

1669-1683 W. 11TH STREET

LOS ANGELES, CA 90015 | 10 RESIDENTIAL UNITS & 6 RETAIL STOREFRONTS

IMMEDIATE CASHFLOW WITH NEAR-TERM LEASING UPSIDE



EXCLUSIVELY LISTED BY:

MARK WHITMAN

President, CEO

CA DRE Lic. No: 00918875

+1 213 627-0007 (x124)

mwhitman@dorinrealty.com

KEVIN WITTIG

Advisor

CA DRE Lic. No: 02025389

+1 310 882-3482

kevin@dorinrealty.com

DORIN
REALTY COMPANY

DRE Lic. No. 00531646



1669-1683 W. 11th St
Los Angeles, CA

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CONTACT FOR ADDITIONAL INFORMATION

MARK WHITMAN
President & Broker of Record

- ☎ (213) 627 0007 x124
- ✉ mwhitman@dorinrealty.com
- ☑ CA DRE License #00918875

KEVIN WITTIG
Advisor

- ☎ (310) 882-3482
- ✉ kevin@dorinrealty.com
- ☑ CA DRE License #02025389

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THE OFFERING

Existing Income Today. Defined Growth Through Leasing and Asset Management.

1669-1683 W. 11th Street presents the opportunity to acquire a well-maintained mixed-use investment property strategically positioned within Central Los Angeles.

The Property combines stable residential occupancy, established retail tenancy, and three lease-ready storefronts that create a clear path toward future income growth without requiring significant capital improvements.

Ownership has completed substantial upgrades to the retail component, allowing future ownership to focus primarily on leasing execution and operational optimization.



FOR SALE:

\$2,400,000
ASKING PRICE

\$236/SF
PRICE PER SQ. FT.

Property Type	Mixed-Use
Residential Units	10
Retail Storefronts	6
Gross Building Area	10,154 SF
Estimated Rentable Area	±8,000 SF
Lot Size	5,385 SF
Year Built	1925 / Renovated

KEY OFFERING HIGHLIGHTS:

- In-Place NOI ±\$102,500
- Projected Stabilized NOI ±\$190,000
- 10 Residential Units
- 6 Retail Storefront Configurations
- 3 Lease-Ready Retail Suites
- Long-Term Ownership Since 2001

CURRENT INCOME | FUTURE GROWTH

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FINANCIAL SUMMARY

Current Cashflow with Near-Term Leasing Upside

The Property generates immediate income from ten residential units and two operating retail tenants while offering measurable upside through the lease-up of three renovated storefronts.





Ownership has completed substantial improvements to the retail component, including renovated storefronts, upgraded electrical infrastructure, and refreshed building systems, allowing future ownership to focus primarily on leasing and operations rather than major capital expenditures.

Underwriting reflects achievable market rents, measured lease-up assumptions, and conservative operating projections supported by current market fundamentals.





Metric	Value
Asking Price	\$2,400,000
Collected NOI	\$102,500
Economic NOI**	\$109,000
Current Occupancy (Residential/Retail)	90%/53%
Projected NOI (Year 3)	\$190,000

Economic NOI includes approximately \$6,500 of annual contractual rent increases contained within existing retail leases that have not been fully implemented by current ownership.

FINANCIAL HIGHLIGHTS

-  Immediate cash flow from occupied residential and retail tenancy
-  Three lease-ready storefronts offering near-term income growth potential
-  Limited capital requirements due to recent ownership improvements
-  Attractive going-in yield with multiple revenue enhancement opportunities

VALUE CREATION DRIVERS

-  Lease-Up of Three Renovated Retail Storefronts
-  Residential Rent Growth Opportunity
-  Expense Recovery & Utility Reimbursement
-  Operational Efficiencies and Asset Management

INVESTMENT HIGHLIGHTS

A RARE COMBINATION OF EXISTING INCOME, LEASE-UP OPPORTUNITY, AND LONG-TERM GROWTH POTENTIAL

Six Reasons Investors Will Like This Asset

- 01 IMMEDIATE CASH FLOW**
Stable residential occupancy and operating retail tenants provide day-one income.
- 02 LEASE-READY RETAIL SPACE**
Three renovated storefronts positioned for immediate occupancy
- 03 EXISTING RENT UPSIDE**
Current retail rents are below contractual lease obligations, creating an opportunity to increase income through enforcement of existing provisions.
- 04 LIMITED CAPITAL REQUIREMENTS**
Many physical improvements already completed
- 05 MULTIPLE REVENUE DRIVERS**
Residential rents, retail lease-up, and utility reimbursements
- 06 LONG-TERM OWNERSHIP STEWARDSHIP**
Over two decades of maintaining the property



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PROPERTY DETAILS

Property Type	Mixed-Use
Address	1669-1683 W. 11th Street, Los Angeles, CA 90015
Year Built	1925
Building Area	±10,154 SF (2-Stories)
Rentable Area	±8,000 SF
Lot Size	5,385 SF
Parking	None
Construction	Masonry
Utilities	Individually Metered

Rentable area includes ±4,300 SF of retail space and ten residential units. Common areas, utility rooms, stairwells, and circulation corridors are excluded.



MIXED-USE CONFIGURATION

The Property consists of ten residential units located above six ground-floor retail storefronts, creating diversified income streams and multiple avenues for future revenue growth.

The corner location provides visibility along both street frontages while the interior residential corridor offers efficient access to all residential units.

Residential

Category	Summary
Units	10
Unit Type	Large Studio
Avg Unit Size	±370 SF
Occupancy	90%
Avg. Rent	±\$1,040/Mo.
Market Rent	±\$1,350/Mo.

Retail

Category	Summary
Storefronts	6
Retail Area	±4,300 SF
Occupancy	53%
Available Suites	3
Frontage	Corner Location
Market Rent	\$2.50/SF/MG

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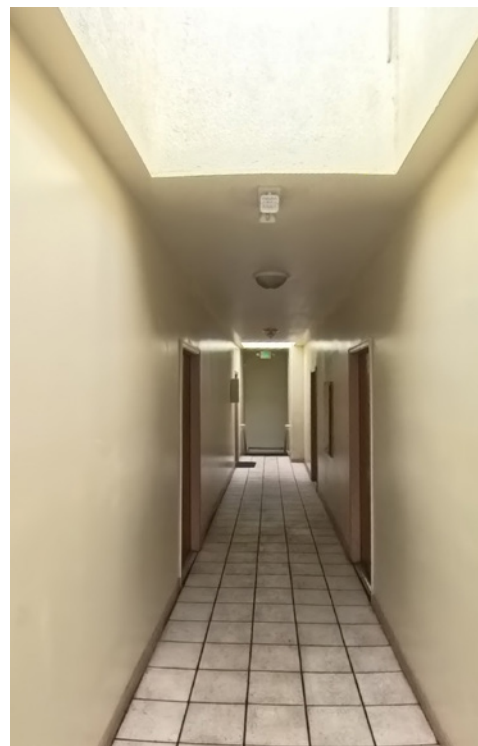
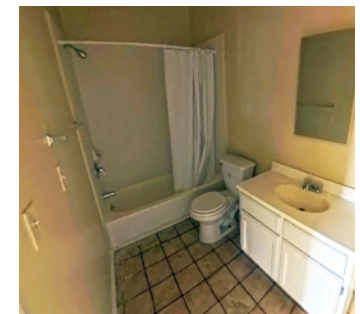
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RESIDENTIAL INTERIORS

The residential component consists of ten professionally maintained large studio units arranged around a unique skylit corridor. The efficient floor plans appeal to workforce renters seeking affordability, convenience, and proximity to employment centers throughout Central Los Angeles.



 10 LARGE STUDIO UNITS

 AVG UNIT SIZE: 370 SF

 REMODELED UNITS

 FULL BATHROOMS

 SKYLIT CORRIDOR

 SEPARATE ACCESS

 WALKABLE LOCATION

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RETAIL INTERIORS

The retail component represents the primary value creation opportunity at the Property.

Recent improvements completed by ownership have substantially reduced future leasing friction and positioned the available storefronts for immediate occupancy.



RECENTLY RENOVATED



FRESH INTERIOR FINISHES



LARGE-FORMAT TILE



UPGRADED DROP CEILING



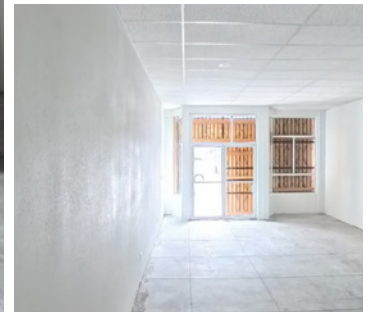
RECESSED LED LIGHTING



STOREFRONT GLASS



NATURAL LIGHT



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RETAIL LEASE REVENUE OPPORTUNITY

Existing Retail Income Supported by Long-Term Leases and Lease-Ready Storefronts

RETAIL RENT ROLL (CURRENT OCCUPANCY: 53%)

Suite	Tenant	Sq. Ft.	Monthly Rent	Lease Expiration
1679-1683	Sean's Liquor Store	1,650	\$3,605	10/31/2031
1677	Smoke Shop	675	\$2,000	10/31/2028
1675	Vacant	675	—	—
1673	Vacant	675	—	—
1671	Vacant	675	—	—

ADDITIONAL INCOME: \$6,500 ANNUAL REVENUE INCREASE

01 SEAN'S LIQUOR STORE

- Current Rent: \$3,605/mo.
- Contract Rent: \$3,939/mo
- Annual Increases: 3%

02 SMOKE SHOP

- Current Rent: \$2,000/mo
- Contract Rent: \$2,205/mo
- Annual Increases: 5%

Additional income potential is supported by contractual rent increases and lease provisions that have not been fully implemented by current ownership.

RETAIL REVENUE SUMMARY:

Existing retail tenancy provides stable income through long-term leases extending through 2028 and 2031. Three lease-ready storefronts create measurable revenue growth potential, while contractual rent increases within existing leases present an additional opportunity to enhance cash flow without new leasing activity.

RETAIL LEASE-UP ASSUMPTIONS

Item	Assumption
Available Suites	3
Average Suite Size	675 SF
Market Rent	\$2.50/SF/MG
Lease Structure	Modified Gross
Tenant Improvements	Minimal
Occupancy Status	Immediate Availability

The available suites are positioned for immediate leasing activity with limited anticipated capital requirements.

AVAILABLE SUITE HIGHLIGHTS



- Three Lease-Ready Storefronts
- Updated Electrical Infrastructure
- Renovated Restrooms & Finishes
- Limited Tenant Improvements Anticipated

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RESIDENTIAL INCOME & RENT GROWTH OPPORTUNITY

High Occupancy Residential Income with Below-Market Rents

The residential component provides the foundation of the Property's current cash flow through nine occupied units and stable workforce housing demand. Existing rents remain below estimated market levels, creating a measured opportunity for future ownership to increase revenue through lease-up of the vacant unit and natural tenant turnover.

RESIDENTIAL RENT ROLL

Unit	Rent	Rent/SF	Status
1	\$1,094	\$2.96	Occupied
2	\$1,230	\$3.32	Occupied
3	\$1,048	\$2.83	Occupied
4	—	—	Vacant
5	\$1,315	\$3.55	Occupied
6	\$1,061	\$2.87	Occupied
7	\$938	\$2.53	Occupied
8	\$877	\$2.37	Occupied
9	\$1,023	\$2.77	Occupied
10	\$873	\$2.36	Occupied

RESIDENTIAL REVENUE OPPORTUNITY

Item	Current	Market
Average Rent	\$1,051	\$1,350
Monthly Revenue	\$9,458	\$13,500
Occupancy	90%	100%

CURRENT AVG RENT
\$1,051/MONTH

MARKET RENT
\$1,350/MONTH

POTENTIAL REVENUE GROWTH
±\$35,000 ANNUAL GROSS REVENUE INCREASE

Based on lease-up of one vacant unit and gradual alignment of existing residential rents toward estimated market levels.

RESIDENTIAL REVENUE OVERVIEW

Metric	Summary
Units	10
Occupancy	90%
Avg Unit Size	370 SF
Avg In-Place Rent	\$1,051
Estimated Market Rent	\$1,300-\$1,400
Vacancy	1 Unit

RESIDENTIAL RENT GROWTH OBSERVATIONS

- Avg Rent 22% Below Market
- Future Rent Growth Primarily Driven Through Natural Tenant Turnover
- Several Residents Have Occupied the Property for More Than 10 Years

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OPERATING EXPENSES & PROPERTY OPERATIONS

Well-Maintained Building Systems Support Stable Operations

The Property benefits from a straightforward operating structure supported by individually metered utilities, long-term ownership stewardship, and recently completed improvements. Operating expenses are primarily driven by property taxes and insurance, while controllable operating costs remain modest relative to the Property's income base.

OPERATING EXPENSES SUMMARY

Expense Category	Annual Expense
General / Payroll / Other	\$3,000
Utilities	\$14,100
Repairs & Maintenance	\$4,800
Trash & Waste Removal	\$10,000
Make Ready	\$3,742
Management Fee	\$7,102
Property Taxes	\$30,000
Insurance	\$19,203
Total Operating Expenses	\$88,122

OPEX BREAKDOWN

Metric	Amount
Total Expenses	\$88,122
Expense Ratio	30%
Taxes & Insurance	\$49,203
Operating Expenses (Ex-T&I)	\$38,919

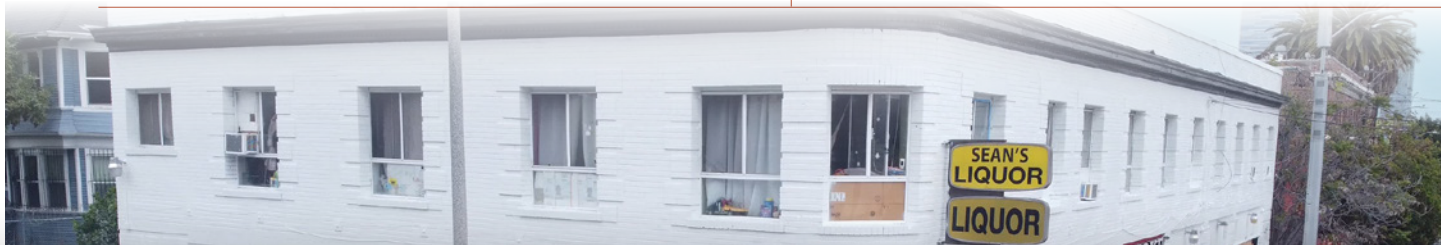
Taxes and insurance account for ±56% of total operating expenses, while controllable operating costs remain modest relative to the Property's income base. The Property benefits from a straightforward operating structure supported by individually metered utilities and recently completed improvements.

OPERATING CHARACTERISTICS

- Individually Metered Residential & Retail Services
- Diversified Residential & Retail Income Streams
- Long-Term Ownership
- Recent Building & Storefront Improvements
- Commercial-Grade Electrical Infrastructure
- Limited Near-Term Capital Requirements

OPERATING ASSUMPTIONS

Metric	Amount
Management Fee	3.0% of EGI
Property Taxes	1.25% of Price
Utilities	Separately Metered
Insurance	Current Estimate
Expense Recoveries	Retail Reimbursements Included



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CURRENT INCOME | FUTURE GROWTH

Defined Opportunities for NOI Expansion Through Leasing and Asset Management

CURRENT VS. STABILIZED OPERATIONS

Metric	Current	Stabilized
Residential Income	\$113,500	\$145,000
Retail Income & Recoveries	\$100,500	\$149,000
Effective Gross Income	\$214,000	\$294,000
Operating Expenses	\$88,000	\$104,000
Collected NOI	\$102,500	\$190,000

STABILIZED INVESTMENT PROFILE

Metric	Current
Asking Price	\$2,400,000
Collected NOI	\$102,500
Current Cap Rate	4.27%
Stabilized NOI (Year 3)	\$190,000
Stabilized Cap Rate	7.91%

Value Creation Drivers



RETAIL:

- Lease-Up of Three Vacant Retail Storefronts
- Contractual Retail Rent Escalations
- Retail Expense Recoveries



RESIDENTIAL:

- Lease-Up of One Vacant Unit
- Alignment of Existing Rents To Market Levels
- Stable Workforce Housing Demand

Financial narrative:

The Property presents a value-add investment opportunity supported by identifiable revenue growth drivers and recent ownership improvements rather than extensive capital investment requirements. Current operations generate approximately \$102,500 in annual net operating income through a combination of residential and retail tenancy, while recent storefront renovations, electrical upgrades, and building improvements have positioned the Property for future leasing.

Revenue growth opportunities include lease-up of three vacant retail storefronts, implementation of contractual rent increases contained within existing retail leases, lease-up of one vacant residential unit, and gradual alignment of below-market residential rents through natural tenant turnover.

STRATEGIC LOCATION

Positioned Within One of Central Los Angeles' Most Active Urban Corridors

The Property benefits from immediate access to Downtown Los Angeles, USC, major employment centers, and one of the region's most densely populated residential neighborhoods.

REGIONAL DEMAND DRIVERS:

- 01 DOWNTOWN LOS ANGELES**
The region's primary employment, business, and cultural center.
- 02 USC INFLUENCE**
Major university generating consistent housing, retail, and employment demand.
- 03 CRYPTO.COM ARENA / LA LIVE:**
Regional entertainment destination attracting millions of annual visitors.
- 04 KOREATOWN:**
One of LA's most active neighborhoods with strong residential and retail demand.
- 05 I-110 & I-10 FREEWAYS:**
Immediate access to Downtown Los Angeles and major regional transportation corridors.



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NEIGHBORHOOD

Dense Area Supporting Residential & Retail Demand

The Property is located within Pico-Union, one of Los Angeles' most densely populated residential neighborhoods. The surrounding area is characterized by established workforce housing, neighborhood-serving retail, strong pedestrian activity, and continued investment driven by proximity to Downtown Los Angeles, USC, and major employment centers.

- Immediate access to Downtown Los Angeles, USC, Koreatown, and major employment centers.
- Dense workforce housing area supporting demand.
- Walkable urban location supported by public transit
- High population density creates a deep tenant pool for both residential and retail uses.

Key Growth Drivers



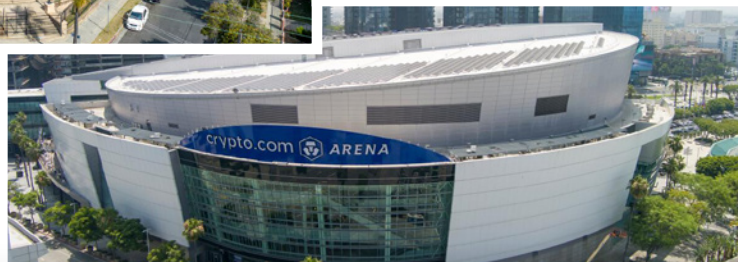
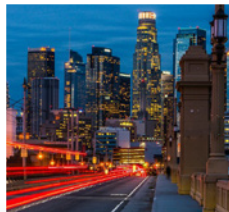
University of Southern California (USC)

One of the nation's leading private universities, USC serves more than 49,000 students and continues to generate sustained demand for off-campus housing.



Housing Supply Constraints

Limited land availability near USC, coupled with continued enrollment and housing demand, has supported ongoing investment in infill residential development throughout the surrounding submarket.



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LOCAL AMENITIES

01 DAILY NEEDS RETAIL

Numerous neighborhood markets and convenience stores along W. 11th Street, Venice Blvd, and Pico Blvd. Local pharmacies, cellular stores, check-cashing services, and personal services nearby.

02 LOCAL DINING

Dense concentration of family-owned restaurants, taquerias, bakeries, coffee shops, and quick-service food options throughout Pico-Union.

03 PUBLIC TRANSPORTATION

Metro bus service along Pico Boulevard, Olympic Boulevard, Vermont Avenue, and Venice Boulevard.

04 SCHOOLS & COMMUNITY FACILITIES

Several public schools, community centers, and religious institutions within the neighborhood. Dense residential population supporting stable neighborhood activity.

05 RECREATION

Nearby community parks and recreation facilities including the Pico-Union area park system.

06 HEALTHCARE & SERVICES

Community clinics, medical offices, dental providers, and social services located throughout the immediate area.



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PRIDE OF OWNERSHIP

RECENT CAPITAL IMPROVEMENTS SUPPORT IMMEDIATE OPERATIONS

The Property features a well-maintained utility and building systems area with commercial-grade electrical infrastructure, individual tenant metering, and centralized building services. This organized infrastructure reflects long-term ownership stewardship and supports efficient ongoing operations.

Recent Improvements:

- Renovated Retail Suites
- Updated Electrical Panels
- Renovated Restrooms
- New Flooring
- Fresh Interior Finishes
- Continued Maintenance

COMMERCIAL-GRADE BUILDING INFRASTRUCTURE



LONG-TERM OWNERSHIP STEWARDSHIP

Historical imagery illustrates more than two decades of continuous ownership, ongoing maintenance, and long-term investment in the Property.



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