10 Units in Prime Hollywood!

1135 Lodi Place

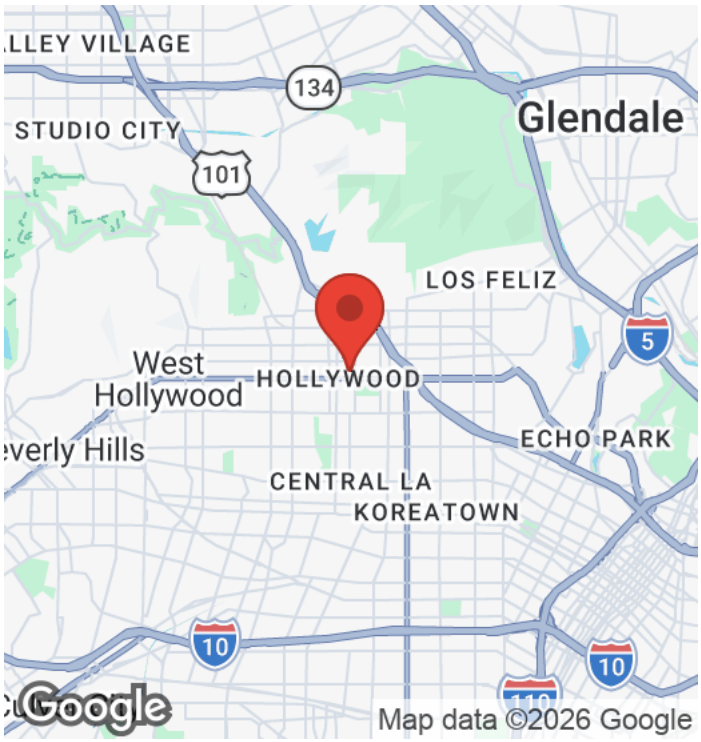
LOS ANGELES, CA 90038

Price: $1,695,000

1135 Lodi Place

Property Highlights

- Charming Spanish-style property built in 1924
- Ten (10) studio units positioned across a landscaped central courtyard
- 9.94 GRM and a 6.64% CAP Rate
- 3,600 SF of rentable living space on a 6,765 SF LARD1.5-zoned lot
- Gated property for extra security
- Units feature abundant natural light, hardwood flooring, ceiling fans, and unique vintage details like built-in dining nooks and fireplace mantles
- On-site laundry room
- Separately metered for gas and electricity
- Located near Santa Monica Blvd & Vine St
- Deemed a “Walker’s Paradise” with a Walk Score of 95
- Surrounded by major employment hubs including Paramount, Netflix, and Sunset Bronson Studios



EQUITY UNION COMMERCIAL

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TABLE OF CONTENTS

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	15
Regional Map	19
Location Maps	20
Aerial Map	21
Demographics	22

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Property Summary

Price:	$1,695,000
Property Type:	Multifamily
Year Built:	1924
Number of Units:	10
Building SF:	3,600
Lot SF:	6,765
Zoning:	LARD1.5
CAP Rate:	6.64%
GRM:	9.94

Property Overview

1135 Lodi Pl is a charming Spanish-style multifamily property in the heart of Hollywood. It features ten (10) studio units across 3,600 SF of rentable space on a 6,765 SF LARD1.5-zoned lot. Built in 1924, the single-story property is designed with units positioned on either side of a landscaped central courtyard. The gated property offers classic Hollywood character with abundant natural light, hardwood floors, ceiling fans, and unique interior features such as built-in dining nooks and fireplace mantles. 1135 Lodi Pl is separately metered for gas and electricity and includes an on-site laundry room.

Location Overview

1135 Lodi Pl is located in Prime Hollywood near Santa Monica Blvd & Vine St! The surrounding area is a major employment hub, anchored by Paramount, Netflix, Sunset Bronson Studios, & a strong concentration of post-production offices. Major healthcare institutions including Kaiser Permanente & Hollywood Presbyterian Medical Center are nearby. Additionally, Echelon Studios Complex is set to bring approximately 550,000 sf of new production studio, office, and retail space set to open this year! Rated a "Walkers Paradise" with a score of 95, 1135 Lodi Pl has quick access to a wide array of dining, retail, and entertainment options like Osteria La Buca, Dave's Hot Chicken, La Descarga, and Great White.

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Analysis

Analysis Date	July 2021

Property

Property Type	Multifamily
Property	10 Units in Prime Hollywood!
Address	1135 Lodi Place
City, State	Los Angeles, CA 90038
Year Built	1924

Purchase Information

Purchase Price	$1,695,000
Units	10
Total Rentable SF	3,600
Lot Size	6,765 sf

Income & Expense

Gross Operating Income	$165,465
Monthly GOI	$13,789
Total Annual Expenses	($52,967)
Monthly Expenses	($4,414)

Financial Information

Initial Equity	$678,000

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	$1,017,000	30 years	30 years	6.00%	$6,097	

Acquisition Costs

Purchase Price, Points and Closing Costs	$1,695,000
Investment - Cash	$678,000
First Loan (Fixed)	$1,017,000

Investment Information

Purchase Price	$1,695,000
Price per Unit	$169,500
Price per SF	$470.83
Expenses per Unit	($5,297)

Income, Expenses & Cash Flow

Gross Scheduled Income	**$170,555**
Total Vacancy and Credits	($5,090)
Operating Expenses	($52,967)
Net Operating Income	**$112,498**
Debt Service	($73,169)
Cash Flow Before Taxes	**$39,329**

Financial Indicators

Cash-on-Cash Return Before Taxes	5.80%
Debt Coverage Ratio	1.54
Capitalization Rate	6.64%
Gross Rent Multiplier	9.94
Gross Income / Square Feet	$47.38
Gross Expenses / Square Feet	($14.71)
Operating Expense Ratio	32.01%

PRO FORMA SUMMARY

10 Units in Prime Hollywood!
1135 Lodi Place | Los Angeles, CA 90038

Investment Summary

Price	$1,695,000
Year Built	1924
Units	10
Price/Unit	$169,500
RSF	3,600
Price/RSF	$470.83
Lot Size	6,765 sf
Floors	1
APN	5534-007-019
Cap Rate	6.64%
Market Cap Rate	7.37%
GRM	9.94
Market GRM	9.25

Financing Summary

Loan 1 (Fixed)	**$1,017,000**
Initial Equity	$678,000
Interest Rate	6%
Term	30 years
Monthly Payment	$6,097
DCR	1.54

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
0+1	10	$1,414	$14,138	$1,520	$15,200
Totals	**10**		**$14,138**		**$15,200**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$169,655**	**$182,400**
- Less: Vacancy	($5,090)	($5,472)
+ Misc. Income	$900	$900
Effective Gross Income	**$165,465**	**$177,828**
- Less: Expenses	($52,967)	($52,967)
Net Operating Income	**$112,498**	**$124,861**
- Debt Service	($73,169)	($73,169)
Net Cash Flow after Debt Service	**$39,329**	**$51,692**
+ Principal Reduction	$12,489	$12,489
Total Return	**$51,818**	**$64,181**

Annualized Expenses

Description	Actual	Market
Building Insurance	$6,531	$6,531
Grounds Maintenance	$1,200	$1,200
Maintenance	$8,528	$8,528
Management Fees	$8,528	$8,528
Misc	$1,000	$1,000
Taxes - Real Estate	$21,188	$21,188
Utilities	$5,992	$5,992
Total Expenses	**$52,967**	**$52,967**
Expenses Per RSF	**$14.71**	**$14.71**
Expenses Per Unit	**$5,297**	**$5,297**

1135 Lodi Place is a charming Spanish-style multifamily property located in the heart of Hollywood. Built in 1924, the single-story building consists of ten (10) studio units totaling approximately 3,600 square feet of living space on a 6,765 square foot LARD1.5-zoned lot. The property features ten (10) units situated on each side of a landscaped central courtyard that creates a quiet and inviting residential atmosphere. The gated property offers classic Hollywood character with abundant natural light, hardwood flooring, ceiling fans, and unique interior details including built-in dining nooks and fireplace mantles. 1135 Lodi Place is separately metered for gas and electricity and features an on-site laundry room.

1135 Lodi Pl is located in Prime Hollywood near Santa Monica Blvd & Vine St! Deemed a “Walker’s Paradise” with a Walk Score of 95, residents enjoy exceptional access to daily conveniences, dining, and entertainment. The property is surrounded by some of Los Angeles’ most prominent employment hubs, including Paramount Pictures Studios, Netflix’s Hollywood campus, Sunset Bronson Studios, and a wide concentration of post-production houses and media offices throughout the area. Additionally, the property benefits from close proximity to major healthcare employers such as Kaiser Permanente Los Angeles Medical Center and Hollywood Presbyterian Medical Center. Less than one mile away, the new Echelon Studios Complex is set to bring approximately 550,000 square feet of new production studio, office, and retail space set to open this year! Residents also enjoy easy access to the most popular restaurants of the area such as Osteria La Buca, Dave’s Hot Chicken, La Descarga, and Great White.

The property is located within the city of Los Angeles and subject to Rent Control.

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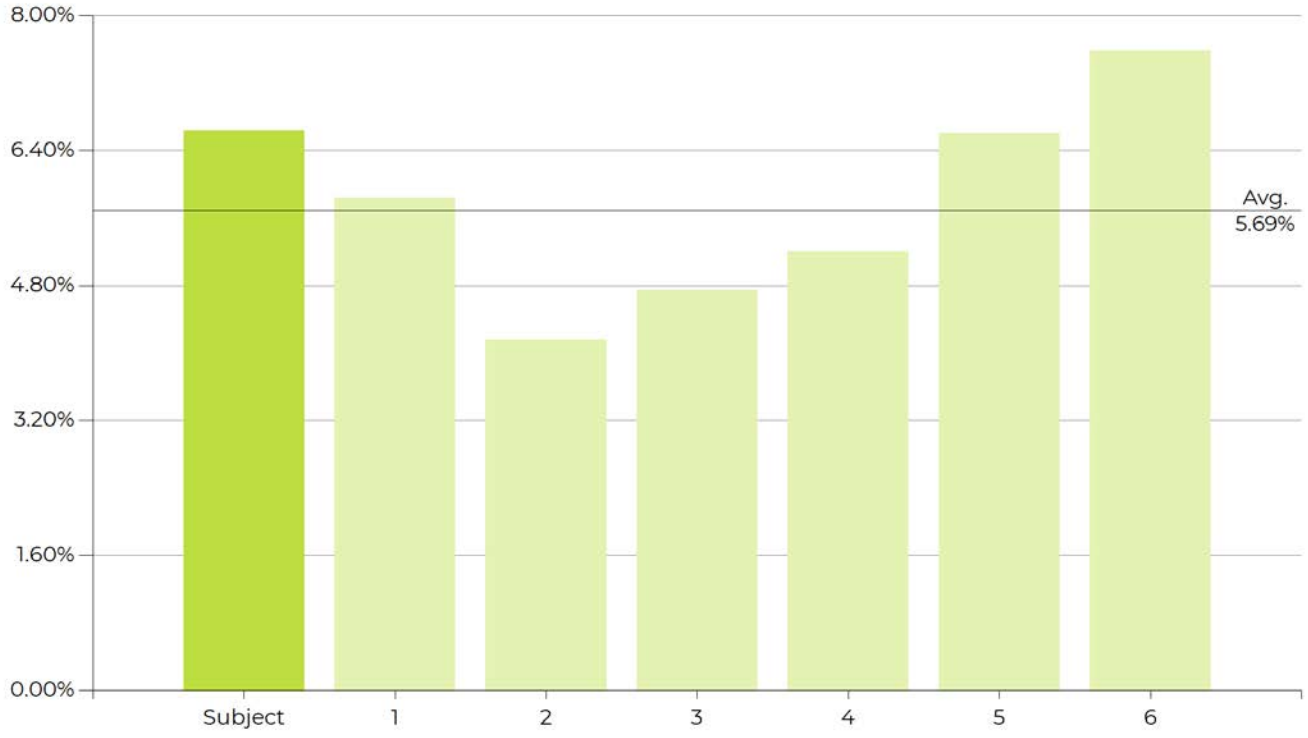
UNIT RENT ROLL

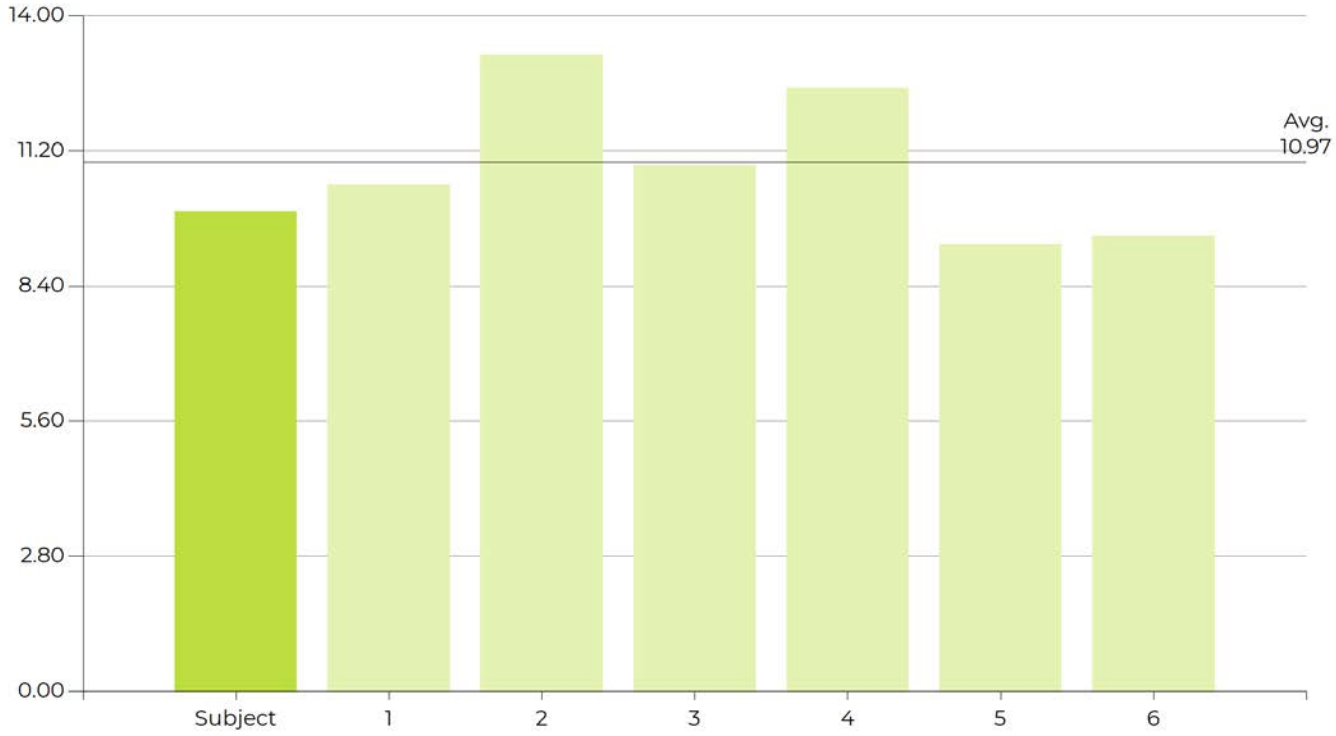
10 Units in Prime Hollywood!
1135 Lodi Place | Los Angeles, CA 90038

Unit	Description	Current Rent	Pro Forma Rent	Comments
1	0+1	$913	$1,520	
2	0+1	$1,160	$1,520	
3	0+1	$1,520	$1,520	
4	0+1	$1,515	$1,520	
5	0+1	$1,495	$1,520	
6	0+1	$1,494	$1,520	
7	0+1	$1,480	$1,520	
8	0+1	$1,520	$1,520	
9	0+1	$1,520	$1,520	
10	0+1	$1,520	$1,520	

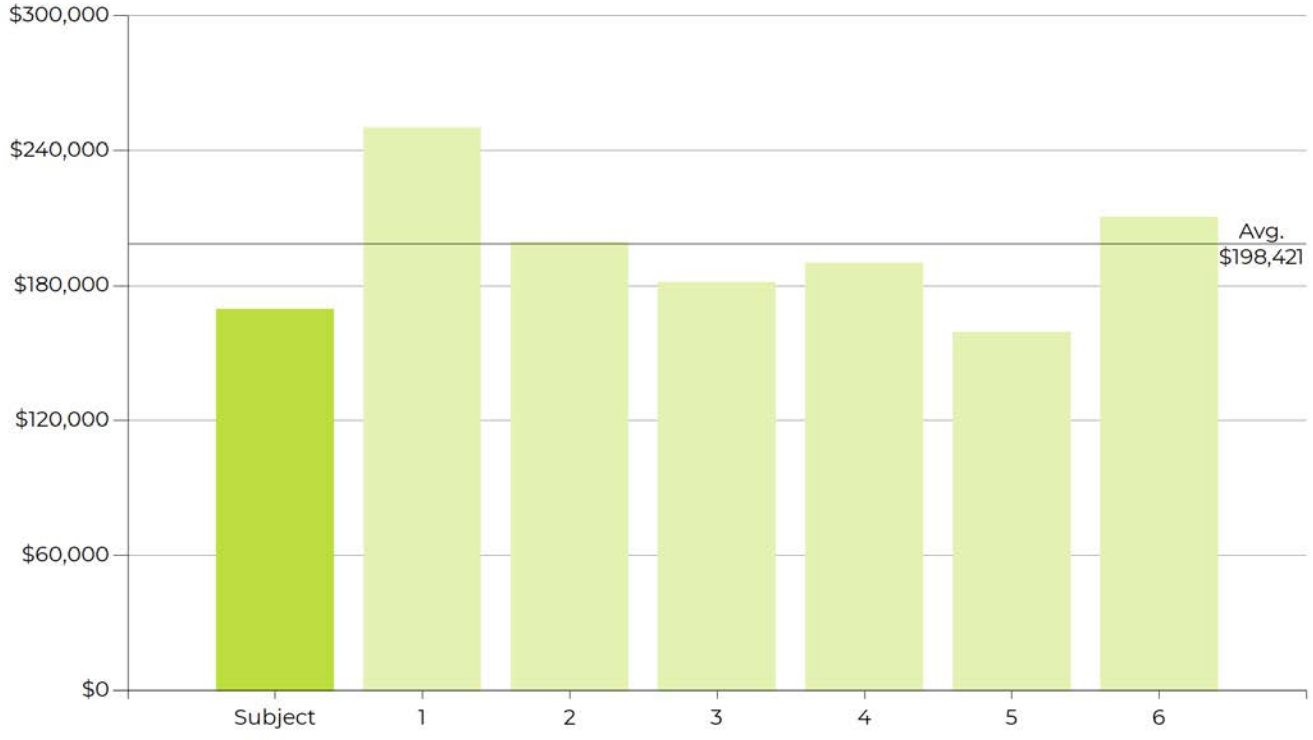
Cap Rate



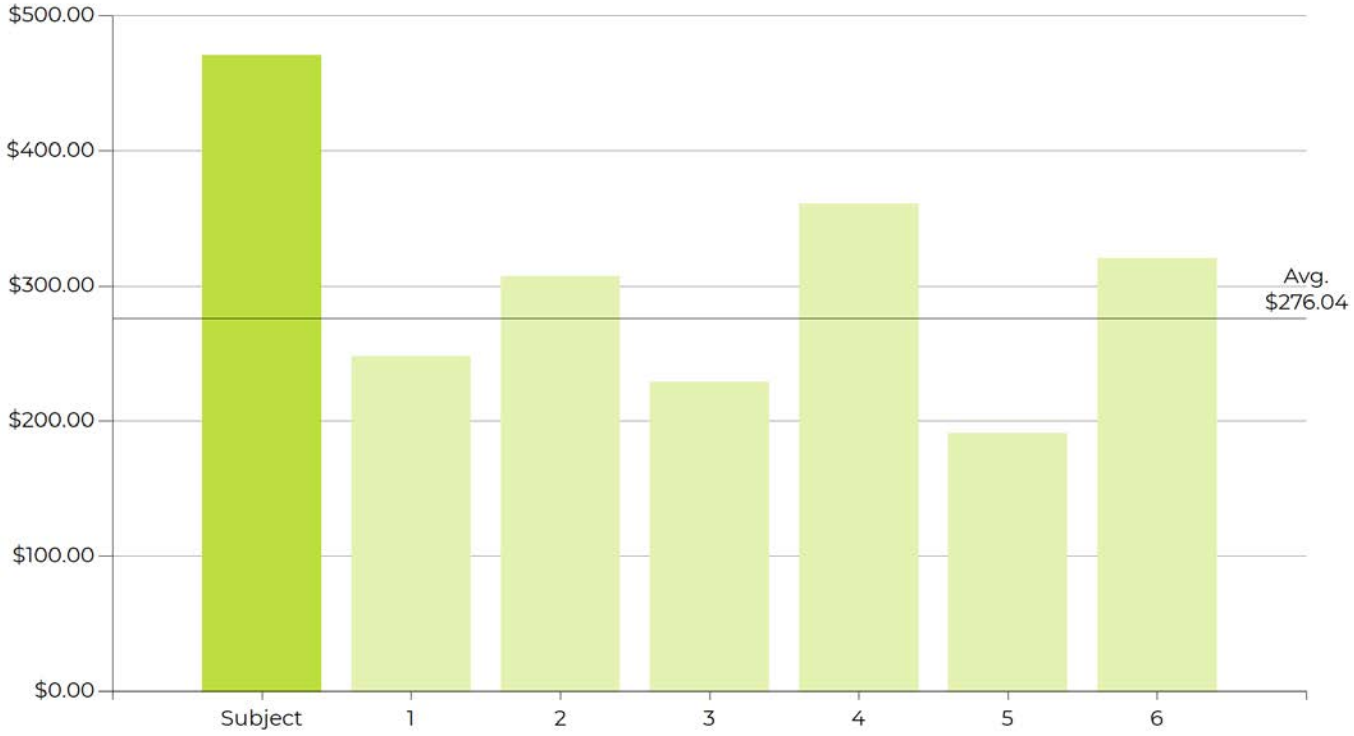
Gross Rent Multiplier



Price per Unit



Price per SF



S

Sale Price	$1,695,000
Units	10
Price/Unit	$169,500
Price/SF	$470.83
Lot Size	6,765
Cap Rate	6.64%
GRM	9.94
Year Built	1924

Units	Unit Type
10	0+1

10 Units in Prime Hollywood!
1135 Lodi Place, Los Angeles, CA 90038

Notes
Separately metered for gas & electricity.

1

1131 Lodi Place, Los Angeles, CA 90038

Asking Price	$2,250,000
Units	9
Price/Unit	$250,000
Price/SF	$247.93
Lot Size	6,768
Cap Rate	5.84%
GRM	10.5
Year Built	1927
Sale Date	On Market
Days-On-Mkt	19

Units	Unit Type
3	1 Bedroom 1 Bath
6	2 Bedroom 1 Bath

Notes
Street parking only.

2

6111 Afton Place, Los Angeles, CA 90028

Asking Price	$1,595,000
Units	8
Price/Unit	$199,375
Price/SF	$307.38
Lot Size	7,072
Cap Rate	4.16%
GRM	13.2
Year Built	1939
Sale Date	In Escrow
Days-On-Mkt	7

Units	Unit Type
3	Studio/Efficiency
5	1 Bedroom 1 Bath

Notes
Six (6) parking spaces.

3

6027 Barton Avenue, Los Angeles, CA 90038

Asking Price	$1,450,000
Units	8
Price/Unit	$181,250
Price/SF	$228.96
Lot Size	6,500
Cap Rate	4.75%
GRM	10.9
Year Built	1930
Sale Date	On Market
Days-On-Mkt	274

Units	Unit Type
8	1 Bedroom 1 Bath

Notes
Seller may carry!
Five (5) parking spaces.

4

901 North El Centro Avenue, Los Angeles, CA 90038

Asking Price	$949,995
Units	5
Price/Unit	$189,999
Price/SF	$360.67
Lot Size	4,065
Cap Rate	5.2%
GRM	12.5
Year Built	1924
Sale Date	On Market
Days-On-Mkt	39

Units	Unit Type
4	1 Bedroom 1 Bath
1	2 Bedroom 1 Bath

Notes
Three units recently updated with fresh paint, flooring, and modern bathrooms.
Street parking only.

5

5834 La Mirada Avenue, Los Angeles, CA 90038

Asking Price	$1,595,000
Units	10
Price/Unit	$159,500
Price/SF	$190.95
Lot Size	4,503
Cap Rate	6.61%
GRM	9.26
Year Built	1929
Sale Date	On Market
Days-On-Mkt	8

Units	Unit Type
7	1 Bedroom 1 Bath
3	2 Bedroom 1 Bath

Notes
One (1) fully renovated unit vacant.
Street parking.

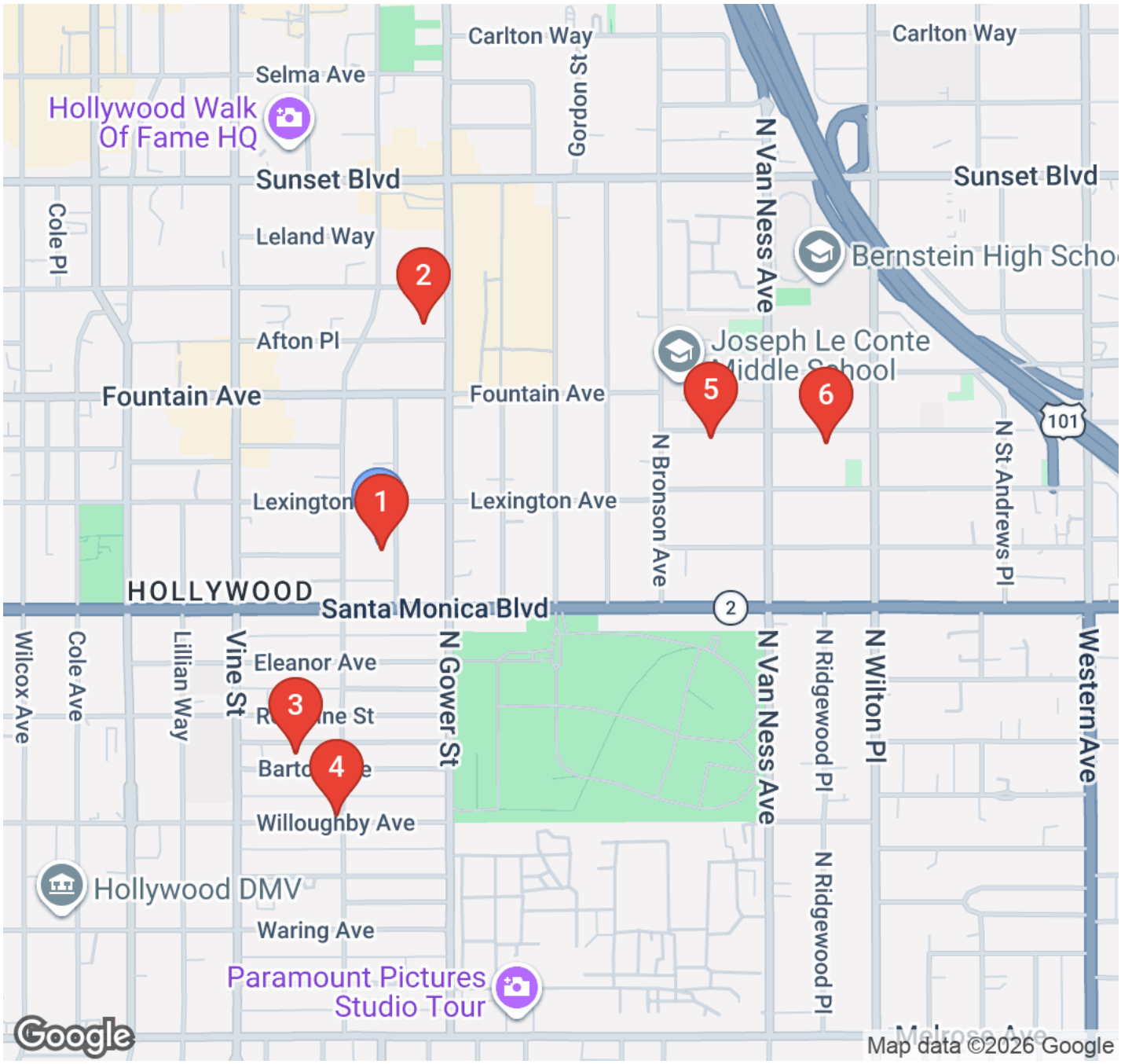
6

5724 La Mirada Avenue, Los Angeles, CA 90038

Sale Price	$1,052,000
Units	5
Price/Unit	$210,400
Price/SF	$320.34
Lot Size	7,502
Cap Rate	7.59%
GRM	9.43
Year Built	1912
Sale Date	4/29/2026
Days-On-Mkt	41

Units	Unit Type
4	1 Bedroom 1 Bath
1	2 Bedroom 1 Bath

Notes
One (1) unit vacant.
Three (3) parking spaces.
Sold with Nicole Apostolos.



S 1135 Lodi Place
Los Angeles, CA, 90038
$1,695,000

1 1131 Lodi Place
Los Angeles, CA, 90038
$2,250,000

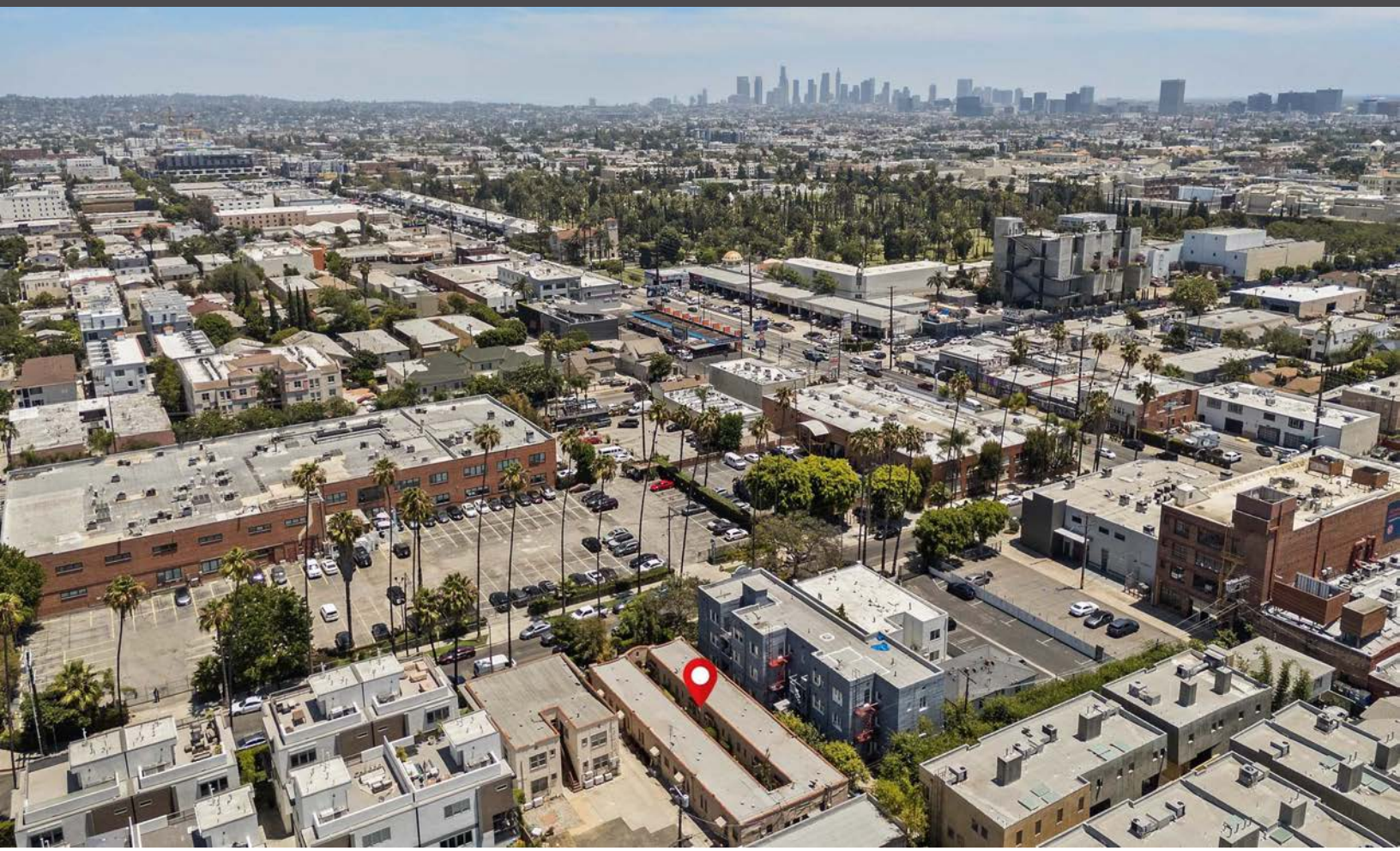
2 6111 Afton Place
Los Angeles, CA, 90028
$1,595,000

3 6027 Barton Avenue
Los Angeles, CA, 90038
$1,450,000

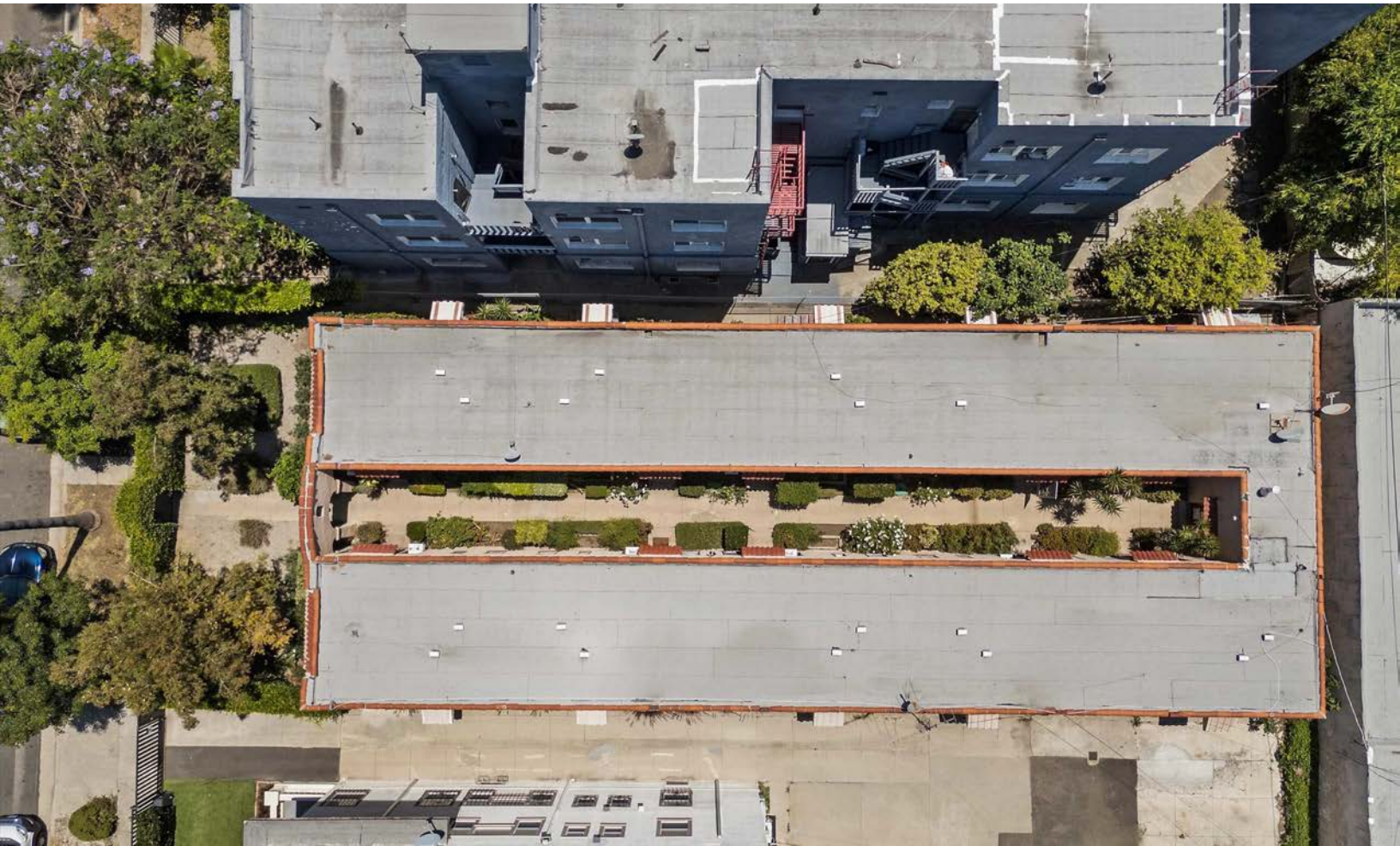
4 901 North El Centro Avenue
Los Angeles, CA, 90038
$949,995

5 5834 La Mirada Avenue
Los Angeles, CA, 90038
$1,595,000

6 5724 La Mirada Avenue
Los Angeles, CA, 90038
$1,052,000

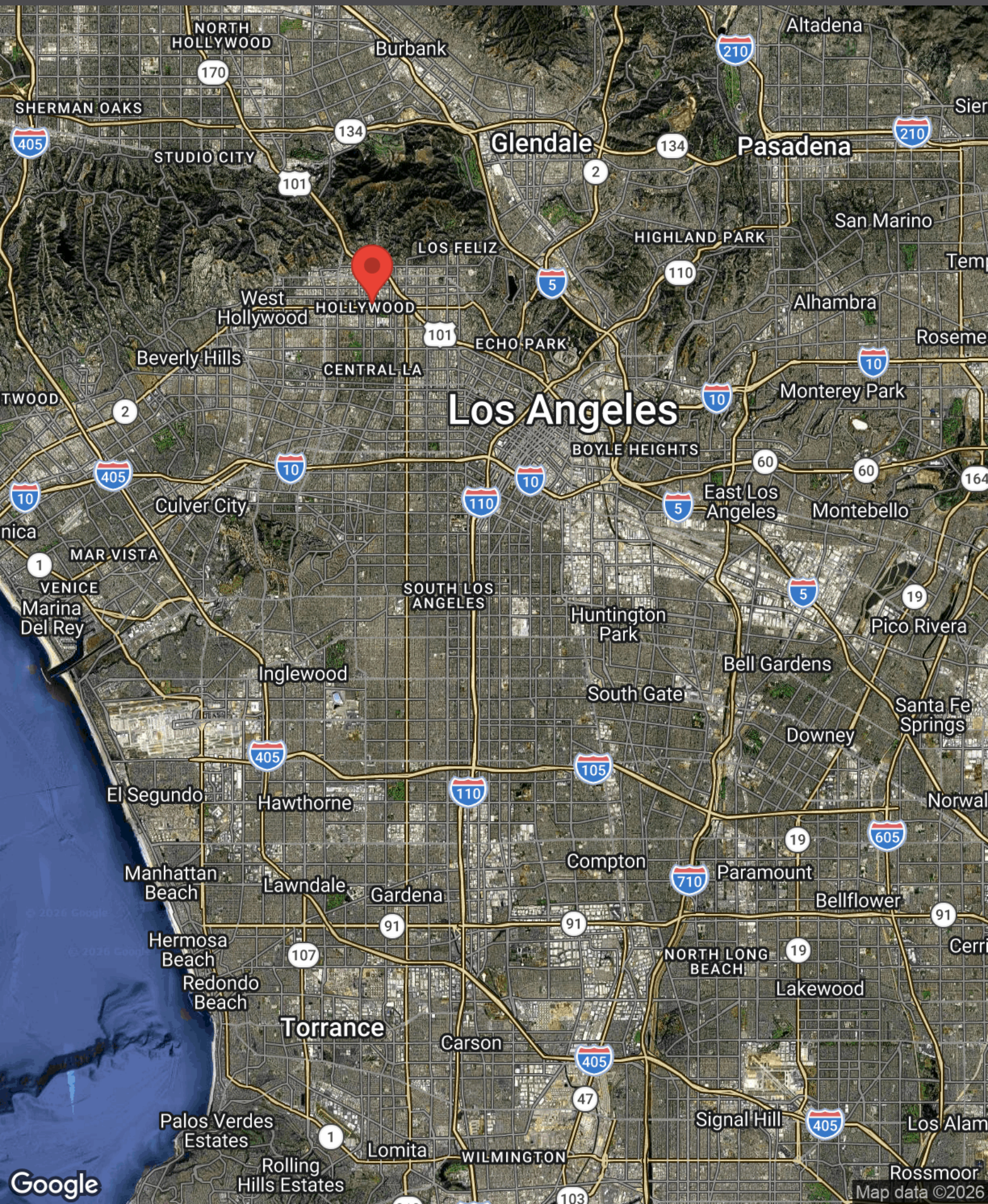


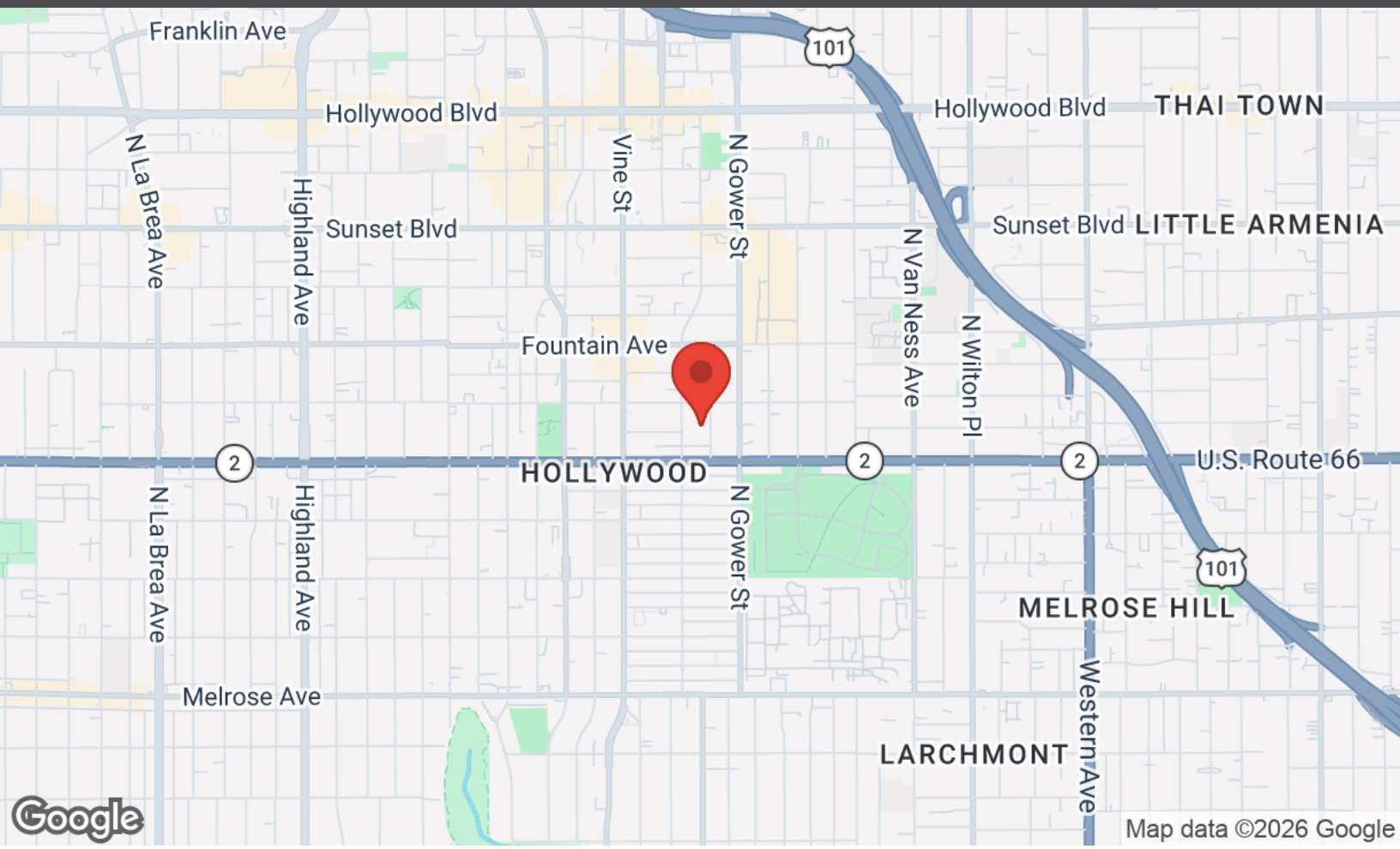
1135

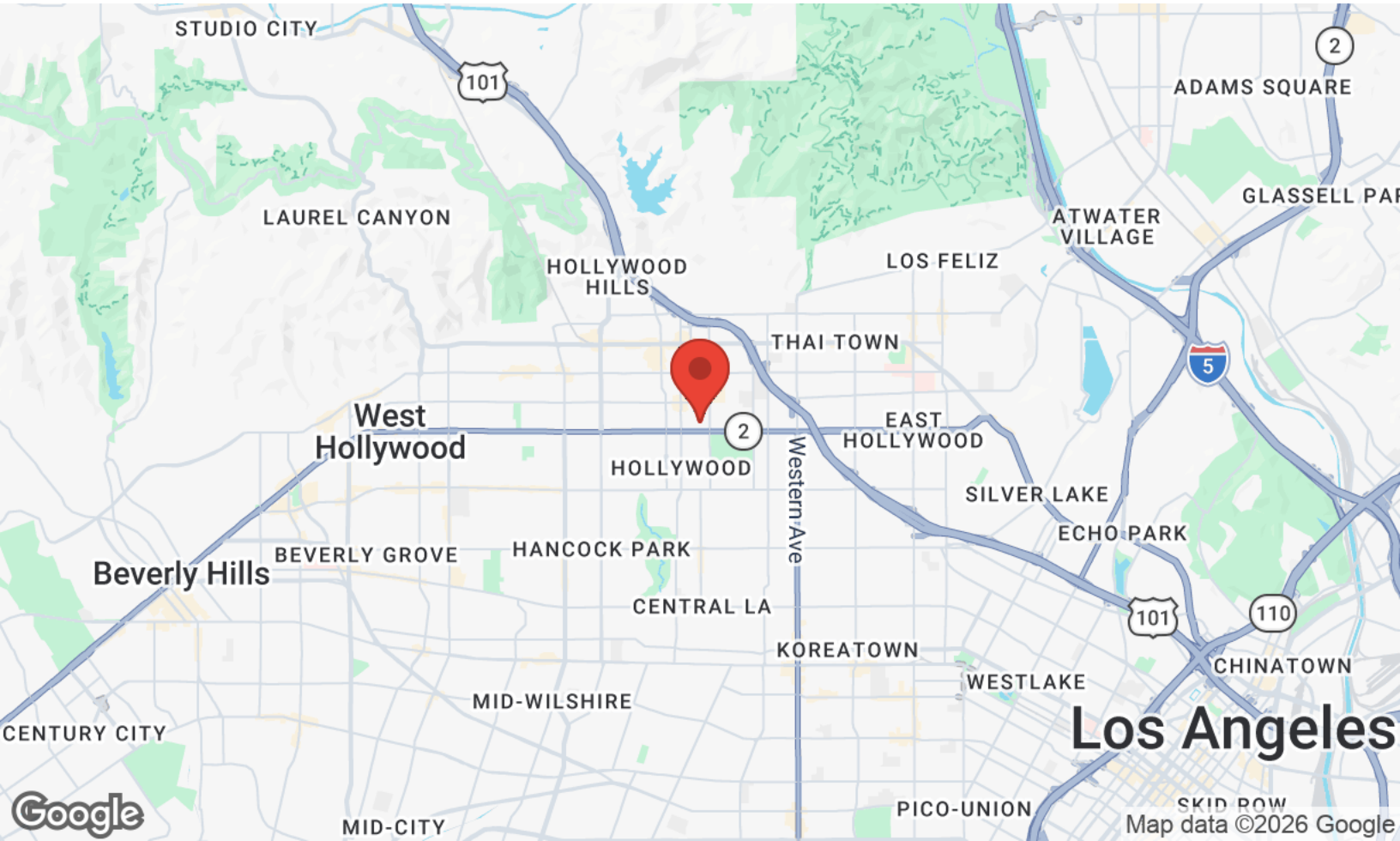


REGIONAL MAP

10 Units in Prime Hollywood!
1135 Lodi Place | Los Angeles, CA 90038




Franklin Ave
Hollywood Blvd
Hollywood Blvd
THAI TOWN
N La Brea Ave
Highland Ave
Sunset Blvd
Vine St
N Gower St
N Van Ness Ave
Sunset Blvd
LITTLE ARMENIA
N Wilton Pl
Fountain Ave
HOLLYWOOD
U.S. Route 66
N La Brea Ave
Highland Ave
N Gower St
MELROSE HILL
Melrose Ave
Western Ave
LARCHMONT
Google
Map data ©2026 Google


STUDIO CITY
ADAMS SQUARE
LAUREL CANYON
ATWATER VILLAGE
HOLLYWOOD HILLS
LOS FELIZ
THAI TOWN
West Hollywood
EAST HOLLYWOOD
HOLLYWOOD
Western Ave
SILVER LAKE
ECHO PARK
Beverly Hills
BEVERLY GROVE
HANCOCK PARK
CENTRAL LA
KOREATOWN
CHINATOWN
WESTLAKE
MID-WILSHIRE
CENTURY CITY
Los Angeles
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MID-CITY
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AERIAL MAP

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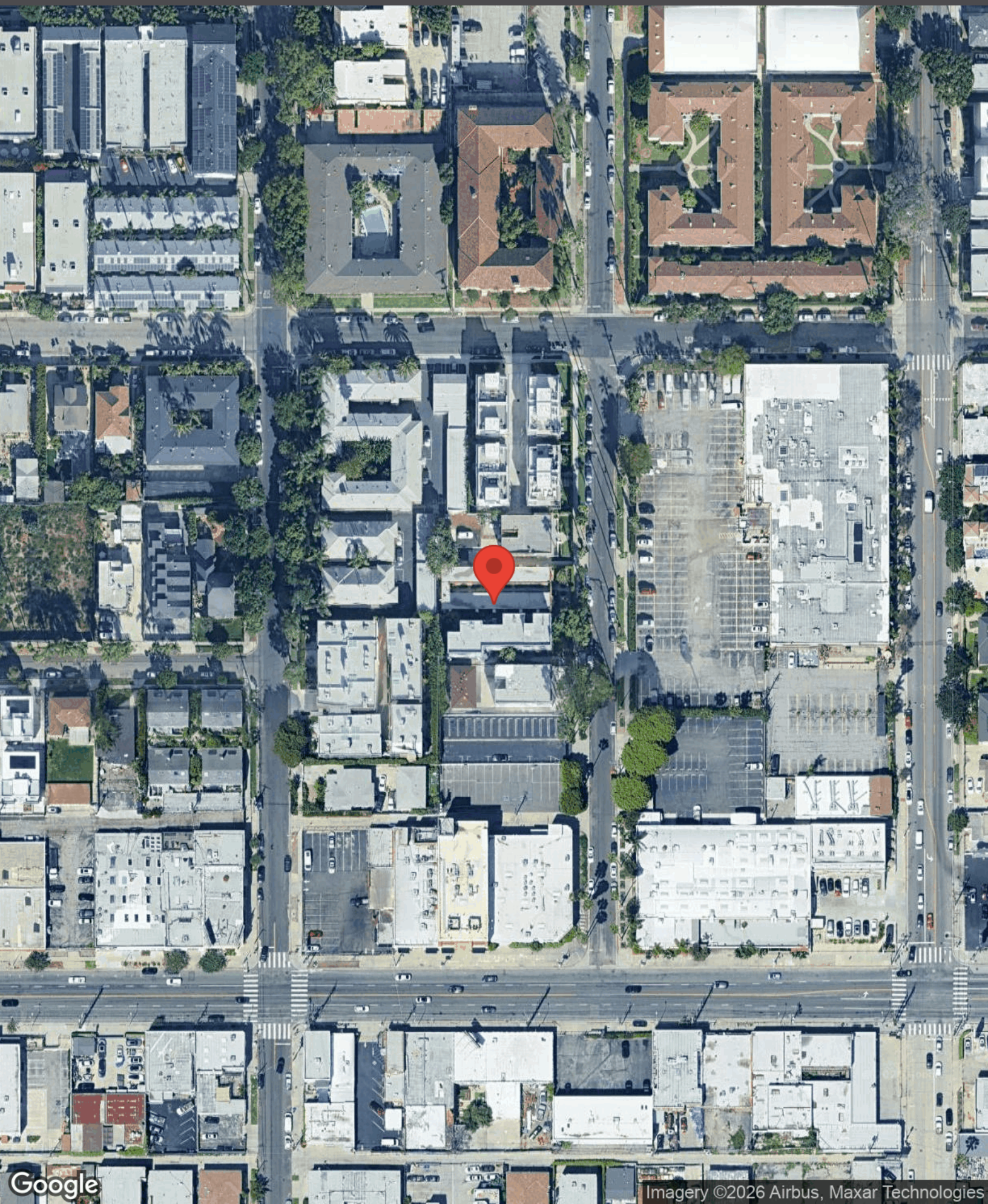

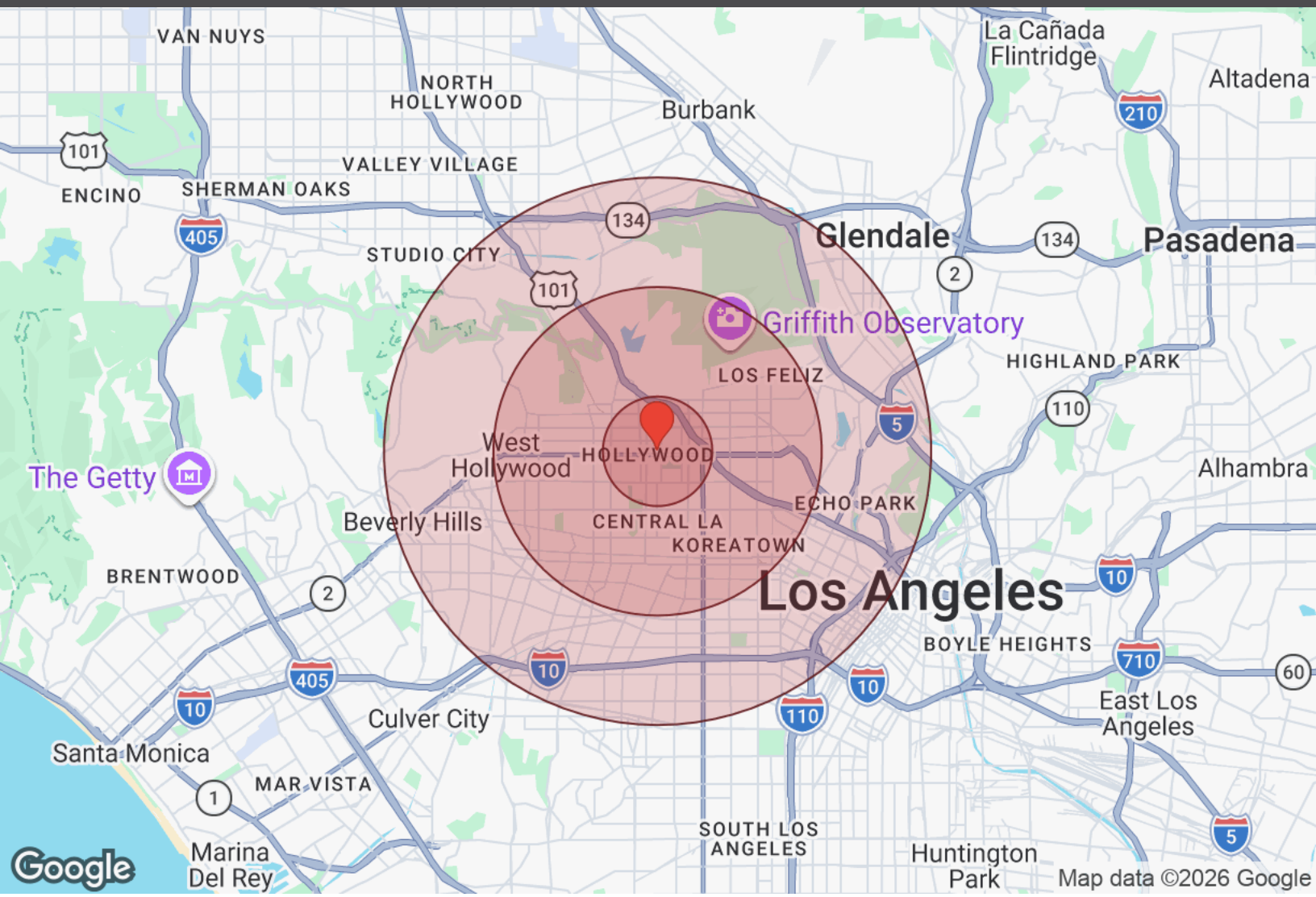

Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	35,231	233,357	521,126
Female	29,802	220,280	492,431
Total Population	65,033	453,637	1,013,557

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	22,020	156,459	312,378
Black	5,216	29,123	83,517
Am In/AK Nat	104	635	1,419
Hawaiian	78	318	709
Hispanic	27,158	155,688	406,234
Asian	8,175	97,623	179,805
Multiracial	1,736	11,568	25,035
Other	553	2,223	4,460

Housing	1 Mile	3 Miles	5 Miles
Total Units	36,812	246,944	506,137
Occupied	33,212	225,439	461,077
Owner Occupied	3,480	36,683	92,896
Renter Occupied	29,732	188,756	368,181
Vacant	3,600	21,505	45,060

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	6,889	52,397	131,205
Ages 15 - 24	7,749	43,489	108,739
Ages 25 - 54	34,363	236,131	501,109
Ages 55 - 64	6,890	51,657	114,931
Ages 65+	9,140	69,963	157,573

Income	1 Mile	3 Miles	5 Miles
Median	$72,428	$82,075	$82,591
Under $15k	4,443	23,865	51,833
$15k - $25k	2,170	13,597	28,025
$25k - $35k	2,321	14,306	28,718
$35k - $50k	2,901	20,896	41,258
$50k - $75k	5,385	32,769	64,859
$75k - $100k	3,761	25,745	52,180
$100k - $150k	4,839	36,545	74,291
$150k - $200k	2,487	19,318	40,354
Over $200k	4,905	38,398	79,559

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