



738 S Ogden Drive
LOS ANGELES, CA 90036

Marcus & Millichap
THE NEEMA GROUP

MULTIFAMILY INVESTMENT OPPORTUNITY IN MIRACLE MILE | 12 LUXURY CONDO-STYLE UNITS, ALL TWO-BEDROOMS WITH PARKING | 2015 CONSTRUCTION

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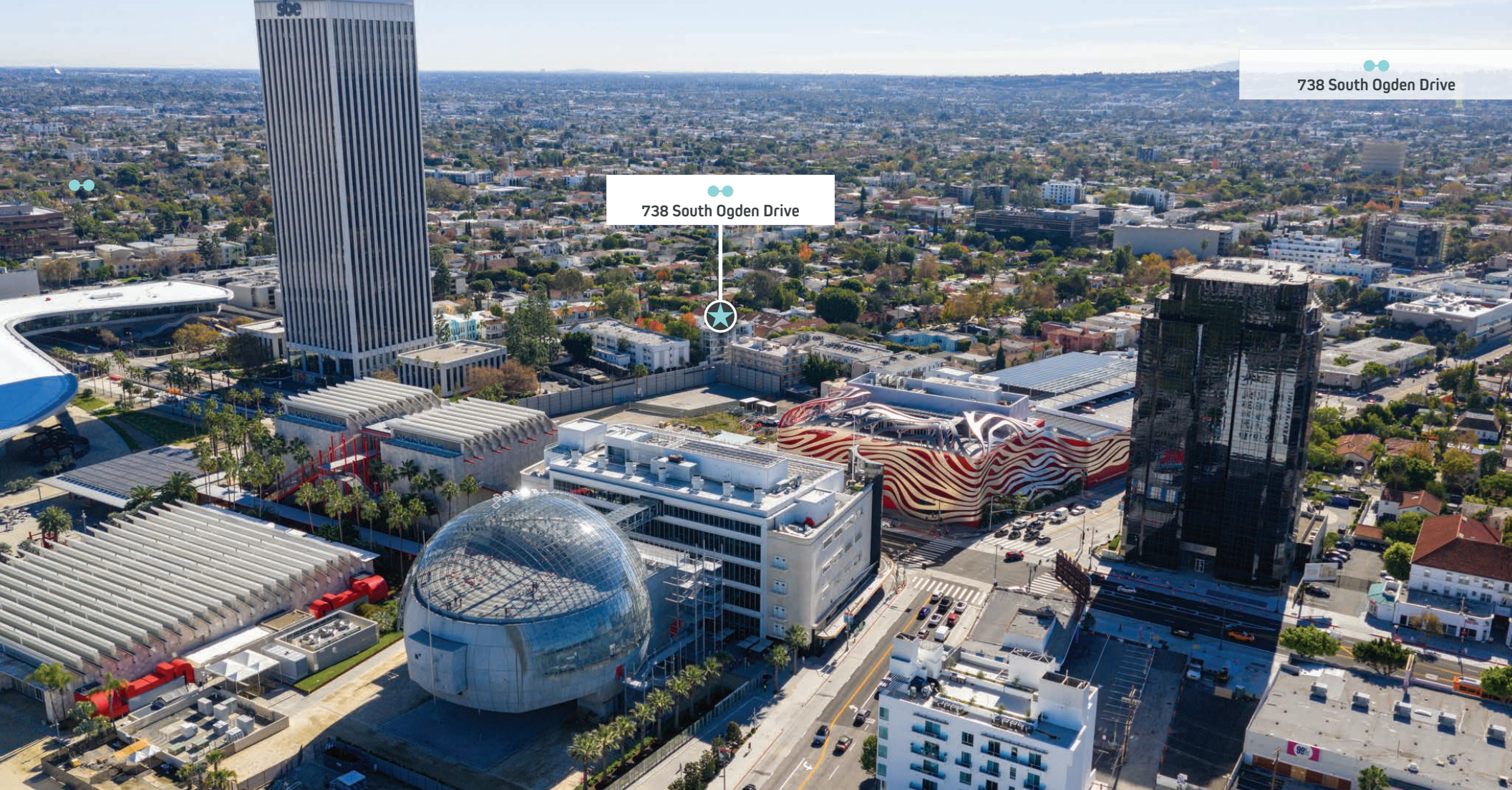
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738 South Ogden Drive

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Property Information

| | |
|-------------------|-----------------|
| NUMBER OF UNITS: | 12 |
| APPROX. GROSS SF: | 16,860 SF |
| APPROX. LOT SIZE: | 9,567 SF |
| YEAR BUILT: | 2015 |
| PARCEL NUMBER: | 5086-021-058 |
| PROPERTY TYPE: | Multi-Family |
| UNIT MIX: | (12) 2Bed 2Bath |

Pricing Information

| | |
|----------------------|--------------|
| SALE PRICE: | \$ 8,250,000 |
| COST PER LEGAL UNIT: | \$ 687,500 |
| COST PER BLDG SF: | \$ 489.32 |
| CURRENT CAP RATE: | 5.25% |
| CURRENT GIM: | 12.32 |
| MARKET CAP RATE: | 5.95% |
| MARKET GIM: | 11.26 |

INVESTMENT HIGHLIGHTS

The Neema Group of Marcus & Millichap is pleased to present 738 S. Ogden Drive, a luxury 12-unit multifamily offering located in the highly coveted Miracle Mile neighborhood just south of Wilshire Blvd and east of Fairfax Ave. Built in 2015, the property represents a rare turnkey, newer construction asset in an A+ Los Angeles location surrounded by premier retail amenities.

The property features twelve large two-bedroom, two-bathroom condo-style units, ranging from 1,185 to 1,340 SF, significantly larger than typical area floorplans. Residences offer floor-to-ceiling windows, 10-foot ceilings, designer kitchens with quartz countertops, stainless-steel appliance packages, tiled backsplashes, in-unit washer/dryers, walk-in closets, and expansive private balconies with two-way gas fireplaces.

Building amenities include controlled access, assigned garage parking, EV charging, and an elevated rooftop lounge with panoramic city views, providing a best-in-class living environment that attracts high-quality tenants.

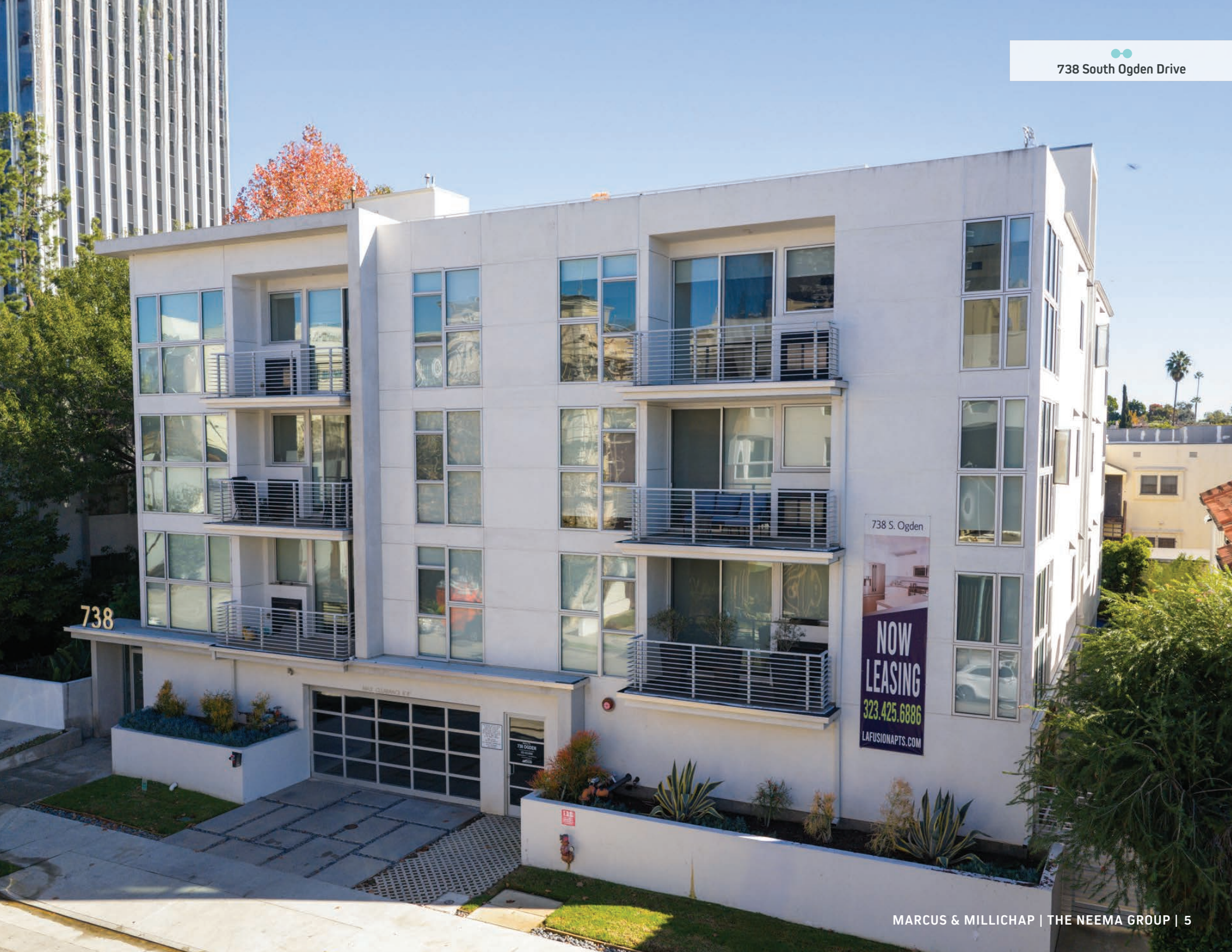
Offered at \$8,250,000, the property delivers strong in-place income with a 5.25% current cap rate and 12.32 GRM, while market rents support a 5.95% market cap and 11.26 GRM, creating operational upside and long-term appreciation potential for investors.

The current financing can be assumed – a \$4.9 MM principal at a 4.12% interest rate, interest only until 5/1/2027; contact agents for additional details.

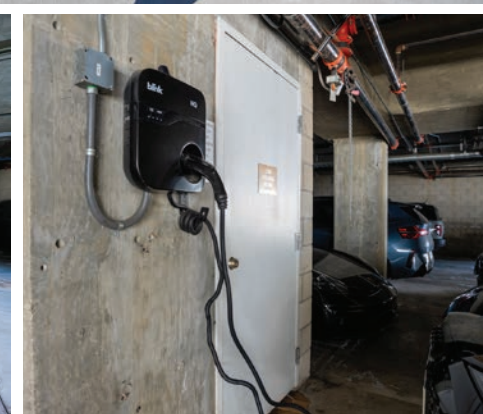
Located in a Walk Score 91 (Walker's Paradise) location, the property sits steps from Los Angeles' most iconic cultural destinations—including LACMA, The Petersen Automotive Museum, The Academy Museum, and the La Brea Tar Pits—and is minutes from The Grove, The Original Farmers Market, and the dining and retail corridors along Wilshire and Fairfax.

The property's central location provides exceptional connectivity to major employment hubs such as Beverly Hills, Century City, Culver City, West Hollywood, and Downtown LA. The upcoming Wilshire/Fairfax Metro D Line Station—scheduled to open soon—will further enhance resident mobility.

With oversized luxury units, modern amenities, strong in-place cash flow, and outstanding Miracle Mile location, 738 S. Ogden Drive represents a rare opportunity to acquire a high-quality newer construction asset with long-term appreciation potential.



738 S. Ogden
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UNIT 403



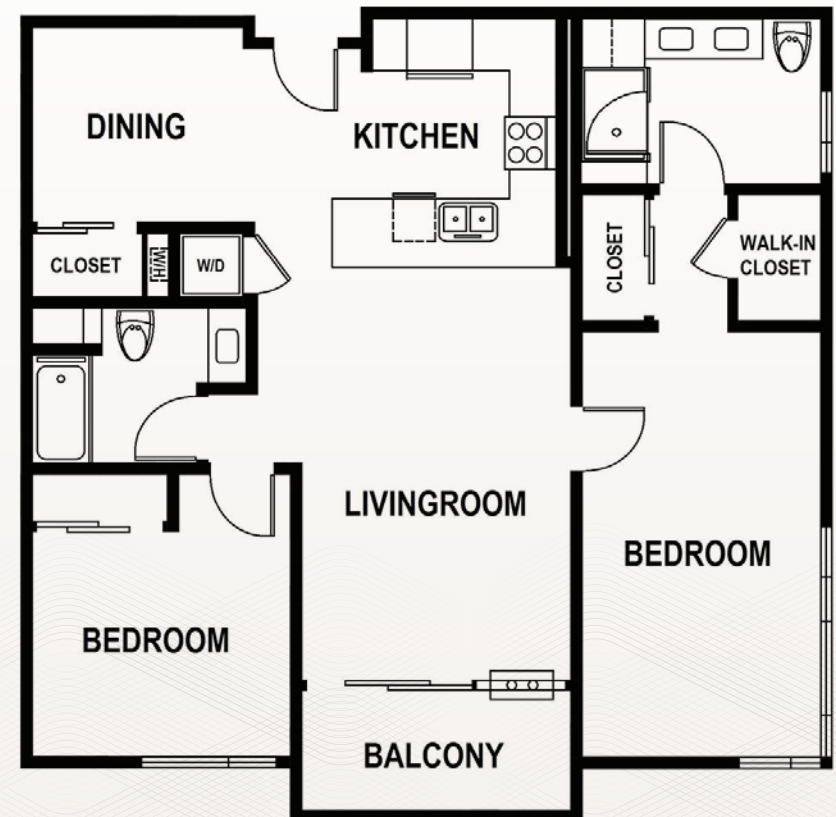
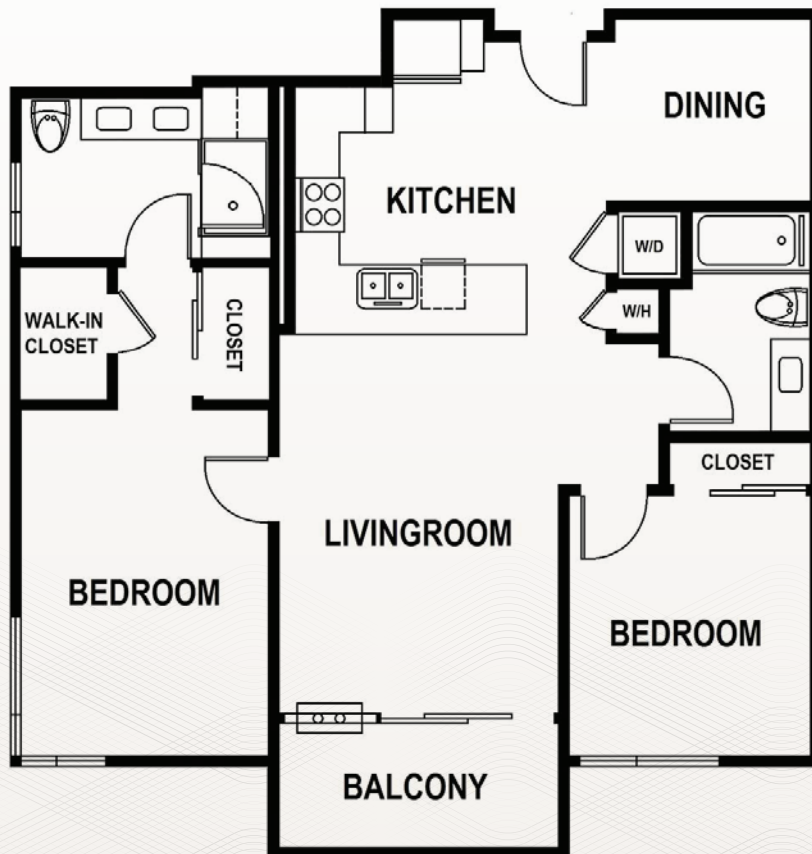
738 South Ogden Drive



FLOOR PLANS

2BED 2BATH ± 1,185 SF

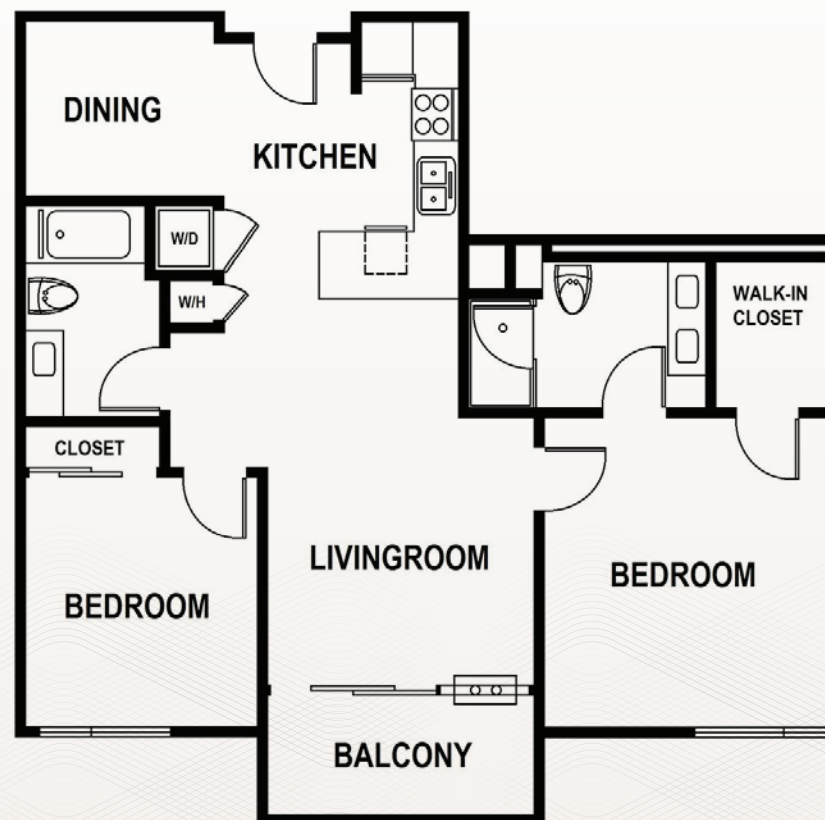
2BED 2BATH ± 1,215 SF



FLOOR PLANS

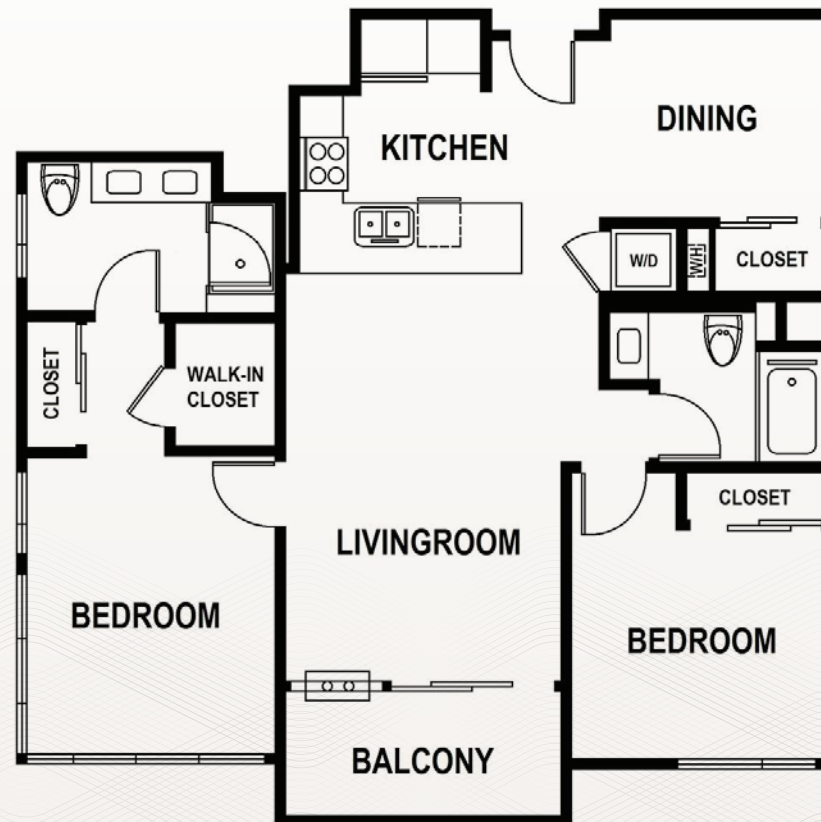
2BED 2BATH ± 1,215 SF

2BED 2BATH ± 1,215 SF



FLOOR PLANS

— 2BED 2BATH ± 1,340 SF —





Los Angeles County Museum of Art

LA Fitness

Equinox Miracle Mile

738 South Ogden Drive

738 South Ogden Drive

SALES COMPARABLES



**738 S OGDEN DR
LOS ANGELES, CA 90036**

| | |
|-----------------|--------------|
| SALE PRICE | \$ 8,250,000 |
| YEAR BUILT | 2015 |
| NUMBER OF UNITS | 12 |
| PRICE PER UNIT | \$ 687,500 |
| PRICE PER SF | \$ 489 |
| ACTUAL CAP RATE | 5.25% |
| GRM | 12.32 |
| SALE DATE | N/A |



**1429 S BEDFORD ST
LOS ANGELES, CA 90035**

| | |
|-----------------|--------------|
| SALE PRICE | \$ 7,999,000 |
| YEAR BUILT | 2024 |
| NUMBER OF UNITS | 8 |
| PRICE PER UNIT | \$ 999,875 |
| PRICE PER SF | \$ 625 |
| ACTUAL CAP RATE | 3.74% |
| GRM | 20.99 |
| SALE DATE | On Market |



**5820 DAVID AVE
LOS ANGELES, CA 90034**

| | |
|-----------------|--------------|
| SALE PRICE | \$ 6,100,000 |
| YEAR BUILT | 2005 |
| NUMBER OF UNITS | 9 |
| PRICE PER UNIT | \$ 677,778 |
| PRICE PER SF | \$ 498 |
| ACTUAL CAP RATE | 2.30% |
| GRM | 16.90 |
| SALE DATE | On Market |



**1283 HAVENHURST DR
WEST HOLLYWOOD, CA 90046**

| | |
|-----------------|--------------|
| SALE PRICE | \$ 9,000,000 |
| YEAR BUILT | 2008 |
| NUMBER OF UNITS | 8 |
| PRICE PER UNIT | \$ 1,125,000 |
| PRICE PER SF | \$ 693 |
| ACTUAL CAP RATE | 3.50% |
| GRM | 19.11 |
| SALE DATE | 7/22/2025 |



**8520 WHITWORTH DR
LOS ANGELES, CA 90035**

| | |
|-----------------|--------------|
| SALE PRICE | \$ 4,450,000 |
| YEAR BUILT | 2017 |
| NUMBER OF UNITS | 7 |
| PRICE PER UNIT | \$ 635,714 |
| PRICE PER SF | \$ 445 |
| ACTUAL CAP RATE | 4.58% |
| GRM | 14.18 |
| SALE DATE | 3/3/2025 |



**724 N KINGSLEY DR
LOS ANGELES, CA 90029**

| | |
|-----------------|--------------|
| SALE PRICE | \$ 3,832,000 |
| YEAR BUILT | 2024 |
| NUMBER OF UNITS | 6 |
| PRICE PER UNIT | \$ 638,667 |
| PRICE PER SF | \$ 414 |
| ACTUAL CAP RATE | 6.65% |
| GRM | N/A |
| SALE DATE | 2/12/2025 |



**339 S OXFORD AVE
LOS ANGELES, CA 90020**

| | |
|-----------------|--------------|
| SALE PRICE | \$ 8,050,000 |
| YEAR BUILT | 2024 |
| NUMBER OF UNITS | 15 |
| PRICE PER UNIT | \$ 536,667 |
| PRICE PER SF | \$ 602 |
| ACTUAL CAP RATE | 5.58% |
| GRM | 13.02 |
| SALE DATE | 10/31/2024 |

RENT ROLL



| UNIT # | UNIT TYPE | UNIT SF | ACTUAL RENTS | RENTS PER SF | MARKET RENTS | RENTS PER SF | MOVE-IN | NOTES |
|--------|-----------|---------|------------------|--------------|------------------|--------------|------------|--------|
| 201 | 2+2 | 1,340 | \$ 4,164 | \$ 3.11 | \$ 5,000 | \$ 3.73 | 4/12/2021 | |
| 202 | 2+2 | 1,215 | \$ 4,235 | \$ 3.49 | \$ 4,900 | \$ 4.03 | 11/15/2024 | |
| 203 | 2+2 | 1,215 | \$ 4,164 | \$ 3.43 | \$ 4,900 | \$ 4.03 | 6/1/2021 | |
| 204 | 2+2 | 1,185 | \$ 4,360 | \$ 3.68 | \$ 4,900 | \$ 4.14 | 3/12/2017 | |
| 301 | 2+2 | 1,340 | \$ 4,732 | \$ 3.53 | \$ 5,000 | \$ 3.73 | 9/3/2020 | |
| 302 | 2+2 | 1,215 | \$ 4,295 | \$ 3.53 | \$ 4,900 | \$ 4.03 | 2/1/2025 | |
| 303 | 2+2 | 1,215 | \$ 4,494 | \$ 3.70 | \$ 4,900 | \$ 4.03 | 8/30/2023 | |
| 304 | 2+2 | 1,185 | \$ 4,164 | \$ 3.51 | \$ 4,900 | \$ 4.14 | 6/1/2021 | |
| 401 | 2+2 | 1,340 | \$ 5,250 | \$ 3.92 | \$ 5,000 | \$ 3.73 | 10/10/2016 | |
| 402 | 2+2 | 1,215 | \$ 4,321 | \$ 3.56 | \$ 4,900 | \$ 4.03 | 12/1/2022 | |
| 403 | 2+2 | 1,215 | \$ 4,900 | \$ 4.03 | \$ 4,900 | \$ 4.03 | | Vacant |
| 404 | 2+2 | 1,185 | \$ 4,779 | \$ 4.03 | \$ 4,900 | \$ 4.14 | 11/2/2023 | |
| | | | \$ 53,858 | | \$ 59,100 | | | |

FINANCIAL OVERVIEW

Annualized Operating Data

| | CURRENT RENTS | | MARKET RENTS | |
|-----------------------------------|-------------------|-------|-------------------|-------|
| Scheduled Gross Income: | \$ 669,603 | | \$ 732,503 | |
| Less Vacancy Rate Reserve: | \$ (33,480) | 5.0% | \$ (36,625) | 5.0% |
| Gross Operating Income: | \$ 636,123 | | \$ 695,878 | |
| Less Expenses: | \$ (202,770) | 30.3% | \$ (205,160) | 28.0% |
| Net Operating Income: | \$ 433,353 | | \$ 490,718 | |
| Reserves: | \$ (2,400) | | \$ (2,400) | |
| Less Debt Service: | \$ (328,009) | | \$ (328,009) | |
| Pre-Tax Cash Flow: | \$ 102,944 | | \$ 160,309 | |
| Plus Principal Reduction: | \$ 71,364 | | \$ 71,364 | |
| Total Return Before Taxes: | \$ 174,308 | | \$ 231,673 | |

Estimated Annualized Expenses

| | CURRENT EXPENSES | | MARKET EXPENSES | |
|-------------------------|-------------------|--|-------------------|--|
| Taxes Rate: 1.19% | \$ 98,175 | | \$ 98,175 | |
| Insurance: | \$ 11,147 | | \$ 11,147 | |
| Utilities: | \$ 16,936 | | \$ 16,936 | |
| Waste Removal: | \$ 4,692 | | \$ 4,692 | |
| Repairs & Maintenance : | \$ 9,000 | | \$ 9,000 | |
| Management 4%: | \$ 25,445 | | \$ 27,835 | |
| Payroll: | \$ 13,997 | | \$ 13,997 | |
| Landscaping: | \$ 3,000 | | \$ 3,000 | |
| Pest Control: | \$ 540 | | \$ 540 | |
| Communications: | \$ 5,807 | | \$ 5,807 | |
| Elevator: | \$ 4,524 | | \$ 4,524 | |
| Advertising: | \$ 4,363 | | \$ 4,363 | |
| Fire Safety: | \$ 1,847 | | \$ 1,847 | |
| License And Fees: | \$ 984 | | \$ 984 | |
| Direct Assessment: | \$ 2,313 | | \$ 2,313 | |
| Total Expenses: | \$ 202,770 | | \$ 205,160 | |
| Per Net Sq. Ft.: | \$ 12.03 | | \$ 12.17 | |
| Per Unit: | \$ 16,897 | | \$ 17,097 | |

Scheduled Income

| | | | CURRENT RENTS | | MARKET RENTS | |
|--|-----------|-------------|-----------------------|-------------------|-------------------|-------------------|
| NO. OF UNITS | UNIT TYPE | UNIT SF | AVG MONTHLY RENT/UNIT | MONTHLY INCOME | MONTHLY RENT/UNIT | MONTHLY INCOME |
| 12 | 2+2 | 1,185-1,340 | \$ 4,488 | \$ 53,858 | \$ 4,925 | \$ 59,100 |
| Total Scheduled Rent: | | | | \$ 53,858 | | \$ 59,100 |
| | | | Parking | \$ 700 | | \$ 700 |
| | | | RUBS | \$ 1,142 | | \$ 1,142 |
| | | | Pet Rent | \$ 100 | | \$ 100 |
| Monthly Scheduled Gross Income: | | | | \$ 55,800 | | \$ 61,042 |
| Annual Scheduled Gross Income: | | | | \$ 669,603 | | \$ 732,503 |

Summary

| | |
|-----------------------------|---------------------|
| PRICE: | \$ 8,250,000 |
| DOWN PAYMENT: 40% | \$ 3,300,000 |
| NUMBER OF UNITS: | 12 |
| COST PER LEGAL UNIT: | \$687,500 |
| CURRENT GIM: | 12.32 |
| MARKET GIM: | 11.26 |
| CURRENT CAP: | 5.25% |
| MARKET CAP: | 5.95% |
| APPROX. AGE: | 2015 |
| APPROX. LOT SIZE: | 9,567 |
| APPROX. GROSS SF: | 16,860 |
| COST PER NET GSF: | \$489.32 |

New Potential Financing

| | |
|-------------------------|---------------------|
| NEW FIRST LOAN: | \$ 4,950,000 |
| INTEREST RATE: | 5.25% |
| AMORTIZATION: | 30 |
| MONTHLY PAYMENT: | \$27,334.08 |
| DCR: | 1.32 |

Fairfax / 8th

Petersen Automotive Museum

Los Angeles County Museum of Art

Wilshire Blvd & Fairfax

LA Fitness

738 South Ogden Drive

NEARBY RETAIL & AMENITIES

TRANSPORTATION

- 1 Fairfax / 8th
- 2 Wilshire Blvd & Fairfax

SCHOOLS

- 1 Hancock Elementary School
- 2 Wilshire Crest Elementary School

RETAIL

- 1 LA Fitness
- 2 Equinox Miracle Mile
- 3 KazuNori: The Original Hand Roll Bar
- 4 Ralphs
- 5 Walgreens
- 6 Whole Foods Market
- 7 CVS
- 8 The Grove
Apple, Nike, Nordstrom, Alo Yoga, Lululemon, Sephora, Barnes & Noble, Michael Kors, Coach, J.Crew, Diptyque, Aritzia, Brandy Melville, Madewell, Ray-Ban, Blue Bottle Coffee, Le Labo, Vince
- 9 Gilmore Station
Trader Joe's, Sidecar Doughnuts & Coffee, Mendocino Farms, Paper Source, GameStop, Petco, Ulta Beauty, REI, Ralph's Grocery, Urban Outfitters
- 10 Erewhon Grove
- 11 Beverly Connection
Nordstrom Rack, TJ Maxx, Ross Dress for Less, Target, Saks Fifth Avenue OFF 5TH
- 12 Beverly Center
Apple, Gucci, Prada, Zara, Lululemon, Sephora, Michael Kors, Uniqlo, Nike, Burberry, Bloomingdale's, Macy's, H&M, Aritzia, Diesel, Foot Locker, Banana Republic, Adidas

MISCELLANEOUS

- 1 Petersen Automotive Museum
- 2 Los Angeles County Museum of Art
- 3 La Brea Tar Pits and Museum
- 4 Park La Brea Apartments
- 5 CBS Studios
- 6 Cedars-Sinai Medical Center





Petersen Automotive Museum

The Grove

Gilmore Station

Los Angeles County Museum of Art

Park La Brea Apartments

La Brea Tar Pits and Museum

Whole Foods Market

CVS

Hancock Elementary School

LA Fitness

Wilshire Blvd & Fairfax

738 South Ogden Drive

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PETERSEN AUTOMOTIVE MUSEUM



LA BREA TAR PITS

MIRACLE MILE

Miracle Mile is a stretch of Wilshire Boulevard bounded by 3rd Street to the north, Highland Avenue to the east, San Vicente Boulevard to the south, and Fairfax Avenue to the west. The neighborhood is known for its Museum Row. Miracle Mile is home to the Los Angeles County Museum of Art, the Petersen Automotive Museum, the Academy Museum of Motion Pictures, and the La Brea Tar Pits.

Miracle Mile is also recognized for its diverse architectural styles, including Art Deco, Streamline Moderne, and Spanish Colonial Revival.

LACMA





THE GROVE



BEVERLY CENTER



EREWHON GROVE

Major Employment

| EMPLOYER | # OF EMPLOYEES | DISTANCE |
|------------------------------|----------------|------------------------|
| Ticketmaster | 4,390 | 10 MINUTES (2.8 Miles) |
| Paramount Television Service | 1,800 | 7 Minutes (2.7 Miles) |
| Fire Insurance Exchange | 2,300 | 5 Minutes (0.86 Miles) |
| Livhome Inc. | 1,299 | 15 Minutes (6.2 Miles) |
| Broadreach Capital Partners | 1,645 | 14 Minutes (4.5 Miles) |

Pedestrian Oriented Community

WALKSCORE

91

Very Walkable:
Most errands can be accomplished on foot

TRANSIT SCORE

61

Good Transit:
Many nearby public transportation options

BIKESCORE

59

Very Bikeable:
Biking is convenient for most trips

Miracle Mile sits within the Mid-Wilshire submarket. Between 2010 and 2018, Mid-Wilshire saw a population increase of 413, 138 to 434,424. During that same period, average household income increased from \$60,925 to \$74,497. Miracle Mile and greater Mid-Wilshire have seen significant development from firms including CGI Strategies, Plus Architects, and Architects Orange.

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