

OFFERING MEMORANDUM

1845 N NEW HAMPSHIRE AVE

LOS ANGELES, CA 90027

CHARMING 10-UNIT BUNGALOW-STYLE MULTIFAMILY ASSET SITUATED IN THE HEART OF LOS FELIZ
ONE OF THE MOST WALKABLE AND SOUGHT-AFTER RENTAL SUBMARKETS IN LOS ANGELES



Marcus & Millichap
THE NEEMA GROUP

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1845

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LOS ANGELES, CA 90027

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PROPERTY SUMMARY

1845 N NEW HAMPSHIRE AVE, LOS ANGELES, CA 90027

PROPERTY INFORMATION

ADDRESS:	1845 N New Hampshire Ave Los Angeles, CA 90027
NUMBER OF UNITS:	10
APPROX. GROSS SF:	5,036
APPROX. LOT SIZE:	8,428
YEAR BUILT:	1923
PROPERTY TYPE:	Multifamily
UNIT MIX:	(6) Single & (4) 1+1

PRICING INFORMATION

SALE PRICE:	\$1,650,000
PRICE PER UNIT	\$165,000
PRICE PER SF:	\$327.64
CURRENT CAP RATE:	4.75%
CURRENT GIM:	12.24
MARKET CAP RATE:	8.14%
MARKET GIM:	8.38



RENT ROLL

NO. OF UNITS	UNIT NO.	UNIT TYPE	ACTUAL RENTS
1	1845 1/8	1+1	\$1,390
2	1845 1/4	1+1	\$1,480
3	1845	1+1	\$1,600
4	1845 3/8	1+1	\$1,200
5	1845 1/2	Single	\$1,000
6	1845 3/4	Single	\$970
7	1847	Single	\$885
8	1847 1/4	Single	\$885
9	1847 1/2	Single	\$970
10	1847 3/4	Single	\$850
10			\$11,230



FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA	RENTS		MARKET RENTS	
Scheduled Gross Income:	\$134,760		\$196,800	
Less Vacancy Rate Reserve:	(\$6,738)	5.0%	(\$9,840)	5.0%
Gross Operating Income:	\$128,022		\$186,960	
Less Expenses:	(\$49,640)	36.8%	(\$52,587)	26.7%
Net Operating Income:	\$78,382		\$134,373	
Reserves:	(\$2,000)		(\$2,000)	
Less Debt Service:	(\$71,227)		(\$71,227)	
Pre-Tax Cash Flow:	\$5,155	0.8%	\$61,146	9.3%
Plus Principal Reduction:	\$12,522		\$12,522	
Total Return Before Taxes:	\$17,678	2.7%	\$73,669	11.2%

ESTIMATED ANNUALIZED EXPENSES	EXPENSES	MARKET EXPENSES
Taxes: Rate 1.19%	\$19,635	\$19,635
Insurance	\$6,046	\$6,046
Utilities	\$5,300	\$5,300
Repairs & Maintenance	\$7,500	\$7,500
Management	\$6,401	\$9,348
Landscaping & Cleaning	\$960	\$960
Pest Control	\$1,500	\$1,500
License & Fees	\$1,067	\$1,067
Direct Assessment	\$1,231	\$1,231
Total Expenses:	\$49,640	\$52,587
Per Net Sq. Ft.:	\$9.86	\$10.44
Per Unit:	\$4,964	\$5,259

SCHEDULED INCOME		RENTS		MARKET RENTS	
No. of Units	Unit Type	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income
6	Single	\$927	\$5,560	\$1,500	\$9,000
4	1+1	\$1,418	\$5,670	\$1,850	\$7,400
Total Scheduled Rent:			\$11,230		\$16,400
Monthly Scheduled Gross Income:			\$11,230		\$16,400
Annual Scheduled Gross Income:			\$134,760		\$196,800

SUMMARY	
Price:	\$1,650,000
Down Payment: 40%	\$660,000
Number of Units:	10
Cost per Legal Unit:	\$165,000
Current GIM:	12.24
Market GIM:	8.38
Current CAP:	4.75%
Market CAP:	8.14%
Approx. Age:	1923
Approx. Lot Size:	8,428
Approx. Gross SF:	5,036
Cost per Net GSF:	\$327.64

NEW POTENTIAL FINANCING	
New First Loan:	\$990,000
Interest Rate:	6.00%
Amortization:	30
Monthly Payment:	\$5,935.55
DCR:	1.10

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INVESTMENT HIGHLIGHTS



The Neema Group of Marcus & Millichap is pleased to present 1845 N New Hampshire Avenue, a charming 10-unit bungalow-style multifamily asset situated just south of Franklin Avenue in the heart of Los Feliz, one of the most walkable and sought-after rental submarkets on the Eastside of Los Angeles.



Built in 1923, the property features a classic bungalow-style layout on a generous 8,428 SF lot, a character-defining configuration rarely available in this submarket, offering residents a low-density, detached-feel living environment with dual access points for added privacy and convenience.



The property is separately metered for gas and electricity with tenants paying for most of their utilities, and waste removal is also tenant-paid, meaningfully reducing operating expenses and providing the incoming owner with insulated, predictable cash flow from day one.



The asset has been meticulously maintained by long-term ownership, with freshly painted exteriors, newly installed landscaping, well-kept grounds, and individual water heaters per unit, signaling pride of ownership and reducing near-term deferred maintenance exposure for the next investor.



This offering represents a rare generational ownership opportunity. The property has remained under the same family's stewardship for decades with extremely limited transaction history, presenting investors with the kind of below-market basis rarely available in a neighborhood of this caliber.



Offered at \$1,650,000, representing \$165,000 per unit and \$328/SF, the property presents a compelling value-add opportunity with over 46% rental upside as below-market tenancies roll to current Los Feliz market levels, providing a clear and executable path to meaningful NOI growth through natural turnover with no renovation required.



Walk Score 80 · Transit Score 80. Ideally positioned steps from the dining, coffee, and retail corridors of Vermont Avenue and Hillhurst Avenue, with walkable access to Los Feliz Village, Griffith Park, and the broader amenity base that drives persistent tenant demand and low vacancy throughout all market cycles.

SALE COMPARABLES

1845 N NEW HAMPSHIRE AVE, LOS ANGELES, CA 90027



1845 N NEW HAMPSHIRE AVE
LOS ANGELES, CA 90027

SALE PRICE \$1,650,000

YEAR BUILT 1923

NO. OF UNITS 10

PRICE PER UNIT \$165,000

PRICE PER SF \$328

ACTUAL CAP RATE 4.75%

GRM 12.24

SALE DATE For Sale



3517 MARATHON ST
LOS ANGELES, CA 90026

SALE PRICE \$2,140,000

YEAR BUILT 1928

NO. OF UNITS 10

PRICE PER UNIT \$214,000

PRICE PER SF \$345

ACTUAL CAP RATE

GRM

SALE DATE 3/4/2026



1852-1862 N EDMONT ST
LOS ANGELES, CA 90027

SALE PRICE \$4,000,000

YEAR BUILT 1,937

NO. OF UNITS 12

PRICE PER UNIT \$333,333

PRICE PER SF \$291

ACTUAL CAP RATE 5.79%

GRM 10.38

SALE DATE 12/26/2025



5418 FRANKLIN AVE
LOS ANGELES, CA 90027

SALE PRICE \$1,850,000

YEAR BUILT 1923

NO. OF UNITS 6

PRICE PER UNIT \$308,333

PRICE PER SF \$282

ACTUAL CAP RATE 6.07%

GRM 11.07

SALE DATE 11/25/2025

SALE COMPARABLES

1845 N NEW HAMPSHIRE AVE, LOS ANGELES, CA 90027



4452 FINLEY AVE
LOS ANGELES, CA 90027

SALE PRICE \$2,300,000

YEAR BUILT 1927

NO. OF UNITS 10

PRICE PER UNIT \$230,000

PRICE PER SF \$259

ACTUAL CAP RATE -

GRM -

SALE DATE 8/29/2025



2050-2062 COMMONWEALTH AVE
LOS ANGELES, CA 90027

SALE PRICE \$4,700,000

YEAR BUILT 1,928

NO. OF UNITS 17

PRICE PER UNIT \$276,471

PRICE PER SF \$384

ACTUAL CAP RATE -

GRM -

SALE DATE 8/11/2025



1167 N KINGSLEY DR
LOS ANGELES, CA 90029

SALE PRICE \$1,410,000

YEAR BUILT 1,938.00

NO. OF UNITS 6.00

PRICE PER UNIT \$235,000

PRICE PER SF \$228

ACTUAL CAP RATE 5.80%

GRM 11.36

SALE DATE 7/31/2025



4563 W FOUNTAIN AVE
LOS ANGELES, CA 90029

SALE PRICE \$1,550,000

YEAR BUILT 1,923.00

NO. OF UNITS 8.00

PRICE PER UNIT \$193,750

PRICE PER SF \$279

ACTUAL CAP RATE 5.98%

GRM 11.26

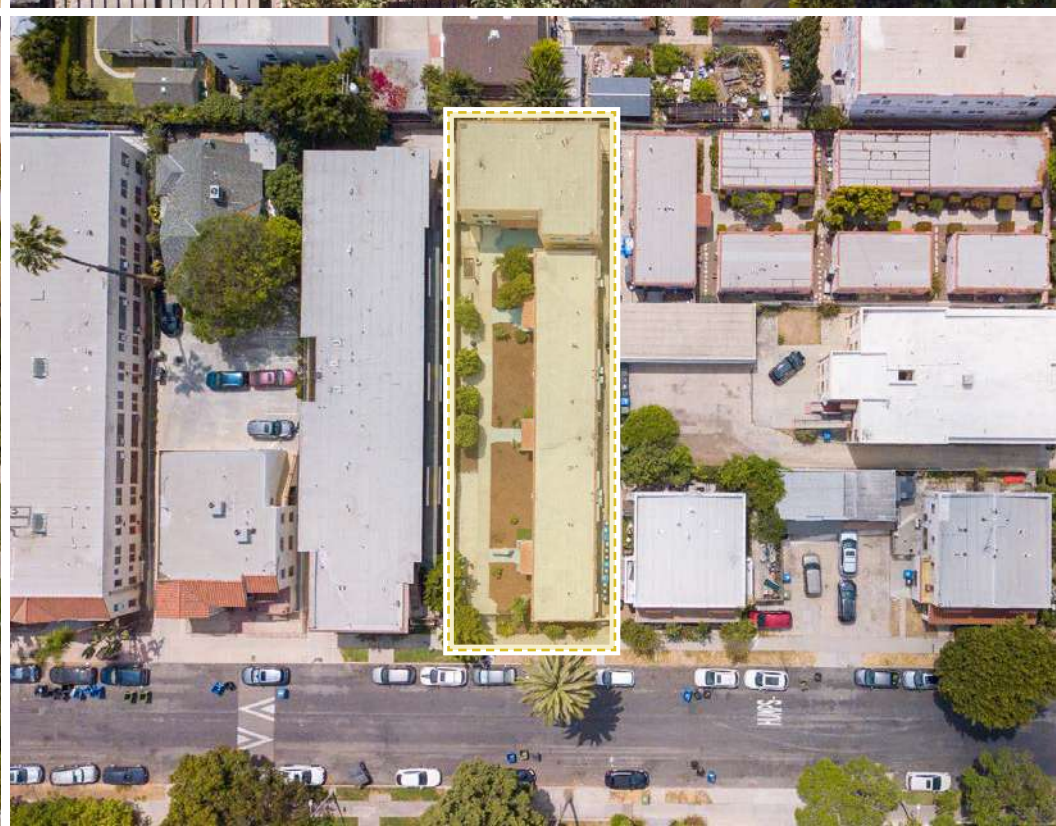
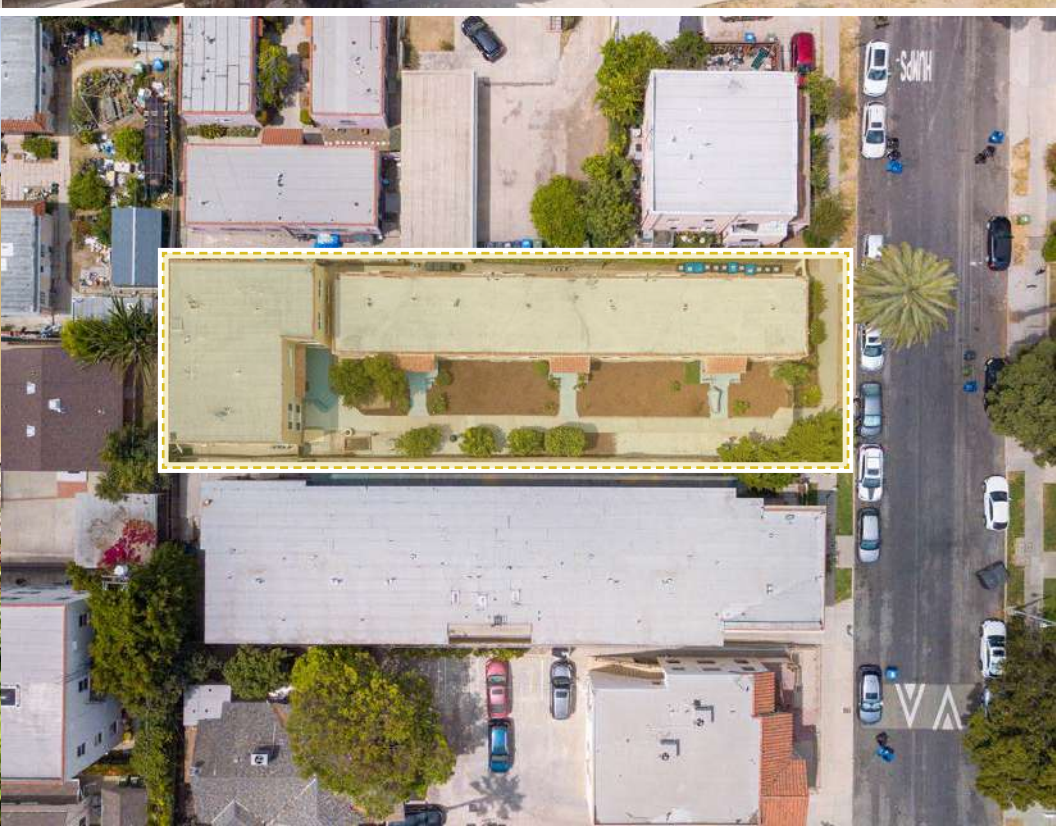
SALE DATE 7/24/2025



1845
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LOS ANGELES, CA 90027







 DOWNTOWN L.A.

PALERMO ITALIAN RESTAURANT

PINO'S SANDWICHES

FIGARO BISTRO

BRU COFFEEBAR

BAR ONE

FRED 62

7-ELEVEN

UNITED STATES POSTAL SERVICE

HOUSE OF PIES

1845
N NEW HAMPSHIRE AVE
LOS ANGELES, CA 90027

VERMONT AVE

FRANKLIN AVE



THREE DISTINCT COMMUNITIES...

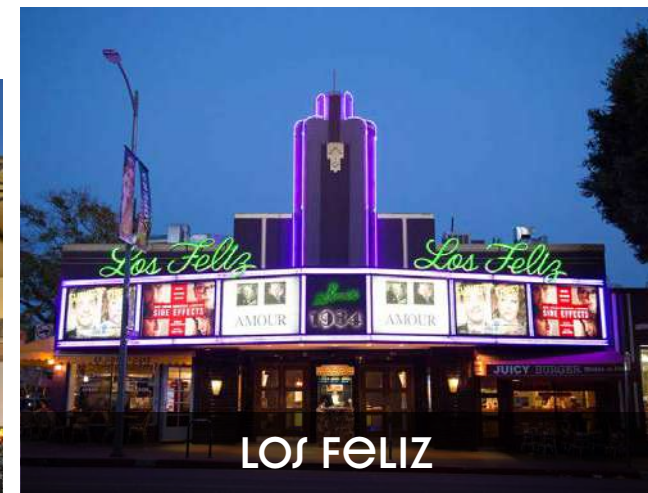
1845 N New Hampshire is located blocks away from the epicenter of three of the most desirable neighborhoods in Los Angeles County— **Hollywood, Silver Lake, and Los Feliz**. Due to its ideal location and walkability, residents enjoy unparalleled access to a wide variety of employment, entertainment, and cultural experiences that few other neighborhoods in Los Angeles can match.



Hollywood has long served as the entertainment capital of the world, but today it has evolved into one of Los Angeles' most dynamic mixed-use districts. The neighborhood is home to globally recognized landmarks including the Hollywood Walk of Fame, TCL Chinese Theatre, Dolby Theatre, and Hollywood Bowl, while its revitalized commercial corridors feature an extensive collection of restaurants, nightlife, retail, hotels, and creative office space. Ongoing investment and new residential development have further strengthened the area's appeal, attracting professionals seeking an energetic urban lifestyle with convenient Metro access and direct connectivity to Downtown Los Angeles, West Hollywood, Los Feliz, and the broader Westside.



Widely regarded as one of Los Angeles' premier urban neighborhoods, Silver Lake has built a reputation for its thriving local business scene, architecturally distinctive homes, and strong neighborhood identity. Sunset Boulevard and Silver Lake Boulevard are lined with acclaimed restaurants, neighborhood cafés, independent retailers, and live music venues, while the Silver Lake Reservoir provides one of the city's most popular outdoor gathering spaces. The neighborhood's central location places residents just minutes from Downtown Los Angeles, Hollywood, Los Feliz, and Echo Park, making Silver Lake a highly desirable address for those seeking an authentic, walkable community with lasting residential appeal.



Bordering Griffith Park, Los Feliz offers a rare balance of historic character, abundant green space, and urban convenience. The neighborhood is centered around the vibrant Hillhurst and Vermont Avenue corridors, where residents enjoy an array of independent restaurants, cafés, boutiques, and neighborhood staples that foster a distinctly local atmosphere. Beyond its walkable commercial districts, Los Feliz is known for its collection of classic Spanish Revival and Mid-Century homes, proximity to Griffith Observatory, miles of hiking trails, and easy access to Hollywood, Silver Lake, Burbank, and Downtown Los Angeles. The combination of architectural charm, outdoor recreation, and central connectivity has made Los Feliz one of the city's most consistently sought-after residential neighborhoods.

BEST OF LOS FELIZ AND FRANKLIN VILLAGE... ONLY STEPS AWAY

LOS FELIZ

Located in the heart of Los Feliz, 1845 N. New Hampshire Avenue offers residents a highly walkable lifestyle in one of Los Angeles' most desirable neighborhoods. Situated just south of Los Feliz Boulevard and steps from the vibrant Vermont Avenue corridor, the property enjoys convenient access to an array of cafés, restaurants, boutiques, and everyday services. The neighborhood is known for its charming tree-lined streets, historic character, and strong sense of community, making it a popular destination for professionals, creatives, and families alike.

Within a short walk, residents can access a wide variety of amenities, including coffee shops, casual dining, grocery stores, fitness studios, and neighborhood retail. The nearby Los Feliz Village commercial district along Vermont and Hillhurst Avenues serves as the area's social and retail hub, offering an eclectic mix of local businesses, restaurants, and entertainment options. The neighborhood's exceptional walkability allows residents to accomplish many daily errands without relying on a vehicle, a rarity in Los Angeles.

A defining feature of this location is its proximity to Griffith Park, one of the largest urban parks in the United States. Residents enjoy convenient access to hiking trails, open space, recreational facilities, the Greek Theatre, and Griffith Observatory, creating a unique balance between urban convenience and outdoor recreation. Combined with strong transit connectivity to Hollywood, Downtown Los Angeles, Silver Lake, and other major employment and entertainment centers, 1845 N. New Hampshire Avenue offers an attractive blend of accessibility, lifestyle amenities, and neighborhood character.



GRIFFITH OBSERVATORY



LOS FELIZ THEATRE



HOLLYWOOD BOWL

NEARBY RETAIL & AMENITIES

1845

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LOS ANGELES, CA 90027

TRANSPORTATION

- 1 Vermont/Sunset (Red Line)
- 2 Hollywood/Western (Red Line)

SCHOOLS

- 1 Los Feliz Elementary School
- 2 Our Mother of Good Counsel School
- 3 Franklin Avenue Elementary School
- 4 Rose & Alex Pilibos Armenian School
- 5 Hollywood Career College

RETAIL

- 1 7-Eleven
- 2 House of Pies
- 3 Bru Coffeebar
- 4 Palermo Italian Restaurant
- 5 Figaro Bistro
- 6 Pino's Sandwiches
- 7 Loupottie Kitchen
- 8 Fatburger
- 9 Leo's Tacos Truck
- 10 Big Beautiful Barbecue
- 11 Simply Salad
- 12 Wendy's
- 13 Saffy's
- 14 Cafe Nido

O F F E R I N G M E M O R A N D U M

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