Wilton Place Apartments

RENOVATED HOLLYWOOD CRAFTSMAN
+ NEW ADU & PARKING UPSIDE

OFFERING MEMORANDUM

1732 N Wilton Place
Los Angeles, CA 90028

ALTMAN APARTMENTS

Wilton Place Apartments

CONTENTS

Exclusively Marketed by:

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ALTMAN APARTMENTS

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WILTON PLACE APARTMENTS

OFFERING SUMMARY

ADDRESS	**1732 N Wilton Pl, Los Angeles CA 90028**
COUNTY	**Los Angeles**
MARKET	**Los Angeles Metro**
SUBMARKET	**Hollywood**
BUILDING SF	**5,154 SF**
LAND SF	**7,405 SF (0.17 ac)**
NUMBER OF UNITS	**12 residential + 10-space parking lot**
YEAR BUILT / RENOVATED	**1917 / 2021 gut reno**
ZONING	**LARD1.5**
APN	**5544-002-011**
OWNERSHIP TYPE	**Fee Simple**

FINANCIAL SUMMARY

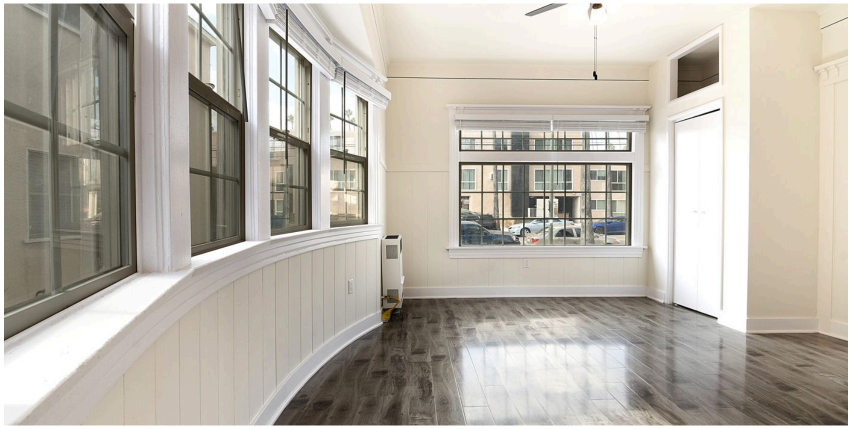
PRICE	$2,850,000
PRICE PSF	$552.97
PRICE PER UNIT	$237,500
OCCUPANCY	**~92% (residential)**
NOI (CURRENT)	$163,023
NOI (Pro Forma)	$187,196
CAP RATE (CURRENT)	5.72%
CAP RATE (Pro Forma)	6.57%
GRM (CURRENT)	9.66
GRM (Pro Forma)	8.91
CASH ON CASH (Pro Forma)	5.11%
DCR (Pro Forma)	1.30

PROPOSED FINANCING

LOAN TYPE	**Amortized**
DOWN PAYMENT	$855,000
LOAN AMOUNT	$1,995,000
INTEREST RATE	**6.00%**
ANNUAL DEBT SERVICE	$143,533
LOAN TO VALUE	**70%**
AMORTIZATION PERIOD	**30 Years**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	**62,000**	**500,000**	**1,150,000**
2026 Median HH Income	**$52,000**	**$60,000**	**$66,000**
2026 Average HH Income	**$78,000**	**$92,000**	**$99,000**



Financing is an illustrative 70% LTV scenario; property is offered free of existing financing. Rents reflect total in-place charges (base + utility/other fees), excluding temporary monthly concessions; pro forma reflects parking lease-up + studio mark-to-market. Operating expenses from the owner's budget, normalized (property tax reassessed at 1.25% of price pro forma; updated insurance premium).

Investment Highlights

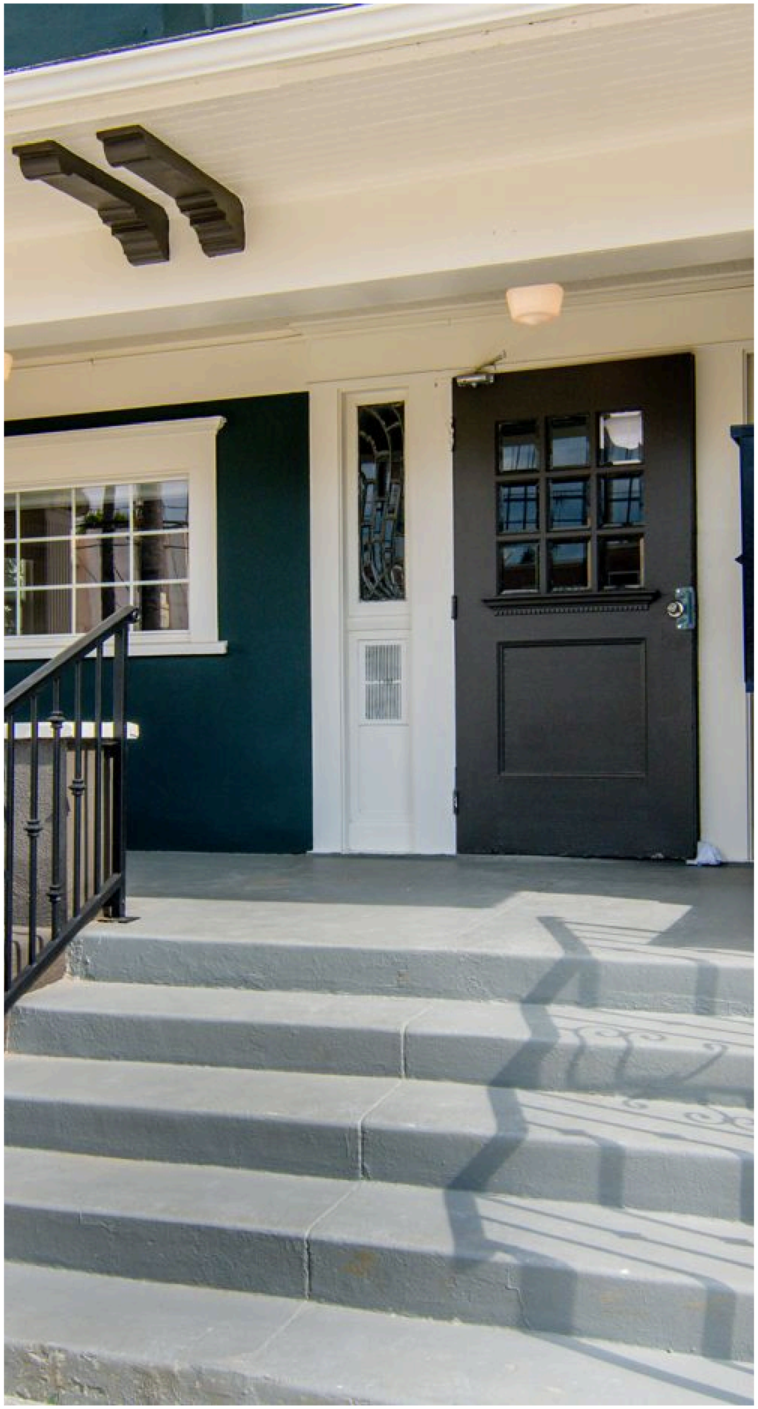
● **Turn-Key 2021 Gut Renovation:** All interiors were gut-renovated in 2021 including a redo of all major building systems (plumbing, electrical, mechanical) — a de-risked, low-capex asset that preserves the 1917 Craftsman's period character (stained glass, original staircases) behind modern studios.

● **Newly Built Detached ADU + Live/Work Penthouse:** A newly constructed detached 2-bedroom ADU adds by-right density and a premium master-leased unit at $3,229/mo, and a finished 3-room live/work penthouse tops the main structure — unusual, hard-to-replicate unit types. Each unit is separately gas-metered and the ADU has its own electric meter.

● **10-Space Parking Lot — Lease-Up Upside:** The on-site 10-space parking lot is almost entirely vacant today (one space rented). Leasing all ten at $150/mo adds roughly $18,000/yr — the single largest driver of the pro forma, on top of studio mark-to-market.

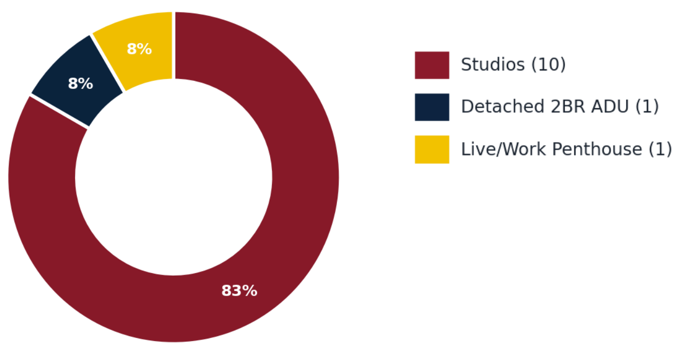
● **Diversified, Durable Income:** Renovated studios (the most liquid segment of the LA rental market) plus Section 8 / HACLA and master-lease tenancies that add durable, recession-resilient cash flow.

● **Prime Hollywood Location:** 1732 N Wilton Place sits in the heart of Hollywood, minutes from the Metro B Line, the studios, and the Sunset/Hollywood corridors — a dense, high-demand, predominantly renter neighborhood.

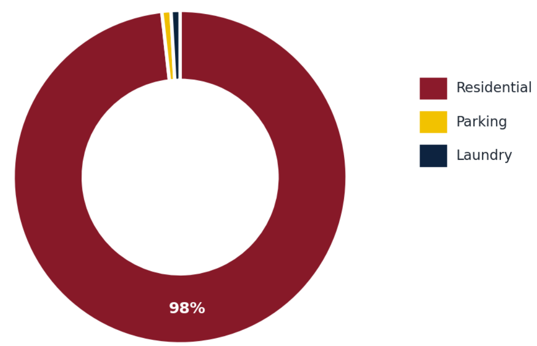


			CURRENT			MARKET		
UNIT MIX	# UNITS	SQ FT	AVG RENT	RENT PSF	MO. INCOME	MKT RENT	RENT PSF	MO. INCOME
Studio (Residential)	10	184–273	$1,914	$9.20	$17,227	$1,914	$9.28	$19,136
Detached 2-BR ADU	1	627	$3,229	$5.15	$3,229	$3,229	$5.15	$3,229
Live/Work Penthouse	1	990 attic	$1,962	—	$1,962	$2,600	—	$2,600
Parking (10 spaces)	10	—	—	—	$200	—	—	$1,500
TOTALS / AVERAGES	**12+10p**	**5,154 SF**	**—**	**—**	**$22,618**	**—**	**—**	**$26,465**

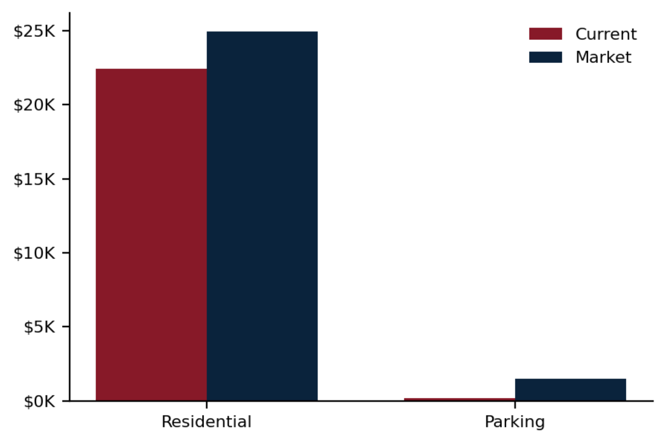
Unit Composition



Current Revenue Split



Current vs. Market Monthly Income



Wilton Place comprises **12 renovated residential units** — ten studios, a newly built detached 2-BR ADU, and a 3-room live/work penthouse — plus a **10-space parking lot**. Effective gross income of **$286,208** (scheduled, net of 3% vacancy) rises to **$310,381** at market; parking lease-up and studio mark-to-market drive the upside.

02 Location

Location Summary

Aerial View

WILTON PLACE APARTMENTS

● Located in the heart of **Hollywood** (90028), one of Los Angeles' most iconic and transit-connected neighborhoods.

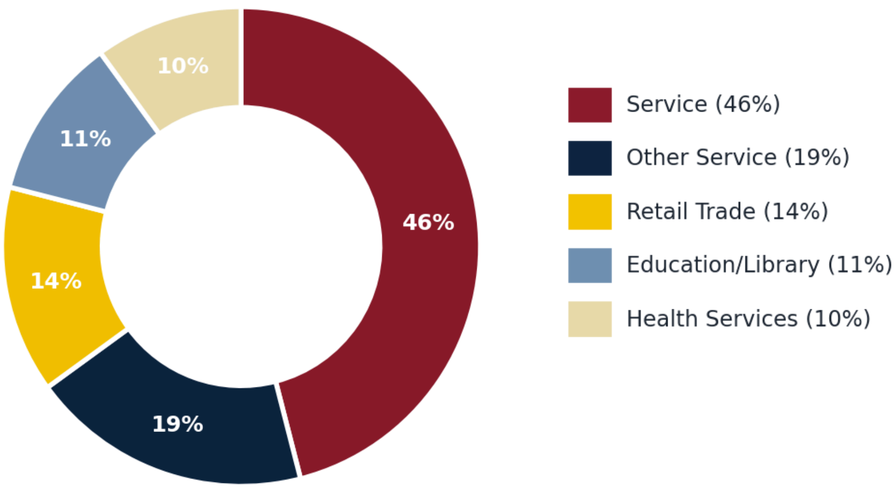
● Minutes from the **Metro B (Red) Line**, the major studios, and the Sunset & Hollywood Boulevard entertainment and employment corridors.

● A dense, overwhelmingly renter-occupied submarket with deep, consistent demand for renovated studio housing.

● Walkable to Thai Town, Larchmont, and East Hollywood dining and retail; strong Walk/Transit scores.

● Major nearby employers include the entertainment studios, Kaiser Permanente, and the greater Central-LA employment base.

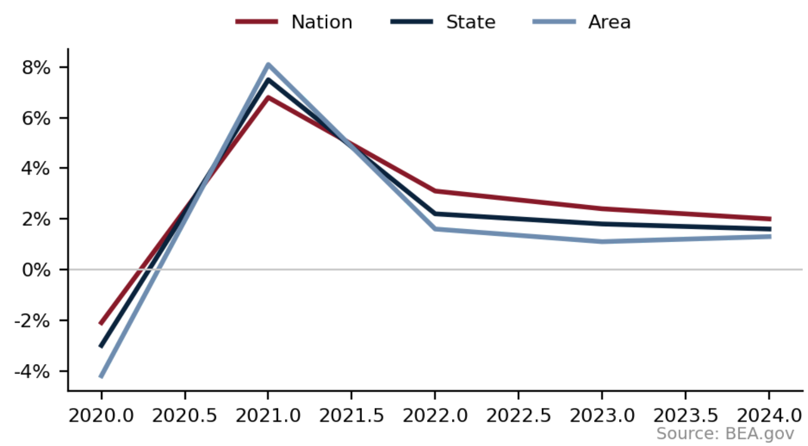
Major Industries by Employee Count



Largest Employers

Kaiser Permanente	44,769
County of Los Angeles	38,000
City of Los Angeles	32,000
Netflix / Studios (Hollywood)	20,000+
Cedars-Sinai Medical Center	16,730
Paramount Pictures	5,000+
Target Corp.	15,000

Los Angeles County GDP Trend



AERIAL VIEW — 1732 N WILTON PL, HOLLYWOOD

Hollywood / Central Los Angeles

WILTON PLACE APARTMENTS

PROPERTY FEATURES

NUMBER OF UNITS	12 residential + 10-space parking lot
BUILDING SF	5,154
main structure (1st/2nd fl)	3,237 SF
detached 2-BR ADU (new)	627 SF
finished attic (live/work)	990 SF
basement laundry room	300 SF
LAND SF	7,405 (0.17 ac)
YEAR BUILT / RENOVATED	1917 / 2021
ZONING	LARD1.5
APN	5544-002-011

RENOVATION

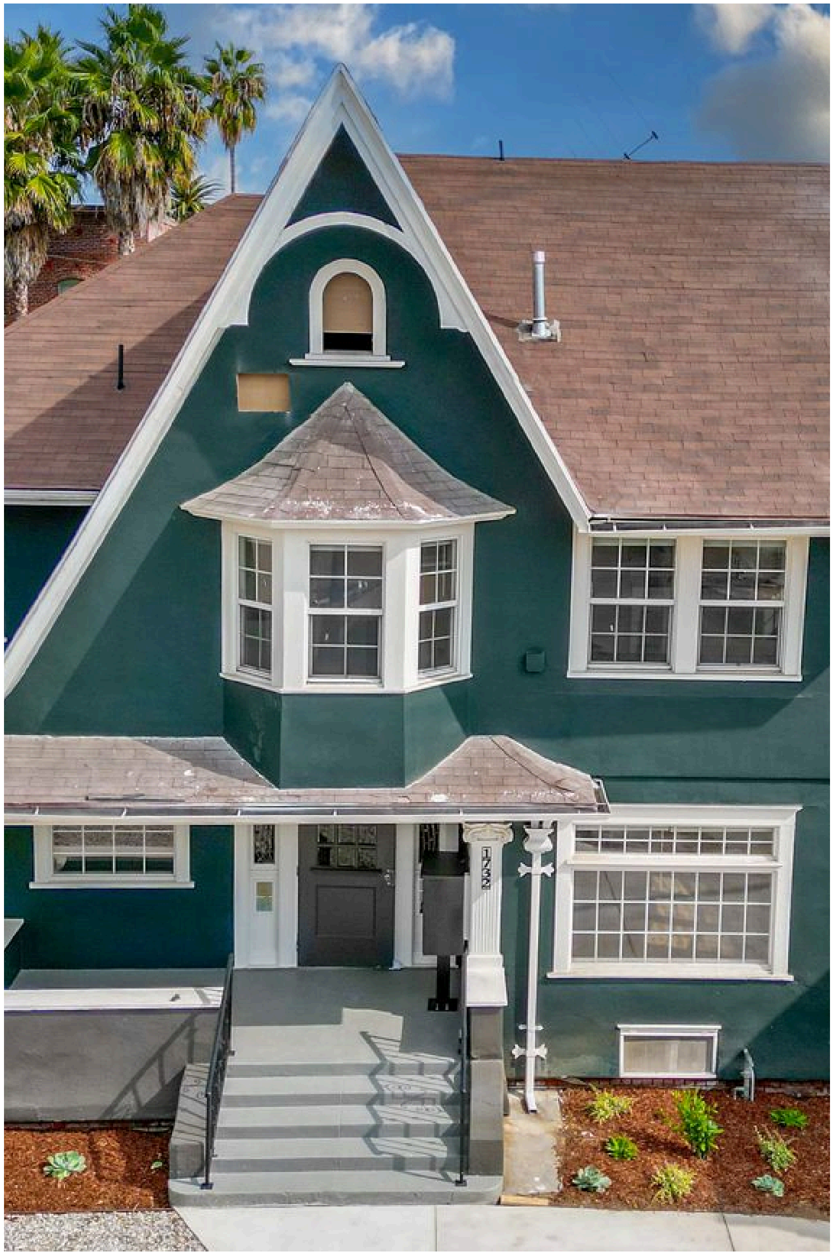
RENOVATION	2021 gut renovation of all interiors
BUILDING SYSTEMS	Plumbing, electrical & mechanical redone (2021)

UTILITIES

GAS	SoCalGas — each unit individually metered
ELECTRIC	LADWP — ADU separately metered
WATER	LADWP
TRASH	RecycLA

CONSTRUCTION

STYLE	1917 Craftsman (period detail retained)
USE	Residential (studios + ADU + live/work)
AMENITY	Basement laundry room
PARKING	On-site 10-space lot




FIRE EXTINGUISHER
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Common Amenities

- Gut-renovated interiors (2021)
- Newly built detached 2-BR ADU
- Basement laundry room
- 10-space on-site parking lot
- Live/work penthouse
- 1917 Craftsman character

04 On Market Comps

Comp Set - Wilton

WILTON PLACE APARTMENTS

On-Market Comparables

STATUS	TYPE	ADDRESS	ZIP	PRICE	PRICE/UNIT	CAP	PRICE/SF	SF	UNITS	NOI
Subject	**Residential**	**1732 N Wilton Pl**	**90028**	$2,850,000	$237,500	5.72%	**$582**	**5,154**	**12**	$163,023
On-Market	Multifamily	545 N Wilton Pl	90004	$3,650,000	$202,778	5.10%	$395	9,241	18	$186,150
On-Market	Multifamily	142 N Kingsley Dr	90004	$2,995,000	$187,188	5.35%	$412	7,270	16	$160,233
On-Market	Multifamily	728 N Van Ness Ave	90038	$2,450,000	$204,167	5.20%	$438	5,594	12	$127,400
On-Market	Multifamily	155 N Gramercy Pl	90004	$3,400,000	$242,857	4.85%	$505	6,733	14	$164,900
On-Market	Multifamily	635 N Serrano Ave	90004	$2,750,000	$196,429	5.45%	$430	6,395	14	$149,875
Under Contract	Multifamily	812 N Wilcox Ave	90038	$2,900,000	$232,000	5.05%	$520	5,577	12.5	$146,450
				AVERAGE	**$210,903**	**5.17%**	**$450**			
				SUBJECT	$237,500	5.72%	**$582**			

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Sale Comps

Sale Comp Set - Wilton

Sale Comparables

ADDRESS	ZIP	SALE DATE	SOLD PRICE	UNITS	PRICE/UNIT	CAP	PRICE/SF	BLDG SF	YR BUILT	LOT SF	NOI
1732 N Wilton Pl	**90028**	—	$2,850,000	**12**	$237,500	5.72%	$552.97	**5,154**	**1917**	**7,405**	$163,023
623 N Gramercy Pl	90004	06/2025	$3,250,000	14	$232,143	5.15%	$462.00	7,035	1923	6,900	$167,375
165 N Wilton Pl	90004	09/2025	$2,700,000	12	$225,000	5.30%	$489.00	5,522	1921	6,505	$143,100
742 N Serrano Ave	90029	11/2025	$3,600,000	16	$225,000	5.05%	$430.00	8,372	1926	7,410	$181,800
556 N Van Ness Ave	90004	08/2025	$2,450,000	11	$222,727	5.40%	$451.00	5,432	1919	6,250	$132,300
834 N Wilcox Ave	90038	01/2025	$3,150,000	13	$242,308	4.95%	$505.00	6,238	1924	6,700	$155,925
915 N Kingsley Dr	90029	03/2025	$2,850,000	13	$219,231	5.25%	$472.00	6,038	1922	6,600	$149,625
			AVERAGE	**13**	**$227,735**	**5.18%**	**$468.00**				
			SUBJECT	**12**	$237,500	5.72%	$552.97				

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Rent Roll

Wilton Rent Roll

WILTON PLACE APARTMENTS

Wilton Rent Roll

UNIT	TYPE	STATUS	SF	RENT
01	Studio	Current	184	$1,487
03	Studio	Current	267	$2,048
04	Studio	Current	273	$2,345
05	Studio	Current	204	$1,574
06	Studio	Current	208	$2,213
07	Studio	Current	251	$2,057

UNIT	TYPE	STATUS	SF	RENT
08	Studio	Current	184	$1,474
09	Studio	Vacant	241	*$1,770**
10	Studio	Current	187	$1,854
12	Studio	Current	201	$2,174
ADU	Detached 2BR ADU	Current	627	$3,229
L/W	Live/Work (3-rm)	Current	1050	$1,962

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Financial Analysis

Income & Expense Analysis

Income & Expense Analysis

INCOME	CURRENT		PRO FORMA	
Residential Rental Income	$290,260		$299,580	
Parking Income	$2,400		$18,000	
Laundry Income	$2,400		$2,400	
Gross Scheduled Income	**$295,060**	**100%**	**$319,980**	**100%**
Vacancy & Credit Loss (3%)	-$8,852		-$9,599	
Effective Gross Income	**$286,208**		**$310,381**	
Less Operating Expenses	$123,185	43.0%	$123,185	39.7%
Net Operating Income	$163,023	57.0%	$187,196	60.3%
Annual Debt Service	$143,533		$143,533	
Cash Flow After Debt Service	$19,490		$43,663	
Debt Coverage Ratio	1.14		1.30	

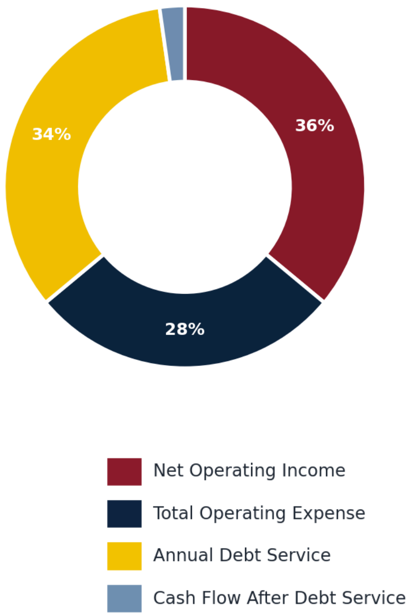
Valuation & Return Summary

	CURRENT	PRO FORMA
Gross Rent Multiplier (GRM)	9.66	8.91
Cap Rate	5.72%	6.57%
Cash-on-Cash Return	2.28%	5.11%
Debt Coverage Ratio	1.14	1.30

GRM = Price ÷ Gross Scheduled Income $2,850,000 ÷ $295,060 current, ÷ $319,980 pro forma). Vacant unit shown at market with a 3% vacancy allowance; property tax reassessed to 1.25% of price in both columns (buyer's basis). Pro forma adds parking lease-up and studio mark-to-market.

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

REVENUE ALLOCATION
CURRENT

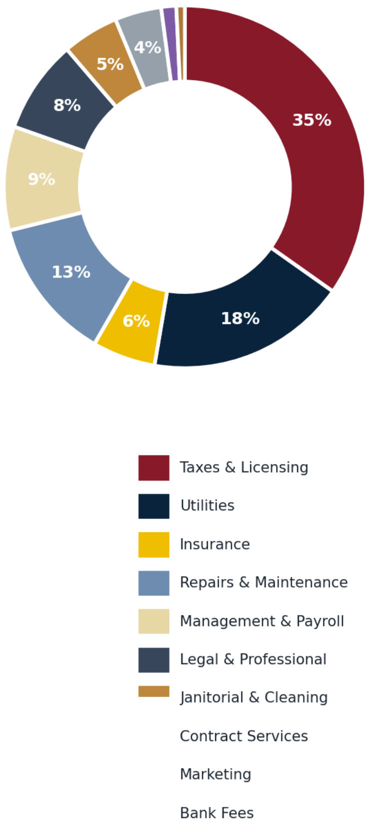


Distribution of Expenses

EXPENSES	CURRENT	PER UNIT	PRO FORMA
Real Estate Taxes	$35,625	$2,969	$35,625
Utilities	$22,400	$1,867	$22,400
Repairs & Maintenance	$16,000	$1,333	$16,000
Management & Payroll	$11,592	$966	$11,592
Legal & Professional	$10,394	$866	$10,394
Insurance (updated premium)	$7,049	$587	$7,049
Janitorial & Cleaning	$6,297	$525	$6,297
Taxes & Licensing (other)	$5,998	$500	$5,998
Contract Services	$5,200	$433	$5,200
Marketing	$1,680	$140	$1,680
Bank Fees	$950	$79	$950
Total Operating Expense	$123,185	$10,265	$123,185
Expense / SF	$23.90		$23.90
% of EGI	43.0%		39.7%

Operating expenses per the owner's 2026 budget, normalized: property tax reassessed at 1.25% of price for the pro forma; insurance reflects the updated premium; all other lines held flat.

DISTRIBUTION OF EXPENSES
CURRENT



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