing livability while maintaining an efficient, transit-oriented design with no on-site parking requirements.

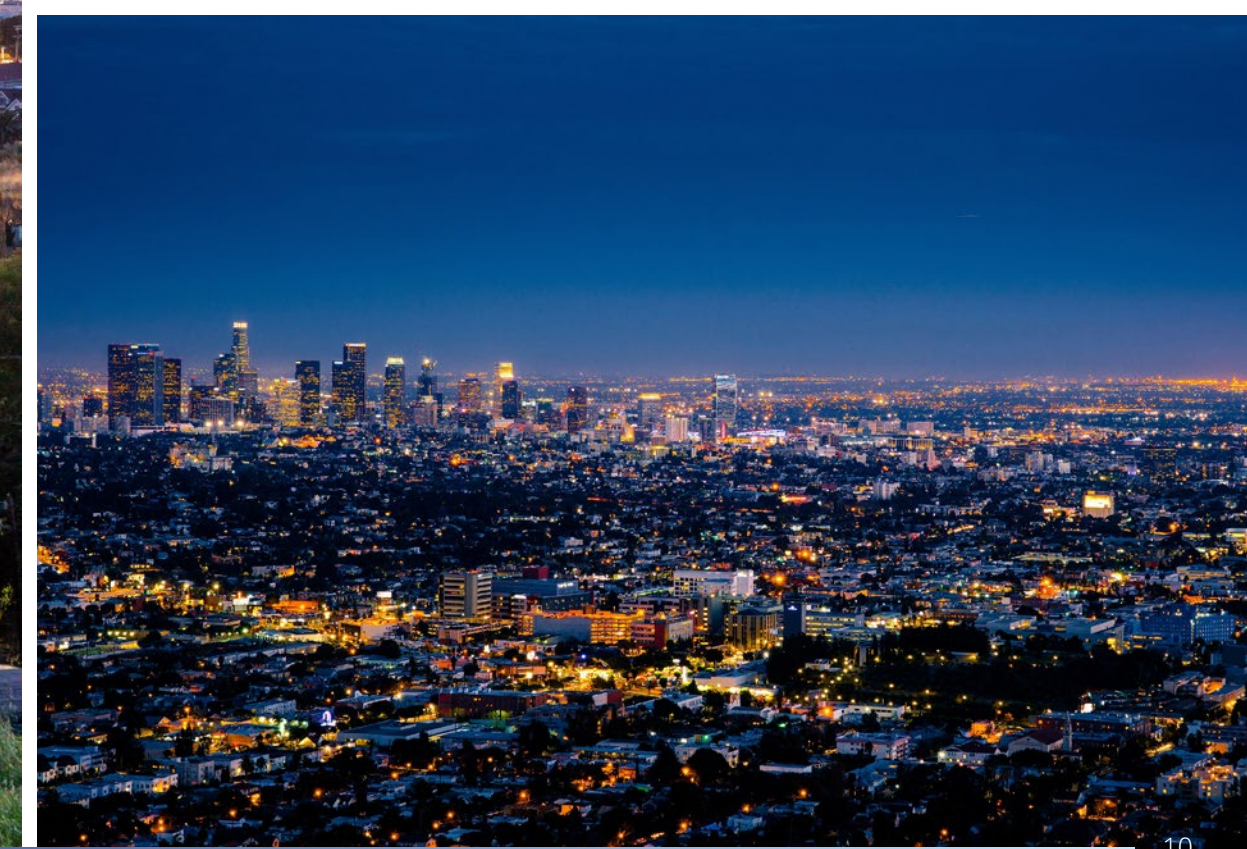
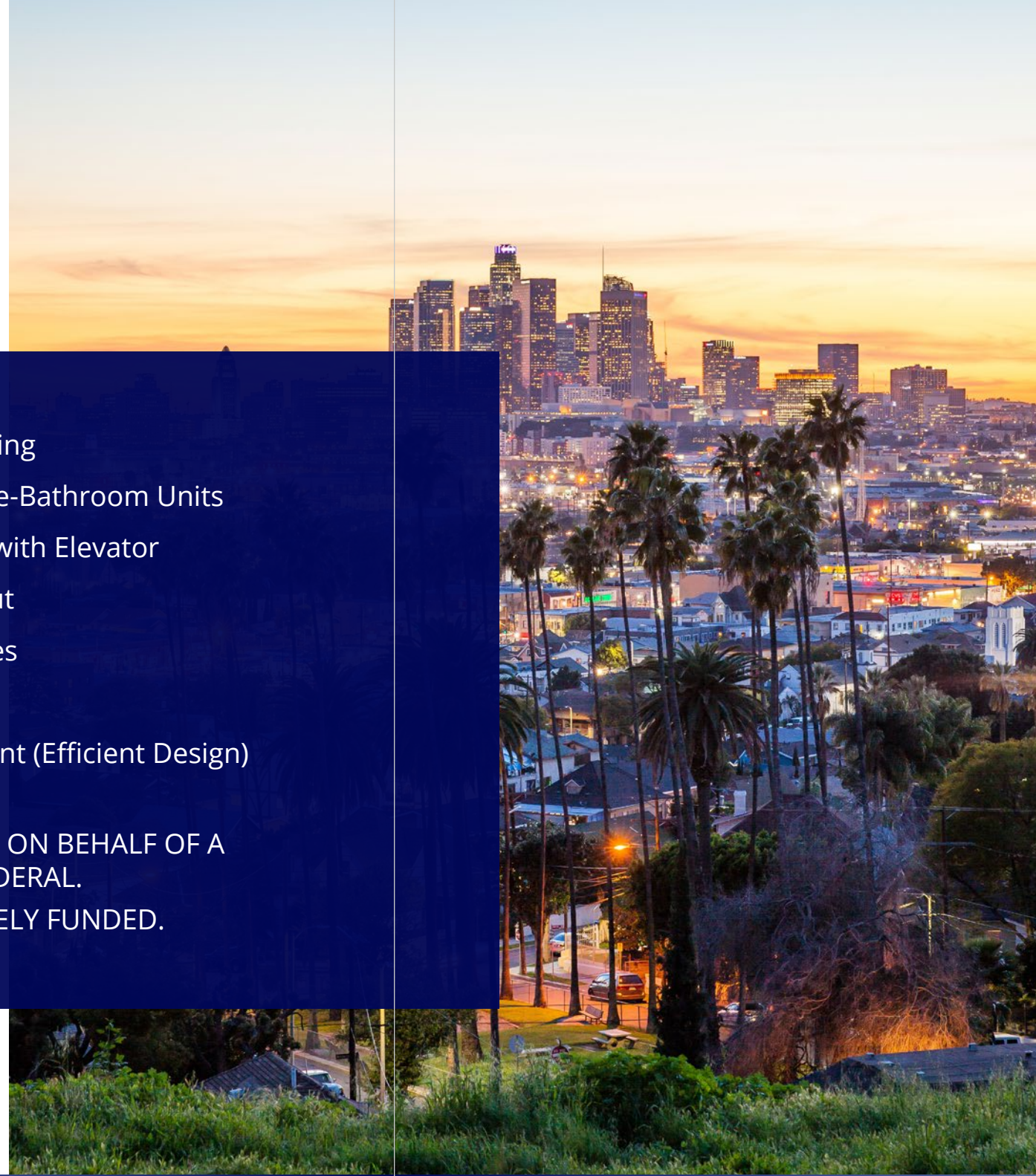
Investors have the flexibility to acquire the assets individually or as a combined portfolio, allowing for strategic capital deployment and scalable ownership.



Property Highlights

- 20 Unit - Part of a 3-Buildings Portfolio
- 72 Total Units Across Three Properties
 - 20 Units – 1516 W. 12th Place: \$4,900,000
 - 35 Units – 3217 S. Central Avenue: \$8,260,000
 - 17 Units – 4821 Compton Avenue: \$4,080,000
- Available Individually or as Portfolio Acquisition
- 2026 New Construction
- Estimated Completion: April 2026
- 100% Affordable Housing
- All One-Bedroom / One-Bathroom Units
- Three-Story Buildings with Elevator
- Central A/C Throughout
- Rooftop Deck Amenities
- Bicycle Storage Rooms
- No Parking Requirement (Efficient Design)

THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY, AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL.
NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.



02

Financial
Analysis

Rent Roll

Unit #	Unit Type	Unit SF	Notes	Affordability Level	Maximum Rent *
101	1 Bed + 1 Bath	378	Vacant	Schedule I - Low Income - HUD	\$2,424
102	1 Bed + 1 Bath	356	Vacant	Schedule I - Low Income - HUD	\$2,424
103	1 Bed + 1 Bath	378	Vacant	Schedule VI - Extremely Low Income - HCD	\$601
104	1 Bed + 1 Bath	356	Vacant	Schedule I - Low Income - HUD	\$2,424
105	1 Bed + 1 Bath	378	Vacant	Schedule I - Low Income - HUD	\$2,424
106	1 Bed + 1 Bath	356	Vacant	Schedule I - Low Income - HUD	\$2,424
201	1 Bed + 1 Bath	320	Vacant	Schedule VI - Low Income - HCD	\$1,201
202	1 Bed + 1 Bath	378	Vacant	Schedule I - Low Income - HUD	\$2,424
203	1 Bed + 1 Bath	356	Vacant	Schedule I - Low Income - HUD	\$2,424
204	1 Bed + 1 Bath	378	Vacant	Schedule I - Low Income - HUD	\$2,424
205	1 Bed + 1 Bath	356	Vacant	Schedule I - Low Income - HUD	\$2,424
206	1 Bed + 1 Bath	378	Vacant	Schedule I - Low Income - HUD	\$2,424
207	1 Bed + 1 Bath	356	Vacant	Schedule I - Low Income - HUD	\$2,424
301	1 Bed + 1 Bath	320	Vacant	Schedule I - Low Income - HUD	\$2,424
302	1 Bed + 1 Bath	378	Vacant	Schedule I - Low Income - HUD	\$2,424
303	1 Bed + 1 Bath	356	Vacant	Schedule I - Low Income - HUD	\$2,424
304	1 Bed + 1 Bath	378	Vacant	Schedule I - Low Income - HUD	\$2,424
305	1 Bed + 1 Bath	356	Vacant	Schedule VI - Extremely Low Income - HCD	\$601
306	1 Bed + 1 Bath	378	Vacant	Schedule I - Low Income - HUD	\$2,424
307	1 Bed + 1 Bath	356	Vacant	Schedule I - Low Income - HUD	\$2,424

* The rent is the maximum amount allowed per Schedule I (HUD) & Schedule VI (HCD)

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Price	\$4,900,000
Year Built	2026
Units	20
Price/Unit	\$245,000
Building Size (SF)	10,830
Price/BSF	\$452.45
Lot Size (SF)	6,249
Zoning	LAR4-1
APN	5137-032-014
Pro Forma Cap Rate	6.68%
Pro Forma GRM	9.36

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Calculating Annualized Income

	Pro Forma %	Pro Forma
Gross Potential Rent		\$523,332
Gross Potential Income		\$523,332
Less Economic Vacancy	-5.00%	-\$26,167
Effective Gross Income		\$497,165
Less Expenses	34.13%	\$169,680
Net Operating Income		\$327,485

Expenses

	Pro Forma	PSF	Per Unit	Notes
Real Estate Taxes	\$61,250	\$5.66	\$3,063	Tax Rate based on new value/price
Insurance	\$10,800	\$1.00	\$540	Estimated at \$1/BSF
Utilities	\$18,000	\$1.66	\$900	Estimated at \$75/Unit
Trash	\$7,000	\$0.65	\$350	Estimated at \$350/Unit
On-Site Manager	\$14,400	\$1.33	\$720	Free rent at \$1,200/Mo.
Professional Management	\$29,830	\$2.75	\$1,491	Estimated at 6% of EGI
Repairs & Maintenance	\$15,000	\$1.39	\$750	Estimated at \$750/Unit
License Fees & Taxes	\$5,000	\$0.46	\$250	Estimated at \$250/Unit
Elevator Service	\$5,400	\$0.50	\$270	Estimated at \$450/Mo.
Grounds & Gardening	\$3,000	\$0.28	\$150	Estimated at \$250/Mo.
Total Expenses	\$169,680	\$15.67	\$8,484	

Los Angeles Housing Department 2025 Income and Rent Limit - Land Use Schedule I

City of Los Angeles



Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Acting Assistant General Manager

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

LOS ANGELES HOUSING DEPARTMENT 2025 Income and Rent Limit - Land Use Schedule I Effective Date: July 1, 2025

2024 Area Median Income (AMI) \$98,200
2025 Area Median Income (AMI) \$106,600
Change in AMI from 2024 = 8.6%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size								
	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
Extremely Low (30%)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000	\$63,650
Very Low (50%)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000	\$106,050
Low (80%)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950	\$169,600
Moderate (120%)	\$127,200	\$145,450	\$163,550	\$181,800	\$196,300	\$210,850	\$225,350	\$240,000	\$254,500
Workforce (150%)	\$159,000	\$181,800	\$204,450	\$227,250	\$245,400	\$263,550	\$281,700	\$300,000	\$318,150

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size								
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR	8-BR
Extremely Low (30%)	\$796	\$910	\$1,024	\$1,136	\$1,228	\$1,319	\$1,410	\$1,500	\$1,591
Very Low (50%)	\$1,325	\$1,515	\$1,704	\$1,894	\$2,045	\$2,196	\$2,348	\$2,500	\$2,651
Low (80%)	\$2,121	\$2,424	\$2,726	\$3,029	\$3,271	\$3,514	\$3,756	\$3,999	\$4,240
Moderate (120%)	\$3,180	\$3,636	\$4,089	\$4,545	\$4,908	\$5,271	\$5,634	\$6,000	\$6,363
Workforce (150%)	\$3,975	\$4,545	\$5,111	\$5,681	\$6,135	\$6,589	\$7,043	\$7,500	\$7,954

Los Angeles Housing Department 2025 Income and Rent Limit - Land Use Schedule VI

City of Los Angeles



Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Acting Assistant General Manager

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

LOS ANGELES HOUSING DEPARTMENT 2025 Income and Rent Limit - Land Use Schedule VI Effective Date: July 1, 2025

2024 Area Median Income (AMI) \$98,200
2025 Area Median Income (AMI) \$106,600
Change in AMI from 2024 = 8.6%

2024 Area Median Income (AMI) \$98,200
2025 Area Median Income (AMI) \$106,600
Change in Net AMI from 2024 = 7.8%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Acutely Low (15%)	\$11,200	\$12,800	\$14,400	\$16,000	\$17,300	\$18,550	\$19,850	\$21,100
Extremely Low (30%)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
Very Low (50%)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
Low (80%)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950
Moderate (120%)	\$89,550	\$102,300	\$115,100	\$127,900	\$138,150	\$148,350	\$158,600	\$168,850

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Acutely Low (15%)	\$263	\$300	\$338	\$375	\$405	\$435	\$465	\$495
Extremely Low (30%)	\$526	\$601	\$676	\$751	\$811	\$871	\$931	\$991
Very Low (50%)	\$876	\$1,001	\$1,126	\$1,251	\$1,351	\$1,451	\$1,552	\$1,652
Low (60%)	\$1,051	\$1,201	\$1,351	\$1,502	\$1,622	\$1,742	\$1,862	\$1,982
Moderate (110%)	\$1,927	\$2,202	\$2,477	\$2,753	\$2,973	\$3,193	\$3,413	\$3,634

03

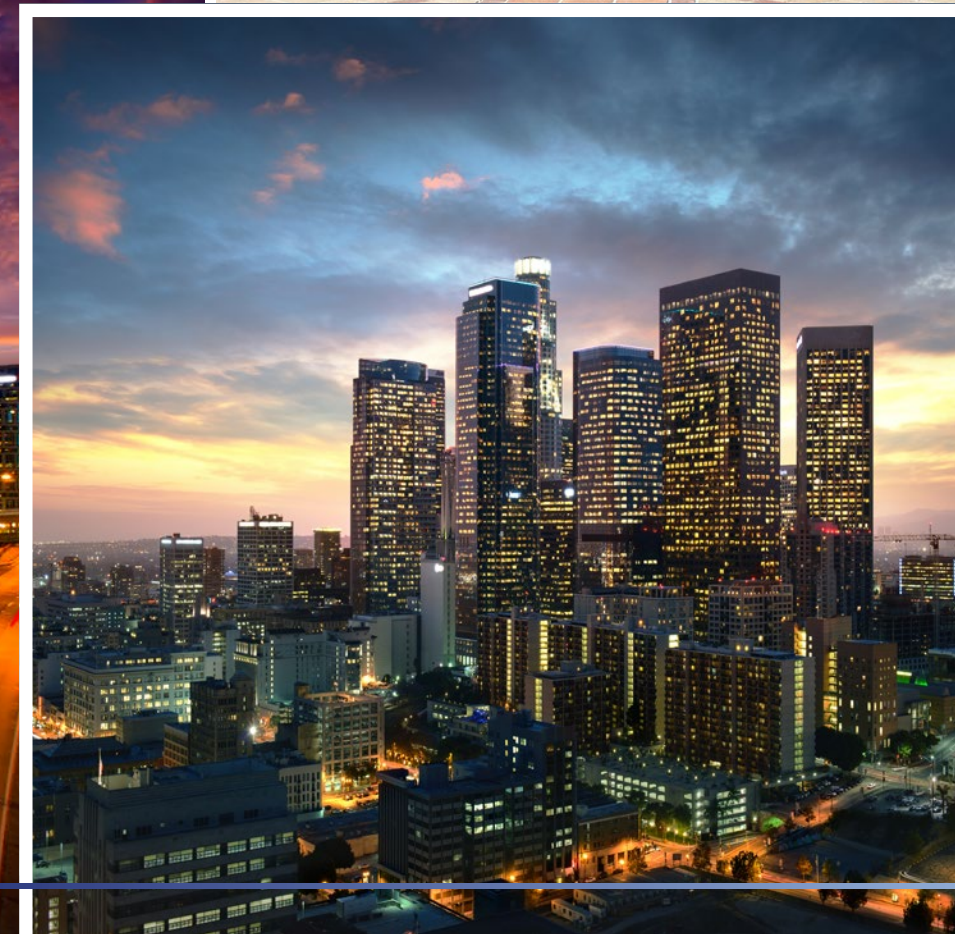
Area
Overview

Neighborhood Essentials

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 Roads

Interstate 110 Freeway
1 min / 0.4 miles

Figueroa Street
10 min walk / 0.5 miles



Transportation

Pico Station
15 min walk / 0.8 miles

Los Angeles Union Station
9 min / 3.4 miles

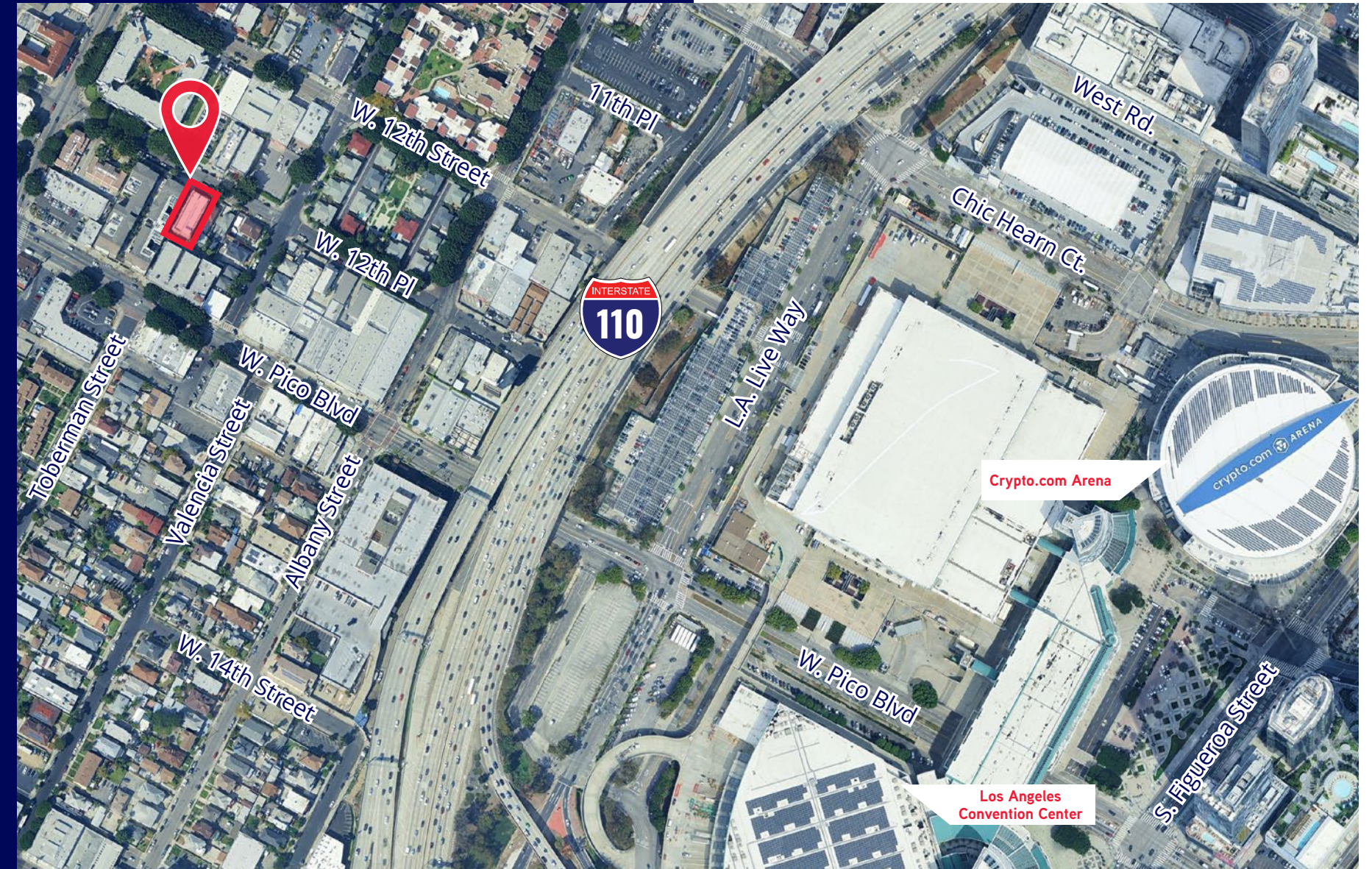
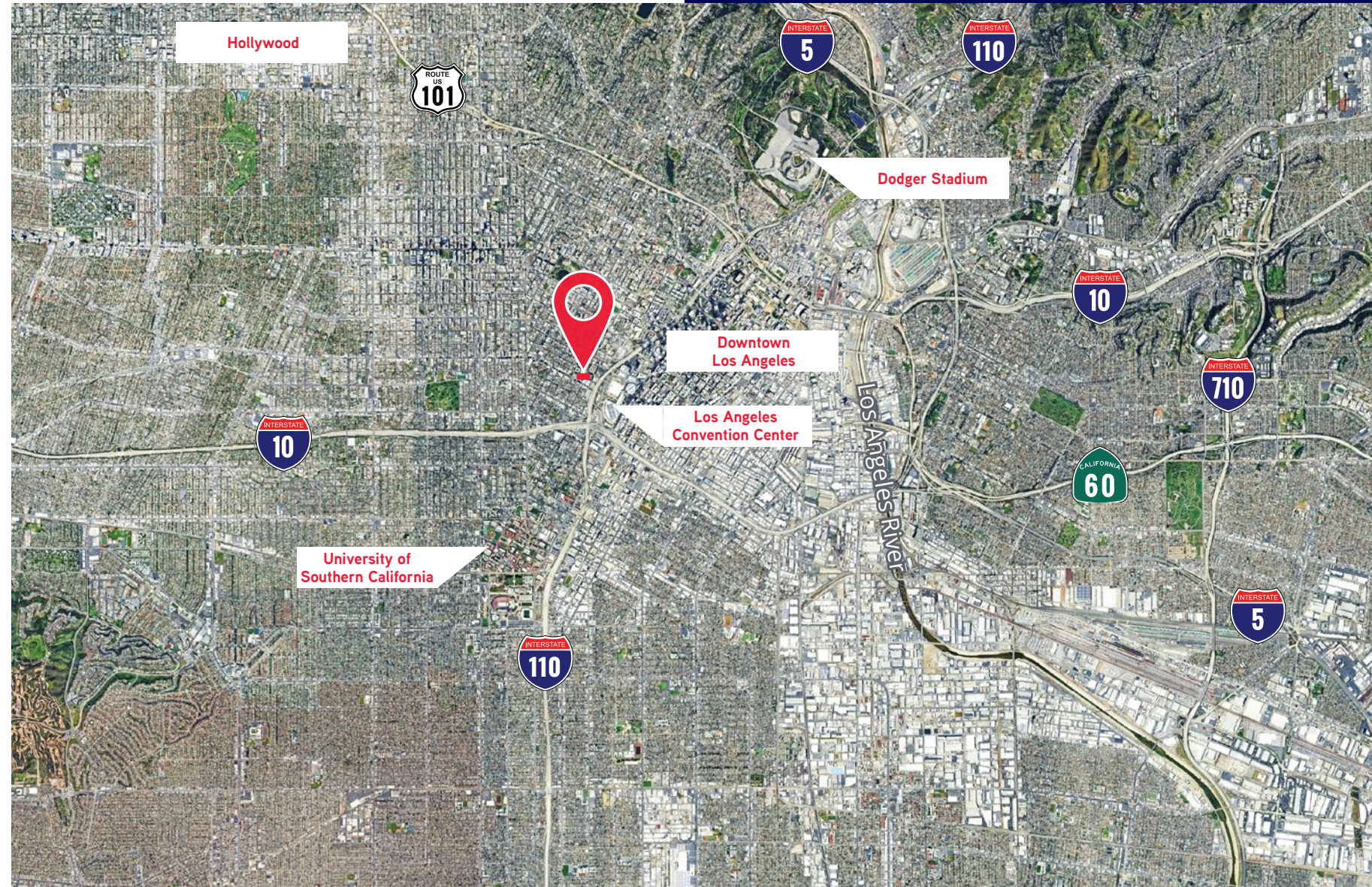


International Airports

Los Angeles (LAX)
24 min / 13.6 miles

Hollywood Burbank (BUR)
25 min / 14.4 miles

Aerial Map



Demographics



Rent Occupied
88.2% within a
1 mile radius of property



Household Growth
within a 3 mile radius is expected
to reach 4.6% by 2030



Population Growth
within a 3 mile radius is expected
to reach 1.84% by 2030

Demographic Overview

Population	1 Mile	3 Miles	5 Miles
Total Population Est. 2025	91,030	605,509	1,241,293
Male	52.7%	51.9%	50.8%
Female	47.3%	48.1%	49.2%
Race & Ethnicity			
White	16.9%	17.1%	20.4%
Black	7.0%	9.1%	11.1%
American Indian/Alaska Native	3.3%	2.7%	2.4%
Asian	17.6%	20.5%	14.1%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
Other	42.2%	38.5%	38.9%
Two or More Races	13.0%	12.0%	13.0%
Income			
Average Household Income	\$84,544	\$85,827	\$98,094
Median Household Income	\$56,243	\$59,041	\$65,479
Housing			
Median Housing Value	\$971,597	\$926,912	\$931,923
Owner Occupied	8.6%	11.8%	19.0%
Renter Occupied	91.4%	88.2%	81.0%

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Sales and Sales Related	5,003	27,323	52,898
Management	4,768	27,171	58,014
Food Preparation/Serving Related	4,307	28,345	51,564
Production	3,983	18,323	35,320
Construction/Extraction	3,716	18,397	37,952
Building/Grounds Cleaning/Maintenance	3,692	21,735	40,540
Transportation/Material Moving	3,529	22,787	51,137
Office/Administrative Support	3,445	26,035	56,265
Arts/Design/Ent./Sports/Media	3,012	22,131	48,935
Business/Financial	2,801	17,533	32,029
Education/Training/Library	1,839	13,407	28,379
Healthcare Support	1,706	15,208	29,559
Healthcare Practitioner/Technician	1,307	10,922	23,223

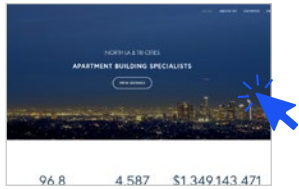


Reza Ghobadi
Executive Vice President
Lic. 01780045
+1 818 325 4142
reza.ghobadi@colliers.com

Jim Jacobsen
Client Services Specialist
+1 818 334 1881
jim.jacobsen@colliers.com

Ryan Maanek
Associate
Lic. 02252873
+1 818 325 4026
ryan.maanek@colliers.com

Anthony Steele
Associate
Lic. 02268187
+1 818 325 4129
anthony.steele@colliers.com



Team Website



Team Brochure



Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers.



1516 W. 12th Pl.

Los Angeles, CA 90015

The Ghobadi Team Apartment Building Specialists

Reza Ghobadi

Executive Vice President

Lic. 01780045

+1 818 325 4142

reza.ghobadi@colliers.com

Ryan Maanek

Associate

Lic. 02252873

+1 818 325 4026

ryan.maanek@colliers.com

Anthony Steele

Associate

Lic. 02268187

+1 818 325 4129

anthony.steele@colliers.com

Jim Jacobsen

Client Services Specialist

+1 818 334 1881

jim.jacobsen@colliers.com

Copyright © 2026 Colliers International Greater Los Angeles, Inc. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s).

