

Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

1851 S BARRINGTON AVE

LOS ANGELES, CA 90025

IDEAL ED1 REDEVELOPMENT OPPORTUNITY

PRIME WEST LOS ANGELES LOCATION • FIVE (5) EXISTING BUNGALOW-STYLE UNITS • 6,492 SF LOT - ZONED LARD1.5

SELLER-PROVIDED DESIGNS FOR 23-UNIT 100% AFFORDABLE HOUSING DEVELOPMENT - POSSIBLE RECONFIGURATION TO 30 UNITS VIA ED1 • TOC TIER 3 BENEFITS

1851 S BARRINGTON AVE

MARKETING PACKAGE

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EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

1851 S BARRINGTON AVE

APN: 4262-022-012

OFFERING PRICE

\$1,800,000

PRICE PER POTENTIAL
UNIT

\$60,000

PRICE PER LAND SF

\$277.26

POTENTIAL UNITS

30

VITAL DATA

Potential Units	30
Gross Square Feet	6,492 SF
Current Use	Multifamily
Zoning	LAR1.5-1
TOC	Tier 3

PROPERTY DESCRIPTION

1851 S BARRINGTON AVE



INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a 6,492 SF lot development site located at 1851 S Barrington Avenue in Los Angeles, California. The single lot is located in a prime West LA location, south of Santa Monica Boulevard and west of Sawtelle Boulevard.

The West Los Angeles submarket is a top-tier multifamily market driven by affluent demographics, strong lifestyle amenities, and limited housing supply. It attracts young professionals and families due to proximity to major employment centers, quality schools, and coastal recreation. Incomes exceed regional averages, supporting high rents and steady demand for well-located properties. The area offers a dense mix of amenities, including retail, dining, entertainment, beaches, parks, and mixed-use districts in Santa Monica, Culver City, and Century City. Transit options include the I-10 and I-405 freeways, the Metro E Line, and extensive bus and bike networks, enhancing connectivity and walkability.

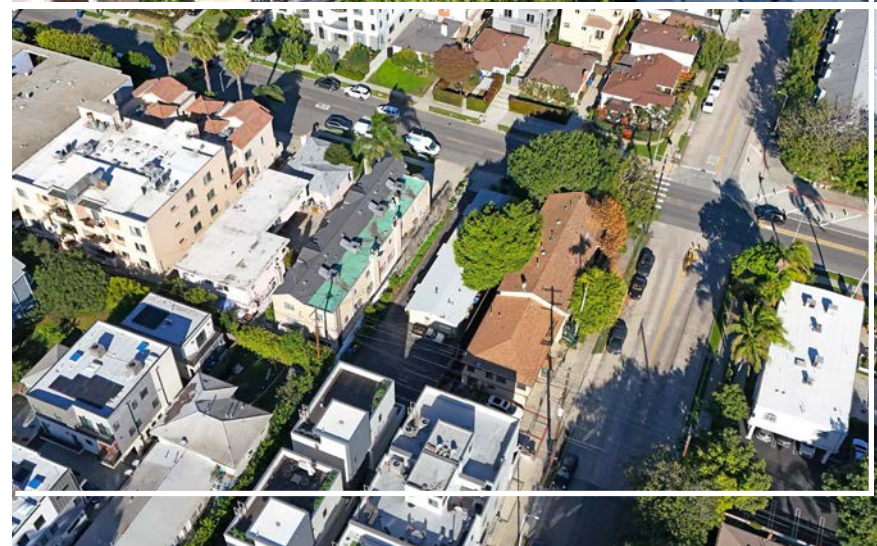
Located in the heart of West Los Angeles, this prime offering features a 6,492 SF LARD1.5-zoned lot with an existing 5-unit bungalow-style property comprised of four (4) studios and one (1) one-bedroom unit. The site presents an ideal ED1 redevelopment opportunity, with seller-provided designs for 23 units (potential to be reconfigured to 30 units) of 100% affordable housing. The property offers dominant access to Santa Monica, Olympic, and Sawtelle Boulevards, with immediate connectivity to the 405 and 10 freeways. Nearby amenities include Stoner Park, the Expo/Bundy Metro E Line station, and the vibrant Sawtelle Japantown corridor, along with major retailers, fitness, dining, and entertainment options.

Overall, the property represents a compelling redevelopment opportunity with the possibility to reconfigure designs to build up to 30 units via ED1 in a prime West Los Angeles location, all while generating existing income as entitlements are being finalized.



INVESTMENT HIGHLIGHTS

- ✓ Prime West LA Location
- ✓ Existing 5-Unit Structure Totaling 1,980 SF— Four (4) Studios and One (1) One-Bedroom Unit
- ✓ Bungalow-Style Units
- ✓ Ideal ED1 Development
- ✓ Seller Has Designs for 100% Affordable Housing with 23 Units (With Possibility to be Reconfigured to 30 Units Via ED1)
- ✓ 6,492 SF Lot Zoned LARD1.5
- ✓ TOC Tier 3 Benefits
- ✓ Dominant Access to Commercial Corridors - Santa Monica Blvd, Olympic Blvd, and Sawtelle Blvd
- ✓ Immediate Access to the 405 and 10 Freeways
- ✓ Nearby Stoner Park for Outdoor Activities
- ✓ Conveniently Located Near Metro E Line Light Rail Station (Expo/ Bundy), Providing Easy Access to Various Parts of LA
- ✓ Steps Away From Sawtelle Japantown - Easy Access to Diverse Asian Eateries (Such as Tatsu Ramen and Seoul Tofu), Unique Shops (Daiso and Nijiya Market), and Lively Atmosphere
- ✓ Close Proximity to Many Amenities such as Ralphs Fresh Fare, Trader Joe's, Gelson's West LA, Target, LA Fitness, Laemmle Royal Movie Theater, Malou Coffee, Best Buy, Tacos Por Favor and Tsujita LA Artisan Noodles



CURRENT RENT ROLL

Property = 1851-1855 Barrington Avenue

As Of = 11/24/2025

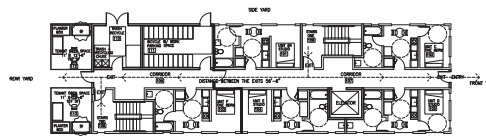
Month = 11/2025

Unit	Unit	Tenant Name	Actual	Actual Rent	Tenant Move In	Lease	Move Out
	SqFt		Rent	per Sqft	Deposit	Expiration	
Current/Notice/Vacant Tenants							
1851	400.00	Laura Gerard	1,690.00	4.22	1,625.00	11/01/2023	12/31/2025
1853	400.00	Kejuan Bryant	1,684.80	4.21	800.00	04/13/2021	12/31/2025
1855	400.00	Maggie Philgence	1,700.00	4.25	1,700.00	08/01/2025	07/31/2026
1853HALF	400.00	Alexey Kim	1,684.80	4.21	1,500.00	01/01/2023	12/31/2025
1855HALF	400.00	Alberto Cabral	1,497.78	3.74	470.00	11/28/1994	12/31/2025
Total		1851-1855 Barrington Avenue	8,257.38	4.13	6,095.00		

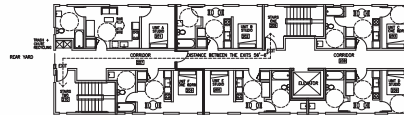
AFFORDABLE HOUSING DESIGNS

100% AFFORDABLE RESIDENT APARTMENTS
SUNSET EQUITY PARTNERS LLC

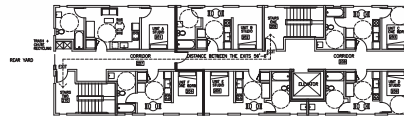
1851 SOUTH BARRINGTON AVENUE LOS ANGELES CALIFORNIA 90025



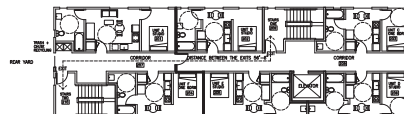
FIRST FLOOR



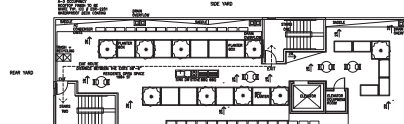
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOF PLAN

UNIT COUNT

UNIT NUMBER	TYPE	NUMBER OF BEDROOMS	OPEN SPACE REQUIRED	REQUIRED PARKING	AREA
1021 A	STUDIO	0	100 SF	0	305 SF
1022 B	1 BED	1	100 SF	0	313 SF
1023 C	STUDIO	0	100 SF	0	311 SF
1024 D	STUDIO	0	100 SF	0	323 SF
1025 E	1 BED	1	100 SF	0	323 SF

FIRST FLOOR TOTAL 500 SF 1575 SF

2021 F	1 BED	0	100 SF	0	405 SF
2022 A	STUDIO	0	100 SF	0	305 SF
2023 B	1 BED	1	100 SF	0	313 SF
2024 C	STUDIO	0	100 SF	0	311 SF
2025 D	STUDIO	0	100 SF	0	323 SF
2026 E	1 BED	1	100 SF	0	323 SF

SECOND FLOOR TOTAL 600 SF 1980 SF

3021 F	1 BED	0	100 SF	0	405 SF
3022 A	STUDIO	0	100 SF	0	305 SF
3023 B	1 BED	1	100 SF	0	313 SF
3024 C	STUDIO	0	100 SF	0	311 SF
3025 D	STUDIO	0	100 SF	0	323 SF
3026 E	1 BED	1	100 SF	0	323 SF

THIRD FLOOR TOTAL 600 SF 1980 SF

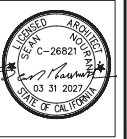
4021 F	1 BED	0	100 SF	0	405 SF
4022 A	STUDIO	0	100 SF	0	305 SF
4023 B	1 BED	1	100 SF	0	313 SF
4024 C	STUDIO	0	100 SF	0	311 SF
4025 D	STUDIO	0	100 SF	0	323 SF
4026 E	1 BED	1	100 SF	0	323 SF

FOURTH FLOOR TOTAL 600 SF 1980 SF

GRAND TOTAL 2300 SF 7515 SF

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PROPOSED RESIDENTIAL UNITS FOR
SUNSET EQUITY PARTNERS LLC
1851 SOUTH BARRINGTON AVENUE
LOS ANGELES CALIFORNIA 90025

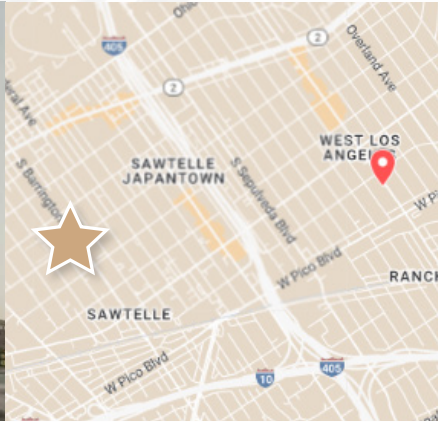


REVISIONS

NO.	DATE	DESCRIPTION
05 21 25		
12 08 25		

SHEET TITLE:
PROJECT DATA
SHEET NUMBER:
A0.0

PROPOSED DEVELOPMENTS NEARBY



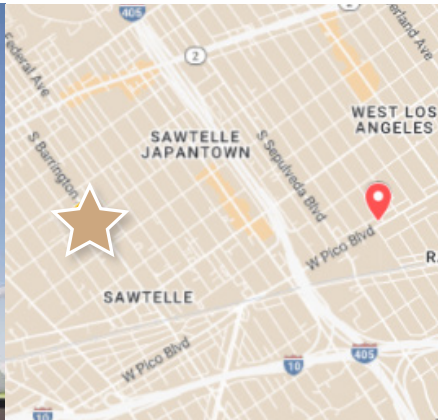
2323 Westwood Blvd, Los Angeles, CA 90064

Developer: Passo

Development: Affordable Housing

Number of Units: 103 Units

Status: In Proposal Stages



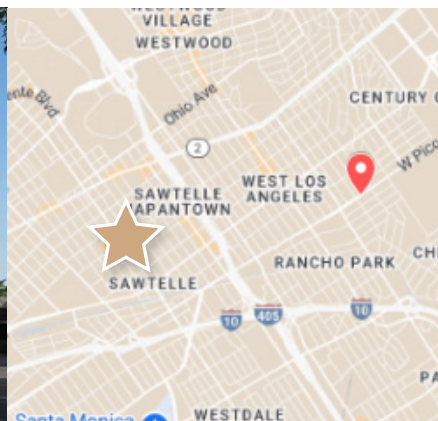
11001 W Pico Blvd, Los Angeles, CA 90015

Developer: Thrive Living

Development: Affordable Housing

Number of Units: 207 Units

Status: In Proposal Stages



10615 W Pico Blvd, Los Angeles, CA 90064

Developer: Pico & Manning, LLC

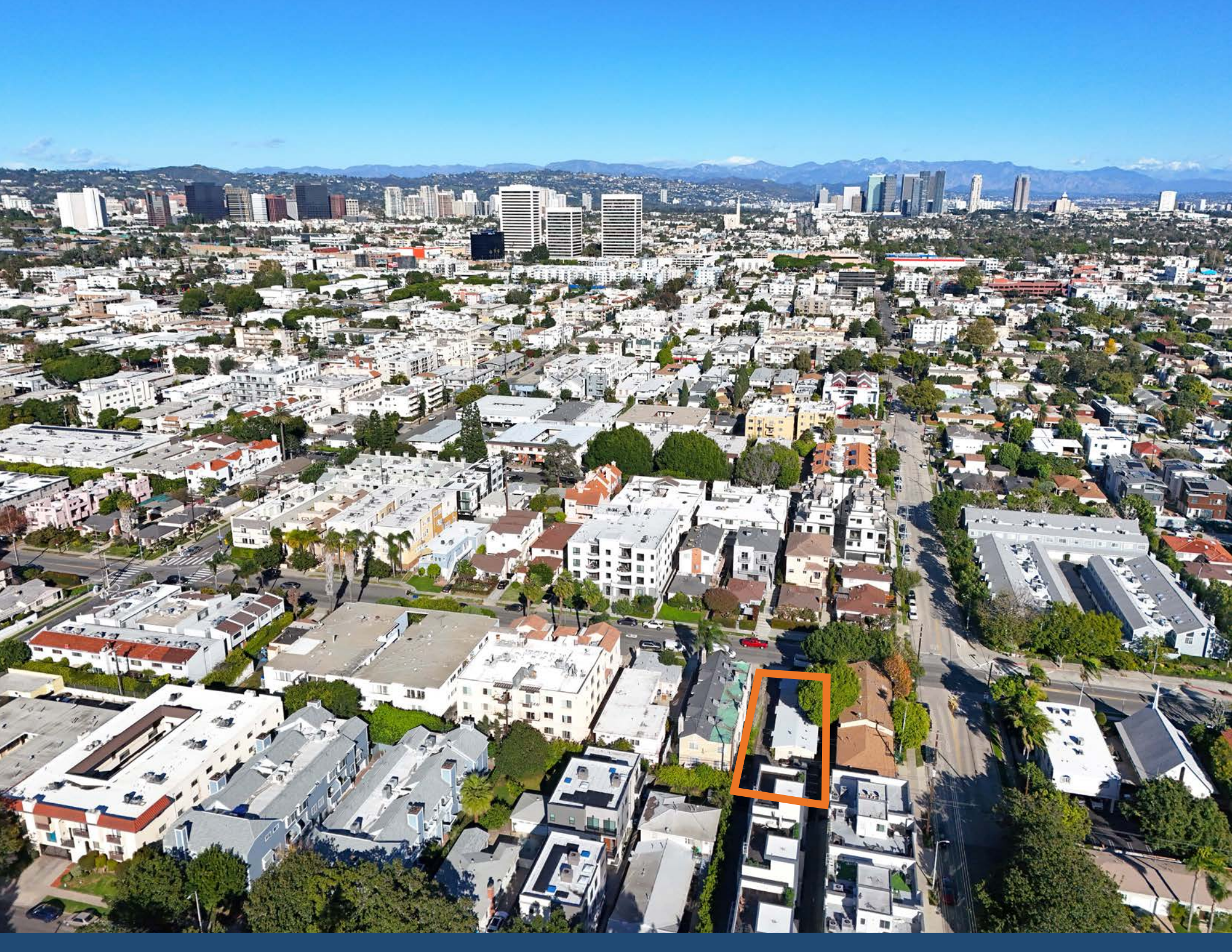
Development: Multifamily Residential

Number of Units: 66 Units

Status: In Proposal Stages



*AI-Generated Rendering of ED1 New Construction
at 1851 S Barrington Ave



WEST LOS ANGELES

Prime Location, Premier Lifestyle, Endless Opportunity

LOCATION HIGHLIGHTS

West Los Angeles is a high-demand real estate submarket defined by affluent households, with median incomes often in the mid-\$130,000s, supporting strong residential values, rental demand, and walkable urban amenities. Its proximity to major employment hubs like Westwood, Century City, Santa Monica, and Culver City continues to sustain both residential and office demand.

Recent development activity reflects this dynamic environment. The Parker, a 123-unit LEED Silver multi-family project in Pico-Robertson, offers transit-oriented living with retail and modern amenities. In Sawtelle, Amara, a five-story, 100-unit apartment building, delivers a mix of market-rate and affordable units. Another mixed-use project at 11701 West Santa Monica Boulevard will add roughly 53 residential units with ground-floor retail, enhancing local walkability. Meanwhile, a 279-unit affordable housing development on Santa Monica Boulevard illustrates continued momentum in expanding housing diversity.

Local amenities—from beaches and parks to vibrant dining and boutique retail along Santa Monica Boulevard and in Sawtelle—complement these developments, making West LA a resilient and lifestyle-focused real estate market with broad appeal for residents, investors, and businesses alike.



Average Household
Income of \$172,000



Strong Rental Housing
Market with Historically
Low Vacancy



Population of 320,374 Within
a Three (3) Mile Radius

WEST LOS ANGELES MARKET OVERVIEW

94

WALK SCORE

WALKER'S PARADISE
Daily errands do not require a car

64

TRANSIT SCORE

GOOD TRANSIT
Many nearby public transportation options

86

BIKE SCORE

VERY BIKEABLE
Biking is convenient for most trips



West Los Angeles is one of the most affluent and highly educated submarkets in Southern California. The area attracts professionals, families, and students due to its proximity to major employment hubs such as Westwood, Century City, Santa Monica, and Culver City. Median household incomes in West LA typically range from \$117,000 to \$142,000, with average incomes reaching around \$172,000, well above the national average. This strong earning power supports high property values, elevated rental rates, and a steady demand for quality residential and office space. The population within a three-mile radius of the 90025 ZIP code is estimated at approximately 315,000–390,000 residents, reflecting a dense, economically vibrant community.

West LA offers a diverse and highly desirable mix of lifestyle amenities that make it a magnet for residents and tenants alike. The submarket provides easy access to beaches, parks, and the Santa Monica Mountains, supporting an active, outdoor-oriented lifestyle. Vibrant retail and dining corridors—such as Santa Monica Boulevard and Sawtelle—feature boutique shops, international cuisine, and cultural attractions, while top-tier schools, healthcare facilities, and strong public transit options further enhance livability. Walkability, bikeability, and proximity to job centers make the area appealing to both young professionals and established households seeking convenience and quality of life.

The multifamily market in West LA remains robust, driven by high incomes, limited land availability, and sustained rental demand. Recent developments highlight a focus on modern, lifestyle-oriented projects with amenities that appeal to both renters and investors. Notable examples include The Parker, a 123-unit LEED Silver project in Pico-Robertson; Amara, a 100-unit building in Sawtelle; and a 53-unit mixed-use development on West Santa Monica Boulevard. Adaptive reuse of older properties and smaller infill projects are also prevalent, emphasizing walkability, sustainability, and mixed-use integration. With strong rent growth and high occupancy rates, West LA's multifamily sector continues to be a resilient and attractive component of the broader real estate market.growth potential.

LAND ANALYSIS

1851 S BARRINGTON AVE



ZIMAS REPORT



City of Los Angeles Department of City Planning

12/18/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1853 1/2 S BARRINGTON AVE
1855 1/2 S BARRINGTON AVE
1851 S BARRINGTON AVE
1853 S BARRINGTON AVE
1855 S BARRINGTON AVE

ZIP CODES

90025

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-7546-CPU
CPC-2014-1457-SP
CPC-2013-621-ZC-GPA-SP
CPC-2009-1536-CPU
CPC-2005-8252-CA
CPC-1986-825-GPC
CPC-12191
ORD-67641
ORD-186402
ORD-186108
ORD-171492
ORD-171227
ORD-166311-SA930
ORD-163205
ORD-120412
ENV-2014-1458-EIR-SE-CE
ENV-2013-622-EIR
ENV-2009-1537-EIR
ENV-2005-8253-ND

Address/Legal Information

PIN Number	126B149 1061
Lot/Parcel Area (Calculated)	6,490.9 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID A6
Assessor Parcel No. (APN)	4262022012
Tract	TR 7743
Map Reference	M B 96-79
Block	None
Lot	47
Arb (Lot Cut Reference)	None
Map Sheet	126B149

Jurisdictional Information

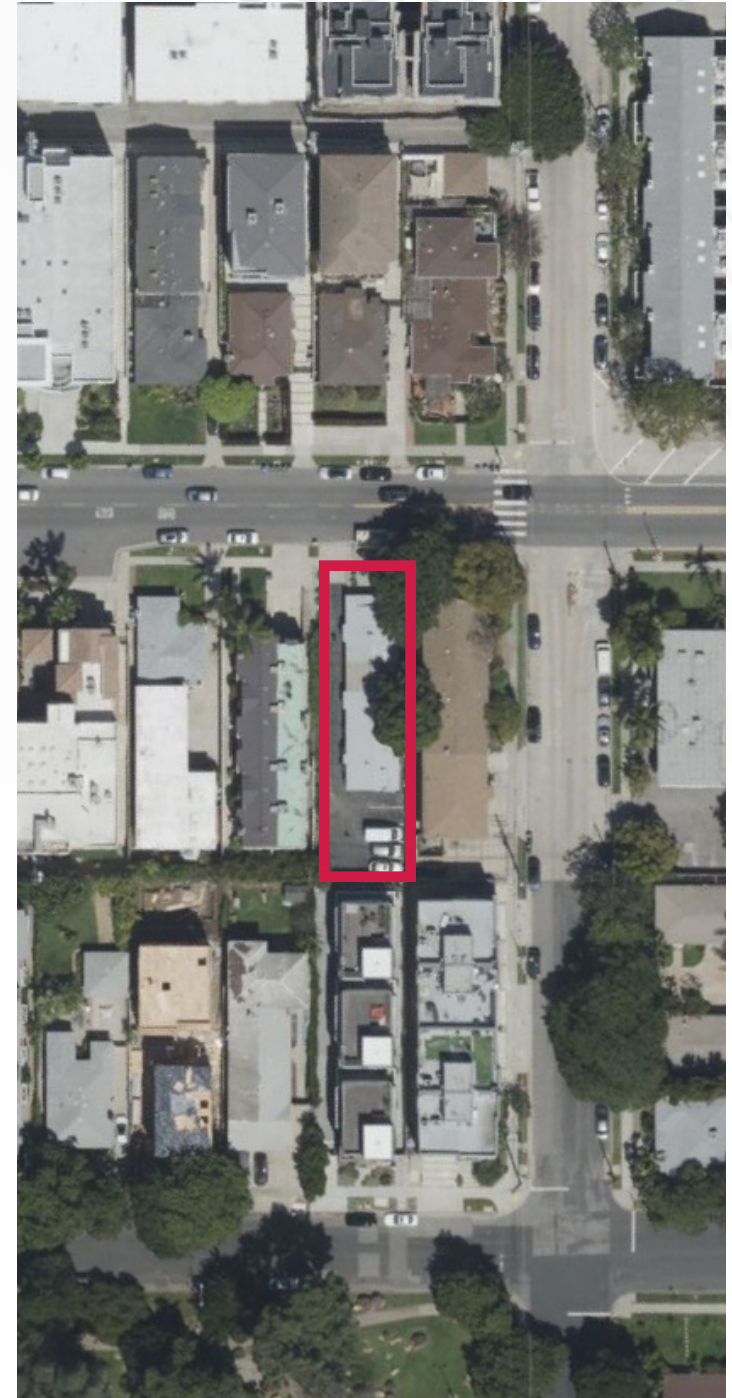
Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles APC
Neighborhood Council	West Los Angeles Sawtelle
Council District	CD 11 - Traci Park
Census Tract #	2676.00000000
LADBS District Office	West Los Angeles

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	RD1.5-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2512 Housing Element Sites ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
Subarea	None
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None



CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	OC-3
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	None
500 Ft Park Zone	Active: Stoner Recreation Center Active: Stoner Park Pool Active: Stoner Skate Park
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	4262022012
APN Area (Co. Public Works)*	0.150 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$82,025
Assessed Improvement Val.	\$552,040
Last Owner Change	04/15/2021
Last Sale Amount	\$1,550,000
Tax Rate Area	67
Deed Ref No. (City Clerk)	923680
	7-48
	3946
	352541
	185388

Building 1

Year Built	1952
Building Class	D6
Number of Units	5
Number of Bedrooms	5
Number of Bathrooms	0
Building Square Footage	1,980.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 4262022012]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	Yes
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.7104888
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No

Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	Yes [APN: 4262022012]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.15 Rezoning Sites 16
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	881
Fire Information	
Bureau	West
Battalion	9
District / Fire Station	59
Red Flag Restricted Parking	No



Address: 1851 S BARRINGTON AVE
 APN: 4262022012
 PIN #: 126B149 1061

Tract: TR 7743
 Block: None
 Lot: 47
 Arb: None

Zoning: RD1.5-1
 General Plan: Low Medium II Residential



LAND USE AND RENT INCOME SCHEDULE IX

LOS ANGELES HOUSING DEPARTMENT

2025 Income and Rent Limit - Land Use Schedule IX

Effective Date: July 1, 2025

2024 Area Median Income (AMI) \$98,200

2025 Area Median Income (AMI) \$106,600

Change in AMI from 2024 = 8.6%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
20% AMI	\$21,200	\$24,240	\$27,260	\$30,300	\$32,720	\$35,140	\$37,560	\$40,000
30% AMI	\$31,800	\$36,360	\$40,890	\$45,450	\$49,080	\$52,710	\$56,340	\$60,000
35% AMI	\$37,100	\$42,420	\$47,705	\$53,025	\$57,260	\$61,495	\$65,730	\$70,000
40% AMI	\$42,400	\$48,480	\$54,520	\$60,600	\$65,440	\$70,280	\$75,120	\$80,000
45% AMI	\$47,700	\$54,540	\$61,335	\$68,175	\$73,620	\$79,065	\$84,510	\$90,000
50% AMI	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
55% AMI	\$58,300	\$66,660	\$74,965	\$83,325	\$89,980	\$96,635	\$103,290	\$110,000
60% AMI	\$63,600	\$72,720	\$81,780	\$90,900	\$98,160	\$105,420	\$112,680	\$120,000
70% AMI	\$74,200	\$84,840	\$95,410	\$106,050	\$114,520	\$122,990	\$131,460	\$140,000
80% AMI	\$84,800	\$96,960	\$109,040	\$121,200	\$130,880	\$140,560	\$150,240	\$160,000
100% AMI	\$106,000	\$121,200	\$136,300	\$151,500	\$163,600	\$175,700	\$187,800	\$200,000
110% AMI	\$116,600	\$133,320	\$149,930	\$166,650	\$179,960	\$193,270	\$206,580	\$220,000
120% AMI	\$127,200	\$145,440	\$163,560	\$181,800	\$196,320	\$210,840	\$225,360	\$240,000

Table II: Maximum Allowable Rent Levels

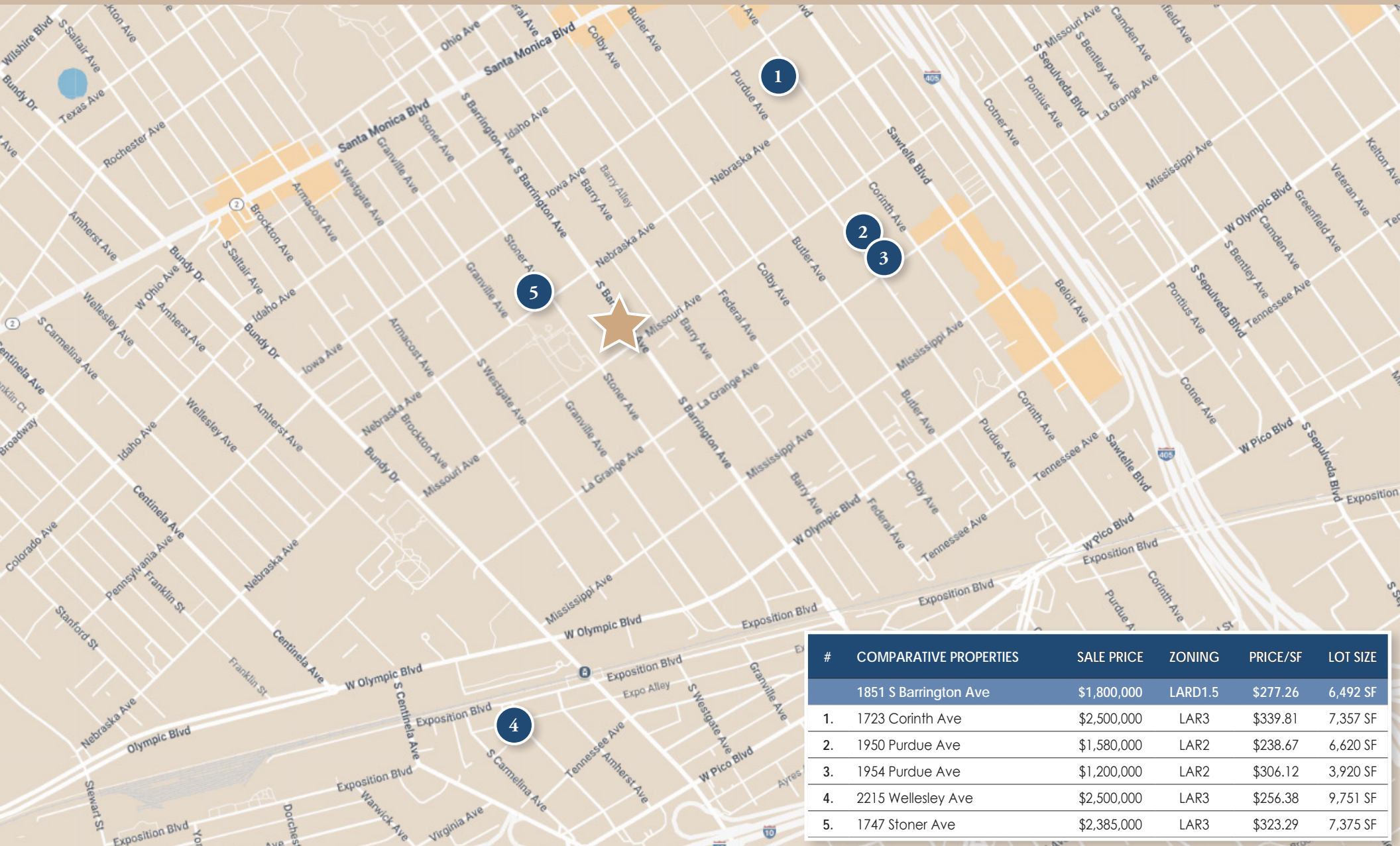
Rent Level	Bedroom Size					
	Single	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	\$530	\$568	\$681	\$787	\$878	\$969
30% AMI	\$795	\$852	\$1,022	\$1,181	\$1,317	\$1,454
35% AMI	\$927	\$994	\$1,192	\$1,378	\$1,537	\$1,696
40% AMI	\$1,060	\$1,136	\$1,363	\$1,575	\$1,757	\$1,939
45% AMI	\$1,192	\$1,278	\$1,533	\$1,772	\$1,976	\$2,181
50% AMI	\$1,325	\$1,420	\$1,703	\$1,969	\$2,196	\$2,423
55% AMI	\$1,457	\$1,562	\$1,874	\$2,166	\$2,415	\$2,666
60% AMI	\$1,590	\$1,704	\$2,044	\$2,363	\$2,635	\$2,908
70% AMI	\$1,855	\$1,988	\$2,385	\$2,757	\$3,074	\$3,393
80% AMI	\$2,120	\$2,272	\$2,726	\$3,151	\$3,514	\$3,878
100% AMI	\$2,650	\$2,840	\$3,406	\$3,938	\$4,392	\$4,846

MARKET COMPARABLES

1851 S BARRINGTON AVE



SALES COMPARABLES



#	COMPARATIVE PROPERTIES	SALE PRICE	ZONING	PRICE/SF	LOT SIZE
	1851 S Barrington Ave	\$1,800,000	LARD1.5	\$277.26	6,492 SF
1.	1723 Corinth Ave	\$2,500,000	LAR3	\$339.81	7,357 SF
2.	1950 Purdue Ave	\$1,580,000	LAR2	\$238.67	6,620 SF
3.	1954 Purdue Ave	\$1,200,000	LAR2	\$306.12	3,920 SF
4.	2215 Wellesley Ave	\$2,500,000	LAR3	\$256.38	9,751 SF
5.	1747 Stoner Ave	\$2,385,000	LAR3	\$323.29	7,375 SF

SALES COMPARABLES



1851 S BARRINGTON AVE
LOS ANGELES, CA 90025

PRICING INFORMATION

List Price	\$1,800,000
Zoning	LARD1.5
Density	1,500
Price/SF	\$277.26
Lot Size	6,492 SF
Listing Notes	Seller has Designs for 23-Unit Affordable Housing; May be Reconfigured to 30 Units Via ED1



1723 CORINTH AVE
LOS ANGELES, CA 90025

PRICING INFORMATION

Sale Price	\$2,500,000
COE Date	03/11/2025
Zoning	LAR3
Density	800
Price/SF	\$339.81
Lot Size	7,357 SF
Sale Notes	Sold Unentitled with Existing Units



1950 PURDUE AVE
LOS ANGELES, CA 90025

PRICING INFORMATION

Sale Price	\$1,580,000
COE Date	10/31/2024
Zoning	LAR2
Density	2,000
Price/SF	\$238.67
Lot Size	6,620 SF
Sale Notes	Sold Unentitled with Existing Structure

SALES COMPARABLES



1954 PURDUE AVE
LOS ANGELES, CA 90025

PRICING INFORMATION	
Sale Price	\$1,200,000
COE Date	10/28/2024
Zoning	LAR2
Density	2,000
Price/SF	\$306.12
Lot Size	3,920 SF
Sale Notes	Sold Unentitled with Existing Structure



2215 WELLESLEY AVE
LOS ANGELES, CA 90064

PRICING INFORMATION	
Sale Price	\$2,500,000
COE Date	10/11/2024
Zoning	LAR3
Density	800
Price/SF	\$256.38
Lot Size	9,751 SF
Sale Notes	Sold Unentitled with Existing Structure



1747 STONER AVE
LOS ANGELES, CA 90025

PRICING INFORMATION	
Sale Price	\$2,385,000
COE Date	04/12/2024
Zoning	LAR3
Density	800
Price/SF	\$323.29
Lot Size	7,375 SF
Sale Notes	Units Delivered Vacant; Bought for Small Development; Unentitled

MARKET OVERVIEW

1851 S BARRINGTON AVE



MARKET OVERVIEW



POPULATION

In 2024, the population in your selected geography is 590,041. The population has changed by 6.23 percent since 2010. It is estimated that the population in your area will be 601,432 five years from now, which represents a change of 1.9 percent from the current year. The current population is 51.2 percent male and 48.8 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 39.0. The population density in your area is 7,512 people per square mile.



HOUSEHOLDS

There are currently 272,779 households in your selected geography. The number of households has changed by 6.33 percent since 2010. It is estimated that the number of households in your area will be 278,234 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2024, the median household income for your selected geography is \$121,742, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 76.00 percent since 2010. It is estimated that the median household income in your area will be \$141,285 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is \$70,499, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$150,206, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 334,096 people in your selected area were employed. The 2010 Census revealed that 81 percent of employees are in white-collar occupations in this geography, and 6 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 95,220.00 owner-occupied housing units and 161,331.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 63.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.0 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 10.1 percent vs. 8.8 percent, respectively.

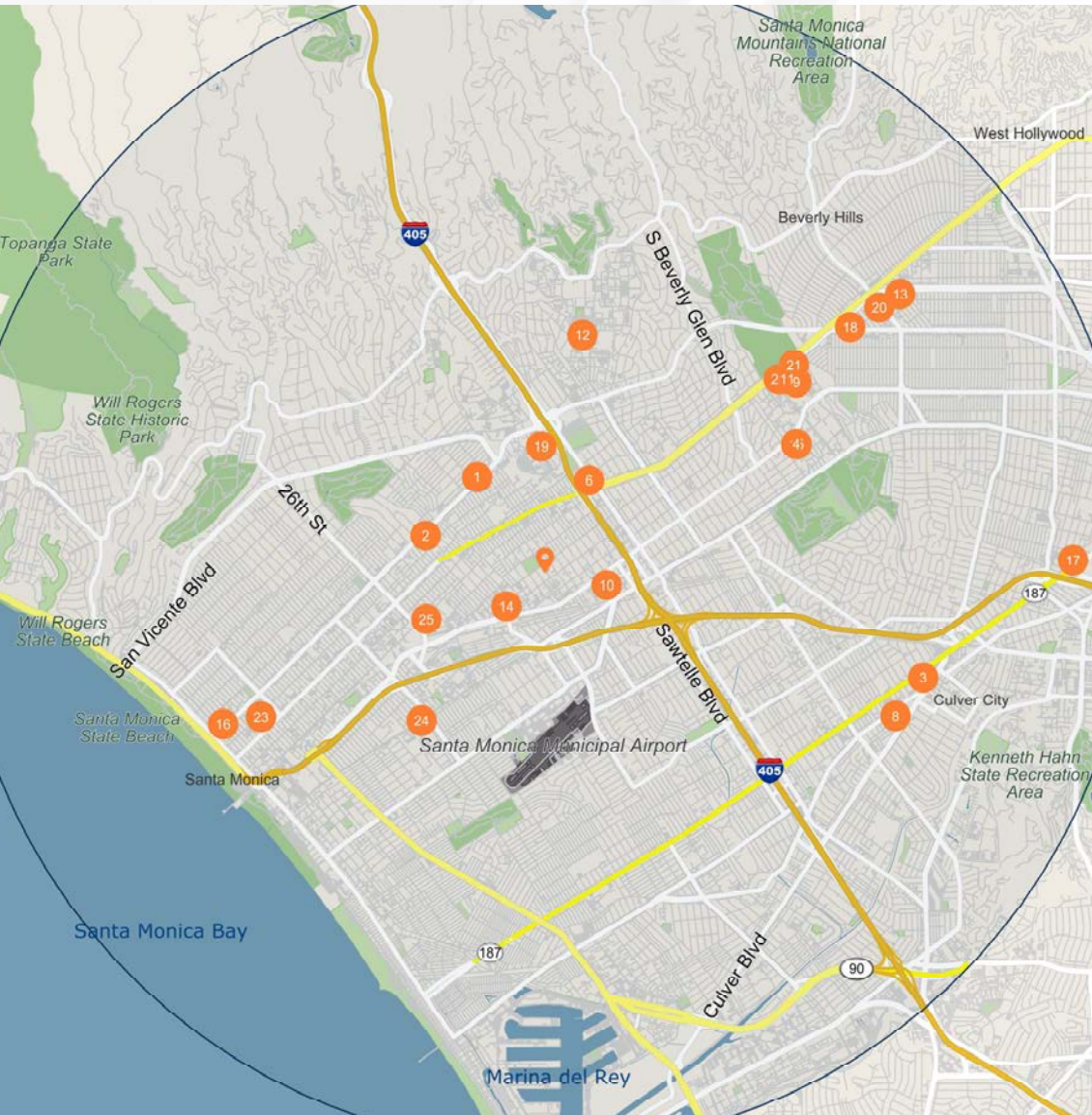
The area had fewer high-school graduates, 1.2 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 11.9 percent in the selected area compared with the 19.7 percent in the U.S.

MARKET OVERVIEW

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	47,057	320,374	590,041
0 to 4 Years	4.1%	3.8%	4.1%
5 to 14 Years	5.5%	7.0%	7.8%
15 to 17 Years	1.5%	2.1%	2.3%
18 to 19 Years	1.0%	3.9%	2.8%
20 to 24 Years	7.2%	9.8%	7.5%
25 to 29 Years	15.1%	10.3%	9.4%
30 to 34 Years	15.0%	10.8%	10.5%
35 to 39 Years	10.2%	8.1%	8.4%
40 to 49 Years	12.7%	12.1%	12.9%
50 to 59 Years	10.1%	10.8%	11.6%
60 to 64 Years	4.5%	5.0%	5.3%
65 to 69 Years	4.1%	4.7%	5.0%
70 to 74 Years	3.4%	4.1%	4.4%
75 to 79 Years	2.3%	3.0%	3.2%
80 to 84 Years	1.5%	2.1%	2.2%
Age 85+	1.9%	2.6%	2.7%
Median Age	35.0	38.0	40.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	37,954	235,288	445,640
Elementary (0-8)	3.3%	3.0%	3.3%
Some High School (9-11)	2.5%	2.2%	2.5%
High School Graduate (12)	8.7%	8.4%	8.9%
Some College (13-15)	12.5%	12.1%	13.1%
Associate Degree Only	4.8%	5.0%	5.0%
Bachelor's Degree Only	41.4%	38.6%	37.8%
Graduate Degree	26.9%	30.8%	29.5%
HOUSING UNITS			
Occupied Units			
2029 Projection	27,694	163,087	305,710
2024 Estimate	26,966	159,365	299,615
Owner Occupied	5,347	47,863	95,896
Renter Occupied	19,120	97,536	176,963
Vacant	2,432	13,924	26,836
Persons in Units			
2024 Estimate Total Occupied Units	24,534	145,440	272,779
1 Person Units	44.3%	41.4%	41.2%
2 Person Units	34.5%	33.3%	32.8%
3 Person Units	12.3%	13.0%	12.8%
4 Person Units	6.3%	8.7%	9.1%
5 Person Units	1.5%	2.4%	2.8%
6+ Person Units	1.0%	1.1%	1.4%

MARKET OVERVIEW



Major Employers

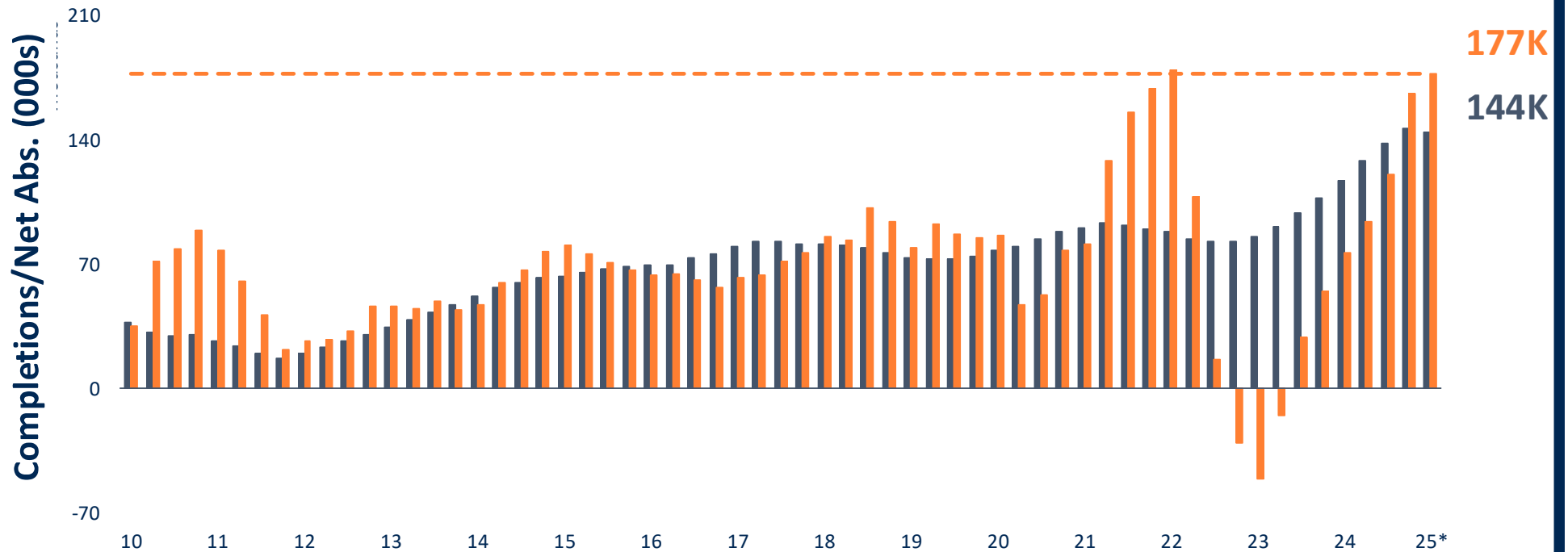
Employees

1	Intrepid Inv Bankers LLC	5,126
2	International Medical Corps-IMC	4,500
3	Pacific Bell Telephone Company	4,444
4	Twentieth Century Fox Japan Inc-News Corp - Fox	4,000
5	Fox Net Inc-20th Century Fox Studio	3,890
6	Gold Parent LP	3,400
7	Twentieth Century Fox Intl TV In	3,354
8	Sony Pictures Entrmt Inc-Sony Pictures Studios	3,000
9	Stone Canyon Industries LLC	2,708
10	Wonderful Agency	2,356
11	Career Group Inc-Fourthfloor Fashion Talent	2,100
12	University Cal Los Angeles-Ronald Reagan Ucla Medical Ctr	2,056
13	Project Skyline Intrmdate Hldg	2,020
14	Riot Games Direct Inc	2,012
15	Fox Inc	2,000
16	Clearlake Capital Partners	1,832
17	Kaiser Foundation Hospitals-Kaiser Prmnnte W Los Angles Me	1,806
18	Banc of California Inc	1,700
19	Veterans Health Administration-West Los Angeles V A Med Ctr	1,211
20	Club Monaco US LLC	1,200
21	Wells Fargo Securities LLC-Barrington Associates	1,181
22	Mission Service Inc	1,160
23	Ziprecruiter Inc-ZIPRECRUITER	1,150
24	Santa Monica Cmnty College Dst	1,100
25	Lionsgate Studios Corp	1,075

MARKET OVERVIEW

U.S. Apartment Demand Outpacing New Supply; Trend Suggests Continued Performance Gains

■ Completions ■ Net Absorption

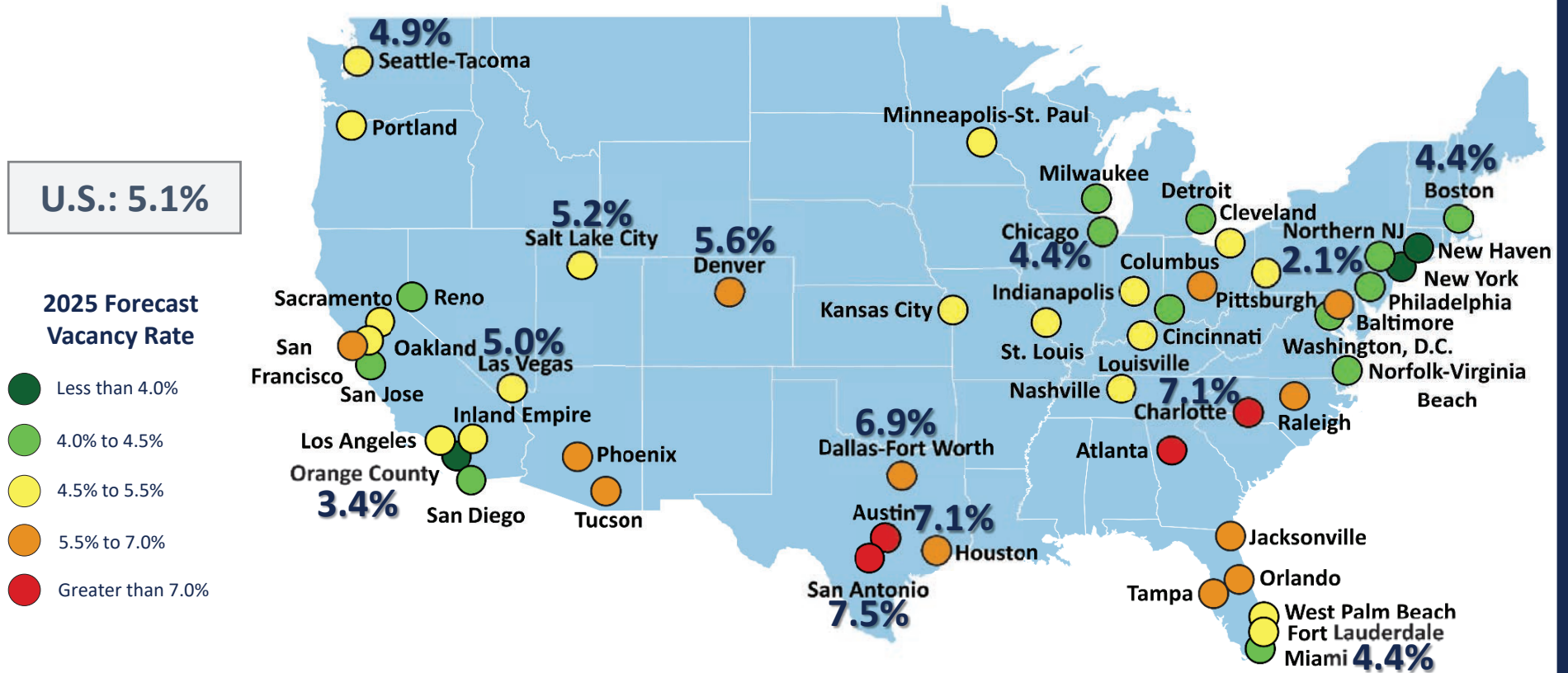


* Through 1Q
Trailing 4-quarter average
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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MARKET OVERVIEW

2025 Vacancy Rate Forecast By Metro: Coastal Markets Preserve Lowest Vacancy Rates



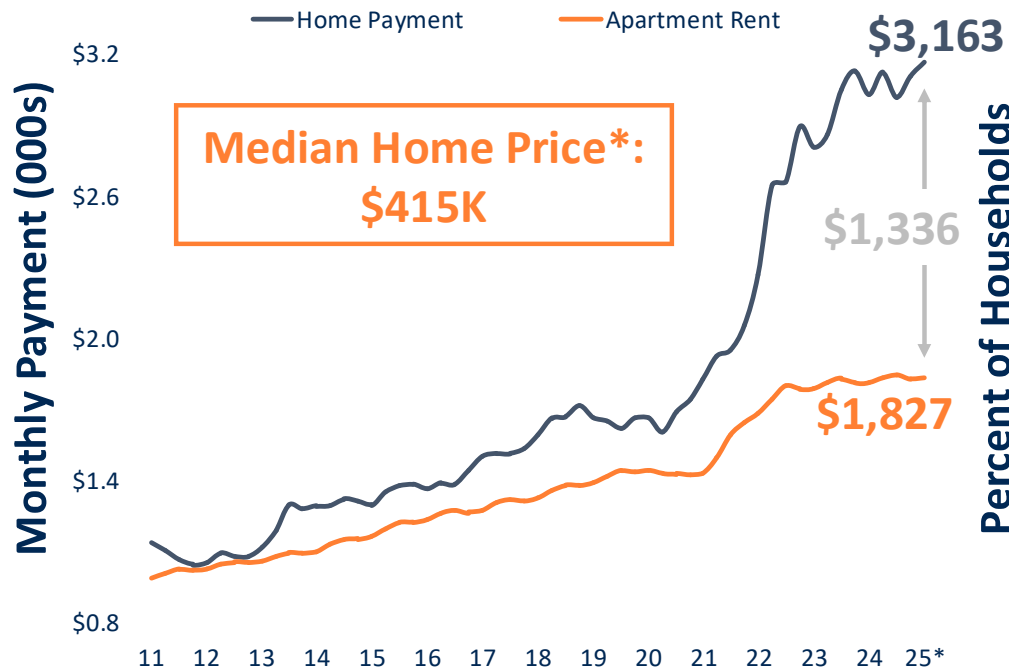
Sources: Marcus & Millichap Research Services, CoStar Group, Inc., RealPage, Inc.

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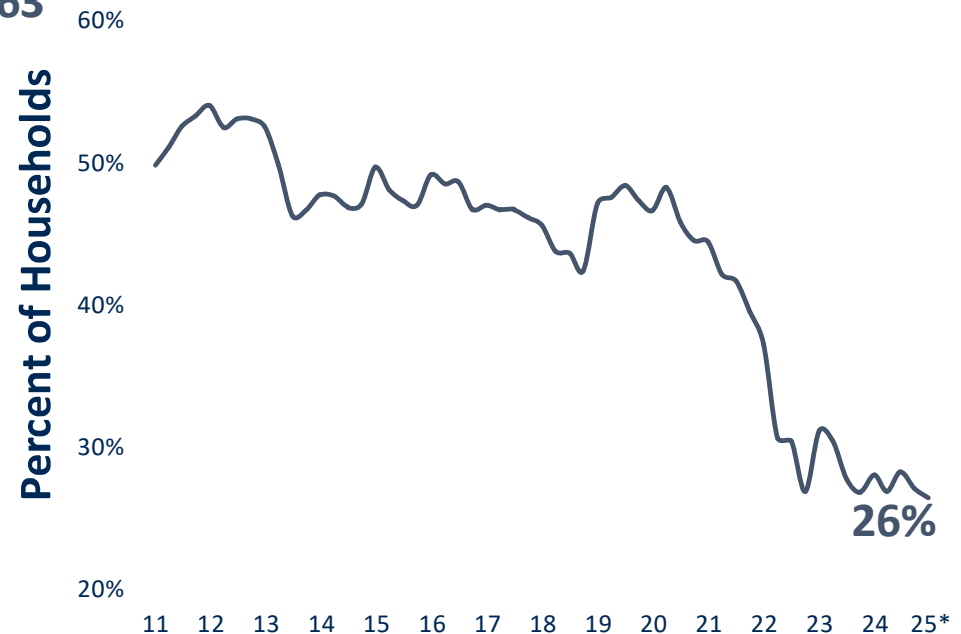
MARKET OVERVIEW

Affordability Gap Widened; Loan Qualification Remains A Significant Barrier

Affordability Gap Between Home Payment and Apartment Rent



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

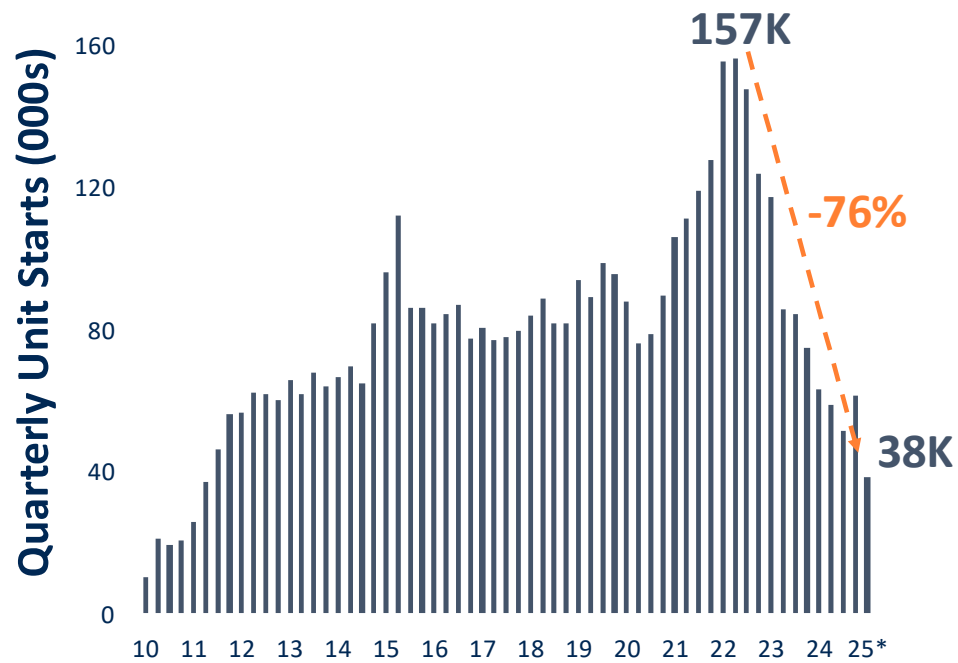


* Through 1Q; median single-family home price as of March
Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

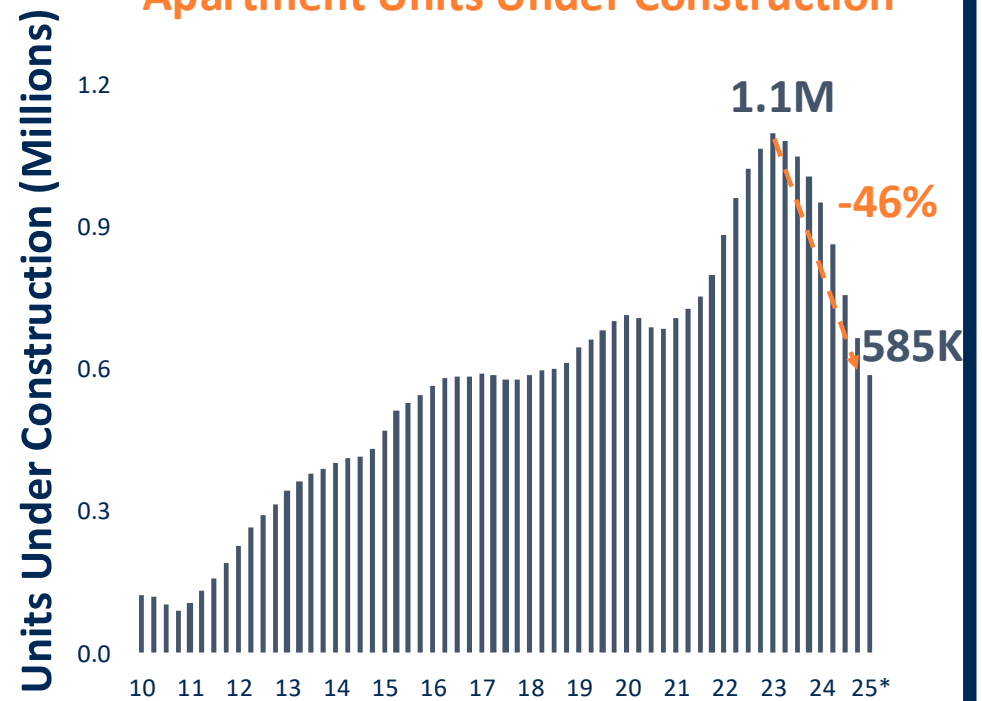
MARKET OVERVIEW

Substantial Decline In Multifamily Construction Supports Strengthening Performance Outlook

New Multifamily Starts



Apartment Units Under Construction



* Through 1Q
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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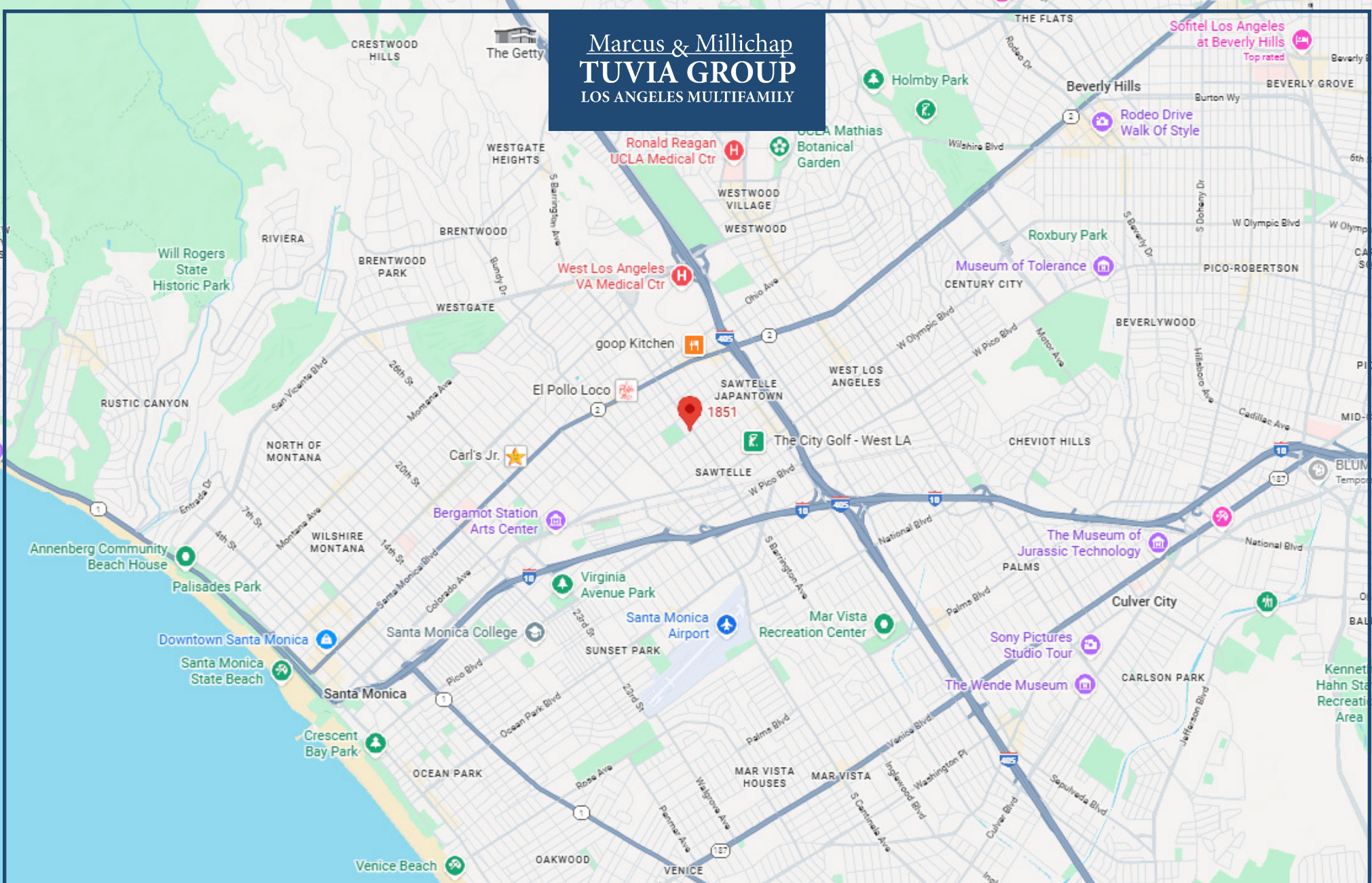
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