

343 Occidental Boulevard

FOURPLEX + ADU (RTI) INVESTMENT OPPORTUNITY



Los Angeles, CA 90026



TURNKEY MULTIFAMILY ASSET IN RAMPART VILLAGE / ECHO PARK

343 Occidental Boulevard

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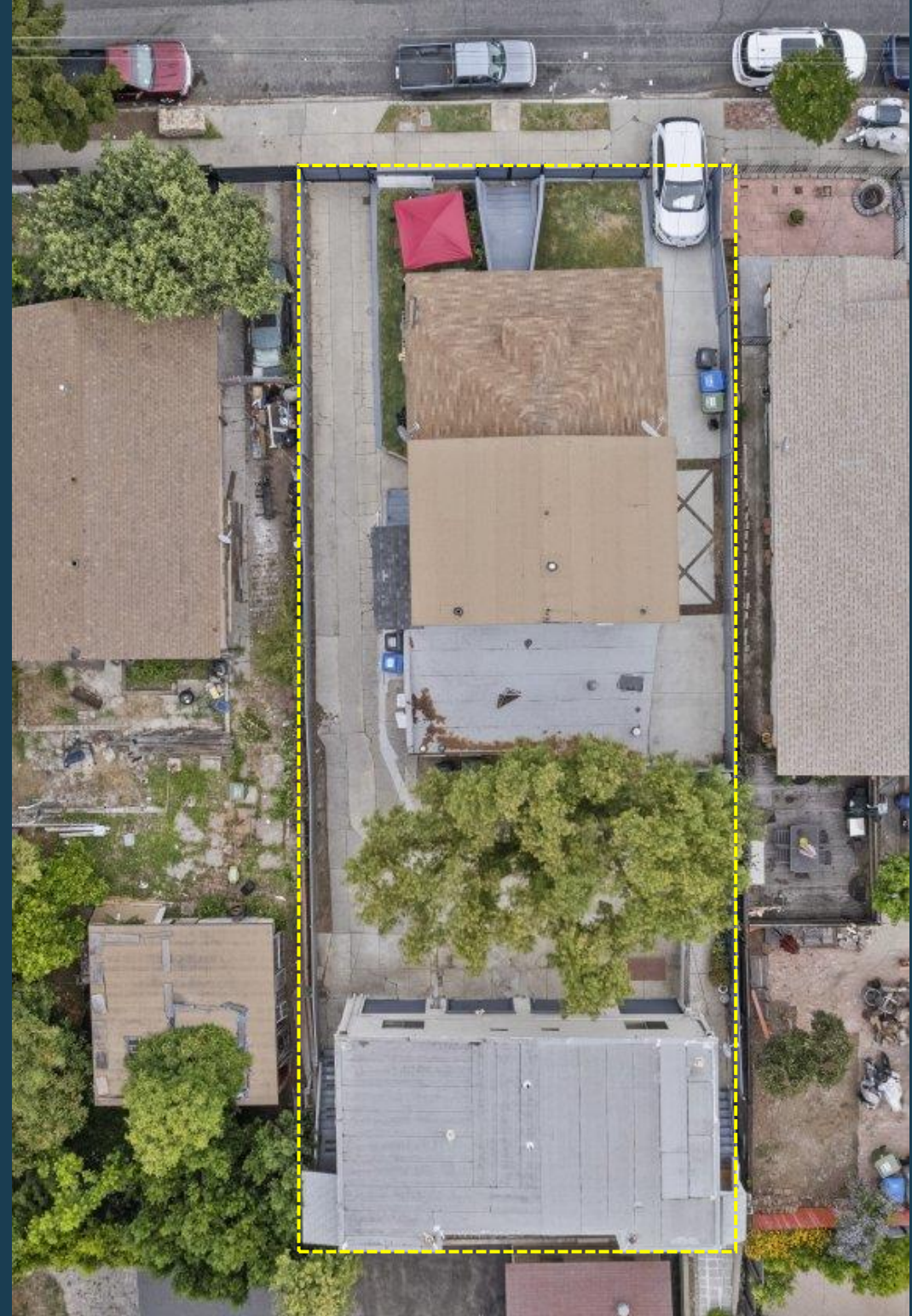
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Property Summary

PRICE	▪ \$1,648,000
BUILT/RENOVATED	▪ 1923/2021
BUILDING SF	▪ 2,624
LOT SIZE	▪ 6,243
PARKING	▪ In-Rear & Street
ZONING	▪ LA-RD2
APN	▪ 5156-015-027
UNITS	▪ 4+1 ADU (RTI)

PROPERTY HIGHLIGHTS

- Four-unit property located in the heart of the rapidly appreciating Rampart Village/Echo Park corridor, zoned RD2 for multi-family.
- Two buildings totaling approx. 2,624 SF on 6,243 SF lot.
- Each unit is Individually metered for Gas & Electric.
- On-Site Parking & Street Parking.
- Attractive unit mix: 1-bed, 2-bed and 3-bed units creating diversification of rental income streams.
- Excellent infill location: minutes from the US-101/DTLA, strong transit, walkable to restaurants, retail and lifestyle amenities.
- Excellent Demographics; over 80,000 please reside within a 1-mile radius & approx. 600,000 people reside within a 3-mile radius.



PROPERTY OVERVIEW

FOURPLEX + ADU (RTI) INVESTMENT OPPORTUNITY

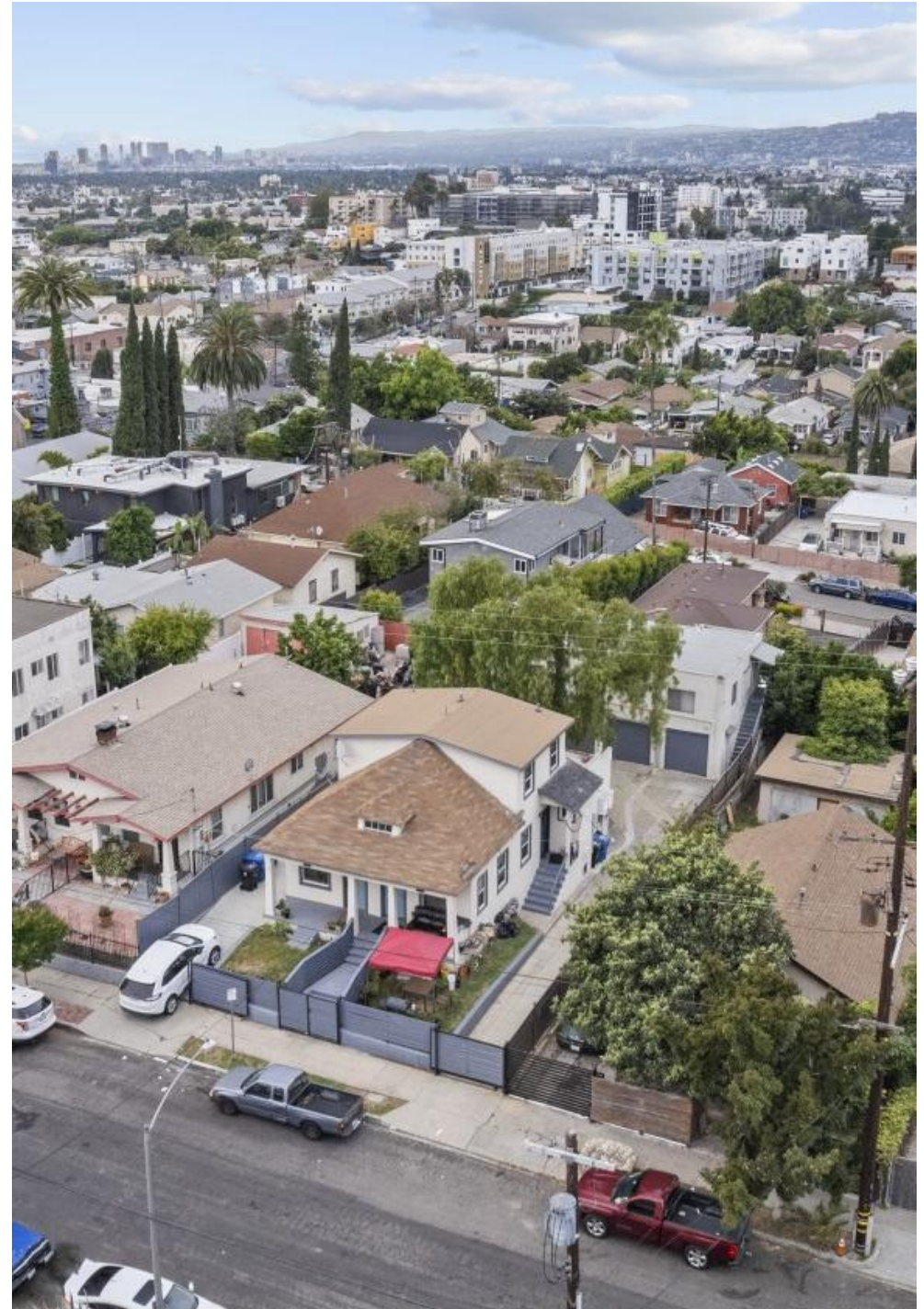
A rare offering in one of Los Angeles' most resilient and high-demand neighborhoods. This beautifully updated fourplex, paired with an RTI-approved ADU, stands as a turnkey investment with immediate income strength and clear upside.

Originally built in 1923 and renovated with care in 2021, the property blends historic character with modern function. The two-building layout spans roughly 2,624 square feet on a generous 6,243-square-foot lot, with an appealing mix of one-, two-, and three-bedroom units that attract a wide tenant profile. Individual gas and electric meters, on-site parking, and efficient layouts further enhance long-term stability and ease of management.

The RTI ADU delivers a streamlined path to higher returns without the delays of planning or entitlement. Combined with strong existing rents and proforma projections, the property positions an investor for both immediate cash flow and meaningful value appreciation.

Location sets this asset apart. Set along the Echo Park / Rampart Village corridor, the property benefits from exceptional connectivity to the 101, Downtown LA, Silver Lake, and a deep roster of dining, retail, and lifestyle amenities. This is a walkable, high-density, high-demand pocket where quality rentals remain consistently absorbed. Over 80,000 residents live within a mile, and nearly 600,000 within three miles—supporting a robust, stable tenant pool.

For investors seeking a thoughtfully upgraded multifamily asset with strong fundamentals, desirable demographics, and built-in upside through an RTI ADU, this property offers a compelling long-term hold in one of LA's most enduring rental markets.





Income Summary



INVESTMENT SUMMARY

Price:	\$1,648,000
Year Built:	1923
SF (Per Title):	2,624
Price / SF:	\$628.05
Lot Size (SF):	6,243
Floors:	2
Parking:	Rear & Street
Zoning:	LA-RD2
APN:	5156-015-027
Current Cap Rate:	2.2%
Proforma Cap Rate:	5.6%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$140,268	\$142,532
TOTALS	\$140,268	\$142,532

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$140,268	\$142,532
Less: Vacancy	(\$64,800)	(\$7,127)
Effective Gross Income	\$75,468	\$135,406
Less: Expenses	(\$38,997)	(\$42,394)
Net Operating Income	\$36,472	\$93,012

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$20,978	\$20,978
Insurance	\$6,600	\$6,600
Utilities	\$6,000	\$7,000
Repairs	\$2,400	\$2,400
Management	\$3,019	\$5,416
Total Expenses	\$38,997	\$42,394
Expenses Per RSF	\$14.86	\$16.16

Rent Roll

Current Rent Roll						Proforma
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Proforma Rent
343	3Bed+2Bath	900		M/M	\$3,800.00	\$3,914.00
345	2Bed+1Bath	700	Vacant		\$3,400.00	\$3,400.00
343 1/2	1Bed+1Bath	400		M/M	\$1,276.57	\$1,314.87
345 1/2	1Bed+1Bath	400		M/M	\$1,212.45	\$1,248.82
345 3/4**	1Bed+1Bath	400	Vacant		\$2,000.00	\$2,000.00
Total Square Feet		2,800			\$11,689.02	\$11,877.69

345 3/4 is a proforma rent for an ADU additional that will be delivered RTI

Echo Park

Los Angeles

Echo Park was rated the “Greatest Neighborhood in Los Angeles.” It’s a stone’s throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It’s also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park — the beautifully restored Echo Park lake.



7% GROWTH
POPULATION



\$1.01M
AVG HOME VALUE



\$89.6K
AVG HH INCOME

Rampart Village

Rampart Village sits at the vibrant crossroads of Downtown Los Angeles and Echo Park, offering residents and visitors a rich mix of historic charm and urban convenience. Nestled just north of the 101 Freeway and flanked by the 110 and 5, this neighborhood provides quick access to the heart of the city, from the bustling streets of Little Tokyo to the cultural hubs of Silver Lake and Chinatown. Rampart Village is anchored by scenic green spaces like the nearby Elysian Park, giving the area a rare blend of city energy and natural retreat.



Neighborhood

Amenities



LOS FELIZ
HEIGHTS STEPS



FIGARO BISTROT



Squaresville

KINGSWELL
LOS FELIZ

CEVICIE
PROJECT
jen's



BROOME STREET
GENERAL STORE
EDENDALE



LOUVRE



Franklin Ave

Brentwood
Country Club



Children's Hospital
LOS ANGELES
We Treat Kids Better

Ye Rustic Inn

Silver Lake
Farmer's Market



barbrix



EREWON



sweetgreen

TARTINE



Alimento

LAMILL

BOTANICA

La COLOMBE
COFFEE

SAN TO

SUPERGOODIE

INDIGO

BACA

THE VEGAN
KITCHEN

OMAKASE BY OSEN

SILVER LAKE
Ramen

IZAKAYA OSEN

DE BUENA
PLANTA

SAME SAME
THAI

P. F. C.

Greekman's

Biscuit & Bean
LOS ANGELES

mohawk alley ANIMAL HOSPITAL

SUBJECT

SUNSPEL

RAMEN TATSUNOYA

DEEPA

Bodega Park

Target

KNABERS

SILVER LAKE

DE BUENA
PLANTA

SAME SAME
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LARCHMONT

OAKWOOD

LITTLE
BANGLADESH

RAMPART
VILLAGE

HISTORIC
FILIPINOTOWN

ALHAMBRA
HEIGHTS

VICTOR HEIGHTS

ELYSIAN PARK

ELYSIAN
HEIGHTS

ELYSIAN VALLEY

ATWATER
VILLAGE

FRANKLIN HILLS

Rowena Ave

Hyperion Ave

W Sunset Blvd

Santa Monica Blvd

Melrose Ave

Beverly Blvd

W 3rd St

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W 6th St

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Location



LACC
Los Angeles City College
The City's College

Bellevue Park

CAFECITO ORGANICO
COFFEE ROASTERS

SILVERLAKE
RAMEN

Silverlake Flea

THE
Brite
SPOT

Elysian Park



VICTOR HEI

the echo

ECHO PARK

MASA
OF ECHO PARK
Bakery & Café

RODEO
MEXICAN GRILL

STEREOSCOPE
COFFEE CO.

SUBJECT

Echo Park

SILVERBACK COFFEE
OF R WANDA



LADMC LA DOWNTOWN
MEDICAL CENTER



HISTORIC
PICO TOWN

Reggie's
DELIA & CAFE

LINO
HEIGHTS
CLARK STREET

TRIBAL
CAFE



Chinatown

CHINATOWN

Shatto 39



MacArthur
Park



WESTLAKE
NORTH

THE BROAD



UNION
STATION
LOS ANGELES

WESTLAKE

FIGAT 7TH
CLEV WEST
777 Tower



LA City Hall



INTERCONTINENTAL
LOS ANGELES DOWNTOWN

THE BLOC

AON

Microsoft Theater

crypto.com



Union Bank
of India

Bank of America

usbank

WELLS
FARGO

CITY NATIONAL
BANK
The way up.

ALISO VILLAGE

ARTS DISTRICT

PICO GARDENS

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