12 Units in Boyle Heights!

117 N St Louis Street LOS ANGELES, CA 90033

Price: $1,899,000



117 N St Louis Street

Property Highlights

- 12-unit multifamily property located in prime Boyle Heights near Mariachi Plaza!
- Three-building configuration featuring one 10-unit apartment building built in 1966
- Two detached single-family residences built in 1942 and 1901
- Approx. 10,233 SF of living space situated on a large 14,713 SF LARD1.5-zoned corner lot
- Four (4) 0+1's, four (4) 1+1's, two (2) 2+2's, one (1) single family 3+1 and one (1) spacious single family 4+3
- Seven (7) units remodeled
- Ten (10) on-site parking spaces
- Deemed a "Walker's Paradise" with a score of 93!
- Proximity to USC Health Sciences Campus, LAC+USC Medical Center, and Adventist Health White Memorial Medical Center
- Convenient access to the I-10, I-5, and SR-60 freeways



EQUITY UNION COMMERCIAL

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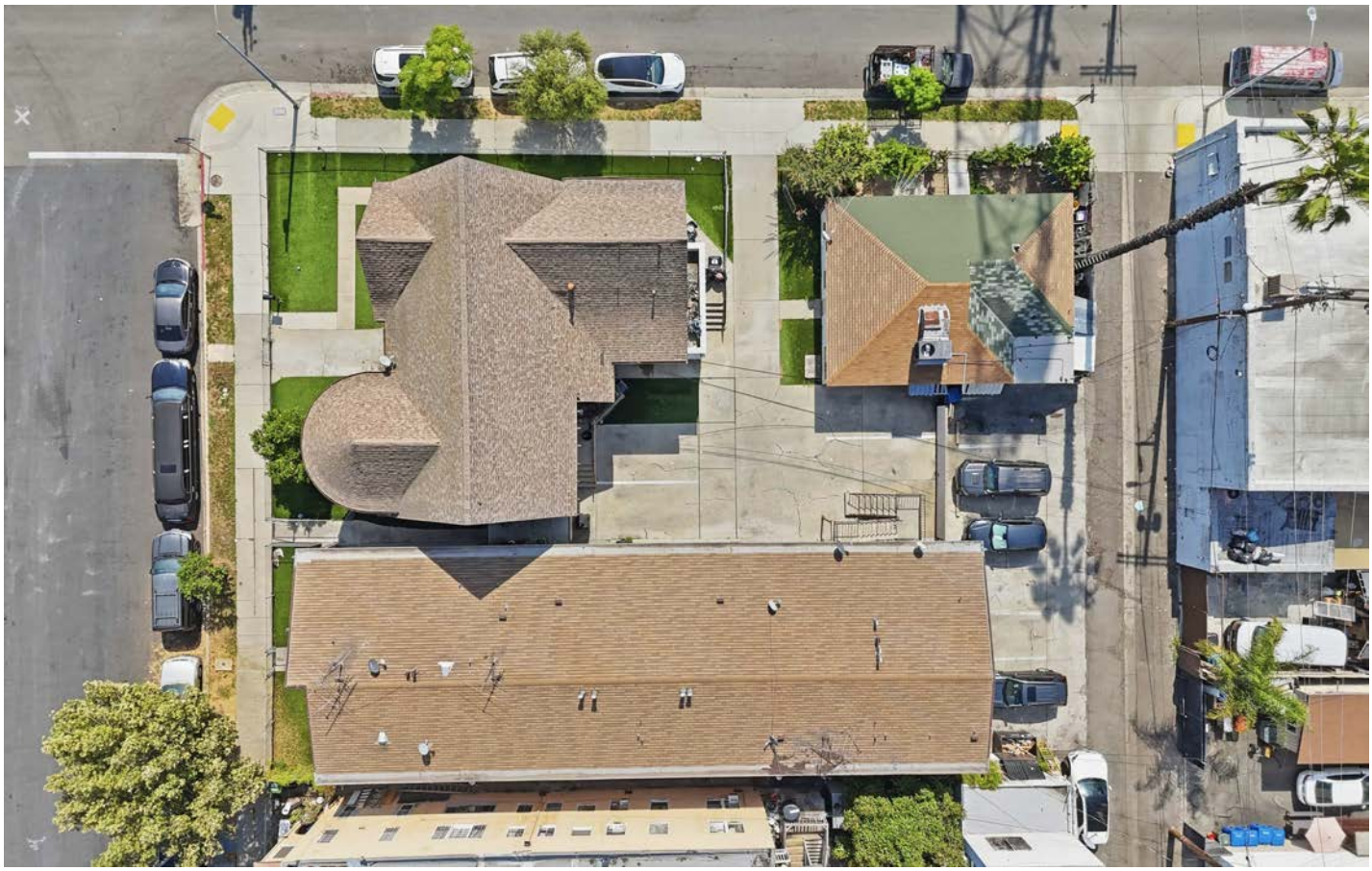
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Property Summary

Price:	$1,899,000
Property Type:	Multifamily
Year Built:	1966 / 1942 / 1901
Building SF:	10,233
Lot SF:	14,713
Number of Units:	12
Parking	10
Zoning:	LARD1.5
CAP Rate:	7.84%
GRM:	8.13

Property Overview

117 N St Louis Street is a multifamily property situated on a 14,713 square foot LARD1.5-zoned corner lot in Boyle Heights near Mariachi Plaza! The property consists of three separate structures, including a 10-unit multifamily property built in 1966 and two detached single-family residences built in 1942 and 1901. The three structures total approximately 10,233 square feet of rentable living space, include 10 parking spaces and seven units have been remodeled. The unit mix consists of four (4) 0+1's, four (4) 1+1's, two (2) 2+2's, one (1) single family 3+1 and one (1) spacious single family 4+3.

Location Overview

117 N St Louis Street is located in prime Boyle Heights, just east of Downtown Los Angeles, with convenient access to the I-10, I-5, and SR-60. The property is less than a 10-minute drive from the USC Health Sciences Campus, LAC+USC Medical Center, and Adventist Health White Memorial Medical Center, the three primary employment centers of the area. 117 N St Louis Street is deemed a "Walker's Paradise" with a Walk Score of 93 and benefits from access to neighborhood retail, dining, and transit amenities.

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Analysis

Analysis Date	April 2026

Property

Property Type	Multifamily
Property	12 Units in Boyle Heights!
Address	117 N St Louis Street
City, State	Los Angeles, CA 90033
Year Built	1966

Purchase Information

Purchase Price	$1,899,000
Units	12
Total Rentable SF	10,233
Lot Size	14,713 sf

Income & Expense

Gross Operating Income	$226,691
Monthly GOI	$18,891
Total Annual Expenses	($77,715)
Monthly Expenses	($6,476)

Financial Information

Initial Equity	$949,500

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	$949,500	30 years	30 years	7.00%	$6,317	

Acquisition Costs

Purchase Price, Points and Closing Costs	$1,899,000
Investment - Cash	$949,500
First Loan (Fixed)	$949,500

Investment Information

Purchase Price	$1,899,000
Price per Unit	$158,250
Price per SF	$185.58
Expenses per Unit	($6,476)

Income, Expenses & Cash Flow

Gross Scheduled Income	**$233,516**
Total Vacancy and Credits	($6,825)
Operating Expenses	($77,715)
Net Operating Income	**$148,976**
Debt Service	($75,805)
Cash Flow Before Taxes	**$73,171**

Financial Indicators

Cash-on-Cash Return Before Taxes	7.71%
Debt Coverage Ratio	1.97
Capitalization Rate	7.84%
Gross Rent Multiplier	8.13
Gross Income / Square Feet	$22.82
Gross Expenses / Square Feet	($7.59)
Operating Expense Ratio	34.28%



Investment Summary

Price	$1,899,000
Year Built	1966
Units	12
Price/Unit	$158,250
RSF	10,233
Price/RSF	$185.58
Lot Size	14,713 sf
Floors	1
APN	5183-007-041
Cap Rate	7.84%
Market Cap Rate	11.39%
GRM	8.13
Market GRM	6.27

Financing Summary

Loan 1 (Fixed)	**$949,500**
Initial Equity	$949,500
Interest Rate	7%
Term	30 years
Monthly Payment	$6,317
DCR	1.97

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
0+1	4	$1,609	$6,437	$1,595	$6,380
1+1	4	$1,527	$6,107	$1,695	$6,780
2+2	2	$1,069	$2,137	$2,495	$4,990
3+1	1	$1,456	$1,456	$2,600	$2,600
4+3	1	$2,822	$2,822	$3,995	$3,995
Totals	**12**		**$18,960**		**$24,745**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$227,516**	**$296,940**
- Less: Vacancy	($6,825)	($8,908)
+ Misc. Income	$6,000	$6,000
Effective Gross Income	**$226,691**	**$294,032**
- Less: Expenses	($77,715)	($77,715)
Net Operating Income	**$148,976**	**$216,317**
- Debt Service	($75,805)	($75,805)
Net Cash Flow after Debt Service	**$73,171**	**$140,512**
+ Principal Reduction	$9,645	$9,645
Total Return	**$82,816**	**$150,157**

Annualized Expenses

Description	Actual	Market
Building Insurance	$12,280	$12,280
Maintenance	$7,200	$7,200
Management Fees	$11,676	$11,676
Taxes - Real Estate	$21,839	$21,839
Trash Removal	$4,992	$4,992
Utilities	$19,728	$19,728
Total Expenses	**$77,715**	**$77,715**
Expenses Per RSF	**$7.59**	**$7.59**
Expenses Per Unit	**$6,476**	**$6,476**



117 N St Louis Street is a 12-unit multifamily property situated on a 14,713 square foot LARD1.5-zoned corner lot. The property consists of three separate residential structures, including a ten-unit apartment building built in 1966, and two detached single-family residences built in 1901 and 1942. The property features a unit mix of four (4) studios, four (4) one-bed/one-bath, two (2) two-bed/two-bath, one (1) single family three-bed/one-bath, and one (1) spacious single family four-bed/three-bath, providing plenty of diversity for tenants. The three structures total approximately 10,233 square feet of rentable living space, include ten (10) on-site parking spaces and seven units have been remodeled.

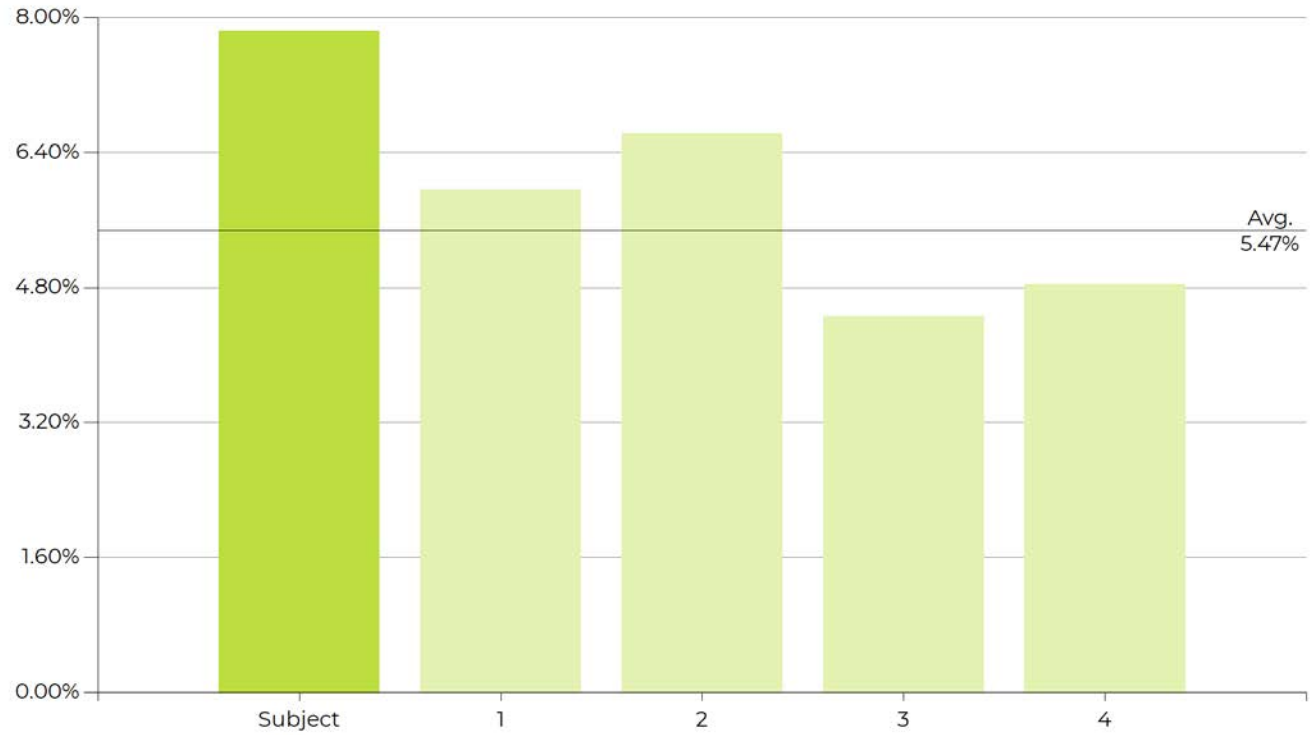
117 N St Louis Street is ideally located in prime Boyle Heights, just east of Downtown Los Angeles, one of the region's primary employment and cultural hubs. The property is deemed a "Walker's Paradise" with a Walk Score of 93 and benefits from excellent accessibility to major transportation corridors, including the San Bernardino Freeway, Golden State Freeway, and Pomona Freeway. The location also offers close proximity to the USC Health Sciences Campus, LAC+USC Medical Center, and Adventist Health White Memorial Medical Center, three of the area's largest employment centers. 117 N St Louis Street is well positioned to benefit from access to neighborhood retail, dining, transit options, and the greater Downtown Los Angeles job base.

The property is located within the city of Los Angeles and is subject to Rent Control.

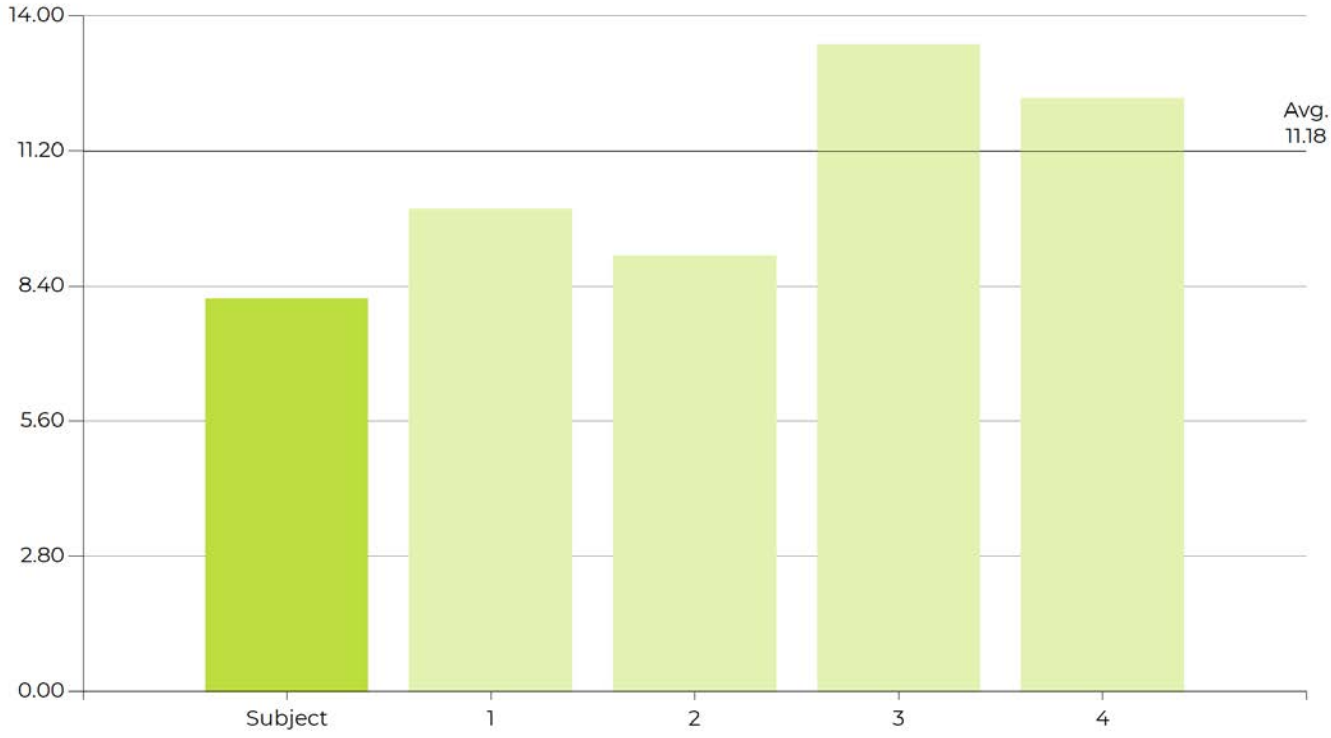
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Unit	Description	Current Rent	Pro Forma Rent	Comments
1	2+2	$1,178	$2,495	
2	1+1	$1,660	$1,695	
3	1+1	$985	$1,695	
4	0+1	$1,645	$1,595	
5	0+1	$1,597	$1,595	
6	2+2	$959	$2,495	
7	1+1	$1,595	$1,695	
8	1+1	$1,867	$1,695	
9	0+1	$1,645	$1,595	
10	0+1	$1,550	$1,595	
11	3+1	$1,456	$2,600	
12	4+3	$2,822	$3,995	

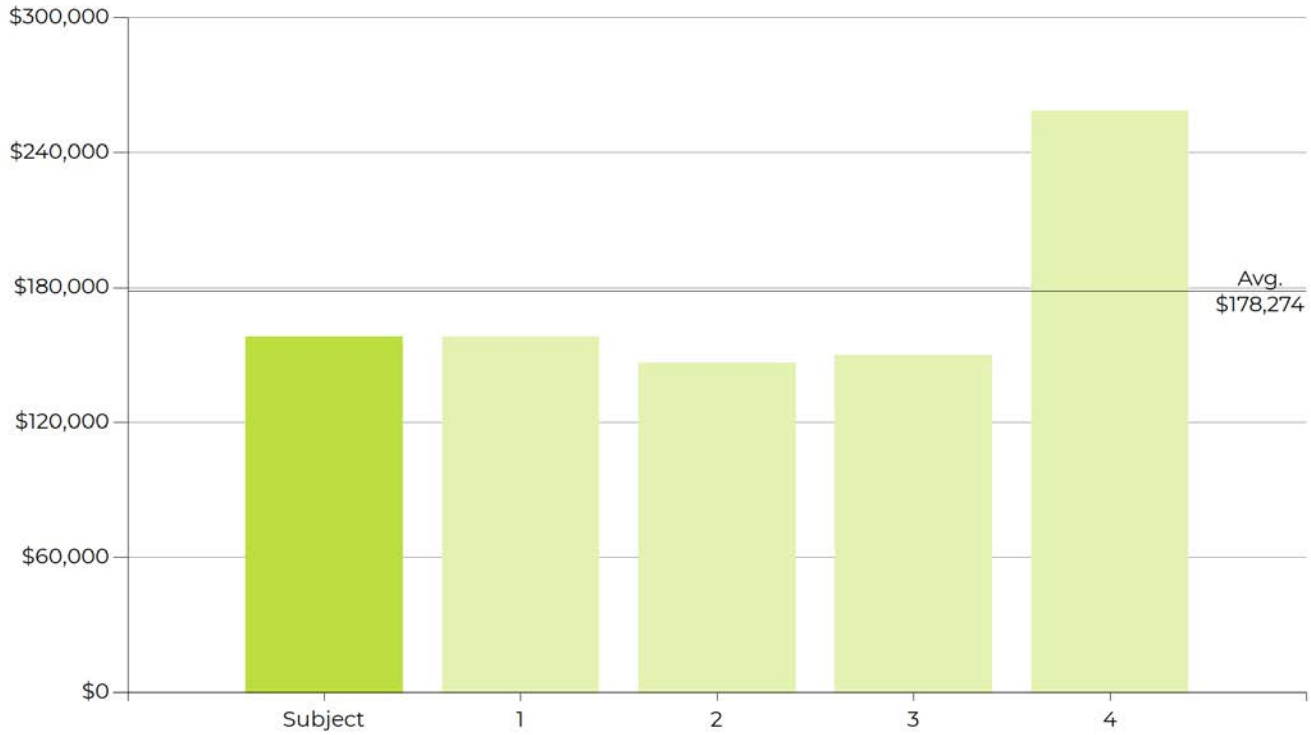
Cap Rate



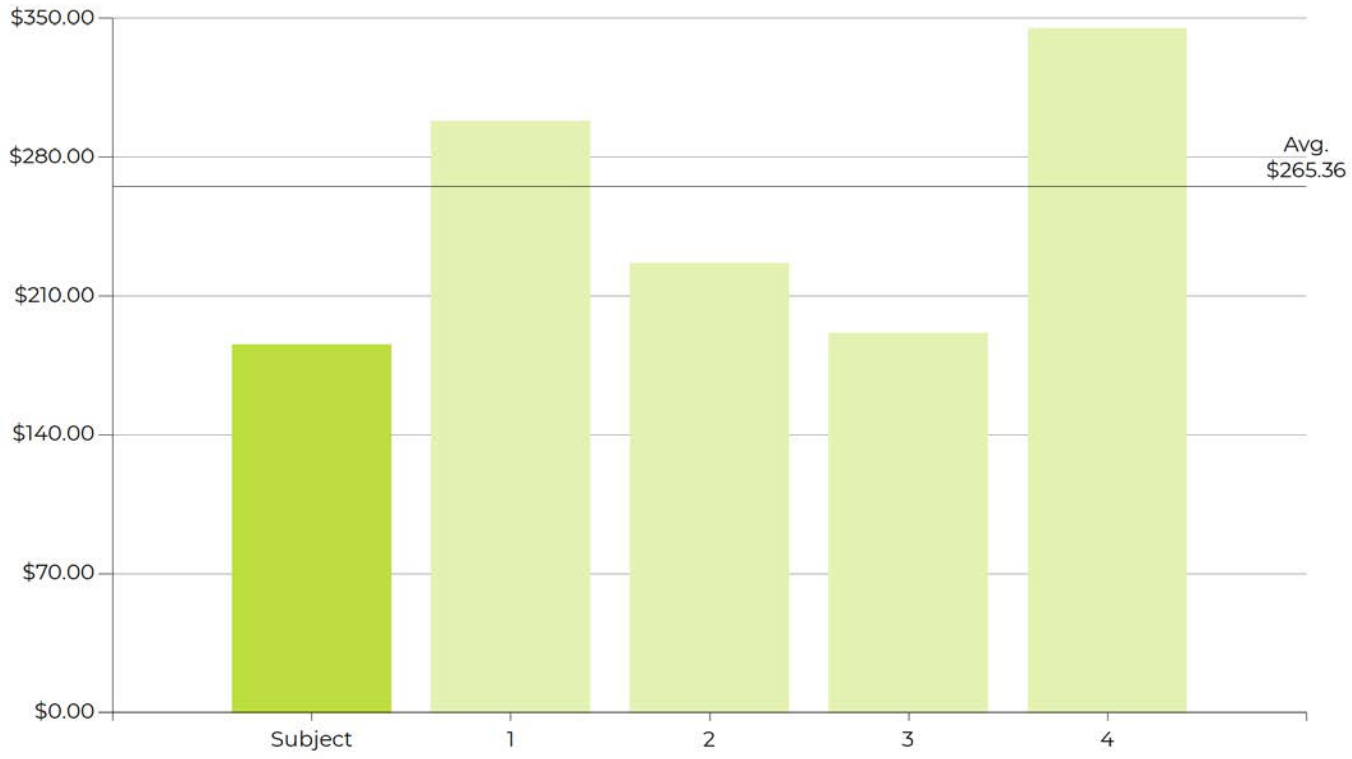
Gross Rent Multiplier



Price per Unit



Price per SF



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Sale Price	$1,899,000
Units	12
Price/Unit	$158,250
Price/SF	$185.58
Lot Size	14,713
Cap Rate	7.84%
GRM	8.13
Year Built	1966

Units	Unit Type
4	0+1
4	1+1
2	2+2
1	3+1
1	4+3

12 Units in Boyle Heights!
117 N St Louis Street, Los Angeles, CA 90033

Notes
Ten (10) parking spaces.

1



Asking Price	$950,000
Units	6
Price/Unit	$158,333
Price/SF	$298.37
Lot Size	8,889
Cap Rate	5.96%
GRM	10.0
Year Built	1922
Sale Date	On Market
Days-On-Mkt	35

Units	Unit Type
6	1 Bedroom 1 Bath

2007 Pennsylvania Avenue, Los Angeles, CA 90033

Notes
Brand new roof.
Units have washer and dryer hookups.
No parking.

2



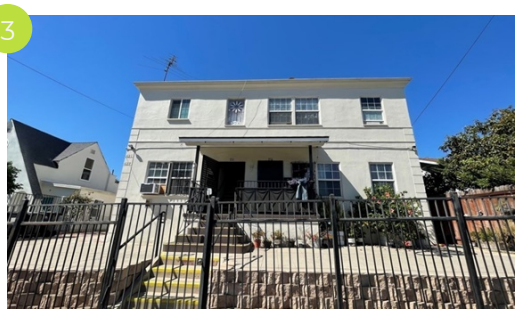
Sale Price	$1,025,000
Units	7
Price/Unit	$146,429
Price/SF	$226.67
Lot Size	8,891
Cap Rate	6.63%
GRM	9.03
Year Built	1922
Sale Date	7/29/2026
Days-On-Mkt	170

Units	Unit Type
4	1 Bedroom 1 Bath
2	2 Bedroom 1 Bath
1	3 Bedroom 1 Bath

2015 Pennsylvania Avenue, Los Angeles, CA 90033

Notes
All units are separate small bungalows.
No parking.

3



421 North Mott Street, Los Angeles, CA 90033

Asking Price	$1,200,000
Units	8
Price/Unit	$150,000
Price/SF	$191.33
Lot Size	7,876
Cap Rate	4.46%
GRM	13.4
Year Built	1940
Sale Date	On Market
Days-On-Mkt	14

Units	Unit Type

Notes
New electrical breaker boxes and sub-panels. 80% of the pluming has been replaced with copper pluming. Maintenance free grounds. Six restrooms have been updated. Six (6) parking spaces.

4

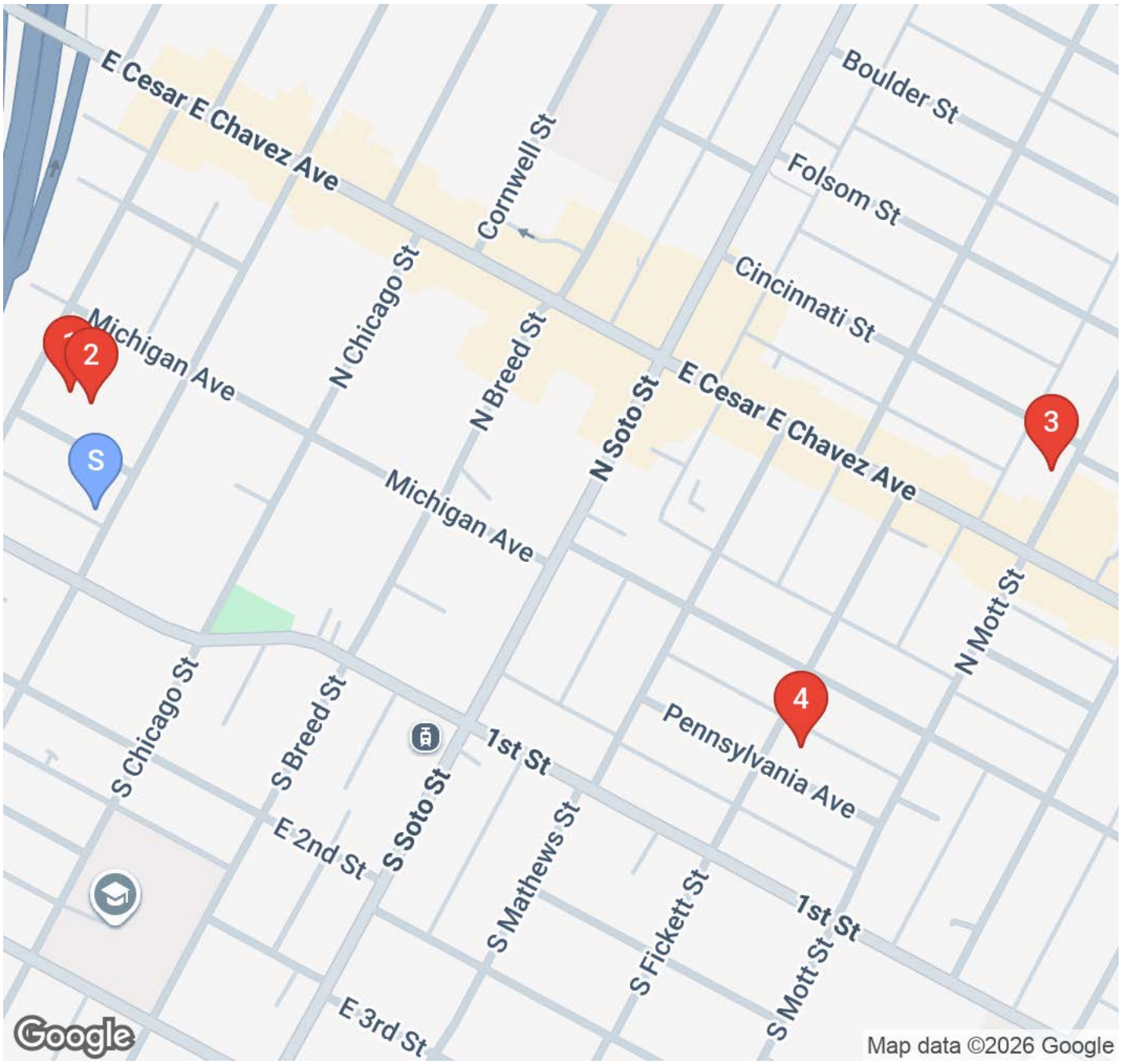


2607 Pennsylvania Avenue, Los Angeles, CA 90033

Asking Price	$1,550,000
Units	6
Price/Unit	$258,333
Price/SF	$345.06
Lot Size	5,420
Cap Rate	4.84%
GRM	12.3
Year Built	1963
Sale Date	On Market
Days-On-Mkt	174

Units	Unit Type
4	1 Bedroom 1 Bath
1	2 Bedroom 1 Bath
1	3 Bedroom 2 Bath

Notes
Excellent opportunity to add an ADU.
Twelve (12) parking spaces.



S 117 N St Louis Street
Los Angeles, CA, 90033
$1,899,000

1 2007 Pennsylvania Avenue
Los Angeles, CA, 90033
$950,000

2 2015 Pennsylvania Avenue
Los Angeles, CA, 90033
$1,025,000

3 421 North Mott Street
Los Angeles, CA, 90033
$1,200,000

4 2607 Pennsylvania Avenue
Los Angeles, CA, 90033
$1,550,000


2032


2028
2028


117





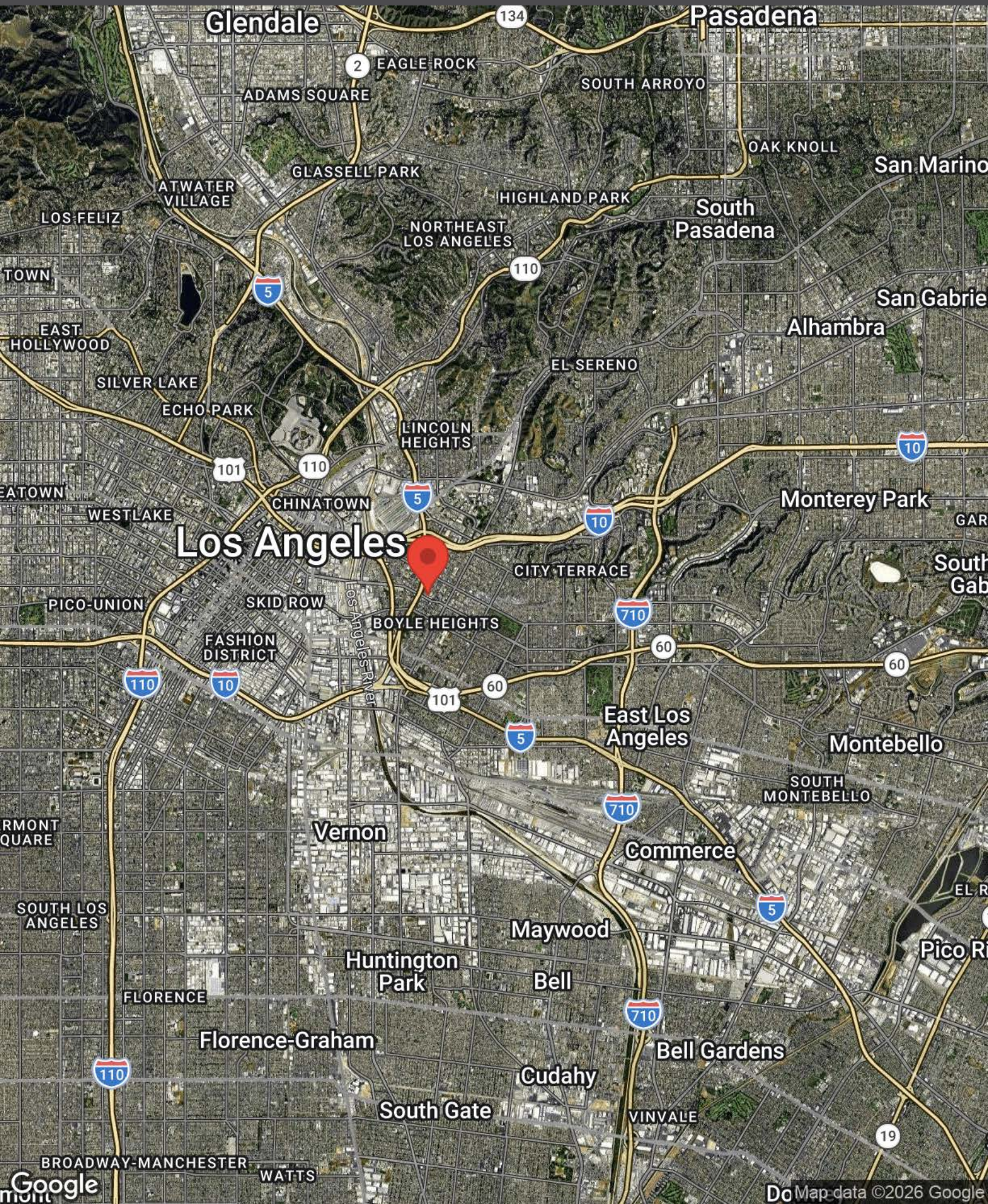


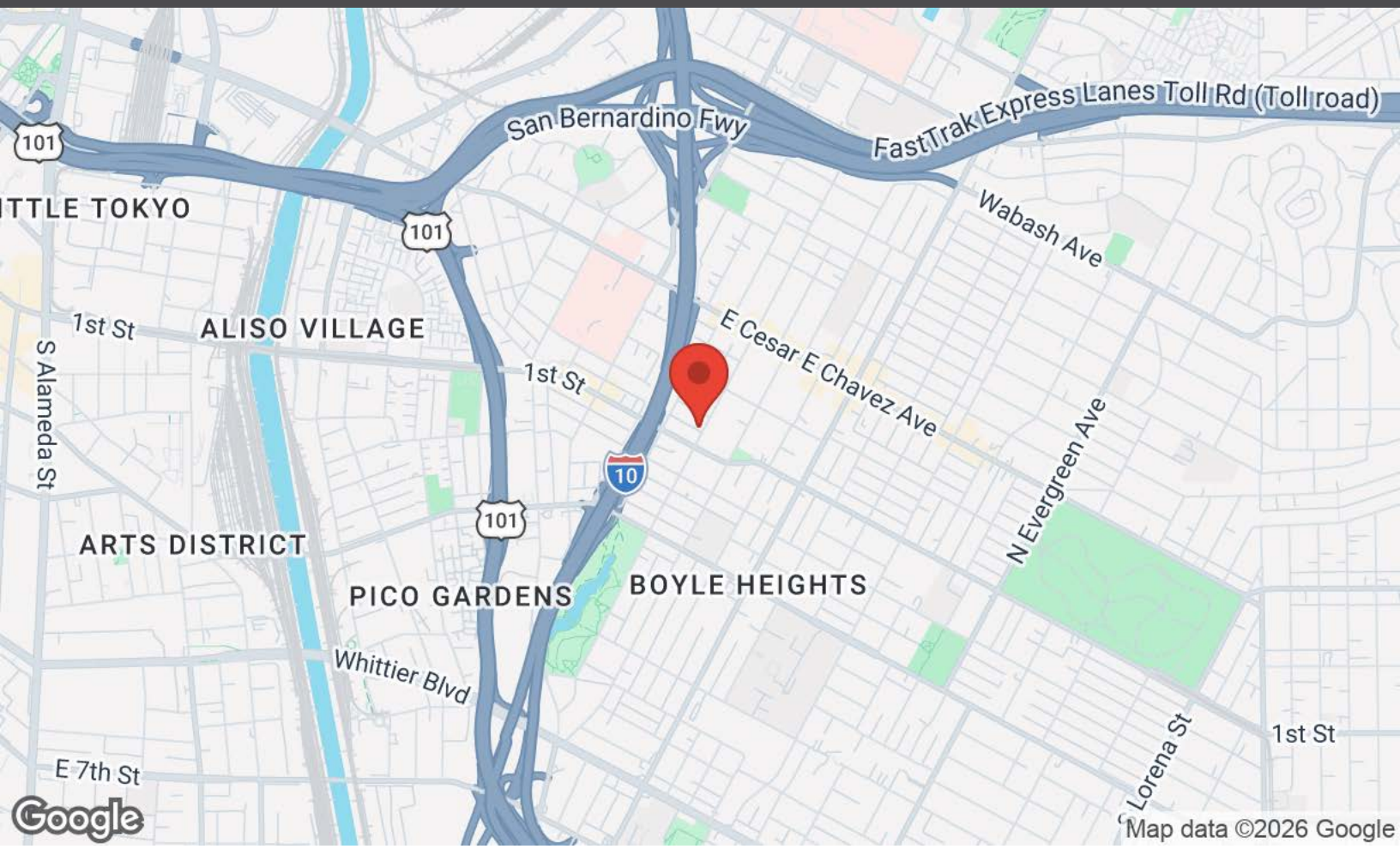


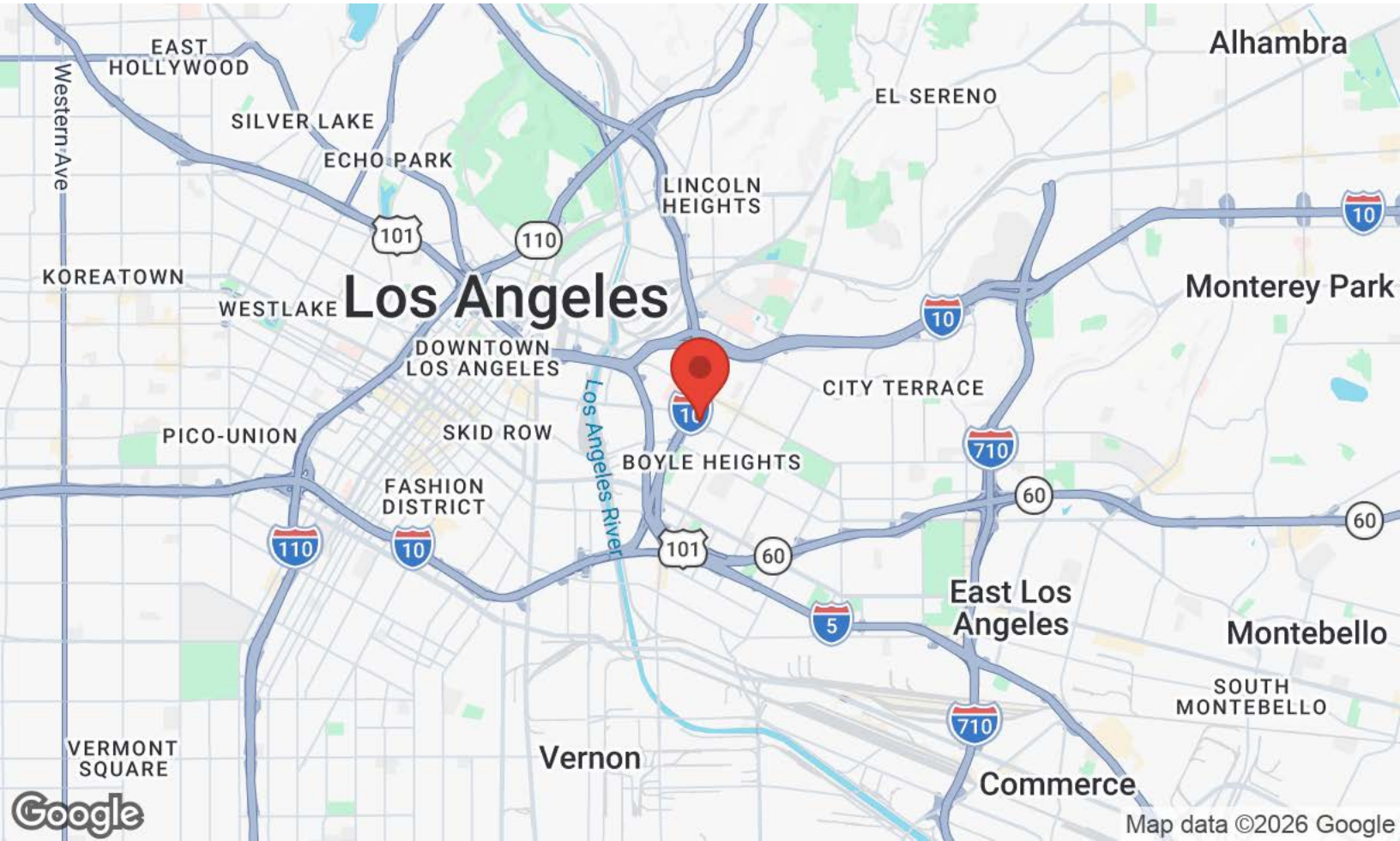


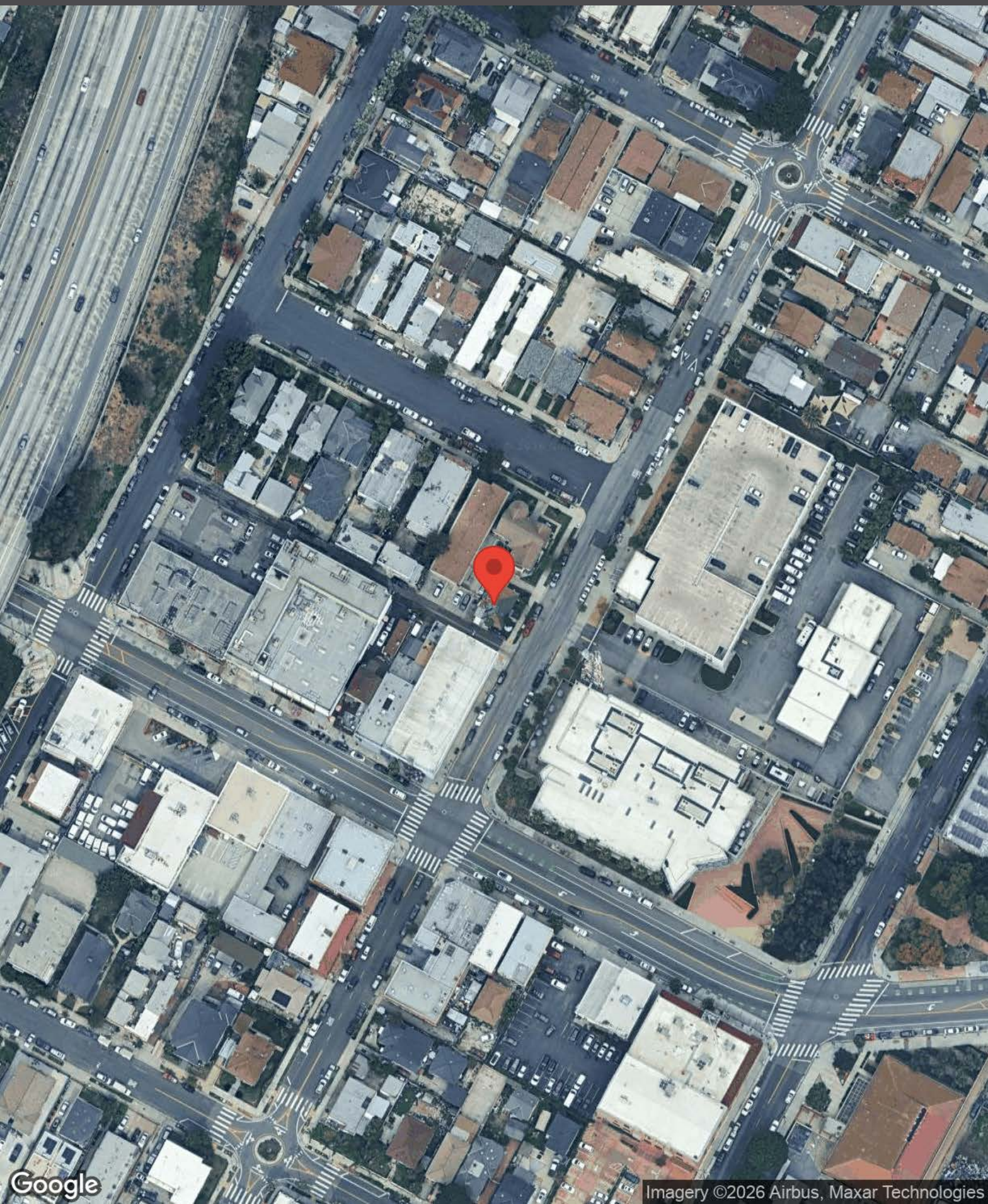


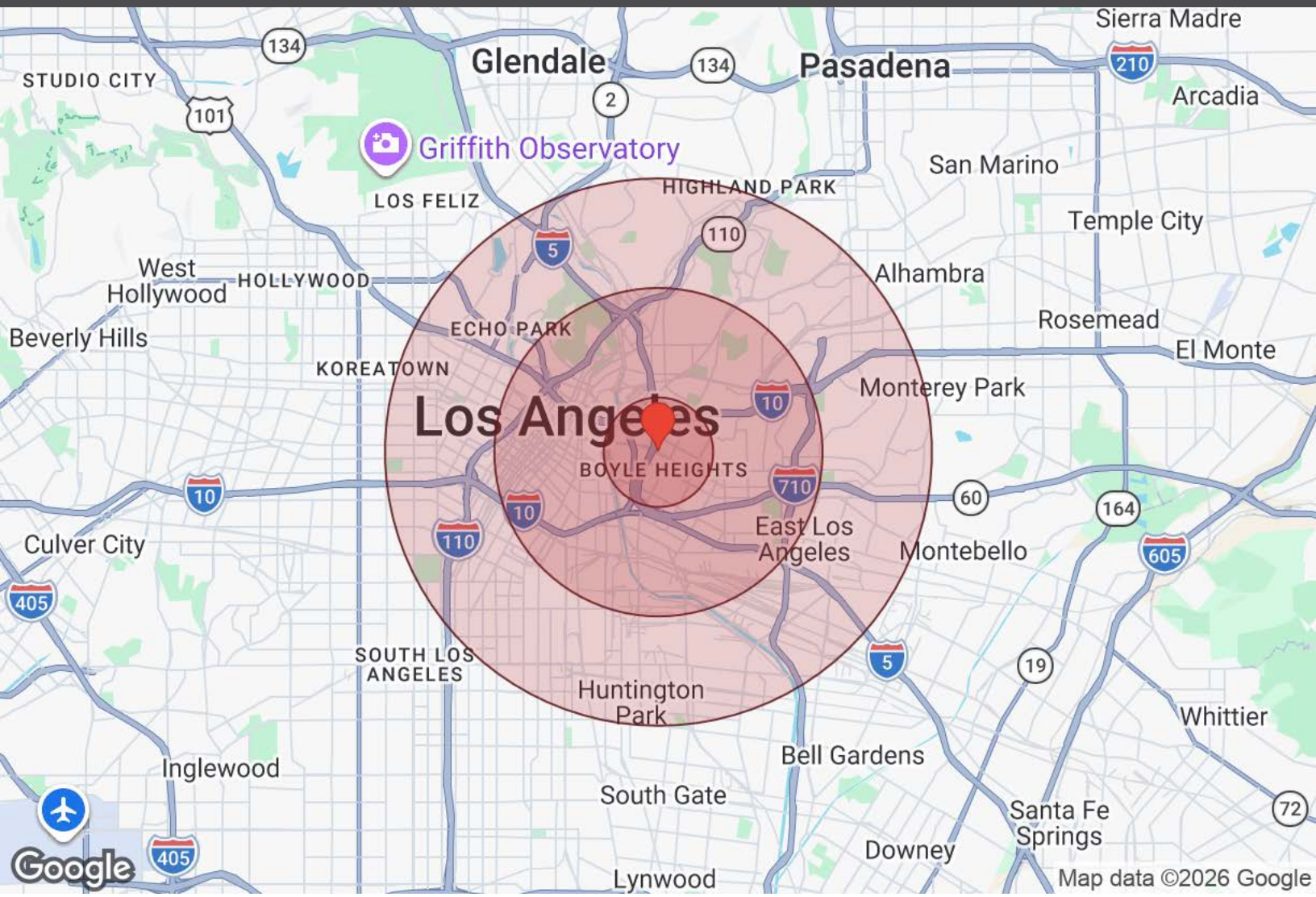



Glendale
Pasadena
EAGLE ROCK
ADAMS SQUARE
SOUTH ARROYO
OAK KNOLL
San Marino
GLASSELL PARK
ATWATER VILLAGE
HIGHLAND PARK
LOS FELIZ
NORTHEAST LOS ANGELES
South Pasadena
TOWN
San Gabriel
EAST HOLLYWOOD
Alhambra
EL SERENO
SILVER LAKE
ECHO PARK
LINCOLN HEIGHTS
Monterey Park
WESTLAKE
CHINATOWN
Los Angeles
CITY TERRACE
PICO-UNION
SKID ROW
BOYLE HEIGHTS
FASHION DISTRICT
Los Angeles River
East Los Angeles
Montebello
SOUTH MONTEBELLO
Vernon
Commerce
SOUTH LOS ANGELES
Maywood
Huntington Park
Bell
FLORENCE
Florence-Graham
Bell Gardens
Cudahy
South Gate
VINVALE
BROADWAY-MANCHESTER
WATTS
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San Bernardino Fwy
FastTrak Express Lanes Toll Rd (Toll road)
Wabash Ave
ITTLE TOKYO
ALISO VILLAGE
1st St
S Alameda St
E Cesar E Chavez Ave
N Evergreen Ave
ARTS DISTRICT
PICO GARDENS
BOYLE HEIGHTS
Whittier Blvd
E 7th St
Lorena St
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EAST HOLLYWOOD
Western Ave
SILVER LAKE
ECHO PARK
LINCOLN HEIGHTS
EL SERENO
Alhambra
KOREATOWN
WESTLAKE
Los Angeles
Monterey Park
DOWNTOWN LOS ANGELES
CITY TERRACE
PICO-UNION
SKID ROW
Los Angeles River
BOYLE HEIGHTS
FASHION DISTRICT
East Los Angeles
Montebello
SOUTH MONTEBELLO
VERMONT SQUARE
Vernon
Commerce
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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	22,819	167,648	514,392
Female	23,339	155,070	502,175
Total Population	46,158	322,718	1,016,567

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,748	43,696	131,645
Black	1,015	21,654	54,996
Am In/AK Nat	69	645	1,627
Hawaiian	37	290	712
Hispanic	38,145	207,411	663,818
Asian	2,617	42,244	144,861
Multiracial	471	5,293	15,757
Other	55	1,485	3,151

Housing	1 Mile	3 Miles	5 Miles
Total Units	15,010	129,704	383,334
Occupied	13,812	118,192	351,932
Owner Occupied	2,943	23,623	83,485
Renter Occupied	10,869	94,569	268,447
Vacant	1,199	11,511	31,402

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	7,886	48,168	161,553
Ages 15 - 24	7,876	44,550	146,190
Ages 25 - 54	20,054	155,570	474,689
Ages 55 - 64	4,691	34,364	106,908
Ages 65+	5,652	40,064	127,226

Income	1 Mile	3 Miles	5 Miles
Median	$67,453	$73,195	$72,140
Under $15k	1,818	17,498	44,923
$15k - $25k	1,220	8,134	24,416
$25k - $35k	912	7,088	24,869
$35k - $50k	1,314	10,431	33,699
$50k - $75k	2,373	17,212	54,256
$75k - $100k	1,742	13,608	41,157
$100k - $150k	2,192	19,122	55,586
$150k - $200k	1,235	10,240	29,219
Over $200k	1,005	14,862	43,806

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