

OFFERING MEMORANDUM

Frog Town 4

2405 Meadowvale Avenue
Los Angeles, CA 90031

\$2.4M	4.44%	\$106.6K
PRICE	CAP RATE	NOI

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PRICE	CAP RATE	NOI
\$2,400,000	4.44%	\$106,585

CONTENTS

3	Executive Summary
4	Investment Highlights
5	Location Highlights
8	Rent Roll
9	Valuation Summary
10	Market Overview
11	Demographics
12	Closing

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Executive Summary

2405 Meadowvale Avenue · Los Angeles, CA 90031

ASKING PRICE \$2,400,000	NOI \$106,585	CAP RATE 4.44%
PRICE/SF \$765.79	PRICE/UNIT \$600,000	OCCUPANCY 100%

We are pleased to present Frog Town 4, a 4-unit apartment community strategically located at 2405 Meadowvale Avenue in Los Angeles, California. This exceptional multifamily asset offers investors a rare opportunity to acquire a well-maintained residential property in one of the region's strongest rental markets.

PROPERTY DATA

Building SqFt	3,134
Year Built	1970
Lot Size (Acres)	0.115
Parcel ID	5445016011
County	Los Angeles
Levels	2
Units	4
Construction	Wood Frame and Stucco
Subdivision	5871

Investment Highlights

The Seller has completed substantial capital improvements to the property, enhancing both its appearance and long-term value. Exterior upgrades include a new roof, new copper plumbing, fresh exterior paint, and new entry doors. These improvements help reduce future maintenance costs while providing investors with a well-maintained asset that has benefited from significant recent investment.

The interior of the property has been extensively upgraded as well. The Seller has refinished the original hardwood floors, installed central heating and air conditioning, and added in-unit washers and dryers for each residence. Every unit includes a refrigerator, updated countertops, and numerous additional improvements throughout. The extensive renovation program reflects the Seller's commitment to quality and provides residents with modern amenities while minimizing deferred maintenance for a new owner.

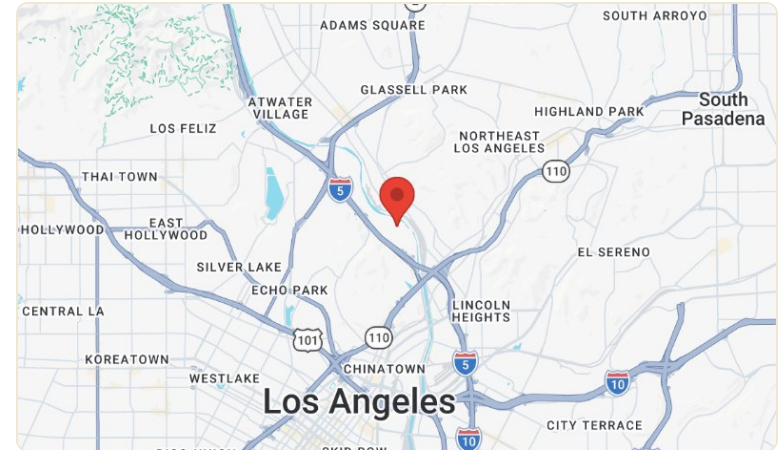
Asking Price	\$2,400,000
NOI	\$106,585
Cap Rate	4.44%
Price/SF	\$765.79
Price/Unit	\$600,000
Occupancy	100%
Base Rent	\$159,720
EGI	\$159,720

Location Highlights

The 4-unit community is situated in a walkable, amenity-rich area of Los Angeles that consistently ranks among the top renter-preferred neighborhoods.

Frog Town 4 benefits from a central infill location in Echo Park, surrounded by established single-family neighborhoods that reinforce property values.

The property occupies a quiet, tree-lined setting while remaining within walking distance of vibrant dining, shopping, and entertainment districts.



LOCATION

Address	2405 Meadowvale Avenue
City	Los Angeles
State	California
Zip Code	90031
Country	Los Angeles
APN / Parcel #	5445016011
Coordinates	34.091395,-118.233211

TRANSIT

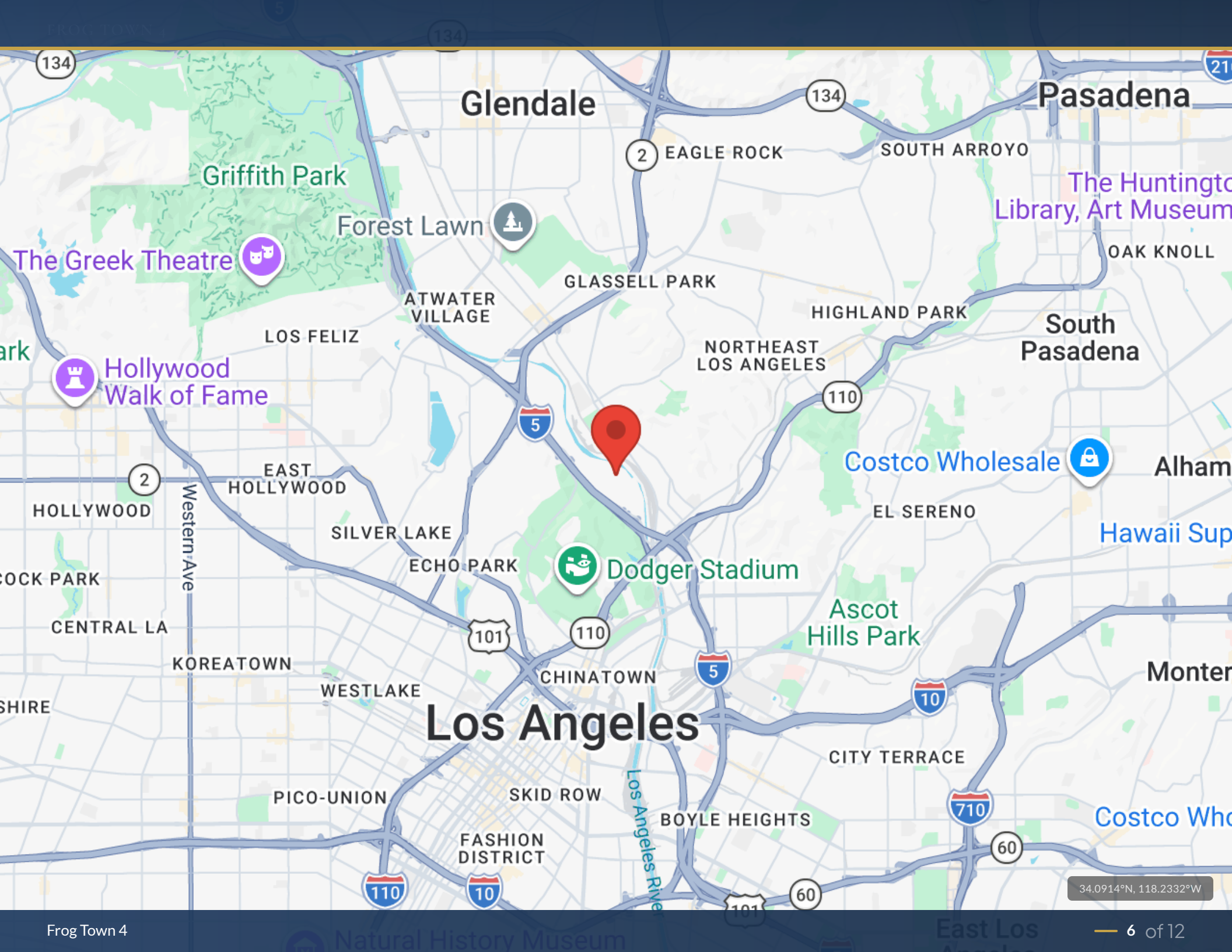
Lincoln/Cypress	1.0 mi
Heritage Square	1.2 mi
Riverside / Riverdale	0.3 mi

AIRPORTS

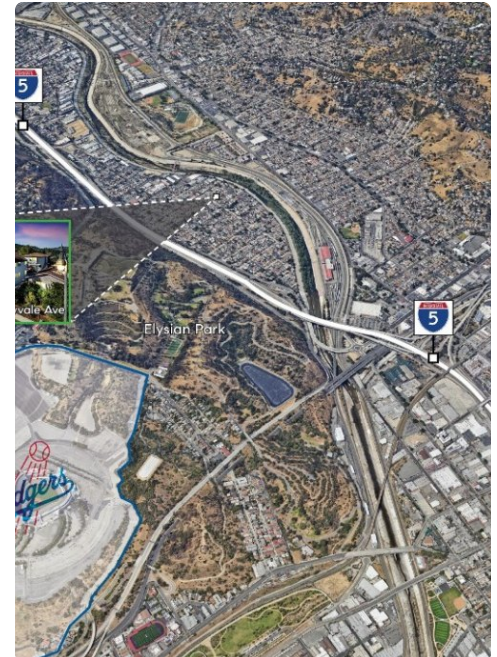
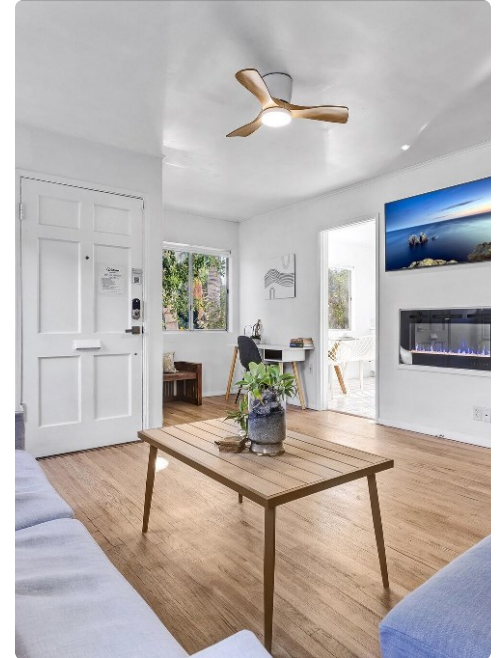
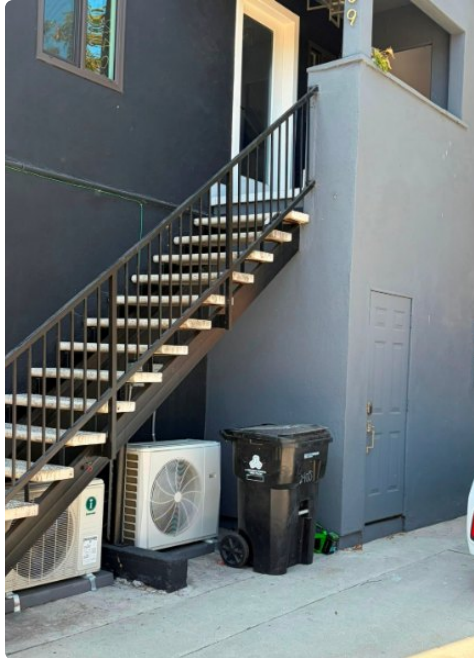
Hollywood Burbank Airport	10.2 mi
Los Angeles International Airport	14.2 mi
Long Beach Airport	19.6 mi

HIGHWAYS

Golden State Freeway	0.3 mi
US 6 Hist;US 99 Hist	0.8 mi
Arroyo Seco Parkway	0.8 mi
Glendale Freeway	1.2 mi



Property Photos



Rent Roll

Unit	Unit Type	SF	Monthly	Annual Rent	Pro-Forma / Mo	Pro-Forma / Yr
2405	2 bedroom, 2 bath	830	\$3,265.00	\$39,180.00	—	—
2407	2 bedroom, 2 bath	730	\$3,515.00	\$42,180.00	\$0.00	\$0.00
2409	2 bedroom 2 bath	830	\$3,265.00	\$39,180.00	\$0.00	\$0.00
2407 1/2	2 bedroom 2 bath	730	\$3,265.00	\$39,180.00	\$0.00	\$0.00
Total		3,120	\$13,310.00	\$159,720.00	\$0.00	\$0.00

UNIT SF 3,120

OCCUPANCY 100.0%

AVG RENT/UNIT (MO) \$3,327.50

UNITS 4

Valuation Summary

KEY METRICS

\$2,400,000 ASKING PRICE	4.44% CAP RATE
\$106,585 NOI	100.0% OCCUPANCY

Price/Unit	\$600,000
Price/SF	\$765.79
GRM	15.03

FINANCING

Loan Amount	\$950,000
Interest Rate	6.40%
Amortization	30 years
Loan Term	30 years
Interest-Only	3 years

INCOME/UNIT

\$39,930.00

EGI/UNIT

\$39,930.00

EXPENSES/UNIT

\$13,283.75

NOI/UNIT

\$26,646.25

INCOME

Base Rental Income	\$159,720
Effective Gross Income	\$159,720

EXPENSES

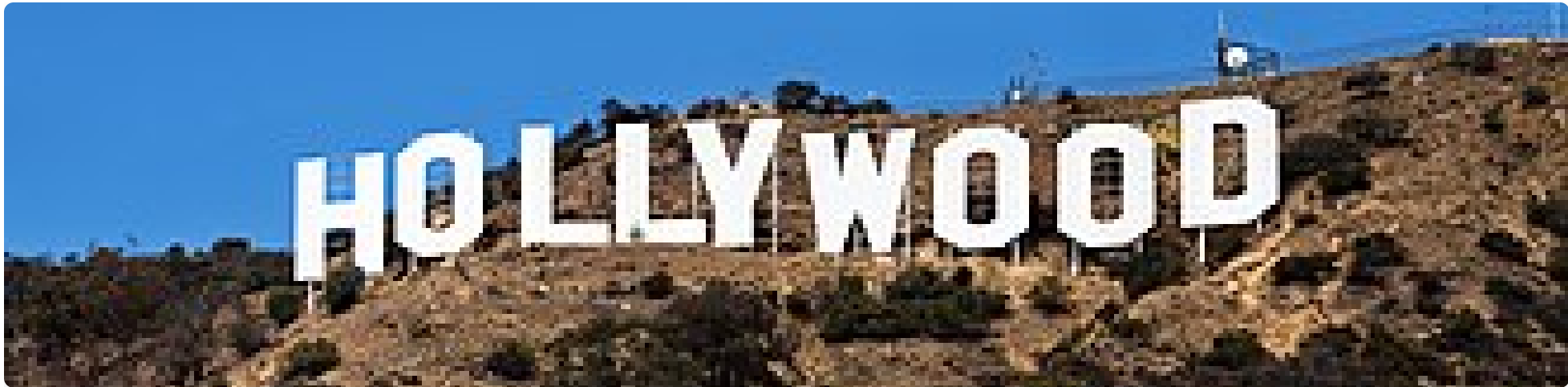
Property Tax	\$30,000
Insurance	\$7,449

GENERAL EXPENSES

Utilities	\$2,400
Landscaping	\$5,300
Maintenance est 5% of gross	\$7,986
Total General Expenses	\$15,686

Total Expenses

\$53,135



Echo Park is one of Los Angeles' most dynamic and sought-after neighborhoods, located just minutes from Downtown LA, Silver Lake, and Dodger Stadium. Known for its vibrant mix of historic architecture, trendy restaurants, cafés, boutiques, and nightlife, Echo Park attracts young professionals, creatives, and long-term residents alike. The neighborhood is anchored by the iconic Echo Park Lake, offering walking paths, paddle boats, and skyline views, while its central location provides convenient access to major employment centers and freeways. Echo Park continues to experience strong demand driven by its unique character, walkability, and urban lifestyle.

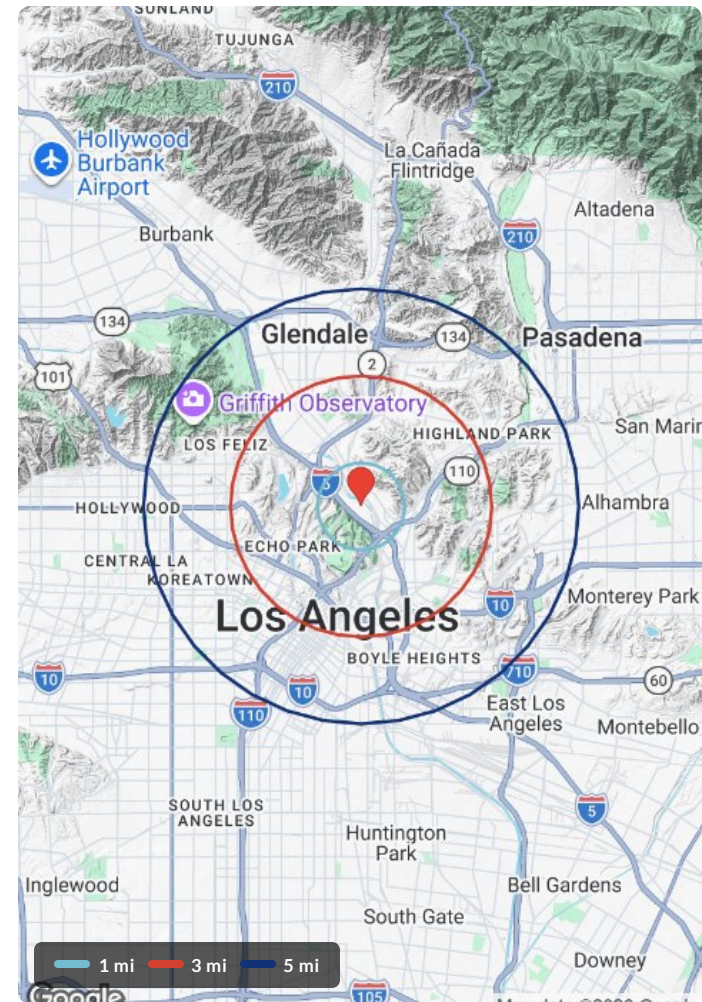
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	18,406	Population	299,150	Population	1,011,280
Median HH Income	\$97,668	Median HH Income	\$90,267	Median HH Income	\$75,433
Households	6,601	Households	117,945	Households	410,499

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,426	319,364	1,046,438
2010 Population	20,391	310,368	1,019,622
2026 Population	18,406	299,150	1,011,280
2031 Population	18,669	303,403	1,021,985
2026-2031 Growth Rate	0.28 %	0.28 %	0.21 %
2026 Daytime Population	15,939	298,774	1,113,256
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,038	99,014	340,993
2010 Total Households	6,130	104,231	357,007
2026 Total Households	6,601	117,945	410,499
2031 Total Households	6,889	122,778	426,218
2026 Avg. Household Size	2.77	2.42	2.37
2026 Owner Occupied Housing	3,011	33,763	87,361
2031 Owner Occupied Housing	3,126	34,647	89,498
2026 Renter Occupied Housing	3,590	84,182	323,138
2031 Renter Occupied Housing	3,763	88,131	336,720
2026 Vacant Housing	395	9,022	34,944
2026 Total Housing	6,996	126,967	445,443
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	453	11,494	52,784
\$15,000-\$24,999	383	7,222	27,080
\$25,000-\$34,999	296	5,799	25,674
\$35,000-\$49,999	568	9,558	38,455
\$50,000-\$74,999	869	15,849	60,199
\$75,000-\$99,999	790	13,527	46,745
\$100,000-\$149,999	1,149	20,152	64,339
\$150,000-\$199,999	737	12,029	37,319
\$200,000 or greater	1,355	22,316	57,902
Median HH Income	\$97,668	\$90,267	\$75,433
Average HH Income	\$140,134	\$132,777	\$112,980



\$97,668
MEDIAN HH INCOME (1-MI)

\$140,134
AVG HH INCOME (1-MI)

45.6%
OWNER OCCUPIED (1-MI)

54.4%
RENTER OCCUPIED (1-MI)

5.6%
VACANCY RATE (1-MI)

0.28 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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