Marcus & Millichap
THE NEEMA GROUP

36-UNIT, NEW CONSTRUCTION
MULTIFAMILY ASSET
IN ECHO PARK

1915 PARK AVE

Los Angeles, CA 90026



TURNKEY | STRONG RENTAL INCOME | MODERN AMENITIES | MULTIPLE REVENUE STREAMS

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1915 PARK AVE

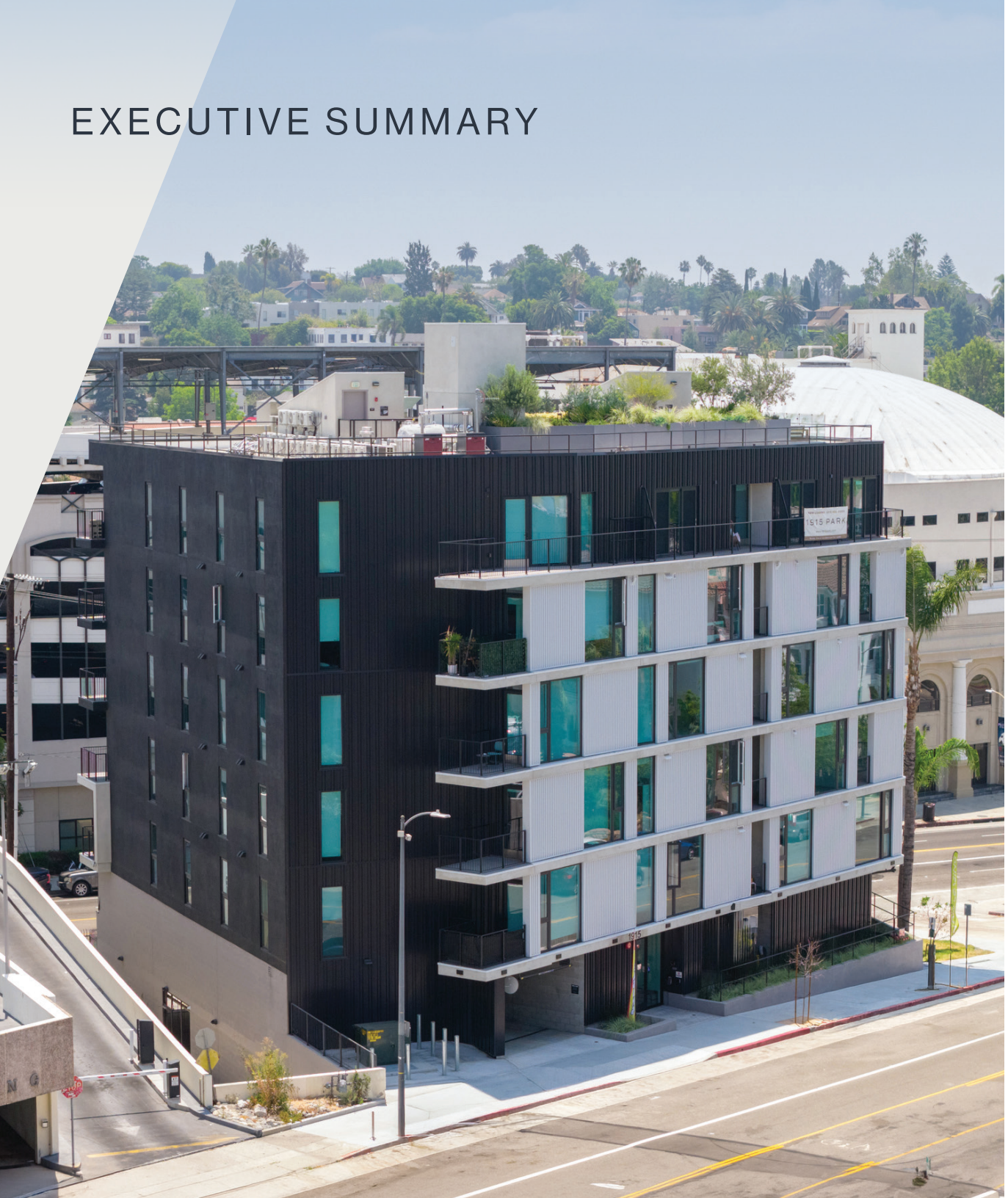
Los Angeles, CA 90026

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EXECUTIVE SUMMARY



The Neema Group of Marcus & Millichap is pleased to present 1915 Park Avenue, a newly completed 36-unit multifamily investment opportunity located in the heart of Echo Park, one of Los Angeles' most sought-after urban neighborhoods.

The property features a balanced unit mix of 16 studios, 16 one-bedroom/one-bath units, and 4 two-bedroom/two-bath units across six residential floors, totaling approximately 37,830 gross square feet. Select units offer private patios or balconies with views of Echo Park Lake and the Downtown Los Angeles skyline.

Unit finishes include quartz countertops, modern appliances, laminate flooring, keycard entry, in-unit doorbell systems, and ventless washer/dryers. Amenities include a rooftop lounge with BBQs and panoramic views, a dog park, Amazon lockers, complimentary Wi-Fi, and tenant storage. Parking includes 18 on-site spaces, with an additional 12 spaces provided through a lease agreement with the neighboring property. The parking area is equipped with EV charging stations and secure bike storage lockers. RUBS are in place with individual unit submeters, and the property utilizes a ButterflyMX smart intercom system for keyless, app-based access.

Echo Park continues to attract strong renter demand due to its walkability, central location, and proximity to Downtown LA, Silver Lake, Los Feliz, and Chinatown. The neighborhood's dining, nightlife, and outdoor amenities, anchored by Echo Park Lake, continue to support long-term demand and rent growth.

1915 Park Avenue offers investors the opportunity to acquire a turnkey asset in one of Los Angeles' most supply-constrained urban submarkets, supported by in-place income and long-term rental demand.

PROPERTY SUMMARY



PRICING INFORMATION

SALE PRICE	$16,900,000
PRICE PER UNIT	$469,444
PRICE PER SF	$446
CURRENT CAP RATE	4.90%
CURRENT GRM	12.90
MARKET CAP RATE	5.53%
MARKET GRM	11.85

PROPERTY INFORMATION

ADDRESS	1915 Park Avenue Los Angeles, CA 90026
NUMBER OF UNITS	36
APPROX. GROSS SIZE	37,830 SF
APPROX. LOT SIZE	8,320 SF
YEAR BUILT	2025
PROPERTY TYPE	Multi-Family
UNIT MIX	(16) Studio (16) 1 Bed / 1 Bath (4) 2 Bed / 2 Bath

INVESTMENT HIGHLIGHTS

NEWLY COMPLETED MULTIFAMILY ASSET

The Neema Group of Marcus & Millichap is pleased to present 1915 Park Avenue, a 36-unit newly constructed multifamily investment opportunity completed in 2025 and located in the heart of Echo Park, one of Los Angeles' most dynamic and sought-after urban neighborhoods.

BALANCED UNIT MIX

The property features a well-balanced unit mix of 16 studios (avg. 421 SF), 16 one-bedroom/one-bath units (avg. 691 SF), and 4 two-bedroom/two-bath units (avg. 1,069 SF) across six residential floors, totaling approximately 37,830 gross square feet. Units are offered in stacked layouts with multiple floor plan configurations, providing tenants a variety of living options.

PREMIUM AMENITIES & INTERIOR FINISHES

Interior finishes include quartz countertops, modern appliances, laminate flooring, keycard entry, in-unit doorbell systems, and ventless washer/dryers. The building's amenity package is designed for the modern renter, highlighted by a rooftop lounge with BBQs, a garden-inspired setting, and panoramic views of Echo Park Lake and Downtown Los Angeles.

ANCILLARY INCOME OPPORTUNITY

Parking includes 18 on-site spaces, with an additional 12 spaces provided through a lease agreement with the neighboring property. The parking area is equipped with EV charging stations and secure bike storage lockers. RUBS are in place through individual unit submeters, and the property utilizes a ButterflyMX smart intercom system for keyless, app-based tenant access. Tenant storage is currently offered at no charge, presenting potential ancillary income for a new owner.

PRIME ECHO PARK LOCATION

Echo Park remains one of Los Angeles' most walkable and rapidly evolving neighborhoods, attracting a strong mix of young professionals, creatives, and families. The property benefits from close proximity to Downtown LA, Silver Lake, Los Feliz, and Chinatown, with direct access to the 5, 2, 110, and 101 freeways.

SUPPLY-CONSTRAINED INVESTMENT OPPORTUNITY

The neighborhood's vibrant dining, nightlife, and outdoor amenities surrounding Echo Park Lake continue to support strong renter demand and long-term rent growth. 1915 Park Avenue represents a rare opportunity to acquire a turnkey asset in one of Los Angeles' most supply-constrained urban submarkets, supported by in-place income and a highly desirable location that continues to attract one of the city's strongest renter demographics.



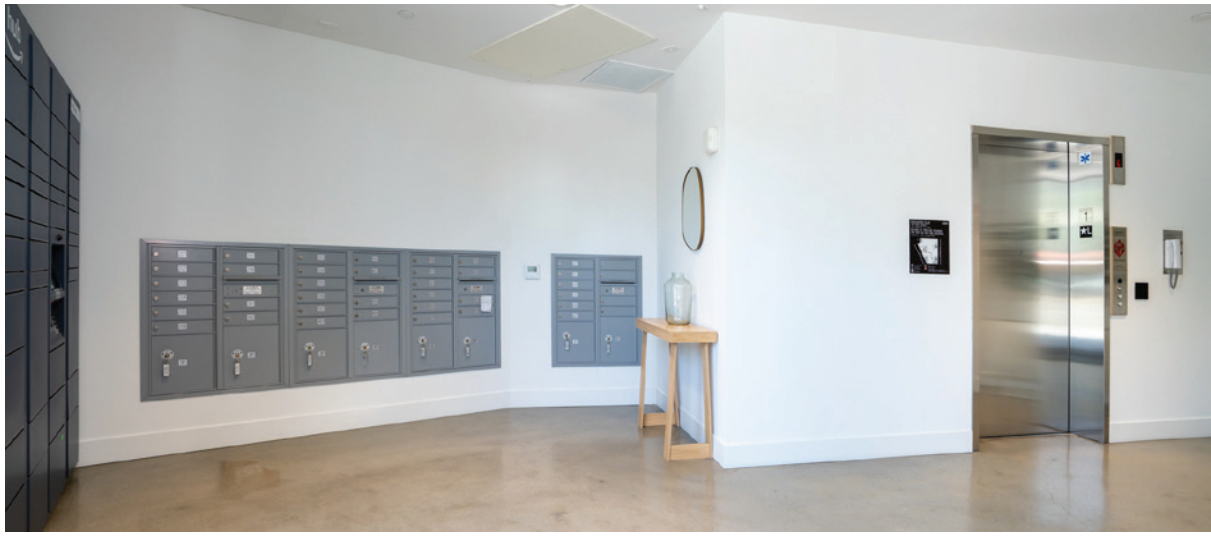

Marcus & Millichap
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1915 PARK AVE
Los Angeles, CA 90026








1915 PARK AVE










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FLOOR PLANS

S1

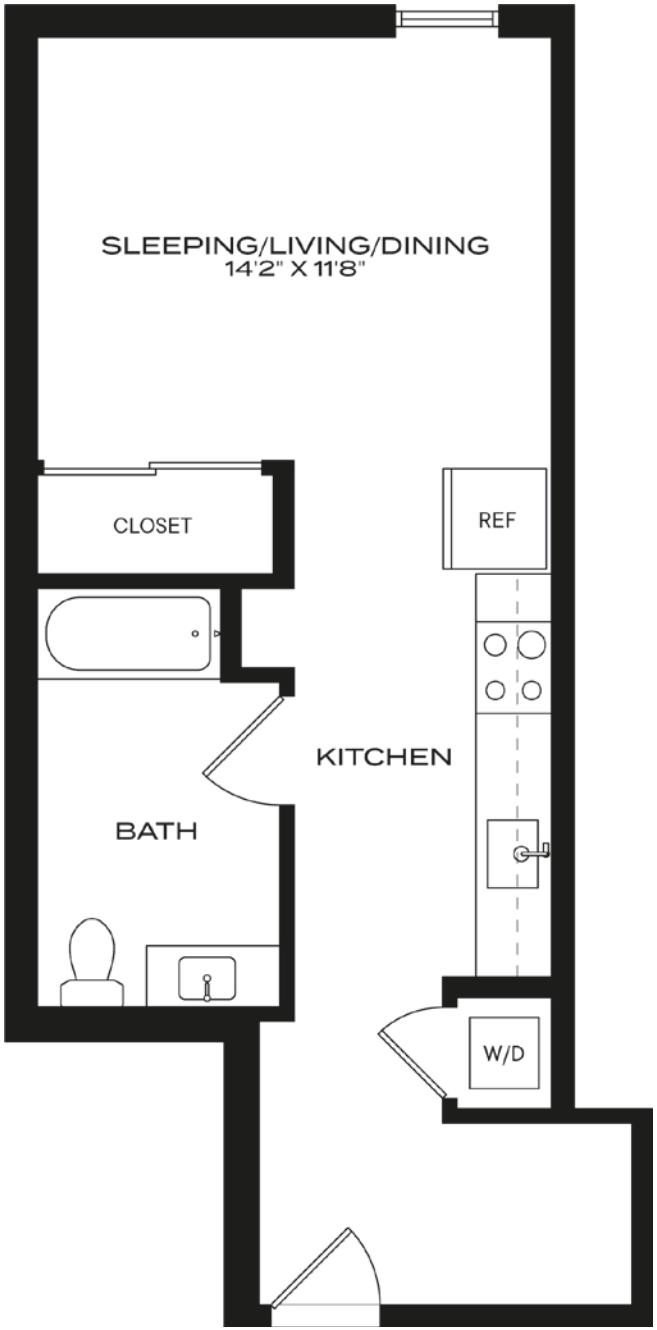
STUDIO / 1 BATH
388 – 391 SF



FLOOR PLANS

S3

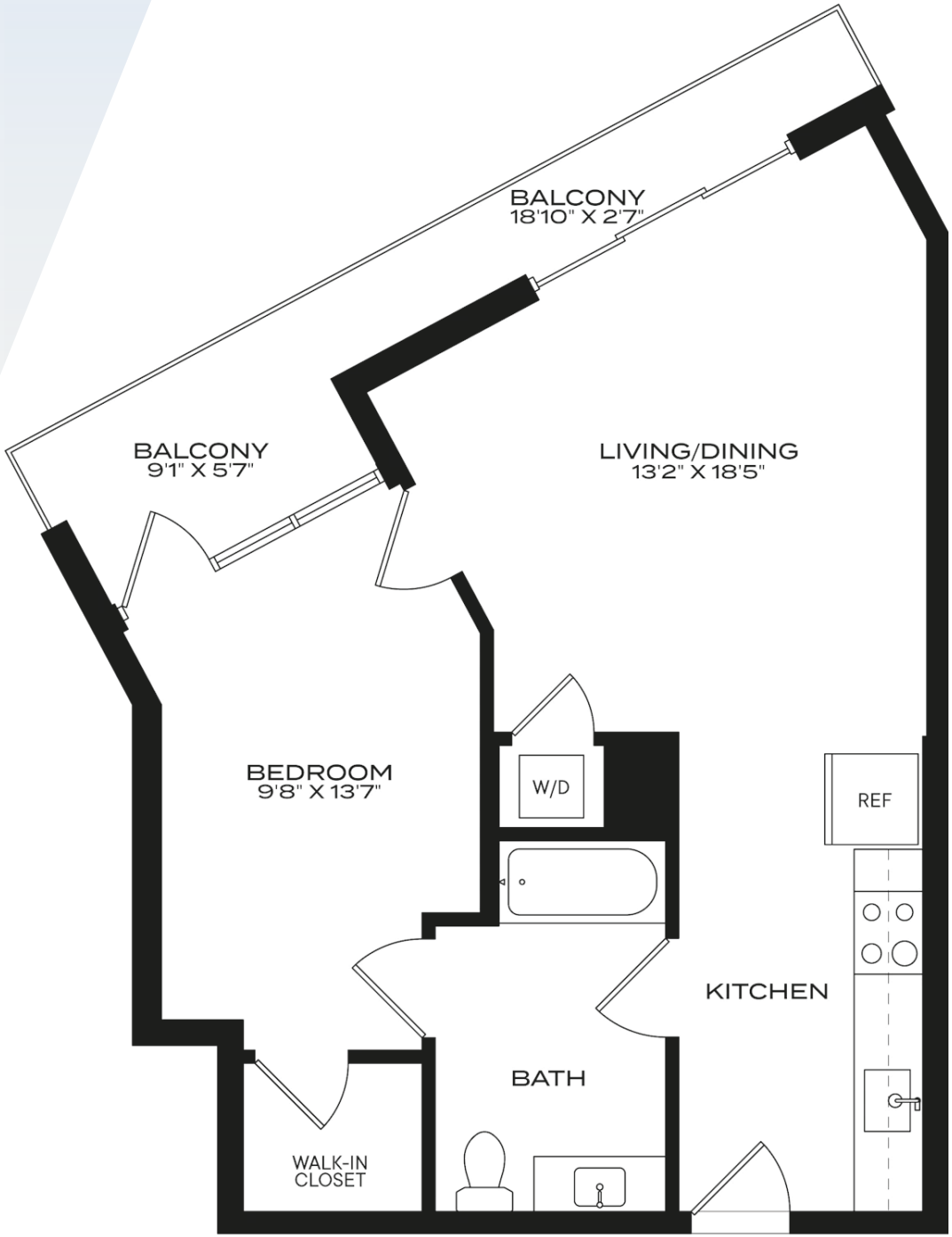
STUDIO / 1 BATH
428–447 SF



FLOOR PLANS

A4

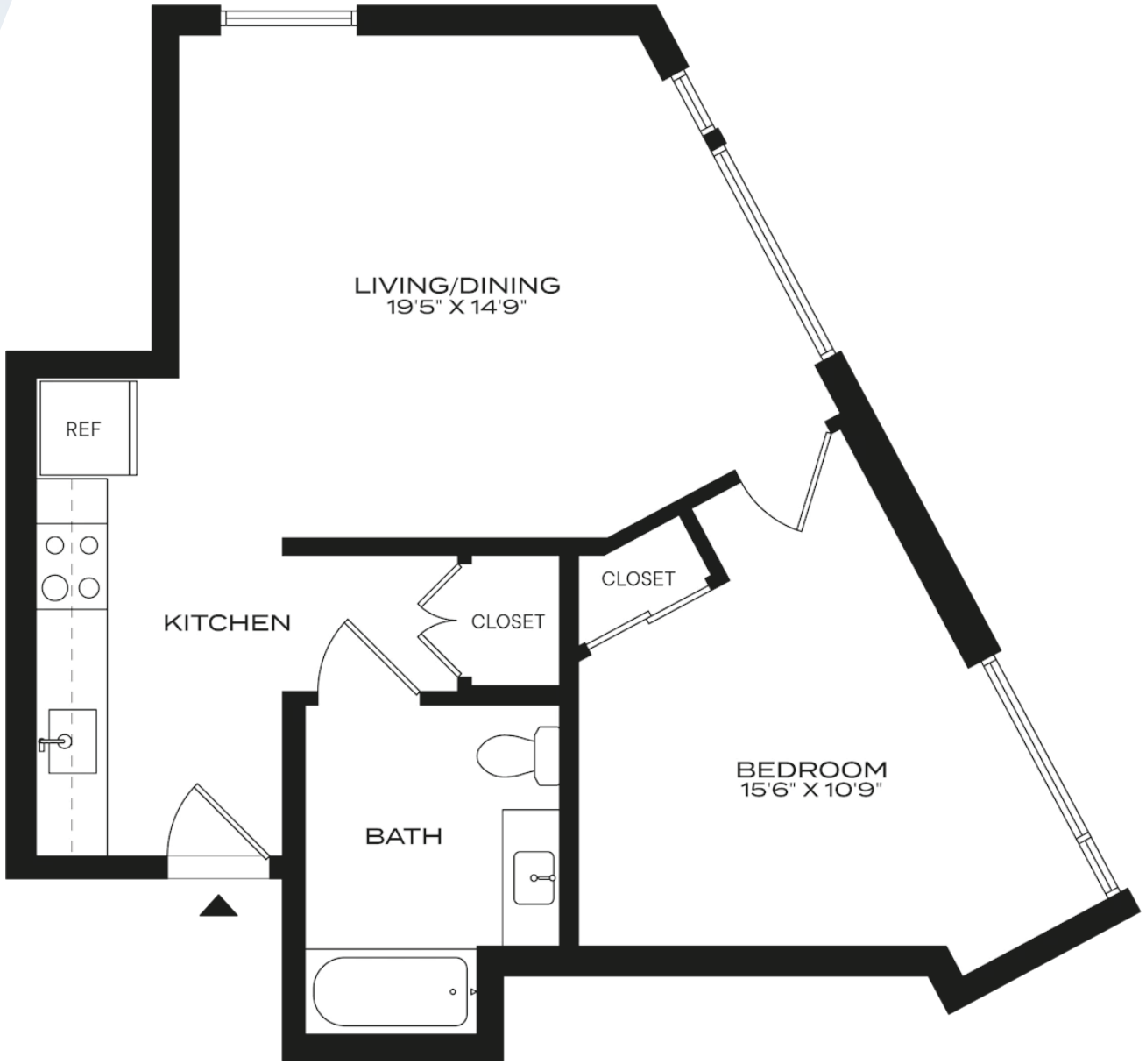
1 BED / 1 BATH
594 SF



FLOOR PLANS

A2

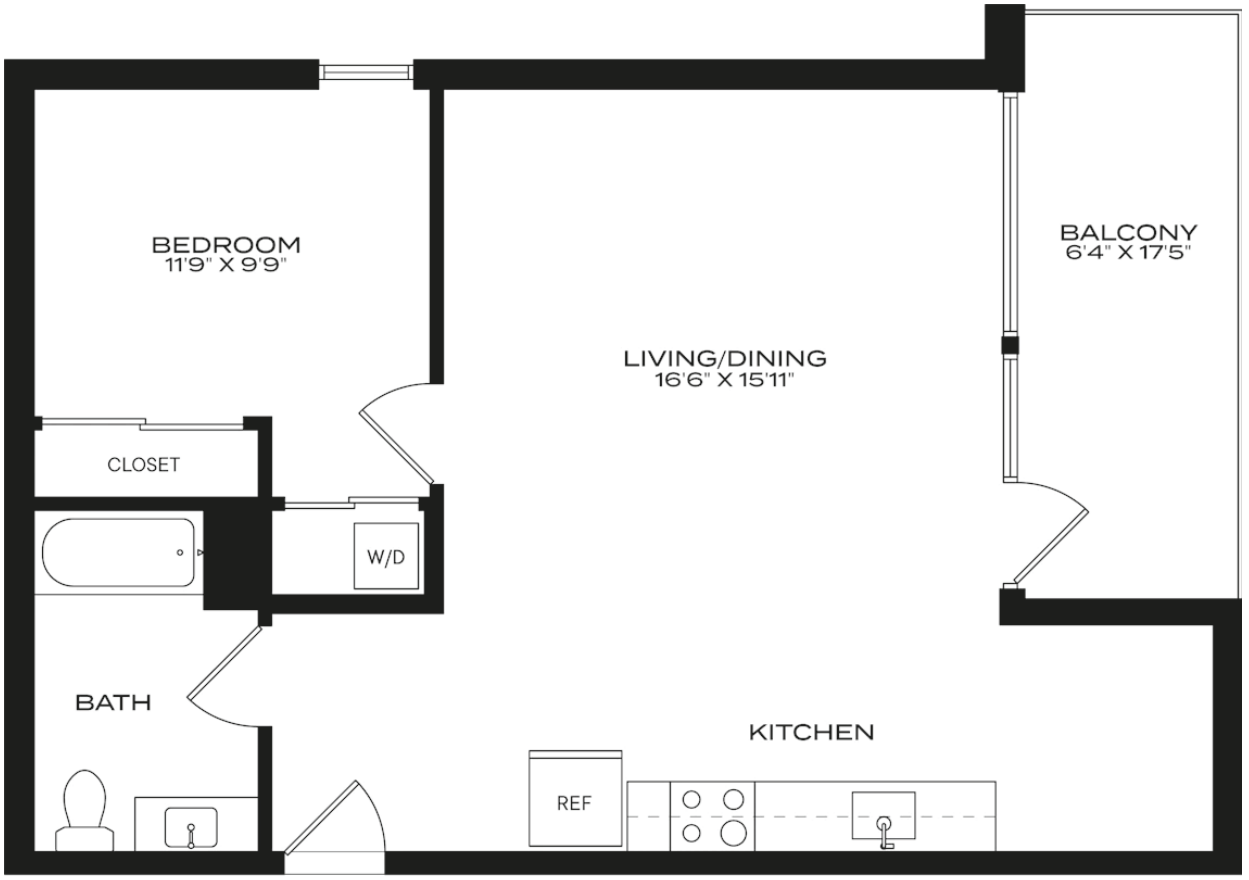
1 BED / 1 BATH
610 SF



FLOOR PLANS

A7

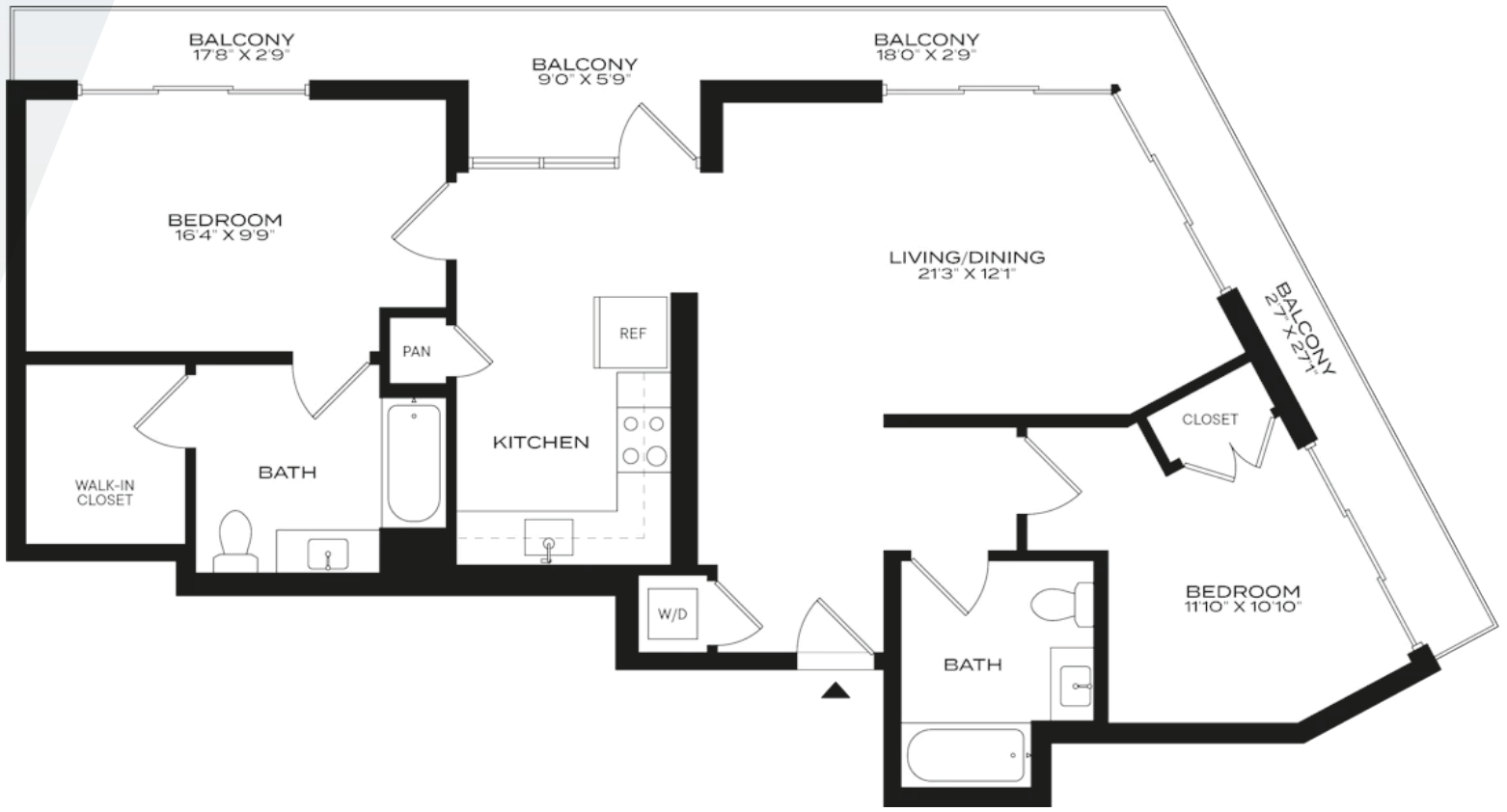
1 BED / 1 BATH
687 SF



FLOOR PLANS

B1

2 BED / 2 BATH
964 SF

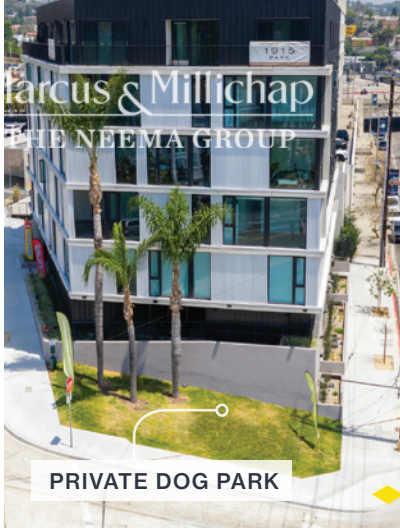


BUILDING

AMENITIES & FEATURES


ROOFTOP LOUNGE WITH BBQS & CITY VIEWS


LANDSCAPED ROOFTOP GARDEN



PRIVATE DOG PARK



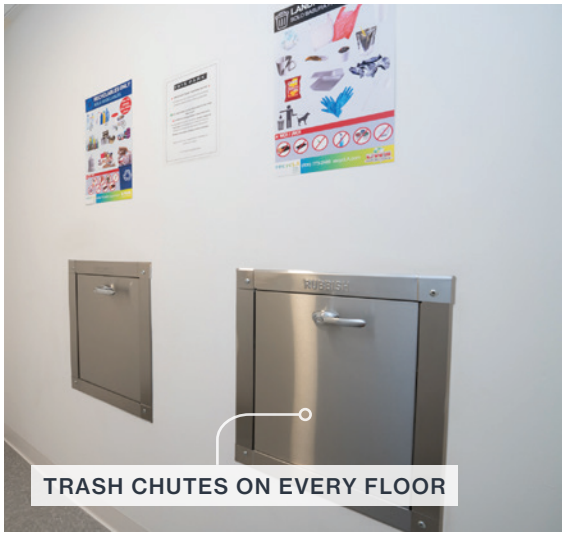
AMAZON PACKAGE LOCKERS



24/7 SECURITY CAMERA SYSTEM



BUTTERFLYMX SMART ENTRY


TRASH CHUTES ON EVERY FLOOR



TWO LEVELS OF SECURE SUBTERRANEAN PARKING


EV CHARGING STATIONS


RESIDENT STORAGE & BIKE PARKING

UNIT

AMENITIES & FEATURES









NEARBY RETAIL & AMENITIES

PUBLIC TRANSIT

1	Glendale / Park
2	Sunset / Park

EDUCATION

1	Logan Early Education Center
2	Mayberry Elementary School
3	Elysian Heights Elementary School
4	Rosemont Ave Elementary School

DINING & COFFEE

1	Breakfast Republic
2	Tierra Mia Coffee
3	Bar Bandini
4	Honey Hi
5	Lassens Natural Foods
6	Bacetti
7	Canyon Coffee
8	Pijja Palace
9	Maury's
10	Valerie Echo Park
11	Ceci's Gastronomia
12	Izakaya Osen
13	Silverlake Ramen
14	LAMILL Coffee
15	L & E Oyster Bar
16	Night + Market Song
17	Guisados
18	Alfred Coffee
19	Eightfold Coffee
20	rōk Coffee and Tea
21	Bacari Silverlake
22	Pine and Crane
23	La Colombe Coffee
24	Salt & Straw
25	The Black Cat
26	Intelligentsia Coffee
27	Cafe Stella
28	Tartine

RETAIL

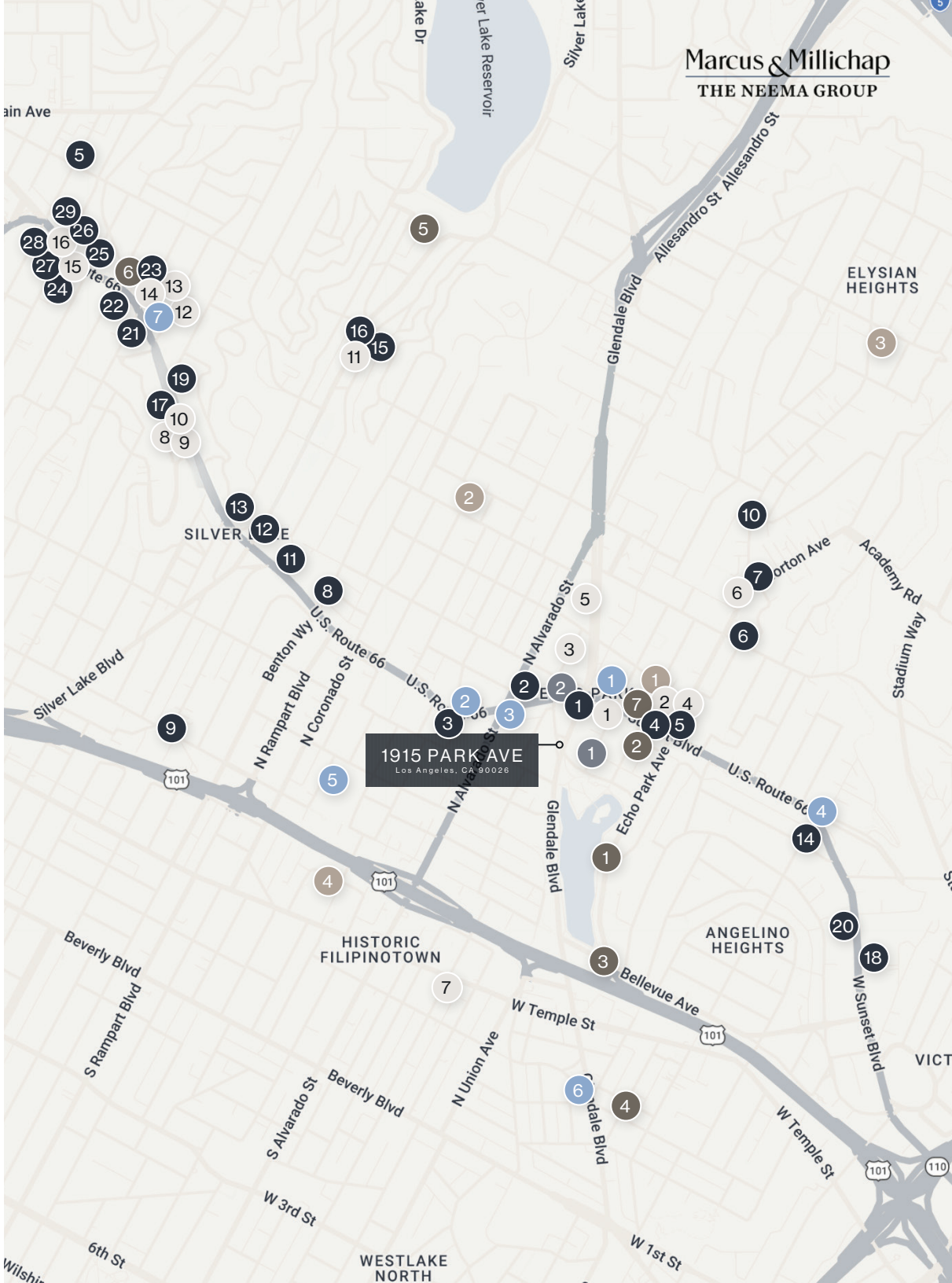
1	Sunset Square
2	Lassens Natural Foods
3	Vons
4	Walgreens
5	Sprouts Farmers Market
6	Cookbook Market
7	Target
8	Filson
9	Free People
10	Sunset Row
11	Botanica Market
12	Aesop
13	A.P.C.
14	Yummy.com
15	Le Labo
16	Warby Parker

FITNESS & WELLNESS

1	PHAROS Athletic Club
2	Mohawk Collective
3	Hot 8 Yoga
4	Planet Fitness
5	DC Fitness
6	One Down Dog Yoga
7	BARRY'S Silver Lake

LIFESTYLE & LANDMARKS

1	Echo Park Lake
2	Echo Park Farmers' Market
3	Echo Park Recreation Center
4	Echo Park Community Center
5	Silver Lake Reservoir
6	Silver Lake Farmers Market
7	The Echo & Echoplex Live Event & Music Venue
8	Elysian Park
9	Dodger Stadium




GLENDALE / PARK BUS STOP
ROSEMONT AVENUE ELEMENTARY SCHOOL
DC FITNESS
TIERRA MIA COFFEE
SUNSET / PARK BUS STOP
BREAKFAST REPUBLIC
MOHAWK WELLNESS COLLECTIVE
BAR BANDINI
101
101
4
5
3
2
2
1
1
2
1915 PARK AVE
Los Angeles, CA 90026
PARK AVE
GLENDALE BLVD
SUNSET BLVD / ROUTE 66
citibank
citibank
jackass
TAIX


Marcus & Millichap
THE NEEMA GROUP
GLENDALE / PARK BUS STOP
ECHO PARK COMMUNITY CENTER
ECHO PARK FARMERS' MARKET
ECHO PARK RECREATION CENTER
ONE DOWN DOG YOGA
TARGET
ECHO PARK LAKE
4
6
7
3
1
GLENDALE BLVD
2
1915 PARK AVE
Los Angeles, CA 90026
1
PARK AVE


BREAKFAST REPUBLIC
LOGAN EARLY EDUCATION CENTER
WALGREENS
ELYSIAN PARK
ECHO PARK FARMERS' MARKET
LASSENS NATURAL FOODS
HONEY HI
DODGER STADIUM
THE ECHO & ECHOPLEX LIVE EVENT & MUSIC VENUE
GLENDALE / PARK BUS STOP
1915 PARK AVE
Los Angeles, CA 90026
GLENDALE BLVD
PARK AVE

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	**1,310,229**		**1,426,039**	
Less Vacancy Rate Reserve:	(65,511)	5.0%	(71,302)	5.0%
Gross Operating Income:	1,244,718		1,354,737	
Less Expenses:	(416,209)	31.8%	(419,683)	29.4%
Net Operating Income:	**828,509**		**935,054**	

ESTIMATED ANNUALIZED EXPENSES	CURRENT RENTS	MARKET RENTS
Taxes Rate: 1.19%	$201,110	$201,110
Insurance	$41,613	$41,613
Utilities:	$37,908	$37,908
Maintenance	$18,000	$18,000
Cleaning	$17,724	$17,724
Waste	$6,876	$6,876
Pest Control	$1,500	$1,500
Landscaping	$7,140	$7,140
Management 3.0%	$39,307	$42,781
On-Site Manager	$15,000	$15,000
Advertising & Promotion	$10,200	$10,200
Elevator	$6,000	$6,000
Telephone & Internet	$3,060	$3,060
License, Permits, Fees	$2,004	$2,004
Direct Assessments	$8,767	$8,767
Total Expenses:	**$416,209**	**$419,683**
Per Net Sq. Ft.:	$11.00	$11.09
Per Unit:	$11,561	$11,658

SCHEDULED INCOME

			CURRENT RENTS		MARKET RENTS	
No. of Units	Unit Type	Unit Sf	Avg Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
14	Studio	421	$2,363	$33,083	$2,685	$35,985
2	Studio LI	416	$2,041	$4,082	$2,041	$4,082
14	1+1	693	$3,147	$44,060	$3,685	$48,525
2	1+1 LI	678	$2,289	$4,578	$2,289	$4,578
4	2+2	1069	$5,244	$20,974	$5,250	$21,200
Total Scheduled Rent:				**$106,777**		**$114,370**
			Parking	$1,395		$2,850
			RUBS	$748		$1,250
			Pet Rent	$165		$165
			SCEP	$101		$202
Monthly Scheduled Gross Income:				**$109,186**		**$118,837**
Annual Scheduled Gross Income:				**$1,310,229**		**$1,426,039**

SUMMARY

PRICE:	**$16,900,000**
DOWN PAYMENT: 100%	$16,900,000
NUMBER OF UNITS:	36
COST PER LEGAL UNIT:	$469,444
CURRENT GIM:	12.90
MARKET GIM:	11.85
CURRENT CAP:	4.90%
MARKET CAP:	5.53%
APPROX. AGE:	2025
APPROX. LOT SIZE:	8,320
APPROX. GROSS SF:	37,830
COST PER NET GSF:	$446

SALES COMPARABLES

Marcus & Millichap
THE NEEMA GROUP



1915 PARK AVE
Los Angeles, CA 90026

SALE PRICE	$16,900,000
YEAR BUILT	2025
NUMBER OF UNITS	36
PRICE PER UNIT	$469,444
PRICE PER SF	$446
ACTUAL CAP RATE	4.90%
GRM	12.90
SALE DATE	N/A



1759 N GOWER ST
Los Angeles, CA 90028

SALE PRICE	$15,900,000
YEAR BUILT	2024
NUMBER OF UNITS	28
PRICE PER UNIT	$567,857
PRICE PER SF	$394
ACTUAL CAP RATE	4.70%
GRM	11.78
SALE DATE	5/11/26



636 N JUANITA AVE
Los Angeles, CA 90004

SALE PRICE	$13,795,000
YEAR BUILT	2025
NUMBER OF UNITS	33
PRICE PER UNIT	$418,030
PRICE PER SF	$374
ACTUAL CAP RATE	5.46%
GRM	12.99
SALE DATE	12/19/25



1100 W TEMPLE ST
Los Angeles, CA 90012

SALE PRICE	$17,550,000
YEAR BUILT	2022
NUMBER OF UNITS	54
PRICE PER UNIT	$325,000
PRICE PER SF	$381
ACTUAL CAP RATE	—
GRM	—
SALE DATE	11/7/25



630–636 N OXFORD AVE
Los Angeles, CA 90004

SALE PRICE	$15,550,000
YEAR BUILT	2025
NUMBER OF UNITS	28
PRICE PER UNIT	$555,357
PRICE PER SF	$466
ACTUAL CAP RATE	—
GRM	—
SALE DATE	10/17/25



5550 HOLLYWOOD BLVD
Los Angeles, CA 90028

SALE PRICE	$98,350,000
YEAR BUILT	2018
NUMBER OF UNITS	280
PRICE PER UNIT	$351,250
PRICE PER SF	$449
ACTUAL CAP RATE	—
GRM	—
SALE DATE	6/17/25



5825 CAMERFORD AVE
Los Angeles, CA 90028

SALE PRICE	$14,127,500
YEAR BUILT	2017
NUMBER OF UNITS	34
PRICE PER UNIT	$415,515
PRICE PER SF	$434
ACTUAL CAP RATE	5.07%
GRM	13.44
SALE DATE	1/22/25



535–547 S KINGSLEY DR
Los Angeles, CA 90020

SALE PRICE	$30,000,000
YEAR BUILT	2018
NUMBER OF UNITS	72
PRICE PER UNIT	$416,667
PRICE PER SF	$430
ACTUAL CAP RATE	5.20%
GRM	15.46
SALE DATE	6/28/24

PRIME ECHO PARK LOCATION

Situated in the heart of Echo Park, 1915 Park Avenue offers residents immediate access to one of Los Angeles' most vibrant and evolving urban neighborhoods. Known for its eclectic character, strong community identity, and creative energy, Echo Park has become one of the city's most desirable residential enclaves for young professionals, families, and long-term Angelenos alike.

The property is positioned just minutes from Downtown Los Angeles, Silver Lake, Los Feliz, and Hollywood, providing seamless connectivity to major employment hubs, retail corridors, and entertainment destinations. Echo Park's highly walkable environment is anchored by Sunset Boulevard's mix of boutique retail, acclaimed dining, nightlife, and daily conveniences, creating a lifestyle-driven rental market with strong demand.

Residents benefit from proximity to iconic amenities including Echo Park Lake, Elysian Park, and Dodger Stadium, along with easy access to multiple Metro lines and major freeways including the 101, 110, 2, and 5.

Driven by continued retail expansion, transit-oriented growth, and limited housing supply, Echo Park continues to demonstrate strong rental fundamentals and long-term appreciation potential, reinforcing its position as one of Los Angeles' most compelling multifamily submarkets.



ECHO PARK LAKE


SUNSET BLVD RETAIL

Echo Park is simultaneously one of L.A.'s oldest and most historically significant residential districts and one of its most dynamic.

- LA Times

98	8 Min	5 Min	4	A+
WALK SCORE	**DOWNTOWN LA**	**SILVER LAKE**	**MAJOR FREEWAYS**	**AMENITIES RATING**
Very Walkable	*Major Employment Hub*	*Dining & Retail Access*	*101 • 110 • 2 • 5*	*AreaVibes Score*

Walk to:
Echo Park Lake • Valerie • Cookbook • Lassen's • Bacetti • Canyon Coffee

ECHO PARK IS BOOMING

200,000+ square feet of retail space is currently in development with new retailers like Lassens opening on Sunset Blvd, and the newly completed Mohawk Collective, offering Starbucks Reserve and The Habit Burger Grill, amongst others.

LOCATION FUNDAMENTALS

Millennials have ditched the suburbs for a more active and dynamic urban lifestyle. Many don't own or want to own cars, so they rely on walking, biking, Metro or Uber. There is a limited supply of housing in Los Angeles, and especially in Echo Park, which is causing upward pressure on rents. Research firm Axiometrics projects rental rates are to increase by 25% over the next five years.

MOST SEARCHED NEIGHBORHOOD

Echo Park was rated the "Greatest Neighborhood in Los Angeles." It's a stone's throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It's also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park and the beautifully restored Echo Park Lake.

URBAN LIVING WITH WALKABILITY

As one of the hippest neighborhoods in Los Angeles, Echo Park is a highly walkable submarket. Residents can travel on foot to complete their daily errands and stroll to the many restaurants and clubs that make up Echo Park's vibrant nightlife. Walkscore.com cites the subject properties as "Very Walkable — Most errands can be accomplished on foot." Echo Park is Rated A+ in Amenities by Area Vibes.

NEW YORK IN LA

With its close proximity to a multitude of public transportation options and its incredible "walkability", Echo Park residents have an East Coast feel in Los Angeles. LA residents now have a greater choice in where they live while still being connected to major employment hubs. Residents at the subject property are adjacent to the Metro Bus Local Line, with connectivity to other metro rail lines and surrounding submarkets like Downtown LA, Hollywood, Studio City, North Hollywood, Culver City, Santa Monica, and Pasadena.

AFFORDABILITY GAP – BUY VS. RENT

The median neighborhood home price is approximately $975,000 making home purchases out of reach for most local renters. Renting at the subject property offers tenants a modern, sophisticated alternative at a fraction of the cost of home ownership. This disparity is a leading reason behind high occupancy and demand throughout the marketplace.


MOHAWK COLLECTIVE



VALERIE



HONEY HI


BAR FLORES

NEARBY DEVELOPMENTS



Marcus & Millichap
THE NEEMA GROUP

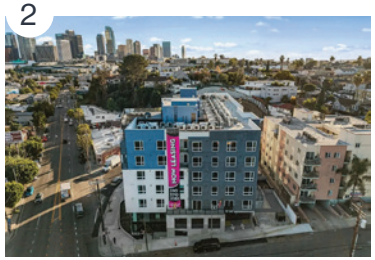
1



2225 SUNSET BLVD

176 Units • Completed
Mixed-Income / TOC

2



INSPIRE ECHO PARK

90 Units • Completed
Market Rate / Amenities

3



ECHO 55

41 Units • Completed
Market Rate / Rooftop Deck

4



ALVARADO KENT

81 Units • Completed
Supportive / Low-Income

5



THE COURT RESIDENCES

189 Units • Under Construction
Affordable / Workforce

6



SUNSET + EVERETT

327 Units • Entitled
Mixed-Use / Retail

7



1623 ALLESANDRO

152 Units • Proposed
Mixed-Use / Retail

8



1340 GLENDALE BLVD

59 Units • Proposed
Retail + Residential

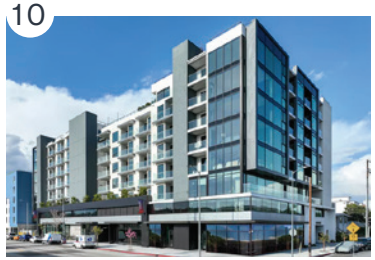
9



1275 SUNSET BLVD

162 Units • Proposed
100% Affordable

10



ALVARADO & TEMPLE

66 Units • Opened
Homekey Housing

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36-UNIT, NEW CONSTRUCTION
MULTIFAMILY ASSET
IN ECHO PARK

1915 PARK AVE

Los Angeles, CA 90026



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