1118 S LAKE STREET

LOS ANGELES, CALIFORNIA 90006

Northmarq

OFFERING MEMORANDUM

Northmarq

Investment Sales

BRENT SPRENKLE
MANAGING DIRECTOR
C 310.621.8221
CA DRE #01290116
bsprenkle@northmarq.com

ALEX PETERSON
ASSOCIATE
C 213.248.7047
CA DRE #02207186
apeterson@northmarq.com

Debt + Equity

ZALMI KLYNE
MANAGING DIRECTOR
T 410.422.0903
CA DRE #01957868
zklyne@northmarq.com

KARL WEIDELL
VICE PRESIDENT
T 424.422.0908
CA DRE #02087590
kweidell@northmarq.com

El Segundo Office 841 Apollo St. Suite 465. El Segundo, CA 90245

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

1118 S Lake Street is a 5,648 square foot apartment community constructed in 1956. Situated in the Westlake neighborhood of Los Angeles, the property has a combined unit mix consisting of (6) One-Bedroom/One-Bath units and (2) Two-Bedroom/One-Bath units, totaling an average of 700 square feet each.

8 Units Total

$153,750 $/Unit

1956 Year Built

$217.78 $/SF

10.25 GRM Current

PROPERTY SUMMARY

ADDRESS	1118 S Lake Street, Los Angeles, California 90006
UNITS	8
YEAR BUILT	1956
STORIES	2
GROSS SF	5,648
NRSF	5,600
LOCATION	Pico-Union
PARCEL NUMBER	5136-018-004
TYPE OF BUILDING	Low-Rise Apartments

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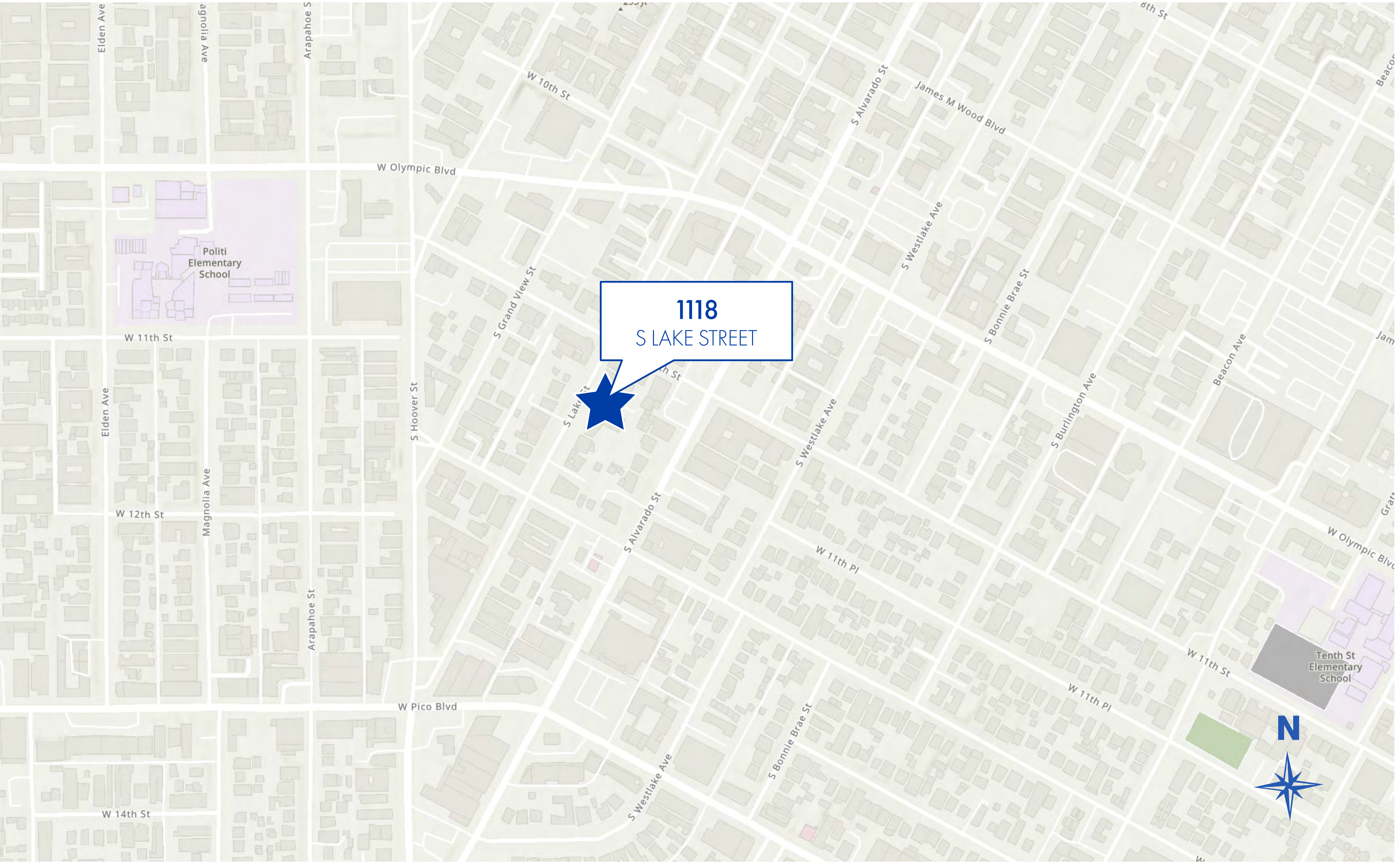
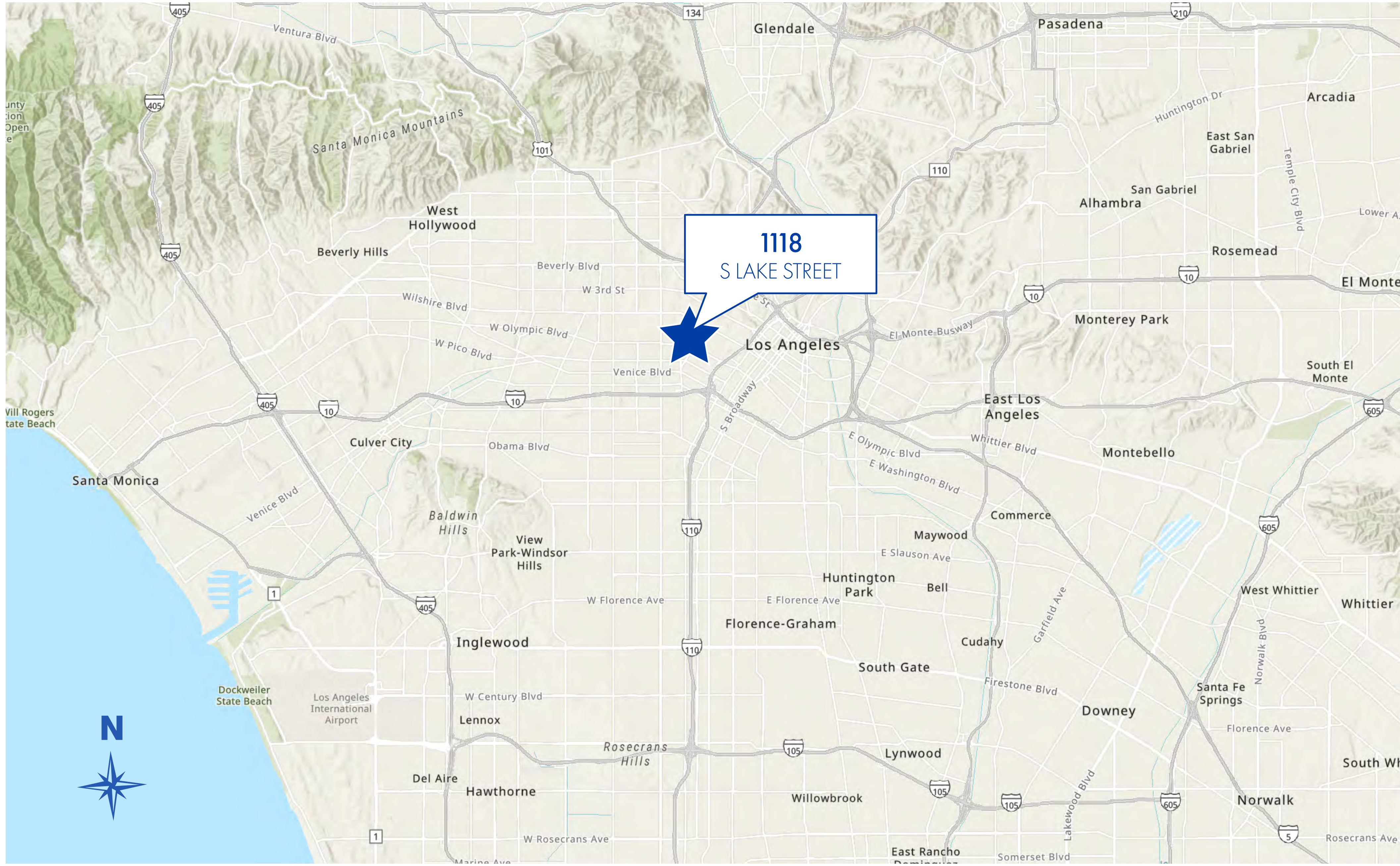
LOCATION OVERVIEW

LOCATION MAP



REGIONAL MAP



PRINCIPAL DEMAND DRIVERS

TWO ENGINES ANCHORING THE TRADE AREA.

Westlake sits between the two largest urban economic engines in Los Angeles — Downtown Los Angeles to the east and Koreatown to the north. Together, they generate the daytime workforce, retail and dining demand, and transit traffic that sustain the subject's rental absorption.

EMPLOYMENT · CIVIC · ENTERTAINMENT

Downtown Los Angeles

~2 MILES EAST

- Largest employment center in LA County
- Civic Center, Financial District, Bunker Hill
- L.A. Live, Crypto.com Arena, Convention Center
- Direct Metro D Line connection

URBAN DENSITY · 24-HOUR DISTRICT

Koreatown

ADJACENT TO NORTH

- Among the densest urban neighborhoods in the U.S.
- 24-hour dining, retail, and entertainment district
- Wilshire Boulevard office corridor
- Direct Metro D Line connection

COMBINED DAYTIME WORKFORCE WITHIN THE TRADE AREA

397,425 workers within 3 mi · **702,963** workers within 5 mi

Source: ESRI Business Analyst Market Profile, 1118 S Lake St, Los Angeles, CA 90006 (2025 estimates).

THE OPPORTUNITY

INFILL DENSITY AT THE CENTER OF LOS ANGELES.

Positioned in Westlake —one of the densest residential submarkets in Los Angeles —the property serves a trade area of more than 1.25 million residents within five miles. The submarket is overwhelmingly renter-occupied, supported by a dense daytime workforce and a young, urban renter base profiled by ESRI as High Rise Renters and Trendsetters.

HEADLINE TRADE-AREA METRICS · ESRI 2025 ESTIMATES

1.25M
Residents within 5-mile radius

95.4%
Renter-occupied households (1-mi)

397K
Daytime workers within 3 miles

41.2K
Households within 1 mile

EMPLOYMENT-ANCHORED

397,425 daytime workers within 3 miles; 702,963 within 5 miles (ESRI 2025).

EDUCATED RENTER BASE

37.5% of adults within 3 miles hold a bachelor's degree or higher (ESRI 2025).

URBAN RENTER PROFILE

ESRI Tapestry: High Rise Renters (1-mi) and Trendsetters (3- & 5-mi) dominate.

RENTER DEMAND PROFILE

A DENSE, YOUNG, RENTER-DRIVEN TRADE AREA.

ESRI Business Analyst figures confirm a deeply renter-occupied 1-mile trade area with a young median age, small household sizes, and forecasted household growth — the structural underpinning for sustained rental demand.

1-MILE

Total Households

41,165 HH

Census 2020 base; ESRI 2025 estimate

1-MILE

Renter Households

39,257 HH

95.4% of occupied units — ESRI 2025

1-MILE

Renter-Occupied Share

95.4 %

vs 87.7% at 3-mi and 81.3% at 5-mi

1-MILE

Median Age

35.8 YRS

Young, urban renter demographic

1-MILE

Avg Household Size

2.49 PERSONS

Small-household, urban living pattern

1-MILE

2030 HH Growth Forecast

+1.34 % ANNUAL

ESRI 2025–2030 annual growth rate

MARKET & DEMOGRAPHICS

ESRI 2025 ESTIMATES BY RING.

POPULATION & HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Total Population (2025)	106,858	611,542	1,250,674
Total Households (2025)	41,165	247,802	491,424
Renter-Occupied Share	95.4%	87.7%	81.3%
Median Household Income	$47,139	$60,533	$66,854
Average HH Income	$63,829	$89,634	$101,365
Median Age	35.8	36.2	36.4
2030 HH Growth (annual)	+1.34%	+1.12%	+0.86%

Source: ESRI Business Analyst Market Profile & Housing Profile, 2025 estimates with 2030 forecasts. Census 2020 geography.

DAYTIME WORKFORCE	
1-Mile Daytime Workers	42,447
3-Mile Daytime Workers	397,425
5-Mile Daytime Workers	702,963
5-Mile Daytime Population (Total)	1.31M

WORKFORCE COMPOSITION · 3-MILE	
White Collar	55.5%
Services	24.9%
Blue Collar	19.6%
Bachelor's Degree +	37.5%

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FINANCIAL ANALYSIS

RENT ROLL

Unit #	Unit Description	Estimated Unit SF	Current Rate	Current Rent Per SF	Projected Market Rate	Projected Rent Per SF	Status
1	Two Bedroom, One Bath	850	$953.62	$1.12	$2,400.00	$2.82	
2	One Bedroom, One Bath	650	$853.36	$1.31	$1,800.00	$2.77	
3	One Bedroom, One Bath	650	$1,394.77	$2.15	$1,800.00	$2.77	
4	One Bedroom, One Bath	650	$787.62	$1.21	$1,800.00	$2.77	
5	Two Bedroom, One Bath	850	$1,995.00	$2.35	$2,400.00	$2.82	
6	One Bedroom, One Bath	650	$1,369.16	$2.11	$1,800.00	$2.77	
7	One Bedroom, One Bath	650	$1,547.85	$2.38	$1,800.00	$2.77	
8	One Bedroom, One Bath	650	$818.07	$1.26	$1,800.00	$2.77	

	Unit Description	Estimated SF	Estimated Current Rate	Rent Range/SF	Projected Market Rate	Percent Vacant	Number Vacant	Number of Units	Percentage of Total
Totals:	One Bedroom, One Bath	3,900.00	$6,770.83	$1.21 - $2.38	$10,800.00	0.00%	0	6	75.00%
	Two Bedroom, One Bath	1,700.00	$2,948.62	$1.12 - $2.35	$4,800.00	0.00%	0	2	25.00%
		5,600	**$9,719.44**		**$15,600.00**	**0.00%**	**0**	**8**	

	Unit Description	Estimated SF	Estimated Current Rate	Current Rent/SF	Projected Market Rate	Projected Rent/SF	% Estimated Upside	Rental Range
Averages:	One Bedroom, One Bath	650.00	$1,128.47	$1.74	$1,800.00	$2.77	59.51%	$788 - $1,548
	Two Bedroom, One Bath	850.00	$1,474.31	$1.73	$2,400.00	$2.82	62.79%	$954 - $1,995

Unit Mix & Rent Schedule

Units	Unit Type	Estimated Unit SF	Current Rental Range	Current Avg. Rent	Market Rent	Current Avg. Rent/SF	Market Rent/SF	Est. Total Net SF
6	1 Bed / 1 Bath	650	$788 - $1,548	$1,128	$1,800	$1.74	$2.77	3,900
2	2 Bed / 1 Bath	850	$954 - $1,995	$1,474	$2,400	$1.73	$2.82	1,700
8		**700**		**$1,215**	**$1,950**	**$1.74**	**$2.79**	**5,600**
							Gross SF	**5,648**

FINANCIALS

Income	Percentage	Per Unit	Current Pro Forma	Market Pro Forma
Scheduled Market Rent			$117,712	$187,200
Less: Vacancy		3.00%	($3,531)	($5,616)
Net Rental Income			**$114,181**	**$181,584**
Plus: Parking Income			$1,620	$1,620
Plus: Laundry Income			$700	$700
Total Operating Income (EGI)			**$116,501**	**$183,904**
Estimated Expenses	**Percentage**	**Per Unit**		
Administrative		$100	$800	$800
Repairs & Maintenance		$800	$6,400	$6,400
Management Fee	5.00%	$736	$5,886	$9,360
Utilities (Water, Sewer, Electric & Gas)		$1,800	$14,400	$14,400
Contracted Services		$1,145	$9,158	$9,158
Base Property Taxes	1.187%	$1,826	$14,605	$14,605
Property Tax Direct Assessments		$157	$1,256	$1,256
Insurance		$1,200	$9,600	$9,600
Replacement Reserve		$200	$1,600	$1,600
Estimated Expenses			**$63,704**	**$67,178**
		% of Scheduled: Rent:	**54.12%**	**35.89%**
		Per SF:	$11.28	$11.89
		Per Unit:	$7,963	$8,397
Net Operating Income (NOI)			**$52,797**	**$116,726**
Less: Debt Service			($51,963)	($51,963)
Projected Net Cash Flow			$834	$64,763
Total Economic Loss			3.0%	3.0%
Cash-on-Cash Return (Based on Listing Price)			0.17%	12.97%
Debt Service Coverage			1.02	2.25

INVESTMENT SUMMARY

LISTING PRICE	$1,230,000
PRICE/UNIT	$153,750
PRICE/SF	$217.78
CAP RATE CURRENT	4.29%
CAP RATE MARKET	9.49%
GRM CURRENT	10.25
GRM PRO FORMA	6.49

ALL FINANCING

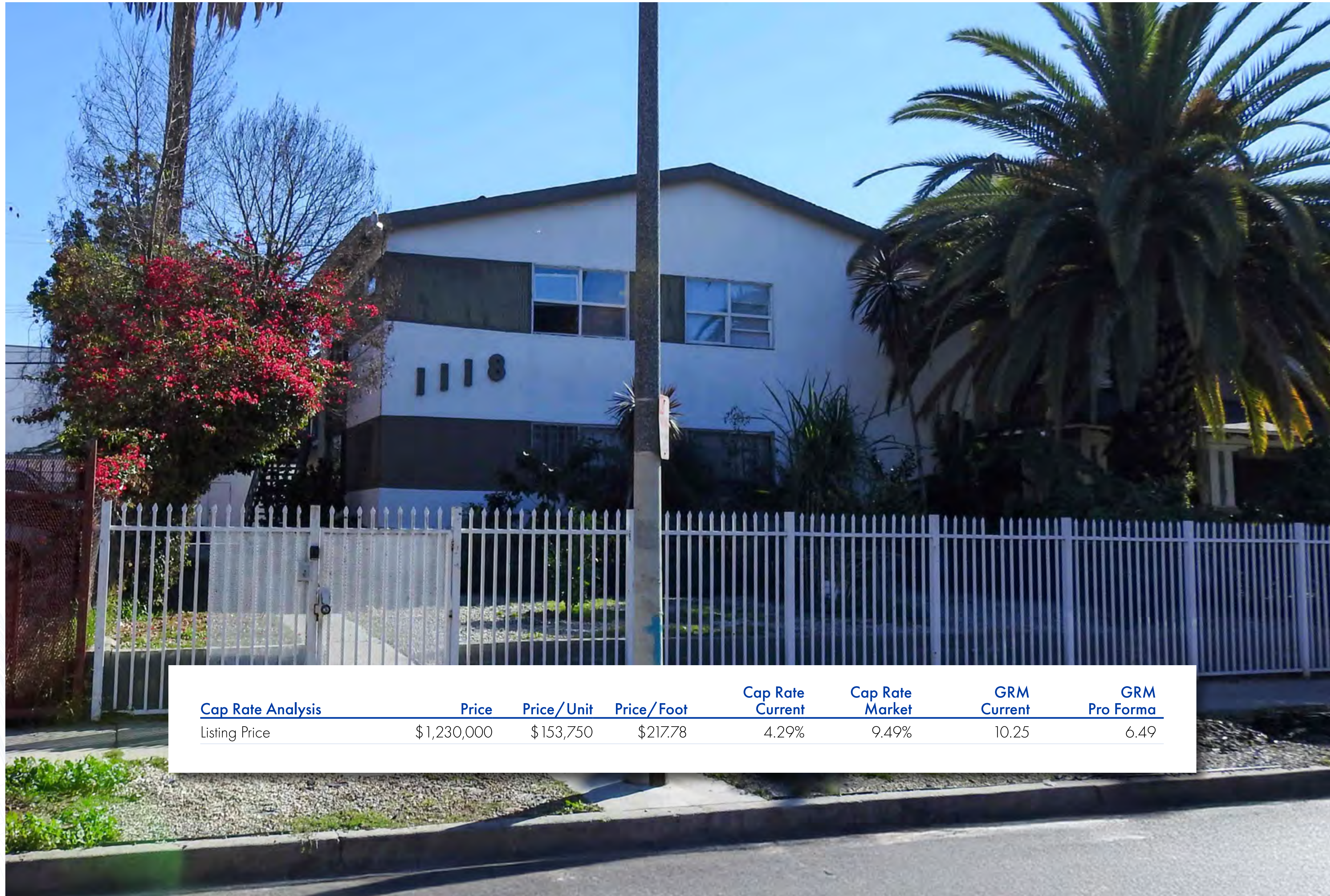
TOTAL LOAN AMOUNT	$615,000
DOWN PAYMENT	$621,150
LTV	50%
MONTHLY PAYMENT	($3,609)
DEBT CONSTANT	7.0%

NEW FIRST MORTGAGE

(to be originated at purchase)

LTV	50%
AMOUNT	$615,000
INTEREST RATE	5.80%
AMORTIZATION	30
PAYMENT	($3,609)
FEES	1.00%
I/O TERM (YRS)	0

PRICING OPINION



Cap Rate Analysis	Price	Price/Unit	Price/Foot	Cap Rate Current	Cap Rate Market	GRM Current	GRM Pro Forma
Listing Price	$1,230,000	$153,750	$217.78	4.29%	9.49%	10.25	6.49

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MARKET COMPARABLES

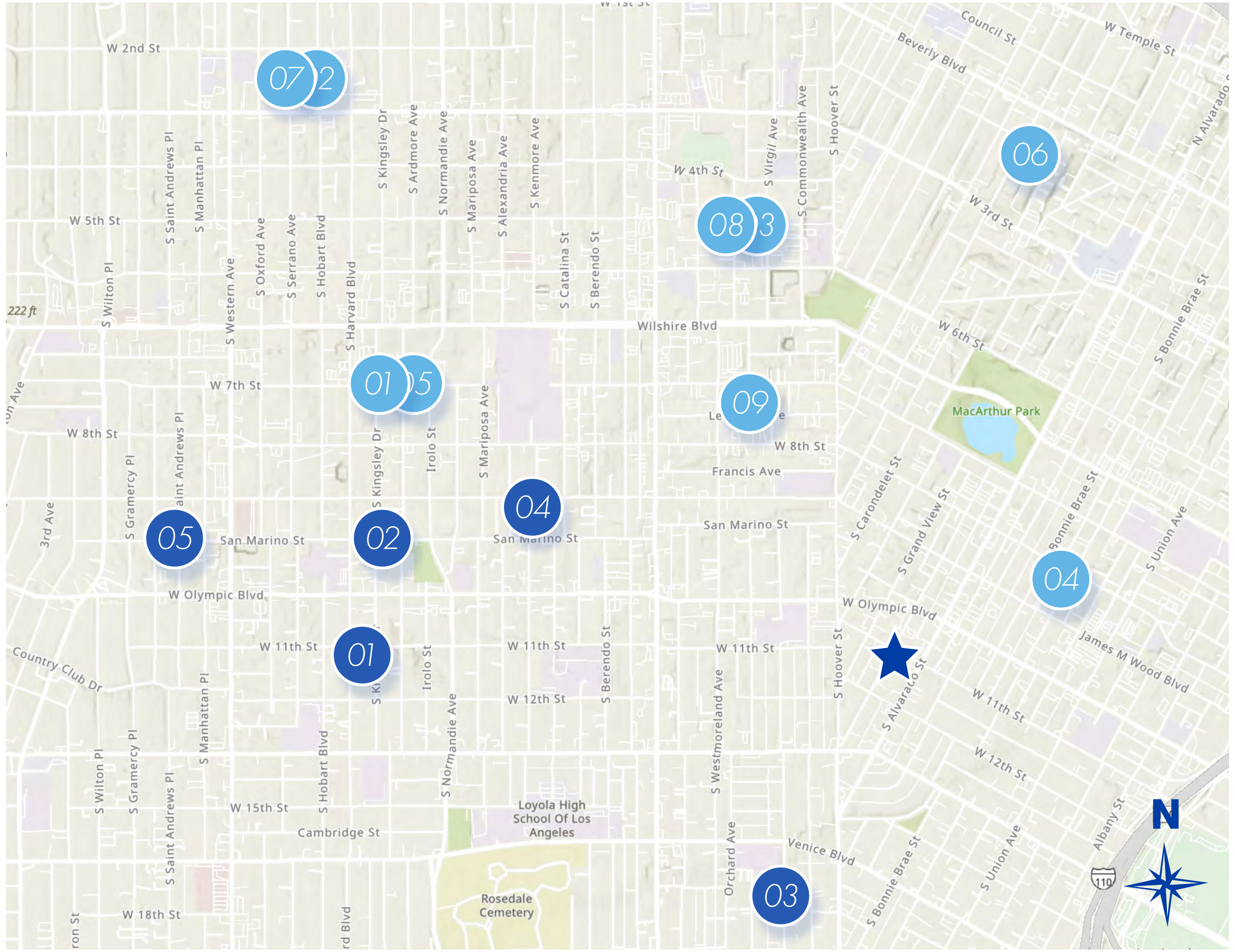
MARKET COMPARABLES

SALES COMPARABLES

#	Property	Units	Year Built	SF	Price	Price/Unit	Price/SF	Cap Rate	Sale Date
★	**1118 S Lake St**	**8**	**1956**	**5,648**	**$1,230,000**	**$153,750**	**$217.78**	**4.29%**	**Subject**
01	1120 S Harvard Blvd	6	1964	6,323	$1,300,000	$216,667	$205.60	5.50%	1/30/2026
02	946 S Kingsley Drive	6	1961	5,168	$1,326,000	$221,000	$256.58	-	12/16/2025
03	1745 Magnolia Ave	9	1959	6,016	$1,435,000	$159,444	$238.53	-	11/12/2025
04	917 S Kenmore Avenue	12	1963	8,564	$2,060,000	$171,667	$240.54	6.06%	10/15/2025
05	947 S St Andrews Place	6	1963	5,368	$1,650,000	$275,000	$307.38	-	8/19/2025
Property Averages (excl. subject property)			**1962**	**6,288**	**$1,554,200**	**$208,756**	**$249.73**	**5.78%**	

RENT COMPARABLES

#	Property	Unit Type	Year Built	Avg. SF	Rent	Rent/SF
★	**1118 S Lake St**	**1Bd/1ba**	**1956**	**650**	**$1,128**	**$1.74**
01	3460 W 7th Street	1Bd/1Ba	1965	767	$2,475	$3.23
02	238 S Serrano Avenue	1Bd/1Ba	1972	650	$1,498	$2.30
03	500 S Westmoreland Avenue	1Bd/1Ba	1926	640	$1,850	$2.89
04	817 S Burlington Avenue	1Bd/1Ba	1979	700	$1,750	$2.50
Property Averages (excl. subject property)			**1961**	**689**	**$1,893**	**$2.73**
★	**1118 S Lake St**	**2Bd/1ba**	**1956**	**850**	**$1,474**	**$1.73**
05	3460 W 7th Street	2Bd / 2Ba	1965	1,241	$3,450	$2.78
06	230 S Coronado Street	2Bd / 1Ba	1953	900	$1,750	$1.94
07	238 S Serrano Avenue	2Bd / 1Ba	1972	900	$1,800	$2.00
08	500 S Westmoreland Avenue	2Bd / 1Ba	1926	920	$2,450	$2.66
09	2939 Leeward Avenue	2Bd / 2Ba	2019	1,290	$3,825	$2.97
Property Averages (excl. subject property)			**1967**	**1,050**	**$2,655**	**$2.53**



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