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TAKSA
INVESTMENT GROUP

REMAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

OFFERING MEMORANDUM

1311 INGRAHAM ST

Los Angeles, CA 90017

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Offering Summary

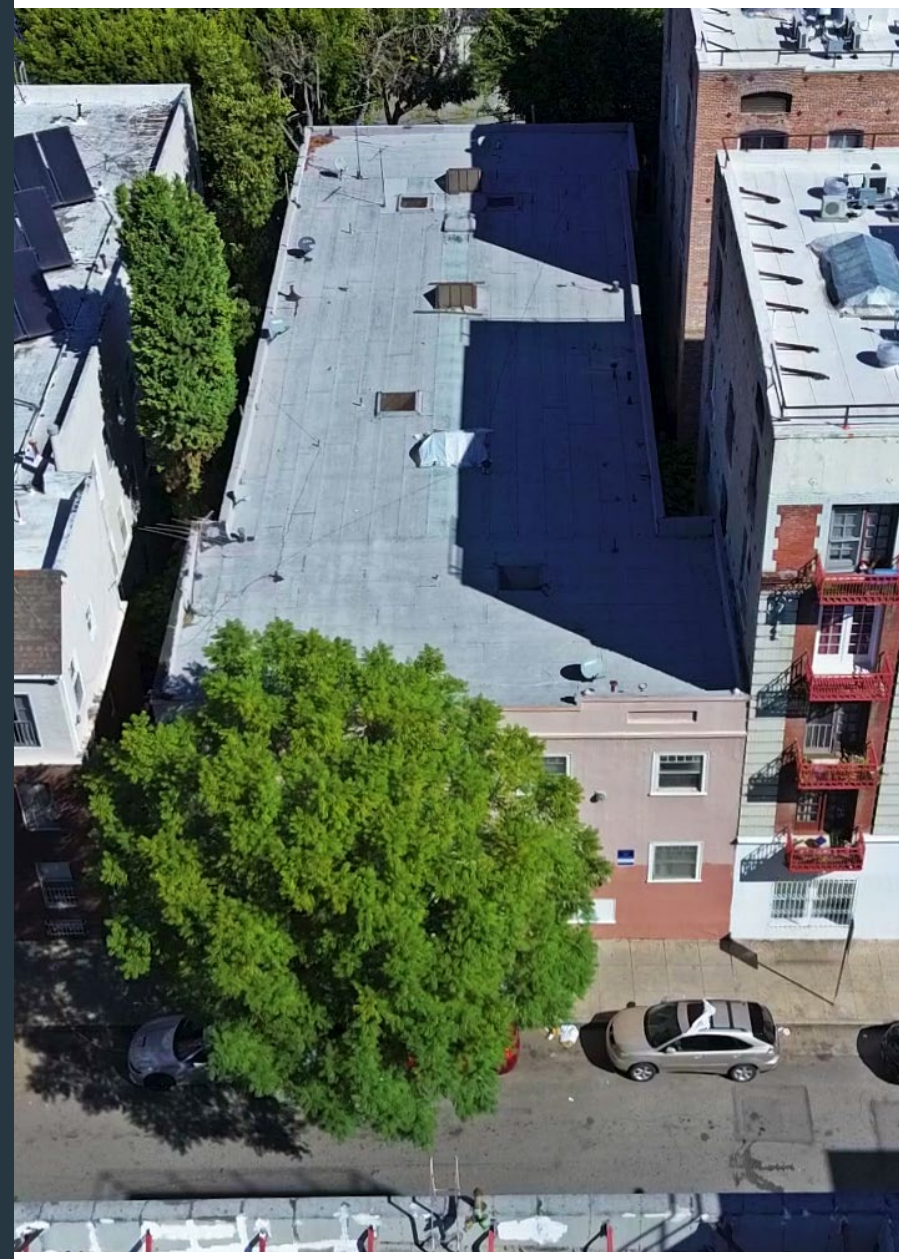
1311 Ingraham St is a 21-unit multifamily property in Los Angeles' Westlake neighborhood, constructed in 1922 and offering a compact but well-located residential asset in close proximity to Downtown LA. The building is comprised primarily of smaller units, with individual residences generally ranging from approximately 390 to 530 square feet, serving a deep renter demographic drawn to Central LA living.

The property benefits from being in a highly walkable and transit-rich location, with a Walk Score and Transit Score in the mid-90s, reflecting frequent access to Metro rail and bus service as well as pedestrian-oriented connectivity to the broader Los Angeles job market. Its immediate surroundings include a mix of residential, institutional, and commercial uses typical of Westlake and the adjacent City West/Downtown corridors, with easy access to major employment centers, cultural destinations, and civic amenities.

Nearby points of interest include the vibrant core of Downtown Los Angeles with its theaters, museums, historic districts, and restaurants, as well as green spaces like MacArthur Park within a short walk. The property's location also places it near educational and medical institutions, mixed-use developments, and emerging new residential communities contributing to localized demand.

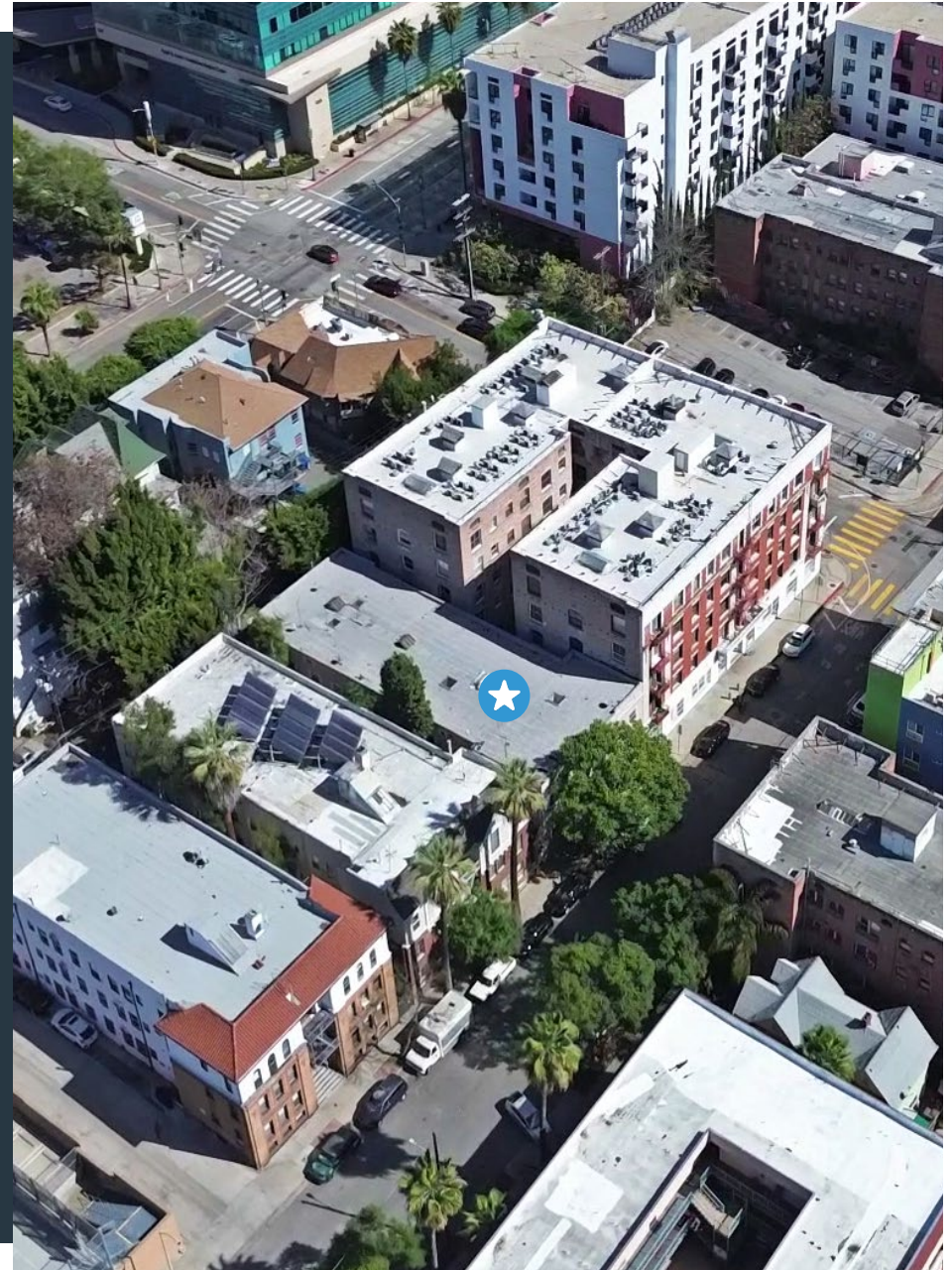
As an investment, 1311 Ingraham St offers a centrally located residential cash flow profile with exposure to ongoing growth in central LA rental demand. The building's proximity to Downtown and high transit accessibility support broad renter appeal, while unit sizes and configuration provide flexibility for repositioning or modernization programs. In addition, the Westlake/City West area continues to see development and infrastructure activity that can support long-term rent growth and asset value stability.

Price	\$1,750,000
# of Units	21
Year Built	1922
Lot Size	7,162 SQFT
Building Size	10,380 SQFT
CAP Rate	5.21%
GRM	7.87
GIM	7.83
Price/Unit	\$83,333
Price/SQFT	\$168.59

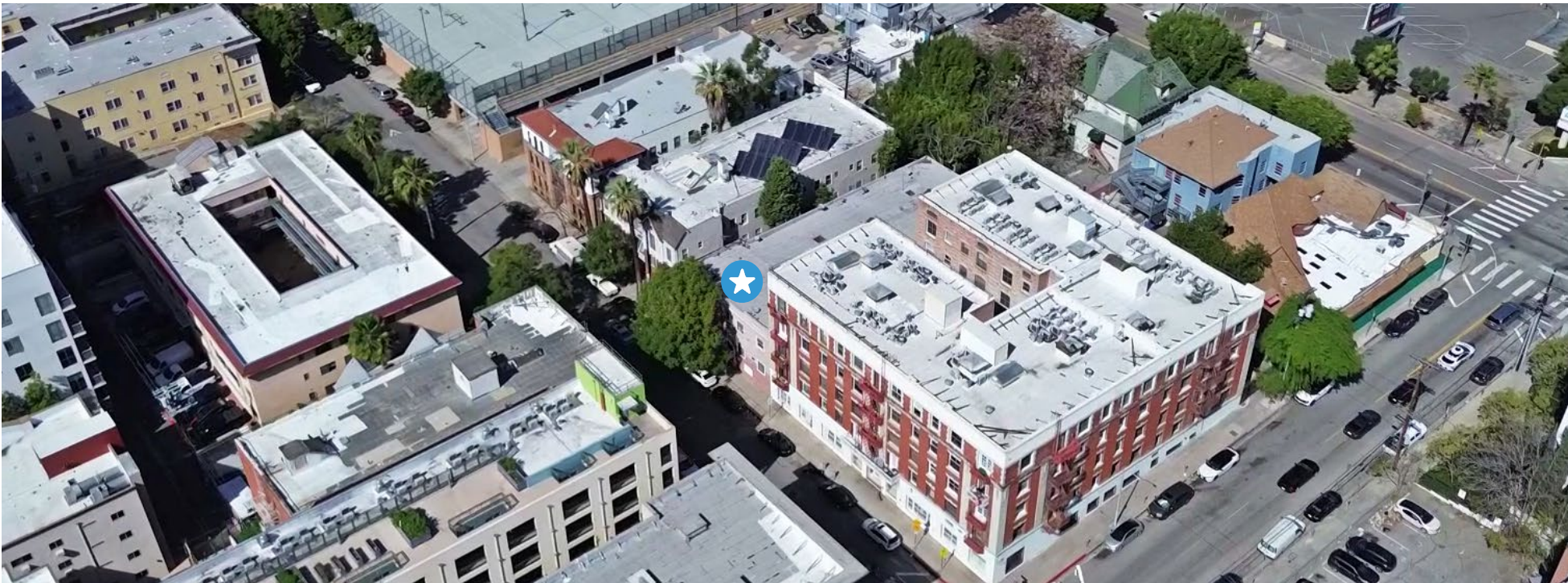


Property & Investment Highlights

- 21-unit apartment building constructed in 1922 with classic early-century character
- Efficient studio and one-bedroom layouts generally ranging from ~390–530 SQFT
- Located in the Westlake neighborhood just minutes from Downtown Los Angeles
- Exceptional walkability and strong public transit access serving the greater LA core
- Immediate proximity to major employment centers in Downtown and City West
- Near MacArthur Park, LA Live, Crypto.com Arena, and a wide range of dining and cultural venues
- Positioned within a high-demand renter market driven by central location and connectivity
- Value-add potential through unit upgrades and operational improvements in a supply-constrained urban submarket







Property Summary

Price	\$1,750,000
# of Units	21
Unit Mix	(1) 1+1, (20) Studio
Year Built	1922
Lot Size	7,162 SQFT
Building Size	10,380 SQFT
Zoning	LACW
Construction	Wood Frame

Roof Type	Flat
Parking	Street Parking
Ownership	Fee Simple
Price/Unit	\$83,333
Price/SQFT	\$168.59
APN	5143-014-006
Cross Streets	Between Witmer St & Valencia St

Rent Roll

Part 1

1311 Ingham St

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
1	Occupied	1+1	530	\$400	\$0.75	\$1,550	\$2.92	\$1,150	1/1/2011
2	Vacant	Studio	390	\$1,350	\$3.46	\$1,350	\$3.46	\$0	--
3	Vacant	Studio	390	\$1,350	\$3.46	\$1,350	\$3.46	\$0	--
4	Occupied	Studio	390	\$632	\$1.62	\$1,350	\$3.46	\$718	6/18/2013
5	Occupied (Manager)	Studio	390	\$1,350	\$3.46	\$1,350	\$3.46	\$0	4/15/2025
6	Occupied	Studio	390	\$655	\$1.68	\$1,350	\$3.46	\$695	4/4/2013
7	Occupied	Studio	390	\$629	\$1.61	\$1,350	\$3.46	\$721	7/1/2013
8	Occupied	Studio	390	\$882	\$2.26	\$1,350	\$3.46	\$468	11/1/2018
9	Occupied	Studio	390	\$909	\$2.33	\$1,350	\$3.46	\$441	9/1/2019
10	Occupied	Studio	390	\$1,213	\$3.11	\$1,350	\$3.46	\$137	10/1/2021
11	Vacant	Studio	390	\$1,350	\$3.46	\$1,350	\$3.46	\$0	--
12	Occupied	Studio	390	\$633	\$1.62	\$1,350	\$3.46	\$717	7/19/2013
14	Occupied	Studio	390	\$882	\$2.26	\$1,350	\$3.46	\$468	7/1/2018
15	Occupied	Studio	390	\$689	\$1.77	\$1,350	\$3.46	\$661	12/1/2013
16	Occupied	Studio	390	\$732	\$1.88	\$1,350	\$3.46	\$618	7/28/2009
17	Occupied	Studio	390	\$633	\$1.62	\$1,350	\$3.46	\$717	6/1/2013
18	Occupied	Studio	390	\$760	\$1.95	\$1,350	\$3.46	\$590	1/1/2011
19	Occupied	Studio	390	\$742	\$1.90	\$1,350	\$3.46	\$608	1/1/2011

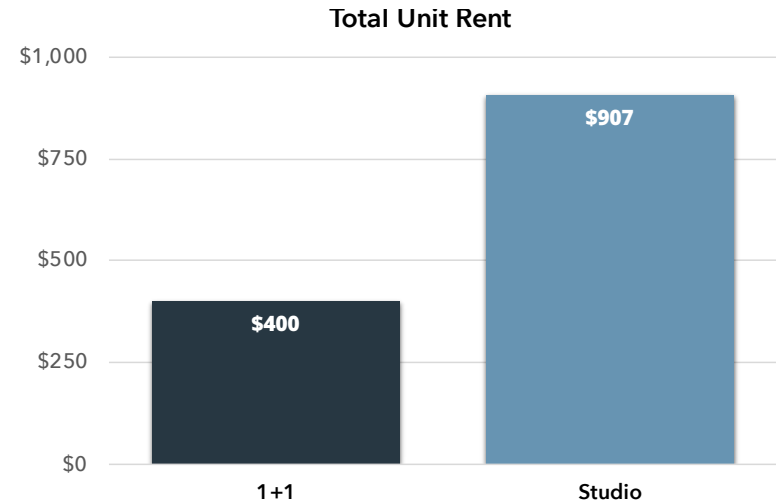
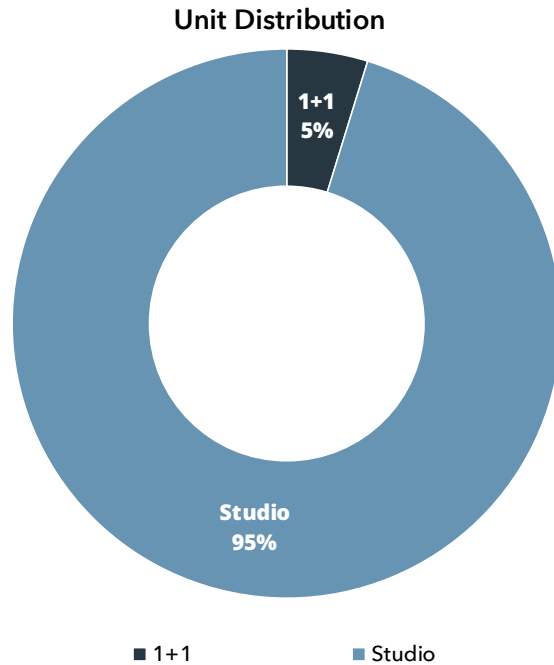
Rent Roll

Part 2

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
20	Occupied	Studio	390	\$768	\$1.97	\$1,350	\$3.46	\$582	3/1/2008
21	Vacant	Studio	390	\$1,350	\$3.46	\$1,350	\$3.46	\$0	--
22	Occupied	Studio	390	\$623	\$1.60	\$1,350	\$3.46	\$727	7/1/2013
Units	Occupied	OCC%	Approx. SQFT	Current Rent	Avg. Total Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease	
21	17	81%	8,330	\$18,532	\$2.22	\$28,550	\$3.43	\$10,018	

Rent Roll Summary

Unit Type	# of Units	Avg. SQFT	Scheduled			Potential	
			Total Rental Range	Avg. Total Rent	Total Monthly Income	Avg. Rent	Monthly Income
1+1	1	530	\$400	\$400	\$400	\$1,550	\$1,550
Studio	20	390	\$623 - \$1,350	\$907	\$18,132	\$1,350	\$27,000
Totals/Weighted Averages	21	397		\$882	\$18,532	\$1,360	\$28,550
Gross Annualized Rents					\$222,384	\$342,600	



Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

Operating Data

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	\$222,384	\$10,590	\$342,600	\$16,314
Laundry Income	\$1,238	\$59	\$1,238	\$59
Gross Potential Income	\$223,622	\$10,649	\$343,838	\$16,373
Less Vacancy (3%)	(\$6,672)	(\$318)	(\$10,278)	(\$489)
Effective Gross Income	\$216,951	\$10,331	\$333,560	\$15,884
Estimated Expenses	Current	Per Unit	Pro Forma	Per Unit
Taxes (1.18738%)	\$20,779	\$989	\$20,779	\$989
Off-Site Management (4%)	\$8,895	\$424	\$13,704	\$653
On-Site Manager	\$16,200	\$771	\$16,200	\$771
Insurance	\$12,069	\$575	\$12,069	\$575
Repairs & Maintenance	\$24,253	\$1,155	\$24,253	\$1,155
Utilities *	\$31,500	\$1,500	\$31,500	\$1,500
Contract Services (Landscaping, Pest Control)	\$3,099	\$148	\$3,099	\$148
Administrative	\$3,469	\$165	\$3,469	\$165
Payroll *	\$5,000	\$238	\$5,000	\$238
Marketing & Retention	\$427	\$20	\$427	\$20
Total Estimated Expenses	\$125,692	\$5,985	\$130,500	\$6,214
Expenses per SQFT	\$12.11		\$12.57	
Expenses per Unit	\$5,985		\$6,214	
% of Gross Income	56.52%		38.09%	
Net Operating Income	\$91,259	\$4,346	\$203,060	\$9,670

* Based on Industry Standards

Financial Summary

Building Data

# of Units	21
Year Built	1922
Year Renovated	N/A
Lot Size (SQFT)	7,162
Building Size (SQFT)	10,380
APN	5143-014-006
Parking	Street Parking

Income Analysis

	Current	Market
Gross Potential Income	\$222,384	\$342,600
Less: Vacancy	(\$6,672)	(\$10,278)
Less: Non-Revenue Units	\$0	\$0
Less: Bad Debt	\$0	\$0
Less: Concession Loss	\$0	\$0
Total Rental Income	\$215,712	\$332,322
Laundry Income	\$1,238	\$1,238
Effective Gross Income	\$216,951	\$333,560
Less: Expenses	\$125,692	\$130,500
Net Operating Income	\$91,259	\$203,060
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$91,259	\$203,060

Financial Indicators

Price	\$1,750,000
Down, 100%	\$1,750,000
Current CAP	5.21%
Market CAP	11.60%
Price/Unit	\$83,333
Price/Gross SQFT	\$168.59
Current GIM	7.83
Market GIM	5.09
Current GRM	7.87
Market GRM	5.11
Ownership	Fee Simple

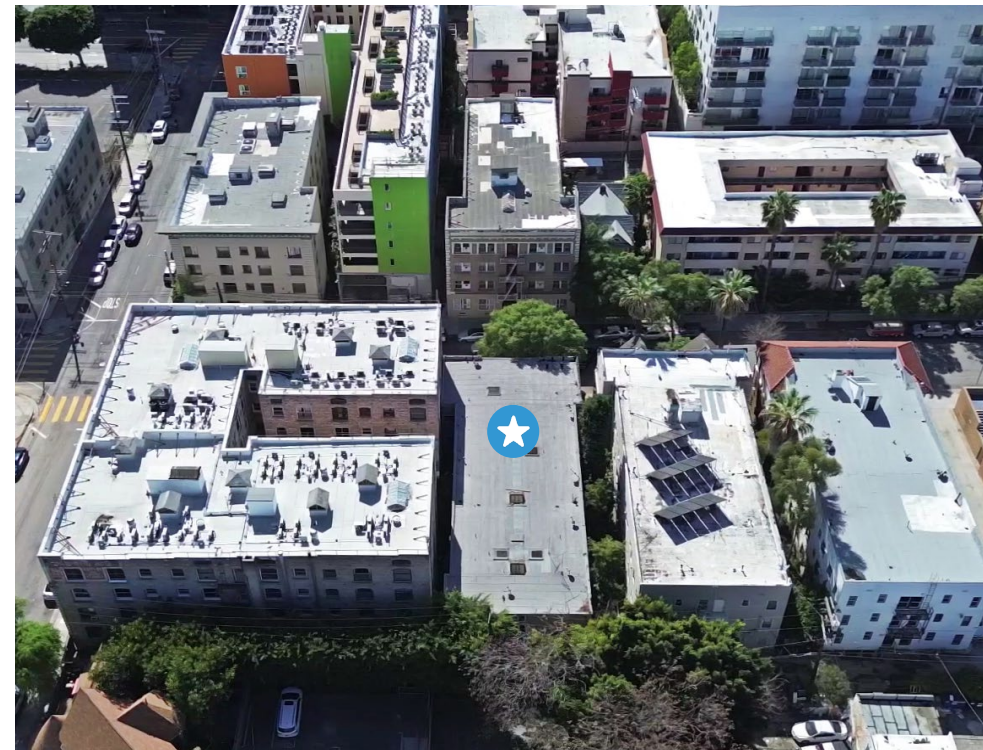
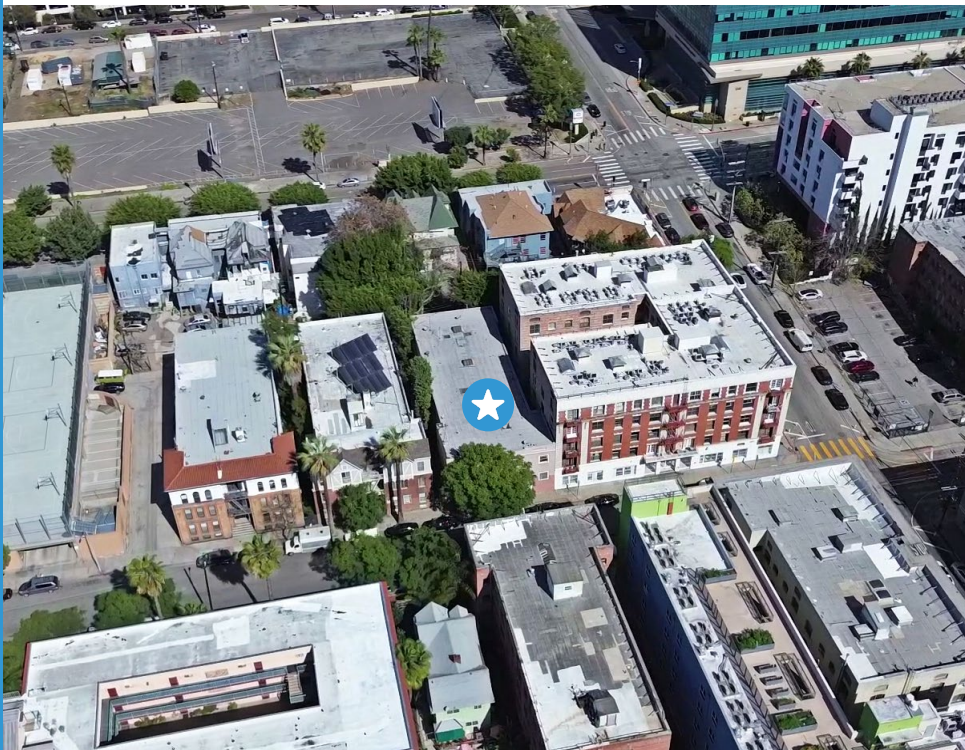
Expense Summary

	Current	Market
Taxes	\$20,779	\$20,779
Off-Site Management	\$8,895	\$13,704
On-Site Manager	\$16,200	\$16,200
Insurance	\$12,069	\$12,069
Repairs & Maintenance	\$24,253	\$24,253
Utilities	\$31,500	\$31,500
Contract Services	\$3,099	\$3,099
Administrative	\$3,469	\$3,469
Payroll	\$5,000	\$5,000
Marketing & Retention	\$427	\$427
Total Expenses	\$125,692	\$130,500

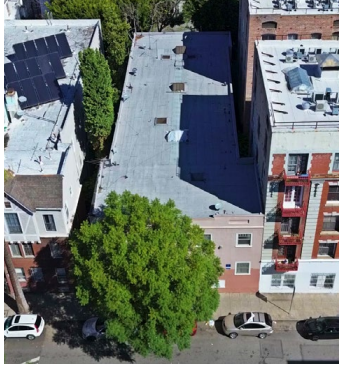
Financial Summary

Unit Mix			Current				Market (Renovated)				Loss-to-Lease
Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	
1+1	1	530	\$400	\$400	\$0.75	\$400	\$1,550	\$1,550	\$2.92	\$1,550	\$1,150
Studio	20	390	\$623 - \$1,350	\$907	\$2.32	\$18,132	\$1,350	\$1,350	\$3.46	\$27,000	\$8,868
Totals/ Weighted Avg.	21	397		\$882	\$2.22	\$18,532		\$1,360	\$3.43	\$28,550	\$10,018
Annual Current:						\$222,384	Annual Market:				\$342,600

1311 Ingraham St



Sales Comparables



Subject: 1311 Ingraham St

\$1,750,000

Date Sold:	TBD	Total SQFT:	10,380
Units:	21	Price/SQFT:	\$168.59
Year Built:	1922	GRM:	7.87
Price/Unit:	\$83,333	CAP Rate:	5.21%



1: 819 Beacon Ave

\$1,925,000

Date Sold:	12/31/2025	Total SQFT:	10,340
Units:	15	Price/SQFT:	\$186.17
Year Built:	1906	GRM:	7.56
Price/Unit:	\$128,333	CAP Rate:	6.72%



2: 762 Hartford Ave

\$2,040,000

Date Sold:	12/23/2025	Total SQFT:	13,245
Units:	26	Price/SQFT:	\$154.02
Year Built:	1911	GRM:	8.27
Price/Unit:	\$78,462	CAP Rate:	5.38%

Sales Comparables



3: 372 Columbia Ave

\$2,895,000

Date Sold:	11/3/2025	Total SQFT:	14,983
Units:	18	Price/SQFT:	\$193.22
Year Built:	1940	GRM:	10.00
Price/Unit:	\$160,833	CAP Rate:	5.70%



4: 1511 W 4th St

\$1,960,000

Date Sold:	8/5/2025	Total SQFT:	11,476
Units:	20	Price/SQFT:	\$170.79
Year Built:	1923	GRM:	--
Price/Unit:	\$98,000	CAP Rate:	--



5: 1344 W 4th St

\$2,300,000

Date Sold:	4/3/2024	Total SQFT:	7,700
Units:	20	Price/SQFT:	\$298.70
Year Built:	1922	GRM:	--
Price/Unit:	\$115,000	CAP Rate:	--

Sales Comparables



6: 445 Lucas Ave

\$2,520,679

Date Sold:	11/14/2024	Total SQFT:	9,012
Units:	16	Price/SQFT:	\$279.70
Year Built:	1923	GRM:	--
Price/Unit:	\$157,542	CAP Rate:	--



7: 516 S Union Ave

\$2,635,985

Date Sold:	11/14/2024	Total SQFT:	14,010
Units:	30	Price/SQFT:	\$188.15
Year Built:	1923	GRM:	--
Price/Unit:	\$87,866	CAP Rate:	--



8: 526 Union Dr

\$3,650,000

Date Sold:	8/19/2025	Total SQFT:	32,001
Units:	51	Price/SQFT:	\$114.06
Year Built:	1926	GRM:	--
Price/Unit:	\$71,569	CAP Rate:	8.75%

Sales Comparables



9: 514 Union Dr

\$4,300,000

Date Sold: 8/19/2025

Total SQFT: 25,720

Units: 47

Price/SQFT: \$167.19

Year Built: 1926

GRM: --

Price/Unit: \$91,489

CAP Rate: 7.74%

Sales Comparables

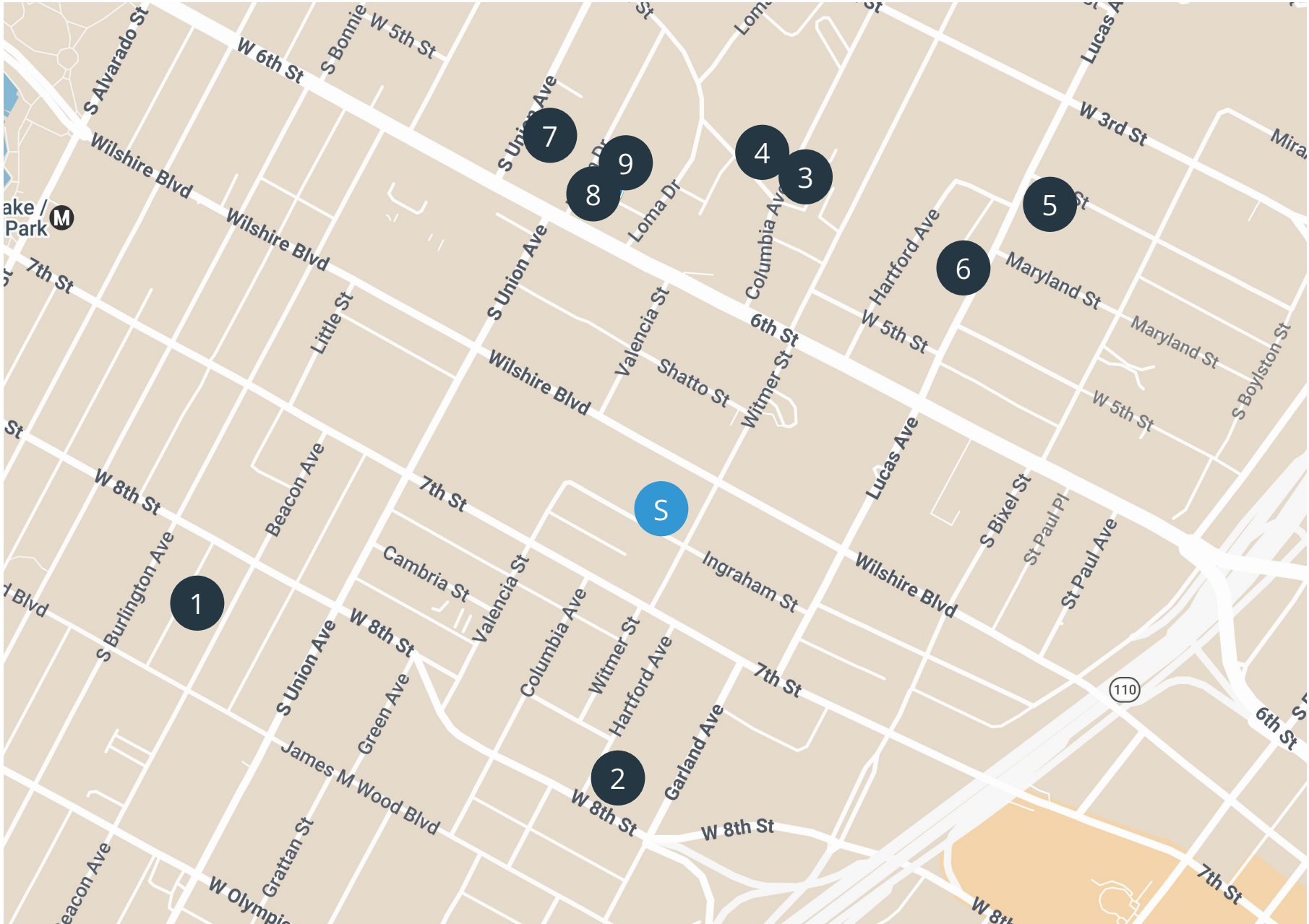
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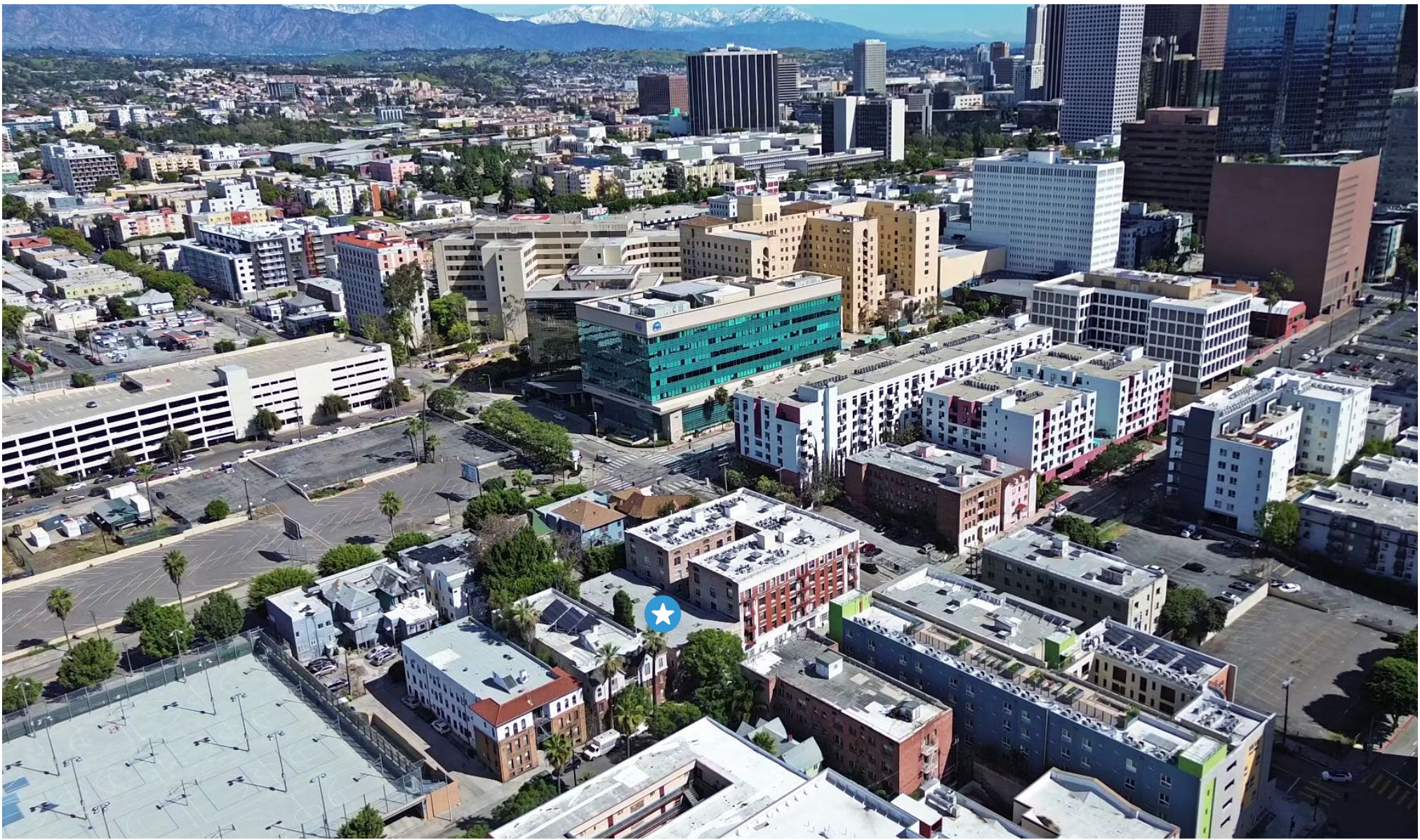
	Property	Price	Date Sold	# of Units	Year Built	Price/Unit	Total SQFT	Price/SQFT	GRM	CAP Rate
S	1311 Ingraham St	\$1,750,000	TBD	21	1922	\$83,333	10,380	\$168.59	7.87	5.21%
1	819 Beacon Ave	\$1,925,000	12/31/2025	15	1906	\$128,333	10,340	\$186.17	7.56	6.72%
2	762 Hartford Ave	\$2,040,000	12/23/2025	26	1911	\$78,462	13,245	\$154.02	8.27	5.38%
3	372 Columbia Ave	\$2,895,000	11/3/2025	18	1940	\$160,833	14,983	\$193.22	10.00	5.70%
4	1511 W 4th St	\$1,960,000	8/5/2025	20	1923	\$98,000	11,476	\$170.79	--	--
5	1344 W 4th St	\$2,300,000	4/3/2024	20	1922	\$115,000	7,700	\$298.70	--	--
6	445 Lucas Ave	\$2,520,679	11/14/2024	16	1923	\$157,542	9,012	\$279.70	--	--
7	516 S Union Ave	\$2,635,985	11/14/2024	30	1923	\$87,866	14,010	\$188.15	--	--
8	526 Union Dr	\$3,650,000	8/19/2025	51	1926	\$71,569	32,001	\$114.06	--	8.75%
9	514 Union Dr	\$4,300,000	8/19/2025	47	1926	\$91,489	25,720	\$167.19	--	7.74%
Averages:		\$2,691,852		27	1922	\$99,698	15,387	\$174.94	8.61	6.86%
Subject:		\$1,750,000		21	1922	\$83,333	10,380	\$168.59	7.87	5.21%

1311 Ingraham St

Sales Comparables

13111 Ingraham St





1311 INGRAHAM ST

Los Angeles, CA 90017

Exclusively
Listed by:



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