OFFERING MEMORANDUM

2000 ARLINGTON AVE

LOS ANGELES, CA 90018



A 58-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY IN LOS ANGELES

7.91 GRM | FIVE-STORY BRICK CONSTRUCTION | RECENT CAPITAL IMPROVEMENTS THROUGHOUT

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LOS ANGELES, CA 90018

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Marcus & Millichap
THE NEEMA GROUP



The Neema Group of Marcus & Millichap is pleased to present 2000 Arlington Avenue, a 58-unit multifamily investment opportunity in Los Angeles. The property sits on a 12,661 square foot lot with 41,875 square feet of gross building area, originally constructed in 1928 as a 5 story, brick construction building situated within a Historic Preservation Overlay Zone (HPOZ).

The unit mix consists of 4 bachelors, 44 singles, and 10 one-bedroom plus one-bath units, providing an incoming owner with diversified unit types and broad tenant appeal. All units feature hardwood floors throughout.

Building improvements include a replaced elevator cabin and new electrical panel within the last 4 years, a roof replacement within the last 5 years, and partial upgrades to the main drain and vertical plumbing lines. The property is master metered for gas and electric, is equipped with a fire alarm system, and includes 2 Tesla charging spaces. On-site amenities include an owner-operated laundry room with 4 washers and 4 dryers and 20 storage units, both generating supplemental income.

At a purchase price of $8,600,000 ($148,276 per unit), the offering reflects a 7.91% current cap rate and a 7.92 GRM. With approximately 22.8% rental upside to market, an investor can achieve a pro forma cap rate of 10.55% and a 6.44 GRM through continued lease up to market rents.

2000 Arlington Avenue represents a rare opportunity to acquire a large-scale, income producing asset in Los Angeles with recent capital improvements already in place and meaningful upside remaining through continued rental growth to market levels.

Marcus & Millichap
THE NEEMA GROUP

PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS:	2000 Arlington Ave Los Angeles, CA 90018
NUMBER OF UNITS:	58
APPROX. GROSS SF:	41,875 SF
APPROX. LOT SIZE:	12,661 SF
YEAR BUILT:	1928
PARCEL NUMBER:	5073-026-001
PROPERTY TYPE:	Multifamily
UNIT MIX:	(4) Bachelor (44) Single (4) 1+1 (6) 1+1 Large

PRICING INFORMATION

SALE PRICE:	$8,600,000
PRICE PER UNIT:	$148,276
PRICE PER SQFT:	$205
CURRENT CAP RATE:	7.92%
CURRENT GRM:	7.92
MARKET CAP RATE:	10.55%
MARKET GRM:	6.44



INVESTMENT HIGHLIGHTS

§

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§

The unit mix consists of 4 bachelors, 44 singles, and 10 one-bedroom plus one-bath units, providing an incoming owner with diversified unit types, broad tenant appeal, and a mix of rental price points across the rent roll.

§

Recent capital improvements include a replaced elevator cabin and new electrical panel within the last 4 years and a roof replacement within the last 5 years, reducing near-term capital expenditure requirements for a new ownership group.

§

The property is master metered for gas and electric, equipped with a fire alarm system, and features all hardwood floors throughout the units, with 2 on-site Tesla charging spaces adding further tenant appeal.

§

On-site income generating amenities include an owner-operated laundry room with 4 washers and 4 dryers and 20 storage units, providing additional revenue streams beyond base rental income.

§

At a purchase price of $8,600,000 ($148,276 per unit), the offering reflects a 7.92% current cap rate and a 7.92 GRM. With approximately 22.8% rental upside to market, an investor can achieve a pro forma cap rate of 10.55% and a 6.44 GRM through continued lease up to market rents.

§

2000 Arlington Avenue represents a rare opportunity to acquire a large-scale, income producing asset in Los Angeles with recent capital improvements already in place and meaningful upside remaining through continued rental growth to market levels.

§

The property is located in the Arlington Heights neighborhood of Los Angeles, within close proximity to the University of Southern California, Exposition Park, and the Metro E (Expo) Line, placing the asset in a submarket benefiting from sustained renter demand driven by the university population and ongoing institutional and infrastructure investment along the Washington Boulevard and Western Avenue corridors.





















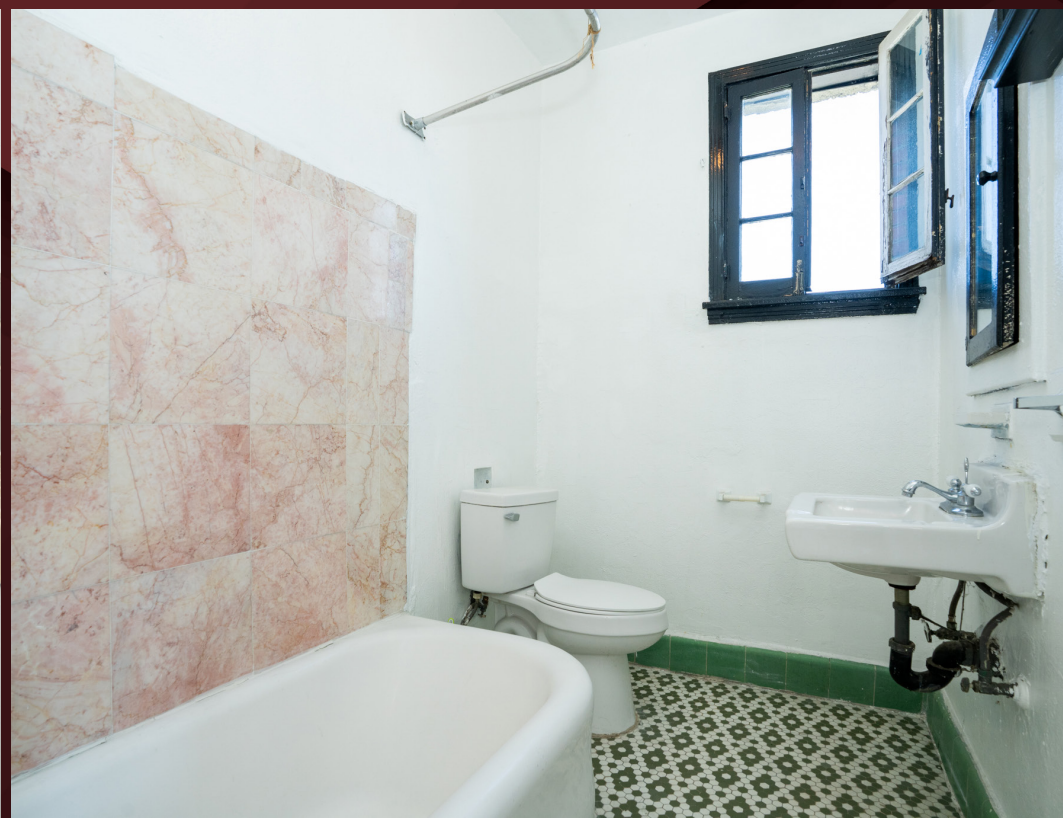












PROPERTY AERIAL MAP

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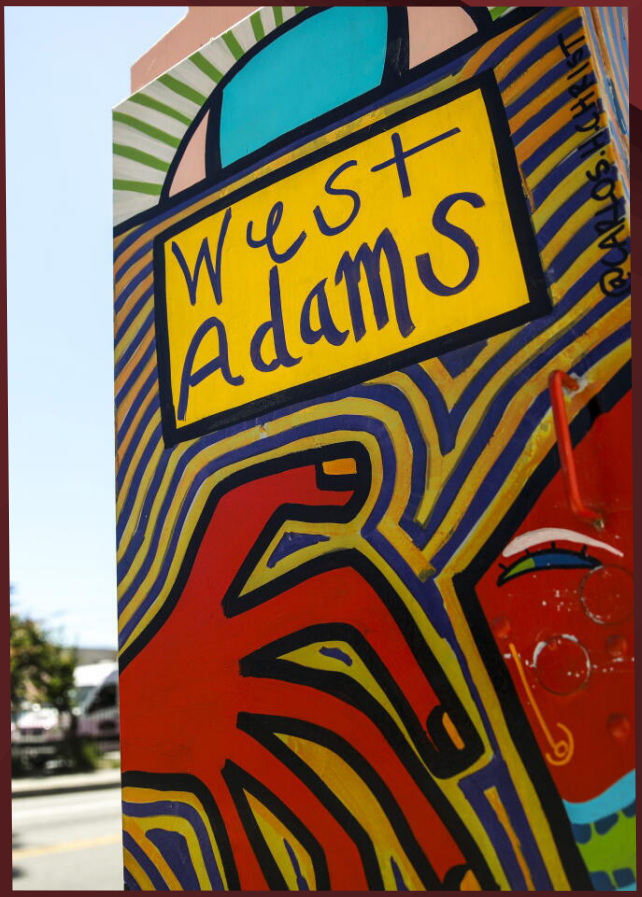

Loyola High School
Downtown Los Angeles
BlueWave Western Car Wash
McDonald's
Angelus Rosedale
S Western Ave
24th Street Elementary School
"Villa Maria"
10 Freeway
W Washington Blvd

HISTORIC WEST ADAMS

West Adams is among the oldest neighborhoods in Los Angeles. Most of its buildings went up between 1880 and 1925, and for a time it was the wealthiest district in the city. Today it holds the city's largest concentration of Victorian and Craftsman homes, several Historic Preservation Overlay Zones, and more than 70 sites recognized as Historic-Cultural Monuments, California Historical Landmarks, or National Register listings.

The subject sits in the West Adams Terrace HPOZ, bounded by Adams Boulevard, the I-10, 13th Avenue, and Western Avenue. The district is known for its Victorian cottages, Craftsman and Mission Revival bungalows, and Period Revival residences, including work by Paul R. Williams. It is also historically significant as a center of African American life in Los Angeles. Its HPOZ board meets at the South Seas House on 24th Street at Arlington, a few blocks from the subject.

West Adams sits between Downtown and the Westside, with Adams Boulevard as its main east-west artery. Since the mid-2010s, the neighborhood has seen sustained reinvestment and has become one of the city's notable dining and creative destinations. That growth has drawn a broader renter base while the historic housing stock stays largely fixed, which supports long-term rent growth for well-located multifamily assets.











HISTORIC, SUPPLY-CONSTRAINED

2000 Arlington Ave sits at the corner of 20th Street in Arlington Heights, within the greater West Adams district, one of the oldest and most fully built-out residential areas in Los Angeles. Much of the surrounding housing stock dates to the late 1800s and early 1900s, and the area's Historic Preservation Overlay Zones restrict demolition and new development. That scarcity of buildable sites keeps existing rental housing in steady demand and supports occupancy stability for well-maintained product like the subject.

CENTRAL CITY EMPLOYMENT ACCESS

Positioned just north of the Santa Monica Freeway (I-10) and a short trip from the Metro E Line at Expo/Western, the subject gives residents direct access to Downtown LA to the east and Culver City, Santa Monica, and the broader Westside to the west. The E Line runs as a single continuous rail corridor from downtown to the coast, so residents have an efficient commute in multiple directions without leaving a centrally located, value-oriented submarket.





USC & EXPOSITION PARK

About three miles east, the University of Southern California is the largest private employer in the City of Los Angeles and generates an estimated $8 billion in annual regional economic activity. Together with the surrounding Exposition Park museums and stadium venues, the USC corridor provides a deep base of academic, administrative, and service employment within a short commute of the subject, reinforcing renter demand throughout West Adams.

RENT ROLL

UNIT	UNIT TYPE	CURRENT RENTS	MARKET RENTS	NOTES
101	Single	$1,400	$1,850	
102	Single	$1,850	$1,850	Vacant
103	Single	$1,390	$1,850	
104	1+1 Large	$2,000	$2,200	
105	Single	$1,890	$1,850	
106	Single	$1,700	$1,850	
107	Single	$1,650	$1,850	
109	Single	$858	$1,850	
111	Single	$1,890	$1,850	
112	Single	$2,200	$1,850	
201	Single	$1,750	$1,850	
202	Single	$1,197	$1,850	Section 8
203	Single	$1,290	$1,850	
204	1+1 Large	$2,200	$2,200	
205	Single	$1,790	$1,850	
206	Single	$1,675	$1,850	
207	Single	$1,473	$1,850	
208	Bachelor	$-	$1,400	On-Site Manager
209	1+1	$1,650	$2,000	
210	Single	$1,490	$1,850	
211	Single	$1,690	$1,850	
212	Single	$1,750	$1,850	
301	Single	$1,890	$1,850	
302	1+1 Large	$2,058	$2,200	Section 8
303	Single	$1,500	$1,850	
304	1+1 Large	$2,000	$2,200	
305	Single	$1,000	$1,850	
306	Single	$1,043	$1,850	
307	Single	$1,690	$1,850	
308	Bachelor	$1,350	$1,400	
309	1+1	$1,675	$2,000	
310	Single	$1,700	$1,850	
311	Single	$1,285	$1,850	Section 8
312	Single	$1,850	$1,850	
401	Single	$1,890	$1,950	
402	1+1 Large	$1,518	$2,250	
403	Single	$1,950	$1,950	Vacant
404	1+1 Large	$2,003	$2,250	
405	Single	$1,650	$1,950	
406	Single	$1,890	$1,950	
407	Single	$1,700	$1,950	
408	Bachelor	$1,390	$1,450	
409	1+1	$1,303	$2,025	Section 8
410	Single	$1,725	$1,950	
411	Single	$1,580	$1,950	
412	Single	$1,650	$1,950	
501	Single	$1,579	$2,050	
502	Single	$-	$2,050	Vacant
503	Single	$-	$2,050	Vacant
504	Single	$1,850	$2,050	
505	Single	$1,257	$2,050	
506	Single	$1,690	$2,050	
507	Single	$1,800	$2,050	
508	Bachelor	$1,290	$1,450	
509	1+1	$2,025	$2,025	Vacant
510	Single	$1,690	$2,050	
511	Single	$1,750	$2,050	
512	Single	$1,579	$2,050	
		$90,583	$111,250	

4	Bachelor	$4,030	$5,700
44	Single	$68,121	$84,200
4	1+1	$6,653	$8,050
6	1+1 Large	$11,779	$13,300
		$90,583	$111,250

FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA	CURRENT		PRO FORMA	
Scheduled Gross Rental Income:	$1,086,996		$1,335,000	
Less Vacancy Rate Reserve:	$(54,350)	5.0%	$(66,750)	5.0%
Gross Effective Rental Income:	$1,032,646		$1,268,250	
Other Income:	$6,300		$6,300	
Effective Gross Income:	$1,038,946		$1,274,550	
Less Expenses:	$358,188	33.0%	$367,612	27.5%
Net Operating Income:	$680,758		$906,938	

EXPENSES	CURRENT	PRO FORMA
Taxes Rate:	$102,340	$102,340
Insurance	$62,813	$62,813
Utilities	$64,324	$64,324
Waste Removal	$7,800	$7,800
Repairs & Maintenance	$43,500	$43,500
Management	$41,306	$50,730
On-Site Manager	$14,400	$14,400
Elevator	$3,000	$3,000
Landscaping & Cleaning	$4,200	$4,200
Pest Control	$2,220	$2,220
Fire & Safety	$1,800	$1,800
License & Fees	$5,402	$5,402
Direct Assessment	$5,084	$5,084
Total Expenses:	$358,188	$367,612
Per Net Sq. Ft.:	$8.55	$8.78
Per Unit:	$6,176	$6,338

SCHEDULED INCOME		CURRENT		PRO FORMA	
# OF UNITS	UNIT TYPE	AVG. MONTHLY RENT/UNIT TYPE	MONTHLY INCOME	AVG. MONTHLY RENT/UNIT TYPE	MONTHLY INCOME
4	Bachelor	$1,008	$4,030	$1,400	$5,700
44	Single	$1,548	$68,121	$1,850	$84,200
4	1+1	$1,663	$6,653	$2,000	$8,050
6	1+1 Large	$1,963	$11,779	$2,200	$13,300
Total Scheduled Rent:			$90,583		$111,250
Other Income (annually):		Laundry	$3,000		$3,000
		Storage	$3,300		$3,300
Monthly Scheduled Gross Income:			$91,108		$111,775
Annual Scheduled Gross Income:			$1,093,296		$1,341,300

PRICING SUMMARY	
Price:	$8,600,000
Number of Units:	58
Cost per Legal Unit:	$148,276
Cost per Net GSF:	$205.37
Approx. Lot Size:	12,661
Approx. Gross SF:	41,875
Year Built:	1928

RETURNS	CURRENT	PRO FORMA
CAP RATE:	7.92%	10.55%
GRM:	7.91	6.44

SALE COMPARABLES



2000 ARLINGTON AVE
LOS ANGELES, CA 90018

SALE PRICE	$8,600,000
YEAR BUILT	1928
NO. OF UNITS	58
PRICE PER UNIT	$148,276
PRICE PER SF	$205
ACTUAL CAP RATE	7.92%
GRM	7.91
SALE DATE	FOR SALE



1899 W JEFFERSON BLVD
Los Angeles, CA 90018

SALE PRICE	$3,000,000
YEAR BUILT	1912
NO. OF UNITS	21
PRICE PER UNIT	$142,857
PRICE PER SF	$225
ACTUAL CAP RATE	N/A
GRM	N/A
SALE DATE	12/24/2025



250 S KENMORE AVE
Los Angeles, CA 90004

SALE PRICE	$5,200,000
YEAR BUILT	1926
NO. OF UNITS	40
PRICE PER UNIT	$130,000
PRICE PER SF	$208
ACTUAL CAP RATE	8.17%
GRM	7.48
SALE DATE	12/10/2025



233 N KENMORE AVE
Los Angeles, CA 90004

SALE PRICE	$3,500,000
YEAR BUILT	1925
NO. OF UNITS	30
PRICE PER UNIT	$116,667
PRICE PER SF	$227
ACTUAL CAP RATE	6.72%
GRM	8.74
SALE DATE	9/24/2025

SALE COMPARABLES



1102 S MARIPOSA AVE
Los Angeles, CA 90006

SALE PRICE	$2,600,000
YEAR BUILT	1927
NO. OF UNITS	24
PRICE PER UNIT	$108,333
PRICE PER SF	$265
ACTUAL CAP RATE	7.00%
GRM	8.09
SALE DATE	8/25/2025



682 IROLO ST
Los Angeles, CA 90005

SALE PRICE	$10,200,000
YEAR BUILT	1929
NO. OF UNITS	75
PRICE PER UNIT	$136,000
PRICE PER SF	$162
ACTUAL CAP RATE	8.98%
GRM	N/A
SALE DATE	7/23/2025



841 S SERRANO AVE
Los Angeles, CA 90005

SALE PRICE	$9,000,000
YEAR BUILT	1929
NO. OF UNITS	61
PRICE PER UNIT	$147,541
PRICE PER SF	$183
ACTUAL CAP RATE	7.82%
GRM	N/A
SALE DATE	7/23/2025



706 S NORMANDIE AVE
Los Angeles, CA 90005

SALE PRICE	$10,900,000
YEAR BUILT	1927
NO. OF UNITS	76
PRICE PER UNIT	$143,421
PRICE PER SF	$178
ACTUAL CAP RATE	4.50%
GRM	N/A
SALE DATE	4/2/2025

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