

Leeward & 8th Street Apartments

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2910 Leeward/2809 W. 8th St.
Los Angeles, CA 90005

County:	Los Angeles
Property Type:	Multifamily Garden/Low-Rise
No. Units	54
Building Size:	35,910 SF
Occupancy:	98%
Price:	\$3,500,000
Price/Unit:	\$64,815
GRM:	8.03
Cap Rate:	6.09%
Year Built:	1923

Property Description

Leeward and 8th Street Apartments consist of two adjacent apartment communities, currently operating as one, this offering provides 54 apartment homes at affordable rental price points in an infill Los Angeles location. The property was built in 1923/1924 and provides studio, one-, and two-bedroom floor plans to area residents.

Location Description

Situated only two miles from the financial district of Downtown Los Angeles, and just south of the core of Koreatown, the subject property is located in an ideal rental market, which is reflected by the consistent 95-100% occupancy levels at the property.



- Separately metered for electricity and gas
- Two buildings that could be sold separately as an exit strategy
- Historically 95-100% occupied building
- Spacious studio floor plans promote long term tenancy
- Considerable frontage on three streets
- Nearby numerous bus stops and metro lines, creating easy access to public transportation

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