

# 2405 W. 18th St.

Los Angeles, CA 90019



19 Unit Multifamily Investment

Offering Memorandum

**LYON STAHL**  
INVESTMENT REAL ESTATE

**THE JAMES GROUP**  
[www.JamesGroupRE.com](http://www.JamesGroupRE.com)

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THE **JAMES** GROUP

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EXCLUSIVE  
LISTING  
AGENTS:

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A vertical image on the left side of the slide showing the Los Angeles skyline at sunset. The city lights are beginning to glow, and palm trees are visible in the foreground.

## Section01

# Executive Summary

# EXECUTIVE SUMMARY

**2405 W. 18th St. is a 19 unit value add apartment investment opportunity located in Arlington Heights.**

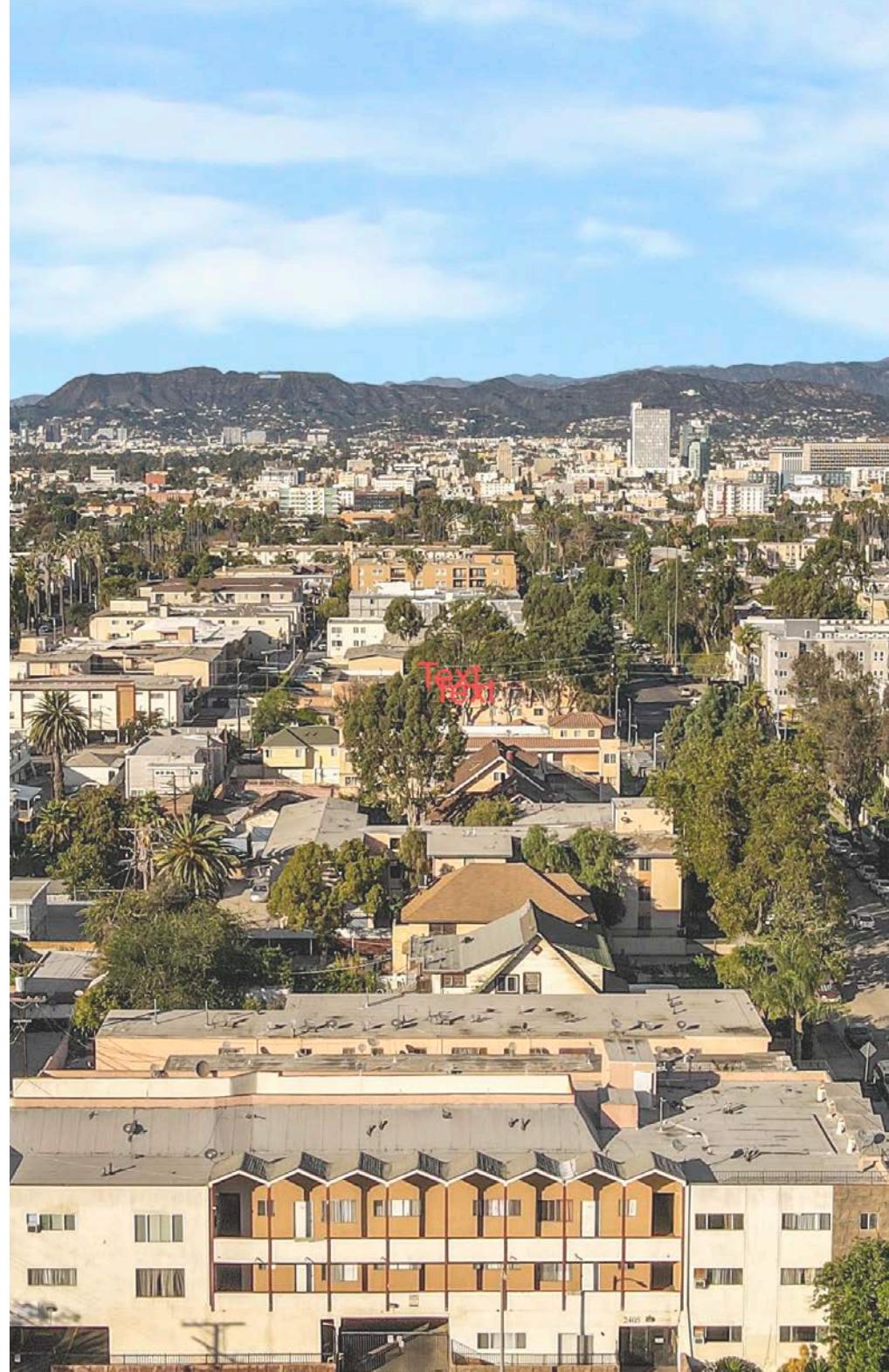
The James Group is proud to present 2405 W. 18th Street – a compelling multifamily investment opportunity characterized by large units, an excellent unit mix, and strong in-place cash flow. The property is located in a high-demand Los Angeles rental pocket benefiting from consistent tenant demand and limited competing supply.

The property features a desirable unit mix of ten (10) two-bedroom units and nine (9) one-bedroom units, offering larger-than-average floor plans that appeal to long-term renters. The balanced mix and generous unit sizes provide durability across market cycles and position the asset favorably for sustained occupancy and rent growth.

From an investment standpoint, the property is offered at an exceptionally low price per square foot of approximately \$238 with strong in-place cash flow metrics, including a 10.25 GRM and a 5.82% capitalization rate. Additionally, the property offers approximately 29% upside in rents and potential to add accessory dwelling units (ADUs) pursuant to Senate Bill 1211, subject to buyer verification. The attractive going-in yield supports favorable purchase financing and provides investors with immediate income alongside meaningful long-term upside.

**Prime Location-Koreatown Adjacent. Strong rental demand pocket.**

- Great unit mix of (9) One Bedrooms, one bathroom units and (10) Two Bedroom, 1 Bath units.
- Large units averaging 907 square feet.



2405 W. 18th St.- Offering Memorandum

# INVESTMENT SUMMARY

## PRICING SUMMARY

Price	\$4,100,000
Price / Unit	\$215,789
Price / SF	\$238
Cap Rate	5.82%
Market Cap Rate	8.55%
GRM	10.25
Market GRM	7.95

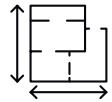
## PROPERTY SUMMARY

Address	2405 W. 18th St.
APN	5037-015-011
Year Built	1963
No. of Units	19
Square Feet	17,241
Average Unit SF	907
Lot Size	12,608
Parking	19 Spaces
Zoning	LAR3
Utilities	Separately Metered
Construction	Wood Frame Stucco



# INVESTMENT HIGHLIGHTS

## Large Units



The property comprises 19 residential units totaling approximately 17,241 square feet, resulting in an average unit size of roughly 907 square feet and offering notably spacious floor plans relative to the market.

## Great Unit Mix



The property features a desirable unit mix of nine (9) one-bedroom units and ten (10) two-bedroom units, offering a balanced layout well suited to the strong rental demand in the surrounding area.

## Purchase Financing



The property's in-place net operating income supports approximately 70% loan-to-value financing. Prospective buyers are encouraged to inquire with the listing agents regarding available debt quotes and financing options.

## Rental Upside



The property generates current gross rental income of approximately \$400,057, with upside potential to roughly \$516,000, representing an additional 29% rental growth opportunity through rent optimization.





## Section 02

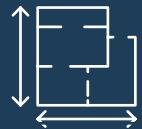
# Property Description

# PROPERTY OVERVIEW

Property Address	2405 W. 18th St, Los Angeles, CA 90019
Year Built	1963
Building SF	17,241
Lot Area SF	12,608
APN	5073-015-011
Zoning	LAR3
No. of Units	19
Unit Mix	(9) 1 Bed / 1 Bath (10) 2 Bed / 1 Bath
Parking	19 Spaces
Construction	Wood-Frame Stucco
Utilities	Individually Metered
Occupancy	100%



Constructed in 1963, 2405 W. 18th Street is a well-maintained wood-frame stucco multifamily property situated on a prominent corner lot encompassing approximately 12,608 square feet. The building comprises roughly 17,241 square feet of rentable area and consists of 19 residential units with an average unit size of approximately 907 square feet, offering notably spacious floor plans. The unit mix includes nine (9) one-bedroom/one-bath units and four (10) two-bedroom/one-bath units, providing a functional layout with broad tenant usability. Utilities are separately metered, contributing to streamlined operations. The property offers 19 secured on-site parking spaces and features controlled access with an intercom-secured entrance. Zoned LAR3, the asset benefits from durable construction, a well-configured corner site, and scale that supports long-term operability and ease of management.



(9) 1 Bed / 1 Bath  
(10) 2 Bed / 1 Bath



19  
Units



1963  
Year Built

# PARCEL MAP

ANGELUS VISTA

M. B. 2-73

→ ←

CODE  
67

FOR PREV. ASSM'T. SEE: 255 - 31 & 33

GRAMERCY

PL.

128.25		50	178.25	N. 69° 23' E.	
70/	2) 56	1)	2) 99	70/	
50	57	50	20) 98	50	
128.25	178.25				
3) 58			19) 97		
"	4) 59		18) 96	"	
"	5) 60		22) 95	"	
6) 61			94	"	
7) 62			15) 93	"	
63			14) 92	"	
8) 64			13) 91		
178.25					
126.25	52	48 2	12) 90	2	48
70/	9) 65	10)	11) 89	70/	
126.25	52	48 2	178.25	60	60
66					

60  
18TH ST. 60

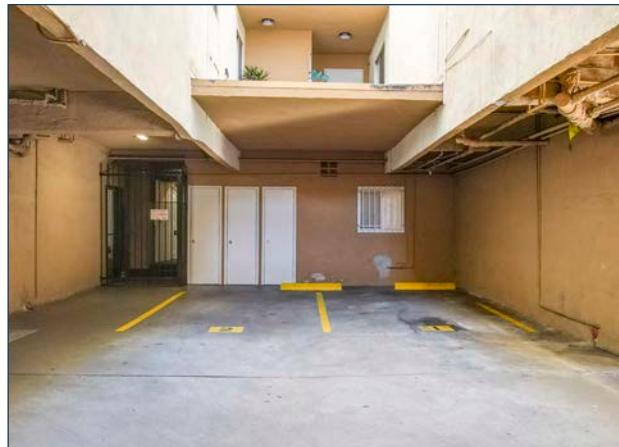
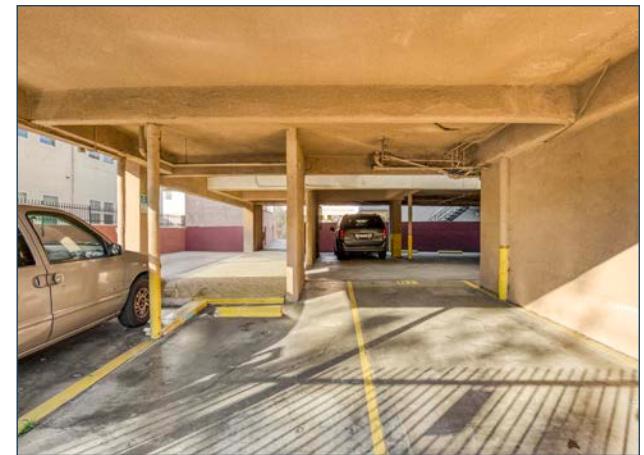
PL.

ST. ANDREWS

80

A  
COUNTY 0

# PROPERTY PHOTOS



## AERIAL PHOTOS



2405  
18th St.

## AERIAL PHOTOS



2405  
18th St.



Section 03

# Financial Summary

# RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Pro Forma Monthly	PF Rent/SF
101	1 Bed, 1 Bath	825	\$2,000	\$2.42	\$2,000	\$2.42
102	2 Bed, 1 Bath	980	\$1,137	\$1.16	\$2,500	\$2.55
103	2 Bed, 1 Bath	980	\$1,849	\$1.89	\$2,500	\$2.55
201	1 Bed, 1 Bath	825	\$1,397	\$1.69	\$2,000	\$2.42
202	2 Bed, 1 Bath	980	\$2,028	\$2.07	\$2,500	\$2.55
203	2 Bed, 1 Bath	980	\$1,211	\$1.24	\$2,500	\$2.55
204	1 Bed, 1 Bath	825	\$2,000	\$2.42	\$2,000	\$2.42
205	1 Bed, 1 Bath	825	\$2,000	\$2.42	\$2,000	\$2.42
206	2 Bed, 1 Bath	980	\$1,764	\$1.80	\$2,500	\$2.55
207	2 Bed, 1 Bath	980	\$2,288	\$2.33	\$2,500	\$2.55
208	1 Bed, 1 Bath	825	\$2,002	\$2.43	\$2,000	\$2.42
301	1 Bed, 1 Bath	825	\$1,231	\$1.49	\$2,000	\$2.42
302	2 Bed, 1 Bath	980	\$1,729	\$1.76	\$2,500	\$2.55
303	2 Bed, 1 Bath	980	\$1,912	\$1.95	\$2,500	\$2.55
304	1 Bed, 1 Bath	825	\$1,230	\$1.49	\$2,000	\$2.42
305	1 Bed, 1 Bath	825	\$1,731	\$2.10	\$2,000	\$2.42
306	2 Bed, 1 Bath	980	\$2,100	\$2.14	\$2,500	\$2.55
307	2 Bed, 1 Bath	980	\$1,729	\$1.76	\$2,500	\$2.55
308	1 Bed, 1 Bath	825	\$2,000	\$2.42	\$2,000	\$2.42
TOTAL		17,225	\$33,338		\$43,000	

# FINANCIAL SUMMARY

## Price **\$4,100,000**

Down (30%)	\$1,230,000
Price/Unit	\$215,789
Price/SF	\$237.81
Cap Rate	5.82%
Proforma Cap Rate	8.45%
GRM	10.25
Proforma GRM	7.95

Street	2405 W. 18th St
City	Los Angeles
State	CA
Zip	90019
No. of Units	19
Building Sq. Ft.	17,241
Lot Size	12,608
Zoning	LAR3
APN	5073-015-011
Year Built	1963

Loan Amount	\$2,870,000
Interest Rate	5.65%
Monthly Payment	\$16,566
Loan-to-Value	70%
Debt Cover Ratio	1.20
Term	5 Year Fixed

## INCOME

		Current	Proforma
Base Rental Income		\$400,057	\$516,000
Additional Income		\$797	\$797
Gross Potential Income		\$400,854	\$516,797
Less Vacancy	3%	\$12,026	3% \$15,504
Effective Gross Income		\$388,829	\$501,293
Operating Expenses	39%	\$150,230	31% \$154,728
Net Operating Income		\$238,599	\$346,565
Debt Service		-\$198,800	-\$198,800
Pre-Tax Cash Flow	3.24%	\$39,799	12.01% \$147,765
Principal Reduction		-\$37,609	-\$37,609
Total Return Before Taxes	6.29%	\$77,408	15.07% \$185,374

## EXPENSES

Taxes (1.25%)	\$51,250	\$51,250
Insurance (\$1.50/sq. ft.)	\$25,862	\$25,862
Utilities (estimated \$110/unit/mo)	\$25,080	\$25,080
Repairs & Maintenance (\$500/unit)	\$9,500	\$9,500
Management Fee (4% of EGI)	\$15,553	\$20,052
Reserves (\$200/Unit)	\$3,800	\$3,800
On-site Manager	\$6,000	\$6,000
Trash	\$13,185	\$13,185
Trash	\$3,264	\$3,264
Operating Expenses	\$150,230	\$154,728
Total Expenses per Unit	\$7,907	\$8,144
Total Expenses per SF	\$8.71	\$8.97

## RENT SUMMARY

Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
1 Bed, 1 Bath	9	\$1,732	\$15,592	\$2,000	\$18,000
2 Bed, 1 Bath	10	\$1,775	\$17,746	\$2,500	\$25,000

# UNDERWRITING NOTES



## INCOME

Income	Building is 100% occupied and Market rents used in vacancy.
Vacancy	Vacancy Rate is 3% of Gross Rental Income.
Proforma	Markets rents used per neighborhood rent survey
Unit SF	Unit Square Footages are Estimated and assumed equal in size per unit mix

## EXPENSES

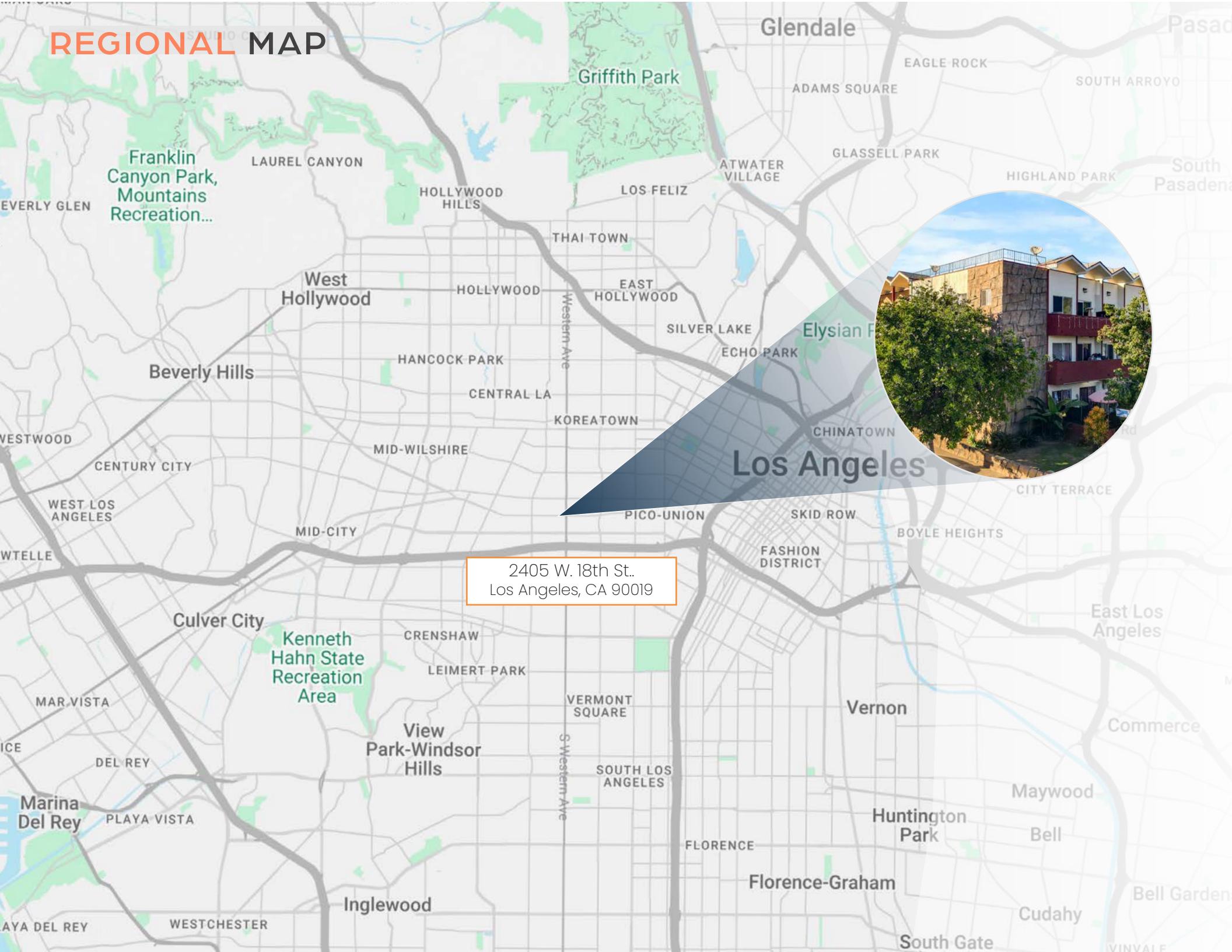
Property Tax Rate	Actual per Los Angeles Tax Assessor 1.199691%
Insurance	Estimated @ \$1.50/sf
Utilities	Estimated \$110/unit/mo
Repairs & Maintenance	Estimated annually \$500 per unit
Management Fee	4.0% of Effective Gross Income.
Direct Assessments	Actual per Los Angeles Tax Assessor
Reserves	\$200 per unit
Trash	Estimated



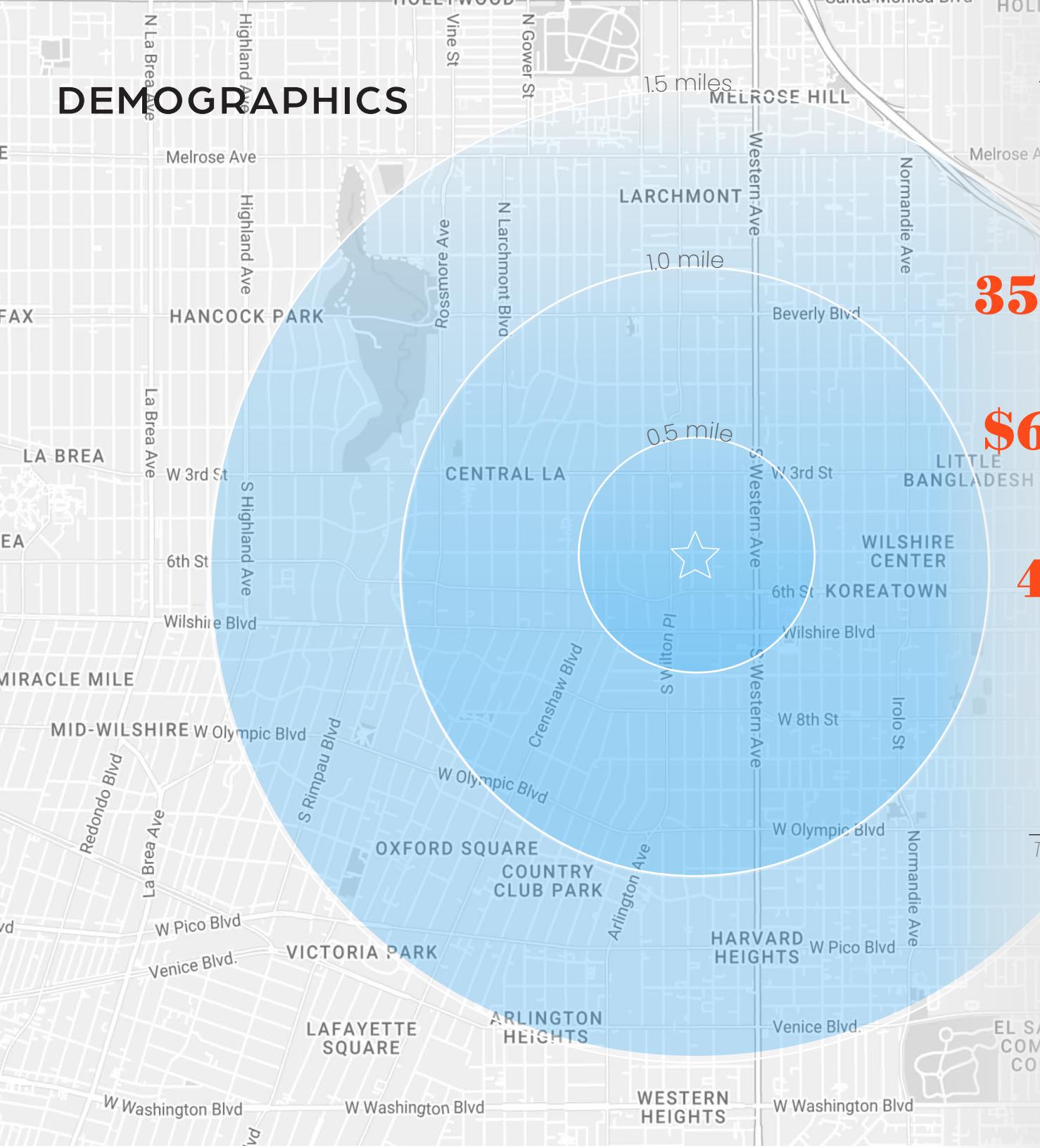
## Section 04

# Market Overview

# REGIONAL MAP



# DEMographics



## Demographics

**60%**

Household Renters  
60% of the households in Koreatown are renting their homes.

**35 years**

Median Age  
The median age of people living in Koreatown is 35 years old.

**\$60,000**

Household Income  
The average household income in Koreatown is \$60,000 a year.

**43,000**

Population  
There are 43,000 people living in the Koreatown submarket

**30%**

Public Transportation  
25% of the people in Koreatown use public transportation to get to work.

## Transportation



**84**

Very Walkable

**61**

Bikeable

**62**

Good Transit

**CONTACT US**

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