

FOR SALE

Echo Park Real Estate Portfolio

Including:

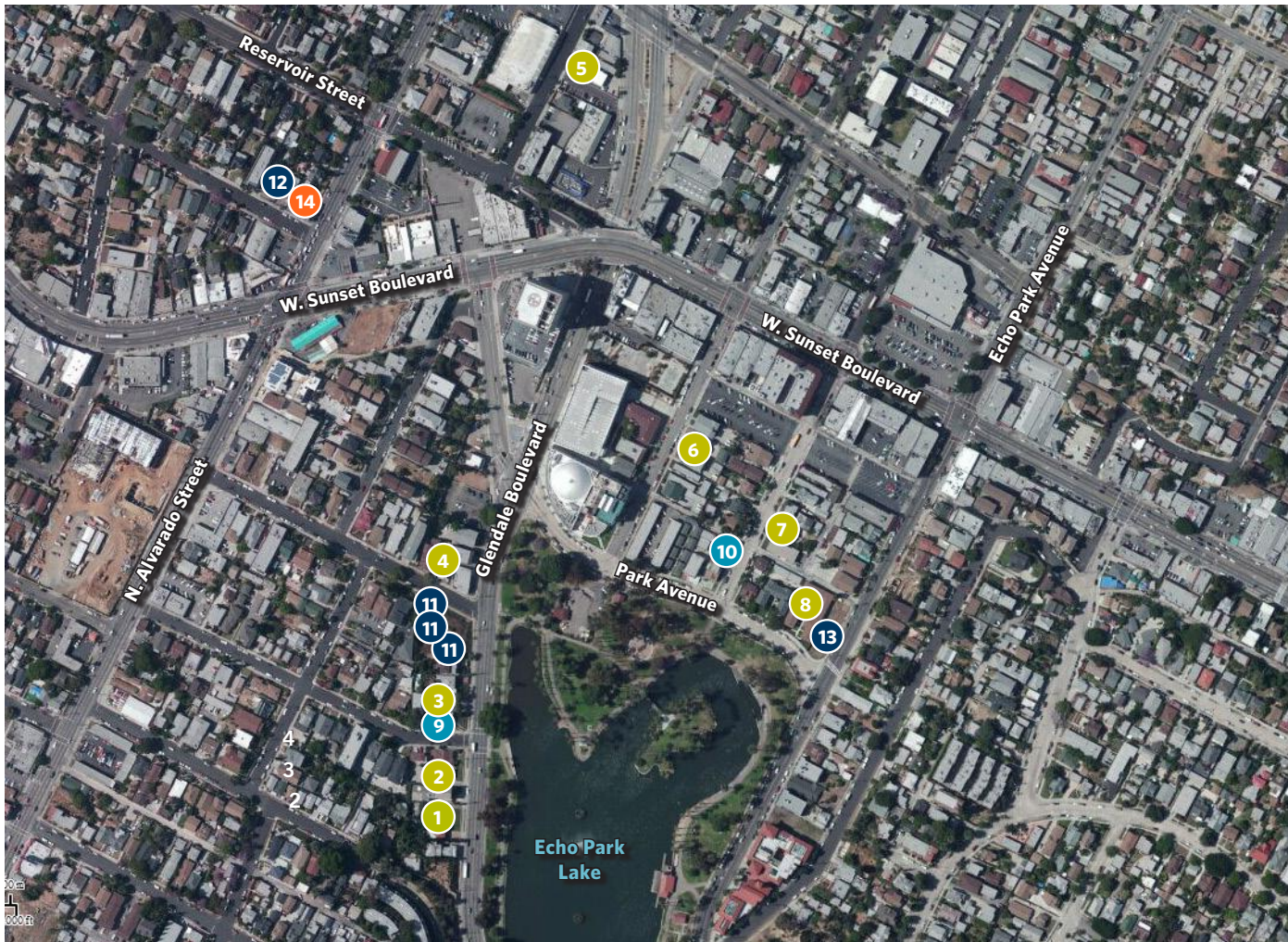
- (8) Multi-Family Residential Buildings
- (2) Single Family Residences
- (3) Land Parcels
- (1) Warehouse Building



Advance Announcement

Echo Park Real Estate Portfolio Los Angeles, CA

Map of Properties



#	MULTI-FAMILY	UNITS
1	827 Glendale Boulevard	6
2	837 Glendale Boulevard	3
3	907 Glendale Boulevard	10
4	1819 Montrose Street	4
5	1330 Liberty Street	9
6	1134 Lemoyne Street	5
7	1120 Logan Street	8
8	1615 Park Avenue	17
#	SINGLE FAMILY RESIDENCE	
9	903 Glendale Boulevard	
10	1129 Logan Street	
#	LAND	
11	1810 W. Montrose Street	
11	929 Glendale Boulevard	
11	923 Glendale Boulevard	
12	2115 Elsinore Street	
13	1601 Park Avenue	
#	WAREHOUSE	
14	1201 N. Alvarado Street	

Echo Park Real Estate Portfolio Los Angeles, CA

Multi-Family Portfolio

1 827 Glendale Boulevard, Los Angeles, CA 90026



BUILDING FACTS

APN:	5404-006-029
Year Built:	1988
GBA:	7,924
Land SF:	6,999
Zoning:	RD2-1VL-CDO
# of Units:	5
Unit Mix:	(5) 3-BR 2-BA

2 837 Glendale Boulevard, Los Angeles, CA 90026



BUILDING FACTS

APN:	5404-006-005
Year Built:	1940
GBA:	2,972
Land SF:	7,500
Zoning:	RD2-1VL-CDO
# of Units:	3
Unit Mix:	(2) 2 Bedroom 1 Bath, (1) Studio 1 Bath

3 907 Glendale Boulevard, Los Angeles, CA 90026



BUILDING FACTS

APN:	5404-005-006
Year Built:	1923
GBA:	4,312
Land SF:	7,500
Zoning:	RD2-1VL-CDO
# of Units:	10
Unit Mix:	(6) Studio 1 Bath, (4) 1 Bedroom 1 Bath

4 1819 Montrose Street, Los Angeles, CA 90026



BUILDING FACTS

APN:	5404-002-022
Year Built:	1913
GBA:	4,022
Land SF:	4,447
Zoning:	RD3-1VL-CDO
# of Units:	4
Unit Mix:	(3) 2 Bedroom 1 Bath, (1) Studio 1 Bath

PLEASE DO NOT DISTURB OCCUPANTS.

Echo Park Real Estate Portfolio Los Angeles, CA

Multi-Family

5 1330 Liberty Street, Los Angeles, CA 90026



BUILDING FACTS

APN:	5419-032-019
Year Built:	1961
GBA:	5,894
Land SF:	7,388
Zoning:	C2-IL
# of Units:	9
Unit Mix:	(6) 1 Bedroom 1 Bath, (3) 2 Bedroom 1 Bath

6 1134 Lemoyne Street, Los Angeles, CA 90026



BUILDING FACTS

APN:	5404-017-012
Year Built:	1922
GBA:	4,725
Land SF:	6,741
Zoning:	RD3-1VL-CDO
# of Units:	5
Unit Mix:	(4) 2 Bedroom 1 Bath, (1) 1 Bedroom 1 Bath

7 1120 Logan Street, Los Angeles, CA 90026



BUILDING FACTS

APN:	5404-018-022
Year Built:	1962
GBA:	4,912
Land SF:	6,269
Zoning:	RD2-1VL-CDO
# of Units:	8
Unit Mix:	(2) 2 Bedroom 1 Bath, (6) 1 Bedroom 1 Bath

8 1615 Park Avenue, Los Angeles, CA 90026



BUILDING FACTS

APN:	5404-018-011
Year Built:	1960
GBA:	12,630
Land SF:	15,117
Zoning:	R3-1VL-CDO
# of Units:	17
Unit Mix:	(9) 1 Bedroom 1 Bath, (8) 2 Bedroom 1 Bath

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Single Family Residence

9 903 Glendale Boulevard, Los Angeles, CA 90029



BUILDING FACTS	
APN:	5404-005-007
Year Built:	1909
GBA:	1,321
Land SF:	7,531
Zoning:	R2-1VL-CDO
Unit Mix:	3 Bedroom 2 Bath

10 1129 Logan Street, Los Angeles, CA 90026



BUILDING FACTS	
APN:	5404-017-011
Year Built:	1909
GBA:	1,372
Land SF:	6,498
Zoning:	R3-1VL-CDO
Unit Mix:	3 Bedroom 1 Bath

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Land

11 1810 W. Montrose Street, 929 & 923 Glendale Boulevard



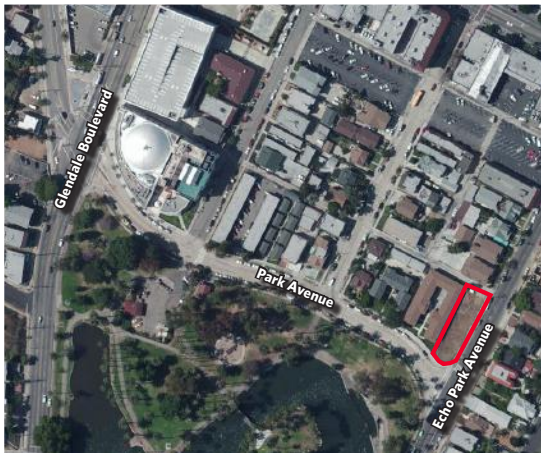
LAND FACTS	
APN:	5404-005-001; 5404-005-002; 5404-005-003
Land SF:	4,937 / 7,497 / 7,499 = 19,933
Zoning:	R2-1VL-CDO

12 2115 Elsinore Street, Los Angeles, CA 90026



LAND FACTS	
APN:	5402-033-024
Land SF:	5,002
Zoning:	RD2-1VL

13 1601 Park Avenue, Los Angeles, CA 90026



LAND FACTS	
APN:	5404-018-010
Land SF:	8,514
Zoning:	R3-1VL-CDO

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Warehouse

14 1201 N. Alvarado Street



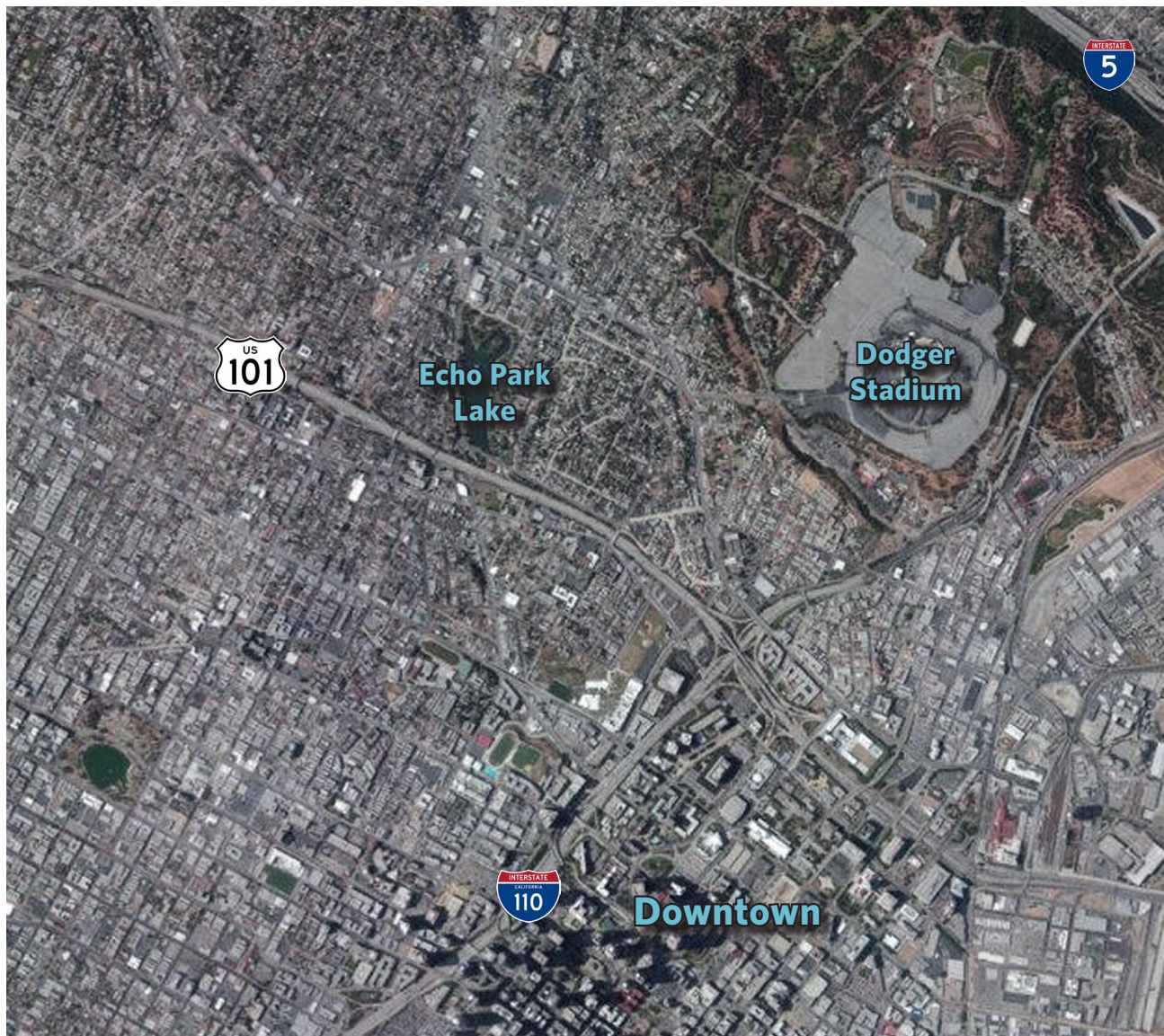
BUILDING FACTS

APN:	5404-033-025
Year Built:	1926
GBA:	6,940
Land SF:	5,500
Zoning:	RD2-1VL

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Regional Map



Echo Park, Los Angeles, CA

Echo Park is a densely populated neighborhood of 43,000+ residents in the central region of Los Angeles, California. It has one high school and eight other schools. It has been home to many notable people and is centered on the lake of the same name.

Echo Park is flanked by Elysian Valley to the north and northeast, Elysian Park to the east, Chinatown and Downtown to the southeast, Westlake to the southwest and west, and Silver Lake to the northwest.

Boundaries are the Golden State Freeway-Glendale Freeway interchange at the north apex, Riverside Drive on the northeast, Elysian Park on the east, Stadium Way and Beaudry Avenue on the southwest, the south apex being Beaudry Avenue and West Second Street and the west limit being an irregular line consisting of Second Street and Beverly Blvd, then moving upward north along Benton Way and the Glendale Freeway.

Within Echo Park lie the neighborhoods of Angelino Heights, Elysian Heights, Historic Filipinotown, and Victor Heights.

Source: Wikipedia

Demographics

	1 Mile	3 Miles	5 Miles
Population	74,738	513,505	1,193,306
Avg. Household Income	\$43,105	\$46,012	\$50,458

Source: U.S. Census Bureau