

OFFERING MEMORANDUM

SYLVESTER APARTMENTS

2268 W 14th St, Los Angeles, CA 90006

**MULTIFAMILY INVESTMENT OPPORTUNITY | 47 UNITS IN PICO-UNION | INCLUDES 6,000 SF PARKING LOT
6.56% CAP RATE & 7.90 GRM AT THE ASKING PRICE | 16% RENTAL UPSIDE**



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SYLVESTER APARTMENTS

2268 W 14th St, Los Angeles, CA 90006

Exclusively Listed By

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SYLVESTER APARTMENTS

2268 W 14th St, Los Angeles, CA 90006

Marcus & Millichap is excited to present Sylvester Apartments, a 47-unit multifamily investment opportunity in the heart of Pico Union. Positioned between W Pico Blvd and Venice Blvd, this well-maintained property offers a compelling blend of strong in-place cash flow and value-add potential.

The unit mix consists of 46 singles and one one-bedroom, currently operating at a 6.56% CAP rate and 7.90 GRM at the asking price, with an additional 16% rental upside as units turn. Adding to its appeal, the offering includes an adjacent 6,000 SF parking lot with 24 spaces, generating \$2,500 in monthly income. Further upside may be possible with the potential for an additional ADU (Buyer to verify).

Sylvester Apartments is separately metered for electricity and features an on-site community laundry room leased with Wash, offering four washers and four dryers. With a high Walk Score of 89, residents enjoy convenient access to Metro rail and bus lines, as well as major freeways, providing easy connectivity to Downtown LA, Koreatown, Westlake, and Mid-City. Additionally, the property is just half a mile from Loyola High School, enhancing its desirability for long-term tenancy in this dense, infill Los Angeles location.

Property Summary

Property Information:

| | |
|-------------------|---------------------------------------|
| ADDRESS: | 2268 W 14th St, Los Angeles, CA 90006 |
| NUMBER OF UNITS: | 47 |
| APPROX. GROSS SF: | 26,096 |
| APPROX. LOT SIZE: | 13,500 |
| YEAR BUILT: | 1928 |
| PARCEL NUMBER: | 5092-012-007 |
| PROPERTY TYPE: | Multi-Family |

Pricing Information:

| | |
|----------------------|-------------|
| SALE PRICE: | \$5,650,000 |
| COST PER LEGAL UNIT: | \$120,213 |
| COST PER BLDG SF: | \$216.51 |
| CAP RATE: | 6.56% |
| GRM: | 7.90 |
| MARKET CAP RATE: | 8.38% |
| MARKET GRM: | 6.83% |



SYLVESTER APARTMENTS

2268 W 14th St, Los Angeles, CA 90006

Investment Highlights

The Neema Group of Marcus & Millichap is pleased to present 2268 W 14th St, a 47-unit multifamily investment opportunity in the Pico-Union neighborhood, located between W Pico Blvd and Venice Blvd

Unique opportunity that includes the adjacent parking lot that totals 6,000 SF with 24 parking spaces that generates \$2,500 per month of additional income

The property features a unit mix of 46 singles and one one-bedroom with strong in-place cash flow at a 6.56% CAP rate and 7.90 GRM on current income at the asking price; additional 16% rental upside achievable as units turn

Potential for additional upside as an additional ADU may be possible (Buyer to verify)

The building is separately metered for electric and has an on-site community laundry room leased with Wash with four washers and four dryers

High Walk Score of 89, the property is 1.3 miles from the Metro A, D and E Rail Lines, and walking distance to the Metro Local Lines along W Pico Blvd and Venice Blvd

Dense, infill Los Angeles location a half-mile from Loyola High School; residents have convenient access to the 10 and 110 Freeways and an easy commute to nearby neighborhoods such as Downtown LA, Koreatown, Westlake, and throughout Mid-City



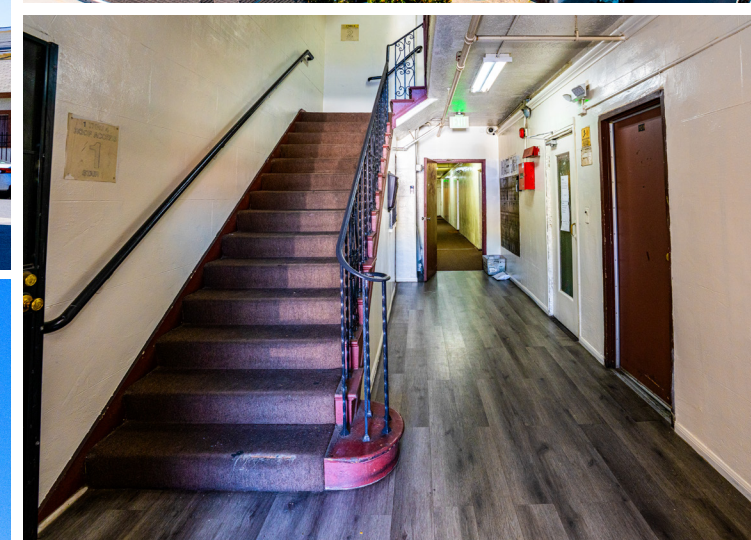
Marcellus & Millichap
THE NEEMA GROUP

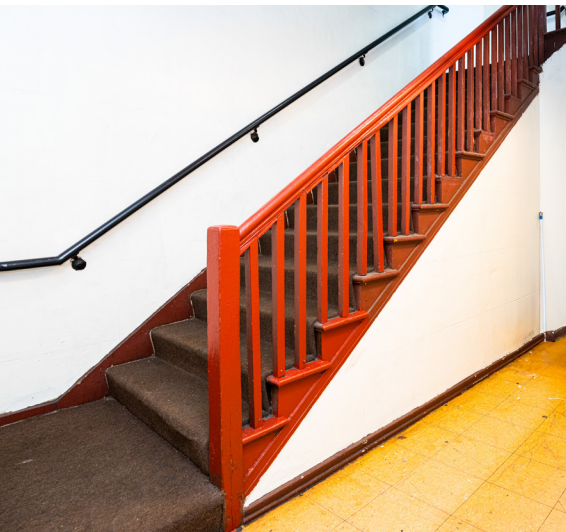


2268 W 14th St,
Los Angeles, CA 90006



6 | 2268 W 14TH ST, LOS ANGELES, CA 90006





Nearby Retail & Amenities

Transportation

- 1 Westlake/ MacArthur Park Subway Station
- 2 7 th St/ Metro Center Light Rail Station
- 3 6 th St/ Witmer St
- 4 Hoover/12th
- 5 Pico/Alvarado
- 6 Pico/Hoover

Schools

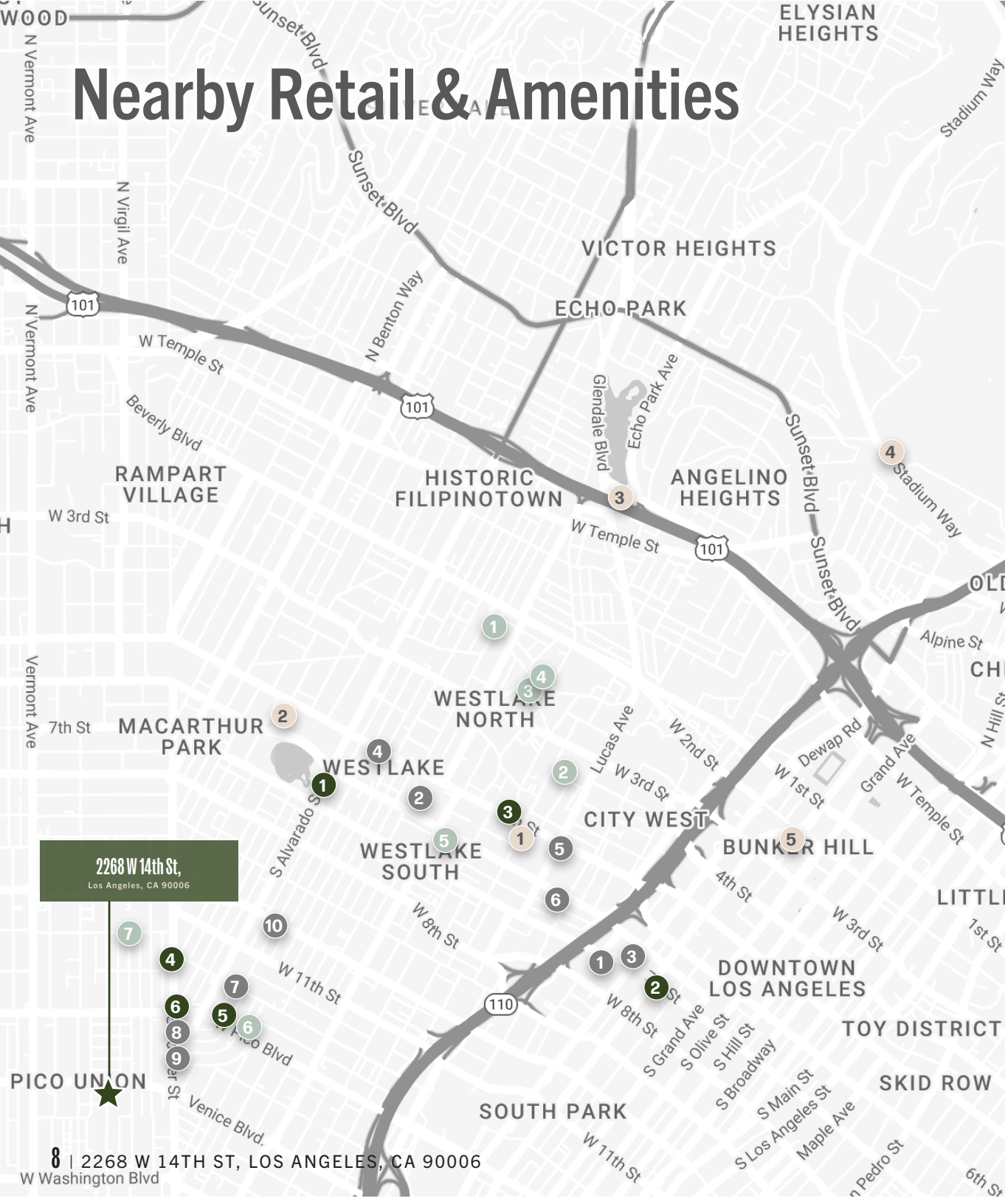
- 1 Union Avenue Elementary School
- 2 Gratts Elementary School
- 3 Belmont High School
- 4 Harris Newmark High School
- 5 John Liechty Middle School
- 6 University Prep Value High School
- 7 Leo Politi Elementary School

Retail

- 1 Figat7th
- 2 The Home Depot
- 3 Chick-fil-A
- 4 Jack in the Box
- 5 Chipotle
- 6 Starbucks
- 7 Ross Dress for Less
- 8 Jack in the Box
- 9 Superior Grocers
- 10 McDonald's

Miscellaneous

- 1 Good Samaritan Hospital
- 2 MacArthur Park
- 3 Echo Park
- 4 Dodger Stadium
- 5 The Broad



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14th street

Orchard Ave.

Westlake

BRIDGING THE GAP BETWEEN

Downtown LA & Koreatown

Westlake is adjacent to other notable neighborhoods, including Echo Park, Pico Union, Downtown and Koreatown. The neighborhood is extremely dense, with endless streets lined with small businesses. MacArthur Park, designated as the City of Los Angeles Cultural Monument #100, is located in Westlake and is adjacent to the Metro's Westlake/MacArthur Park Station, which affords access to the Red and Purple lines. Those lines provide public transportation toward Downtown, North Hollywood and toward Koreatown, with West Side extensions projected to be completed in 2027.

Westlake has recently seen a flurry of development and public safety initiatives, from mixed-use projects to new crosswalks. M2A Architects was contracted to construct a mixed-use project at the intersection of Olympic and Hoover that will feature 173 dwelling units, nearly 37,000 square feet of ground-floor commercial space and parking for 262 vehicles. Amidi Group, a San Francisco-based developer, is 50% completed their \$180 million 1027 Wilshire development. project spans nine stories and features 376 residential units, approximately 5,000 square feet of groundfloor retail space, and subterranean parking for more than 800 vehicles.

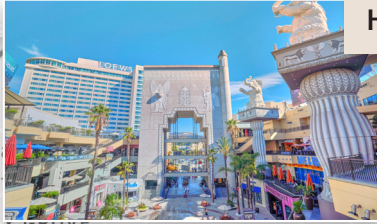


The Westlake Collection's central location near Downtown Los Angeles results in excellent walkability and accessibility for its residents. The properties are within walking distance of stops on the Metro Red and Purple lines, one stop away from the Metro Blue and Expo lines, within a block of stops for five bus lines, and at the heart of the Los Angeles freeway system.

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Hollywood affords a vibrant mix of activities and entertainment for all types of residents. Highly rated restaurants include Katsuya, Cleo, and Musso & Frank Grill (opened in 1919). For the younger cohort, Hollywood also offers an endless amount of bars, chic lounges, and exclusive dance clubs to enjoy. National retailers and original boutiques that line Hollywood Boulevard offer the latest fashions. On Sundays, The Hollywood Farmers Market provides fresh produce and prepared foods. Runyon Canyon Park offers some of Los Angeles' best views and hikes. Residents have affordable public transportation options provided by the Metro Red Line and several bus lines.

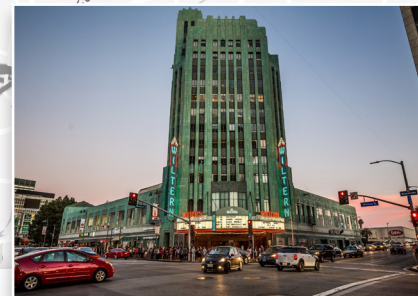


HOLLYWOOD

Voted Forbes' Hippest Neighborhood and built around a city reservoir, Silver Lake is well known for its trendy restaurants, nightlife, and avant garde Modernist architecture. Since the end of 1990's the area has also been the center of LA's indie and alternative music scene. Silver Lake has long been a preferred community, but approximately 15 years ago when gentrification began in earnest, home values and rents have sharply increased.



SILVER LAKE

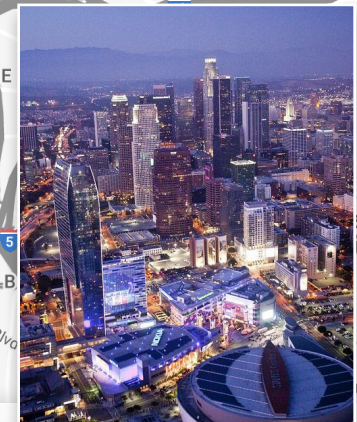


KOREATOWN

Long celebrated for its art deco architectural heritage and immigrant community, today Koreatown has emerged as one of Los Angeles' most fashionable areas. As the densest part of Los Angeles, new residents flock to this neighborhood just west of Downtown to enjoy walkable amenities, fabulous restaurants, and recently opened boutique hotels like the Line and Normandie. The Metro Purple Line traversing Wilshire Boulevard in the heart of Koreatown will further attract new residents. Thanks to Korean and Latino immigrants, the area is dotted with highly rated ethnic eateries.

DOWNTOWN LA

The Downtown submarket of Los Angeles includes its central business district, which contains the nation's third largest employment pool. Additionally, this submarket features many major sports facilities, sightseeing opportunities, skyscrapers, and large multinational corporations. Downtown is also the hub of the city's freeway network and Metro rapid-transit system. LA Live is one of downtown's most innovative developments featuring sports and music venues, nightclubs, restaurants, a bowling alley, a museum, and movie theaters.



Rent Roll

| | UNIT # | UNIT TYPE | ACTUAL RENTS | MARKET RENTS | MOVE IN | NOTES |
|----|--------|-----------|--------------|--------------|------------|-----------------|
| 1 | 101 | Single | \$867 | \$1,395 | 01/01/2002 | |
| 2 | 102 | Single | \$1,401 | \$1,395 | 04/01/2020 | |
| 3 | 103 | Single | \$1,213 | \$1,395 | 05/01/2021 | |
| 4 | 104 | Single | \$1,213 | \$1,395 | 06/01/2021 | |
| 5 | 105 | Single | \$1,273 | \$1,395 | 04/01/2020 | |
| 6 | 106 | Single | \$1,395 | \$1,395 | 10/15/2024 | |
| 7 | 107 | Single | \$1,535 | \$1,395 | 07/01/2023 | |
| 8 | 108 | Single | \$1,054 | \$1,395 | 06/01/2016 | |
| 9 | 109 | Single | \$982 | \$1,395 | 11/01/2013 | |
| 10 | 110 | Single | \$1,516 | \$1,395 | 07/01/2022 | |
| 11 | 111 | 1+1 | \$1,648 | \$1,595 | 01/01/1970 | On-Site Manager |
| 12 | 201 | Single | \$1,317 | \$1,395 | 08/01/2021 | |
| 13 | 202 | Single | \$826 | \$1,395 | 09/01/1998 | |
| 14 | 203 | Single | \$1,317 | \$1,395 | 08/01/2020 | |
| 15 | 204 | Single | \$1,317 | \$1,395 | 08/01/2021 | |
| 16 | 205 | Single | \$1,395 | \$1,395 | | Vacant |
| 17 | 206 | Single | \$1,450 | \$1,395 | 08/01/2024 | |
| 18 | 207 | Single | \$1,016 | \$1,395 | 05/01/2014 | |
| 19 | 208 | Single | \$1,395 | \$1,395 | 02/15/2024 | |
| 20 | 209 | Single | \$1,395 | \$1,395 | 03/01/2024 | |
| 21 | 210 | Single | \$867 | \$1,395 | 11/01/2001 | |
| 22 | 211 | Single | \$1,016 | \$1,395 | 10/01/2014 | |
| 23 | 212 | Single | \$1,054 | \$1,395 | 01/01/2016 | |
| 24 | 301 | Single | \$1,054 | \$1,395 | 06/01/2016 | |
| 25 | 302 | Single | \$1,054 | \$1,395 | 02/01/2016 | |
| 26 | 303 | Single | \$1,042 | \$1,395 | 09/01/2015 | |
| 27 | 304 | Single | \$876 | \$1,395 | 08/01/1999 | |
| 28 | 305 | Single | \$1,323 | \$1,395 | 02/01/2022 | |
| 29 | 306 | Single | \$1,273 | \$1,395 | 11/01/2018 | |

| UNIT # | UNIT TYPE | ACTUAL RENTS | MARKET RENTS | MOVE IN | NOTES | |
|--------|-----------|--------------|--------------|----------|------------|--------------------------|
| 30 | 307 | Single | \$1,317 | \$1,395 | 10/01/2020 | Will be Va- cant 3/31 |
| 31 | 308 | Single | \$1,465 | \$1,395 | 09/01/2023 | |
| 32 | 309 | Single | \$982 | \$1,395 | 09/01/2010 | |
| 33 | 310 | Single | \$1,516 | \$1,395 | 09/01/2022 | |
| 34 | 311 | Single | \$1,395 | \$1,395 | 01/24/2024 | |
| 35 | 312 | Single | \$858 | \$1,395 | 03/01/1999 | |
| 36 | 401 | Single | \$687 | \$1,395 | 03/01/1998 | |
| 37 | 402 | Single | \$1,395 | \$1,395 | 08/01/2024 | |
| 38 | 403 | Single | \$1,155 | \$1,395 | 04/15/2021 | |
| 39 | 404 | Single | \$1,395 | \$1,395 | 08/15/2024 | |
| 40 | 405 | Single | \$1,155 | \$1,395 | 05/01/2021 | |
| 41 | 406 | Single | \$1,004 | \$1,395 | 03/01/2016 | |
| 42 | 407 | Single | \$1,154 | \$1,395 | 12/01/2015 | |
| 43 | 408 | Single | \$1,255 | \$1,395 | 01/27/2020 | |
| 44 | 409 | Single | \$1,465 | \$1,395 | 05/15/2023 | |
| 45 | 410 | Single | \$695 | \$1,395 | 10/01/1998 | |
| 46 | 411 | Single | \$1,155 | \$1,395 | 06/22/2020 | |
| 47 | 412 | Single | \$1,255 | \$1,395 | 07/01/2020 | |
| | | \$56,388 | \$65,765 | | | |
| | | | | | | |
| | | Single | \$54,739 | \$64,170 | | |
| | | 1+1 | \$1,648 | \$1,595 | | |
| | | Total | \$56,388 | \$65,765 | | |

Financial Analysis

| ANNUALIZED OPERATING DATA | CURRENT RENTS | MARKET RENTS |
|-----------------------------------|-----------------------|------------------------|
| Scheduled Gross Income: | \$714,821 | \$827,349 |
| Less Vacancy Rate Reserve: | \$(35,741) 5.0% | \$(41,367) 5.0% |
| Gross Operating Income: | \$679,080 | \$785,982 |
| Less Expenses: | \$(308,271) 43.1% | \$(312,547) 37.8% |
| Net Operating Income: | \$370,809 | \$473,434 |
| Reserves: | \$(9,400) | \$(9,400) |
| Less Debt Service: | \$(278,552) | \$(278,552) |
| Pre-Tax Cash Flow: | \$82,856 4.2% | \$185,482 9.4% |
| Plus Principal Reduction: | \$42,518 | \$42,518 |
| Total Return Before Taxes: | \$125,375 6.3% | \$228,000 11.5% |

| ESTIMATED ANNUALIZED EXPENSES | CURRENT RENTS | MARKET RENTS |
|-------------------------------|------------------|------------------|
| Taxes: Rate 1.20% | \$67,800 | \$67,800 |
| Insurance | \$35,360 | \$35,360 |
| Utilities | \$97,361 | \$97,361 |
| Waste Removal | \$10,749 | \$10,749 |
| Repairs & Maintenance | \$35,250 | \$35,250 |
| Management 4% | \$27,163 | \$31,439 |
| On-Site Manager | \$21,000 | \$21,000 |
| Cleaning | \$2,400 | \$2,400 |
| Pest Control | \$2,925 | \$2,925 |
| License and Fees | \$5,030 | \$5,030 |
| Direct Assessment | \$3,233 | \$3,233 |
| Total Expenses: | \$308,271 | \$312,547 |
| Per Net Sq. Ft.: | \$11.81 | \$11.98 |
| Per Unit: | \$6,559 | \$6,650 |

| NO. OF UNITS | UNIT TYPE | CURRENT RENTS | | SCHEDULED RENTS | |
|----------------------------------------|---------------|-----------------------|------------------|-------------------|------------------|
| | | AVG MONTHLY RENT/UNIT | MONTHLY INCOME | MONTHLY RENT/UNIT | MONTHLY INCOME |
| 46 | Single | \$1,190 | \$54,739 | \$1,395 | \$64,170 |
| 1 | 1+1 | \$1,648 | \$1,648 | \$1,595 | \$1,595 |
| Total Scheduled Rent: | | | \$56,388 | | \$65,765 |
| | Parking | | \$2,500 | | \$2,500 |
| | RSO & SCEP | | \$213 | | \$213 |
| | Laundry | | \$443 | | \$443 |
| | Miscellaneous | | \$25 | | \$25 |
| Monthly Scheduled Gross Income: | | | \$59,568 | | \$68,946 |
| Annual Scheduled Gross Income: | | | \$714,821 | | \$827,349 |

SUMMARY

| | |
|--------------------------|--------------------|
| Price: | \$5,650,000 |
| Down Payment: 35% | \$1,977,500 |
| Number of Units: | 47 |
| Cost per Legal Unit: | \$120,213 |
| Current GRM: | 7.90 |
| Market GRM: | 6.83 |
| Current CAP: | 6.56% |
| Market CAP: | 8.38% |
| Approx. Age: | 1928 |
| Approx. Lot Size: | 13,500 |
| Approx. Gross SF: | 26,096 |
| Cost per Net GSF: | \$216.51 |

NEW POTENTIAL FINANCING

| | |
|-------------------------|--------------------|
| New First Loan: | \$3,672,500 |
| Interest Rate: | 6.50% |
| Amortization: | 30 |
| Monthly Payment: | \$23,212.70 |
| DCR: | 1.33 |

Sales Comparables



Sylvester Apartments

2268 W 14th St, Los Angeles, CA 90006

SALE PRICE \$5,650,000

YEAR BUILT 1928

NUMBER OF UNITS 47

PRICE PER UNIT \$120,213

PRICE PER SF \$217

ACTUAL CAP RATE 6.56%

GRM 7.90

PARKING SPACES 22

Sale Date N/A



1306 S Westlake Ave

Los Angeles, CA 90007

SALE PRICE \$4,609,500

YEAR BUILT 1911

NUMBER OF UNITS 25

PRICE PER UNIT \$184,380

PRICE PER SF \$329

PARKING SPACES 0

SALE DATE 11/6/2024



809 W 23rd St

Los Angeles, CA 90007

SALE PRICE \$4,425,000

YEAR BUILT 1924

NUMBER OF UNITS 24

PRICE PER UNIT \$184,375

PRICE PER SF \$378

PARKING SPACES 0

SALE DATE 11/6/2024



1901-1913 W 3rd St
Los Angeles, CA 90057

SALE PRICE \$4,950,000

YEAR BUILT 1923

NUMBER OF UNITS 41

PRICE PER UNIT \$120,732

PRICE PER SF \$228

ACTUAL CAP RATE 7.69%

GRM 9.75

PARKING SPACES 24

Sale Date 7/24/2024



801 S Gramercy Dr
Los Angeles, CA 90005

SALE PRICE \$6,605,000

YEAR BUILT 1927

NUMBER OF UNITS 48

PRICE PER UNIT \$137,604

PRICE PER SF \$201

ACTUAL CAP RATE 5.63%

GRM 8.21

PARKING SPACES 0

SALE DATE 6/14/2024



821 S Wilton Pl
Los Angeles, CA 90005

SALE PRICE \$3,725,000

YEAR BUILT 1938

NUMBER OF UNITS 20

PRICE PER UNIT \$186,250

PRICE PER SF \$345

CAP RATE 6.00%

GRM 10.00

PARKING SPACES 10

SALE DATE 6/6/2024

Sales Comparables



2809 W 8th St
Los Angeles, CA 90005

| | |
|-----------------|-------------|
| SALE PRICE | \$3,215,000 |
| YEAR BUILT | 1923 |
| NUMBER OF UNITS | 24 |
| PRICE PER UNIT | \$133,958 |
| PRICE PER SF | \$224 |
| ACTUAL CAP RATE | 4.50% |
| GRM | 11.38 |
| PARKING SPACES | 0 |
| SALE DATE | 3/11/2024 |



925 S Alvarado St
Los Angeles, CA 90006

| | |
|-----------------|-------------|
| SALE PRICE | \$4,100,000 |
| YEAR BUILT | 1908 |
| NUMBER OF UNITS | 32 |
| PRICE PER UNIT | \$128,125 |
| PRICE PER SF | \$173 |
| ACTUAL CAP RATE | 5.90% |
| GRM | 10.07 |
| PARKING SPACES | 0 |
| Sale Date | 12/21/2023 |



1316 S Mariposa Ave
Los Angeles, CA 90006

| | |
|-----------------|-------------|
| SALE PRICE | \$3,160,000 |
| YEAR BUILT | 1925 |
| NUMBER OF UNITS | 20 |
| PRICE PER UNIT | \$158,000 |
| PRICE PER SF | \$321 |
| ACTUAL CAP RATE | 5.69% |
| GRM | 11.31 |
| PARKING SPACES | 0 |
| Sale Date | 11/9/2023 |



624 S Berendo St Los Angeles, CA 90010

SALE PRICE \$4,995,000

YEAR BUILT 1927

NUMBER OF UNITS 41

PRICE PER UNIT \$121,829

PRICE PER SF \$145

GRM 11.77

ACTUAL CAP RATE 3.14%

PARKING SPACES 0

SALE DATE 9/20/2023



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