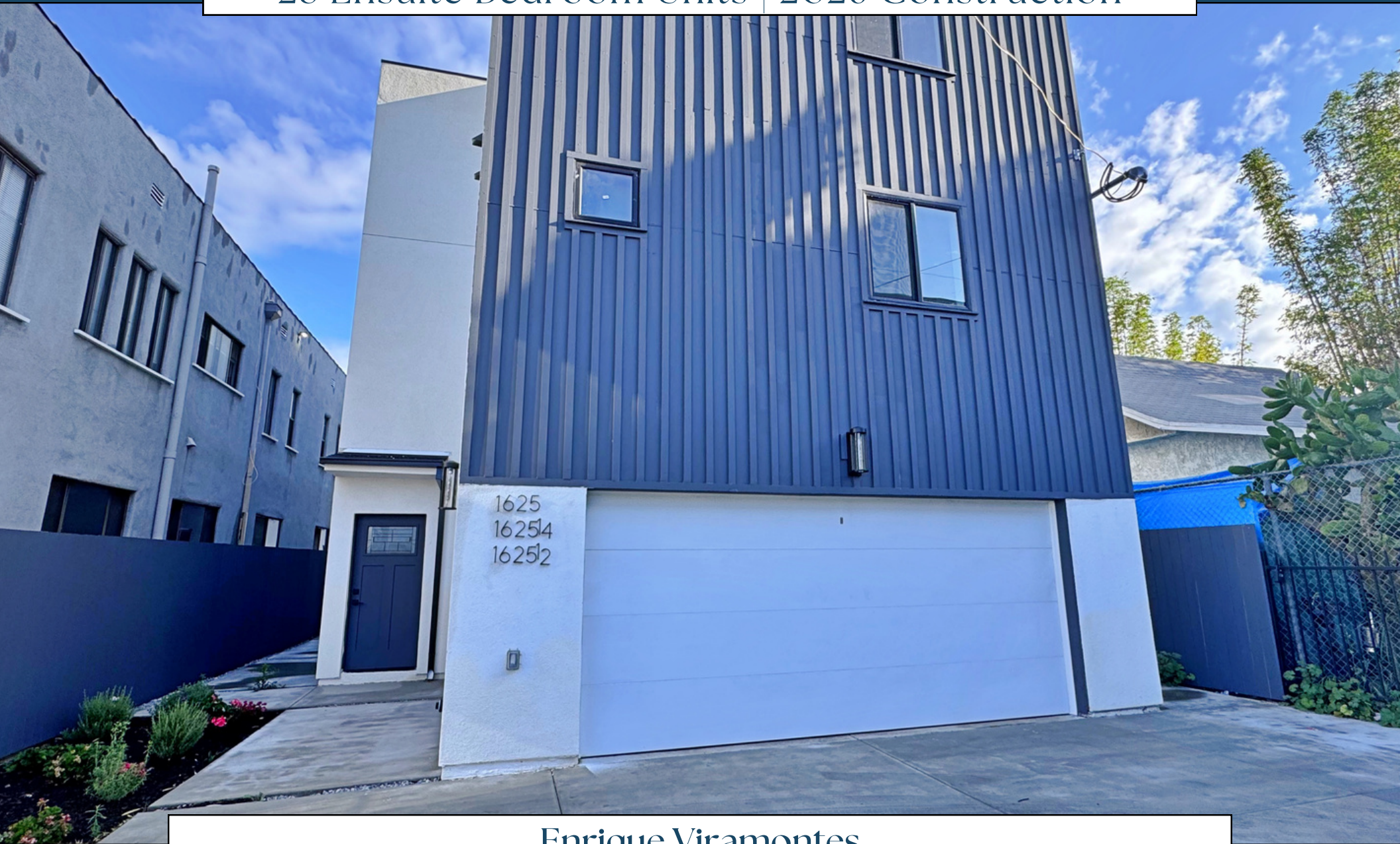


1625 W 37th Pl | Los Angeles, CA 90018
28 Ensuite Bedroom Units | 2026 Construction



Enrique Viramontes
www.owncre.com | ev@owncre.com
213.233.4363 | Cal DRE #01372010

1625 West 37th Place

Property Profile

Property Address:	1625 W 37th Pl Los Angeles, CA 90018
Assessor Parcel #:	5041-025-021
Ensuite Bedroom Units:	28
Year Built:	2026
Building Size:	8,036
Lot Size:	6,000
Zoning:	LAR2
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Garage



Investment Highlights

- Recently completed asset with Certificate of Occupancy issued February 2026
- Core USC submarket location with consistent tenant demand
- 28 ensuite bedrooms across three expansive units, optimized for shared housing efficiency
- Walkable access to the Metro Expo Line and multiple public transportation nodes
- Not subject to rent control, allowing for dynamic rent growth and operational flexibility

Investment Summary

Presenting an exceptional opportunity to acquire a brand-new, purpose-built apartment building located at 1625 W 37th Pl, Los Angeles, CA. Thoughtfully designed for long-term durability and high tenant demand, this modern property offers 28 bedrooms with private en-suite bathrooms across three expansive units, each crafted with designer finishes and high-quality construction standards.

Situated just minutes from USC and steps from the Metro Expo Line (in addition to other public transportation options), the building is ideally positioned to attract students, young professionals, and the growing co-living market. Each unit features a spacious community living room, generous kitchen, and substantial storage, providing an elevated living experience tailored to shared housing needs.

With no rent control restrictions due to its new-construction status, investors benefit from full operational flexibility and the ability to maximize income from day one. At the asking price, the asset delivers strong cash flow with a cap rate exceeding 7.5%, making it a high-yield opportunity priced below current market alternatives. The Certificate of Occupancy issued and dated February 2026.

This is a rare chance to secure a high-performing, well-located, and newly built asset in one of Los Angeles' most resilient rental corridors.



Enrique Viramontes, Senior Executive Vice President
213.233.4363 | www.OWNCRE.com

1625 West 37th Place

Subject Photos



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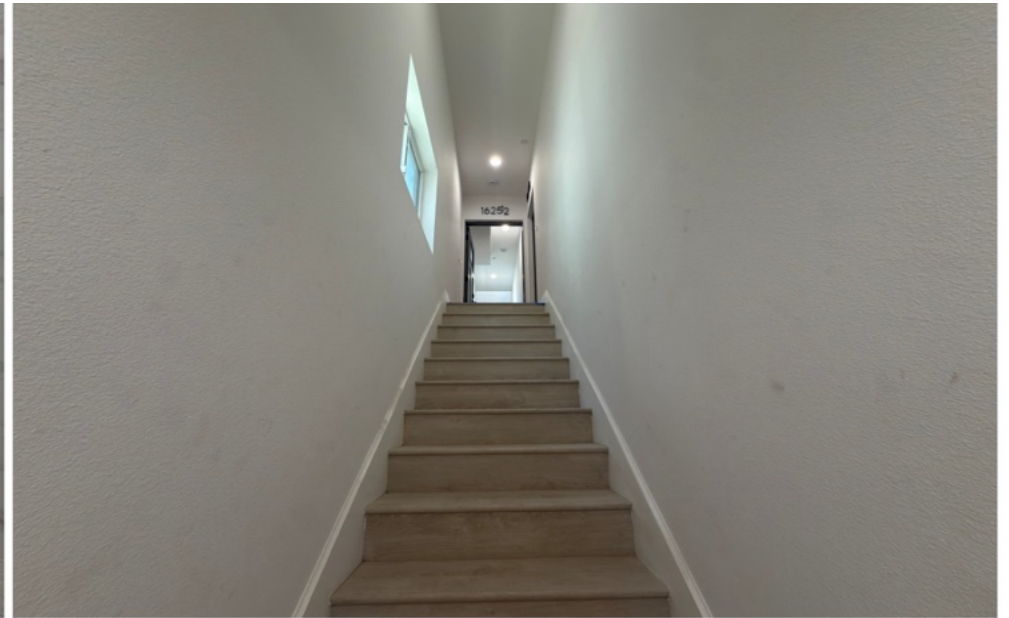


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Subject Aerial

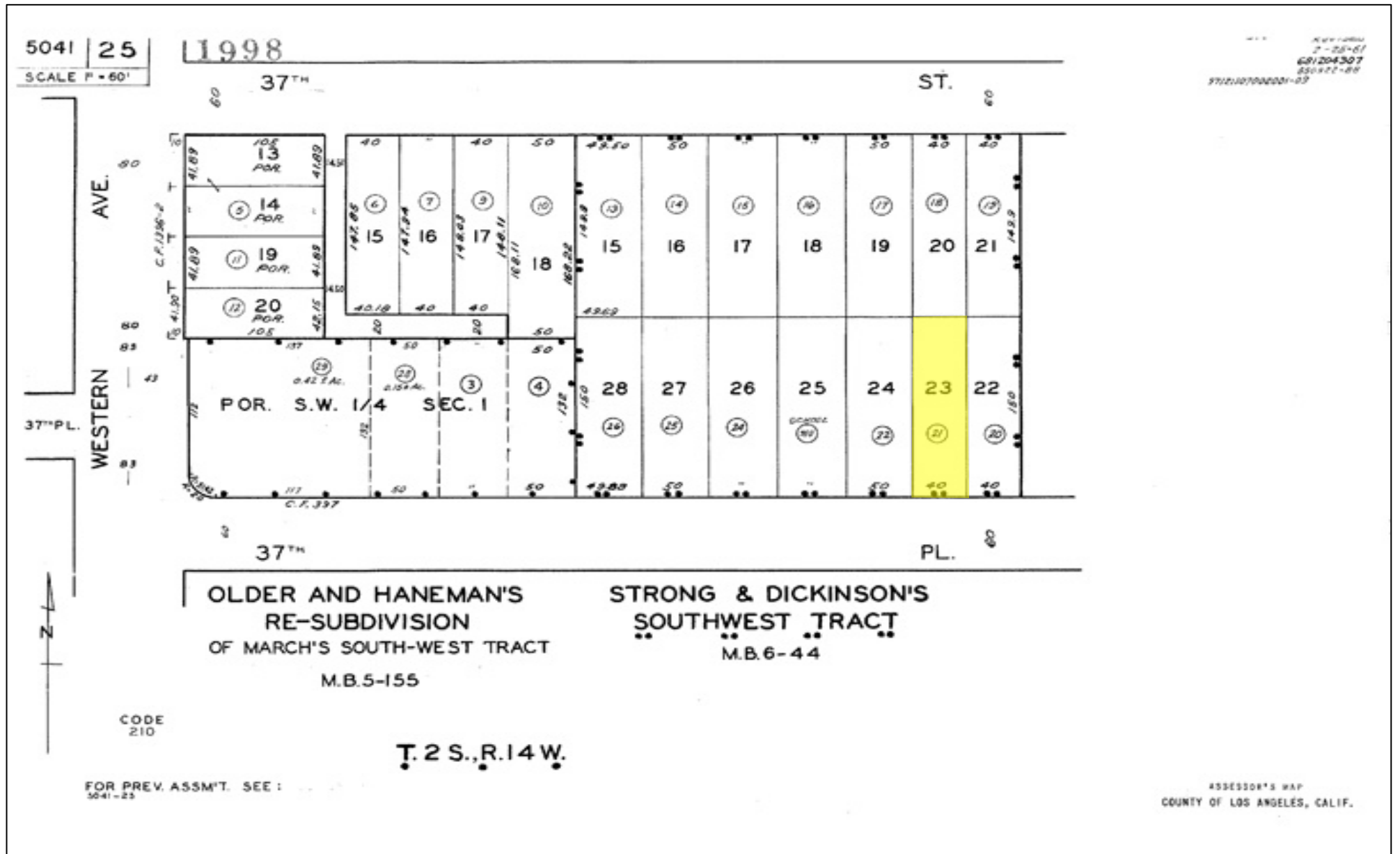


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213.233.4363 | www.OWNCRE.com

1625 West 37th Place

Parcel Map



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213.233.4363 | www.OWNCRE.com

1625 West 37th Place

Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
1625 (9 bd + 9 ba) - 1st Floor	1625 - Room 1	\$1,350	\$1,425
	1625 - Room 2	\$1,350	\$1,425
	1625 - Room 3	\$1,350	\$1,425
	1625 - Room 4	\$1,350	\$1,425
	1625 - Room 5	\$1,350	\$1,425
	1625 - Room 6	\$1,350	\$1,425
	1625 - Room 7	\$1,350	\$1,425
	1625 - Room 8	\$1,350	\$1,425
	1625 - Room 9	\$1,350	\$1,425
1625 1/4 (9 bd + 9 ba) - 2nd Floor	1625 1/4 - Room 1	\$1,350	\$1,425
	1625 1/4 - Room 2	\$1,350	\$1,425
	1625 1/4 - Room 3	\$1,350	\$1,425
	1625 1/4 - Room 4	\$1,350	\$1,425
	1625 1/4 - Room 5	\$1,350	\$1,425
	1625 1/4 - Room 6	\$1,350	\$1,425
	1625 1/4 - Room 7	\$1,350	\$1,425
	1625 1/4 - Room 8	\$1,350	\$1,425
	1625 1/4 - Room 9	\$1,350	\$1,425
1625 1/2 (10 bd + 10 ba) - 2nd Floor	1625 1/2 - Room 1	\$1,350	\$1,425
	1625 1/2 - Room 2	\$1,350	\$1,425
	1625 1/2 - Room 3	\$1,350	\$1,425
	1625 1/2 - Room 4	\$1,350	\$1,425
	1625 1/2 - Room 5	\$1,350	\$1,425
	1625 1/2 - Room 6	\$1,350	\$1,425
	1625 1/2 - Room 7	\$1,350	\$1,425
	1625 1/2 - Room 8	\$1,350	\$1,425
	1625 1/2 - Room 9	\$1,350	\$1,425
	1625 1/2 - Room 10	\$1,350	\$1,425
Total:		\$37,800	\$39,900



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1625 W 37th Pl, Los Angeles, CA 90018

Combined Financial Analysis



Pricing Analysis

Price	\$	3,998,888
Down	40%	\$ 1,599,555
First Trust Deed		\$ 2,399,333
Interest Rate		6.00%
Price / Ensuite Bd	\$	142,817
Price / Sq Foot	\$	497.62
GRM		8.82
GRM (Proforma)		8.35
Cap Rate		7.65%
Cap Rate (Proforma)		8.22%

Property Profile

No. of Ensuite Bd	28
Year Built	2026
Square Footage	8,036
Lot Size	6,000
Construction Type	W/F Stucco
Roof Type	Composite
Parking	Garage
Parcel No.	5041-025-021

Agent Contact

Enrique Viramontes

Senior Executive Vice President

DRE License #01372010

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Unit Mix & Monthly Rent Schedule

Ensuite Bedrooms	Type	Current Income	Market Rent	Market Income
28	1 bd + 1 ba	\$ 37,800	\$ 1,425	\$ 39,900
Total Scheduled Rent		\$ 37,800		\$ 39,900

Annualized Income & Expenses

		Current		Market
Total Scheduled Gross Income		\$ 453,600		\$ 478,800
Vacancy Rate	5%	\$ 22,680	5%	\$ 23,940
Effective Operating Income		\$ 430,920		\$ 454,860
Expenses				
Property Taxes & D.A.		\$ 49,986		\$ 49,986
New Insurance Quote		\$ 10,045		\$ 10,045
Utilities		\$ 20,160		\$ 20,160
Trash		\$ 5,760		\$ 5,760
Repairs & Maintenance		\$ 10,000		\$ 10,000
Professional Management	5%	\$ 21,546	5%	\$ 22,743
Landscaping		\$ 1,800		\$ 1,800
Reserves		\$ 5,600		\$ 5,600
Total Expenses		\$ 124,897		\$ 126,094
Expenses Per Unit		\$ 4,461		\$ 4,503
Expenses Per Square Foot		\$ 15.54		\$ 15.69
Net Operating Income		\$ 306,023		\$ 328,766
Less Debt Service		\$ 172,623		\$ 172,623
Pre-Tax Cash Flow	8.34%	\$ 133,400	9.76%	\$ 156,143
Plus Principal Reduction		\$ 30,279		\$ 30,279
Total Return Before Taxes	10.23%	\$ 163,679	11.65%	\$ 186,422

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the condition of the property. Property taxes are based on a reassessment at the current tax rate. RE/MAX Commercial & Investment Realty and Agent make no warranty or representation about the content of this offering memorandum. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the present or future performance of the property. The presence of molds may adversely affect the property and the health of some. If you have questions or concerns regarding this issue conduct further inspections by a qualified professional.