NORTHEAST LOS ANGELES | MULTIFAMILY MARKET UPDATE

281 S Avenue 52 — Investment Highlights

Prepared Friday, July 24, 2026

Los Angeles, CA 90042 (Highland Park) | 24-Unit Value-Add Apartment Community | Seth Polen, Lacy Real Estate | CA DRE #01133279

$4,088,888	$170,370	5.22%	7.87%*	24
Asking Price	Price / Unit	Cap Rate (In-Place)	Cap Rate (At Market)	Units

Sale Comp Activity Is Accelerating

Six multifamily properties across Highland Park, Eagle Rock, Mount Washington and Alhambra closed in just the six weeks between 6/12/26 and 7/14/26 — nearly 3x the pace of the prior 10 weeks (2 sales, Feb–Apr 2026).[1]

Address	Submarket	Sold	$/Unit	Cap
217 S Avenue 54	Highland Park	6/12/26	$167,647	5.41%
301 N Palm Ave	Alhambra	6/16/26	$250,000	5.03%
5629 Monte Vista St	Highland Park	6/17/26	$150,000	—
136 E Avenue 44	Mt. Washington	6/24/26	$258,333	3.19%
4634 York Blvd	Eagle Rock	7/9/26	$233,333	—
820 Chestnut Ave	Highland Park	7/14/26	$139,286	—

281 Ave 52 Is Priced Below Its Own Comp Set

The wide comp range isn't a red flag — renovated/newer stock like Benner St (2018 reno, $278,571/unit) skews the top; a land-play at 1550 El Paso Dr pulls the low end down.[1]

Metric	Full Set (n=9)	HP Only (n=5)	281 Ave 52
Avg. Price/Unit	$219,574	$227,220	$170,370
Median Price/Unit	$222,916	$210,714	$170,370
Avg. Cap Rate	5.9%	5.83%	5.22%

Closest true match: 217 S Avenue 54 — 17 units, built 1959, two blocks away. Sold 6/12/26 at $167,647/unit and a 5.41% cap.[1] Ave 52's $170,370/unit ask sits just 1.6% above this direct match — already priced to move.

Untapped Rent Upside Reinforces the Value

In-place rents run roughly 24.5% below achievable market rent ($35,134 vs. $43,750 monthly roll), driven by long-tenured 2/1 units. As units turn over — a realistic 12–18 month path — the in-place cap rate climbs from 5.22% to 7.87% at today's $4,088,888 ask, without a single dollar of capex.[2] Property market rent of $1,838/unit already lines up with the comparable 1-3 star comp set ($1,837/unit) — well below the $2,081 blended submarket figure inflated by higher-star product.[2]

Scenario	Monthly Roll	Annual NOI	Implied Cap
Current (in-place)	$35,134	$213,500	5.22%
At Market Rent	$43,750	$321,762	7.87%

Why Now

Northeast LA investment sales have accelerated sharply — six comparable multifamily trades closed in the last six weeks alone, and 281 Ave 52 is priced within 1.6% of the closest scale-matched sale. With in-place rents 24.5% below market and a clear, low-risk path to a 7.9% cap rate, well-priced value-add assets of this scale in Highland Park are moving quickly.

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*Implied cap rate if in-place rents were raised to current market levels at the $4,088,888 asking price; not a guarantee of future performance.

1. Comp data: CoStar sale comp report, Highland Park & adjacent LA submarkets (Eagle Rock, Mount Washington, Alhambra), trailing 12 months, pulled 7/24/2026 (licensed to Lacy Real Estate).
2. CoStar Property Analytics, 281 S Avenue 52 & Highland Park submarket snapshot, pulled 7/24/2026 (licensed to Lacy Real Estate).