1727 BELLEVUE AVENUE

LOS ANGELES, CALIFORNIA 90026

Marcus & Millichap
THE RAYMUNDO GROUP

$1,300,000 | 6 MULTIFAMILY UNITS

EXCELLENT ECHO PARK LOCATION – BLOCKS TO SUNSET BOULEVARD, ECHO PARK LAKE, AND SILVER LAKE

ATTRACTIVE BUNGALOW-STYLE UNITS | VALUE-ADD OPPORTUNITY — APPROXIMATELY 55% RENT UPSIDE

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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
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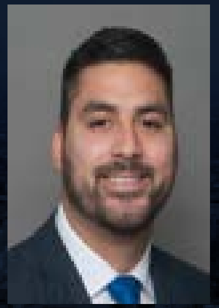

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A NATIONALLY RECOGNIZED INVESTMENT BROKERAGE & ADVISORY TEAM

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THE RAYMUNDO GROUP

Real Estate Investment Sales | Financing | Research | Advisory Services

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Marcus & Millichap

1727 Bellevue Avenue, Los Angeles, CA 90026

INVESTMENT OVERVIEW

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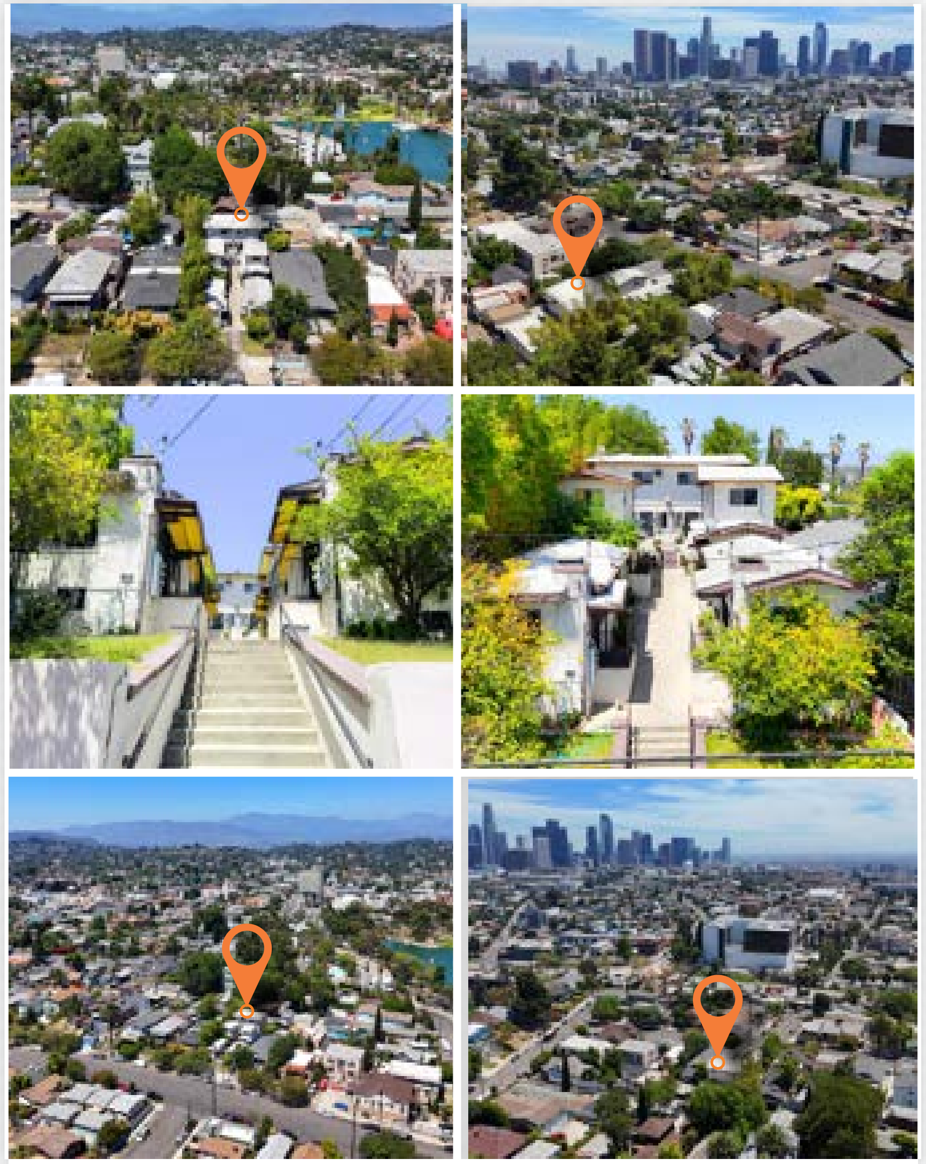
THE RAYMUNDO GROUP

Investment Highlights

- Excellent Echo Park Location – Blocks from Silver Lake, Sunset Boulevard, and Echo Park Lake
- Desirable Bungalow-Style Layout Appeals to Both Investors and Tenants
- Outstanding Opportunity to Add Value — Current Rents Approximately 55% Below Market
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Walk Score of 86 – Neighborhood Considered "Very Walkable"
- Rare Garage Parking for Two Vehicles — Potential for ADU Conversion (Buyer to Verify)
- Potential to Benefit from Local Infrastructure Upgrades with Several 2028 Summer Olympic Venues Nearby



Investment Overview

Marcus & Millichap is pleased to announce the opportunity to purchase 1727 Bellevue Avenue, a six-unit multifamily property located in the trendy Echo Park neighborhood of Los Angeles, CA. Situated near the intersection of Sunset Boulevard and Alvarado Street, the property affords residents convenient access to Echo Park Lake, Silver Lake, and the trendy boutiques, bars, and eateries along this revitalized stretch of Sunset Boulevard.

With individual units laid out in a bungalow-style fashion, the property appeals to both tenants and investors. A new owner can add value to the property through interior upgrades as apartments naturally turn over, in an effort to recapture the approximately 55% rent upside. An investor can also save from an otherwise costly maintenance expense because the building does not appear on the Los Angeles Department of Building & Safety's seismic retrofit list.

Dodger Stadium, home of the back-to-back World Series champions, sits just 1.5 miles east of the property, while Downtown Los Angeles is less than two miles away as well. With LA Live and the neighboring Crypto.com Arena, Los Angeles Convention Center, and nearby Los Angeles Coliseum scheduled to host events in the 2028 Summer Olympics, the entire local area stands to benefit from upcoming infrastructure improvements and an influx of capital to the area

1727 BELLEVUE AVENUE

Los Angeles, CA 90026

LISTING PRICE	PRICE/UNIT	PRICE/SF
$1,300,000	$216,667	$389

CAP RATE - CURRENT	GRM - CURRENT	CAP RATE - PRO FORMA	GRM - PRO FORMA
4.81%	11.69	9.17%	7.52

THE OFFERING

Price	$1,300,000
Down Payment	100% / $1,300,000
Price/Unit	$216,667
Price/SF	$389
Number of Units	6
Rentable Square Feet	3,343 SF
Number of Buildings	5
Number of Stories	2
Year Built	1917
Lot Size	5,612 SF

VITAL DATA

CAP Rate - Current	4.81%
GRM - Current	11.69
Net Operating Income - Current	$62,487
CAP Rate - Pro Forma	9.17%
GRM - Pro Forma	7.52
Net Operating Income - Pro Forma	$119,258

Property Details

THE OFFERING

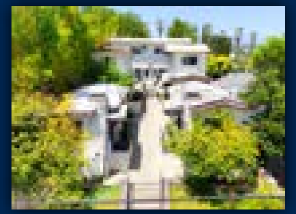
Property Address:	1727 Bellevue Avenue Los Angeles, CA 90026
Assessor's Parcel Number:	5404-010-028
Zoning:	LARD1.5

SITE DESCRIPTION

Number of Units:	6
Number of Buildings:	5
Number of Stories:	2
Year Built:	1917
Rentable Square Feet:	3,343 SF
Lot Size:	5,612 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Pitched



OFFERING PRICE:
$1,300,000

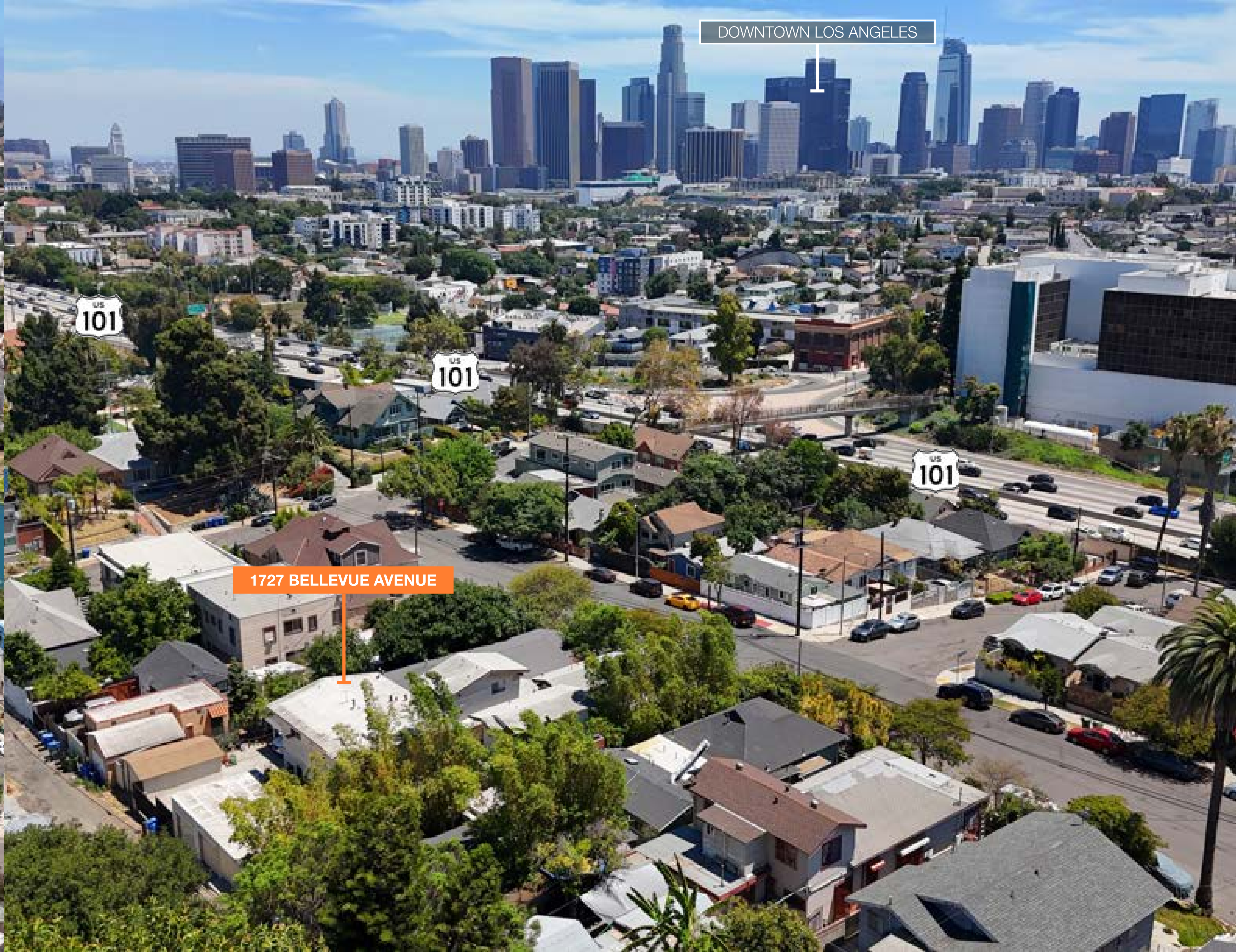
PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

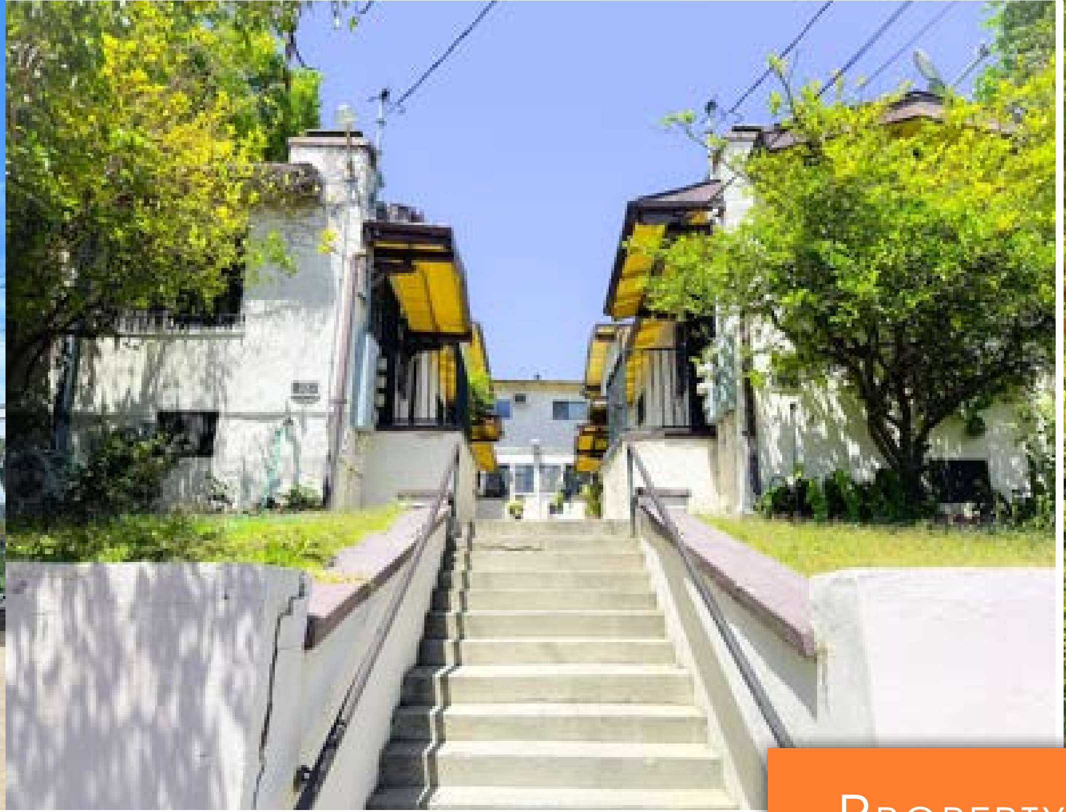
UNIT MIX

No. of Units	Unit Type	Approx. Squre Feet
2	Studio 1 Bath	410
2	1 Bdr 1 Bath	450
2	2 Bdr 1.5 Bath	810
6	**TOTAL**	**3,343**

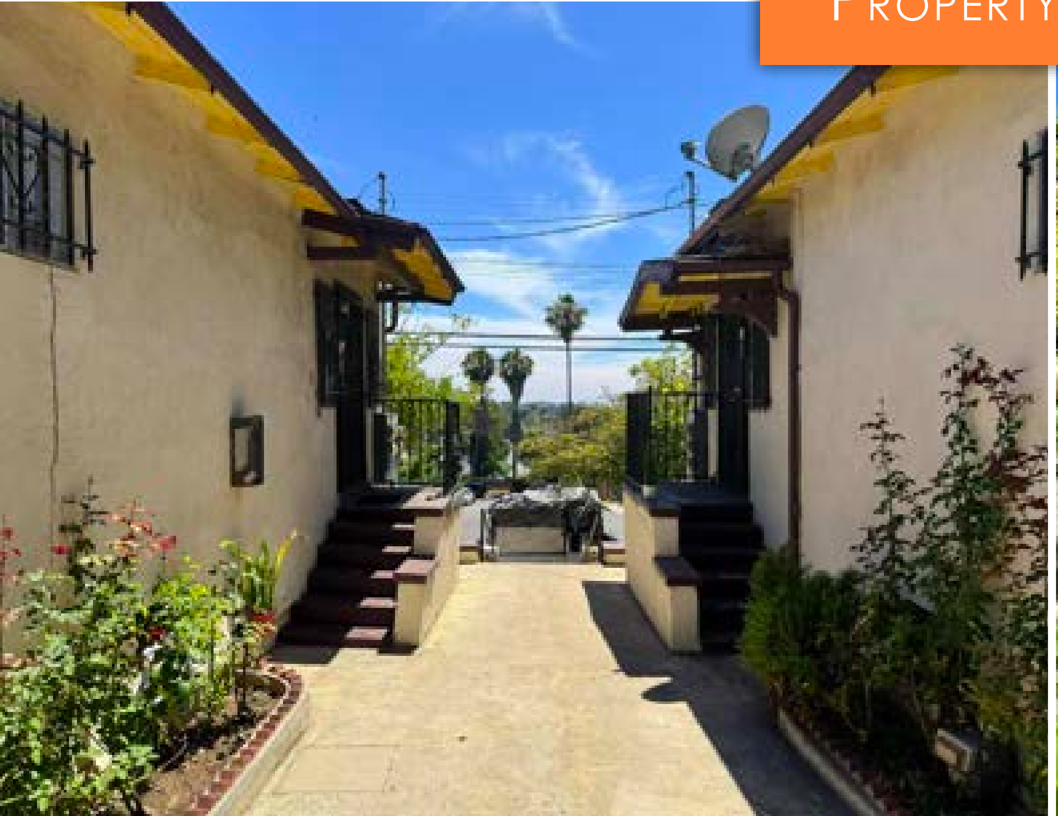

1727 BELLEVUE AVENUE

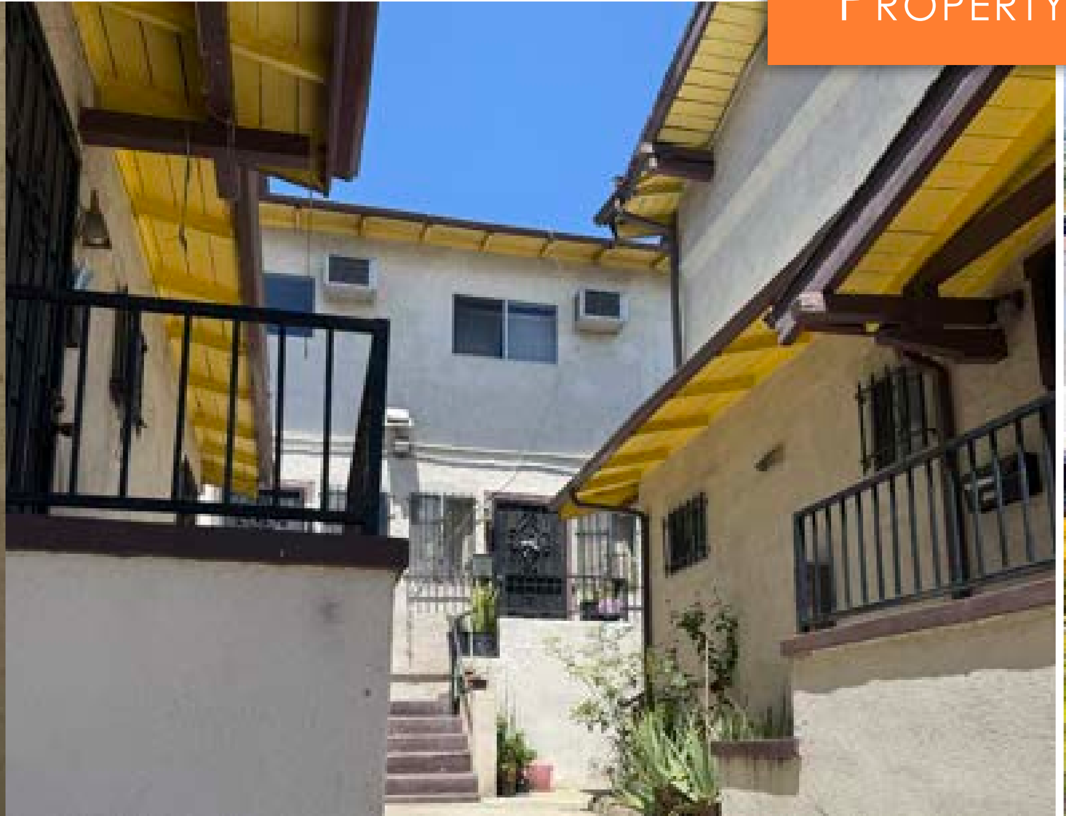

DOWNTOWN LOS ANGELES
101
101
101
1727 BELLEVUE AVENUE


Property Photos




Property Photos



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1727 Bellevue Avenue, Los Angeles, CA 90026

LOCATION OVERVIEW

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Echo Park - Los Angeles, CA

Enjoy the hip vibes and trendy offerings of Echo Park

HIP • NIGHTLIFE • STADIUMS • ARTISTIC • EVENTS

You may have heard the whispers that Echo Park is one of the hippest Los Angeles neighborhoods. Well in fact, it is – as it has many trendy bars and nightclubs to prove it.

The Echo Park community boasts more than just nightlife, though. It also boasts countless musicians, artists, actors, and families. A stone's throw from LA's Chinatown neighborhood, this densely populated area incorporates a number of attractions including Echo Park Lake, Dodger Stadium, and Angelino Heights.

What is it like living in Echo Park? The locals regard Echo Park as the epicenter of cool indie music and art scene. A patchwork of trendy eateries, rollicking rock bands, cocktail lounges, street murals, and hip vinyl shops make this neighborhood the epitome of "cool." Residents enjoy the paddleboats on the lake, and the park is also the host of the annual July 4th Fireworks show.

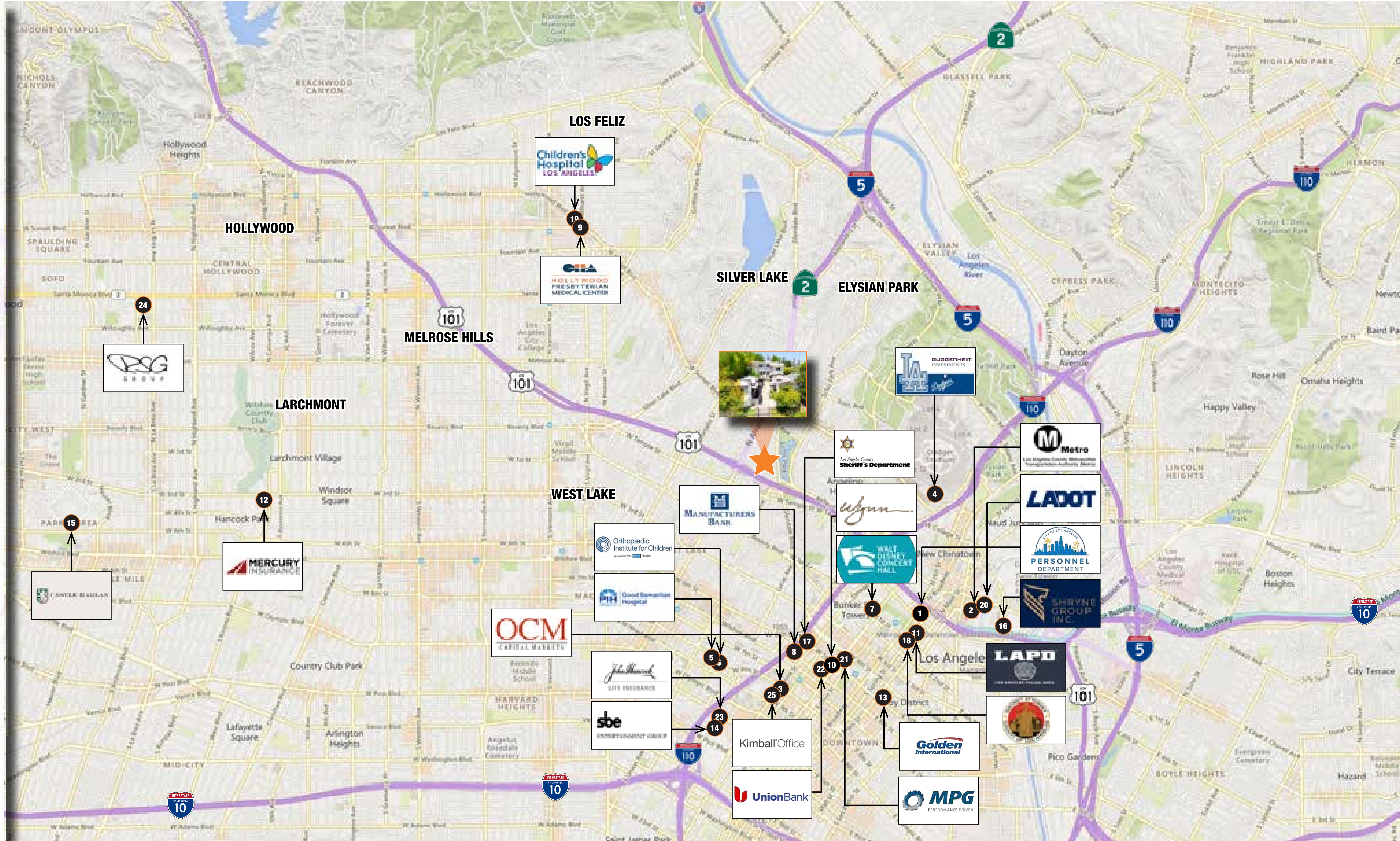
Angelino Heights is a local gem with numerous Victorian era homes. It's the historic ambiance that locals love about this part of town, almost as much as they love their Echo Park apartments

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, MARCUS & MILLICHAP RESEARCH CENSUS REPORT

ECHO PARK

Major Employers

		Employees
1	City of Los Angeles	40,000
2	City of Los Angeles - Department Of Transportation	25,000
3	OCM Holding LP	10,000
4	LA Dodgers - Guggenheim Baseball Management	5,566
5	Good Samaritan Medical Center	5,026
6	The Orthopedic Institute - PHI Health	5,019
7	Disneyland International - Walt Disney Concert Hall	5,000
8	Manufacturers Bank	5,000
9	CHA - Hollywood Presbyterian Medical Center	4,200
10	Wynn Las Vegas LLC	3,153
11	City of Los Angeles - LAPD Police Department	3,000
12	Mercury Insurance Service LLC	2,977
13	Golden International	2,968
14	SBEEG - SBE Entertainment Group	2,693
15	Castle Harlan	2,548
16	Shryne Group Inc.	2,500
17	County of Los Angeles -Sheriffs Department	2,314
18	Los Angeles County Distict Attorneys Office - LADA	2,222
19	Childrens Hospital Los Angeles	2,212
20	Los Angeles County Metro Transportation Authority	2,132
21	MPG Inc.	2,117
22	Union Bank Of California	2,001
23	John Hancock Life Insurance Company	2,000
24	RSG Group USA Inc - Golds Gym	2,000
25	Kimball Office	1,959



Demographic Report

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	29,736	203,173	525,127
2025 Estimate			
Total Population	29,296	200,400	517,186
2020 Census			
Total Population	30,008	205,330	528,617
2010 Census			
Total Population	27,619	194,273	511,126
Daytime Population			
2025 Estimate	27,505	172,846	488,699
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection			
Total Households	14,811	91,858	221,701
2025 Estimate			
Total Households	14,629	90,581	217,723
Average (Mean) Household Size	2.0	2.2	2.5
2020 Census			
Total Households	14,285	88,189	210,248
2010 Census			
Total Households	13,427	83,889	198,980
Growth 2025-2030	1.2%	1.4%	1.8%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2030 Projection	15,541	96,359	233,788
2025 Estimate	15,347	94,998	229,539
Owner Occupied	5,572	35,233	82,220
Renter Occupied	9,039	55,404	135,421
Vacant	718	4,416	11,816
Persons in Units			
2025 Estimate Total Occupied Units	14,629	90,581	217,723
1 Person Units	40.7%	36.9%	33.9%
2 Person Units	34.4%	32.3%	31.0%
3 Person Units	13.1%	14.8%	15.4%
4 Person Units	9.1%	10.5%	11.5%
5 Person Units	1.9%	3.5%	4.9%
6+ Person Units	0.8%	2.0%	3.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	23.9%	20.7%	18.1%
$150,000-$199,999	12.2%	10.6%	9.3%
$100,000-$149,999	17.0%	17.6%	16.9%
$75,000-$99,999	11.3%	11.9%	11.8%
$50,000-$74,999	14.8%	13.3%	14.1%
$35,000-$49,999	6.4%	7.7%	8.8%
$25,000-$34,999	4.6%	5.3%	5.9%
$15,000-$24,999	4.5%	5.6%	6.2%
Under $15,000	5.4%	7.3%	8.9%
Average Household Income	$146,974	$132,140	$119,573
Median Household Income	$117,430	$106,940	$97,152
Per Capita Income	$72,015	$60,272	$51,675
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2025 Estimate Total Population	29,296	200,400	517,186
Under 20	16.8%	18.8%	19.8%
20 to 34 Years	22.8%	22.4%	23.3%
35 to 39 Years	9.7%	8.9%	8.5%
40 to 49 Years	15.6%	14.6%	14.2%
50 to 64 Years	18.8%	18.9%	18.8%
Age 65+	16.3%	16.4%	15.4%
Median Age	41.0	41.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	23,190	153,185	386,495
Elementary (0-8)	1.4%	5.2%	8.0%
Some High School (9-11)	1.3%	3.8%	6.1%
High School Graduate (12)	9.3%	13.3%	16.4%
Some College (13-15)	18.5%	17.6%	17.5%
Associate Degree Only	6.8%	6.9%	7.2%
Bachelor's Degree Only	40.2%	34.3%	29.4%
Graduate Degree	22.4%	19.0%	15.4%
Population by Gender			
2025 Estimate Total Population	29,296	200,400	517,186
Male Population	48.1%	49.3%	50.1%
Female Population	51.9%	50.7%	49.9%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

Demographics Summary

POPULATION

In 2025, the population in your selected geography is 517,186. The population has changed by 1.19 since 2010. It is estimated that the population in your area will be 525,127 five years from now, which represents a change of 1.5 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,584 people per square mile.

HOUSEHOLDS

There are currently 217,723 households in your selected geography. The number of households has changed by 9.42 since 2010. It is estimated that the number of households in your area will be 221,701 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.5 people.

INCOME

In 2025, the median household income for your selected geography is $97,152, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 70.52 since 2010. It is estimated that the median household income in your area will be $115,283 five years from now, which represents a change of 18.7 percent from the current year.

The current year per capita income in your area is $51,675, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $119,573, compared with the U.S. average, which is $103,571.

EMPLOYMENT

In 2025, 281,874 people in your selected area were employed. The 2010 Census revealed that 63.6 of employees are in white-collar occupations in this geography, and 16.6 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 33.00 minutes.

HOUSING

The median housing value in your area was $1,000,000 in 2025, compared with the U.S. median of $333,538. In 2010, there were 81,683.00 owner-occupied housing units and 117,298.00 renter-occupied housing units in your area.

EDUCATION

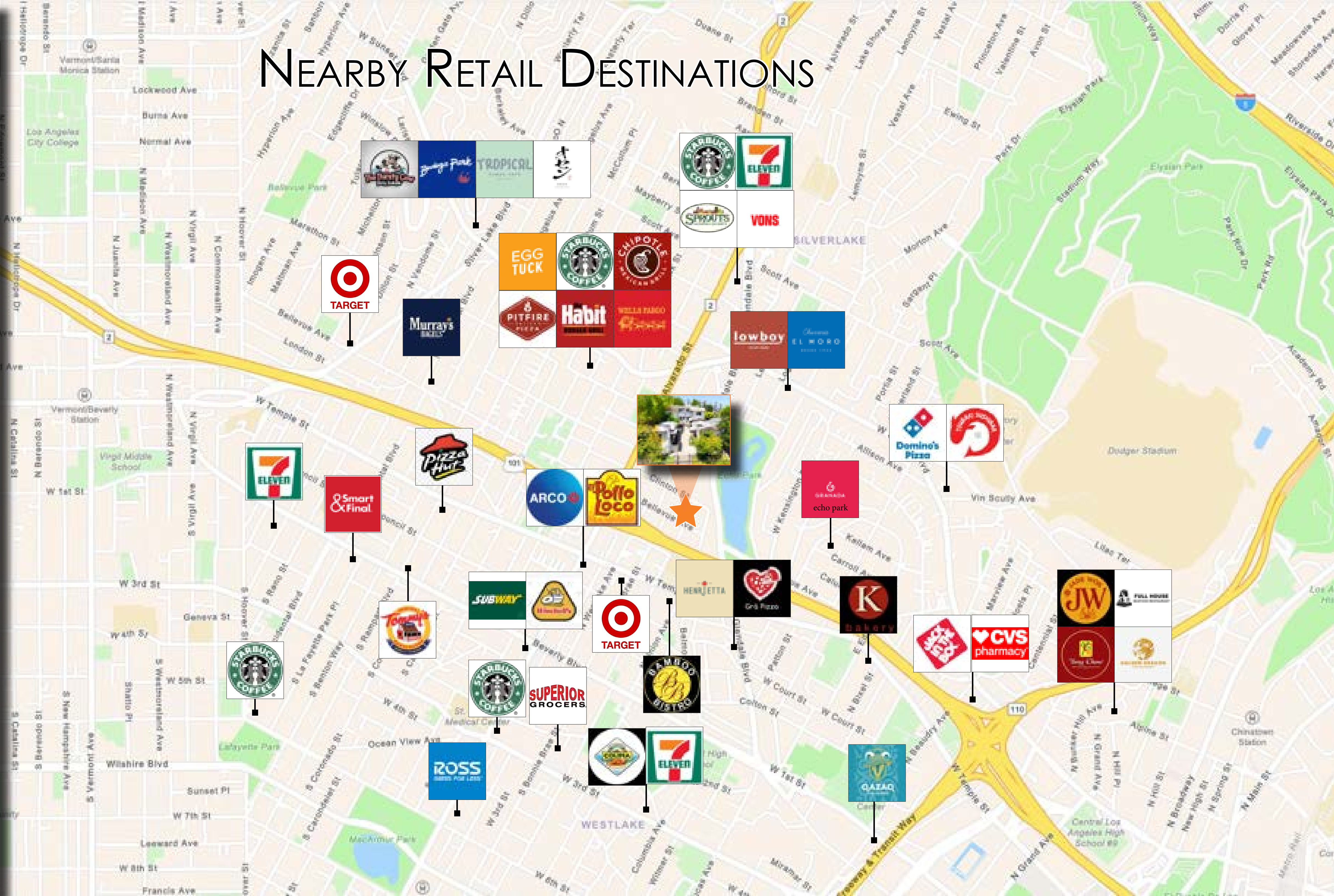
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 43.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.2 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

Nearby Retail Destinations



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PRICING & FINANCIAL ANALYSIS

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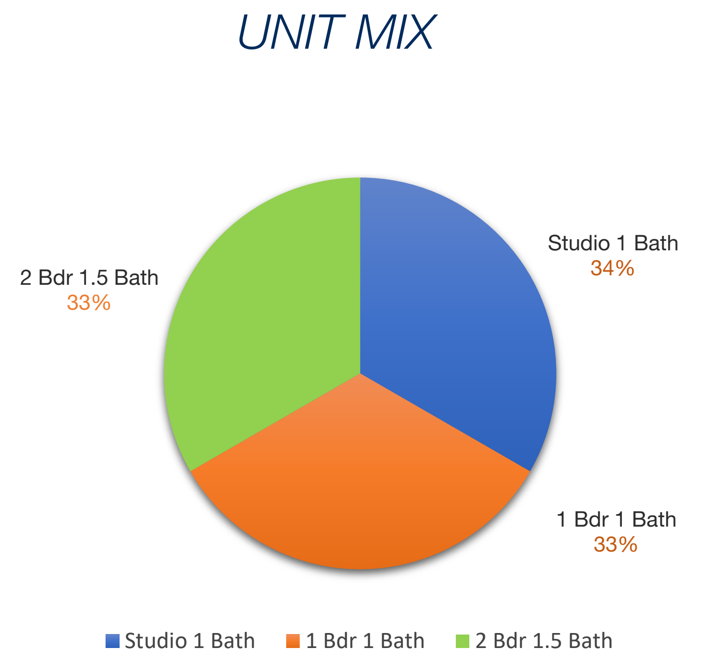
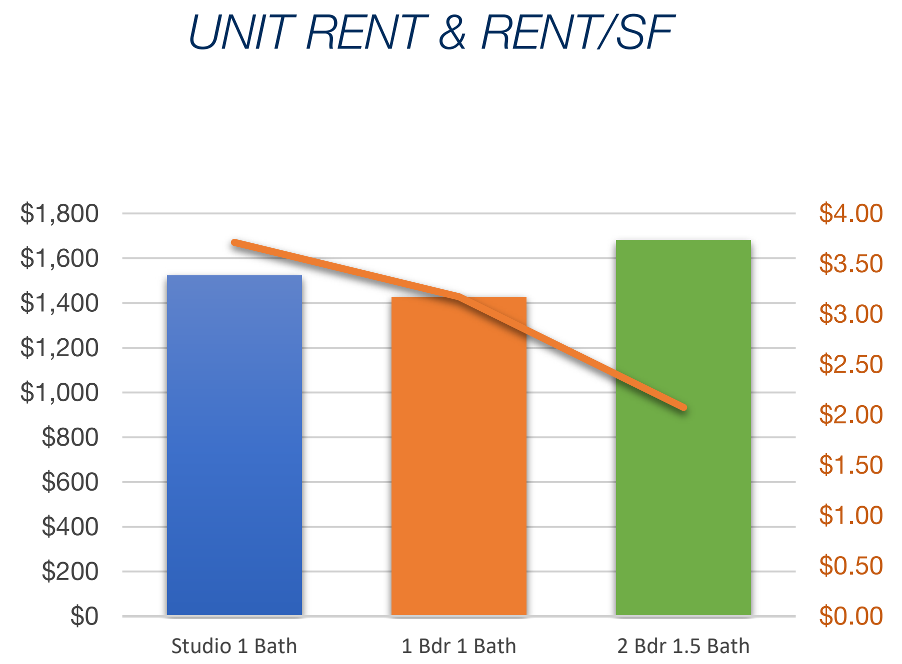
Unit Mix

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
2	Studio 1 Bath	410	$1,146-$1,900	$3.71	$3,046	$1,900	$4.63	$3,800
2	1 Bdr 1 Bath	450	$1,238-$1,620	$3.18	$2,858	$2,500	$5.56	$5,000
2	2 Bdr 1.5 Bath	810	$562-$2,800	$2.08	$3,362	$2,800	$3.46	$5,600
6	**TOTAL**	**3,343**			**$9,266**			**$14,400**





Income & Expenses

INCOME	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL INCOME	**$111,192**	**$18,532**	**$172,800**	**$28,800**
Vacancy/Collection Allowance (GPR)	3.0% / $3,336	$556	3.0% / $5,184	$864
EFFECTIVE GROSS INCOME	**$107,856**	**$17,976**	**$167,616**	**$27,936**
EXPENSES	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	$24,359	$4,060	$24,359	$4,060
Insurance	$6,017	$1,003	$6,017	$1,003
Utilities	$3,000	$500	$3,000	$500
Repairs & Maintenance	$3,000	$500	$3,000	$500
Management Fee	$5,393	$899	$8,381	$1,397
Reserves & Replacements	$1,200	$200	$1,200	$200
Landscaping	$600	$100	$600	$100
Pest Control	$300	$50	$300	$50
Unit Turnover	$1,500	$250	$1,500	$250
TOTAL EXPENSES	**$45,370**	**$7,562**	**$48,358**	**$8,060**
Expenses per SF	$13.57		$14.47	
% of EGI	42.1%		28.9%	
NET OPERATING INCOME	**$62,487**	**$10,414**	**$119,258**	**$19,876**

Rent Roll

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
Unit 1727	Studio 1 Bath		410	$1,146	$2.80
Unit 1729	Studio 1 Bath		410	$1,238	$3.02
Unit 1731	1 Bdr 1 Bath		450	$1,620	$3.60
Unit 1733	2 Bdr 1.5 Bath	Vacant	810	$2,800	$3.46
Unit 1735	2 Bdr 1.5 Bath	Manager's Unit	810	$562	$0.69
Unit 1737	1 Bdr 1 Bath	Vacant	450	$1,900	$4.22
2	Total	Vacant	1,260	$4,700	
4	Total	Occupied	2,080	$4,566	
6	**Total**		**3,340**	**$9,266**	

Financial Overview

Property Details	
Location	1727 Bellevue Avenue Los Angeles, CA 90026
Price	**$1,300,000**
Down Payment	100% / $1,300,000
Number of Units	6
Price/Unit	$216,667
Rentable Square Feet	3,343 SF
Price/SF	$389
CAP Rate - Current	4.81%
CAP Rate - Pro Forma	9.17%
GRM - Current	11.69
GRM - Pro Forma	7.52
Year Built	1917
Lot Size	5,612 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
2	Studio 1 Bath	410	$1,146-$1,900	$3,046
2	1 Bdr 1 Bath	450	$1,238-$1,620	$2,858
2	2 Bdr 1.5 Bath	810	$562-$2,800	$3,362
6	**TOTAL**	**3,343**		**$9,266**

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Income	$111,192	$172,800
Less: Vacancy / Deductions (GPR)	3.0% / $3,336	3.0% / $5,184
Effective Gross Income	$107,856	$167,616
Less: Expenses	$45,370	$48,358
Net Operating Income	**$62,487**	**$119,258**

Expenses	Current	Pro Forma
Real Estate Taxes	$24,359	$24,359
Insurance	$6,017	$6,017
Utilities	$3,000	$3,000
Repairs & Maintenance	$3,000	$3,000
Management Fee	$5,393	$8,381
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Landscaping	$600	$600
Pest Control	$300	$300
Unit Turnover	$1,500	$1,500
Total Expenses	**$45,370**	**$48,358**
Expenses / Unit	**$7,562**	**$8,060**
Expenses / SF	**$13.57**	**$14.47**
% of EGI	**42.1%**	**28.9%**

PROPERTY DESCRIPTION

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THE RAYMUNDO GROUP

Property Summary

THE OFFERING

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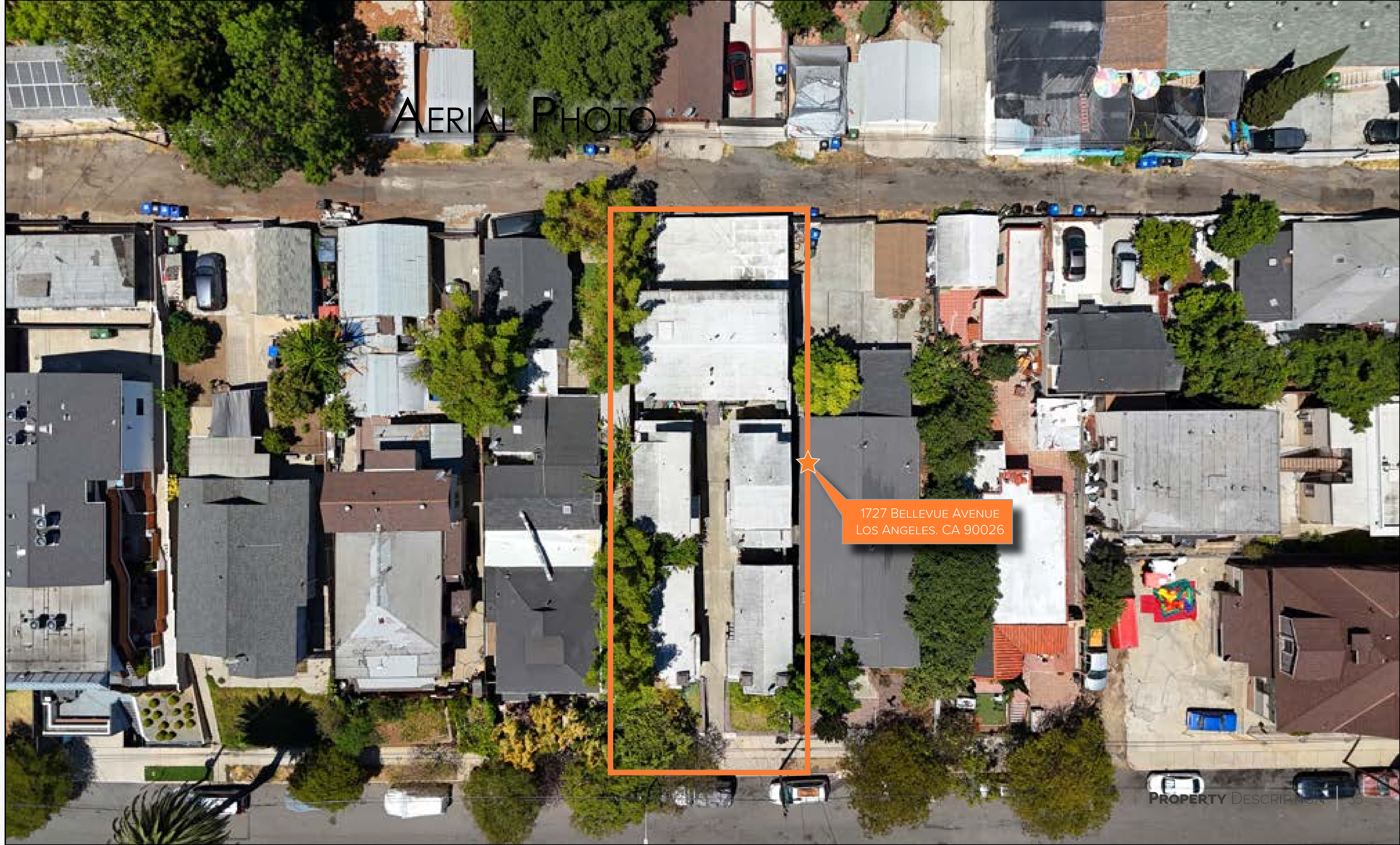
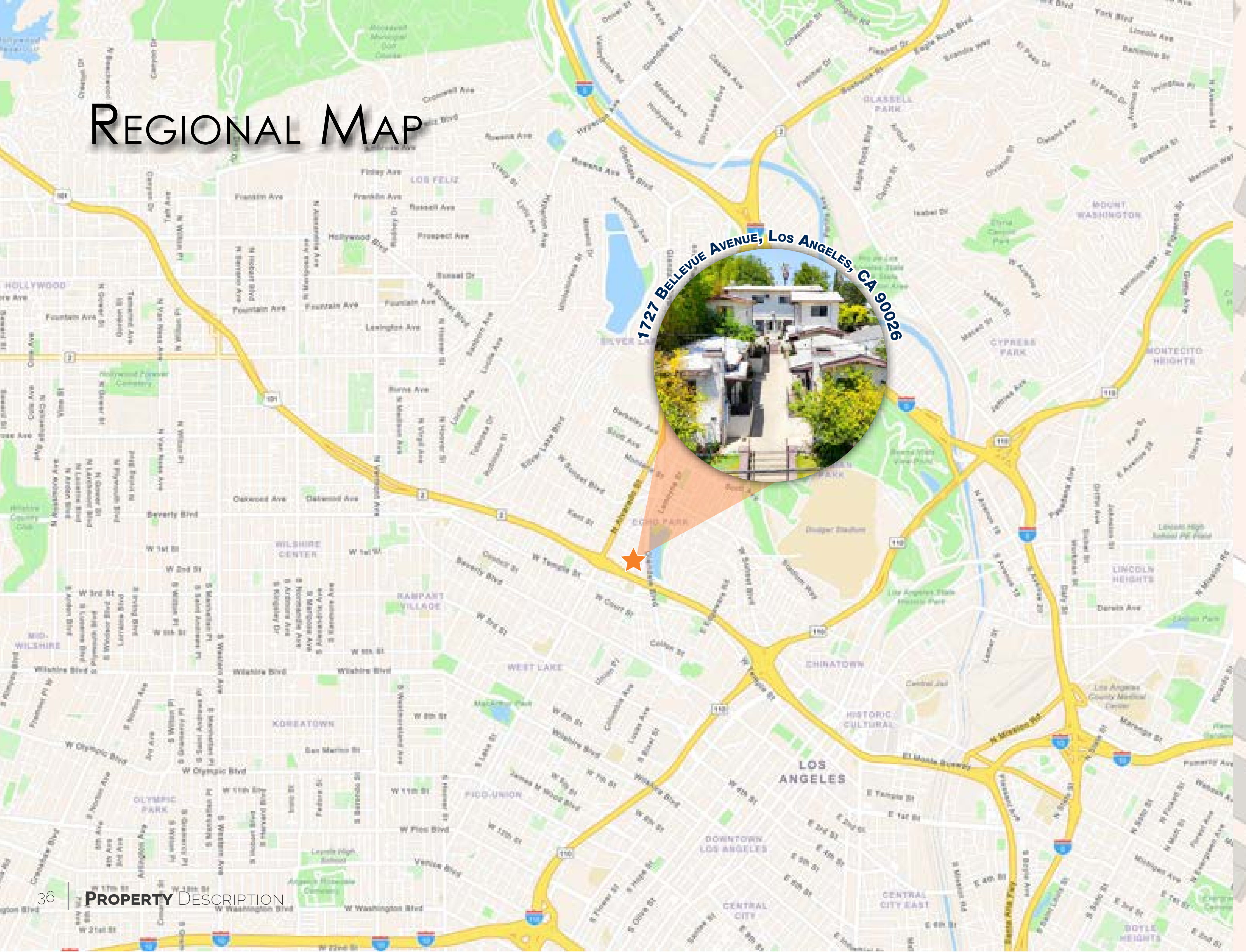
Parking Surface	Concrete
Roof	Pitched

Aerial Photo



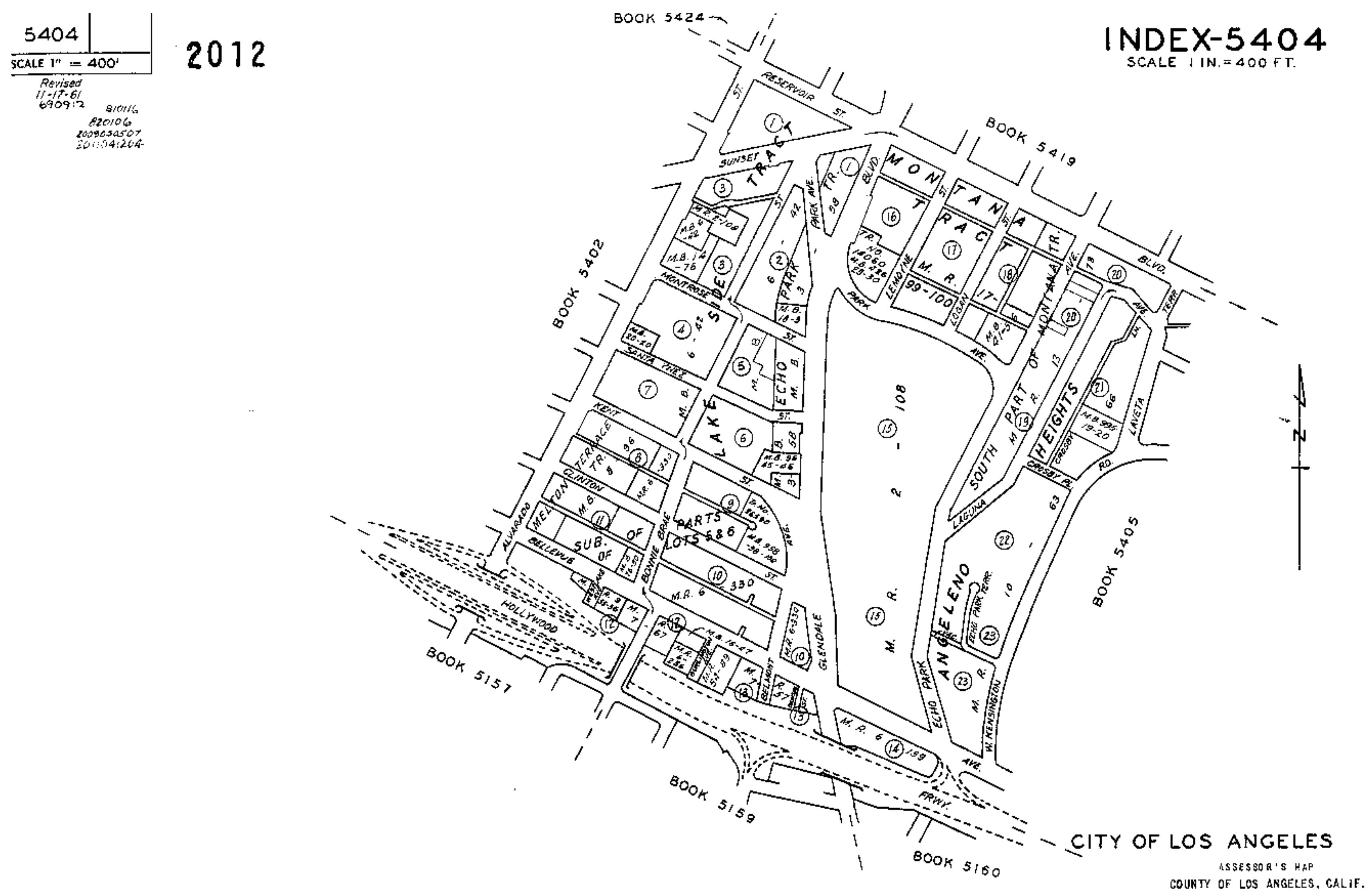
Regional Map

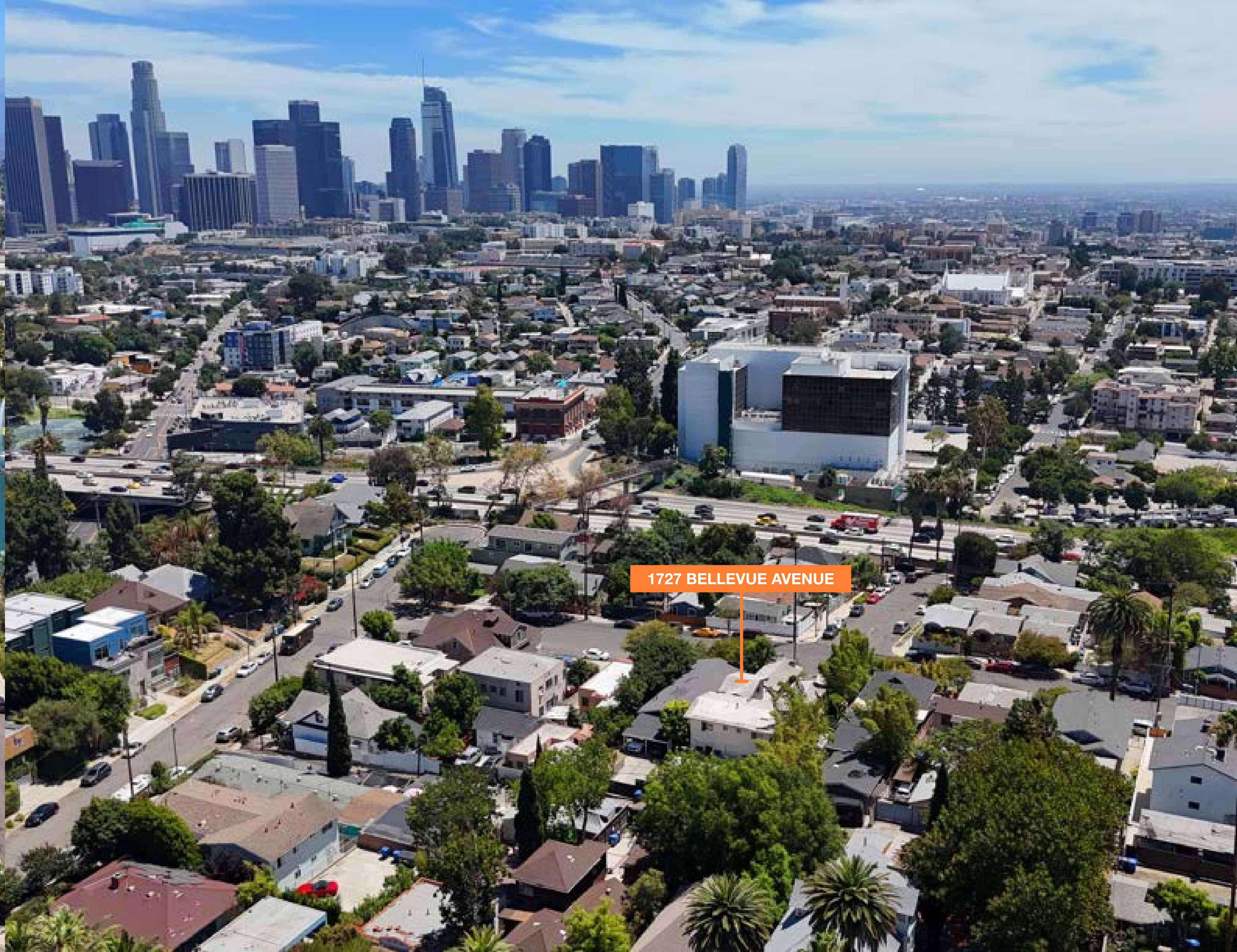


Local Map

Parcel Map

Index Map




1727 BELLEVUE AVENUE

1727 BELLEVUE AVENUE

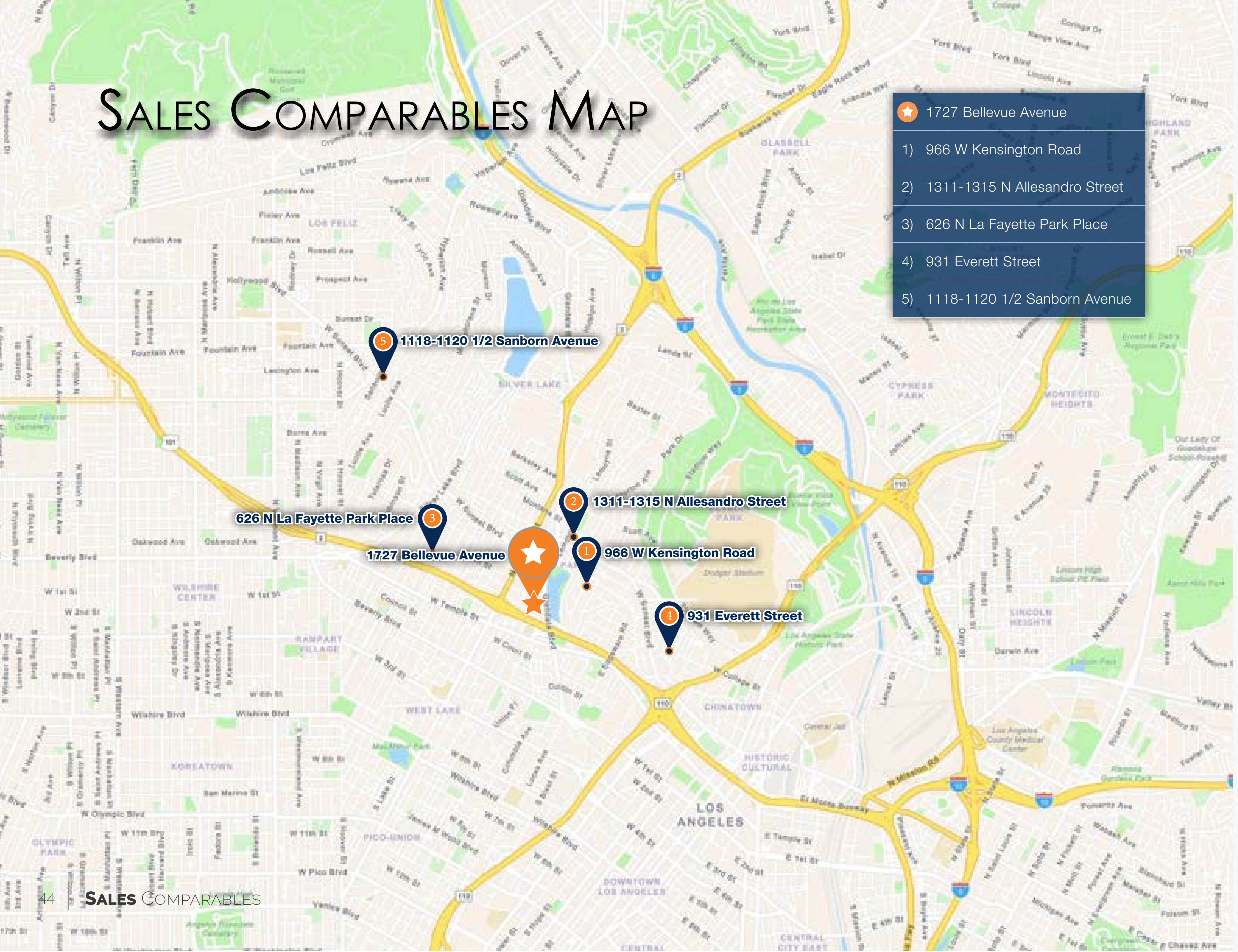
Marcus & Millichap

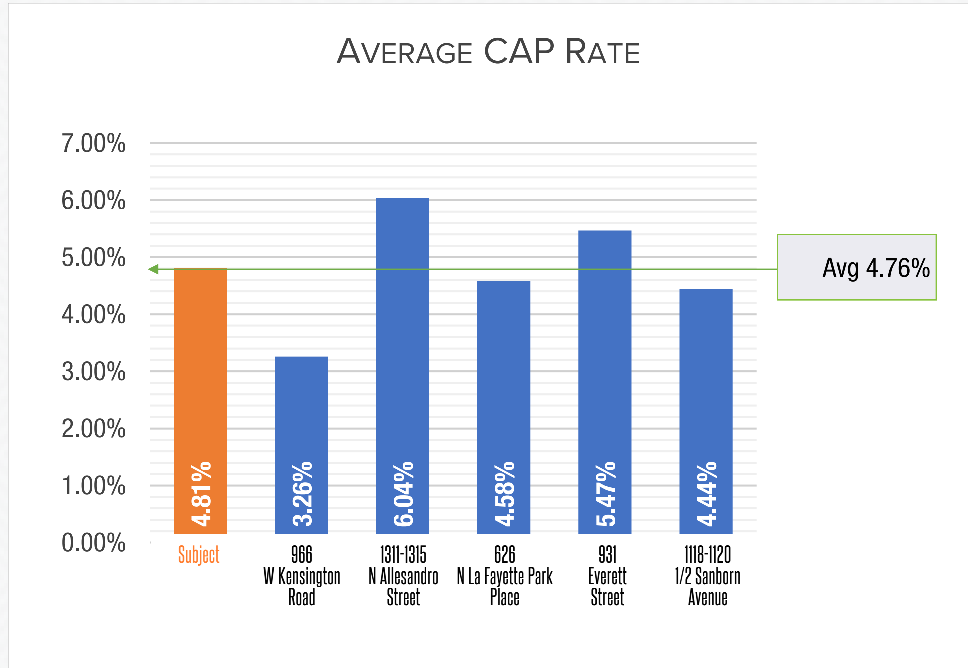
1727 Bellevue Avenue, Los Angeles, CA 90026

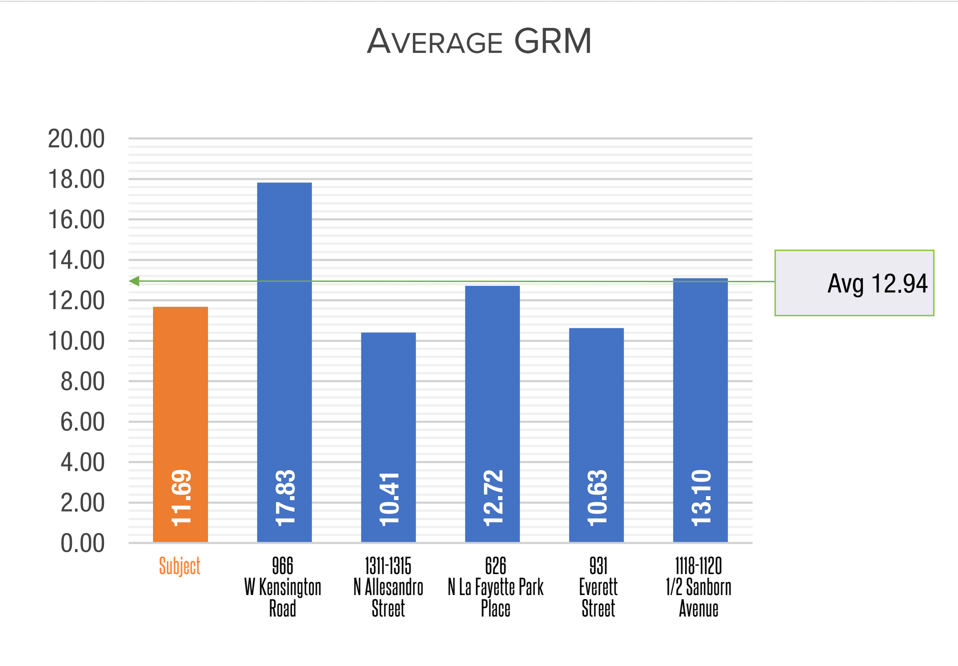
SALES COMPARABLES

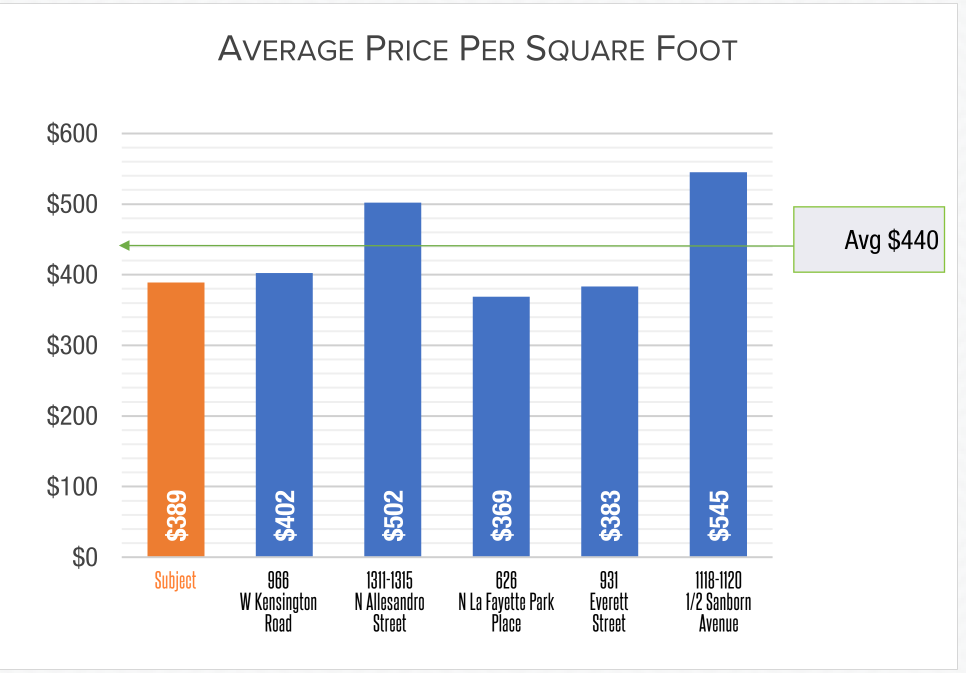
Marcus & Millichap
THE RAYMUNDO GROUP

Sales Comparables Map









1727 Bellevue Avenue
Los Angeles, CA 90026

Subject Property

Total No. of Units:	6
Year Built:	1917
Rentable SF:	3,343 SF
Lot Size:	5,612 SF
Listing Price:	**$1,300,000**
Price/Unit:	$216,667
Price/SF:	$389
CAP Rate:	4.81%
GRM:	11.69

No. of Units	Unit Type
2	Studio 1 Bath
2	1 Bdr 1 Bath
2	2 Bdr 1.5 Bath

1

966 W Kensington Road
Los Angeles, CA 90026

Close of Escrow:	03/17/26
Total No. of Units:	5
Year Built:	1922
Rentable SF:	3,106 SF
Lot Size:	8,466 SF
Sales Price:	**$1,250,000**
Price/Unit:	$250,000
Price/SF:	$402
CAP Rate:	3.26%
GRM:	17.83

No. of Units	Unit Type
3	1 Bdr 1 Bath
2	2 Bdr 1 Bath

2

1311-1315 N Allesandro Street
Los Angeles, CA 90026

Close of Escrow:	01/30/26
Total No. of Units:	6
Year Built:	1942
Rentable SF:	4,123 SF
Lot Size:	7,744 SF
Sales Price:	**$2,070,000**
Price/Unit:	$345,000
Price/SF:	$502
CAP Rate:	6.04%
GRM:	10.41

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	2 Bdr 1 Bath

3

626 N La Fayette Park Place
Los Angeles, CA 90026

Close of Escrow:	Under Contract
Total No. of Units:	6
Year Built:	1961
Rentable SF:	3,660 SF
Lot Size:	7,137 SF
Sales Price:	**$1,350,000**
Price/Unit:	$225,000
Price/SF:	$369
CAP Rate:	4.58%
GRM:	12.72

No. of Units	Unit Type
2	Studio 1 Bath
2	1 Bdr 1 Bath
2	2 Bdr 1 Bath

4

931 Everett Street
Los Angeles, CA 90026

Close of Escrow:	On Market
Total No. of Units:	5
Year Built:	1917
Rentable SF:	4,893 SF
Lot Size:	5,794 SF
Sales Price:	**$1,875,000**
Price/Unit:	$375,000
Price/SF:	$383
CAP Rate:	5.47%
GRM:	10.63

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	3 Bdr 2 Bath

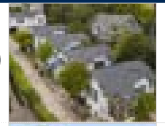
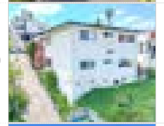
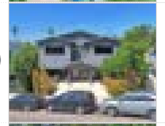
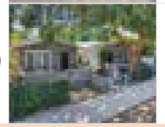
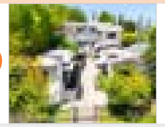
5

1118-1120 1/2 Sanborn Avenue
Los Angeles, CA 90029

Close of Escrow:	On Market
Total No. of Units:	5
Year Built:	1920
Rentable SF:	3,110 SF
Lot Size:	6,229 SF
Sales Price:	**$1,695,000**
Price/Unit:	$339,000
Price/SF:	$545
CAP Rate:	4.44%
GRM:	13.10

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 1 Bath

Sales Comparables Summary

		Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1		966 W Kensington Road Los Angeles, CA 90026	3/17/2026	5	1922	$1,250,000	$250,000	$402	3.26%	17.83
2		1311-1315 N Allesandro Street Los Angeles, CA 90026	1/30/2026	6	1942	$2,070,000	$345,000	$502	6.04%	10.41
3		626 N La Fayette Park Place Los Angeles, CA 90026	Under Contract	6	1961	$1,350,000	$225,000	$369	4.58%	12.72
4		931 Everett Street Los Angeles, CA 90026	On Market	5	1917	$1,875,000	$375,000	$383	5.47%	10.63
5		1118-1120 1/2 Sanborn Avenue Los Angeles, CA 90029	On Market	5	1920	$1,695,000	$339,000	$545	4.44%	13.10
		AVERAGES					**$306,800**	**$440**	**4.76%**	**12.94**
		1727 Bellevue Avenue Los Angeles, CA 90026	*Subject Property*	6	1917	$1,300,000	$216,667	$389	4.81%	11.69

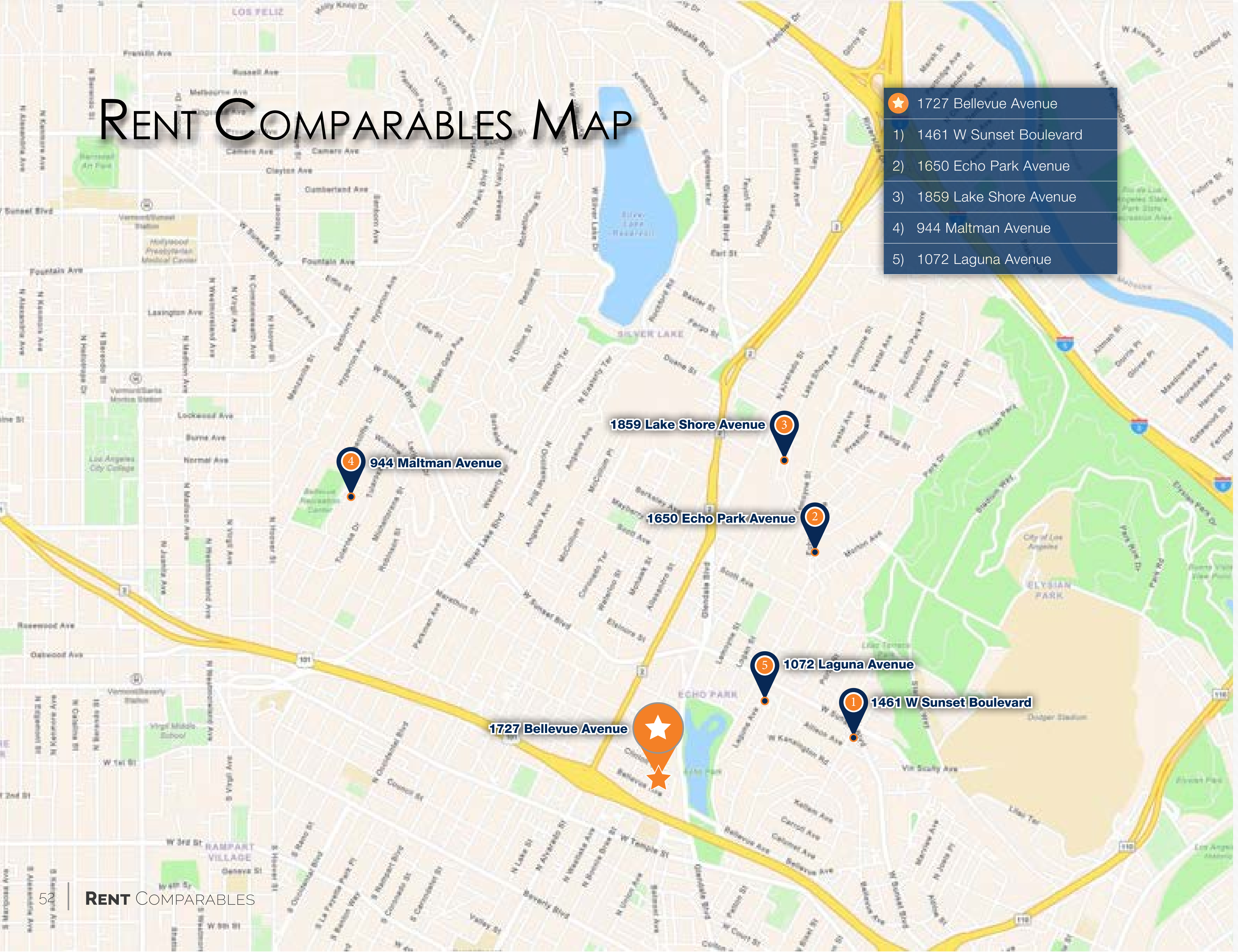
Marcus & Millichap

1727 Bellevue Avenue, Los Angeles, CA 90026

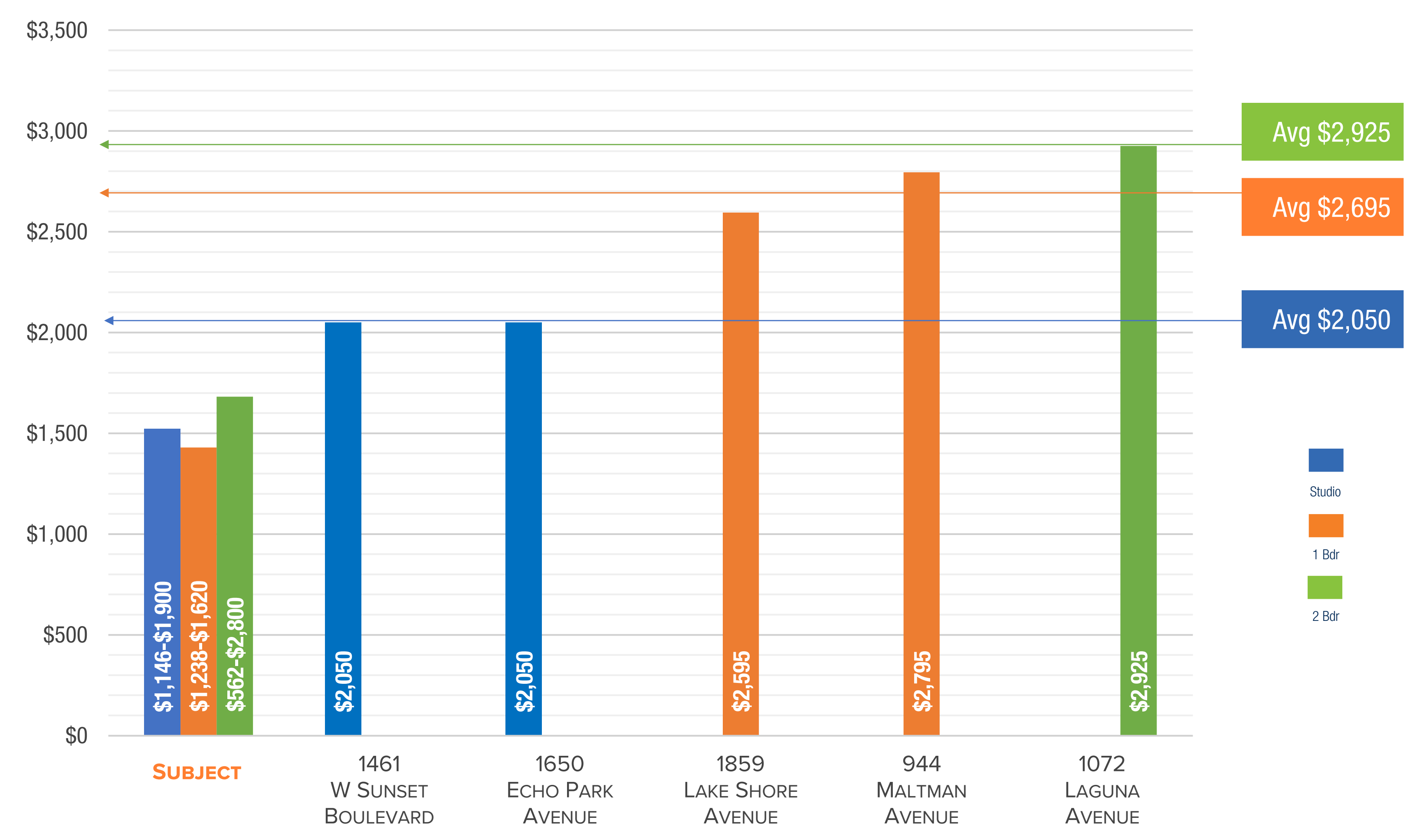
RENT COMPARABLES

Marcus & Millichap
THE RAYMUNDO GROUP

Rent Comparables Map



Average Rents - Studio, 1 & 2 Bedroom Units



1727 Bellevue Avenue
Los Angeles, CA 90026

Total No. of Units	6
Year Built	1917

Unit Type	SF	Rent	Rent/SF
Studio 1 Bath	410	$1,146-$1,900	$3.71
1 Bdr 1 Bath	450	$1,238-$1,620	$3.18
2 Bdr 1.5 Bath	810	$562-$2,800	$2.08

1

1461 W Sunset Boulevard
Los Angeles, CA 90026

Total No. of Units	20
Year Built	1925

Unit Type	SF	Rent	Rent/SF
Studio 1 Bath	400	$2,050	$5.13

Amenities
Property features wood flooring, wall AC units, granite countertops, and on-site laundry.

2

1650 Echo Park Avenue
Los Angeles, CA 90026

Total No. of Units	28
Year Built	1928

Unit Type	SF	Rent	Rent/SF
Studio 1 Bath	450	$2,050	$4.56

Amenities
Property features wood flooring, wall AC units, ceiling fans, granite countertops, and on-site laundry.

3

1859 Lake Shore Avenue
Los Angeles, CA 90026

Total No. of Units	3
Year Built	1924

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	$2,595	$3.71

Amenities
Property features wood flooring, stainless steel appliances, recessed lighting, and mini-split HVAC units.

944 Maltman Avenue
Los Angeles, CA 90026

Total No. of Units	9
Year Built	1923

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	$2,795	$4.30

Amenities
Property features wood flooring, wall AC units, stainless steel appliances, and on-site laundry.

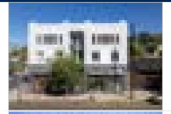
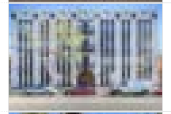
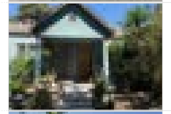
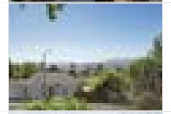
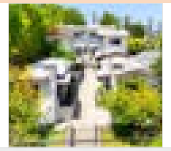
1072 Laguna Avenue
Los Angeles, CA 90026

Total No. of Units	9
Year Built	1915

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	750	$2,925	$3.90

Amenities
Property features wood flooring, quartz countertops, white appliances, recessed lighting, and on-site laundry.

Rent Comparables Summary

		Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1		1461 W Sunset Boulevard Los Angeles, CA 90026	20	1925	Studio 1 Bath	400	$2,050	$5.13
2		1650 Echo Park Avenue Los Angeles, CA 90026	28	1928	Studio 1 Bath	450	$2,050	$4.56
3		1859 Lake Shore Avenue Los Angeles, CA 90026	3	1924	1 Bdr 1 Bath	700	$2,595	$3.71
4		944 Maltman Avenue Los Angeles, CA 90026	9	1923	1 Bdr 1 Bath	650	$2,795	$4.30
5		1072 Laguna Avenue Los Angeles, CA 90026	9	1915	2 Bdr 2 Bath	750	$2,925	$3.90
		A V E R A G E S			**Studio** **1 Bedroom** **2 Bedroom**	**425** **675** **750**	**$2,050** **$2,695** **$2,925**	**$4.82** **$3.99** **$3.90**
		1727 Bellevue Avenue Los Angeles, CA 90026	6	1917	Studio 1 Bath 1 Bdr 1 Bath 2 Bdr 1.5 Bath	410 450 810	$1,146-$1,900 $1,238-$1,620 $562-$2,800	$3.71 $3.18 $2.08

1727 Bellevue Avenue, Los Angeles, CA 90026

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