

29 Units - Historic Filipinotown Adjacent!

1911 West 2nd Street

LOS ANGELES, CA 90057

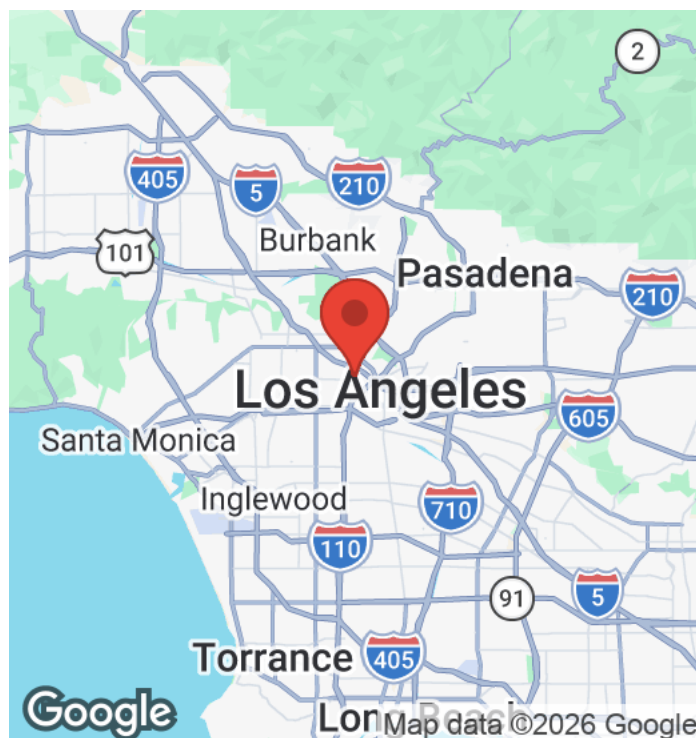
Price: \$4,398,000



1911 West 2nd Street

Property Highlights

- Well-maintained 29-unit multifamily property near Beverly Blvd & Alvarado St
- Approx. 14,134 SF of living space on a 11,881 LAR3-zoned corner lot
- Eleven (11) studios, seventeen (17) 1+1 units & one (1) 2+2 unit
- Nineteen (19) units have been remodeled
- Twenty-eight (28) parking spaces, twenty-six (26) of which are gated
- On-site laundry room
- Gated property for added security
- Plumbing upgraded approximately five (5) years ago
- Deemed a "Walker's Paradise" with a Walk Score of 90
- Convenient access to Downtown LA, public transportation & the 101 and 110 freeways



EQUITY
UNION
COMMERCIAL

NICOLE APOSTOLOS
(818) 380-5294
nicole@investmentsla.com

TABLE OF CONTENTS

NICOLE APOSTOLOS

O: (818) 380-5294

C: (818) 268-6854

nicole@investmentsla.com

Property Summary	3
Investment Details	4
Executive Summary	5
Pro Forma Summary	6
Property Description	7
Unit Rent Roll	8
Sale Comparables	9
Property Photos	14
Regional Map	20
Location Maps	21
Aerial Map	22
Demographics	23

PROPERTY SUMMARY

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

03



Property Summary

Price:	\$4,398,000
Property Type:	Multifamily
Year Built:	1967
Building SF:	14,134
Lot SF:	11,881
Number of Units:	29
Parking	28 spaces
Zoning:	LAR3
CAP Rate:	7.37%
GRM:	8.66

Property Overview

1911 W 2nd St is a well-maintained 29-unit multifamily property located in the Westlake neighborhood of Los Angeles adjacent to Historic Filipinotown! Built in 1967, the two-story property offers approx. 14,134 SF of living space on an 11,881 SF LAR3-zoned corner lot. The unit mix consists of eleven (11) studios, seventeen (17) one-bed/one-bath units, and one (1) two-bed/two-bath unit with nineteen (19) units remodeled. Additional features include an on-site laundry room, gated access, a pitched roof, plumbing upgrades completed approximately five years ago and twenty-eight (28) parking spaces, twenty-six (26) of which are gated.

Location Overview

1911 W 2nd St is ideally located near Beverly Blvd and Alvarado St, adjacent to Historic Filipinotown. Deemed a "Walker's Paradise" with a Walk Score of 90, the property is near neighborhood favorites including Brooklyn Bagel, Lovetta Coffee, Woon, Gus's Drive-In, and Original Tommy's, along with major retailers such as Target and Home Depot and major employment centers including PIH Health Good Samaritan Hospital. Residents also benefit from nearby shopping and everyday conveniences along the Alvarado St and 6th St corridors, plus easy access to public transportation and the 101 and 110 freeways.

Analysis	
Analysis Date	August 2026

Property	
Property Type	Multifamily
Property	29 Units - Historic Filipinotown Adjacent!
Address	1911 West 2nd Street
City, State	Los Angeles, CA 90057
Year Built	1967

Purchase Information	
Purchase Price	\$4,398,000
Units	29
Total Rentable SF	14,134
Lot Size	11,881 sf

Income & Expense	
Gross Operating Income	\$492,740
Monthly GOI	\$41,062
Total Annual Expenses	(\$168,591)
Monthly Expenses	(\$14,049)

Financial Information	
Initial Equity	\$1,539,300

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$2,858,700	30 years	30 years	6.25%	\$17,602	

EXECUTIVE SUMMARY

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

05

Acquisition Costs

Purchase Price, Points and Closing Costs	\$4,398,000
Investment - Cash	\$1,539,300
First Loan (Fixed)	\$2,858,700

Investment Information

Purchase Price	\$4,398,000
Price per Unit	\$151,655
Price per SF	\$311.16
Expenses per Unit	(\$5,813)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$507,905
Total Vacancy and Credits	(\$15,165)
Operating Expenses	(\$168,591)
Net Operating Income	\$324,149
Debt Service	(\$211,218)
Cash Flow Before Taxes	\$112,931

Financial Indicators

Cash-on-Cash Return Before Taxes	7.34%
Debt Coverage Ratio	1.53
Capitalization Rate	7.37%
Gross Rent Multiplier	8.66
Gross Income / Square Feet	\$35.93
Gross Expenses / Square Feet	(\$11.93)
Operating Expense Ratio	34.22%

PRO FORMA SUMMARY

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

06



Investment Summary

Price	\$4,398,000
Year Built	1967
Units	29
Price/Unit	\$151,655
RSF	14,134
Price/RSF	\$311.16
Lot Size	11,881 sf
Floors	2
APN	5154-002-015
Cap Rate	7.37%
Market Cap Rate	9.14%
GRM	8.66
Market GRM	7.48

Financing Summary

Loan 1 (Fixed)	\$2,858,700
Initial Equity	\$1,539,300
Interest Rate	6.25%
Term	30 years
Monthly Payment	\$17,602
DCR	1.53

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
0+1	11	\$1,245	\$13,699	\$1,550	\$17,050
1+1	17	\$1,605	\$27,278	\$1,750	\$29,750
2+2	1	\$1,148	\$1,148	\$2,000	\$2,000
Totals	29		\$42,125		\$48,800

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$505,505	\$585,600
- Less: Vacancy	(\$15,165)	(\$17,568)
+ Misc. Income	\$2,400	\$2,400
Effective Gross Income	\$492,740	\$570,432
- Less: Expenses	(\$168,591)	(\$168,591)
Net Operating Income	\$324,149	\$401,841
- Debt Service	(\$211,218)	(\$211,218)
Net Cash Flow after Debt Service	\$112,931	\$190,623
+ Principal Reduction	\$33,498	\$33,498
Total Return	\$146,429	\$224,121

Annualized Expenses

Description	Actual	Market
Taxes	\$50,577	\$50,577
Insurance	\$16,961	\$16,961
Utilities	\$39,092	\$39,092
Trash	\$16,352	\$16,352
Maintenance	\$10,000	\$10,000
Manager (off-site)	\$14,609	\$14,609
Mnager (on-site)	\$21,000	\$21,000
Total Expenses	\$168,591	\$168,591
Expenses Per RSF	\$11.93	\$11.93
Expenses Per Unit	\$5,813	\$5,813

PROPERTY DESCRIPTION

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

07



1911 W 2nd Street is a well-maintained 29-unit multifamily property located near Historic Filipinotown! Built in 1967, the property offers approximately 14,134 square feet of living space situated on an 11,881 square foot LAR3-zoned corner lot. The unit mix consist of eleven (11) studios, seventeen (17) one-bedroom/one-bathroom, and one (1) two-bedroom/two-bathroom units across two stories with nineteen (19) units remodeled. The property features an on-site laundry room, gated access for extra security, a pitched roof and twenty-eight (28) parking spaces, twenty-six (26) of which are gated. Additional improvements include a plumbing upgrade completed approximately five years ago. Expenses estimated.

Situated near the intersection of Beverly Boulevard and N Bonnie Brae Street, 1911 W 2nd Street offers convenient access to major employment, transportation, shopping, and recreational destinations throughout Central Los Angeles. The property is ideally positioned near PIH Health Good Samaritan Hospital, Southwestern Law School, and the numerous employment centers throughout Downtown Los Angeles. Rated a "Walker's Paradise" with a Walk Score of 90, the property is within close proximity to neighborhood favorites including Brooklyn Bagel, Lovetta Coffee, Woon, Gus's Drive-In, and Original Tommy's, along with major retailers such as Target and The Home Depot. Residents also benefit from nearby everyday conveniences along the 6th Street and Alvarado Street corridors, proximity to Miguel Contreras Learning Complex, and recreational destinations including Vista Hermosa Natural Park, and Echo Park Lake. The property also offers convenient access to public transportation and the 101 and 110 freeways.

UNIT RENT ROLL

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

08

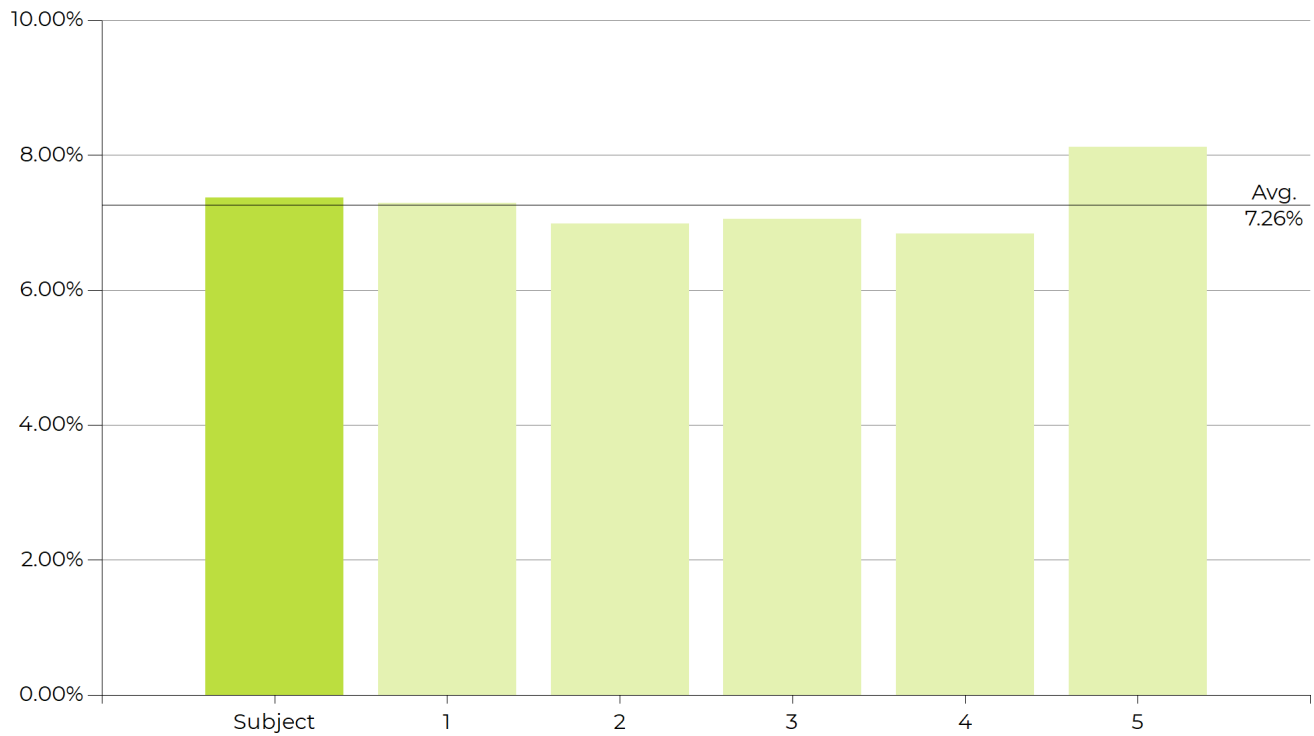
Unit	Description	Current Rent	Pro Forma Rent	Comments
1	1+1	\$1,819	\$1,750	
2	1+1	\$1,563	\$1,750	
3	1+1	\$1,747	\$1,750	
4	0+1	\$1,395	\$1,550	
5	0+1	\$1,550	\$1,550	VACANT
6	2+2	\$1,148	\$2,000	
7	1+1	\$1,214	\$1,750	
8	1+1	\$1,750	\$1,750	MANAGER
9	0+1	\$774	\$1,550	
10	0+1	\$1,094	\$1,550	
11	0+1	\$1,058	\$1,550	
12	1+1	\$1,318	\$1,750	
14	1+1	\$1,802	\$1,750	
15	1+1	\$1,732	\$1,750	
16	1+1	\$1,635	\$1,750	
17	1+1	\$1,750	\$1,750	VACANT
18	1+1	\$1,299	\$1,750	
19	0+1	\$822	\$1,550	
20	0+1	\$1,327	\$1,550	
21	0+1	\$1,327	\$1,550	
22	1+1	\$1,280	\$1,750	
23	1+1	\$1,760	\$1,750	
24	1+1	\$1,750	\$1,750	VACANT
25	0+1	\$1,538	\$1,550	
26	0+1	\$1,395	\$1,550	
27	0+1	\$1,420	\$1,550	
28	1+1	\$1,334	\$1,750	
29	1+1	\$1,747	\$1,750	
30	1+1	\$1,776	\$1,750	

SALE COMPARABLES

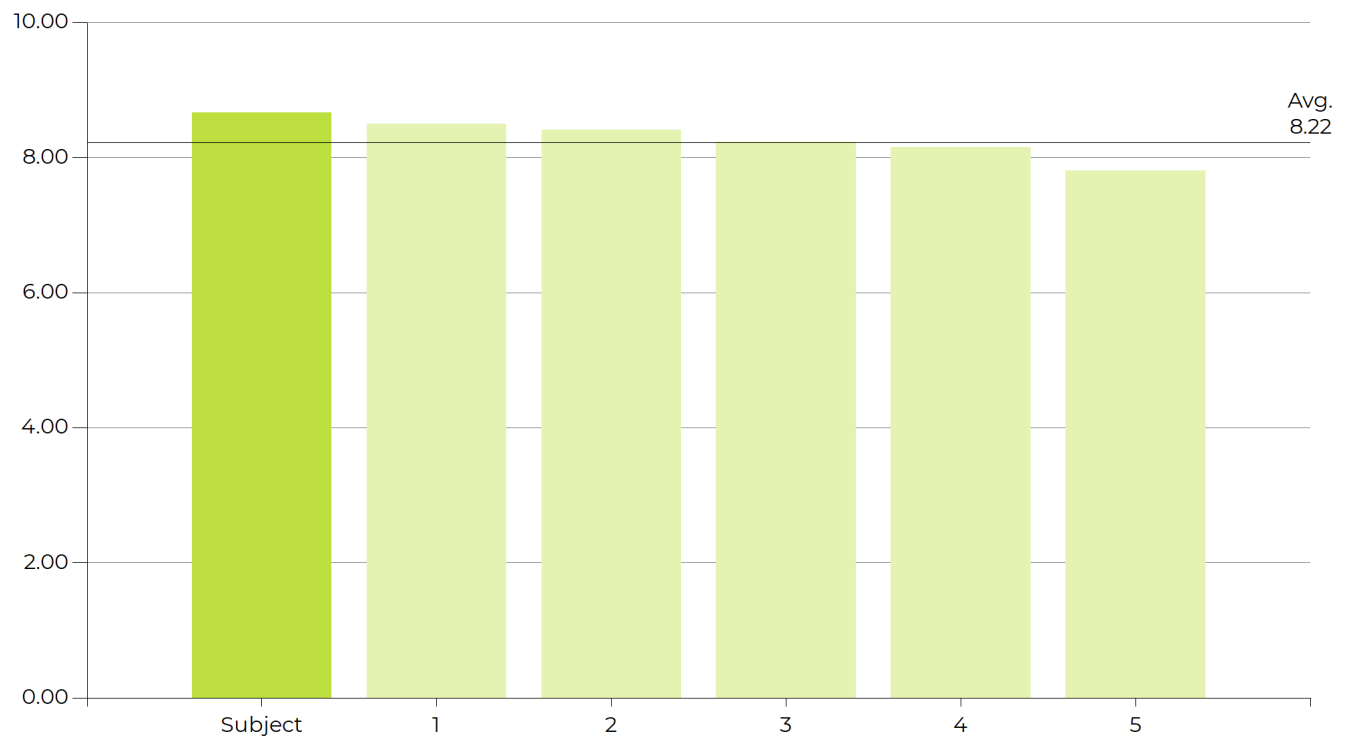
29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

09

Cap Rate



Gross Rent Multiplier

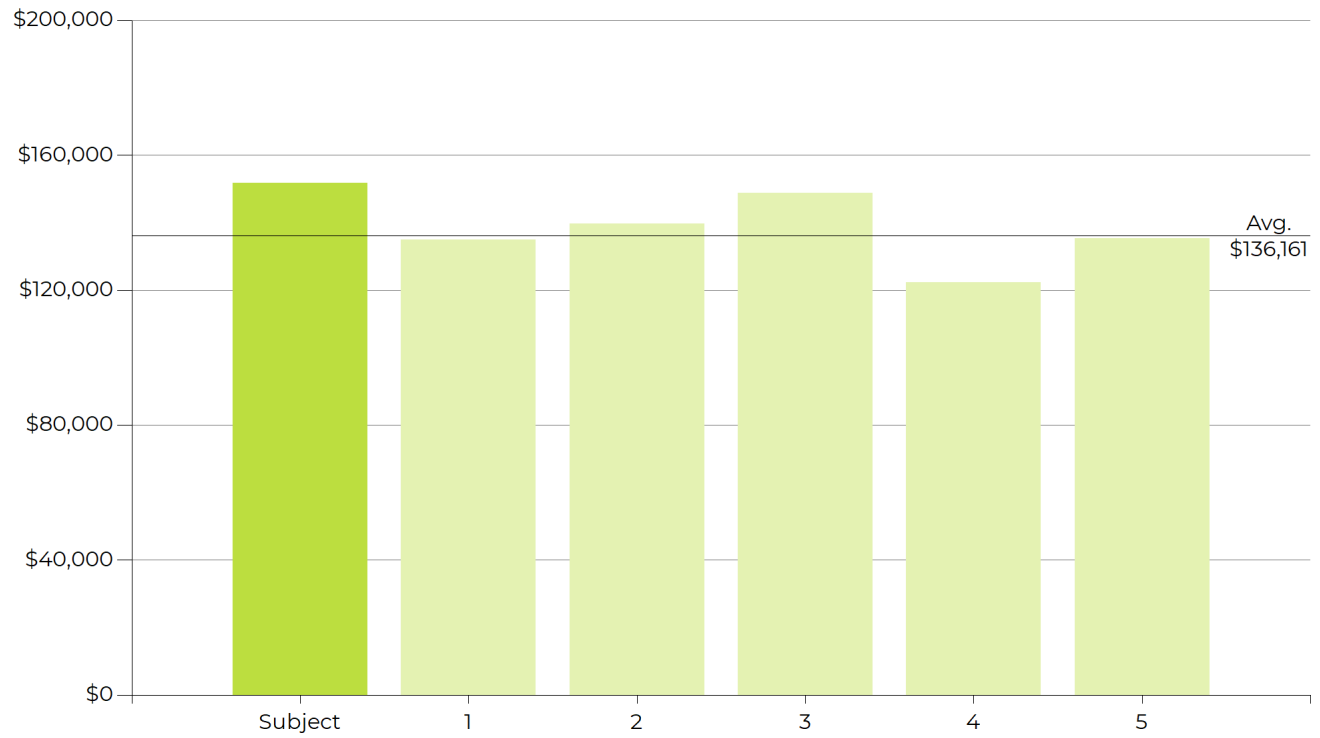


SALE COMPARABLES

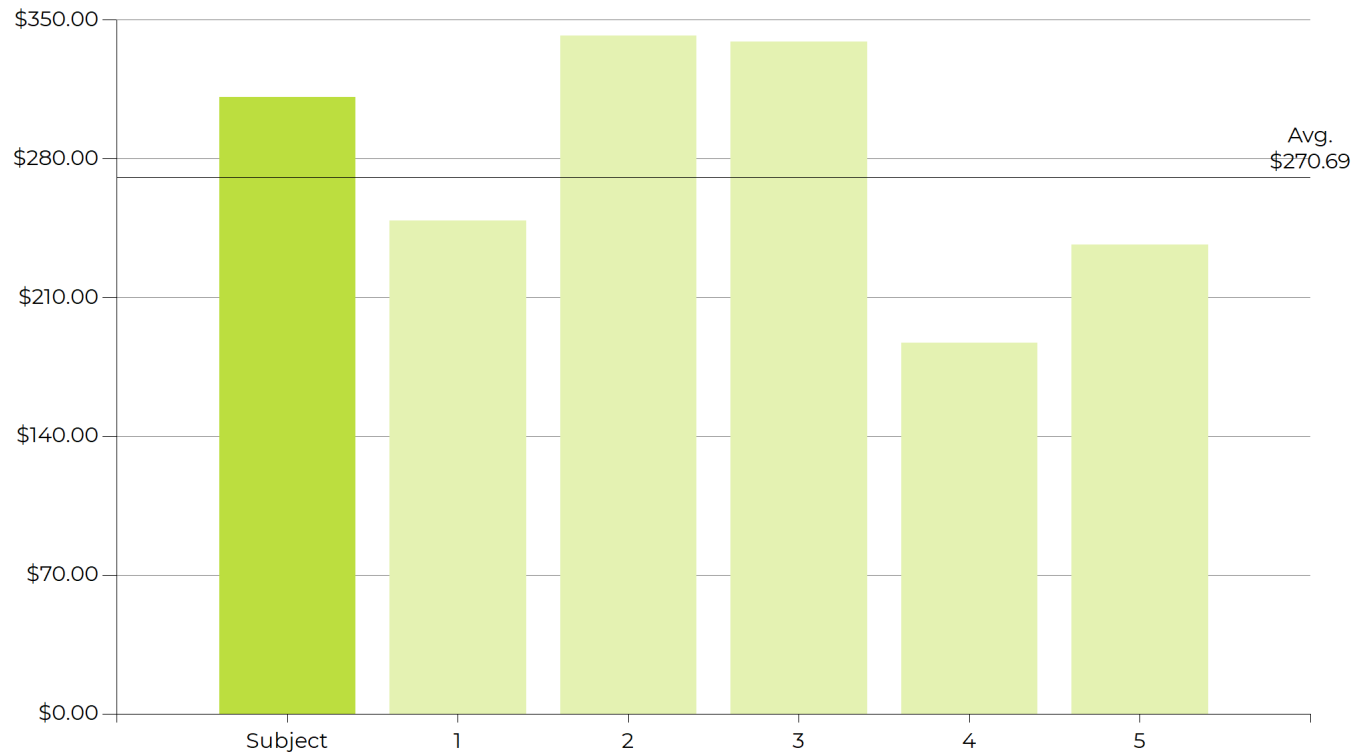
29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

10

Price per Unit



Price per SF



SALE COMPARABLES

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

11



Sale Price	\$4,398,000	Units	Unit Type
Units	29	11	0+1
Price/Unit	\$151,655	17	1+1
Price/SF	\$311.16	1	2+2
Lot Size	11,881		
Cap Rate	7.37%		
GRM	8.66		
Year Built	1967		

29 Units - Historic Filipinotown Adjacent!

1911 West 2nd Street, Los Angeles, CA 90057

Notes

Three (3) vacant units!



1	Asking Price	\$2,700,000	Units	Unit Type
	Units	20	12	Studio/Efficiency
	Price/Unit	\$135,000	8	1 Bedroom 1 Bath
	Price/SF	\$248.71		
	Lot Size	6,599		
	Cap Rate	7.29%		
	GRM	8.5		
	Year Built	1923		
	Sale Date	In Escrow		
	Days-On-Mkt	4		

311 Witmer Street, Los Angeles, CA 90017

Notes

On-site laundry room & gated entry.
Part of a 48 unit portfolio across four buildings.
No parking.



2	Asking Price	\$3,350,000	Units	Unit Type
	Units	24	15	Studio/Efficiency
	Price/Unit	\$139,583	9	1 Bedroom 1 Bath
	Price/SF	\$341.84		
	Lot Size	6,821		
	Cap Rate	6.98%		
	GRM	8.41		
	Year Built	1924		
	Sale Date	In Escrow		
	Days-On-Mkt	4		

400 Witmer Street, Los Angeles, CA 90017

Notes

Master metered for gas.
Part of a 48 unit portfolio across four buildings.
No parking.

SALE COMPARABLES

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

12



401 Witmer Street, Los Angeles, CA 90017

Notes

Four (4) vacant units.
No parking.

Asking Price	\$2,975,000	Units	Unit Type
Units	20	14	Studio/Efficiency
Price/Unit	\$148,750	6	1 Bedroom 1 Bath
Price/SF	\$338.99		
Lot Size	6,020		
Cap Rate	7.05%		
GRM	8.23		
Year Built	1924		
Sale Date	On Market		
Days-On-Mkt	113		



428 - 434 South Burlington Avenue, Los Angeles, CA 90057

Notes

ADU potential.
Nineteen (19) parking spaces.

Sale Price	\$2,200,000	Units	Unit Type
Units	18	1	Studio/Efficiency
Price/Unit	\$122,222	16	1 Bedroom 1 Bath
Price/SF	\$187.23	1	2 Bedroom 1 Bath
Lot Size	27,269		
Cap Rate	6.84%		
GRM	8.15		
Year Built	1939		
Sale Date	3/17/2026		
Days-On-Mkt	14		



685 South Coronado Street, Los Angeles, CA 90057

Notes

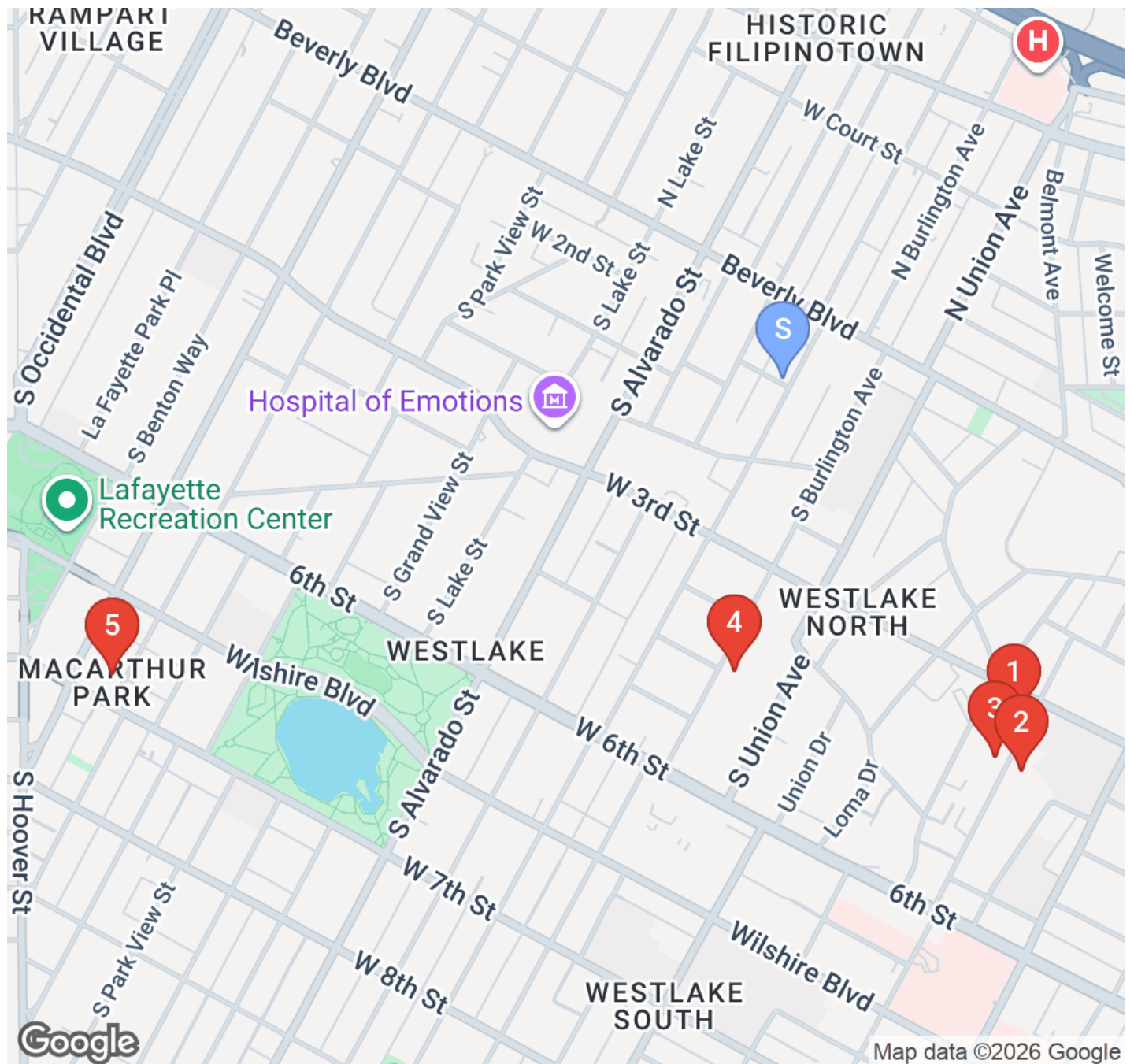
Separately metered for gas and electricity.
Soft-Story Retrofit & SB 721 completed.
Eleven (11) parking spots.

Sale Price	\$2,705,000	Units	Unit Type
Units	20	4	Studio/Efficiency
Price/Unit	\$135,250	16	1 Bedroom 1 Bath
Price/SF	\$236.66		
Lot Size	11,704		
Cap Rate	8.12%		
GRM	7.8		
Year Built	1955		
Sale Date	4/10/2026		
Days-On-Mkt	225		

SALE COMPARABLES

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

13



S 1911 West 2nd Street
Los Angeles, CA, 90057
\$4,398,000

3 401 Witmer Street
Los Angeles, CA, 90017
\$2,975,000

1 311 Witmer Street
Los Angeles, CA, 90017
\$2,700,000

4 428 - 434 South Burlington
Los Angeles, CA, 90057
\$2,200,000

2 400 Witmer Street
Los Angeles, CA, 90017
\$3,350,000

5 685 South Coronado Street
Los Angeles, CA, 90057
\$2,705,000

PROPERTY PHOTOS

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

14



PROPERTY PHOTOS

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

15



PROPERTY PHOTOS

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

16



PROPERTY PHOTOS

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

17



PROPERTY PHOTOS

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

18



PROPERTY PHOTOS

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

19



29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

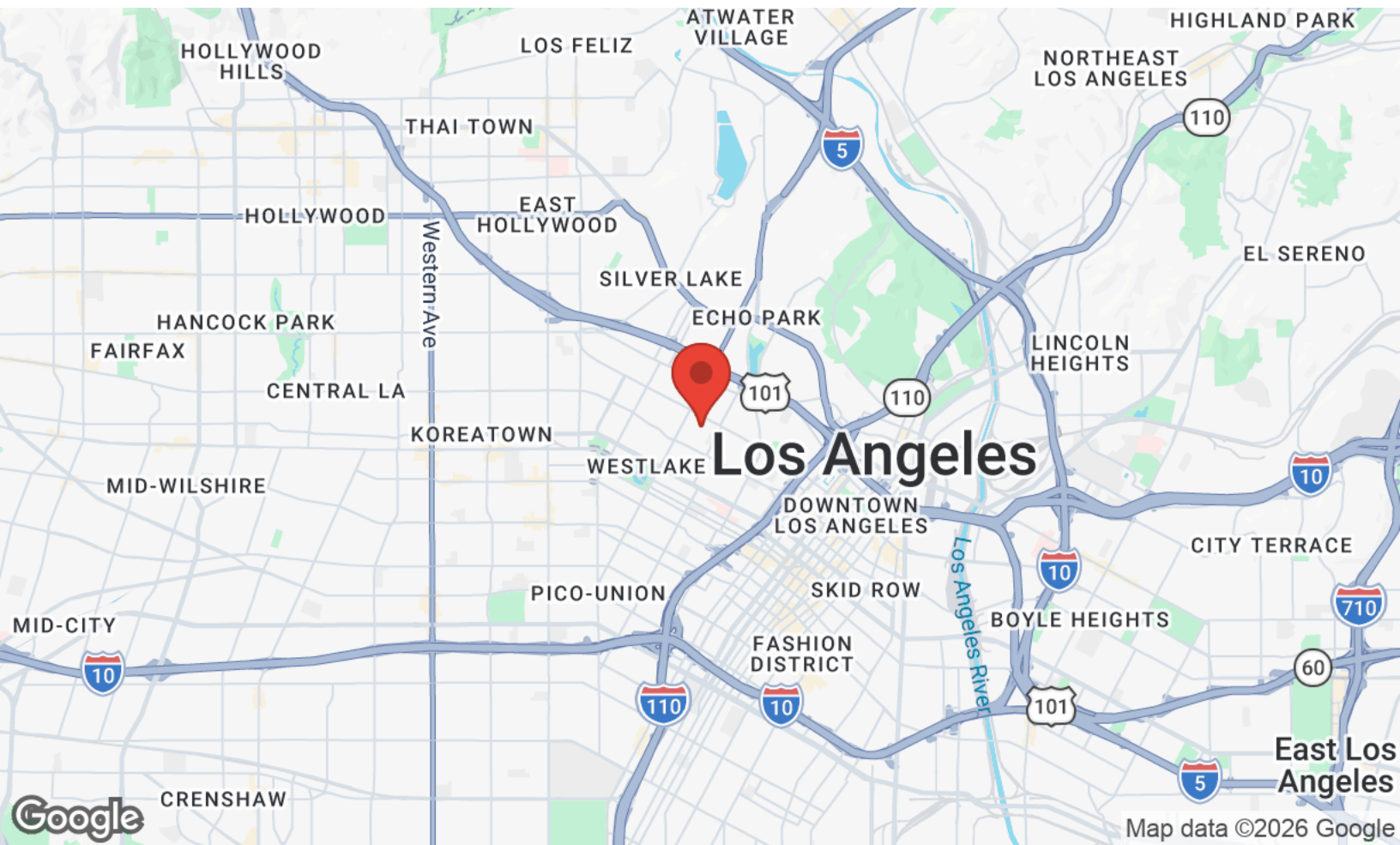
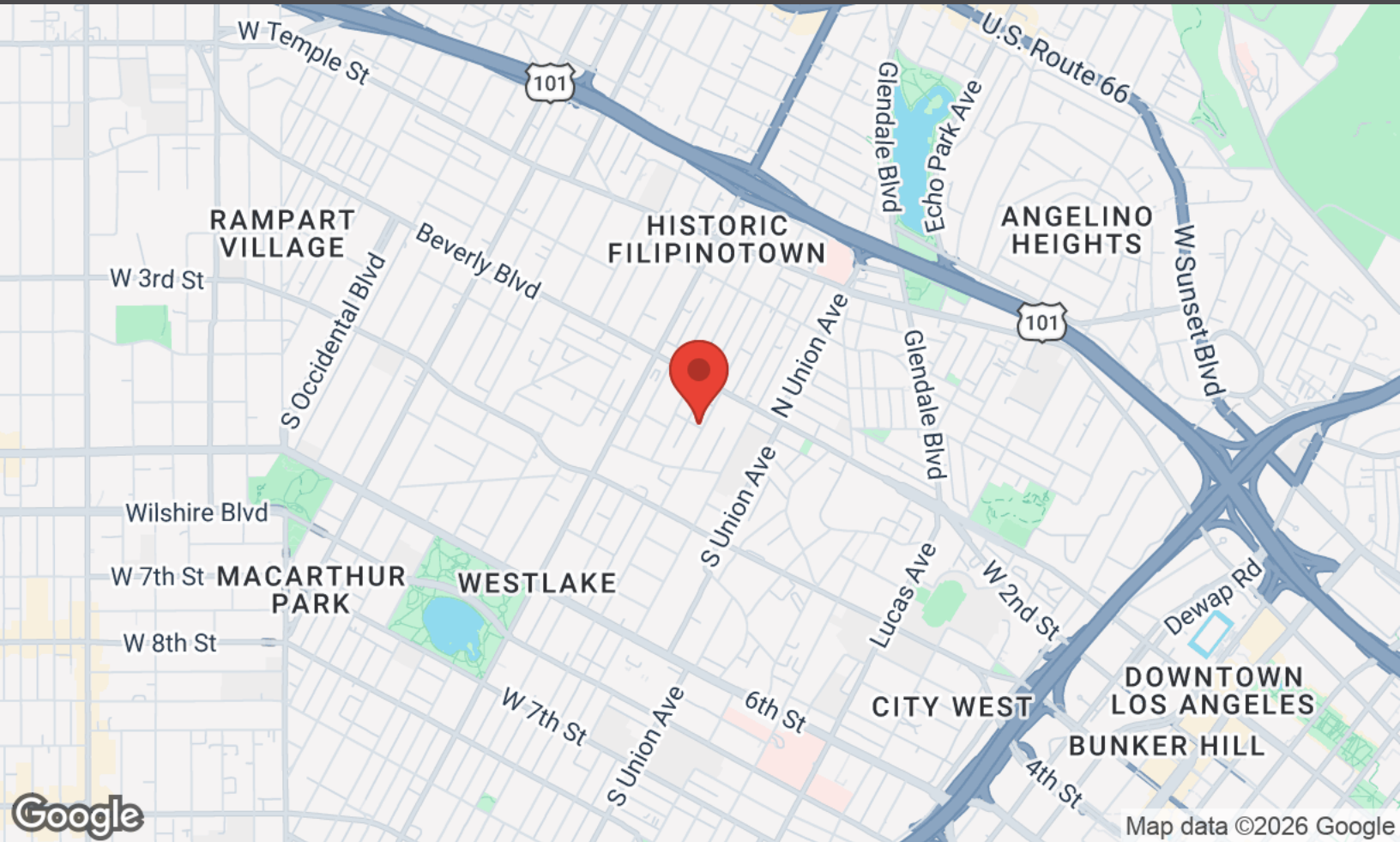
20



LOCATION MAPS

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

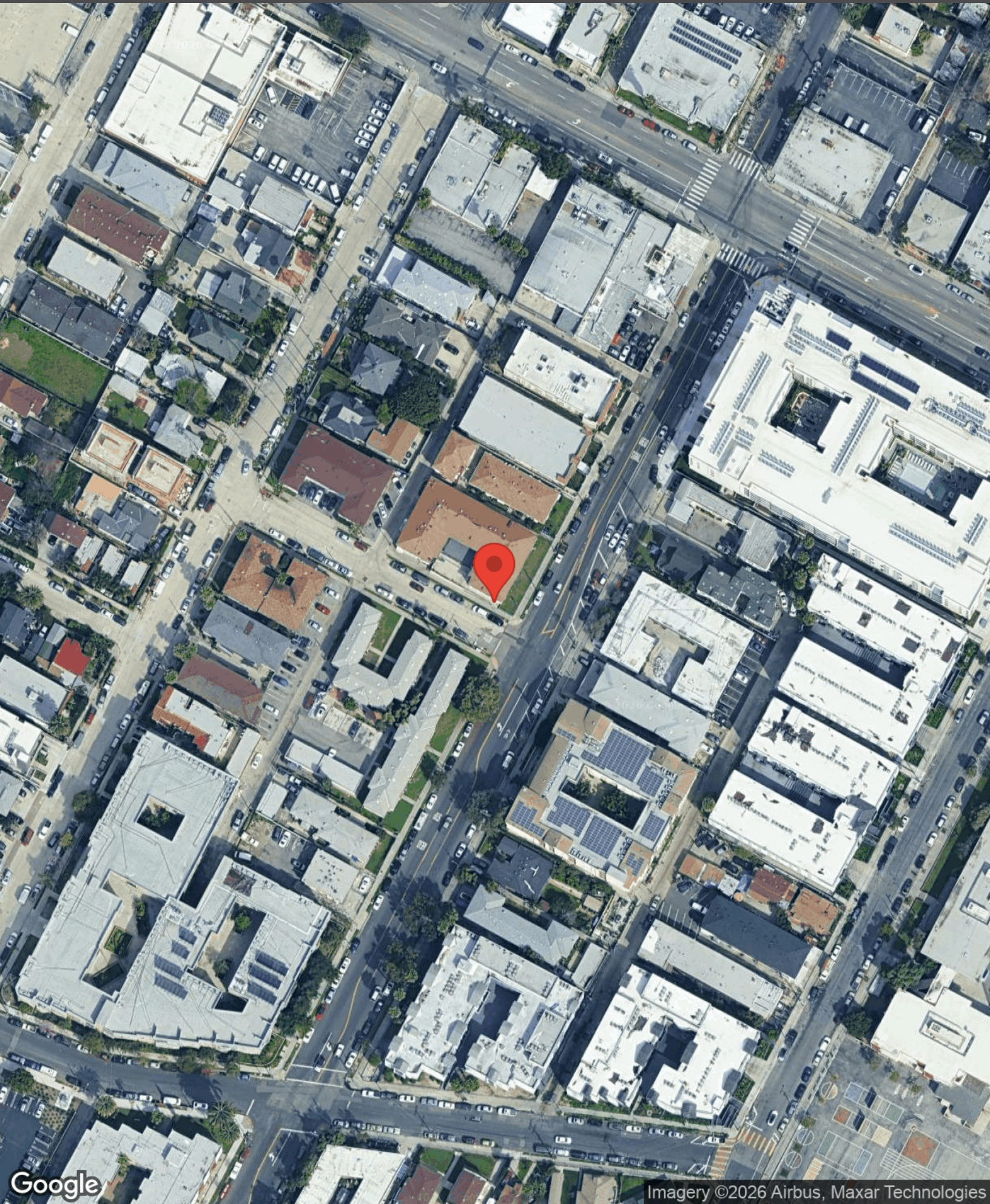
21



AERIAL MAP

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

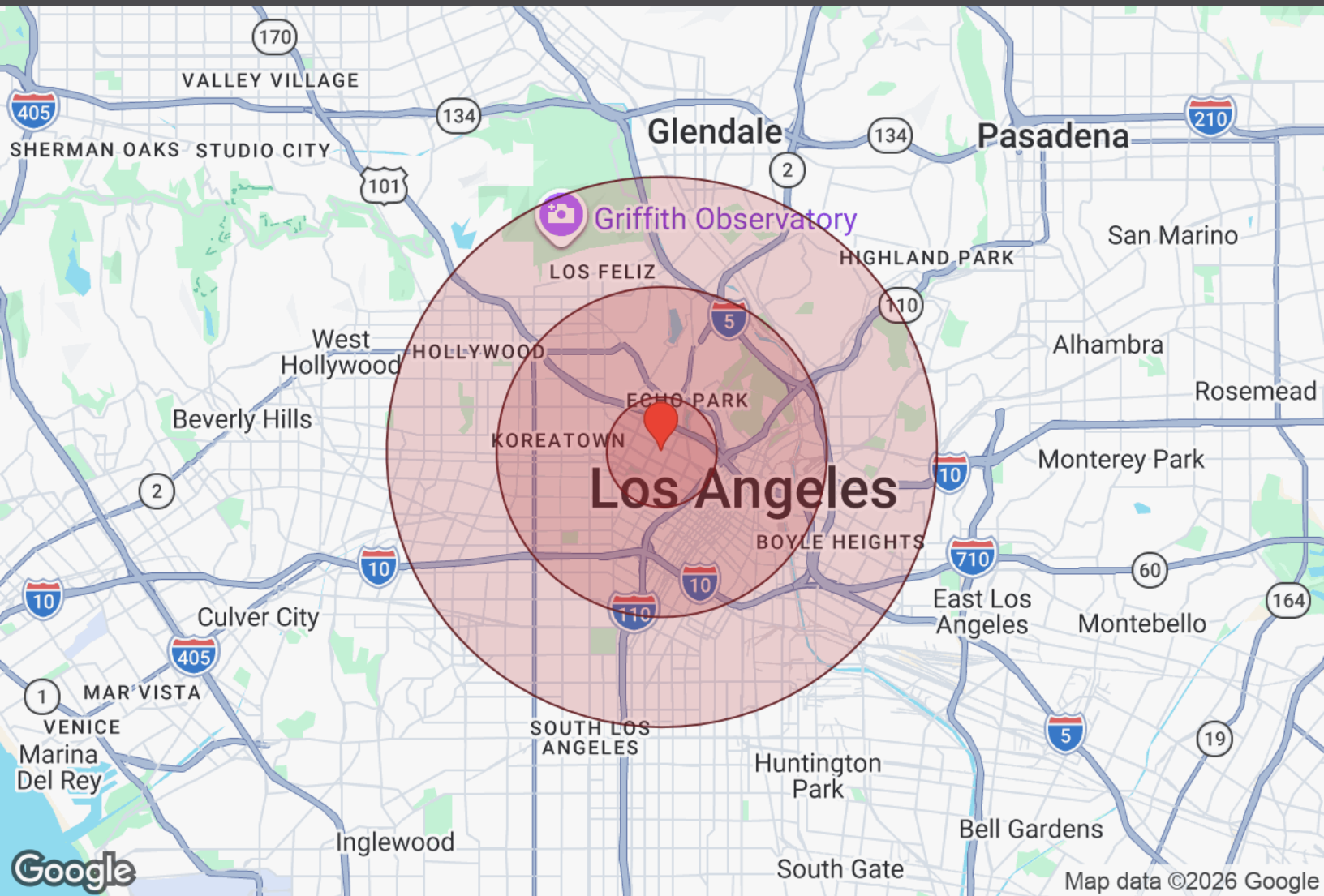
22



DEMOGRAPHICS

29 Units - Historic Filipinotown Adjacent!
1911 West 2nd Street | Los Angeles, CA 90057

23



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	56,274	302,101	619,019
Female	53,146	284,170	604,738
Total Population	109,420	586,271	1,223,757

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	15,056	109,105	241,203
Black	7,265	45,612	107,079
Am In/AK Nat	208	1,055	1,958
Hawaiian	77	528	979
Hispanic	64,361	280,707	643,207
Asian	20,286	134,608	199,595
Multiracial	1,860	11,960	24,842
Other	295	2,697	5,017

Housing	1 Mile	3 Miles	5 Miles
Total Units	47,287	272,024	527,165
Occupied	43,283	247,995	482,126
Owner Occupied	3,078	30,442	91,562
Renter Occupied	40,205	217,553	390,564
Vacant	4,005	24,029	45,039

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	16,709	76,877	176,214
Ages 15 - 24	14,368	72,394	156,803
Ages 25 - 54	53,485	292,204	591,439
Ages 55 - 64	10,980	65,027	134,150
Ages 65+	13,878	79,768	165,151

Income	1 Mile	3 Miles	5 Miles
Median	\$61,187	\$68,077	\$73,237
Under \$15k	6,752	36,518	61,458
\$15k - \$25k	3,158	17,776	32,856
\$25k - \$35k	3,766	17,707	33,524
\$35k - \$50k	4,470	24,524	45,669
\$50k - \$75k	7,242	37,666	72,706
\$75k - \$100k	5,006	27,402	54,820
\$100k - \$150k	5,890	36,366	73,796
\$150k - \$200k	2,872	19,085	39,732
Over \$200k	4,125	30,951	67,566