

12 Units in Boyle Heights!

117 N St Louis Street

LOS ANGELES, CA 90033

Price: \$2,099,000



117 N St Louis Street

Property Highlights

- 12-unit multifamily property located in prime Boyle Heights near Mariachi Plaza!
- Three-building configuration featuring one 10-unit apartment building built in 1966
- Two detached single-family residences built in 1942 and 1901
- Approx. 10,233 SF of living space situated on a large 14,713 SF LARD1.5-zoned corner lot
- Four (4) 0+1's, four (4) 1+1's, two (2) 2+2's, one (1) single family 3+1 and one (1) spacious single family 4+3
- Seven (7) units remodeled
- Ten (10) on-site parking spaces
- Deemed a "Walker's Paradise" with a score of 93!
- Proximity to USC Health Sciences Campus, LAC+USC Medical Center, and Adventist Health White Memorial Medical Center
- Convenient access to the I-10, I-5, and SR-60 freeways
- One (1) unit currently VACANT!
- Tremendous rental upside!

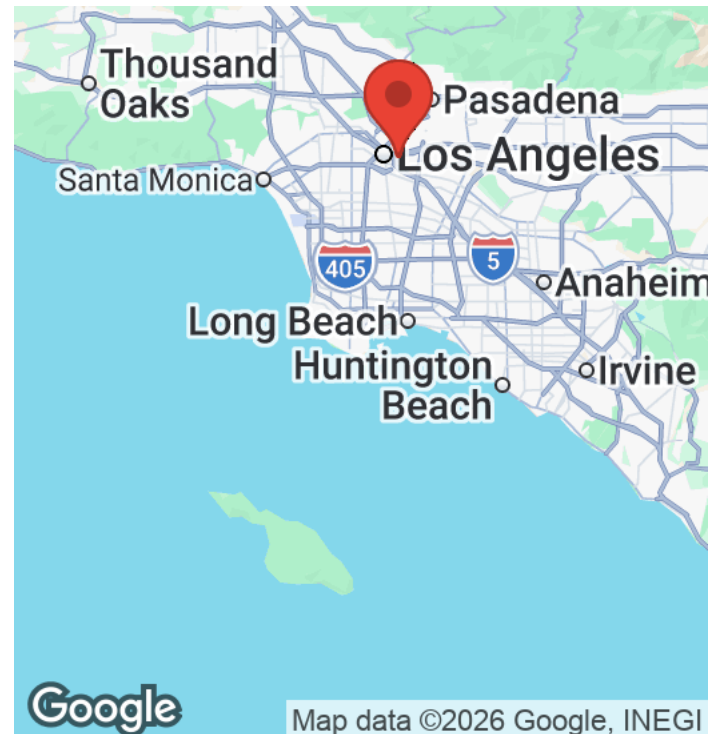


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NICOLE APOSTOLOS

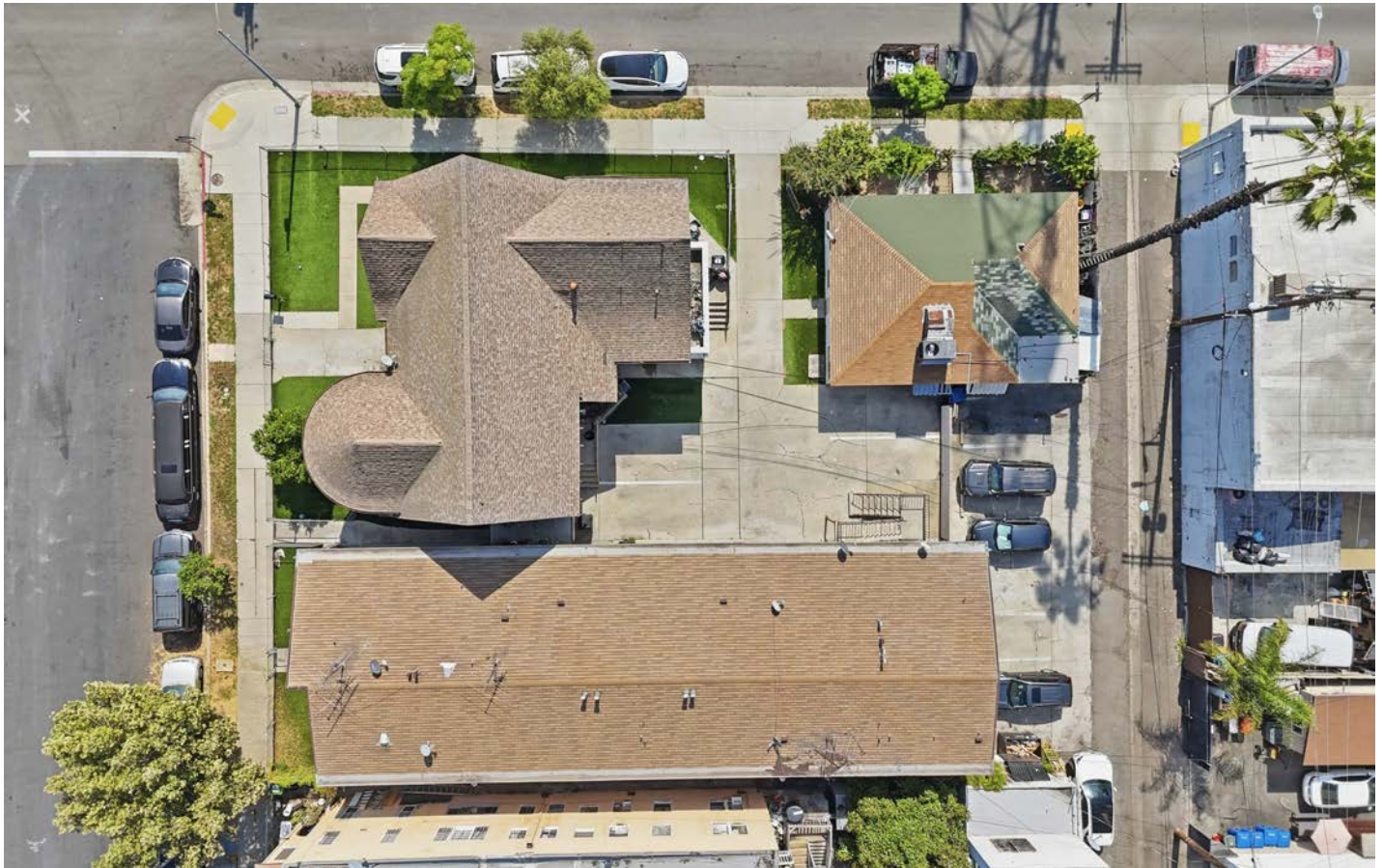
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PROPERTY SUMMARY

12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033



Property Summary

Price:	\$2,099,000
Property Type:	Multifamily
Year Built:	1966 / 1942 / 1901
Building SF:	10,233
Lot SF:	14,713
Number of Units:	12
Parking	10
Zoning:	LARD1.5
CAP Rate:	7.03
GRM:	8.94

Property Overview

117 N St Louis Street is a multifamily property situated on a 14,713 square foot LARD1.5-zoned corner lot in Boyle Heights near Mariachi Plaza! The property consists of three separate structures, including a 10-unit multifamily property built in 1966 and two detached single-family residences built in 1942 and 1901. The three structures total approximately 10,233 square feet of rentable living space, include 10 parking spaces and seven units have been remodeled. The unit mix consists of four (4) 0+1's, four (4) 1+1's, two (2) 2+2's, one (1) single family 3+1 and one (1) spacious single family 4+3. One (1) unit is currently VACANT!

Location Overview

117 N St Louis Street is located in prime Boyle Heights, just east of Downtown Los Angeles, with convenient access to the I-10, I-5, and SR-60. The property is less than a 10-minute drive from the USC Health Sciences Campus, LAC+USC Medical Center, and Adventist Health White Memorial Medical Center, the three primary employment centers of the area. 117 N St Louis Street is deemed a "Walker's Paradise" with a Walk Score of 93 and benefits from access to neighborhood retail, dining, and transit amenities.

INVESTMENT DETAILS

12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033

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Analysis

Analysis Date April 2026

Property

Property Type	Multifamily
Property	12 Units in Boyle Heights!
Address	117 N St Louis Street
City, State	Los Angeles, CA 90033
Year Built	1966

Purchase Information

Purchase Price	\$2,099,000
Units	12
Total Rentable SF	10,233
Lot Size	14,713 sf

Income & Expense

Gross Operating Income	\$227,855
Monthly GOI	\$18,988
Total Annual Expenses	(\$80,075)
Monthly Expenses	(\$6,673)

Financial Information

Initial Equity \$1,049,500

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$1,049,500	30 years	30 years	5.75%	\$6,125	

EXECUTIVE SUMMARY

12 Units in Boyle Heights!
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Acquisition Costs

Purchase Price, Points and Closing Costs	\$2,099,000
Investment - Cash	\$1,049,500
First Loan (Fixed)	\$1,049,500

Investment Information

Purchase Price	\$2,099,000
Price per Unit	\$174,917
Price per SF	\$205.12
Expenses per Unit	(\$6,673)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$234,716
Total Vacancy and Credits	(\$6,861)
Operating Expenses	(\$80,075)
Net Operating Income	\$147,780
Debt Service	(\$73,495)
Cash Flow Before Taxes	\$74,285

Financial Indicators

Cash-on-Cash Return Before Taxes	7.08%
Debt Coverage Ratio	2.01
Capitalization Rate	7.04%
Gross Rent Multiplier	8.94
Gross Income / Square Feet	\$22.94
Gross Expenses / Square Feet	(\$7.83)
Operating Expense Ratio	35.14%

PRO FORMA SUMMARY

12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033



Investment Summary

Price	\$2,099,000
Year Built	1966
Units	12
Price/Unit	\$174,917
RSF	10,233
Price/RSF	\$205.12
Lot Size	14,713 sf
Floors	1
APN	5183-007-041
Cap Rate	7.04%
Market Cap Rate	10.19%
GRM	8.94
Market GRM	6.93

Financing Summary

Loan 1 (Fixed)	\$1,049,500
Initial Equity	\$1,049,500
Interest Rate	5.75%
Term	30 years
Monthly Payment	\$6,125
DCR	2.01

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
0+1	4	\$19,310	\$77,240	\$19,140	\$76,560
1+1	4	\$18,622	\$74,488	\$20,340	\$81,360
2+2	2	\$12,824	\$25,647	\$29,940	\$59,880
3+1	1	\$17,477	\$17,477	\$31,200	\$31,200
4+3	1	\$33,865	\$33,865	\$47,940	\$47,940
Totals	12		\$228,716		\$296,940

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$228,716	\$296,940
- Less: Vacancy	(\$6,861)	(\$8,908)
+ Misc. Income	\$6,000	\$6,000
Effective Gross Income	\$227,855	\$294,032
- Less: Expenses	(\$80,075)	(\$80,132)
Net Operating Income	\$147,780	\$213,900
- Debt Service	(\$73,495)	(\$73,495)
Net Cash Flow after Debt Service	\$74,285	\$140,405
+ Principal Reduction	\$13,501	\$13,501
Total Return	\$87,786	\$153,906

Annualized Expenses

Description	Actual	Market
Building Insurance	\$12,280	\$12,280
Maintenance	\$7,200	\$7,200
Management Fees	\$11,736	\$11,793
Taxes - Real Estate	\$24,139	\$24,139
Trash Removal	\$4,992	\$4,992
Utilities	\$19,728	\$19,728
Total Expenses	\$80,075	\$80,132
Expenses Per RSF	\$7.83	\$7.83
Expenses Per Unit	\$6,673	\$6,678

PROPERTY DESCRIPTION

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117 N St Louis Street is a 12-unit multifamily property situated on a 14,713 square foot LARD1.5-zoned corner lot. The property consists of three separate residential structures, including a ten-unit apartment building built in 1966, and two detached single-family residences built in 1901 and 1942. The property features a unit mix of four (4) studios, four (4) one-bed/one-bath, two (2) two-bed/two-bath, one (1) single family three-bed/one-bath, and one (1) spacious single family four-bed/three-bath, providing plenty of diversity for tenants. The three structures total approximately 10,233 square feet of rentable living space, include ten (10) on-site parking spaces and seven units have been remodeled. One (1) unit is currently VACANT!

117 N St Louis Street is ideally located in prime Boyle Heights, just east of Downtown Los Angeles, one of the region's primary employment and cultural hubs. The property is deemed a "Walker's Paradise" with a Walk Score of 93 and benefits from excellent accessibility to major transportation corridors, including the San Bernardino Freeway, Golden State Freeway, and Pomona Freeway. The location also offers close proximity to the USC Health Sciences Campus, LAC+USC Medical Center, and Adventist Health White Memorial Medical Center, three of the area's largest employment centers. 117 N St Louis Street is well positioned to benefit from access to neighborhood retail, dining, transit options, and the greater Downtown Los Angeles job base.

The property is located within the city of Los Angeles and is subject to Rent Control. Rents reflect a rental increase that will go into effect June 1st 2026.

UNIT RENT ROLL

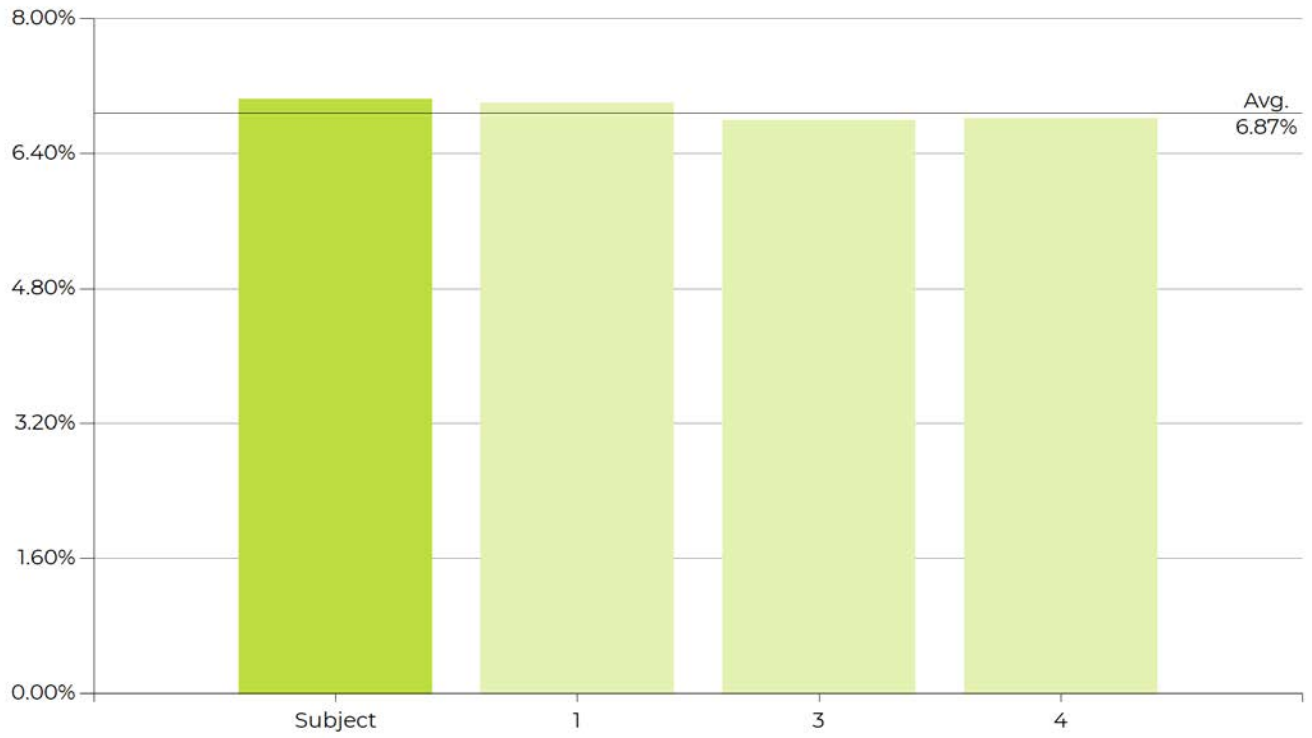
12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033

Unit	Description	Current Rent	Pro Forma Rent	Comments
1	2+2	\$1,178	\$2,495	
2	1+1	\$1,660	\$1,695	
3	1+1	\$985	\$1,695	
4	0+1	\$1,645	\$1,595	
5	0+1	\$1,597	\$1,595	
6	2+2	\$959	\$2,495	
7	1+1	\$1,695	\$1,695	Vacant
8	1+1	\$1,867	\$1,695	
9	0+1	\$1,645	\$1,595	
10	0+1	\$1,550	\$1,595	
11	3+1	\$1,456	\$2,600	
12	4+3	\$2,822	\$3,995	

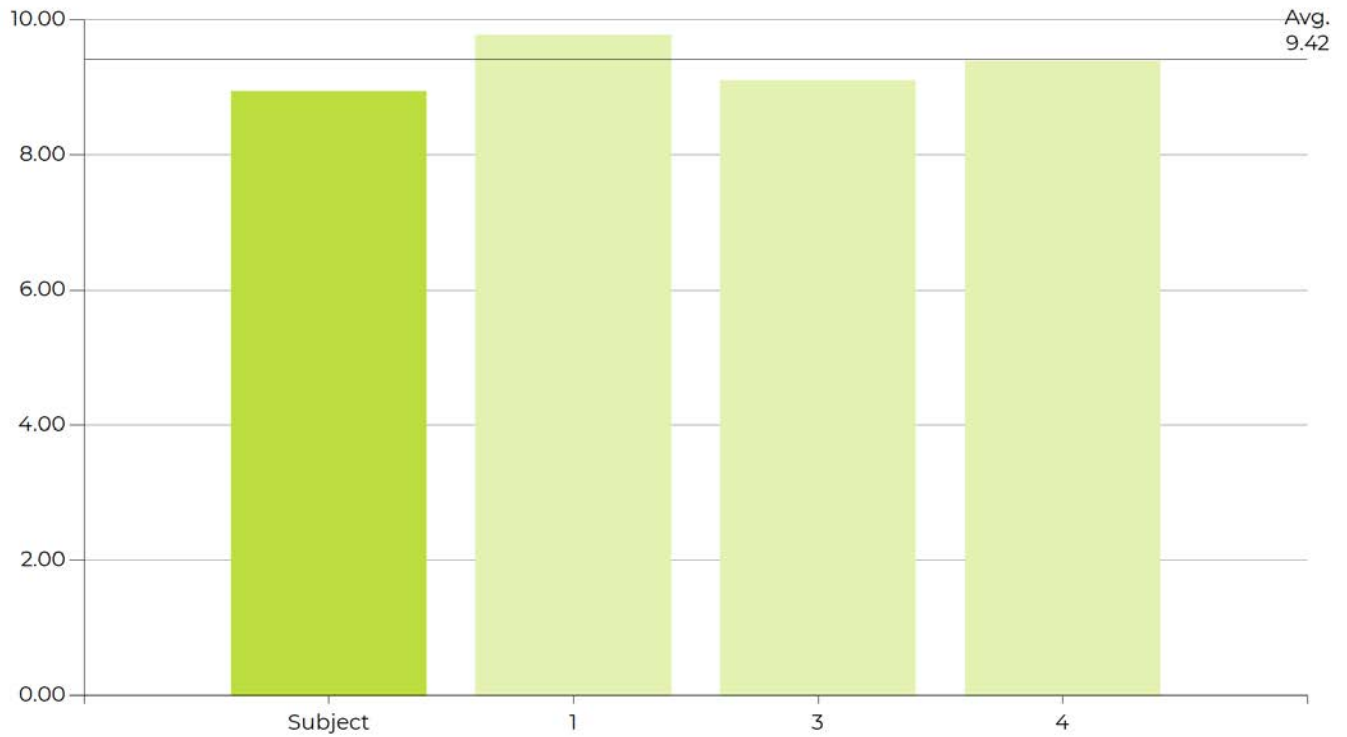
SALE COMPARABLES

12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033

Cap Rate



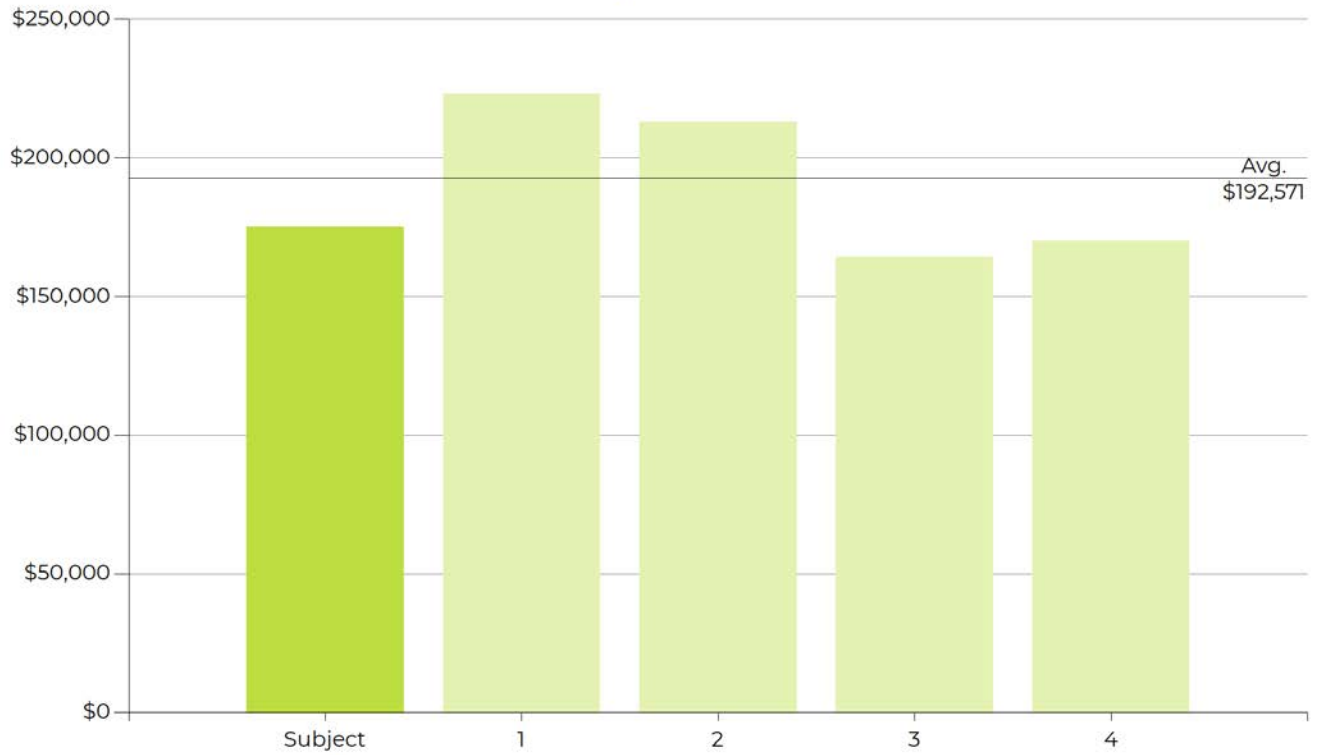
Gross Rent Multiplier



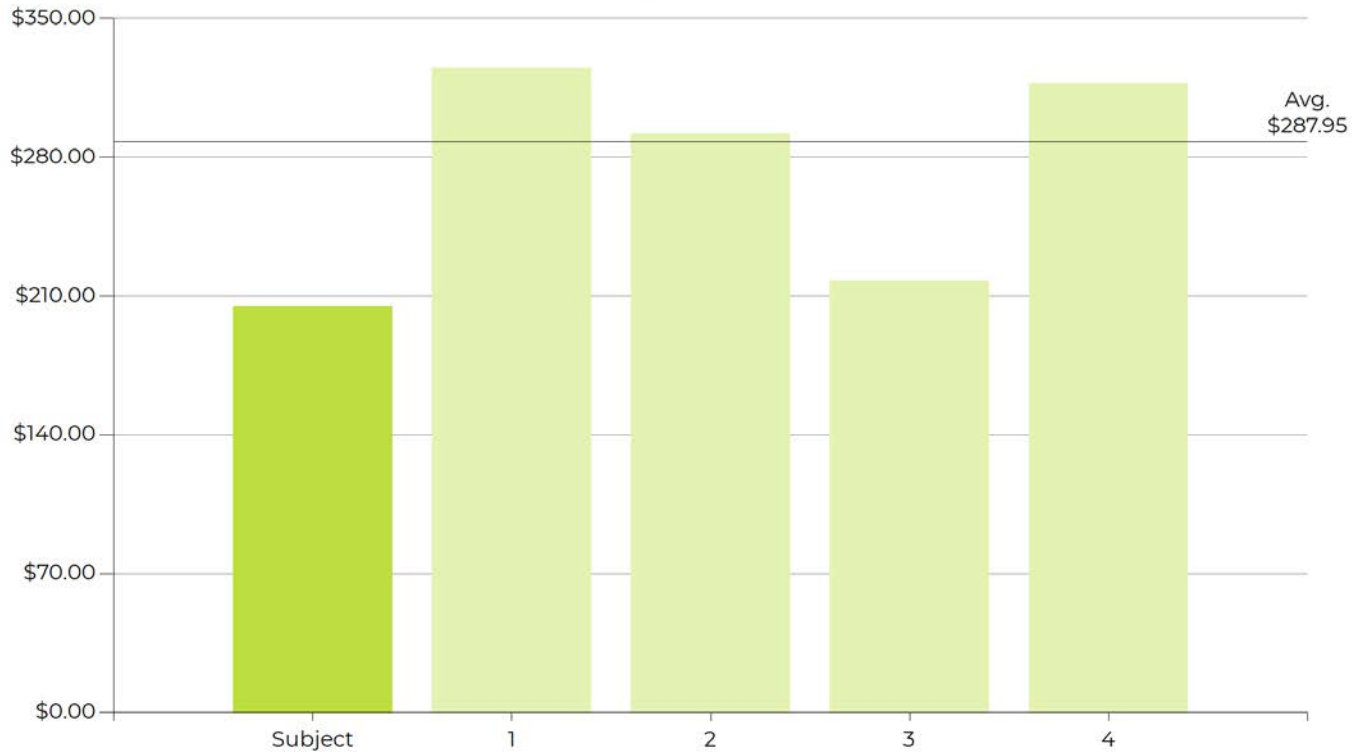
SALE COMPARABLES

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117 N St Louis Street | Los Angeles, CA 90033

Price per Unit



Price per SF



SALE COMPARABLES

12 Units in Boyle Heights!
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12 Units in Boyle Heights!

117 N St Louis Street, Los Angeles, CA 90033

Notes

Ten (10) parking spaces.
Two (2) units currently vacant.

Sale Price	\$2,099,000	Units	Unit Type
Units	12	4	0+1
Price/Unit	\$174,917	4	1+1
Price/SF	\$205.12	2	2+2
Lot Size	14,713	1	3+1
Cap Rate	7.04%	1	4+3
GRM	8.94		
Year Built	1966		



1822 Bridge Street, Los Angeles, CA 90033

Notes

New roof, new copper plumbing lines, new retrofit for tuck under parking. Two units completely renovated.
Ten (10) parking spots.

Asking Price	\$2,230,000	Units	Unit Type
Units	10	5	1 Bedroom 1 Bath
Price/Unit	\$223,000	5	2 Bedroom 1 Bath
Price/SF	\$324.93		
Lot Size	7,554		
Cap Rate	7.0%		
GRM	9.77		
Year Built	1965		
Sale Date	On Market		
Days-On-Mkt	91		



642 Euclid Avenue, Los Angeles, CA 90023

Notes

Five (5) parking spaces

Sale Price	\$1,065,000	Units	Unit Type
Units	5	3	1 Bedroom 1 Bath
Price/Unit	\$213,000	1	2 Bedroom 1 Bath
Price/SF	\$291.78	1	3 Bedroom 2 Bath
Lot Size	5,663		
Year Built	1968		
Sale Date	8/22/2025		

SALE COMPARABLES

12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033

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2539 Wabash Avenue, Los Angeles, CA 90033

Notes

Covered parking spaces

Sale Price	\$2,300,000	Units	14	Unit Type	2 Bedroom 1 Bath
Units	14				
Price/Unit	\$164,286				
Price/SF	\$217.91				
Lot Size	12,807				
Cap Rate	6.8%				
GRM	9.1				
Year Built	1965				
Sale Date	5/21/2025				

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121 South Gless Street, Los Angeles, CA 90033

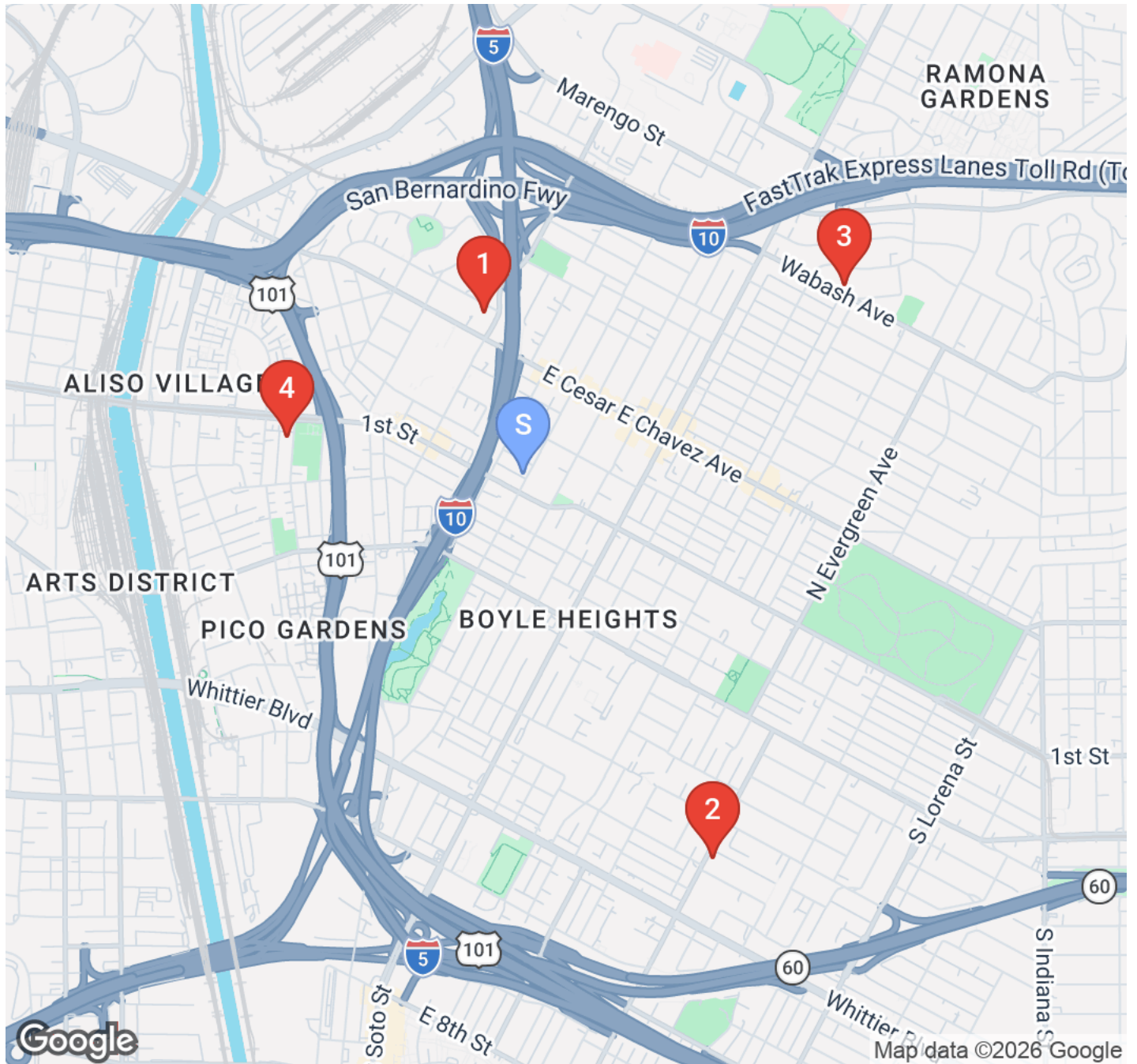
Notes

Five (5) section 8 tenants in place
No parking.

Asking Price	\$1,700,000	Units	10	Unit Type	1 Bedroom 1 Bath
Units	10				9 2 Bedroom 1 Bath
Price/Unit	\$170,000				
Price/SF	\$317.16				
Lot Size	6,997				
Cap Rate	6.82%				
GRM	9.38				
Year Built	1924				
Sale Date	On Market				
Days-On-Mkt	55				

SALE COMPARABLES

12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033



- S** 117 N St Louis Street
Los Angeles, CA, 90033
\$2,099,000
- 3** 2539 Wabash Avenue
Los Angeles, CA, 90033
\$2,300,000

- 1** 1822 Bridge Street
Los Angeles, CA, 90033
\$2,230,000
- 4** 121 South Gless Street
Los Angeles, CA, 90033
\$1,700,000

- 2** 642 Euclid Avenue
Los Angeles, CA, 90023
\$1,065,000

PROPERTY PHOTOS

12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033



PROPERTY PHOTOS

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PROPERTY PHOTOS

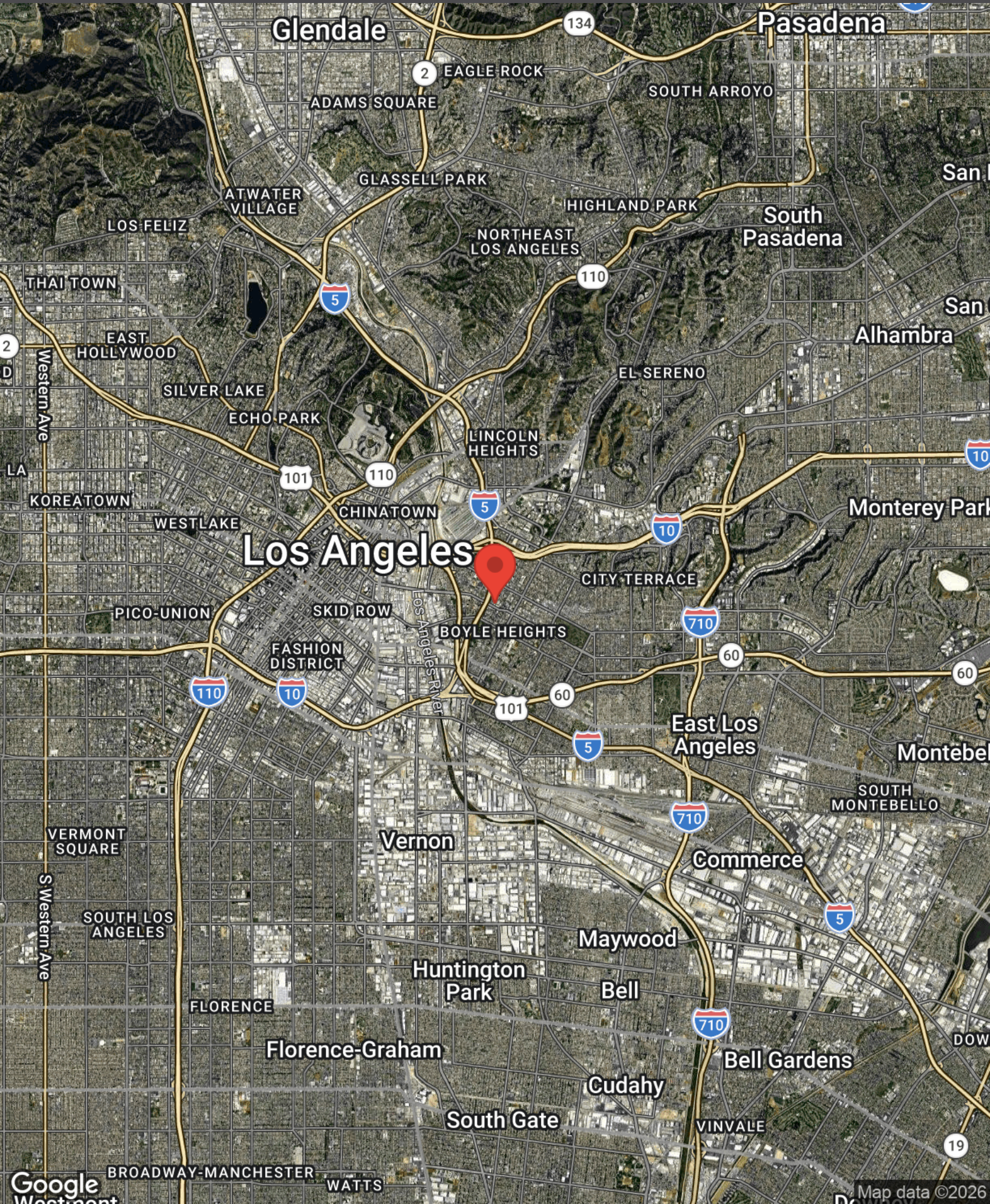
12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033



REGIONAL MAP

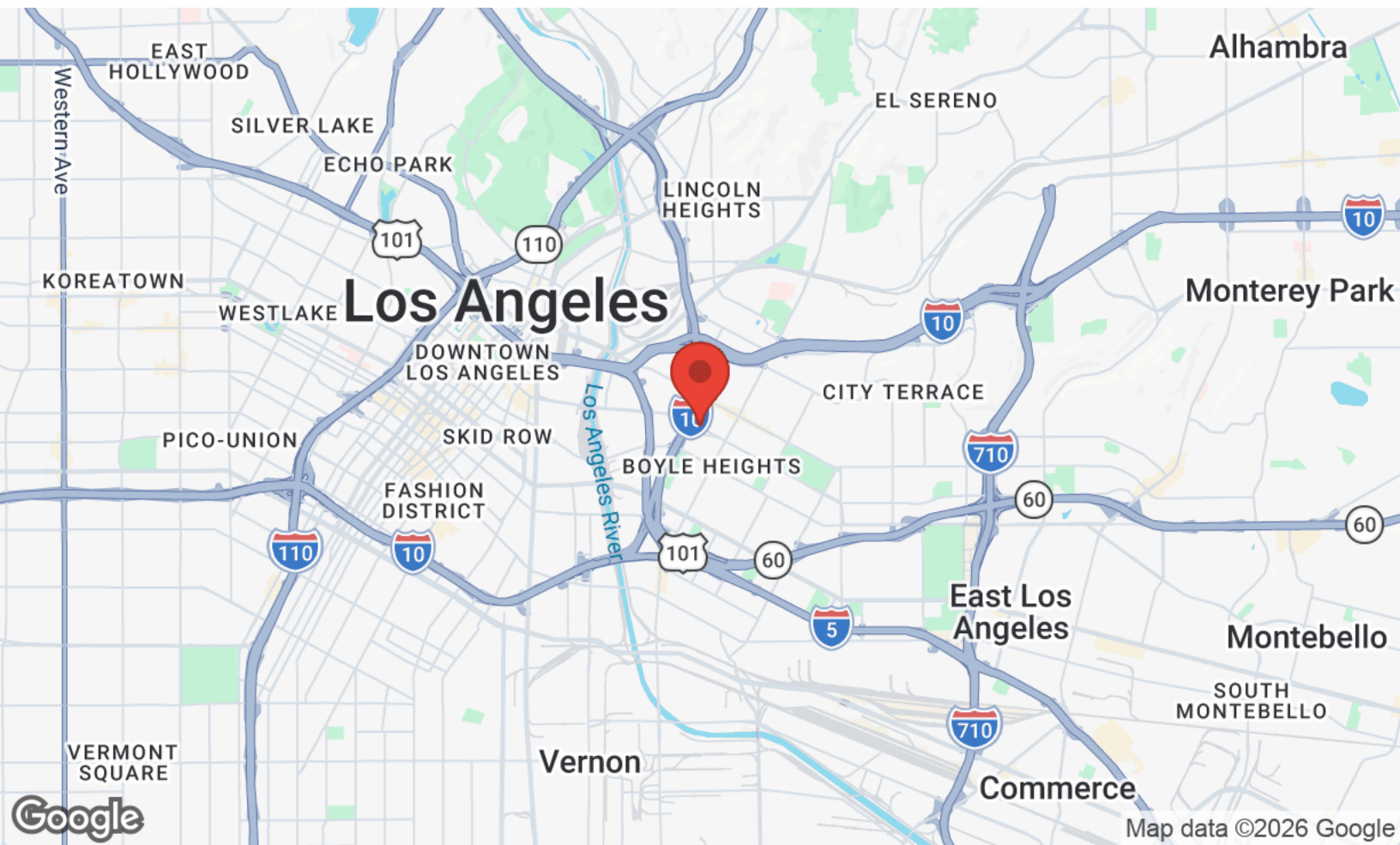
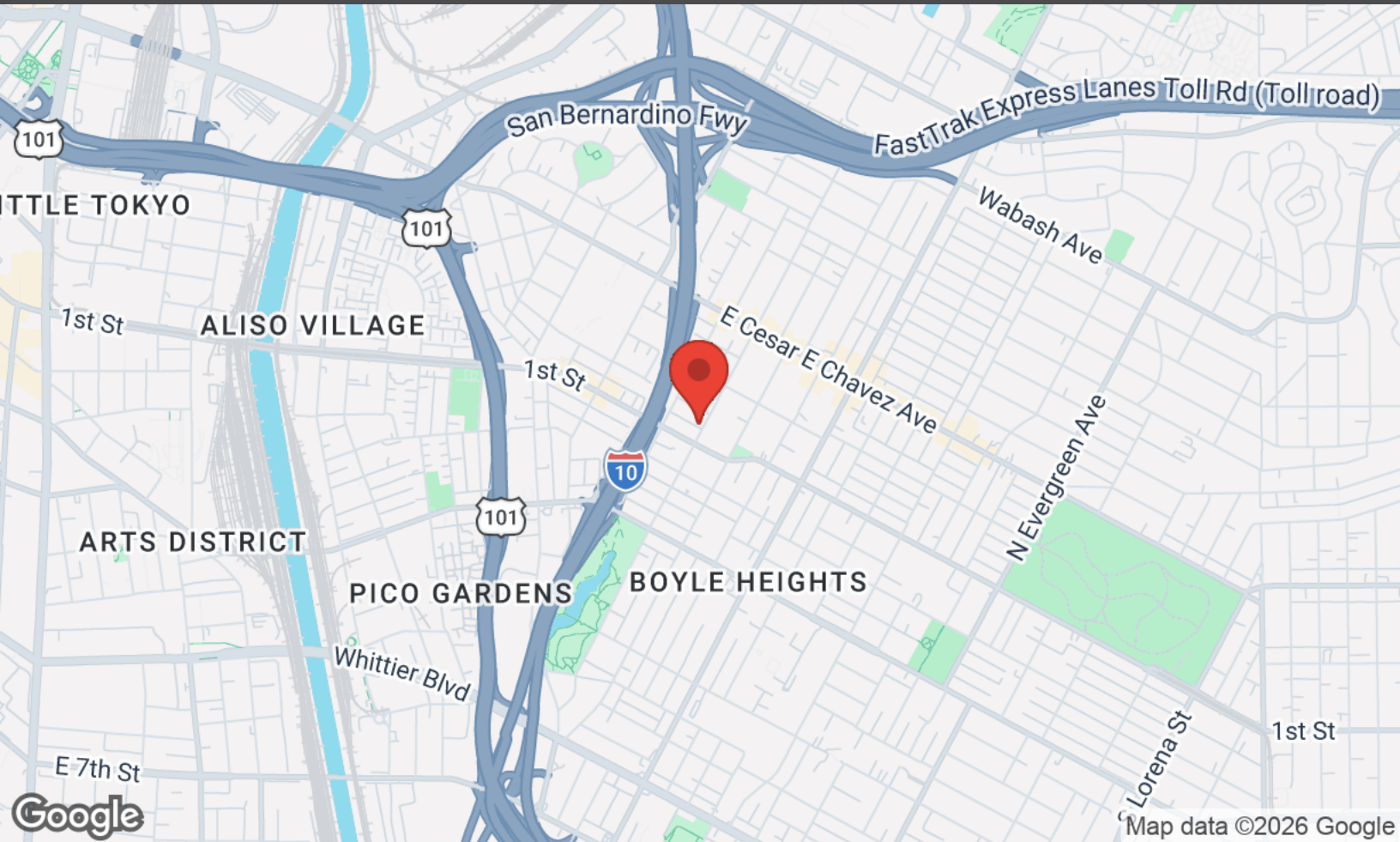
12 Units in Boyle Heights!

117 N St Louis Street | Los Angeles, CA 90033



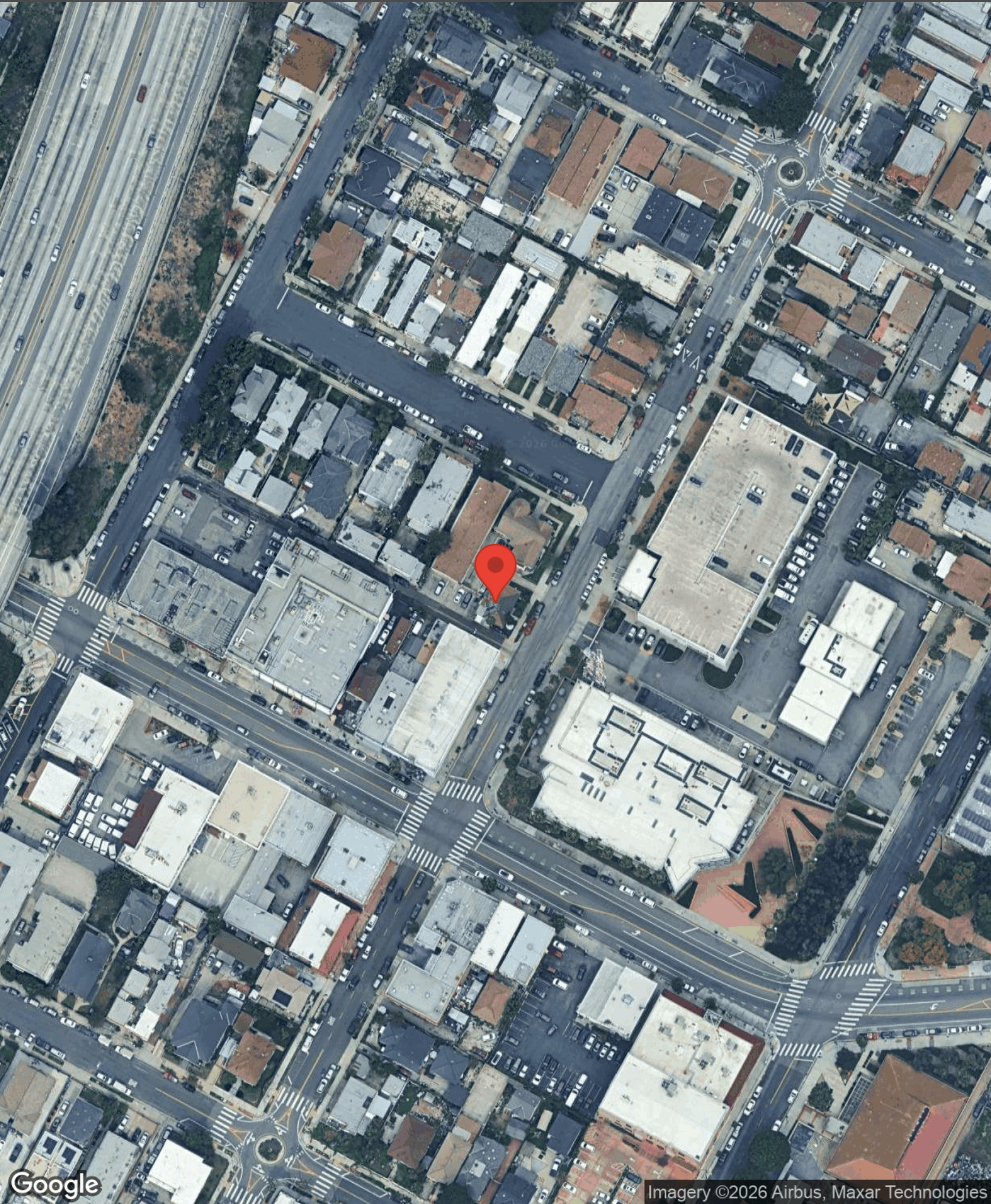
LOCATION MAPS

12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033



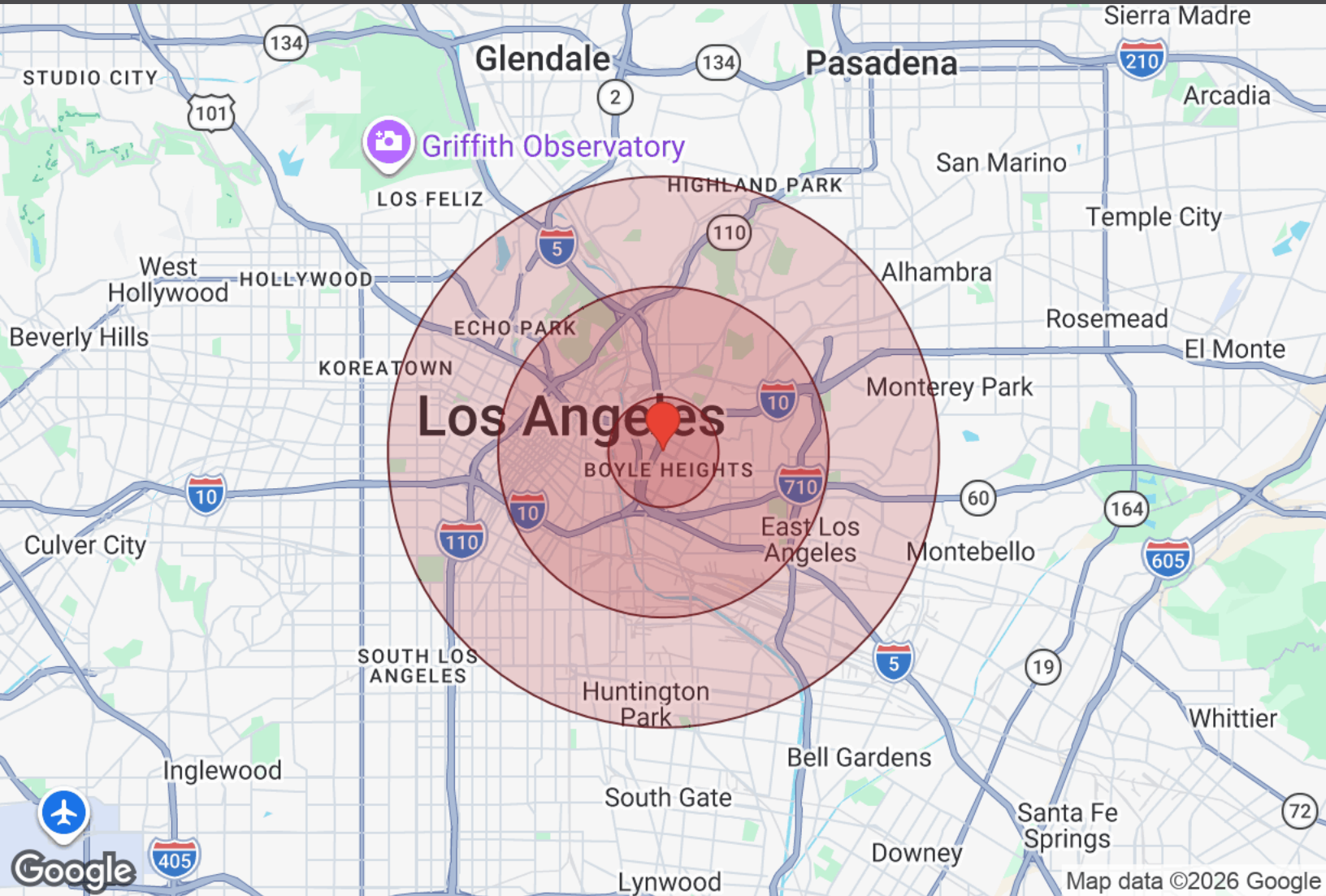
AERIAL MAP

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DEMOGRAPHICS

12 Units in Boyle Heights!
117 N St Louis Street | Los Angeles, CA 90033



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	23,401	172,965	527,359
Female	22,093	147,336	482,596
Total Population	45,494	320,301	1,009,955

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,680	44,234	132,405
Black	1,001	21,300	54,437
Am In/AK Nat	68	641	1,616
Hawaiian	36	288	707
Hispanic	37,583	204,576	655,663
Asian	2,607	42,440	146,140
Multiracial	459	5,349	15,856
Other	55	1,505	3,131

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,910	127,047	378,347
Occupied	13,641	115,307	345,892
Owner Occupied	2,937	23,938	83,113
Renter Occupied	10,704	91,369	262,779
Vacant	1,269	11,740	32,456

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	7,785	46,968	159,211
Ages 15 - 24	7,783	44,045	145,224
Ages 25 - 54	19,759	155,231	472,820
Ages 55 - 64	4,607	34,141	106,166
Ages 65+	5,562	39,915	126,534

Income	1 Mile	3 Miles	5 Miles
Median	\$64,678	\$71,498	\$69,417
Under \$15k	1,926	16,988	43,683
\$15k - \$25k	1,182	8,956	26,629
\$25k - \$35k	1,051	7,662	27,870
\$35k - \$50k	1,433	10,153	33,862
\$50k - \$75k	2,204	16,133	52,249
\$75k - \$100k	1,961	14,186	43,158
\$100k - \$150k	1,966	17,864	51,255
\$150k - \$200k	1,117	10,158	28,759
Over \$200k	800	13,209	38,426