

720 South Plymouth Boulevard

LOS ANGELES, CA 90005



17-UNIT COURTYARD-STYLE ASSET IN THE WINDSOR VILLAGE NEIGHBORHOOD
HANCOCK PARK ADJACENT | VALUE-ADD | SIGNIFICANT RENTAL UPSIDE

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Marcus & Millichap
THE NEEMA GROUP

720 South Plymouth Boulevard

LOS ANGELES, CA 90005

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EXECUTIVE SUMMARY

The Neema Group of Marcus & Millichap is pleased to present 720 S Plymouth Boulevard, a 17-unit multifamily investment opportunity located in the Hancock Park-adjacent area of Los Angeles. Built in 1955, the property spans approximately 14,410 square feet on a 13,004 square foot lot and features a unit mix of one single, twelve one-bedroom/one-bath units, and four two-bedroom/1.5-bath units, appealing to a broad range of renter profiles.

The property offers a gated entrance with an intercom system and subterranean parking featuring 16 single spaces, a strong amenity for the submarket. A spacious central courtyard provides common areas for tenants, anchoring the property's overall livability and curb appeal. Interior walkways present the potential to be converted into private patios and balconies, offering a future owner a value-add opportunity to enhance unit appeal, while the existing

basement storage presents further upside through a potential ADU conversion, subject to buyer verification.

Units are cooled by a combination of window and wall AC units, and the property is separately metered for gas and electric. On-site community laundry, equipped with two washers and two dryers, generates in-place ancillary income, with notable additional upside available through renting out more storage to tenants.

Offered at \$3,950,000, the investment generates a current 5.84% cap rate on in-place income, with a 9.82 GRM. The offering equates to approximately \$232,353 per unit and \$274 per square foot, presenting investors with the opportunity to acquire a well-located, value-add multifamily asset in one of Los Angeles' most desirable and supply-constrained submarkets.

PROPERTY SUMMARY

Marcus & Millichap
THE NEEMA GROUP

PRICING INFORMATION

Sale Price:	\$3,950,000
Cost per Legal Unit:	\$232,353
Price per SF:	\$274
Current CAP Rate:	5.84%
Current GIM:	9.82
Market CAP Rate:	6.76%
Market GIM:	8.94

PROPERTY INFORMATION

Address:	720 S Plymouth Blvd, Los Angeles, CA 90005
Number of Units:	17
Approx. Gross SF:	14,410
Approx. Lot Size:	13,004
Year Built:	1955
Parcel Number:	5090-030-011
Property Type:	Multi-Family
Unit Mix:	(1) Single (12) 1 Bed / 1 Bath (4) 2 Bed / 1.5 Bath

720 S Plymouth Blvd

Los Angeles, CA 90005

INVESTMENT HIGHLIGHTS

720 S Plymouth Blvd

LOS ANGELES, CA 90005



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An attractive unit mix of one single, twelve one-bedrooms, and four two-bedrooms/1.5-bath appeals to a wide range of renter profiles.



The property offers a gated entrance with an intercom system and subterranean parking featuring 16 single spaces, a strong amenity for the submarket.



A spacious central courtyard provides common areas for tenants, anchoring the property's overall livability and curb appeal. Interior walkways present the potential to be converted into private patios and balconies offering a future owner a value-add opportunity to enhance unit appeal.



Additionally, upside may be pursued by converting the existing basement storage into an ADU (buyer to verify).



Units are cooled by a combination of window and wall AC units, and the property is separately metered for gas and electric.



On-site community laundry, equipped with two washers and two dryers, generates in-place ancillary income, with notable additional upside available through renting out more storage to tenants.



Offered at \$3,950,000 (\$232,353/unit, \$274/SF), reflecting a 5.84% current cap rate and 9.82 GRM on in-place income.



Windsor Village offers investors a rare opportunity to acquire in one of Los Angeles' most architecturally distinct and historically intact residential districts. With clearly defined boundaries and a strong neighborhood identity anchored by Harold A. Henry Park, the submarket combines timeless appeal with proven long-term desirability.

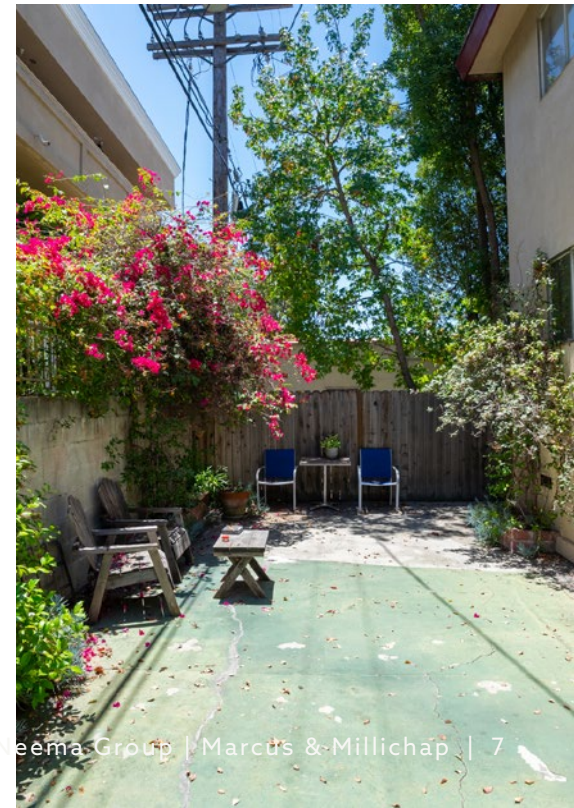


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6 | 720 South Plymouth Boulevard, Los Angeles, CA 90005





NEARBY RETAIL & AMENITIES

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TRANSPORTATION

- 1 Bus Stop - Wilshire / Plymouth
- 2 Metro Station - Wilshire / Western
- 3 Metro Station - Wilshire / La Brea

RETAIL & GROCERY

- 1 Koreatown Galleria
- 2 H Mart
- 3 Ralphs
- 4 California Market
- 5 Trader Joe's
- 6 Ralphs
- 7 Target
- 8 Whole Foods Market
- 9 The Grove
- 10 Erewhon Grove

COFFEE & DINING

- 1 BCD Tofu House
- 2 Quarters Korean BBQ
- 3 Kang Ho Dong Baekjeong
- 4 Antico Nuovo
- 5 Noshi Sushi
- 6 Pasta Sisters
- 7 Great White
- 8 Levain Bakery
- 9 Salt & Straw
- 10 Go Get Em Tiger
- 11 Groundwork Coffee Co.
- 12 Larchmont Village Wine, Spirits & Cheese
- 13 République
- 14 SUGARFISH by sushi nozawa

EDUCATION

- 1 Marlborough School
- 2 Third Street Elementary School
- 3 John Burroughs Middle School
- 4 Los Angeles High School
- 5 Charles Kim Elementary School
- 6 Fairfax High School

MISCELLANEOUS

- 1 Wilshire Country Club
- 2 The Wiltern
- 3 Paramount Pictures Studio
- 4 La Brea Tar Pits and Museum
- 5 Los Angeles County Museum of Art
- 6 David Kordansky Gallery
- 7 Marciano Art Foundation



CALIFORNIA MARKET

BCD TOFU HOUSE

CHARLES KIM
ELEMENTARY SCHOOL

QUARTERS KOREAN BBQ

RALPHS

H MART

BUS STOP
WILSHIRE / PLYMOUTH

METRO STATION
WILSHIRE / WESTERN

THE WILTERN

WILSHIRE ESCROW
COMPANY

WILSHIRE BLVD

720 S Plymouth Blvd
Los Angeles, CA 90005

1

5

4

2

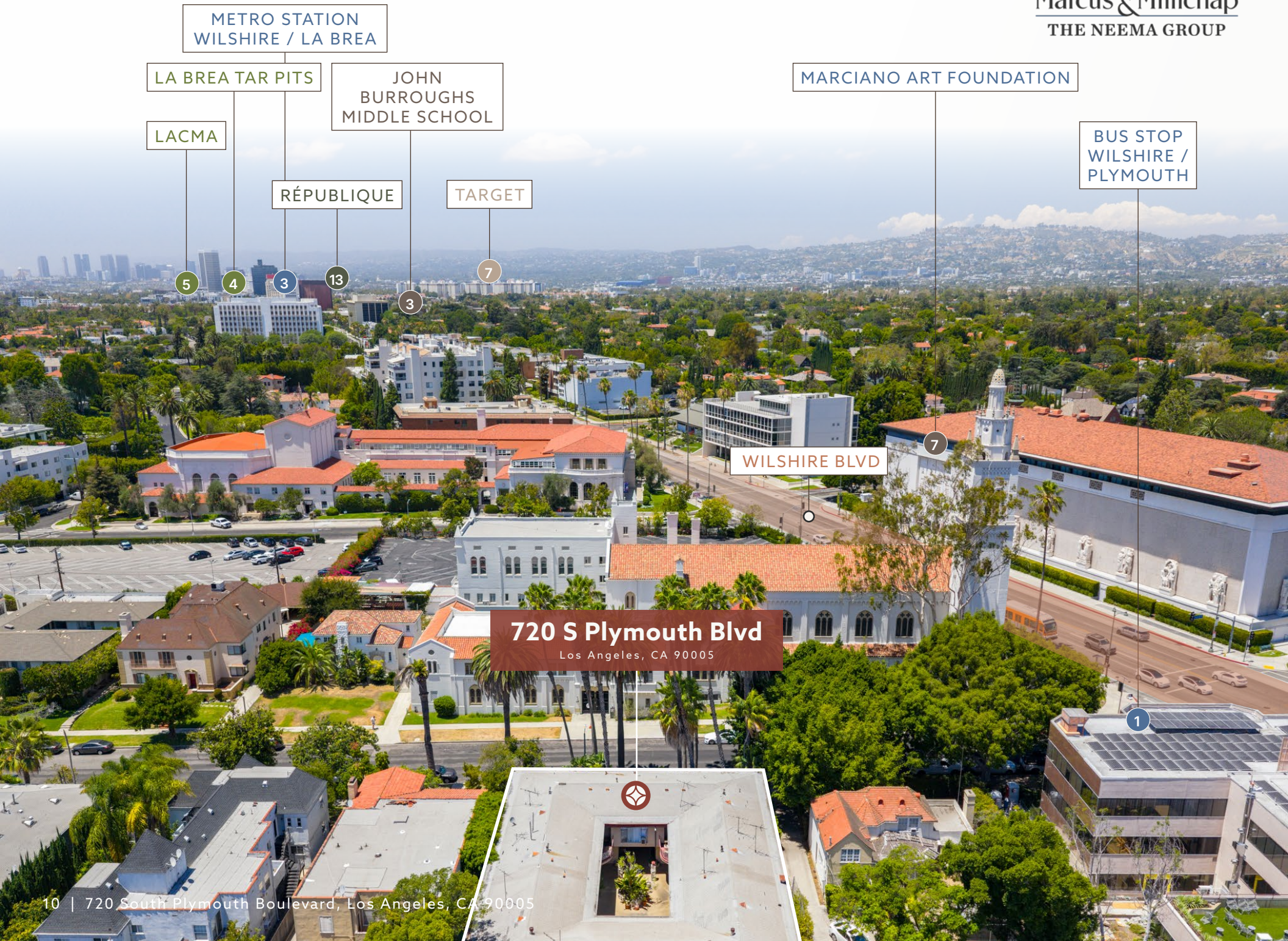
1

2

2

3

2



METRO STATION
WILSHIRE / LA BREA

LA BREA TAR PITS

LACMA

RÉPUBLIQUE

JOHN
BURROUGHS
MIDDLE SCHOOL

TARGET

MARCiano ART FOUNDATION

BUS STOP
WILSHIRE /
PLYMOUTH

WILSHIRE BLVD

720 S Plymouth Blvd

Los Angeles, CA 90005

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LOS ANGELES, CA 90005

MARLBOROUGH
SCHOOL

LARCHMONT VILLAGE
WINE, SPIRITS & CHEESE

LEVAIN
BAKERY

SALT &
STRAW

PARAMOUNT
PICTURES

MARCIANO ART FOUNDATION

GO GET EM TIGER

GROUNDWORK
COFFEE CO.

1

8

10

9

3

12

11

7

720 S Plymouth Blvd

Los Angeles, CA 90005



RENT ROLL

UNIT	UNIT TYPE	UNIT SF	CURRENT RENTS
1	2+1.5	1,050	\$1,800
2	1+1	750	\$1,777
3	2+1.5	1,050	\$2,494
4	1+1	750	\$1,895
5*	1+1	750	\$2,150
6	1+1	750	\$1,800
7	1+1	750	\$1,800
8	1+1	750	\$1,922
9	1+1	750	\$1,516
10	1+1	750	\$1,800
11	1+1	750	\$1,925
12	1+1	750	\$1,641
14	1+1	750	\$1,605
15	2+1.5	1,050	\$2,141
16	1+1	750	\$2,100
17	2+1.5	1,050	\$2,434
18	Single	550	\$1,591
			\$32,390
1	Single	550	\$1,591
12	1+1	750	\$21,930
4	2+1.5	1,050	\$8,869
Total			\$32,390

* On Site Manager/Key Holder

FINANCIAL OVERVIEW

720 S Plymouth Blvd

LOS ANGELES, CA 90005

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	\$ 402,065		\$ 441,902	
Less Vacancy Rate Reserve:	(\$ 20,103)	5.0%	(\$ 22,095)	5.0%
Gross Operating Income:	\$ 381,961		\$ 419,807	
Less Expenses:	(\$ 151,309)	37.6%	(\$ 152,823)	34.6%
Net Operating Income:	\$ 230,653		\$ 266,984	
Reserves:	(\$ 3,400)		(\$ 3,400)	
Less Debt Service:	(\$ 175,110)		(\$ 175,110)	
Pre-Tax Cash Flow:	\$ 52,143	3.3%	\$ 88,474	5.6%
Plus Principal Reduction:	\$ 28,684		\$ 28,684	
Total Return Before Taxes:	\$ 80,827	5.1%	\$ 117,158	7.4%

ESTIMATED ANNUALIZED EXPENSES	CURRENT RENTS		MARKET RENTS	
Taxes: Rate 1.20%	\$ 47,400		\$ 47,400	
Insurance	\$ 20,636		\$ 20,636	
Utilities	\$ 19,532		\$ 19,532	
Waste Removal	\$ 12,718		\$ 12,718	
Repairs & Maintenance	\$ 12,750		\$ 12,750	
Management 4%	\$ 15,278		\$ 16,792	
On-Site Manager	\$ 11,820		\$ 11,820	
Landscaping & Cleaning	\$ 6,180		\$ 6,180	
Pest Control	\$ 650		\$ 650	
Fire & Safety	\$ 1,182		\$ 1,182	
License and Fees	\$ 1,113		\$ 1,113	
Direct Assessment	\$ 2,049		\$ 2,049	
Total Expenses:	\$151,309		\$152,823	
Per Net Sq. Ft.:	\$11		\$11	
Per Unit:	\$8,901		\$8,990	

SCHEDULED INCOME			CURRENT RENTS		SCHEDULED RENTS	
No. of Units	Unit Type	Unit Sf	Avg Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
1	Single	550	\$ 1,591	\$ 1,591	\$ 1,750	\$ 1,750
12	1+1	750	\$ 1,828	\$ 21,930	\$ 1,900	\$ 22,800
4	2+1.5	1,050	\$ 2,217	\$ 8,869	\$ 2,700	\$ 10,800
Total Scheduled Rent:				\$ 32,390		\$ 35,350
			Storage	\$ 775		\$ 1,135
			Laundry	250		250
			SCEP & RSO	\$ 55		\$ 55
			Pet Rent	\$ 35		\$ 35
Monthly Scheduled Gross Income:				\$ 33,505		\$ 36,825
Annual Scheduled Gross Income:				\$ 402,065		\$ 441,902

SUMMARY

Price:	\$3,950,000
Down Payment: 40%	\$1,580,000
Number of Units:	17
Cost per Legal Unit:	\$232,353
Current GIM:	9.82
Market GIM:	8.94
Current CAP:	5.84%
Market CAP:	6.76%
Year Built:	1955
Approx. Lot Size:	13,004
Approx. Gross SF:	14,410
Cost per Net GSF:	\$274

NEW POTENTIAL FINANCING

New First Loan:	\$2,370,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	\$14,592
DCR:	1.32

SALES COMPARABLES



720 S Plymouth Boulevard
Los Angeles, CA 90005

Sale Price	\$3,950,000
Year Built	1955
Number of Units	17
Price Per Unit	\$232,353
Price Per SF	\$274
Actual Cap Rate	5.84%
GIM	9.82
Sale Date	N/A



538 S OXFORD AVE
Los Angeles, CA 90020

Sale Price	\$4,775,000
Year Built	1966
Number of Units	24
Price Per Unit	\$198,958
Price Per SF	\$276
Actual Cap Rate	5.26%
GIM	11.29
Sale Date	4/7/26



409 S MANHATTAN PL
Los Angeles, CA 90020

Sale Price	\$5,100,000
Year Built	1957
Number of Units	29
Price Per Unit	\$175,862
Price Per SF	\$267
Actual Cap Rate	5.96%
GIM	9.33
Sale Date	3/5/26



3555 SAN MARINO ST
Los Angeles, CA 90019

Sale Price	\$3,015,000
Year Built	1973
Number of Units	16
Price Per Unit	\$188,438
Price Per SF	\$267
Actual Cap Rate	5.87%
GIM	11.19
Sale Date	2/18/26

SALES COMPARABLES

720 S Plymouth Blvd

LOS ANGELES, CA 90005



1200 S CITRUS AVE
Los Angeles, CA 90019

Sale Price	\$2,850,000
Year Built	1951
Number of Units	16
Price Per Unit	\$178,125
Price Per SF	\$277
Actual Cap Rate	4.83%
GIM	10.73
Sale Date	1/13/26



4955 ROSEWOOD AVE
Los Angeles, CA 90004

Sale Price	\$3,495,000
Year Built	1959
Number of Units	18
Price Per Unit	\$194,167
Price Per SF	\$230
Actual Cap Rate	4.15%
GIM	12.24
Sale Date	9/23/25



638 S CLOVERDALE AVE
Los Angeles, CA 90036

Sale Price	\$4,800,000
Year Built	1940
Number of Units	22
Price Per Unit	\$218,182
Price Per SF	\$503
Actual Cap Rate	4.63%
GIM	-
Sale Date	7/25/25



1338 CRENSHAW BLVD
Los Angeles, CA 90019

Sale Price	\$4,350,000
Year Built	1946
Number of Units	40
Price Per Unit	\$108,750
Price Per SF	\$287
Actual Cap Rate	5.23%
GIM	8.69
Sale Date	5/16/25

HANCOCK PARK / GREATER WILSHIRE

KOREATOWN-ADJACENT URBAN LIVING

Situated between Wilshire Boulevard and 8th Street, the property occupies a prime location in the Greater Wilshire neighborhood, immediately west of Koreatown and minutes from Hancock Park. This established residential pocket offers exceptional access to employment centers, Metro transit, dining, retail, and cultural destinations while benefiting from strong renter demand and long-term investment fundamentals. Its central location provides convenient connectivity to Downtown Los Angeles, Hollywood, Miracle Mile, and the Westside, enhancing long-term residential appeal.

EMPLOYMENT DRIVERS

Anchored by the Wilshire Boulevard office corridor, Koreatown business district, Los Angeles City College, and direct Metro connectivity, the surrounding area supports a diverse employment base and consistent multifamily rental demand.

EMPLOYER	EMPLOYEES
City of Los Angeles	25,000
F21 OpCo LLC (Forever 21)	14,971
Ticketmaster Entertainment LLC	4,390
MUFG Union Bank Foundation	4,200
Kaiser Foundation Hospitals	2,552

LOCATION HIGHLIGHTS

TRANSIT-ORIENTED LOCATION

0.5–1.0 mile to Metro D Line stations with direct access to Downtown LA and Mid-Wilshire.

EMPLOYMENT HUB

Minutes from the Wilshire Boulevard office corridor and Koreatown business district.

HIGH-BARRIER SUBMARKET

Limited new multifamily development supports long-term fundamentals.

STRONG RENTAL DEMAND

A diverse renter base driven by professionals, students, and healthcare employees.

CONTINUED INVESTMENT

Ongoing Wilshire Corridor redevelopment reinforces long-term neighborhood growth.

CENTRAL CONNECTIVITY

Convenient access to Downtown LA, Hollywood, Miracle Mile, and the Westside.



Hancock Park Residential Street



Wilshire Boulevard Corridor

KEY DEMOGRAPHICS (1Mile Radius)



46,988

POPULATION



21,229

HOUSEHOLDS



\$110,362

AVERAGE HH INCOME



\$83,735

MEDIAN HH INCOME



41

MEDIAN AGE



48,840

DAYTIME POPULATION

LIFESTYLE DESTINATIONS

720 S Plymouth Blvd

LOS ANGELES, CA 90005

Premier dining, retail, recreation, and cultural destinations within minutes of the subject property.



01 WILSHIRE COUNTRY CLUB

Established in 1919, this prestigious private golf club is one of Los Angeles' most historic recreational destinations, located approximately 1.5 miles north of the property.



02 HANCOCK PARK & WINSOR SQUARE

Two of Los Angeles' most established residential neighborhood, known for historic homes, tree-lined streets, and exceptional long-term neighborhood stability.



03 LARCHMONT VILLAGE

Walkable boutique shopping, cafés, restaurants, and a popular weekly farmers market create one of the city's most desirable neighborhood retail districts.



04 MUSEUM ROW & MIRACLE MILE

Home to LACMA, the Academy Museum, Petersen Automotive Museum, and La Brea Tar Pits, offering one of Southern California's premier cultural destinations.



05 METRO D LINE

Wilshire/Western and Wilshire/Vermont stations provide direct rail access to Downtown Los Angeles, Miracle Mile, Beverly Hills, and the expanding Metro system.



06 KOREATOWN

One of Los Angeles' most vibrant dining, nightlife, and entertainment districts, offering hundreds of restaurants, cafés, karaoke lounges, and retail destinations.

OFFERING MEMORANDUM

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