

1844 Thayer



1850 Thayer



1834 Thayer



1838 Thayer



1839 Thayer



A Five-Property Multi-Housing Portfolio | 24-Unit Value-Add Investment Opportunity

West Los Angeles | Los Angeles County | California



Jones Lang LaSalle Americas, Inc. ("JLL"),
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The Offering

JLL, as the exclusive advisor, presents the Thayer Portfolio—an exceptional 24-unit multifamily investment opportunity spanning five prime assets along Thayer Avenue in West Los Angeles. This rare offering represents a unique chance to acquire a concentrated portfolio of income-producing apartments in one of LA's most desirable and supply-constrained submarkets.

The portfolio consists of five strategically located properties at 1834, 1838, 1839, 1844, and 1850 Thayer Avenue, collectively encompassing 24 residential units across approximately 0.80 acres of prime West LA real estate. Built between 1937 and 1989, these well-maintained assets offer over 42,000 square feet of gross building area with a diverse mix of vintage charm and functionality.

The properties feature varying unit counts ranging from a single-unit asset to a 7-unit building, each with individual lot ownership providing investors with diverse revenue streams, maximum redevelopment flexibility, and streamlined operational efficiencies rarely available in the fragmented West LA multifamily market.

Located in West Los Angeles, the portfolio offers residents unparalleled access to premium employment centers, world-class amenities, and the enduring appeal of Westside living. This represents a rare opportunity to acquire a substantial multifamily portfolio with immediate cash flow and long-term appreciation potential in one of Southern California's most coveted rental markets.

Property Tours – Tours must be scheduled in advance by contacting Luc Whitlock. The owner and JLL respectively request that interested parties refrain from contacting on-site personnel or residents.

Luc Whitlock

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Portfolio Overview



Address

1834-1850 Thayer Ave, West Los Angeles, CA 90025



Year Built

1937 - 1989



Number of Buildings

5



Number of Units

24

- Conventional Units: 23
- Single-Family Rental: 1 (1838 Thayer Ave)



Average Unit Size

±1,419 SF



Total Net Rentable Sq. Ft.

±34,053 SF



Total Acreage

0.80



Construction Type

Woodframe / Stucco

Thayer Portfolio: Premium Floorplans with Strong Value-Add Upside



1838 Thayer

A single-family rental property constructed in 1937, containing 1,692 net rentable SF situated on a 6,753 SF lot.



1834 Thayer

A 5-unit multifamily property built in 1966, featuring 8,936 net rentable SF on a 6,970 SF lot. The property offers an average unit size of $\pm 1,787$ SF.



1850 Thayer

A 7-unit multifamily building constructed in 1962, containing 7,405 net rentable SF on a 7,405 SF lot. The property features an average unit size of $\pm 1,057$ SF.



1839 Thayer

A 4-unit multifamily building constructed in 1947, encompassing 4,820 net rentable SF on a 7,013 SF lot. Each unit averages $\pm 1,205$ SF of living space.



1844 Thayer

A 7-unit multifamily property built in 1989, offering 11,200 net rentable SF on a 6,739 SF lot. Each unit averages $\pm 1,600$ SF of living space, with a massive, vacant penthouse unit at $\pm 3,400$ SF.

The Epicenter of LA's Most Dominant Employment Hubs

West Los Angeles' unique combination of a highly educated workforce, a surplus of Class-A office space, and a vibrant, creative culture has cemented the submarket as the epicenter of Silicon Beach—one of the largest and most dynamic technology employment centers across the globe. Los Angeles is home to an impressive tech workforce of over 375,000 people and is recognized as the third-largest startup ecosystem in the U.S. and fourth globally by funding. In addition to industry giants like Google, Hulu, Snap Inc., Netflix, and Amazon, Silicon Beach houses thousands of innovative startups and is supported by a robust network of targeted incubator and accelerator programs, including Amplify.LA and Science Inc. This concentration of talent, capital, and a thriving business ecosystem makes it a premier destination for both established corporations and emerging companies.

±225,842
AVG. HH INCOME (1-MI. RADIUS)

±107,000
JOBS WITHIN SILICON BEACH

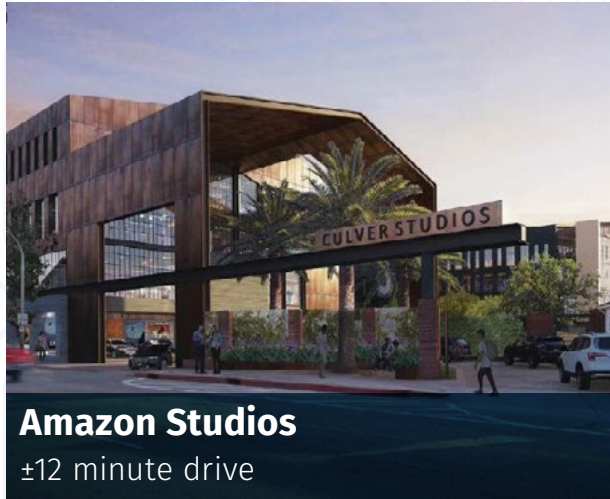
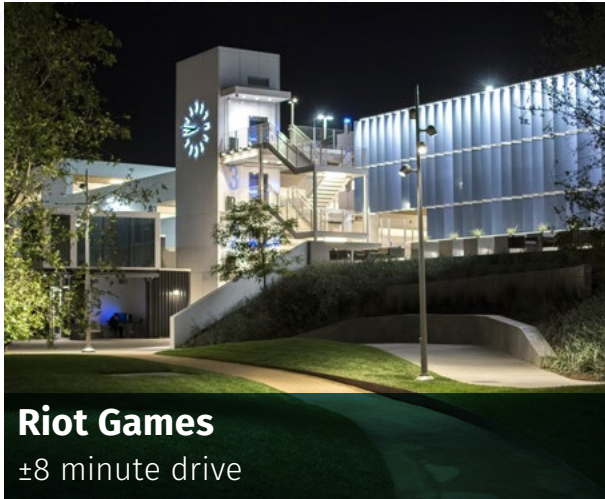
±31.4M
SF OF OFFICE SPACE IN SILICON BEACH

±375,000
TECH WORKERS IN LOS ANGELES



Ideal Proximity to New Transformative Developments

In addition to the variety of existing Fortune 500 companies surrounding the Property, the technology and media hub's footprint is continuously expanding. Situated within a ±8 minute drive from the Property, Riot Games office campus features over a million square feet of cutting edge creative office space across West Los Angeles growing the company into one of the region's largest office tenants. Following in Riot Games footsteps, HBO's new headquarters at Ivy Station, Apple's office expansion in Culver City, and the new UCLA Research Park development are expected to add an additional ±1.48 million square feet of class-A office and R&D space.



West Los Angeles At a Glance

±100,730
TOTAL POPULATION

67%
RENTERS RATE

±\$202,872
AVG. WEST LA HOUSEHOLD INCOME (WITHIN A 1-MILE RADIUS)

\$1.68M
AVG. SINGLE FAMILY HOME PRICE

±76%
BACHELOR'S DEGREE+ (WITHIN A 1-MILE RADIUS)

38
MEDIAN AGE

Sources: JLL Research, Costar, Census Reporter, Zillow

Discount to Homeownership

Monthly Cost of Homeownership	
Median Single-Family Home Price (90025)	\$1,187,000
Monthly Debt Service Payment	\$6,079
Homeowner Insurance	\$166
Property Taxes	\$300
Repairs & Maintenance	\$250
Monthly Homeownership Expense	\$6,795
Average Asking Rent in 90025	\$3,056
Discount to Ownership	55%

Unmatched West Los Angeles Location Surrounded by World-Class Amenities

Strategically positioned in West Los Angeles, the Thayer Portfolio benefits from proximity to multiple premier retail and lifestyle destinations. The property enjoys access to the luxury shopping corridors of Beverly Hills, featuring high-end retailers including Chanel, Prada, and Céline, as well as the diverse retail and dining offerings of Westwood Village. The location provides convenient access to Century City's corporate district and Santa Monica's coastal amenities. Surrounding the property are numerous dining, retail, and service establishments that create a dynamic urban environment, making this an ideal location for tenants seeking both convenience and prestige in one of Los Angeles' most desirable submarkets.



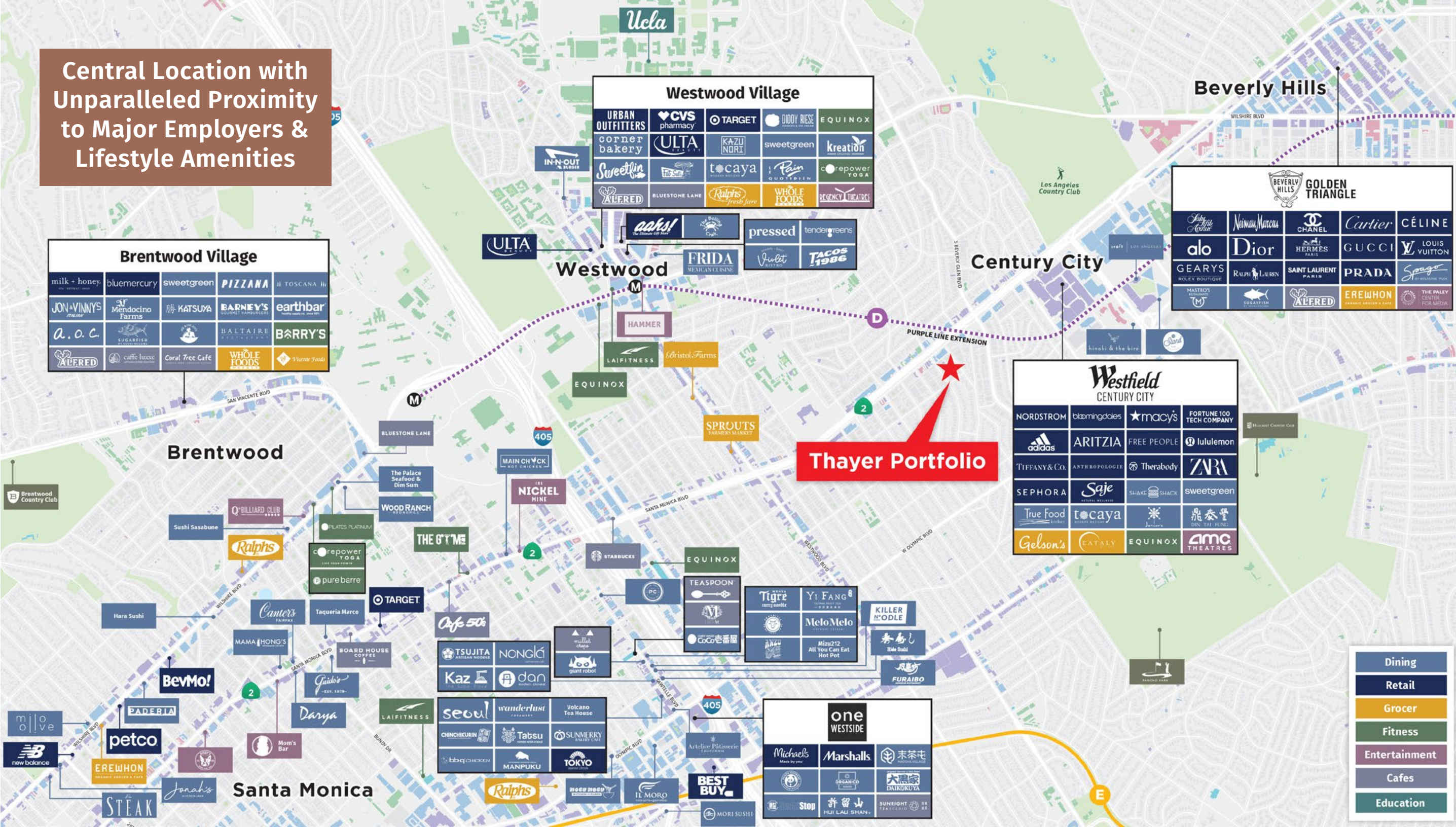
Golden Triangle Beverly Hills



Westwood Village



Brentwood Village



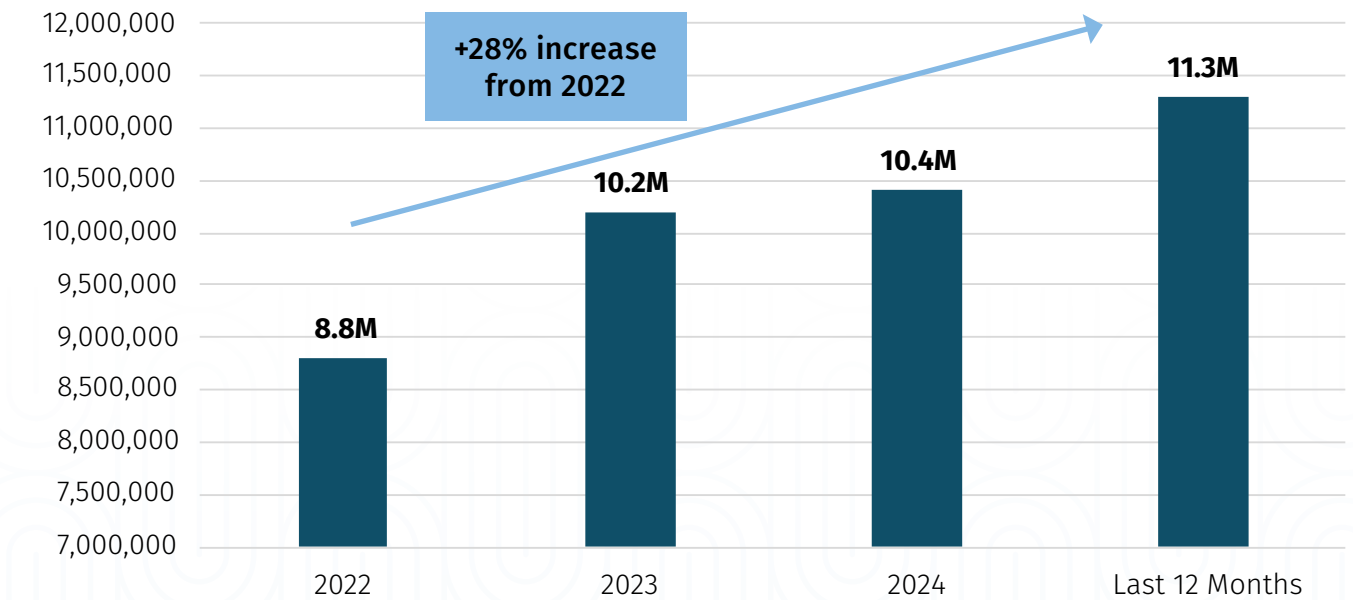
Minutes From Westfield Century City: LA's Premier Shopping Destination

The Thayer Portfolio benefits from an exceptional retail location, situated just 0.5 miles from Westfield Century City, one of the nation's premier shopping and lifestyle destinations. This proximity provides residents with immediate access to a world-class retail center that has become a powerful magnet for commerce, drawing an impressive 11.3 million visitors in the last 12 months, which represents a significant 28.4% increase from 2022. This strong performance has earned Westfield Century City its ranking as the 10th best regional mall in the United States and the 2nd best in California. The mall's appeal is rooted in its expertly curated collection of over 200 stores, including flagship anchors like Nordstrom and Bloomingdale's, along with a diverse tenant mix of high-end boutiques and popular retailers that cater to every need.

More than a shopping center, Westfield Century City is a sprawling urban oasis. Its open-air design, featuring lush gardens, serene water features, and expansive plazas, transforms a shopping trip into a sophisticated lifestyle experience. The mall's dining scene is a major draw, anchored by the iconic Eataly and featuring an array of celebrated restaurants and casual eateries. This unique blend of luxury retail, high-end dining, and a resort-like atmosphere makes it a key asset for the surrounding neighborhood, providing unparalleled convenience and a high-end destination right at residents' doorsteps.



Annual Visits - Westfield Century City



Westfield Century City by the Numbers

GLA

1.32M SF

RENOVATED IN

2017

11.3+ Million Visits

IN LAST 12 MONTHS

CALIFORNIA REGIONAL MALL RANKING

#2

10TH RANKED REGIONAL MALL (NATIONALLY)

Notable Shopping Options

alo

amc THEATRES



COLE HAAN

EQUINOX

GUESS

Gelson's



NORDSTROM



H&M

STEVE MADDEN

Interior Renovation Strategy



CURRENT REPRESENTATION



CURRENT REPRESENTATION



CURRENT REPRESENTATION



RENOVATION CONCEPT



RENOVATION CONCEPT



RENOVATION CONCEPT

The Thayer Portfolio presents a compelling and strategically timed value-add investment opportunity, offering substantial renovation upside in a market with strong demand for modernized living spaces. Across its various properties, the unit interiors are generally characterized by original, dated finishes, laminate countertops, and builder-grade fixtures, all ripe for comprehensive modernization. With a significant number of units requiring similar updates, the portfolio provides exceptional scale, allowing for an efficient and streamlined renovation program. This strategic overhaul, encompassing upgrades to kitchen and bathroom aesthetics, flooring, lighting, and potentially smart home technology, is specifically designed to transform these units, thereby driving significant rent premiums, robust Net Operating Income (NOI) growth, and maximizing investor returns.

The Thayer Advantage for New Buyer

✓ **BLANK CANVAS FOR COSMETIC UPGRADES**

✓ **EXPANSIVE UNITS AVERAGING ±1,419 SF**

✓ **STRONG TENANT DEMAND FOR MODERNIZED UNITS IN ESTABLISHED NEIGHBORHOOD**

✓ **VINTAGE ASSETS FROM 1937-1989 WITH ORIGINAL FINISHES REQUIRING MODERNIZATION**

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