

CBRE

Exclusively listed at \$2,695,000

A two-story yellow apartment building with green trim and balconies. The building features multiple windows with white frames and shutters. A small balcony with a white metal railing is visible on the second floor. The building is surrounded by greenery, including bushes and a large agave plant in the foreground. A white car is partially visible in the bottom right corner.

1268 Queen Anne Place

Los Angeles, CA 90019

OFFERING SUMMARY

A lovingly rehabbed 6 units (+1 ADU RTI) between Miracle Mile and Oxford Square.

The owner has self-managed and her hands-on approach shows throughout. In addition to updating the facade and landscaping, the Seller extensively and tastefully rehabbed 4 of the 6 units (stone surfaces, new fixtures floors, cabinetry & crown molding). Also she has installed new HVAC units, put in dual-pane windows and installed NEW electrical meters and subpanels - a must in today's turbulent insurance climate.

Lastly, the Seller is waaaay down the road with the City - having obtained full approval and permits (RTI) for a large, 1,200 sq. ft. 3 Bed/2 Bath unit above the existing detached garages - 90% of ADU additions, around town, mean you lose parking...not here. All the hassle, expenses and application/approval red tape are already handled. Building this ADU unit out will INCREASE your monthly gross rental income by 25%.

The subject property is a "Beauty" that a Buyer can grow with, literally...rehabbing the remaining two units and building out the ADU.

Across the street from Queen Anne Park and Recreation Center - a 'go to' for the neighborhood - meeting area, gym, playgrounds, picnic tables, soccer fields, baseball diamond and tennis courts.

EXCLUSIVELY LISTED at \$2,695,000

Buy-Side Fee paid by Buyer

\$2,695,000

PRICE

\$127,773

NET OPERATING INCOME
(SCHEDULED)

\$207,930

NET OPERATING INCOME
(PROFORMA)

4.74%

CAP RATE

PROPERTY OVERVIEW

PROPERTY PROFILE

Subject Property Address:	1268 Queen Anne Pl, Los Angeles, CA 90019
No. of Units:	7
Year Built:	1948
Square Footage:	7,468
Lot Size:	9,659
Construction Type:	Wood frame/Stucco
Zoning:	LARD1.5
Roof Type;	Pitched Composite
Parking Type:	Garages in rear
Type:	Multifamily
APN:	5082-010-021
Unit Mix:	(4) 2 Bed/1 Bath , (2) 2 Bed/2 Baths, (1) 3 Bed/2 Baths ADU (RTI)

PRICING SUMMARY

Price:	\$ 2,695,000
Down Payment:	\$ 1,195,000
Loan Amount:	\$ 1,500,000
Price/ Unit :	\$ 385,000
Price / Sq. Foot:	\$ 360.87
GRM:	13.63
Cap Rate:	4.74%
Cap Rate (Proforma):	7.72%



INCOME AND EXPENSES

SCHEDULED	
INCOME	
Scheduled Gross Income:	\$ 196,656
Laundry/Other Income:	\$ 1,000
Total Scheduled Gross Income:	\$ 197,656
Vacancy Rate (3%):	\$ 5,900
Effective Operating Income:	\$ 191,756
EXPENSES	
Property Taxes (NEW):	\$ 32,313
Property Insurance:	\$ 6,000
Utilities & Trash:	\$ 7,920
Off-Site Mgmt. Fee	7,670
Repairs & Maintenance:	\$ 5,930
Landscaping/Pest/Other:	\$ 2,400
Reserves/License/Permits:	\$ 1,750
Total Expenses:	\$ 63,983
Net Operating Income:	\$ 127,773

PROFORMA	
INCOME	
Scheduled Gross Income:	\$ 285,600
Laundry/Other Income:	\$ 1,000
Total Scheduled Gross Income:	\$ 286,600
Vacancy Rate (3%):	\$ 8,568
Effective Operating Income:	\$ 278,032
EXPENSES	
Property Taxes (NEW):	\$ 32,313
Property Insurance:	\$ 6,000
Utilities & Trash:	\$ 7,920
Off-Site Mgmt. Fee	11,121
Repairs & Maintenance:	\$ 8,598
Landscaping/Pest/Other:	\$ 2,400
Reserves/License/Permits:	\$ 1,750
Total Expenses:	\$ 70,102
Net Operating Income:	\$ 207,930

SCHEDULED RENT ROLL

Unit #	Bedrooms	Bathrooms	Renovated?	Current Rental Amount
1	2	1	Yes	\$ 2,850
2	2	1	No	\$ 2,414
3	2	1	No	\$ 2,188
4	2	1	Yes	\$ 2,800
5	2 + Den	2	Yes	\$ 3,224
6	2 + Den	2	Yes	\$ 2,912
ADU (RTI)	3	2	N/A	N/A
				\$ 16,388

PROFORMA RENT ROLL

Unit #	Bedrooms	Bathrooms	Renovated?	Proforma Rental Amount
1	2	1	Yes	\$ 3,200
2	2	1	No	\$ 3,200
3	2	1	No	\$ 3,200
4	2	1	Yes	\$ 3,200
5	2 + Den	2	Yes	\$ 3,500
6	2 + Den	2	Yes	\$ 3,500
ADU (RTI)	3	2	N/A	\$ 4,000
				\$ 23,800



Prime Location in Oxford Square

Strategically positioned in Oxford Square, just minutes from the Miracle Mile and Queen Anne Park, offering convenient access to key retail, dining, and entertainment hubs.



Well-Maintained and Upgraded

The property has been meticulously maintained with recent renovations, including upgraded interiors, new dual-pane windows, HVAC systems, and modernized electrical infrastructure.



Value-Add Opportunity

Approved plans and permits for a 1,200 sq. ft. 3-bedroom, 2-bath ADU above the detached parking, providing significant potential for increased rental income.



High Demand Area

Located in a high-demand area with strong rental growth, offering easy access to major employment centers, public transit, and cultural landmarks.

S LUCERNA BLVD

1268
QUEEN ANNE PLACE
LOS ANGELES, CA



QUEEN ANNE PL

PROPERTY PHOTOS



1268 Queen Anne Place



PROPERTY PHOTOS (cont.)



1268 Queen Anne Place



1268
QUEEN ANNE PLACE
LOS ANGELES



RENT COMPARABLES



5166 Packard St, Los Angeles, CA 90019



1031 S Tremaine Ave, Los Angeles, CA 90019



1244 S Highland Ave, Los Angeles, CA 90019



5369 Dockweiler Pl, Los Angeles, CA 90019

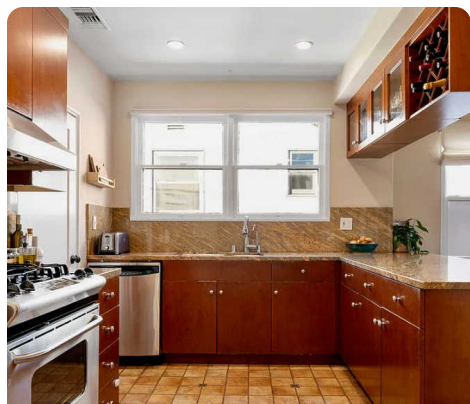
Rental Amount	\$4,195
#Bed	2
#Bath	1
SQFT	1,479
Parking	Surface Tandem
In-Unit W/D?	Yes
Central Air?	Yes

Rental Amount	\$4,000
#Bed	2
#Bath	1
SQFT	1,324
Parking	Surface
In-Unit W/D?	Yes
Central Air?	Yes

Rental Amount	\$3,945
#Bed	2
#Bath	1
SQFT	1,200
Parking	Detached
In-Unit W/D?	Yes
Central Air?	Yes

Rental Amount	\$3,875
#Bed	2
#Bath	1
SQFT	1,300
Parking	No
In-Unit W/D?	Yes
Central Air?	Yes

RENT COMPARABLES (cont.)



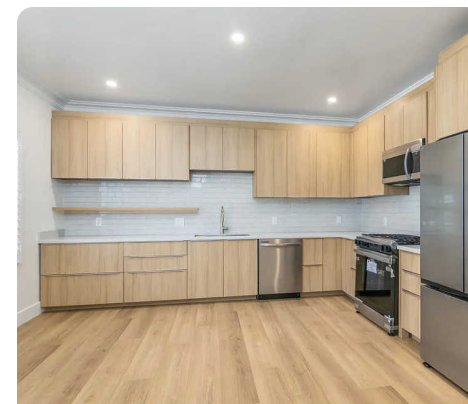
1319 Hauser Blvd, Los Angeles, CA 90019



5017 Edgewood Pl, Los Angeles, CA 90019



5112 Edgewood Pl, Los Angeles, CA 90019



1114 S Orange Dr, Los Angeles, CA 90019

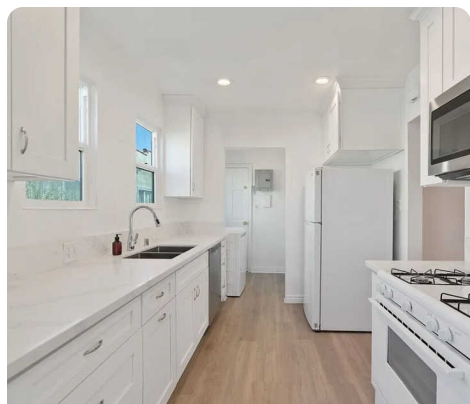
Rental Amount	\$3,650
#Bed	2
#Bath	1
SQFT	1,250
Parking	Detached
In-Unit W/D?	Yes
Central Air?	Yes

Rental Amount	\$3,595
#Bed	2
#Bath	1
SQFT	1,192
Parking	No
In-Unit W/D?	Yes
Central Air?	Yes

Rental Amount	\$4,200
#Bed	2
#Bath	2
SQFT	1,300
Parking	Attached
In-Unit W/D?	Yes
Central Air?	Yes

Rental Amount	\$3,900
#Bed	2
#Bath	2
SQFT	1,300
Parking	Surface
In-Unit W/D?	Yes
Central Air?	Yes

RENT COMPARABLES (cont.)



1232 S Orange Grove Ave, Los Angeles, CA 90019

Rental Amount **\$3,850**

#Bed **2**

#Bath **2**

SQFT **1,200**

Parking **Surface**

In-Unit W/D? **Yes**

Central Air? **No**



1238 S Burnside Ave, Los Angeles, CA 90019

Rental Amount **\$5,650**

#Bed **3**

#Bath **2**

SQFT **1,550**

Parking **2 Car Detached**

In-Unit W/D? **Yes**

Central Air? **Yes**



1226 S Orange Grove Ave, Los Angeles, CA 90019

Rental Amount **\$4,995**

#Bed **3**

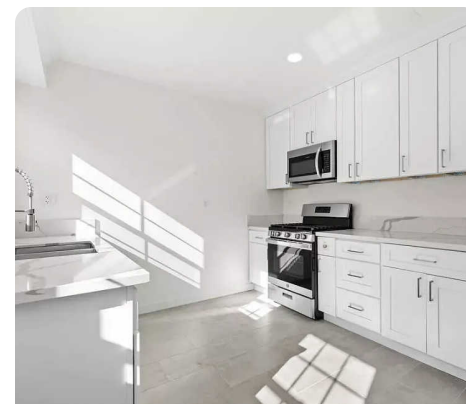
#Bath **2**

SQFT **1,700**

Parking **Surface**

In-Unit W/D? **Yes**

Central Air? **No**



1235 S Tremain Ave, Los Angeles, CA 90019

Rental Amount **\$4,895**

#Bed **3**

#Bath **2**

SQFT **1,721**

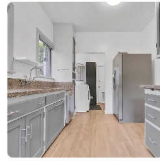
Parking **Surface**

In-Unit W/D? **Yes**

Central Air? **Yes**

RENT COMPRABLES SUMMARY

Address	Rental Amount	#Bed	#Bath	SQFT	Parking	In-Unit W/D?	Central Air?
5166 Packard St, Los Angeles, CA 90019	\$4,195	2	1	1,479	Surface Tandem	Yes	Yes
1031 S Tremaine Ave, Los Angeles, CA 90019	\$4,000	2	1	1,324	Surface	Yes	Yes
1244 S Highland Ave, Los Angeles, CA 90019	\$3,945	2	1	1,200	Detached	Yes	Yes
5369 Dockweiler Pl, Los Angeles, CA 90019	\$3,875	2	1	1,300	No	Yes	Yes
1319 Hauser Blvd, Los Angeles, CA 90019	\$3,650	2	1	1,250	Detached	Yes	Yes
5017 Edgewood Pl, Los Angeles, CA 90019	\$3,595	2	1	1,192	No	Yes	Yes
5112 Edgewood Pl, Los Angeles, CA 90019	\$4,200	2	2	1,300	Attached	Yes	Yes
1114 S Orange Dr, Los Angeles, CA 90019	\$3,900	2	2	1,300	Surface	Yes	Yes
1232 S Orange Grove Ave, Los Angeles, CA 90019	\$3,850	2	2	1,200	Surface	Yes	No
1238 S Burnside Ave, Los Angeles, CA 90019	\$5,650	3	2	1,550	2 Car Detached	Yes	Yes
1226 S Orange Grove Ave, Los Angeles, CA 90019	\$4,995	3	2	1,700	Surface	Yes	No
1235 S Tremaine Ave, Los Angeles, CA 90019	\$4,895	3	2	1,721	Surface	Yes	Yes



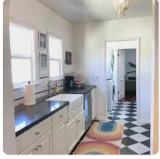
5112 Edgewood Pl, Los Angeles, CA 90019

Rental Amount **\$4,200** SQFT **1,300**



5017 Edgewood Pl, Los Angeles, CA 90019

Rental Amount **\$3,595** SQFT **1,192**



1226 S Orange Grove Ave, Los Angeles, CA 90019

Rental Amount **\$4,995** SQFT **1,700**



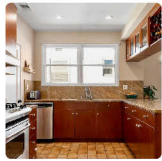
1238 S Burnside Ave, Los Angeles, CA 90019

Rental Amount **\$5,650** SQFT **1,550**



1031 S Tremain Ave, Los Angeles, CA 90019

Rental Amount **\$4,000** SQFT **1,324**



1319 Hauser Blvd, Los Angeles, CA 90019

Rental Amount **\$3,650** SQFT **1,250**

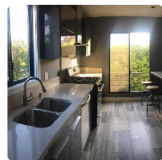


1268 Queen Anne Place, Los Angeles, CA 90019



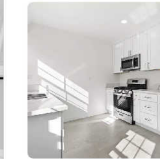
1232 S Orange Grove Ave, Los Angeles, CA 90019

Rental Amount **\$3,850** SQFT **1,200**



5369 Dockweiler Pl, Los Angeles, CA 90019

Rental Amount **\$3,875** SQFT **1,300**



1235 S Tremain Ave, Los Angeles, CA 90019

Rental Amount **\$4,895** SQFT **1,721**



5166 Packard St, Los Angeles, CA 90019

Rental Amount **\$4,195** SQFT **1,479**



1244 S Highland Ave, Los Angeles, CA 90019

Rental Amount **\$3,945** SQFT **1,200**



1114 S Orange Dr, Los Angeles, CA 90019

Rental Amount **\$3,900** SQFT **1,300**



SALES COMPARABLES



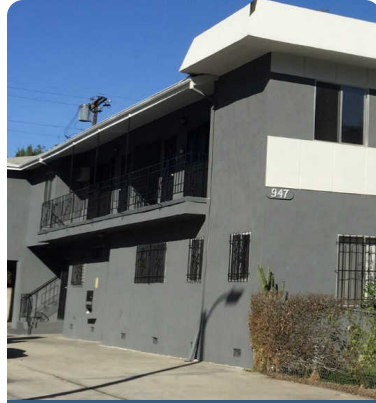
**1268 Queen Anne Pl,
Los Angeles, CA 90019**



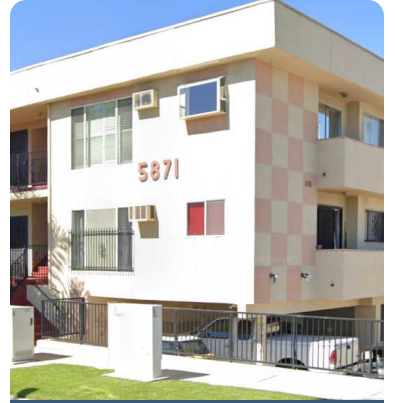
**1000 S Ridgeley Dr.,
Los Angeles, CA 90019**



**1150 Masselin Ave.,
Los Angeles, CA 90019**



**947 S St. Andrews Pl.,
Los Angeles, CA 90019**



**5871 Pickford St., Los
Angeles, CA 90019**

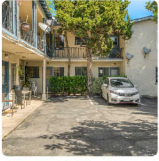
Sale Date	TBD	Sale Date	8/18/2025	Sale Date	10/17/2025	Sale Date	8/19/2025	Sale Date	8/27/2025
Purchase Price	\$2,695,000	Purchase Price	\$2,275,000	Purchase Price	\$2,826,000	Purchase Price	\$1,650,000	Purchase Price	\$1,900,000
Unit Count	7	Unit Count	6	Unit Count	10	Unit Count	6	Unit Count	6
Square Footage	7,468	Square Footage	6,726	Square Footage	8,768	Square Footage	5,368	Square Footage	7,006
Lot Size	9,659	Lot Size	9,692	Lot Size	9,296	Lot Size	6,098	Lot Size	6,970
Year Built	1948	Year Built	1947	Year Built	1948	Year Built	1963	Year Built	1961
Price Per Unit	\$385,000	Price Per Unit	\$379,167	Price Per Unit	\$282,600	Price Per Unit	\$275,000	Price Per Unit	\$316,667
Price Per SF	\$361	Price Per SF	\$338	Price Per SF	\$322	Price Per SF	\$307	Price Per SF	\$271
Cap Rate (%)	4.74	Cap Rate (%)	5.54	Cap Rate (%)	4.56	Cap Rate (%)	N/A	Cap Rate (%)	6.2

[1268 Queen Anne Place](#)



SALES COMPARABLES SUMMARY

Address	Sale Date	Purchase Price	Unit Count	Square Footage	Lot Size	Year Built	Price Per Unit	Price Per SF	Cap Rate	GRM
1268 Queen Anne Pl, Los Angeles, CA 90019	TBD	\$2,695,000	7	7,468	9,659	1948	\$385,000	\$361	4.74%	13.63
1000 S Ridgeley Dr., Los Angeles, CA 90019	8/18/2025	\$2,275,000	6	6,726	9,692	1947	\$379,167	\$338	5.54%	11.8
1150 Masselin Ave., Los Angeles, CA 90019	10/17/2025	\$2,826,000	10	8,768	9,296	1948	\$282,600	\$322	4.56%	13.7
5871 Pickford St., Los Angeles, CA 90019	8/27/2025	\$1,900,000	6	7,006	6,970	1961	\$316,667	\$271	6.2%	N/A
947 S St. Andrews Pl., Los Angeles, CA 90019	8/19/2025	\$1,650,000	6	5,368	6,098	1963	\$275,000	\$307	N/A	N/A



1150 Masselin Ave., Los Angeles, CA 90019

Sale Date
10/17/2025
Purchase Price
\$2,826,000
Price Per Unit
\$282,600
Price Per SF
\$322



1000-1002 S Ridgeley Dr., Los Angeles, CA 90019

Sale Date
8/18/2025
Purchase Price
\$2,275,000
Price Per Unit
\$379,167
Price Per SF
\$338



1268 Queen Anne Pl., Los Angeles, CA 90019

Sale Date
TBD
Purchase Price
\$2,695,000
Price Per Unit
\$385,000
Price Per SF
\$361



5871 Pickford Street

Sale Date
8/27/2025
Purchase Price
\$1,900,000
Price Per Unit
\$316,667
Price Per SF
\$271



947 S St. Andrews Pl., Los Angeles, CA 90019

Sale Date
8/19/2025
Purchase Price
\$1,650,000
Price Per Unit
\$275,000
Price Per SF
\$307



MARKET OVERVIEW

The property at 1268 Queen Anne Place is ideally situated in the vibrant and highly desirable Oxford Square neighborhood of Mid-City, Los Angeles. This location offers tenants easy access to the best of Los Angeles, with proximity to major employment hubs, public transportation, and a wide array of dining, shopping, and entertainment options. Situated just minutes from the renowned Miracle Mile and directly across from Queen Anne Park and Recreation Center, the property is positioned in one of the most sought-after areas for renters in Los Angeles.

The Mid-Wilshire submarket, where Oxford Square is located, is known for its dense renter base, with over 78% of households renting. This submarket attracts a highly desirable demographic, with 39.2% of residents aged 25-44 and 45.2% of adults holding a bachelor's degree or higher. With a median household income of \$80,215 among residents in the 25-44 age cohort, this area is well-positioned to sustain demand for premium rental housing, providing an excellent foundation for rental growth.

The Los Angeles multifamily market remains strong, with county-wide vacancy tightening to 4.7% in Q3 2024. With average asking rents at \$2,232 per unit, forecasts project annual rent growth of 2%-4% through 2025. This growth is supported by a significant slowdown in new supply, with new completions down 25% quarter-over-quarter, and only 1.9% of total stock under construction—well below the national average of 3.0%.

At present, the average sale price per unit in Los Angeles has decreased by more than 15% from its 2022 peak, now averaging around \$360,000. This pricing adjustment, coupled with a 60-basis point increase in capitalization rates to 5.4% in Q3 2024, provides a strategic acquisition opportunity for investors seeking both short-term stability and long-term revenue growth.

With a constrained construction pipeline, tightening vacancy rates, and favorable pricing conditions, this location represents an exceptional opportunity for sustained income growth and appreciation over time.

MARKET HIGHLIGHTS



Strong Economic Growth

LA County's economy is projected to grow by 2.1% in GDP for 2025, with the addition of 31,600 nonfarm jobs year-over-year. The Education & Health Services sector leads the charge, adding 54,800 jobs, further bolstering the rental market.



High Demand in Mid-Wilshire

The Mid-Wilshire submarket is a densely populated renter hub, with over 78% of households renting. This area is particularly appealing to educated, high-earning professionals, with 45.2% of adults holding a bachelor's degree or higher.



Favorable Multifamily Market

Los Angeles multifamily fundamentals remain strong, with county-wide vacancy tightening to 4.7% in Q3 2024. Rent growth is forecasted to accelerate to 2%-4% annually through 2025, supported by a significant slowdown in new supply.



Strategic Acquisition Opportunity

The average sale price per unit in Los Angeles has decreased by over 15% from its 2022 peak to approximately \$360,000 per unit, coinciding with an expansion of cap rates to 5.4%. This presents a compelling opportunity for long-term revenue growth.



MAJOR EMPLOYERS

The employment landscape surrounding 1268 Queen Anne Place, Los Angeles, is supported by major institutions in higher education, healthcare, and public administration. Prominent employers such as UCLA, Cedars-Sinai, USC, and LAPD Headquarters anchor the area, employing tens of thousands and driving steady housing demand. The area's connectivity is further enhanced by Los Angeles' extensive public transit and road networks, providing easy access to citywide employment centers. This concentration of top universities, hospitals, and public sector presence ensures economic resilience, making the area a desirable market for both buyers and tenants seeking proximity to stable jobs.

Employer	Industry	Employees	Distance
University of California, Los Angeles (UCLA)	Education	40,000	11.0 mi
UCLA Health (Ronald Reagan UCLA Medical Center)	Healthcare	34,600	9.7 mi
University of Southern California	Education	23,000	7.4 mi
Cedars-Sinai Medical Center	Healthcare	18,000	3.8 mi
City of Los Angeles Police Department	Government	12,000	7.7 mi
Los Angeles General Medical Center	Healthcare	9,000	11.4 mi



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