

TROPHY FOURPLEX IN THE HEART OF SAWTELLE

1815-1817 BARRY AVENUE, LOS ANGELES, CA 90025

Asking: \$5,650,000 | Cap Rate: 5.02% | GRM: 15.19



Where Strong Fundamentals Meet Prime Location

FOR MORE DETAILS AND VIDEO

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Property Details

1815 Barry Ave., Los Angeles, 90025



Property Information

APN
4262-021-004

No. of Units
4 Townhomes

No. of Buildings
2

Gross Living Area
7,977 sq ft. Assessor

Lot Size
5,942 sq ft.

Zoning
LARD 1.5

Completion
2024

Rent Control
Exempt

Building Information

Occupancy
100% Occupied

Stories
3 Stories with Balconies & Rooftop Decks

Opportunity Zone
No

Parking Type
Covered Surface

Spaces
8

Zoning
LARD 1.5

Utilities & Amenities

Laundry
In-Unit Washer/Dryer

Appliances
Stainless Steel

Solar Panels
Fully Owned

AC/Heating
Central

Water
Separately Metered
Tenant Pays

Electricity
Separately Metered
Tenant Pays

Gas
Separately Metered
Tenant Pays



Stabilized, High-Income Asset - A Unicorn in LA

At a 5.02% cap rate and 15.19 GRM, 1815-1817 Barry Avenue offers above-market returns for a newly constructed, fully stabilized asset in prime West LA.

1815-1817 Barry Ave is positioned in the heart of Sawtelle, one of the most resilient and supply-constrained rental corridors on the Westside of Los Angeles. The neighborhood benefits from immediate proximity to Brentwood, Santa Monica, Westwood, and the broader Silicon Beach employment hub. Sawtelle Boulevard has evolved into one of LA's most vibrant dining and lifestyle corridors, drawing consistent foot traffic and supporting strong rental demand. With limited new small-multifamily construction and high land values restricting future inventory, the submarket continues to demonstrate long-term pricing power and rent stability.

The property is fully leased through next year, providing investors with immediate and predictable income. Generating \$371,998.56 in gross annual income, the asset delivers strong in-place cash flow without near-term rollover exposure. In contrast to value-add plays requiring capital expenditures and leasing risk, 1815-1817 Barry Ave offers operational stability from day one, a key advantage in today's capital markets environment.

Achieving \$30,999.88 per month, the property demonstrates the strength of the local rental base. These rent levels reflect strong tenant demand for well-located Westside housing and support long-term revenue durability. High rent-per-door performance in this submarket indicates tenant willingness to pay a premium for proximity, walkability, and access to major employment centers.



Offering Summary

Investment Highlights

5.02% CAP RATE

\$30,999.88
PER MONTH

2024 NEW CONSTRUCTION
MODERN DESIGN, LOW MAINTENANCE

Location Highlights – Prime Sawtelle

Situated in the heart of Sawtelle, one of West Los Angeles' most dynamic and sought-after neighborhoods, 1815-1817 Barry Avenue offers an exceptional blend of lifestyle convenience and investment strength. Known for its vibrant dining scene, walkability, and proximity to major employment hubs, Sawtelle continues to attract a high-income, quality tenant base.

- **Premier West LA Location** – Positioned in highly desirable Sawtelle Japantown, a top-tier rental market
- **Unmatched Walkability** – Steps from Sawtelle Blvd's renowned restaurants, cafes, and retail
- **Proximity to UCLA** – Minutes to a world-class university driving consistent rental demand
- **Central to Major Employment Hubs** – Easy access to Westwood, Brentwood, Santa Monica, and Century City
- **Strong Demographics** – High-income tenant base supports premium rents and long-term stability
- **Transit & Connectivity** – Quick access to the 405 & 10 Freeways and nearby Metro Expo Line
- **Supply-Constrained Submarket** – Limited new multifamily inventory enhances long-term value
- **Proven Rental Demand** – Consistently low vacancy rates and strong absorption in the area
- **Lifestyle-Driven Location** – Walkable, amenity-rich environment that attracts and retains tenants
- **Long-Term Appreciation** – Located in a historically strong-performing West LA submarket

Key Benefits

Designed for efficiency, durability, and long-term income growth, this asset combines modern construction with investor-friendly features.

- **No Rent Control** - Flexibility in rental pricing and leasing terms
- **Owned Solar Panels** - Reduced Operating Costs, Tenant-paid Utilities
- **Premium Finishes** - In-unit Washer/Dryer, stainless appliances
- **Drought-tolerant landscaping** and modern exterior design
- With SB-8 limiting repositioning across older multifamily, this property stands out as a fully stabilized, brand-new asset with zero legacy tenant or redevelopment risk

Investment Highlights





Total Investment

\$5,650,000

Gross Rental Income

\$371,998.56 Annual Gross
\$30,999.88 Monthly Gross

Metrics

\$283,446.60 Net Operating Income
5.02% Cap Rate
15.19 GRM

The Offering



RENT ROLL

UNIT	BED	BATHS	SQ FT	ACTUAL RENT	ANNUAL
1815	4	4.5	1,977	\$8,154.94	\$97,859.28
1815 1/2	4	4.5	1,977	\$8,154.94	\$97,859.28
1817	4	4.5	1,925	\$7,495.00	\$89,940
1817 1/2	4	4.5	1,925	\$7,195.00	\$ 86,340
TOTAL	16	18	4 Units	\$30,999.88	\$371,998.56

The property benefits from strong, stable in-place rents supported by its premium construction, efficient layouts, and highly desirable Sawtelle location—one of West Los Angeles’ most consistent rental submarkets. The area continues to attract high-income tenants, resulting in reliable occupancy and long-term income stability.

Additionally, nearby comparable properties demonstrate the ability to achieve even higher rental levels. A newly constructed asset at 1561 S Carmelina Avenue has achieved rents in the ~\$8,200–\$8,500/month range for similar 4-bedroom units, while a comparable property at 1921 Federal Ave #1919 is currently achieving approximately \$10,900/month. These comps highlight the depth of tenant demand and provide a clear pathway for continued rent growth and long-term income upside.

Rent Roll

ANNUALIZED EXPENSES	
FIXED COSTS	
Real Estate Taxes (1.2%)	\$67,800
Insurance	\$5,667
VARIABLE COSTS	
Landscaping (\$150/month)	\$1,800
Electricity (Common Areas)	\$525
Repairs and Maintenance \$400/unit	\$1,600
Total Expenses	\$77,392

OPERATING DATA	
Gross Rent	\$371,998.56
Less: Vacancy (3%)	(\$11,159.96)
Effective Gross Income	\$360,838.60
Less: Expenses	(\$77,392.00)
% of EGI	20.80%
NET OPERATING INCOME:	\$283,446.60
Additional Income: None - Utilities paid by tenants	

Big Picture Financials

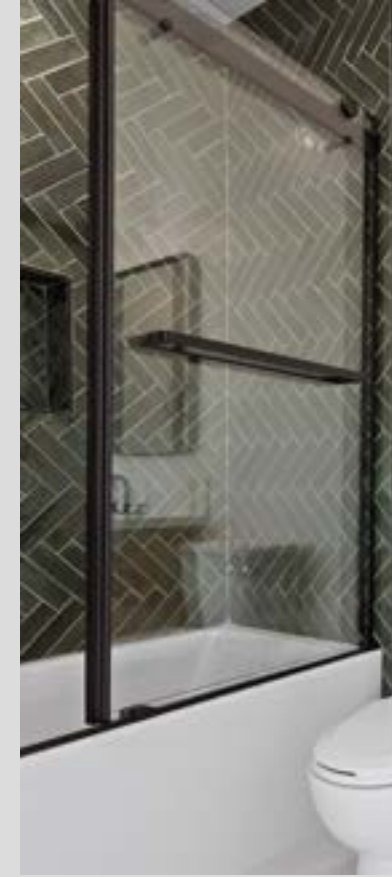


Elevated Design



Curated Kitchens

Living Spaces



Bedroom Retreats

Resort Style Bathrooms

kw
BEVERLY HILLS



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Buyer and Agent to do own due diligence. Buyer to verify all marketing and MLS info, including but not limited to permits and uses, bed/bath counts and all square footage. Seller and Broker do not guarantee any marketing and MLS information