

1658 COLBY AVE

LOS ANGELES, CA 90025



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COMMERCIAL**



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EXECUTIVE OVERVIEW

THE OPPORTUNITY

1658 Colby Ave presents a rare opportunity to acquire a well-maintained 7-unit multi-family asset in the heart of West Los Angeles. Priced at **\$2,500,000**, the property offers investors a stable cash flow and value-add potential, with over **42% rental upside**. The asset is being offered at a **current GRM of 14.07**, with a **proforma GRM of 9.92** and a **proforma CAP rate exceeding 7%**, highlighting the significant income growth achievable through rent adjustments as units turn.

Built in 1967, the 5,464 square-foot building sits on a 5,500 square-foot lot and features a desirable unit mix: **one 3-bedroom + 2.5-bath unit, four 1-bedroom + 1-bath units, one studio, and one bachelor unit**—all well-suited to West LA's diverse tenant base. The property includes **7 on-site parking spaces**, and the building has **completed seismic retrofitting**.

The Location

Ideally located in a prime West Los Angeles pocket, 1658 Colby Ave is moments from Brentwood, Westwood, Santa Monica, and Century City. The property offers residents easy access to major employment centers, freeways, public transit, and a wealth of dining, shopping, and entertainment options. This is a high-barrier-to-entry submarket known for its strong rental demand and historically low vacancy rates, making 1658 Colby Ave a standout investment for those seeking long-term value and appreciation.

PROPERTY SUMMARY

West LA's prime location, robust rental demand, and proven multi-family fundamentals make this acquisition an exceptional opportunity for investors seeking stable cash flow and long-term value appreciation. With most units at below-market rents, the property offers significant upside potential through rent growth in one of Los Angeles' most desirable residential markets.

Number of Units	7
Total BLDG SF approx	5,464
Total LOT SF approx	5,500
# of Parking	7
# of Stories	2
Year Built	1967
Zoning	LAR3
APN	4261-012-021
Utilities: Water	Master Metered
Utilities: Gas & Electric	Separately Metered
Condition: Roof	2023 - Repaired
Condition: Electric	Updated in 2025
Condition: Plumbing	Mostly Copper
# Of Renovated Units	3 out of 7 Rehabbed
EQ Retrofitting	Completed



INVESTMENT HIGHLIGHTS

- **Subject Property** – Well maintained prime West LA 7-Unit Investment Property. Huge upside with proforma over 7.0% Cap asking \$2,500,000
- **Strategic Location** – Ideally positioned near Santa Monica Blvd and the 405, providing residents with immediate access to major freeways, public transit, and vibrant commercial corridors filled with shopping, dining, and entertainment options. Only few blocks from famous Sawtelle Japantown!
- **Strong Rental Demand** – The West LA multi-family market remains highly desirable, driven by low vacancy rates, steady rent growth, and consistent demand from a diverse tenant base.
- **Proximity to Major Employment Hubs** – Minutes from Santa Monica, Century City, and Beverly Hills, offering tenants easy commutes to some of LA's largest employment centers.
- **Excellent Transit & Freeway Access** – Conveniently connected via the 405 and 10 Freeways, with nearby Metro E Line stations providing efficient east-west transit for residents.
- **Desirable Lifestyle Amenities** – Surrounded by high-end retail, restaurants, parks, and cultural destinations that enhance tenant appeal and support premium rents.
- **Westside Economic Stability** – Supported by over 52M+ SF of office space and ongoing investment in the region, helping ensure long-term rental demand and value appreciation.

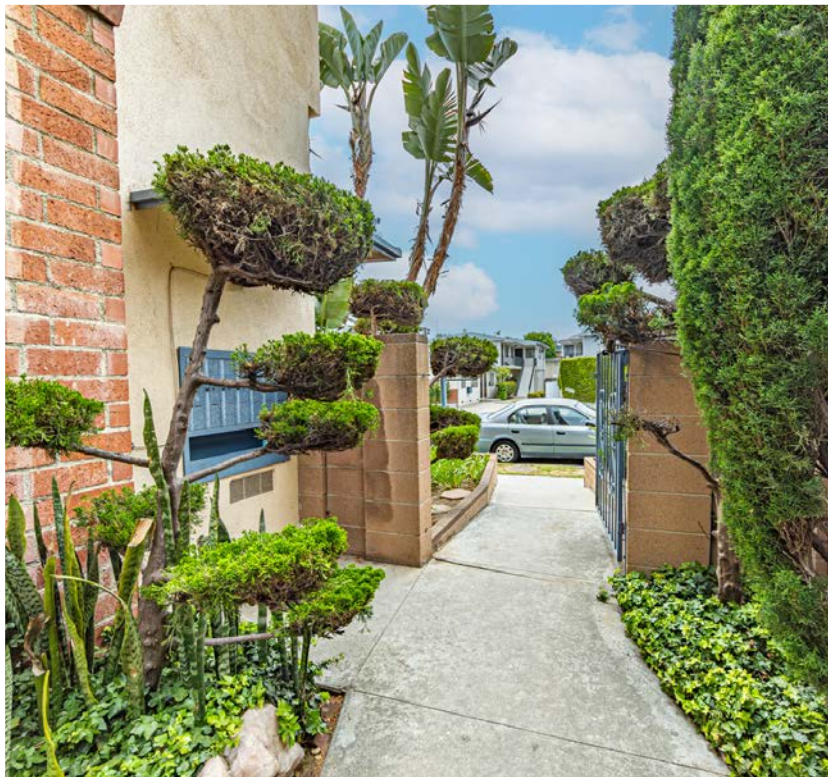
PARCEL MAP



AERIAL VIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS





FINANCIAL ANALYSIS

FINANCIAL SUMMARY

FINANCIAL SUMMARY

PRICE	\$2,500,000
Price / SF	\$457.54
Price Per Unit	\$357,143
CAP Rate - Current	4.40%
CAP Rate - Proforma	7.11%
GRM - Current	13.94
GRM - Pro Forma	9.92

LOAN SUMMARY

Down Payment %	50%
Loan Amount	1,250,000
Down Payment	1,250,000
Interest Rate	6.50%
Amortized	30
Term	5

PROPERTY SUMMARY - BUILDING DATA

Number of Units	7
Total BLDG SF	5,464
Total LOT SF	5,500
# of Parking	7
# of Stories	2
Year Built	1967
Zoning	LAR3
APN	4261-012-021

ANNUALIZED OPERATING DATA

Annualized Income (Est.)	Current Rents	Market Rents
Potential Rental Income / Gross Income (GI)	\$179,280	\$252,000
Less: Vacancy & Cr. Losses	\$(5,378)	\$(7,560)
Effective Rental Income	\$173,902	\$244,440
Other Income (Collectable)	\$500	\$500
Gross Operating Income (GOI)	\$174,402	\$244,940
Less: Operating Expenses	\$(64,367)	\$(67,189)
Expense % of GI	35.90%	26.66%
Net Operating Income (NOI)	\$110,035	\$177,751
Debt Service - Proposed	Current Rents	Market Rents
Loan Payment YR 1	\$94,810	\$94,810
DCR	1.16	1.87
Pre-Tax Cash Flow	\$15,224	\$82,941
%	1.22%	6.64%
Plus Principal Reduction	\$13,560	\$13,560
Total Return Before Taxes	\$28,785	\$96,501
%	2.30%	7.72%

Annualized Expenses	Figures	@Current Rents	@Market Rents
RE Taxes	ESTIMATE	\$31,250	\$31,250
Management	ESTIMATE	\$6,956	\$9,778
Repairs & MTN	ESTIMATE	\$5,250	\$5,250
Reserve	ESTIMATE	\$5,250	\$5,250
Water & Electric & Trash	'24 ACTUAL	\$3,420	\$3,420
Gas	'24 ACTUAL	\$540	\$540
Firemaster	'24 ACTUAL	\$180	\$180
Gardening	'24 ACTUAL	\$1,080	\$1,080
Pest Control	ESTIMATE	\$500	\$500
Insurance	ESTIMATE	\$9,000	\$9,000
License and Fees + Administrative	'24 ACTUAL	\$941	\$941
Total Expenses		\$64,367	\$67,189
Expenses Per RSF		\$11.78	\$12.30
Expense as % of GI		35.90%	26.66%

RENT ROLL

ANNUAL SCHEDULED INCOME (RENT ROLL)

Unit	Type	Actual - Monthly	Actual - Annual	Market - Monthly	Market - Annual	SF	Move-In Dates
1	3+2.5	\$4,481	\$53,766	\$5,000	\$60,000	1,400	7/13/24
2	1+1	\$2,001	\$24,012	\$2,900	\$34,800	700	4/21/18
3 - Vacant	0+1	\$2,000	\$24,000	\$2,400	\$28,800	600	Vacant
4	1+1	\$1,825	\$21,900	\$2,900	\$34,800	700	2/18/06
5	1+1	\$1,156	\$13,866	\$2,900	\$34,800	700	9/1/91
6	1+1	\$2,028	\$24,336	\$2,900	\$34,800	700	1/13/24
7	Bachelor	\$1,450	\$17,400	\$2,000	\$24,000	500	3/1/24
TOTAL		\$14,940	\$179,280	\$21,000	\$252,000		
RENT/SF		\$2.73	\$32.81	\$3.84	\$46.12		

RENT ROLL SUMMARY

# OF UNITS	Type	Actual - Monthly	Actual - Annual	Market - Monthly	Market - Annual	Actual Monthly Avg
1	Bachelor	\$1,450	\$17,400	\$2,000	\$24,000	\$1,450
1	0+1	\$2,000	\$24,000	\$2,400	\$28,800	\$2,000
4	1+1	\$7,010	\$84,114	\$11,600	\$139,200	\$1,752
1	3+2.5	\$4,481	\$53,766	\$5,000	\$60,000	\$4,481
7		\$14,940	\$179,280	\$21,000	\$252,000	

LOCATION OVERVIEW



A PREMIER LOCATION OPPORTUNITY

1658 Colby Ave is ideally situated in the heart of West Los Angeles, a vibrant and centrally located neighborhood on LA's Westside known for its blend of residential charm, cultural depth, and urban convenience. Just minutes away is Sawtelle Japantown, a historic Japanese-American enclave that has grown into a culinary and cultural destination, celebrated for its top-tier ramen, sushi, and unique specialty shops along Sawtelle Boulevard. The neighborhood offers a diverse mix of single-family homes, condos, and apartments, with easy access to the 10 and 405 freeways, top-rated schools, and major employment hubs like Century City and Silicon Beach. With its walkable streets, rich heritage, and enduring appeal, the 90025 zip code remains one of the most desirable and dynamic communities on the Westside.

West Los Angeles is a thriving rental market, driven by its central location, strong job access, and desirable lifestyle amenities. The area attracts a diverse tenant base, including young professionals, UCLA students, tech workers commuting to Silicon Beach, and families seeking top-rated public and private schools. High demand and limited inventory support steady rental rates across a mix of housing types—from mid-century apartment buildings to newer luxury developments. Proximity to major employment centers like Century City, Santa Monica, and Westwood, along with excellent freeway and public transit access, keeps vacancy rates low. Additionally, walkable neighborhoods like Sawtelle Japantown offer renters a vibrant, amenity-rich lifestyle with access to top dining, shopping, and cultural attractions—all factors that make West LA one of the most competitive and resilient rental submarkets in Los Angeles.

DEMOGRAPHICS

West Los Angeles Prime

- ✓ High-income population with strong purchasing power
- ✓ Well-educated residents with a high percentage of college degrees
- ✓ Dense, walkable neighborhood with abundant amenities
- ✓ Strong rental demand driven by proximity to major employers
- ✓ Diverse, vibrant community appealing to young professionals
- ✓ Centrally located with easy access to beaches, Downtown LA, and the Westside

Demographics



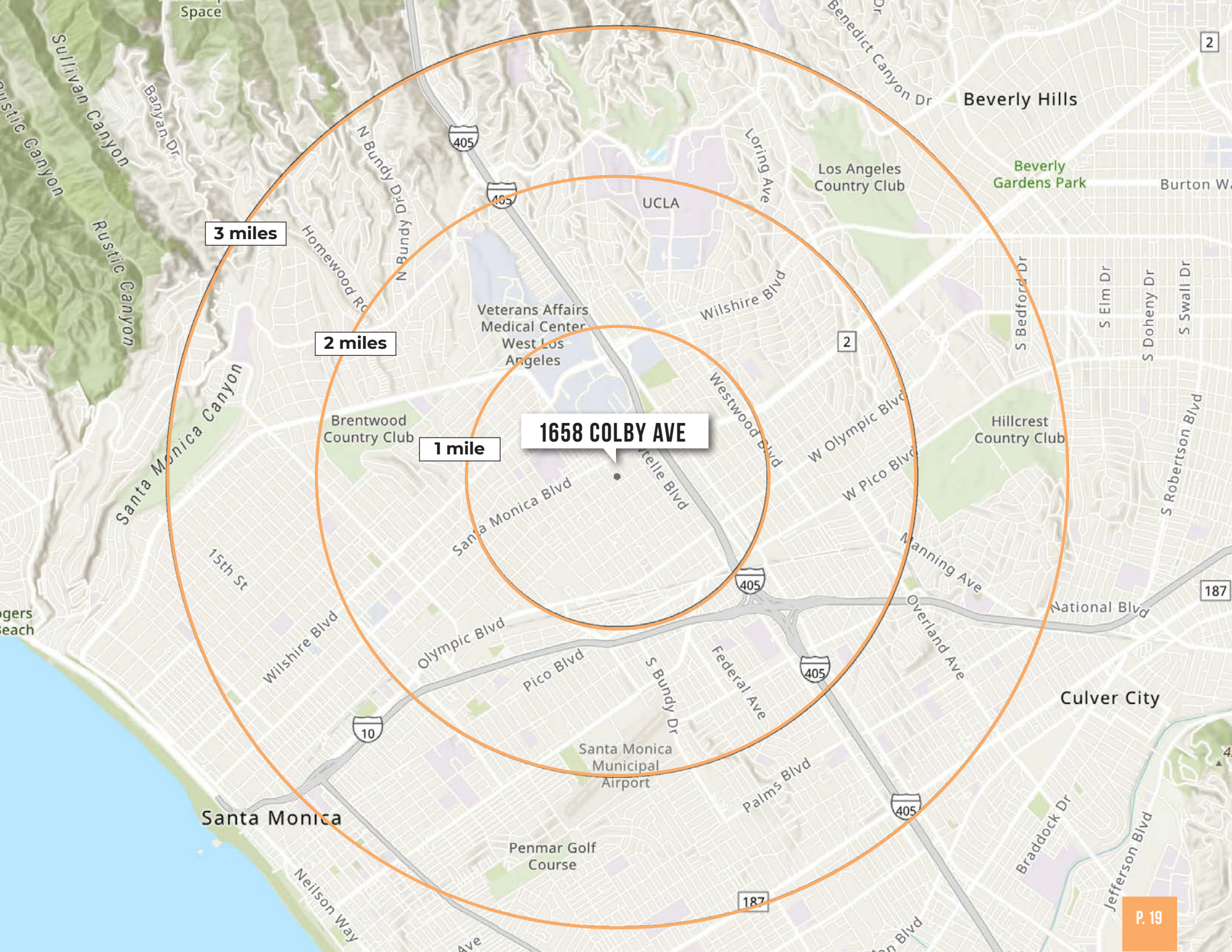
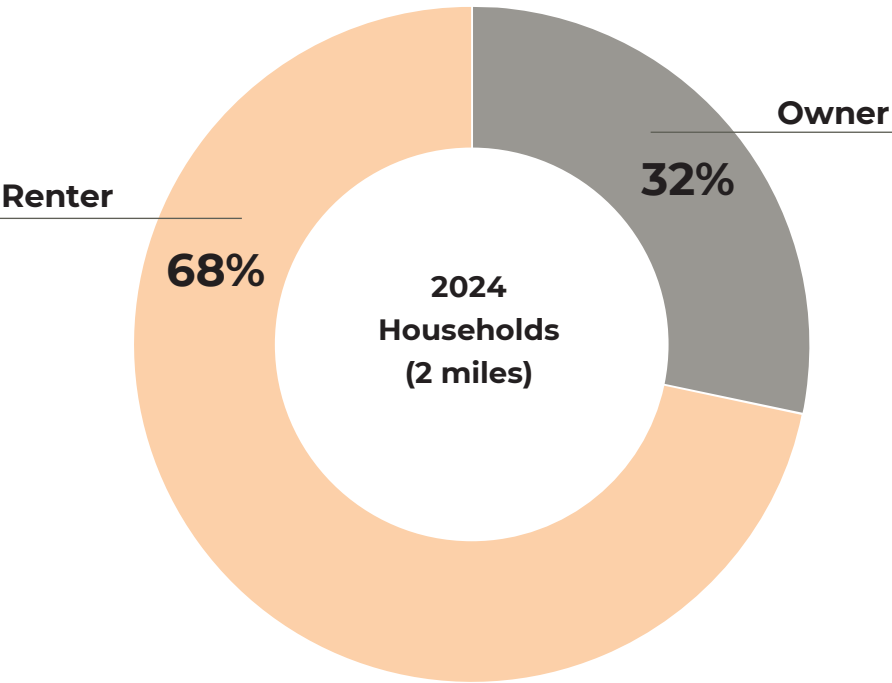
POPULATION	1 MILE	2 MILE	3 MILE
Total	49,098	154,635	280,530
Median Age	34.1	34.9	35.8

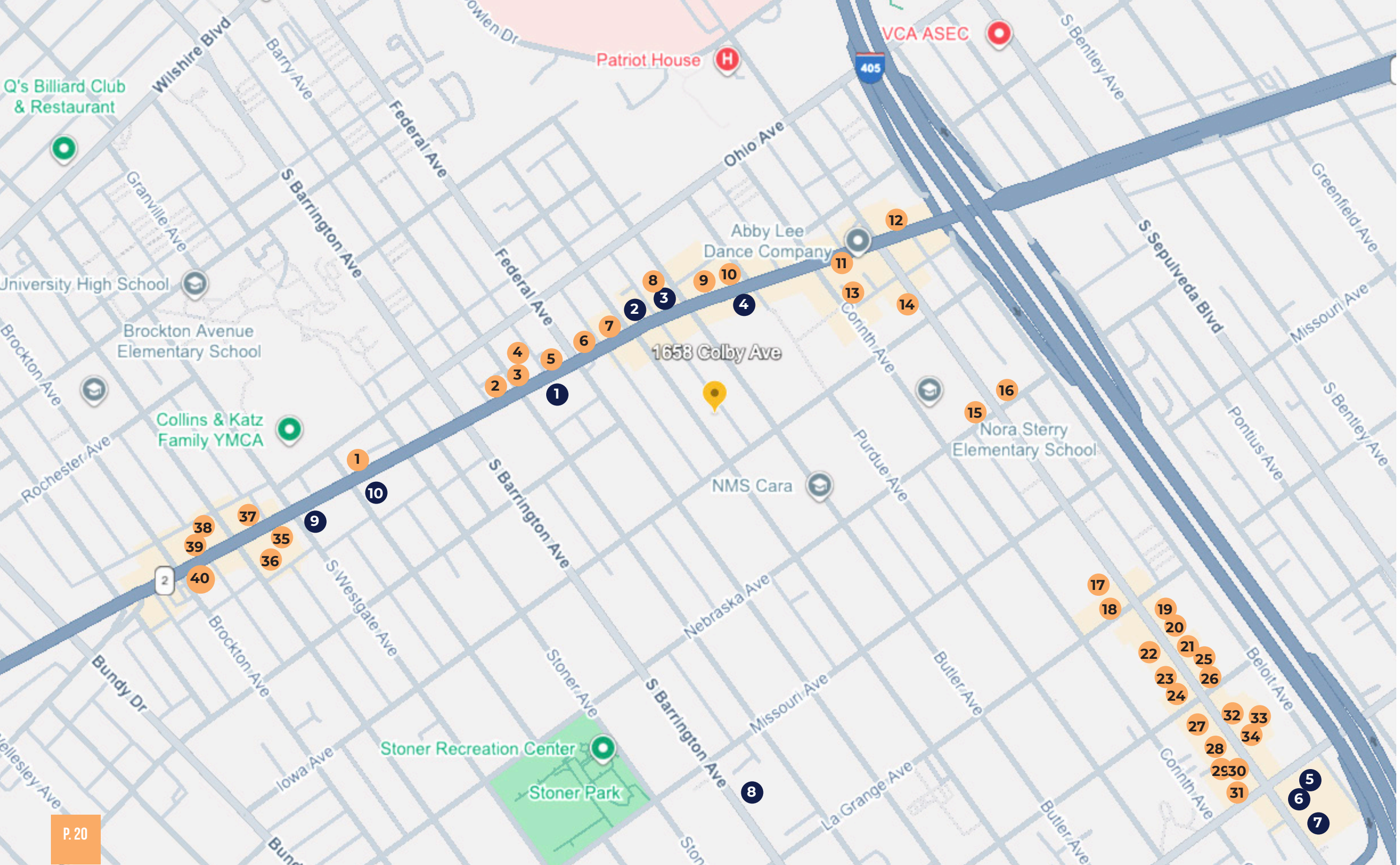


HOUSEHOLDS	1 MILE	2 MILE	3 MILE
Total Households	25,842	72,706	126,960
Avg Household Size	1.86	2.00	2.02
Owner Households	5,186	23,263	43,457
Renter Households	20,656	49,443	83,503



INCOME	1 MILE	2 MILE	3 MILE
Avg HH Income	\$159,132	\$169,062	\$174,333
Median HH Income	\$109,570	\$112,354	\$116,428





LOCAL AMENITIES

Restaurants (Top 40)

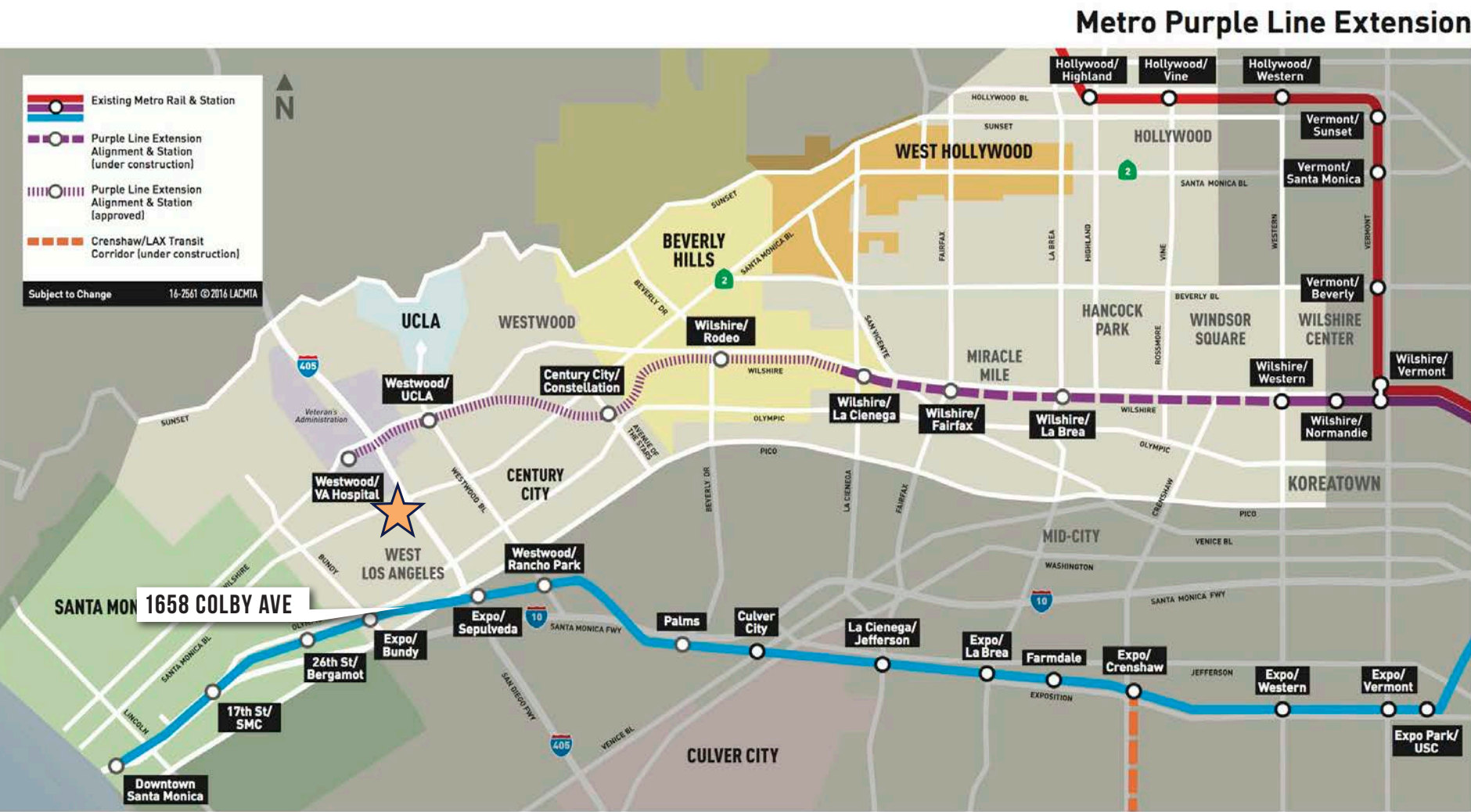
- 1 Asakuma Sushi
- 2 En Sushi
- 3 Cafe 50's
- 4 Juquila Restaurnat
- 5 GoodPeople
- 6 Bonsai Coffee Bar
- 7 Naan Hut
- 8 Nomadic Cuisine
- 9 Sobuneh
- 10 Starbucks
- 11 Nanbankan
- 12 Subway
- 13 Rays
- 14 Rex Bakery
- 15 LA Prime Caffee
- 16 Chitchat Coffee + Macha
- 17 10 Speed Coffee
- 18 Teaspoon Bubble Tea
- 19 Daruma
- 20 Sonoritas Prime Tacos
- 21 Menya Tigre
- 22 Millet Crepe
- 23 Big Boi Filipino
- 24 Black Sheep Burgers
- 25 Hide Sushi
- 26 Tsujita LA Artisan Noodles
- 27 Wanderlust Creamery
- 28 Chinchikurin Sawtelle
- 29 Tatsu Ramen
- 30 Sushi Enya
- 31 Sea Salt Poke
- 32 Tenkatori Sawtelle
- 33 Kura Revolving Sushi Bar
- 34 Beard Papas

- 35 Subway
- 36 Greenview Thai
- 37 Rubens Tacos
- 38 Yamakase
- 39 Asakura
- 40 Board Houes Coffee

Shopping

- 1 Plaza West Shopping Mall
- 2 Blick Art Materials
- 3 Bank of America
- 4 West LA Farmers Market
- 5 Home Goods
- 6 Michaels
- 7 Marshalls
- 8 Hotel Barrington
- 9 Target
- 10 Goodwill

TRANSIT MAP

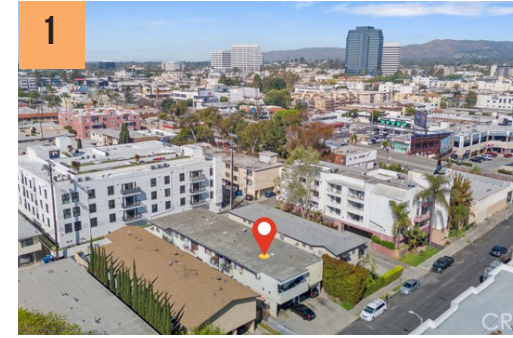


EMPLOYER MAP





SALES COMPS - ACTIVE



	ADDRESS	UNITS	STATUS	LIST/SOLD DATE	DOM	YEAR BUILT	BLDG SF	LOT SF	LIST/SOLD PRICE	PRICE / SF	PRICE / UNIT	GRM	CAP RATE*	RENT/SF
S	1658 Colby Ave Los Angeles, CA 920054	7				1967	5,464	5,500	\$2,500,000	\$458	\$357,143	14.07	4.40%	\$ 2.71
1	1525 Armacost Ave Los Angeles, CA 90025	9	ACTIVE	4/16/25	62	1963	6,985	7,003	\$ 3,590,000	\$ 514	\$ 398,889	18.32	3.55%	\$ 2.34
2	1739 Armacost Ave Los Angeles, CA 90025	5	ACTIVE	4/7/25	71	1958	3,370	6,156	\$ 1,799,000	\$ 534	\$ 359,800	25.10	2.59%	\$ 1.77
3	1403 Brockton Ave Los Angeles, CA 90025	6	ACTIVE	3/31/25	78	1953	3,692	6,993	\$ 2,095,000	\$ 567	\$ 349,167	13.28	4.90%	\$ 3.56
4	1256 S Westgate Ave Los Angeles, CA 90025	10	ACTIVE	01/21/25	147	1960	7,391	7,204	\$ 2,950,000	\$ 399	\$ 295,000	16.22	4.01%	\$ 2.05
5	1288 Barry Ave Los Angeles, CA 90025	6	ACTIVE	08/15/24	306	1960	6,787	6,288	\$ 3,849,000	\$ 567	\$ 641,500	14.77	4.40%	\$ 3.20
6	1539 Corinth Ave Los Angeles, CA 90025	8	ACTIVE	08/05/24	316	1953	5,262	7,002	\$ 2,150,000	\$ 409	\$ 268,750	12.42	5.23%	\$ 2.74

	ADDRESS	UNITS	STATUS	LIST/SOLD DATE	DOM	YEAR BUILT	BLDG SF	LOT SF	LIST/SOLD PRICE	PRICE / SF	PRICE / UNIT	GRM	CAP RATE*	RENT/SF
S	1658 Colby Ave Los Angeles, CA 920054	7				1967	5,464	5,500	\$2,500,000	\$458	\$357,143	14.07	4.40%	\$ 2.71
7	1825 Purdue Ave Los Angeles, CA 90025	5	PENDING	5/21/25	27	1961	4,055	6,020	\$1,700,000	\$419	\$340,000	18.08	3.6%	\$1.93
8	1738 Colby Ave Los Angeles, CA 90025	10	PENDING	11/07/24	222	1966	7,055	8,141	\$2,750,000	\$390	\$275,000	20.27	3.21%	\$1.60
1	1320 S Carmelina Ave Los Angeles, CA 90025	9	SOLD	05/12/25	51	1963	6,875	7,382	\$ 2,650,000	\$ 385	\$294,444	13.74	4.73%	\$ 2.34
2	1440 S Barrington Ave Los Angeles, CA 90025	7	SOLD	4/3/25	14	1958	5,855	7,002	\$ 2,240,000	\$ 383	\$ 371,286	15.96	4.07%	\$ 2.00
3	1237 Amherst Ave Los Angeles, CA 90025	9	SOLD	11/12/24	51	1966	6,959	7,004	\$ 3,426,000	\$ 492	\$ 380,667	12.65	5.14%	\$ 3.24
4	11755 Nebraska Ave Los Angeles, CA 90025	10	SOLD	10/11/24	49	1962	7,014	7,377	\$ 2,650,000	\$ 378	\$ 265,000	13.86	4.69%	\$ 2.27

* CAP RATE CALCULATED ASSUMING NOI AT 65% OF ADVERTISED GI



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