



722-745

ECHO PARK AVE

LOS ANGELES, CA 90026

PRIME ECHO PARK LOCATION • TWO NEW ADUs IN THE REAR • SELECT UNITS ARE FULLY RENOVATED • STUNNING VIEWS OF ECHO PARK LAKE
FOUR (4) SINGLE GARAGE SPACES • EXCELLENT ADU CONVERSION OPPORTUNITY • ON-SITE LAUNDRY FACILITY • RECENT CAPITAL IMPROVEMENTS • BUILDING REPAINTED AND ROOF REPLACEMENT

722-745 ECHO PARK AVE

MARKETING PACKAGE

TABLE OF CONTENTS

01 PROPERTY DESCRIPTION

02 FINANCIAL ANALYSIS

03 MARKET COMPARABLES

04 MARKET OVERVIEW

EXCLUSIVELY LISTED BY



JASON TUVIA

Senior Managing Director Investments
Senior Director - National Multi Housing Group
Encino Office
Tel: (818) 212-2735
Cell: (818) 448-4415
jason.tuvia@marcusmillichap.com
License: CA 01772495



EXECUTIVE SUMMARY

722-745 ECHO PARK AVE

APN: 5404-022-004

OFFERING PRICE

\$2,525,000

CAP RATE

6.52%

GRM

10.85

PRICE PER UNIT

\$280,556

PRICE PER SF

\$347.94

VITAL DATA

Units	9
Gross Square Feet	7,257 SF*
Lot Size	7,499 SF
Occupancy	100%
Year Built	1928
Zoning	LARD2

UNIT MIX

1	Studio / 1 Bathroom
7	1 Bedroom / 1 Bathroom
1	2 Bedroom / 1 Bathroom

*Square Footage Based On Architect Measurements. Buyer to Verify.

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a nine (9) unit apartment building located at 722-745 Echo Park Ave in Los Angeles, California. The subject property is located in a prime Echo Park location, just south of Sunset Ave and west of Glendale Blvd.

Echo Park is one of Los Angeles' most dynamic submarkets, blending historic character with a youthful, creative energy that continues to attract both locals and newcomers. Anchored by the bustling Sunset Blvd corridor, the neighborhood offers a rich mix of independent retail, trendy cafés, vibrant nightlife, and a strong arts and music scene. Its walkable streets are lined with vintage shops, modern eateries, and cultural touchpoints like bookstores, galleries, and live music venues. Echo Park's appeal lies in its authenticity—where gritty charm meets thoughtful redevelopment—and its proximity to Downtown LA, Silver Lake, and major transit routes makes it especially attractive to both residents and businesses seeking a vibrant, urban environment.

Situated directly across from Echo Park Lake, this well-located nine-unit multifamily property offers an attractive unit mix of one studio, seven one-bedroom units, and two newly constructed ADUs. Select units have been upgraded with vinyl plank flooring, modern kitchens, updated bathrooms, and contemporary finishes, while recent capital improvements include fresh exterior paint and new roofs on two existing structures. The property also features four single-car garages with potential for future ADU conversion, on-site laundry, and scenic lake views. Residents enjoy immediate access to the 101 and 110 Freeways, major commercial corridors including Sunset Boulevard and Glendale Boulevard, and popular neighborhood destinations such as Sunset Junction, Elysian Park, The Echoplex, Silver Lake's renowned dining, shopping, and entertainment options.

Offering an exceptional combination of location, stable cash flow, recent improvements, and meaningful value-add potential, this Echo Park asset is well-positioned to deliver both immediate income and long-term appreciation in one of Los Angeles' most sought-after rental markets.



INVESTMENT HIGHLIGHTS

- ✓ Prime Echo Park Location - Right Across from Echo Park Lake
- ✓ Great Unit Mix - One (1) Studio, Seven (7) One-Bedroom, and One (1) Two-Bedroom Units
- ✓ Property has Two New ADUs
- ✓ Select Units Renovated with Vinyl Plank Flooring, Updated Kitchens and Bathrooms, and Modern Finishes
- ✓ Recent Capital Improvements - Building Repainted and Replaced the Roof on Two of the Existing Structures
- ✓ On-Site Parking - Four (4) Single Garage Spaces
- ✓ Excellent Opportunity to Convert Garage into ADUs
- ✓ On-Site Laundry Facility
- ✓ Private Balconies in Majority of Units
- ✓ Charming Spanish-Style Architecture
- ✓ Wonderful Views of Echo Park Lake
- ✓ Dominant Access to Commercial Corridors - Sunset Blvd, Alvarado St, Glendale Blvd, and Temple St
- ✓ Immediate Access to 101 and 110 Freeway
- ✓ Nearby Vista Hermosa Natural Park and Elysian Park for Outdoor Activities
- ✓ Nearby Local Amenities such as The Echoplex (Live Music Venue), Walgreens, PHAROS Athletic Club, Stereoscope Coffee, Crossroads Trading, Indigo Cow, Rodeo Mexican Grill, The Douglas, Target, Tribal Cafe, Leo's Taco Truck, Laveta, LA Downtown Medical Center, and Dodger Stadium
- ✓ Minutes Away from Sunset Junction - Easy Access to Trendy Eateries and Retail Shops such as Intelligentsia Coffee, Yala Coffee, Bacari Silver Lake, Wasteland, Supergoodie Vintage Clothing, The Win~Dow Silver Lake, and Erewhon Silver Lake





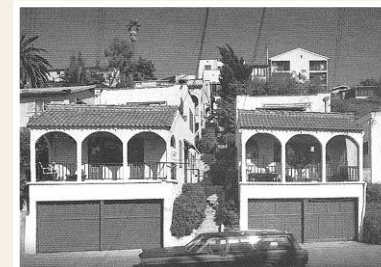
ARCHITECTURAL CONTEXT

A Los Angeles Courtyard Classic

Featured in *Courtyard Housing in Los Angeles*, the property is presented as an example of courtyard apartments adapted to a sloping Echo Park site. The publication places this design within the double-bar parti - a flexible arrangement capable of creating economical versions of the classic Los Angeles court while responding to challenging topography.

WHY THE FORM ENDURES

The book describes these courts as buildings arranged on three sides, typically opening toward the street. Individual entries and architectural details help give each residence its own identity within a shared landscaped setting.



SOURCE

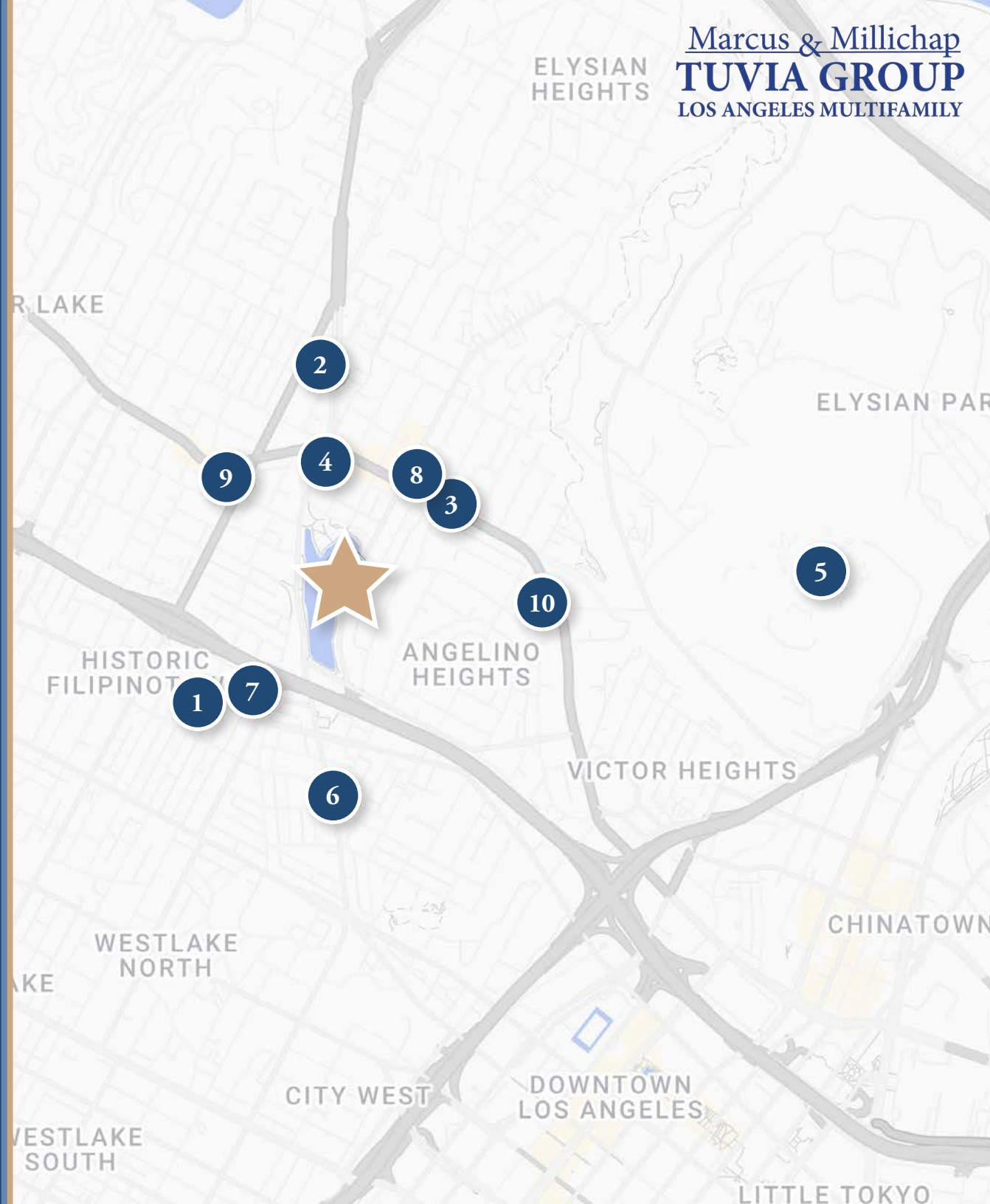
Courtyard Housing in Los Angeles
Stefanos Polyzoides, Roger Sherwood
and James Tice; photography by
Julius Shulman. Supplied pages 37 & 42.

THE PROPERTY AS PUBLISHED IN *COURTYARD HOUSING IN LOS ANGELES*

Historic publication image; reproduced from the supplied source material

NEARBY RETAIL & AMENITIES

1. Target - 330 N Westlake Ave
2. Sprouts Farmers Market - 1433 Glendale Blvd
3. Stereoscope Coffee - 1501 Sunset Blvd
4. Echoplex - 1154 Glendale Blvd
5. Dodger Stadium - 1000 Vin Scully Ave
6. Laveta - 318 Glendale Blvd
7. LA Downtown Medical Center - 1711 Temple St
8. Crossroads Trading - 1316 Echo Park Ave
9. Habit Burger & Grill - 2134 Sunset Blvd
10. Tsubaki - 1356 Allison Ave



ELYSIAN
HEIGHTS

Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

ELYSIAN PARK

R. LAKE

HISTORIC
FILIPINOTOWN

ANGELINO
HEIGHTS

VICTOR HEIGHTS

CHINATOWN

WESTLAKE
NORTH

LAKE

CITY WEST

DOWNTOWN
LOS ANGELES

WESTLAKE
SOUTH

LITTLE TOKYO



Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY







RENT ROLL DETAIL

UNIT	UNIT TYPE	COMMENTS	UNIT SF	CURRENT		MARKET	
				RENT	RENT/SF	RENT	RENT/SF
722-A	One Bed / One Bath			\$2,117		\$2,350	
722-B	One Bed / One Bath			\$2,174		\$2,350	
722-C	One Bed / One Bath			\$1,775		\$2,350	
724-A	One Bed / One Bath			\$2,195		\$2,350	
724-B	One Bed / One Bath			\$2,137		\$2,350	
724-C	One Bed / One Bath			\$2,475		\$2,350	
724-D	One Bed / One Bath			\$2,673		\$2,350	
743	Two Bed / One Bath			\$2,261		\$2,850	
745	Studio / One Bath			\$1,595		\$1,950	
Total			7,257 SF	\$19,402	\$2.67	\$21,250	\$2.93

PRICING DETAIL

SUMMARY			
List Price		\$2,525,000	
Down Payment	30%	\$757,500	
Number of Units		9	
Price Per Unit		\$280,556	
Price Per SqFt		\$347.94	
Gross SqFt		7,257 SF	
Lot Size		7,499 SF	
Year Built		1928	

RETURNS	CURRENT	MARKET
CAP Rate	6.52%	7.34%
GRM	10.85	9.90
Cash-on-Cash	4.50%	7.23%
Debt Coverage Ratio	1.26	1.42

FINANCING		1ST LOAN
Loan Amount	70%	\$1,767,500
Loan Type		New
Interest Rate		6.25%
Amortization		30 Years
Year Due		2031

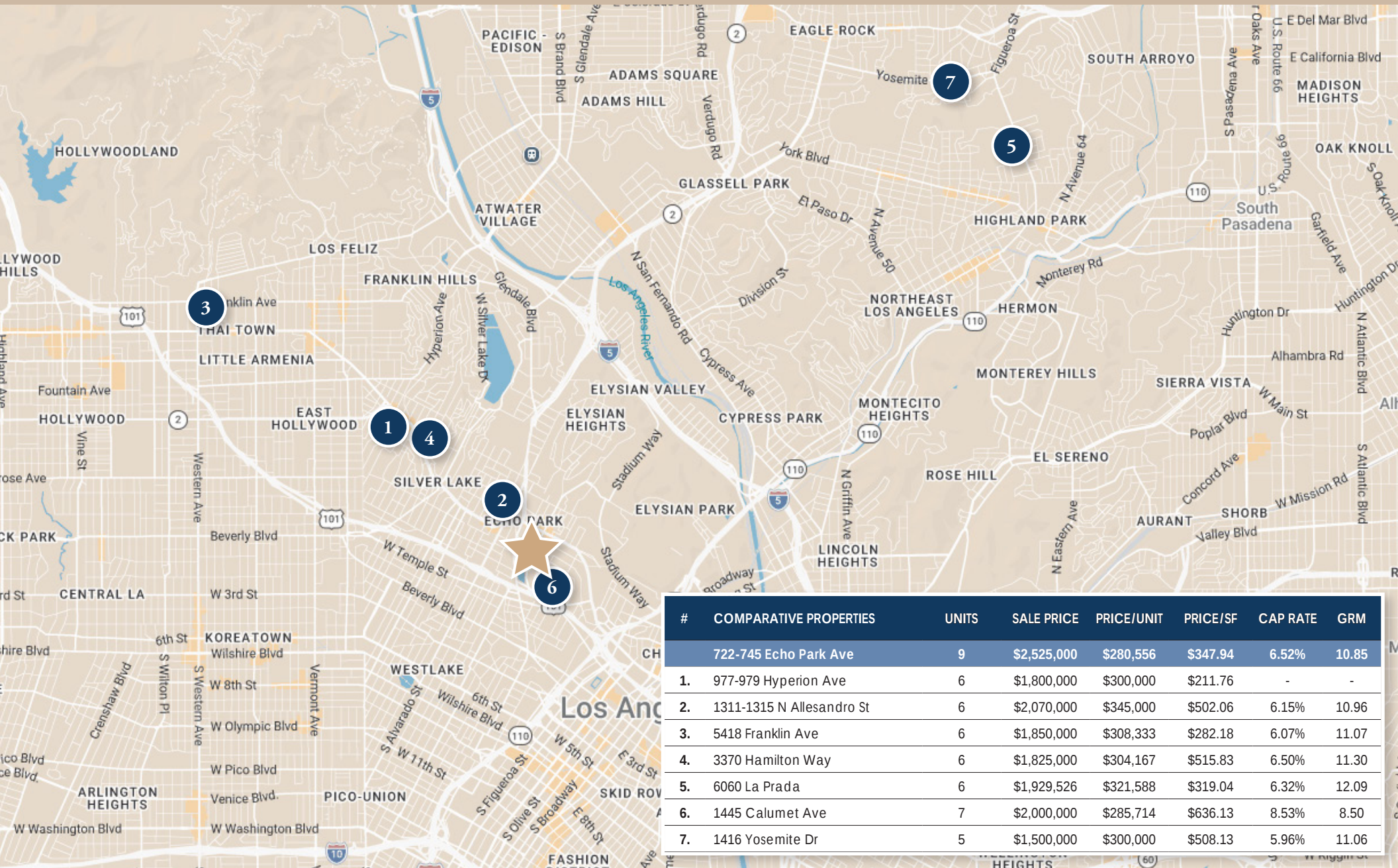
UNITS	UNIT TYPE	CURRENT	MARKET
1	Studio	\$1,595	\$1,950
7	One-Bedroom	\$2,221	\$2,350
1	Two-Bedroom	\$2,261	\$2,850

INCOME	CURRENT	MARKET
Gross Scheduled Rent	\$232,823	\$255,000
Less: Vacancy/Deductions	3.0% \$6,985	3.0% \$7,650
Total Effective Rental Income	\$225,838	\$247,350
Other Income: Storage/Garage/Laundry	\$4,650	\$4,650
Effective Gross Income	\$230,488	\$252,000
Less: Expenses	28.5% \$65,786	26.4% \$66,646
Net Operating Income	\$164,703	\$185,354
Cash Flow	\$164,703	\$185,354
Debt Service	\$130,594	\$130,594
Net Cash Flow After Debt Service	4.50% \$34,109	7.23% \$54,760
Principal Reductions	\$20,711	\$22,044
Total Return	7.24% \$54,821	10.14% \$76,804

EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$30,300	\$30,300
Insurance*	\$7,992	\$7,992
Utilities*	\$9,139	\$9,139
Repairs & Maintenance	\$2,700	\$2,700
General & Administrative	\$2,250	\$2,250
Landscaping*	\$1,800	\$1,800
Pest Control*	\$1,035	\$1,035
Operating Reserves	\$1,350	\$1,350
Management Fee	\$9,220	\$10,080
Total Expenses	\$65,786	\$66,646
Expenses/Unit	\$7,310	\$7,405

* Denotes Actual Expense(s).

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	722-745 Echo Park Ave	9	\$2,525,000	\$280,556	\$347.94	6.52%	10.85
1.	977-979 Hyperion Ave	6	\$1,800,000	\$300,000	\$211.76	-	-
2.	1311-1315 N Allesandro St	6	\$2,070,000	\$345,000	\$502.06	6.15%	10.96
3.	5418 Franklin Ave	6	\$1,850,000	\$308,333	\$282.18	6.07%	11.07
4.	3370 Hamilton Way	6	\$1,825,000	\$304,167	\$515.83	6.50%	11.30
5.	6060 La Prada	6	\$1,929,526	\$321,588	\$319.04	6.32%	12.09
6.	1445 Calumet Ave	7	\$2,000,000	\$285,714	\$636.13	8.53%	8.50
7.	1416 Yosemite Dr	5	\$1,500,000	\$300,000	\$508.13	5.96%	11.06

SALES COMPARABLES



722-745 ECHO PARK AVE
LOS ANGELES, CA 90026

PRICING INFORMATION

List Price	\$2,525,000
Number of Units	9
Price/Unit	\$280,556
Price/SF	\$347.94
Cap Rate	6.52%
GRM	10.85
Lot SF	7,499 SF
Year(s) Built	1928, 2025

UNIT MIX

1	Studio / 1 Bath
7	1 Bed / 1 Bath
1	2 Bed / 1 Bath



977-979 HYPERION AVE
LOS ANGELES, CA 90029

PRICING INFORMATION

Sale Price	\$1,800,000
COE Date	3/24/2026
Number of Units	6
Price/Unit	\$300,000
Price/SF	\$211.76
Cap Rate	-
GRM	-
Lot SF	7,362 SF
Year Built	1920

UNIT MIX

6	1 Bed / 1 Bath
---	----------------



1311-1315 N ALLESANDRO ST
LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$2,070,000
COE Date	1/30/2026
Number of Units	6
Price/Unit	\$345,000
Price/SF	\$502.06
Cap Rate	6.15%
GRM	10.96
Lot SF	7,741 SF
Year Built	1942

UNIT MIX

4	1 Bed / 1 Bath
2	2 Bed / 1 Bath

SALES COMPARABLES



5418 FRANKLIN AVE
LOS ANGELES, CA 90027

PRICING INFORMATION

Sale Price	\$1,850,000
COE Date	11/25/2025
Number of Units	6
Price/Unit	\$308,333
Price/SF	\$282.18
Cap Rate	6.07%
GRM	11.07
Lot SF	10,590 SF
Year Built	1923

UNIT MIX

4	1 Bed / 1 Bath
2	3 Bed / 2 Bath



3370 HAMILTON WAY
LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$1,825,000
COE Date	7/11/2025
Number of Units	6
Price/Unit	\$304,167
Price/SF	\$515.83
Cap Rate	6.50%
GRM	11.30
Lot SF	6,970 SF
Year Built	1926

UNIT MIX

6	1 Bed / 1 Bath
---	----------------



6060 LA PRADA ST
LOS ANGELES, CA 90042

PRICING INFORMATION

Sale Price	\$1,929,526
COE Date	6/30/2025
Number of Units	6
Price/Unit	\$321,588
Price/SF	\$319.04
Cap Rate	6.32%
GRM	12.09
Lot SF	9,148 SF
Year Built	1955

UNIT MIX

1	1 Bed / 1 Bath
5	2 Bed / 1 Bath

SALES COMPARABLES



1445 CALUMET AVE
LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$2,000,000
COE Date	4/24/2025
Number of Units	7
Price/Unit	\$285,714
Price/SF	\$636.13
Cap Rate	8.53%
GRM	8.50
Lot SF	6,743 SF
Year Built	1922

UNIT MIX

7 1 Bed / 1 Bath



1416 YOSEMITE DR
LOS ANGELES, CA 90041

PRICING INFORMATION

Sale Price	\$1,500,000
COE Date	3/6/2025
Number of Units	5
Price/Unit	\$300,000
Price/SF	\$508.13
Cap Rate	5.96%
GRM	11.06
Lot SF	7,166 SF
Year Built	1927

UNIT MIX

5 1 Bed / 1 Bath

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	STUDIO	1 BEDROOM	2 BEDROOM
	722-745 Echo Park Ave	\$1,595	\$2,221	\$2,261
1.	1065 Laguna Ave	\$2,000		
2.	1461 W Sunset Blvd	\$2,050		
3.	1042 N Bonnie Brae St		\$2,350	
4.	1445 Echo Park Ave		\$2,400	
5.	1624 Scott Ave			\$3,100
6.	1365 Laveta Ter			\$3,295

RENT COMPARABLES

SUBJECT PROPERTY		STUDIO	1 BEDROOM	2 BEDROOM
	722-745 Echo Park Ave Los Angeles, CA 90026	\$1,595	\$2,221	\$2,261
#	RENT COMPARABLES	1 BEDROOM	2 BEDROOM	
1	 1065 Laguna Ave Los Angeles, CA 90026	\$2,000		
2	 1461 W Sunset Blvd Los Angeles, CA 90026	\$2,050		
3	 1042 N Bonnie Brae St Los Angeles, CA 90026		\$2,350	
4	 1445 Echo Park Ave Los Angeles, CA 90026		\$2,400	
5	 1624 Scott Ave Los Angeles, CA 90026			\$3,100
6	 1365 Laveta Ter Los Angeles, CA 90026			\$3,295
AVERAGE		\$2,025	\$2,375	\$3,198

ECHO PARK

A Rapidly Gentrifying Community with
Endless Retail Options

LOCATION HIGHLIGHTS

Echo Park is a dynamic and culturally vibrant submarket in Los Angeles, home to roughly 33,161 residents with a median age of 38. The neighborhood's median household income is approximately \$95,706, with the average household income closer to \$118,493, reflecting a mix of long-term residents and younger professionals moving into the area.

Echo Park's housing stock blends historic Victorian and Craftsman homes with newer multifamily and mixed-use developments, driving both buyer and rental demand. Recent projects include a 62-unit apartment building at 222 N Alvarado St, with in-place rents averaging \$2,450 per month and comparable one-bedroom units renting between \$2,340–\$2,790.

Larger developments are also underway, including Sunset + Everett, a 327-unit mixed-use project with ground-floor retail and affordable housing, slated for completion within the next few years, and The Court Residences, a 189-unit workforce housing project targeting households earning up to 80% of Area Median Income.

Echo Park combines urban energy, walkable streets, vibrant dining and nightlife, and access to green spaces like Echo Park Lake, making it a compelling submarket for both residents and investors.



Average Household
Income of \$95,706



Competitive Local
Housing Market with Low
Vacancy Rates



Population of 544,947
Within a Three (3) Mile
Radius

Echo Park Lake

ECHO PARK OVERVIEW

93

WALK SCORE

WALKER'S PARADISE
Daily errands do not require a car

62

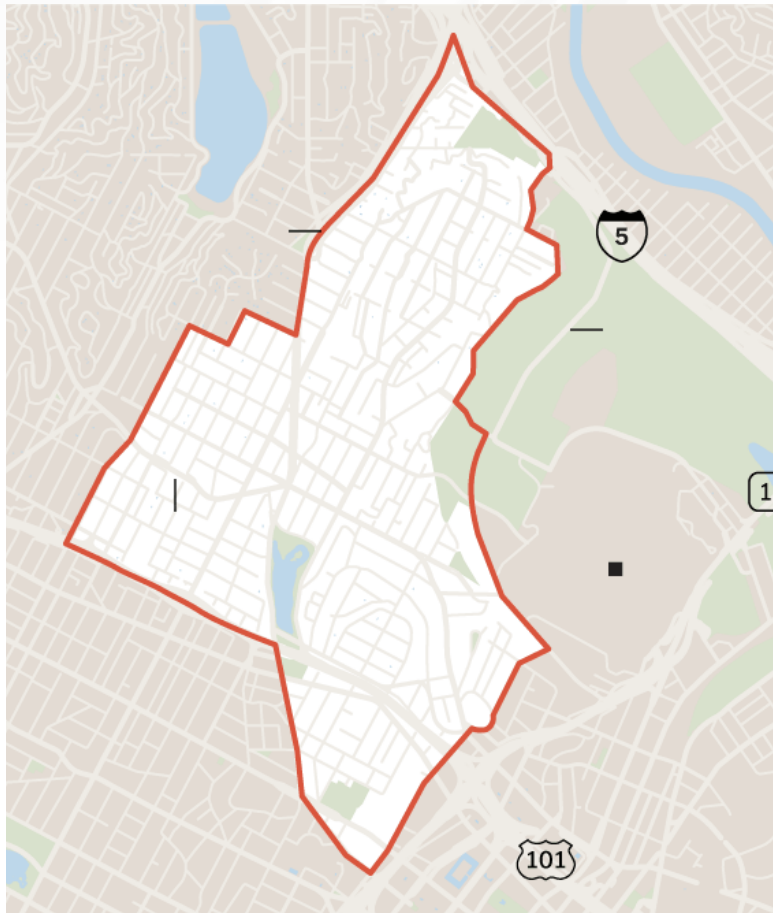
TRANSIT SCORE

GOOD TRANSIT
Many nearby public transportation options

50

BIKE SCORE

BIKEABLE
Some bike infrastructure



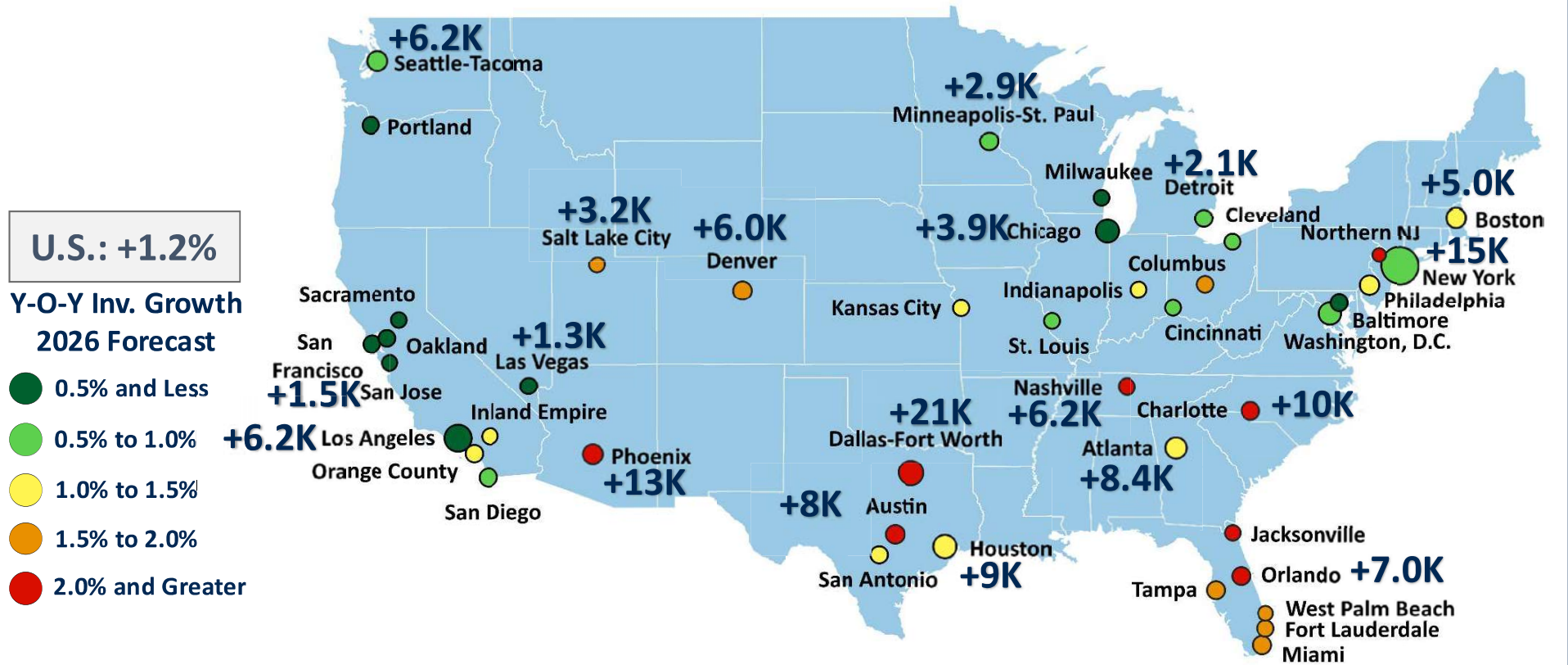
Echo Park is one of Los Angeles's most dynamic and culturally rich submarkets, offering a blend of historic charm, urban vibrancy, and ongoing real estate growth. Situated just northwest of Downtown LA, the neighborhood benefits from a central location with easy access to freeways, nearby job centers, and surrounding communities such as Silver Lake, Westlake, and Echo Park Lake. Its tree-lined streets, historic Victorian and Craftsman homes, and hillside bungalows provide a visually distinctive streetscape, while new multifamily and mixed-use developments have expanded housing options and contributed to rising property values. The area is highly walkable, with scores ranging from the low 80s to mid-90s depending on the block, and offers good public transit connections as well as moderate bikeability, making it appealing to young professionals and families alike.

Amenities in Echo Park are abundant and diverse. Residents enjoy the iconic Echo Park Lake, with its paddle boats, walking paths, and regular community events. The neighborhood also features an eclectic array of restaurants, cafes, bars, boutique retail, and independent galleries, particularly along Sunset Boulevard, Alvarado Street, and near the Silver Lake border. Cultural offerings include annual festivals such as the Lotus Festival, live music venues, and public art installations, reinforcing the area's reputation as a creative hub.

Echo Park's real estate market is active and competitive, with recent developments like the 62-unit Alvarado Street apartments and the larger Sunset + Everett project bringing modern amenities, mixed-use options, and affordable housing components to the neighborhood. This growth reflects a broader trend of redevelopment and investment that balances historic preservation with modern urban living. With its combination of central location, lifestyle amenities, walkability, and a strong pipeline of both market-rate and affordable housing, Echo Park continues to attract residents seeking an authentic LA experience, making it a prime submarket for homeowners, renters, and investors alike.

MARKET OVERVIEW

2026 Multifamily Inventory Growth: Easing In Most Metros – Still Elevated In Sunbelt



Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

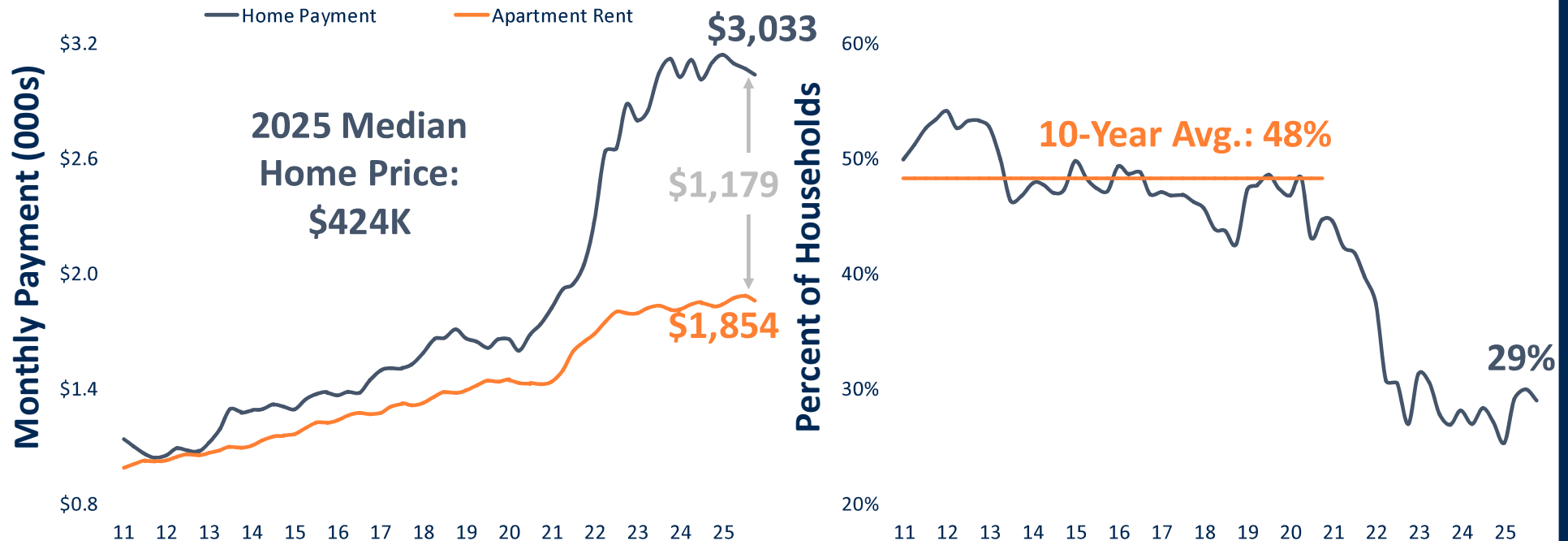
Marcus & Millichap

MARKET OVERVIEW

Housing Affordability Gap Remains Wide; Loan Qualification A Significant Homebuyer Barrier

Affordability Gap Between Monthly
Home Payment and Apartment Rent

Share of Households That Qualify For
Loan on Median-Priced Home

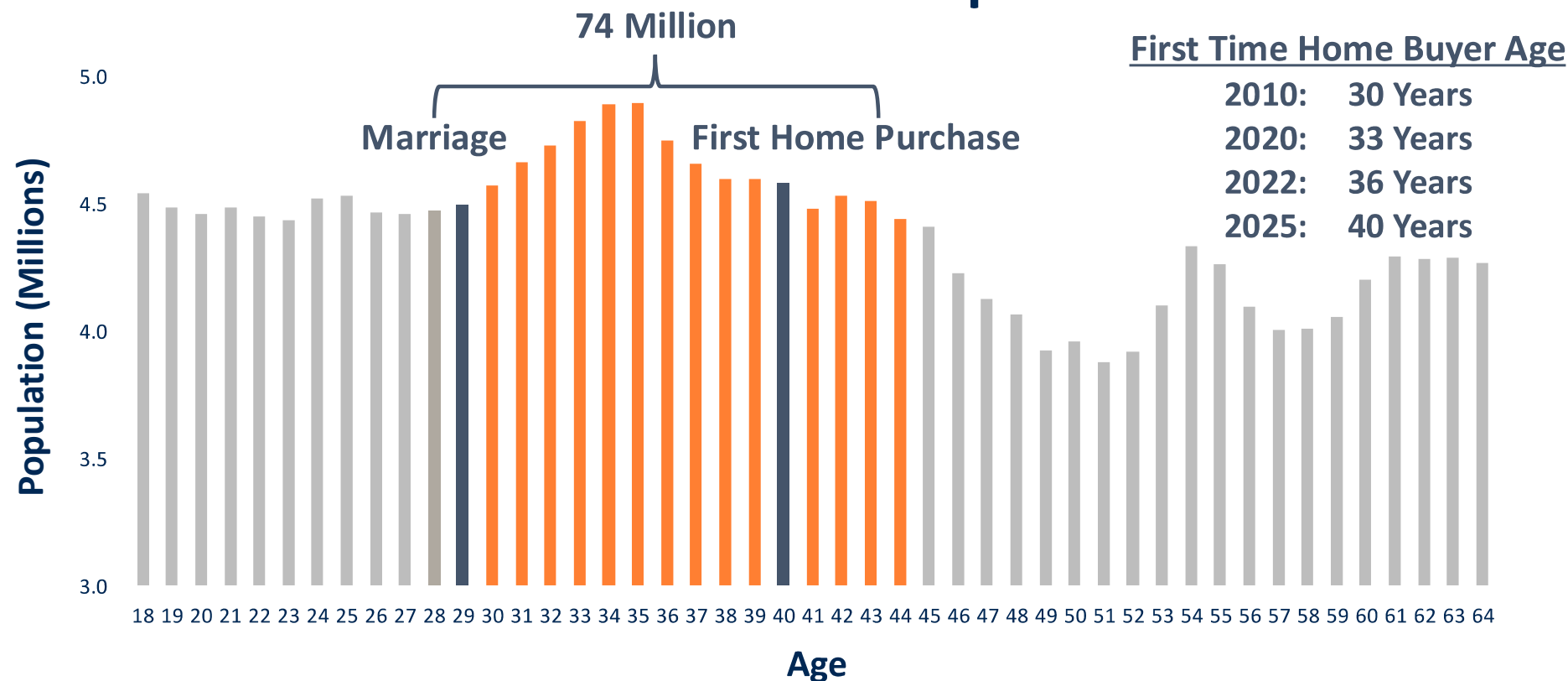


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

Marcus & Millichap

MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand

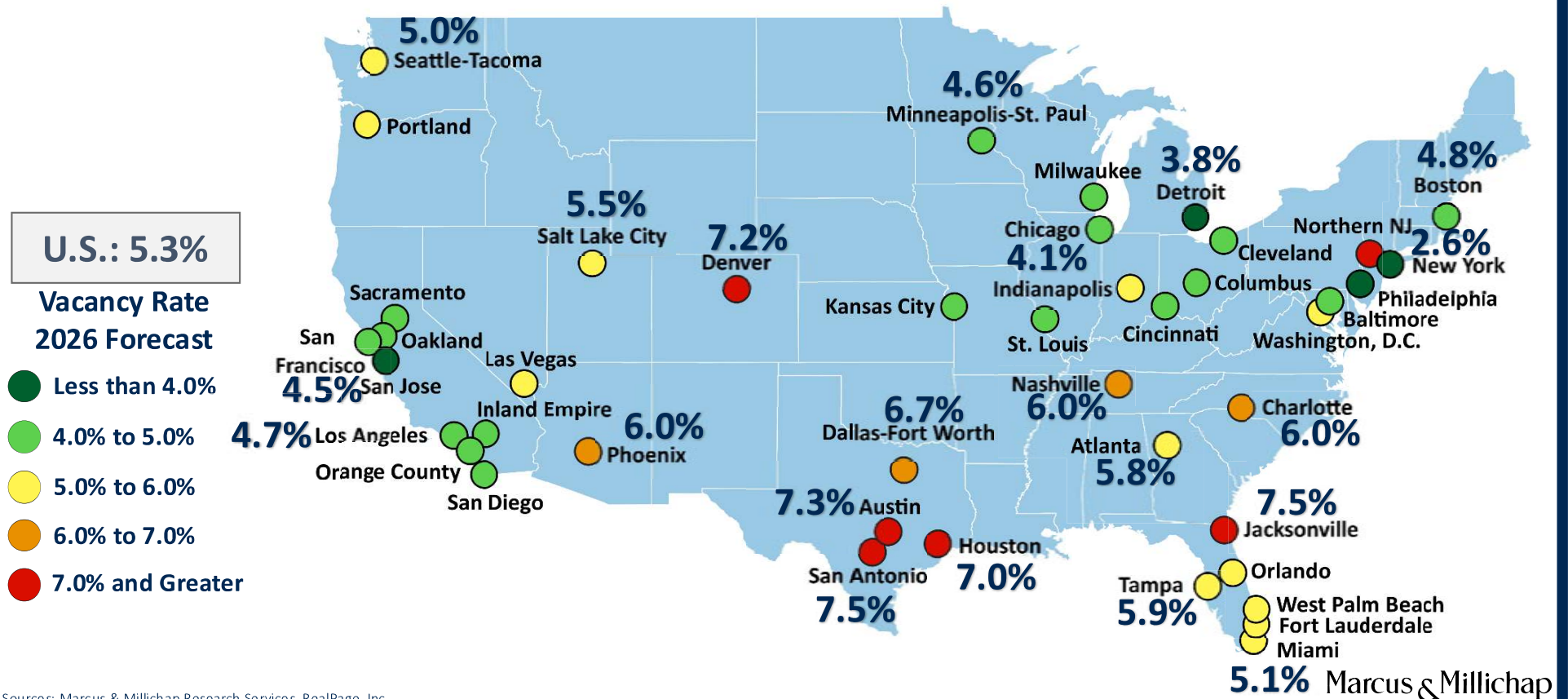


Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

Marcus & Millichap

MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



Sources: Marcus & Millichap Research Services, RealPage, Inc.

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

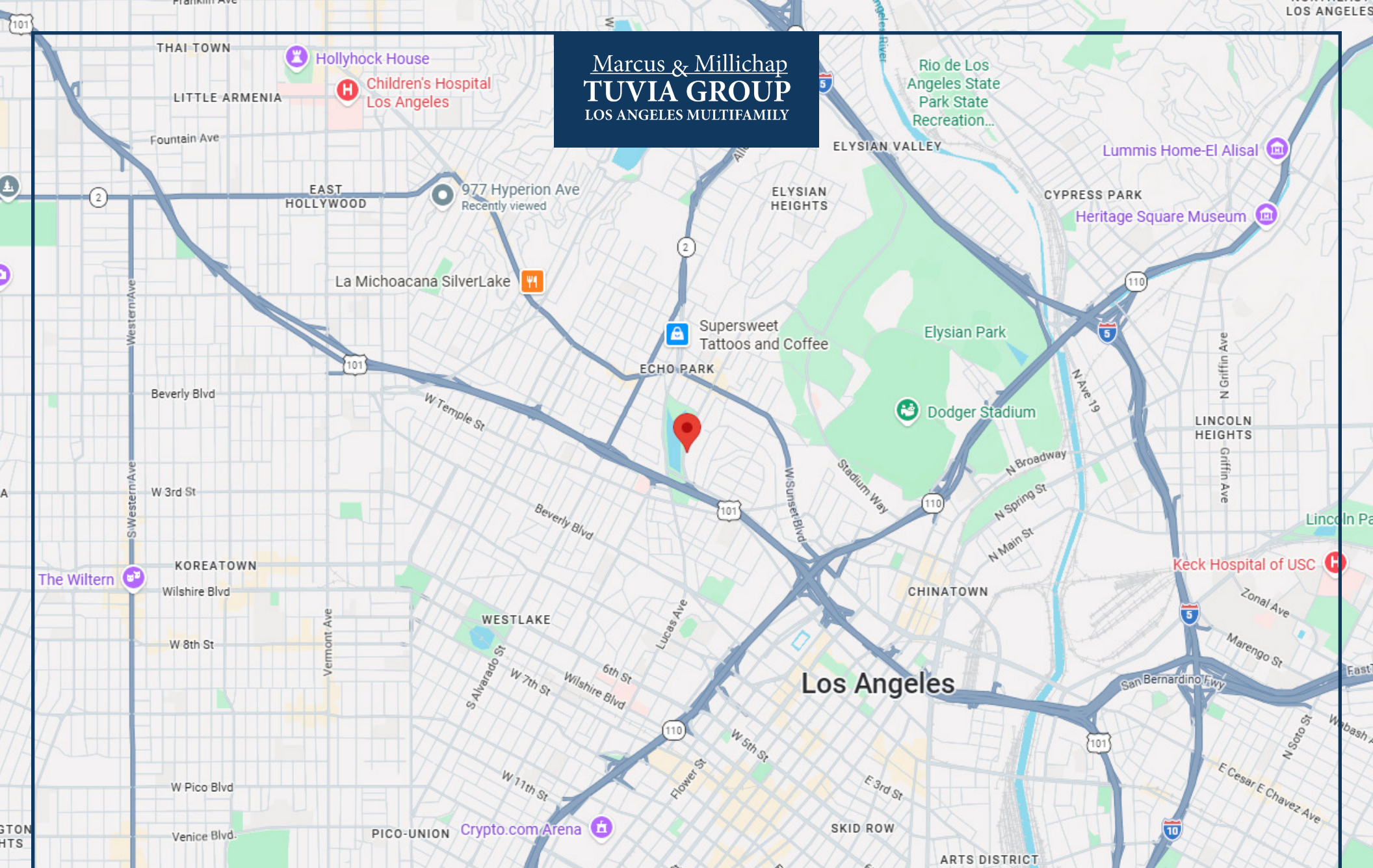
Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

722-745 ECHO PARK AVE