Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



931 EVERETT ST

LOS ANGELES, CA 90026

GREAT ECHO PARK LOCATION • FULLY RENOVATED ASSET: ELECTRICAL, PLUMBING, AND FOUNDATION • STRONG UNIT MIX (4 ONE-BED + 1 THREE-BED)

CLASSIC CRASFTSMAN INTERIORS WITH MODERN FINISHES • CENTRAL HVAC + IN-UNIT WASHER AND DRYER • CLOSE PROXIMITY TO SUNSET JUNCTION AND ECHO PARK LAKE

931 Everett St

MARKETING PACKAGE

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EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

931 EVERETT ST

APN: 5406-016-008

OFFERING PRICE

$1,875,000

CAP RATE

6.83%

GRM

10.31

PRICE PER UNIT

$375,000

PRICE PER SF

$383.20

VITAL DATA

Units	5
Gross Square Feet	4,893 SF
Lot Size	5,791 SF
Occupancy	100%
Year Built/Renovated	1917/2016
Zoning	LAR3

UNIT MIX

4	1 Bedroom / 1 Bathroom
1	3 Bedroom / 2 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a five (5) unit apartment building located at 931 Everett St in Los Angeles, California. The subject property is located in a great Echo Park location, just off of Sunset Blvd along Everett St.

Echo Park is one of Los Angeles' most dynamic and evolving multifamily submarkets, known for its blend of historic charm, creative energy, and central location just northwest of Downtown LA. The neighborhood attracts a diverse renter base of young professionals, creatives, and long-term residents, supported by strong demand for character-rich housing and proximity to major employment hubs. Echo Park Lake serves as a central lifestyle amenity, complemented by a vibrant retail and dining scene along Sunset Blvd featuring local favorites, cafes, and nightlife. The area offers convenient access to the 101 and 110 Freeways, as well as nearby neighborhoods including Silver Lake, Chinatown, and DTLA. With limited new construction relative to surrounding areas and continued demand for well-located assets, Echo Park maintains solid occupancy levels and long-term rental growth potential.

Located in a prime Echo Park setting, the property features a desirable unit mix of four one-bedroom units in the front fourplex and one standalone three-bedroom home with a basement that can be used as an office or storage. Interiors showcase classic craftsman character with high-end finishes, complemented by hardwood floors, central HVAC, and in-unit washers and dryers. Recent upgrades include new electrical and plumbing systems, as well as a reinforced foundation. Units are spacious, with select layouts offering flexible dining areas with pull-out beds. In addition, the property is separately metered for gas and electricity. Ideally positioned with dominant access to Sunset Blvd, Echo Park Ave, and Temple St, the asset also offers immediate connectivity to the 101 and 110 Freeways. Surrounded by major developments, retail, dining, and Echo Park Lake, the location provides strong long-term investment appeal.

Overall, the combination of recent upgrades and timeless craftsmanship, paired with a great Echo Park location and close proximity to vibrant dining, retail, and outdoor amenities, positions the property as a compelling and well-rounded investment opportunity.



INVESTMENT HIGHLIGHTS

- Great Echo Park Location
- Five Units Spread Across Two Separate Structures - Fourplex in the Front and Three-Bedroom Unit in the Rear
- Incredible Unit Mix - Four (4) One-Bedroom Units and One (1) Standalone Three-Bedroom Home with a Private Basement for an Office or Storage
- Fully Renovated Asset - New Electrical and Plumbing, Hardwood Floors, and Upgraded Foundation
- Beautiful Craftsman Interiors with High-End Finishes
- High Cash Flow from Day One
- Large Units Including Pull-Out Bed in Dining Area
- Washer and Dryer in Each Unit
- Central HVAC
- Separately Metered for Gas and Electricity
- Dominant Access to Commercial Corridors - Sunset Blvd, Echo Park Ave, and Temple St
- Immediate Access to 101 and 110 Freeways
- Minutes Away from Los Angeles Union Station, Offering Quick Access to Various Parts of LA
- Nearby Echo Park Lake and Elysian Park for Outdoor Activities
- A Few Doors Down from the Luxury Development at 1185 Sunset Blvd with 327 Units and 9,642 SF of Retail Providing Tenants High-End Walking Distance Retail Amenities
- Close Proximity to Sunset Junction - Offering Easy Access to a Mix of Trendy Restaurants/Cafes and Retail Stores such as Wasteland, Redeemer, The Win~Dow Silver Lake, Yala Coffee, Intelligentsia Coffee, Bacari Silver Lake, and Erewhon Silver Lake
- Nearby Local Amenities such as Eightfold Coffee, Guisados, Tsubaki, The Douglas, Bob's Market, Eastside Italian Deli, CVS Pharmacy, and Dodger Stadium



NEARBY DEVELOPMENT

Sunset + Everett

A TRANSFORMATIONAL MIXED-USE DEVELOPMENT IN THE HEART OF ECHO PARK

The Los Angeles City Council has voted to uphold the approval of a proposed mixed-use development on Sunset Boulevard in Echo Park, rejecting an appeal which sought to block the project's construction.

The Sunset + Everett development, a project from Aragon Properties, is slated for a site that spans from 1185 to 1247 Sunset Boulevard. Plans call for the construction of two seven-story buildings featuring a combined 327 studio, one, two-, and three-bedroom apartments above 9,462 square feet of ground-floor commercial space and parking for 263 vehicles. Project approvals granted by the Planning Commission include density bonus incentives to allow larger development than zoning rules would normally permit. In exchange, Aragon has agreed to set aside 41 of the new apartments as deed-restricted very low-income affordable housing.

KTGY is designing Sunset + Everett, which would have a modulated form, using setbacks and insets to create balconies and terrace decks for residents. Plans call for amenities including a fitness room, a community room, and a lounge.



327
RESIDENTIAL UNITS

9,462 SF
GROUND-FLOOR COMMERCIAL SPACE

263
PARKING SPACES

41
VERY LOW-INCOME AFFORDABLE UNITS

PROJECT HIGHLIGHTS

MIXED-USE COMMUNITY
Two seven-story buildings featuring 327 modern residences above vibrant retail and commercial space.

AFFORDABLE HOUSING
41 very low-income affordable units provided through density bonus incentives.

RESIDENT AMENITIES
Fitness room, community room, lounge, and private terrace decks designed for modern living.

ENHANCED PUBLIC REALM
A new public plaza and improved streetscape will elevate walkability and connectivity.



VIBRANT RETAIL & DINING
9,462 SF of ground-floor commercial space activating Sunset Boulevard.



PUBLIC PLAZA
A thoughtfully designed plaza creates gathering space and neighborhood value.



THOUGHTFUL DESIGN
Modulated architecture with setbacks and terraces for light, air, and privacy.

Sunset + Everett represents a significant investment in Echo Park's future—bringing new housing, retail, and public amenities to one of Los Angeles' most dynamic neighborhoods and further strengthening long-term demand in the area.

STEPS AWAY FROM
931 EVERETT ST

NEARBY RETAIL & AMENITIES

1. CVS Pharmacy - 1050 Sunset Blvd

2. Dodger Stadium - 1000 Vin Scully Ave

3. Eightfold Coffee

4. Guisados - 1261 Sunset Blvd

5. The Douglas Bar - 1400 Sunset Blvd

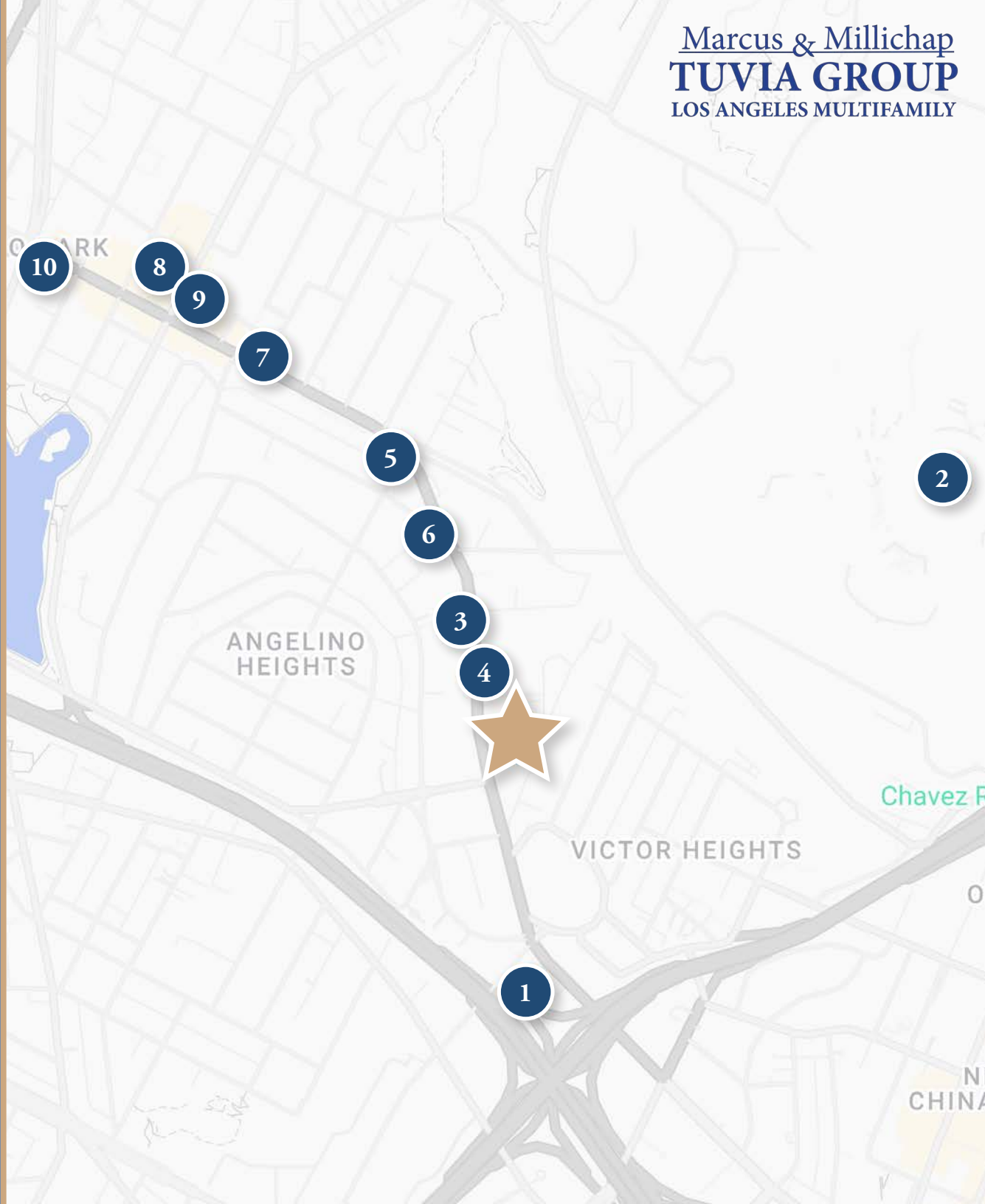
6. Tsubaki - 1356 Allison Ave

7. Stereoscope Coffee - 1501 Sunset Blvd

8. Walgreens - 1625 Sunset Blvd

9. Crossroads Trading - 1316 Echo Park Ave

10. The Echo - 1822 Sunset Blvd



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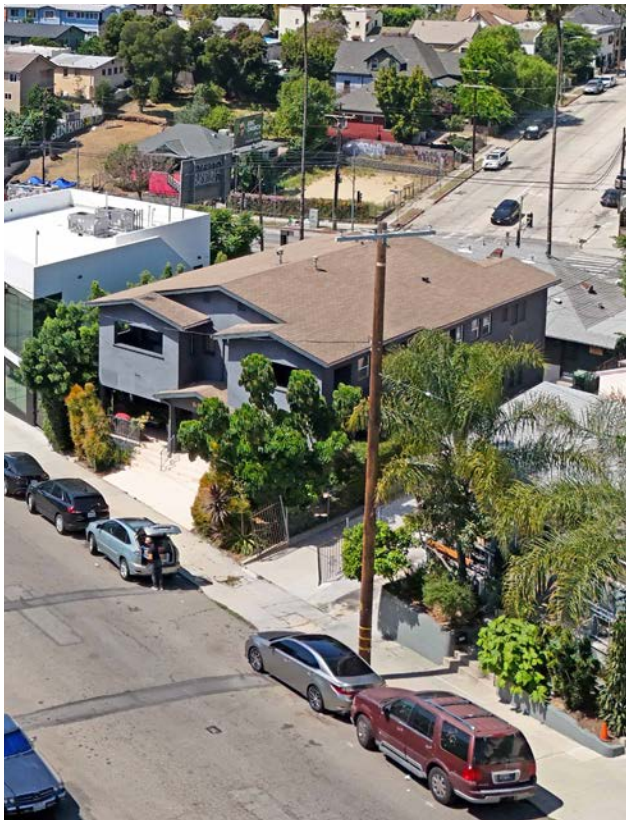



The Steinway


The Steinway




The Steinway

















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RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
931	Three Bed / Two Bath			$3,017		$4,600	
933	One Bed / One Bath			$3,555		$3,400	
933 1/2	One Bed / One Bath			$2,668		$3,400	
935	One Bed / One Bath			$2,912		$3,400	
935 1/2	One Bed / One Bath			$3,000		$3,400	
Total			**4,893 SF**	**$15,152**	**$3.10**	**$18,200**	**$3.72**

PRICING DETAIL

SUMMARY		
List Price		$1,875,000
Down Payment	25%	$468,750
Number of Units		5
Price Per Unit		$375,000
Price Per SqFt		$383.20
Gross SqFt		4,893 SF
Lot Size		5,791 SF
Year Built/Renovated		1917/2016

RETURNS	CURRENT	MARKET
CAP Rate	6.83%	8.64%
GRM	10.31	8.59
Cash-on-Cash	5.96%	13.22%
Debt Coverage Ratio	1.28	1.62

FINANCING		1ST LOAN
Loan Amount	75%	$1,406,250
Loan Type		New
Interest Rate		5.90%
Amortization		30 Years
Year Due		2031

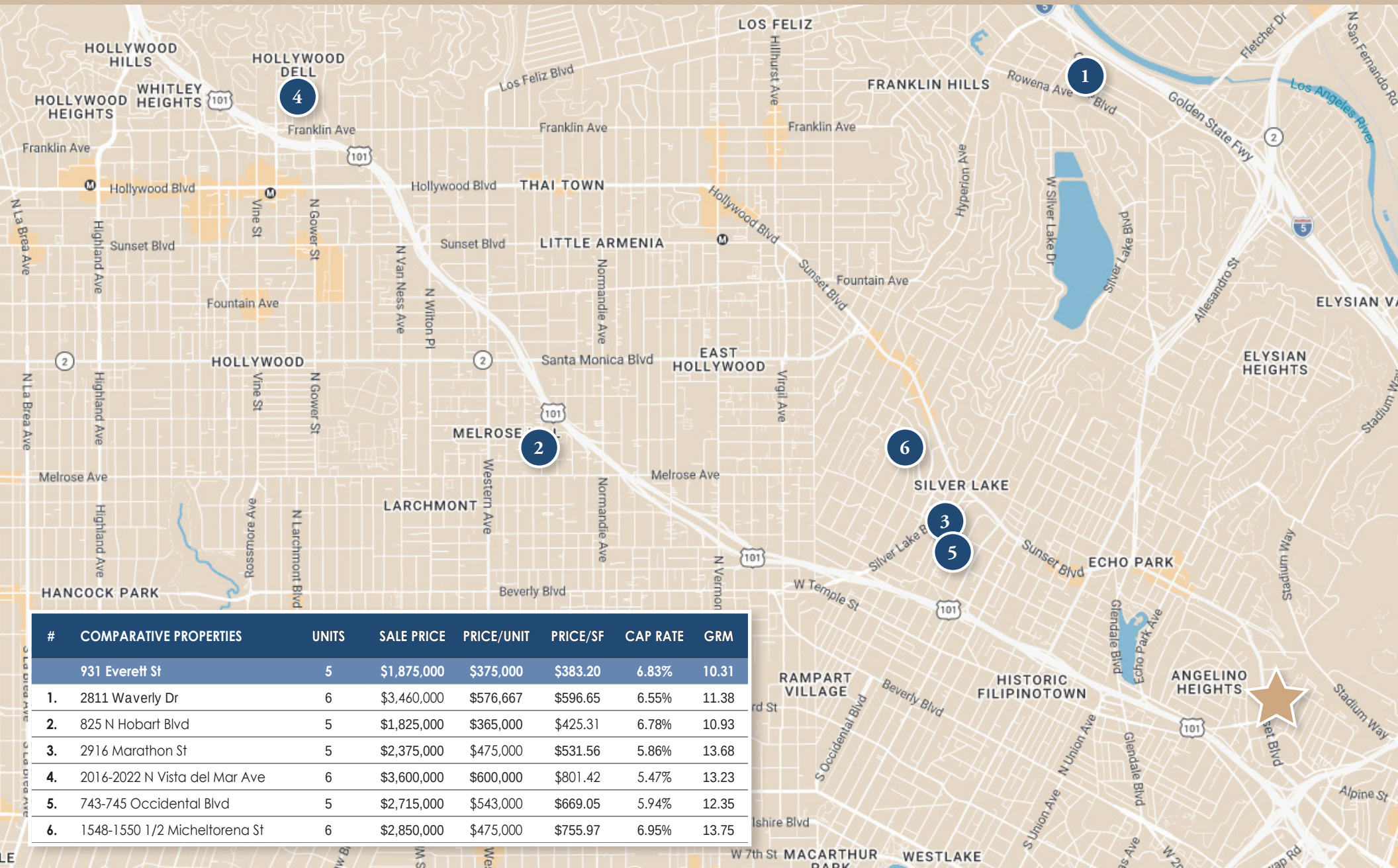
UNITS	UNIT TYPE	CURRENT	MARKET
4	One-Bedroom	$3,034	$3,200
1	Three-Bedroom	$3,017	$4,600

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$181,822**		**$218,400**
Less: Vacancy/Deductions	3.0%	$5,455	3.0%	$6,552
Total Effective Rental Income		$176,368		$211,848
Effective Gross Income		$176,368		$211,848
Less: Expenses	27.4%	$48,357	23.5%	$49,776
Net Operating Income		**$128,011**		**$162,072**
Cash Flow		$128,011		$162,072
Debt Service		$100,092		$100,092
Net Cash Flow After Debt Service	5.96%	$27,919	13.22%	$61,980
Principal Reductions		$17,594		$18,660
Total Return	**9.71%**	**$45,513**	**17.20%**	**$80,641**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$22,500	$22,500
Insurance	$7,340	$7,340
Utilities*	$4,702	$4,702
Repairs & Maintenance	$1,500	$1,500
General & Administrative	$1,250	$1,250
Landscaping	$1,080	$1,080
Pest Control	$480	$480
Cleaning & Janitorial	$1,200	$1,200
Operating Reserves	$1,250	$1,250
Management Fee	$7,055	$8,474
Total Expenses	**$48,357**	**$49,776**
Expenses/Unit	$9,671	$9,955

*** Denotes Actual Expense(s).**

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	931 Everett St	5	$1,875,000	$375,000	$383.20	6.83%	10.31
1.	2811 Waverly Dr	6	$3,460,000	$576,667	$596.65	6.55%	11.38
2.	825 N Hobart Blvd	5	$1,825,000	$365,000	$425.31	6.78%	10.93
3.	2916 Marathon St	5	$2,375,000	$475,000	$531.56	5.86%	13.68
4.	2016-2022 N Vista del Mar Ave	6	$3,600,000	$600,000	$801.42	5.47%	13.23
5.	743-745 Occidental Blvd	5	$2,715,000	$543,000	$669.05	5.94%	12.35
6.	1548-1550 1/2 Micheltorena St	6	$2,850,000	$475,000	$755.97	6.95%	13.75

SALES COMPARABLES



931 EVERETT ST
LOS ANGELES, CA 90026

PRICING INFORMATION	
List Price	$1,875,000
Number of Units	5
Price/Unit	$375,000
Price/SF	$383.20
Cap Rate	6.83%
GRM	10.31
Lot SF	5,791 SF
Year Built/Renovated	1917/2016

UNIT MIX	
4	1 Bed / 1 Bath
1	3 Bed / 2 Bath



2811 WAVERLY DR
LOS ANGELES, CA 90039

PRICING INFORMATION	
Sale Price	$3,460,000
COE Date	11/13/2025
Number of Units	6
Price/Unit	$576,667
Price/SF	$596.65
Cap Rate	6.55%
GRM	11.38
Lot SF	9,583 SF
Year Built/Renovated	1954/2021

UNIT MIX	
6	2 Bed / 2 Bath



825 N HOBART BLVD
LOS ANGELES, CA 90029

PRICING INFORMATION	
Sale Price	$1,825,000
COE Date	9/2/2025
Number of Units	5
Price/Unit	$365,000
Price/SF	$425.31
Cap Rate	6.78%
GRM	10.93
Lot SF	5,965 SF
Year Built	1924

UNIT MIX	
4	2 Bed / 1 Bath
1	5 Bed / 3 Bath

SALES COMPARABLES



2916 MARATHON ST
LOS ANGELES, CA 90026

PRICING INFORMATION	
Sale Price	$2,375,000
COE Date	1/29/2025
Number of Units	5
Price/Unit	$475,000
Price/SF	$531.56
Cap Rate	5.86%
GRM	13.68
Lot SF	7,383 SF
Year Built	1921

UNIT MIX	
4	1 Bed / 1 Bath
1	2 Bed / 1 Bath



2016-2022 N VISTA DEL MAR AVE
LOS ANGELES, CA 90068

PRICING INFORMATION	
Sale Price	$3,600,000
COE Date	11/26/2024
Number of Units	6
Price/Unit	$600,000
Price/SF	$801.42
Cap Rate	5.47%
GRM	13.23
Lot SF	12,267 SF
Year Built	1921

UNIT MIX	
5	1 Bed / 1 Bath
1	2 Bed / 2.5 Bath



743-745 OCCIDENTAL BLVD
LOS ANGELES, CA 90026

PRICING INFORMATION	
Sale Price	$2,715,000
COE Date	8/27/2024
Number of Units	5
Price/Unit	$543,000
Price/SF	$669.05
Cap Rate	5.94%
GRM	12.35
Lot SF	6,970 SF
Year Built	1922

UNIT MIX	
2	1 Bed / 1 Bath
1	2 Bed / 1 Bath
2	3 Bed / 2 Bath

SALES COMPARABLES

6

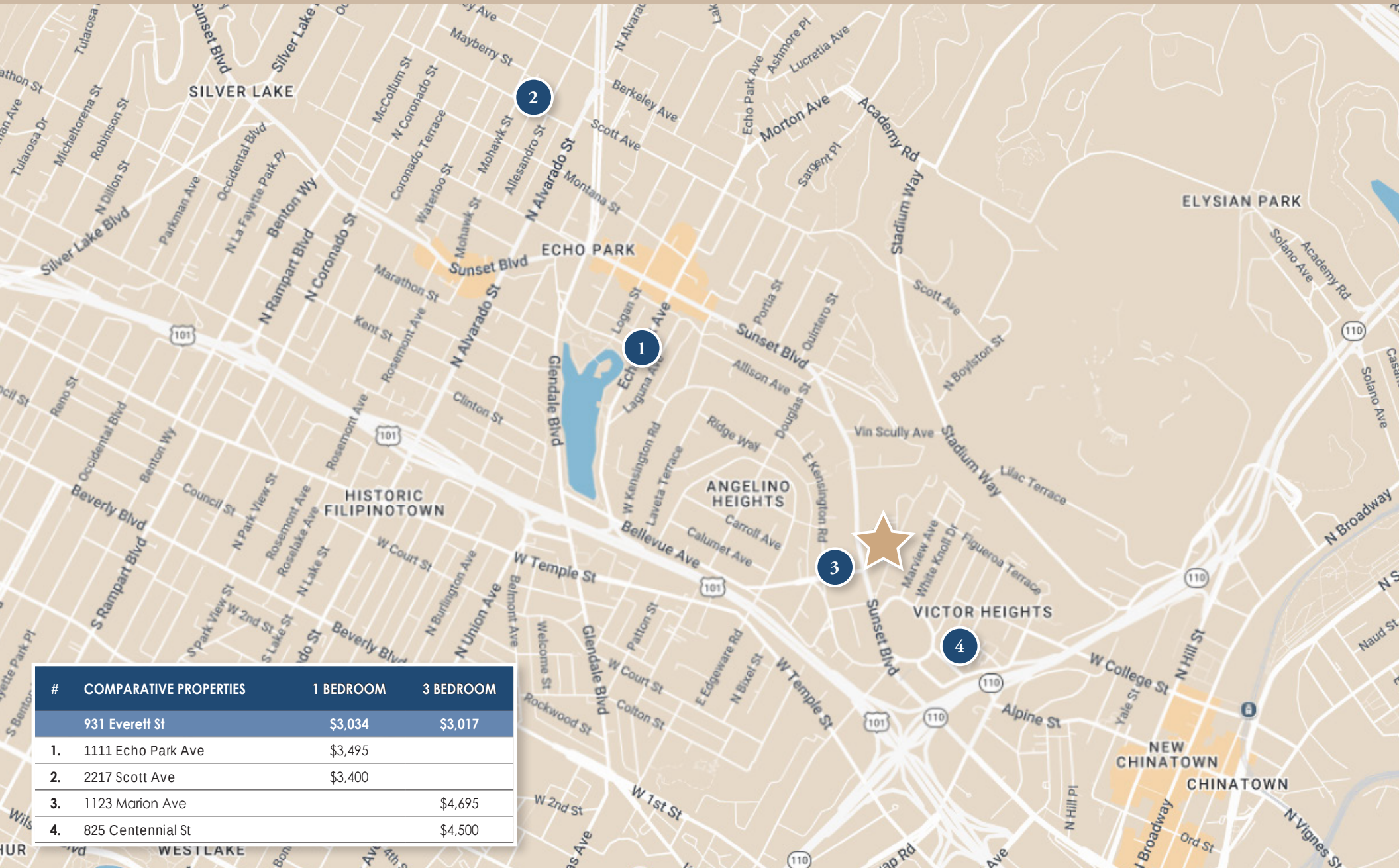


1548-1550 1/2 MICHELTORENA ST
LOS ANGELES, CA 90026

PRICING INFORMATION	
Sale Price	$2,850,000
COE Date	7/9/2024
Number of Units	6
Price/Unit	$475,000
Price/SF	$755.97
Cap Rate	6.95%
GRM	13.75
Lot SF	7,405 SF
Year Built	1923

UNIT MIX	
2	Studio
4	1 Bed / 1 Bath

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	1 BEDROOM	3 BEDROOM
	931 Everett St	$3,034	$3,017
1.	1111 Echo Park Ave	$3,495	
2.	2217 Scott Ave	$3,400	
3.	1123 Marion Ave		$4,695
4.	825 Centennial St		$4,500

RENT COMPARABLES

		SUBJECT PROPERTY	1 BEDROOM	3 BEDROOM
		931 Everett St Los Angeles, CA 90026	$3,034	$3,017
#		**RENT COMPARABLES**	**1 BEDROOM**	**3 BEDROOM**
1		1111 Echo Park Ave Los Angeles, CA 90026	$3,495	
2		2217 Scott Ave Los Angeles, CA 90026	$3,400	
3		1123 Marion Ave Los Angeles, CA 90026		$4,695
4		825 Centennial St Los Angeles, CA 90012		$4,500
		AVERAGE	**$3,448**	**$4,598**

ECHO PARK

A Rapidly Gentrifying Community with Endless Retail Options



LOCATION HIGHLIGHTS

Echo Park is a dynamic and culturally vibrant submarket in Los Angeles, home to roughly 33,161 residents with a median age of 38. The neighborhood's median household income is approximately $95,706, with the average household income closer to $118,493, reflecting a mix of long-term residents and younger professionals moving into the area.

Echo Park's housing stock blends historic Victorian and Craftsman homes with newer multifamily and mixed-use developments, driving both buyer and rental demand. Recent projects include a 62-unit apartment building at 222 N Alvarado St, with in-place rents averaging $2,450 per month and comparable one-bedroom units renting between $2,340–$2,790.

Larger developments are also underway, including Sunset + Everett, a 327-unit mixed-use project with ground-floor retail and affordable housing, slated for completion within the next few years, and The Court Residences, a 189-unit workforce housing project targeting households earning up to 80% of Area Median Income.

Echo Park combines urban energy, walkable streets, vibrant dining and nightlife, and access to green spaces like Echo Park Lake, making it a compelling submarket for both residents and investors.

Average Household Income of $95,706

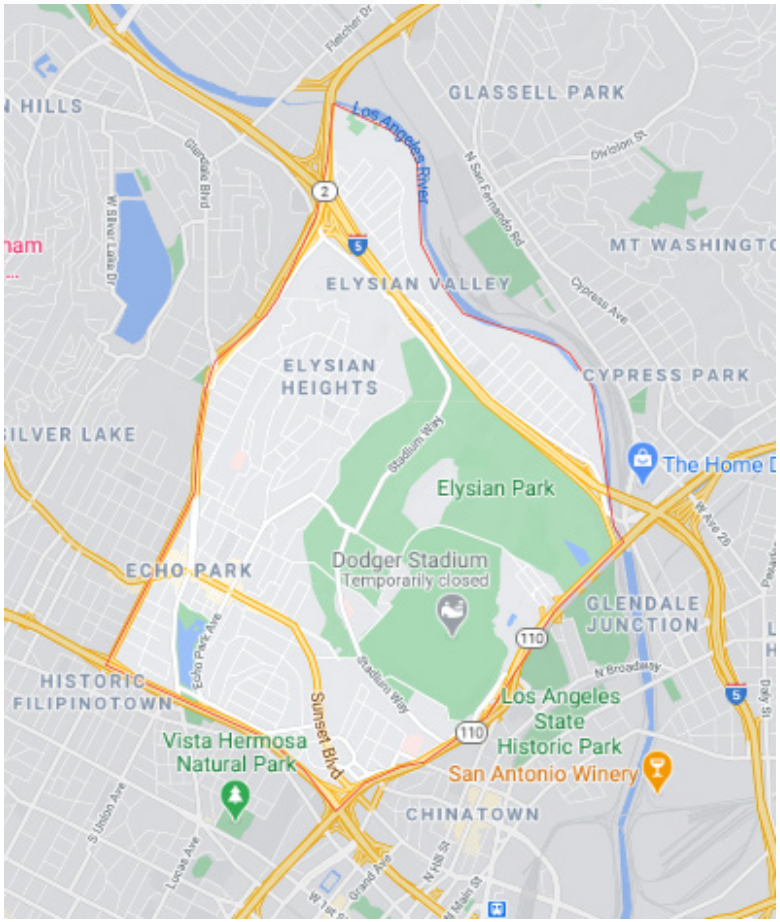
Competitive Local Housing Market with Low Vacancy Rates

Population of 544,947 Within a Three (3) Mile Radius

Echo Park Lake

ECHO PARK OVERVIEW

93	62	50
WALK SCORE	TRANSIT SCORE	BIKE SCORE
WALKER'S PARADISE Daily errands do not require a car	GOOD TRANSIT Many nearby public transportation options	BIKEABLE Some bike infrastructure



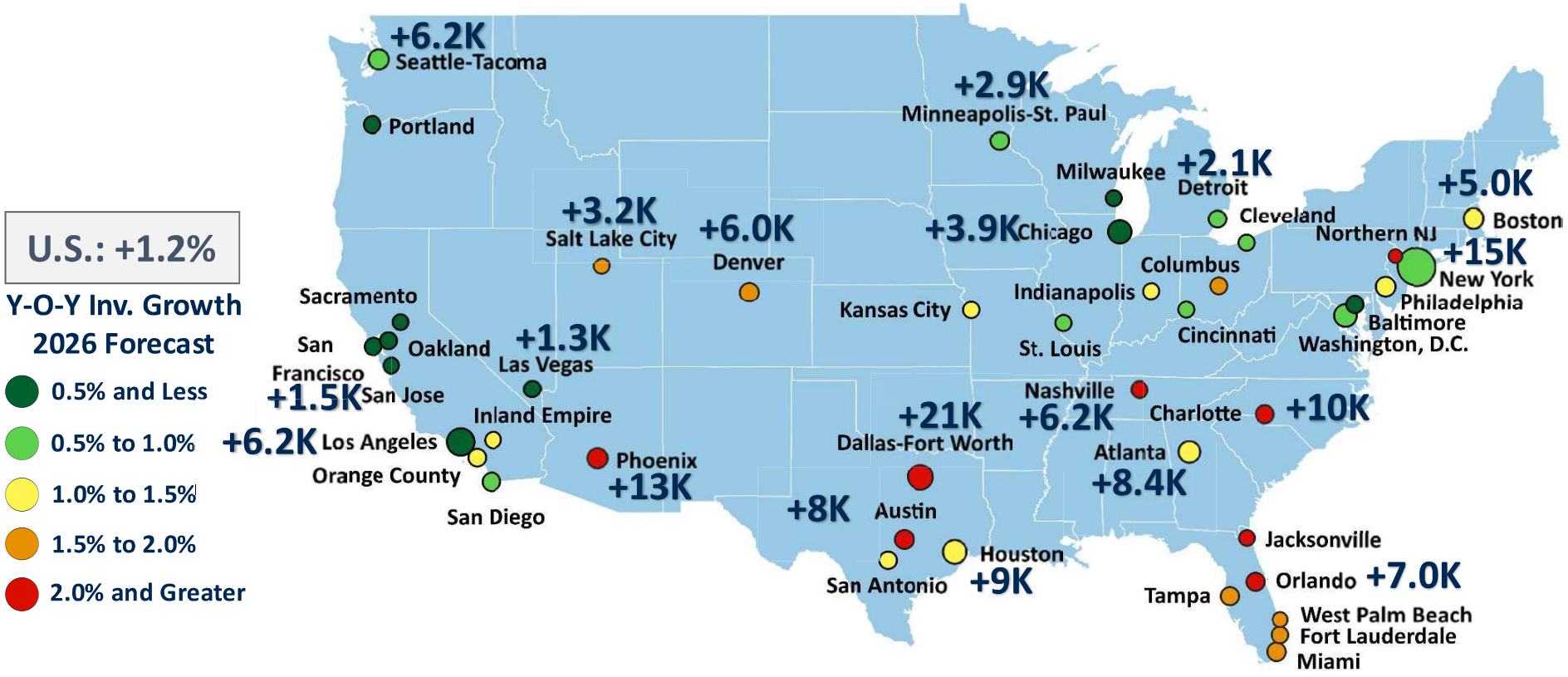
Echo Park is one of Los Angeles's most dynamic and culturally rich submarkets, offering a blend of historic charm, urban vibrancy, and ongoing real estate growth. Situated just northwest of Downtown LA, the neighborhood benefits from a central location with easy access to freeways, nearby job centers, and surrounding communities such as Silver Lake, Westlake, and Echo Park Lake. Its tree-lined streets, historic Victorian and Craftsman homes, and hillside bungalows provide a visually distinctive streetscape, while new multifamily and mixed-use developments have expanded housing options and contributed to rising property values. The area is highly walkable, with scores ranging from the low 80s to mid-90s depending on the block, and offers good public transit connections as well as moderate bikeability, making it appealing to young professionals and families alike.

Amenities in Echo Park are abundant and diverse. Residents enjoy the iconic Echo Park Lake, with its paddle boats, walking paths, and regular community events. The neighborhood also features an eclectic array of restaurants, cafes, bars, boutique retail, and independent galleries, particularly along Sunset Boulevard, Alvarado Street, and near the Silver Lake border. Cultural offerings include annual festivals such as the Lotus Festival, live music venues, and public art installations, reinforcing the area's reputation as a creative hub.

Echo Park's real estate market is active and competitive, with recent developments like the 62-unit Alvarado Street apartments and the larger Sunset + Everett project bringing modern amenities, mixed-use options, and affordable housing components to the neighborhood. This growth reflects a broader trend of redevelopment and investment that balances historic preservation with modern urban living. With its combination of central location, lifestyle amenities, walkability, and a strong pipeline of both market-rate and affordable housing, Echo Park continues to attract residents seeking an authentic LA experience, making it a prime submarket for homeowners, renters, and investors alike.

MARKET OVERVIEW

2026 Multifamily Inventory Growth: Easing In Most Metros – Still Elevated In Sunbelt



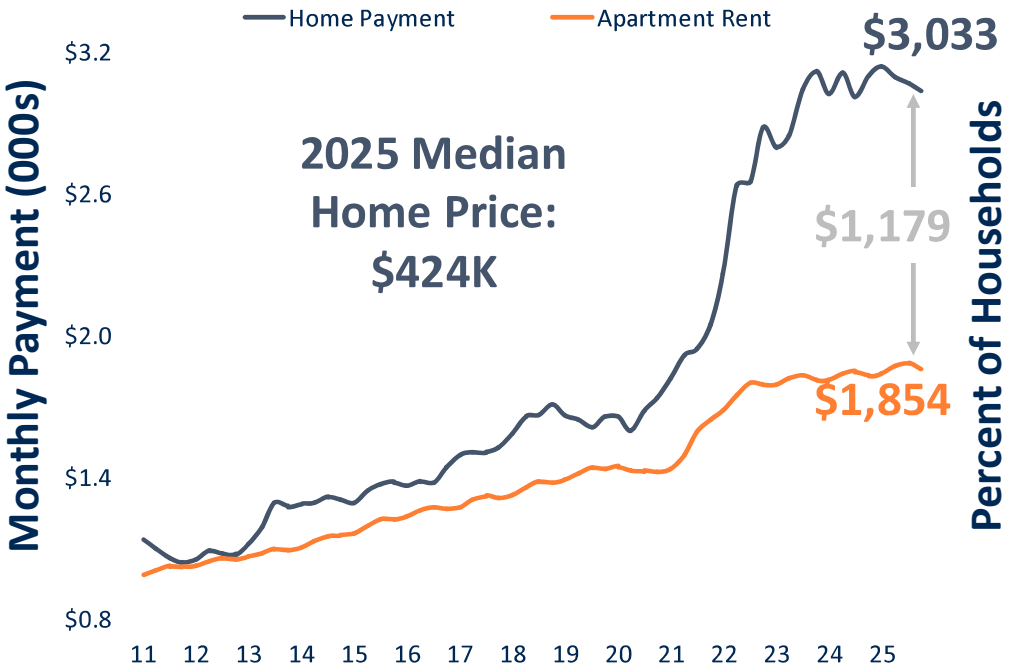
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Marcus & Millichap

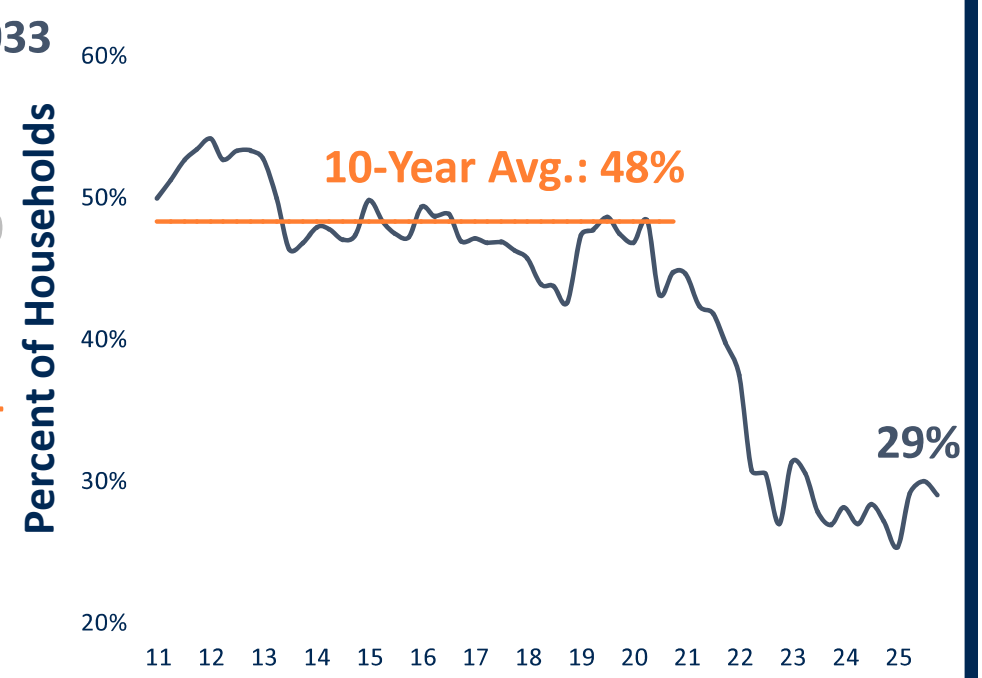
MARKET OVERVIEW

Housing Affordability Gap Remains Wide; Loan Qualification A Significant Homebuyer Barrier

Affordability Gap Between Monthly Home Payment and Apartment Rent



Share of Households That Qualify For Loan on Median-Priced Home

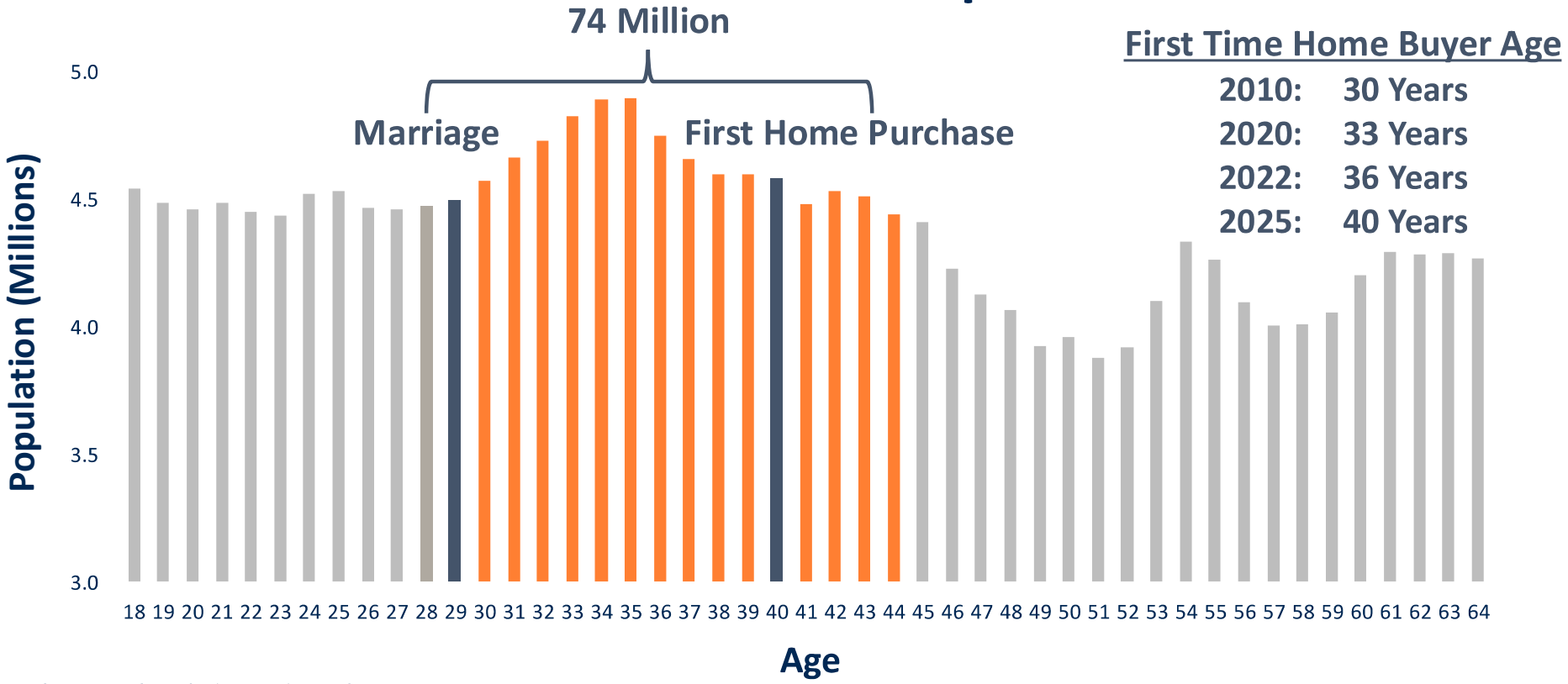


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand

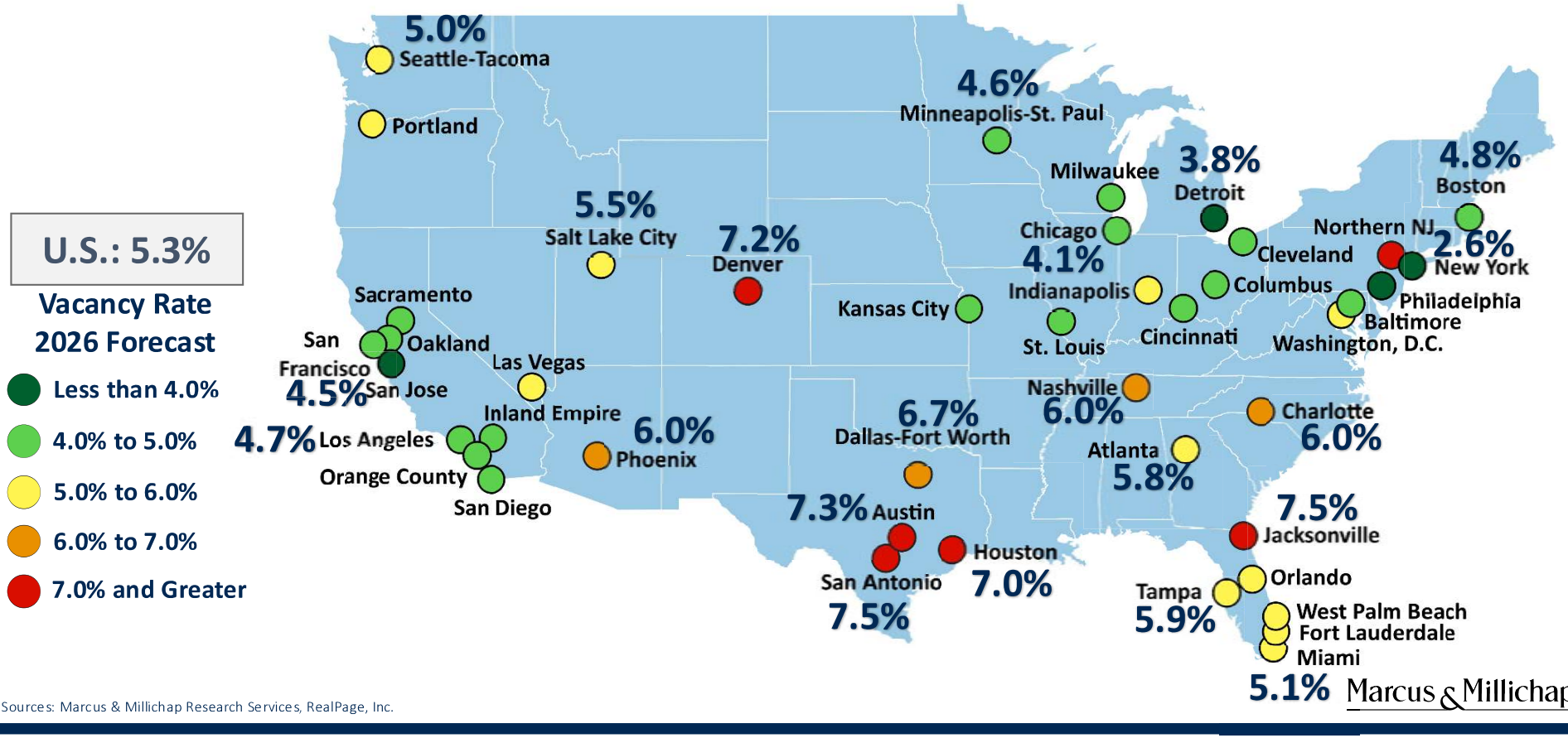


Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

Marcus & Millichap

MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



Sources: Marcus & Millichap Research Services, RealPage, Inc.

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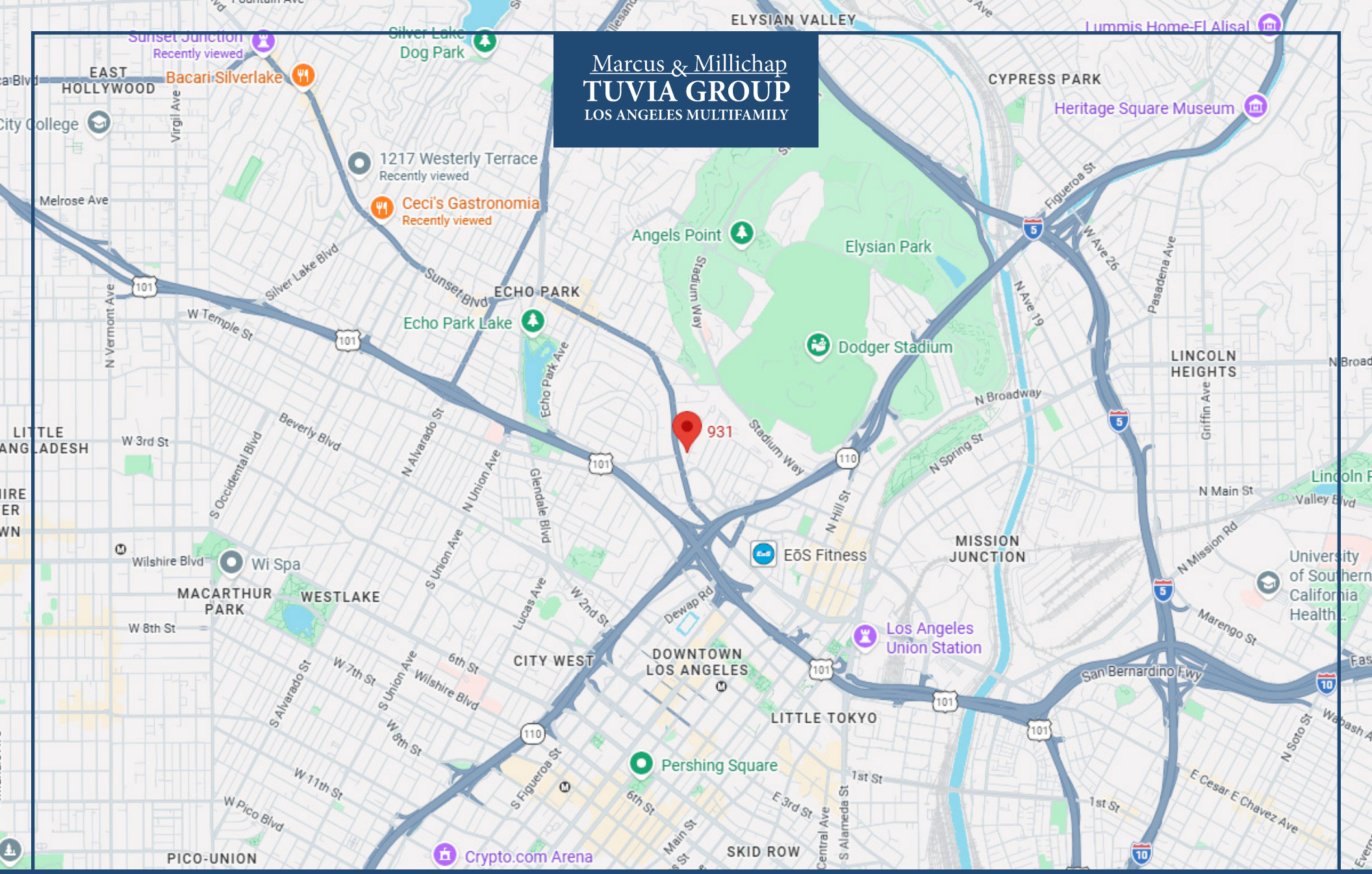
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931 EVERETT ST