



A 31-Unit Mid-Rise Core Multi-Housing Opportunity Located In the Heart of Koreatown, Los Angeles



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413

The Offering

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present for sale Nabi Apartments (the “Property”), an exceptional boutique 31-unit multi-housing investment opportunity located in the epicenter of Los Angeles’ renowned Koreatown neighborhood. This Class A asset represents a rare opportunity to acquire a recently delivered apartment community in one of Los Angeles’ most dynamic and culturally vibrant urban submarkets.

Delivered in 2022, Nabi Apartments showcases contemporary architectural design and beautifully finished interior units with modern finishes throughout. The Property comprises 31 thoughtfully designed residential units spanning studio and one-bedroom configurations, with spacious floor plans averaging 639 square feet. This generous unit sizing provides residents with comfortable living spaces that exceed typical urban apartment standards.

Strategically positioned between Wilshire Boulevard and 8th Street, Nabi Apartments is surrounded by an exceptional retail environment with over 5.5 million square feet of retail space within a one-mile radius. The Property enjoys an unparalleled location in the heart of one of Koreatown’s most vibrant corridors, immersed among the neighborhood’s most popular restaurants, eateries, entertainment venues, shopping destinations, and cultural attractions. With an exceptional Walk Score of 96 (Walker’s Paradise), Nabi offers residents true urban convenience and immediate pedestrian access to lifestyle needs, cultural destinations, diverse dining options, retail amenities, and comprehensive local transit options including Metro rail connectivity. This central location positions Nabi as an ideal residential choice for today’s urban professionals and renters seeking convenient, car-optional living with exceptional access to Los Angeles’ diverse amenities, entertainment districts, and major employment centers.

Unit Mix

	# of Units	% of Mix	Avg. SF	Total SF
0x1	19	61%	553	10,507
1x1	12	39%	776	9,312
Grand Total	31	100%	639	19,819



ADDRESS
744 S Mariposa Ave
Los Angeles, CA 90005

YEAR BUILT
2022

NUMBER OF UNITS
31

PARKING SPACES
32

OCCUPANCY
71.0%
(6/3/2026 Rent Roll)

AVERAGE UNIT SIZE
±639 SF

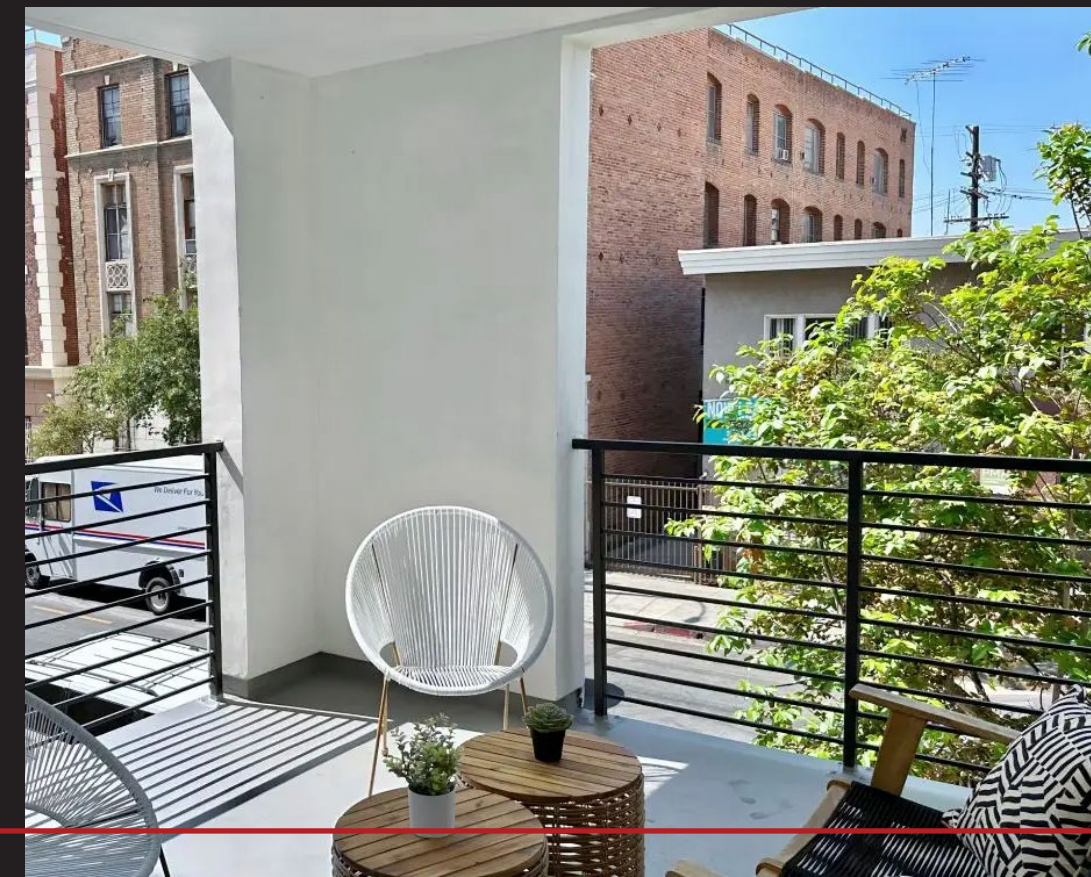
TOTAL NET RENTABLE SF
±19,819 SF

TOTAL ACREAGE
0.19

PARCEL NUMBER
5094-006-004

Unmatched Unit Interiors

- * Wide Plank Hardwood Flooring
- * Floor-to-Ceiling Natural Lighting
- * Large Enclosed Private Balcony
- * Oversized Bathrooms
- * Sliding Barn Doors
- * Stainless Steel Appliances
- * Sleek Countertops
- * Modern Cabinets
- * Central A/C and Heat Via Thermostat
- * Keyless Entry System



Stellar Building Amenities



State of the Art Fitness Center

- * Cardio Equipment
- * Peloton Bikes
- * Functional Trainer/Cable Machine



Eastside Patio

- * Ambient lighting
- * Couches
- * Outdoor Plant Garden



Westside Patio

- * Tarp Encloser
- * Outdoor Furniture
- * Plant Garden

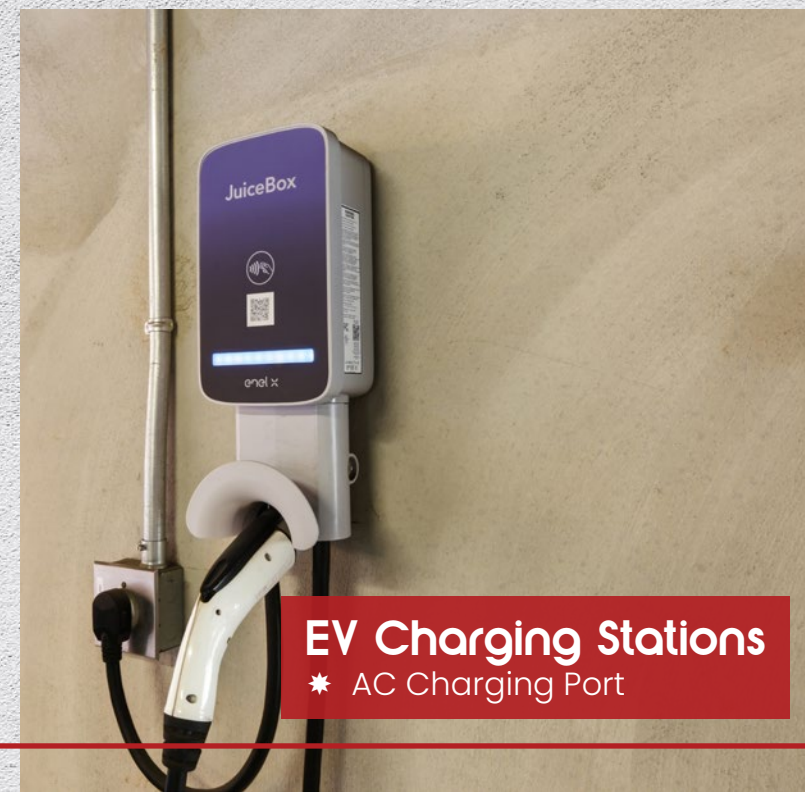


Bicycle Parking



Recreation Room

- * Chess Table
- * Regulation Table Tennis
- * Full Size Kitchen
- * Full size Balcony



EV Charging Stations

- * AC Charging Port

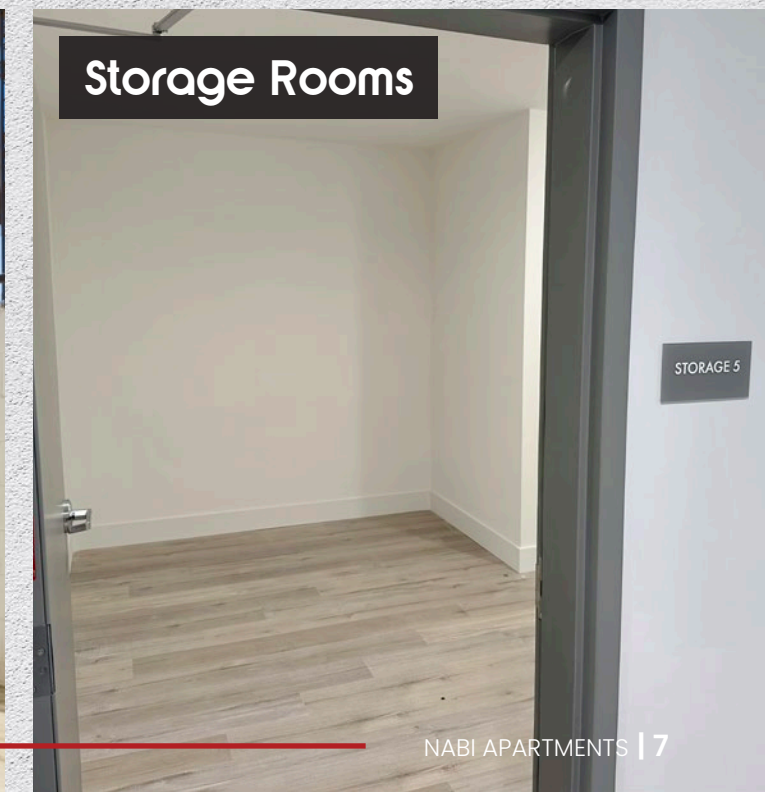


Onsite Laundry Room

- * Washer
- * Dryer
- * Folding Station



Amazon Locker Station



Storage Rooms

The Cultural Hub of Los Angeles

Koreatown is a dynamic and cultural neighborhood with unmatched connectivity to Los Angeles' rich history, making it a premier neighborhood for renters. Originally established by Korean immigrants in the 1960s, it has evolved into a diverse, multicultural hub known for its vibrant business scene, acclaimed culinary offerings, and 24/7 urban lifestyle. Residents of Nabi Apartments reap the benefits of LA's top live-work-play institutions.

Quick Facts (3-mile Radius)

#1

APARTMENT DENSITY
IN LOS ANGELES
(DU/ACRES)

87%

RENTERSHP
RATE

13%

HHI GROWTH
(2025-2030)

\$818K

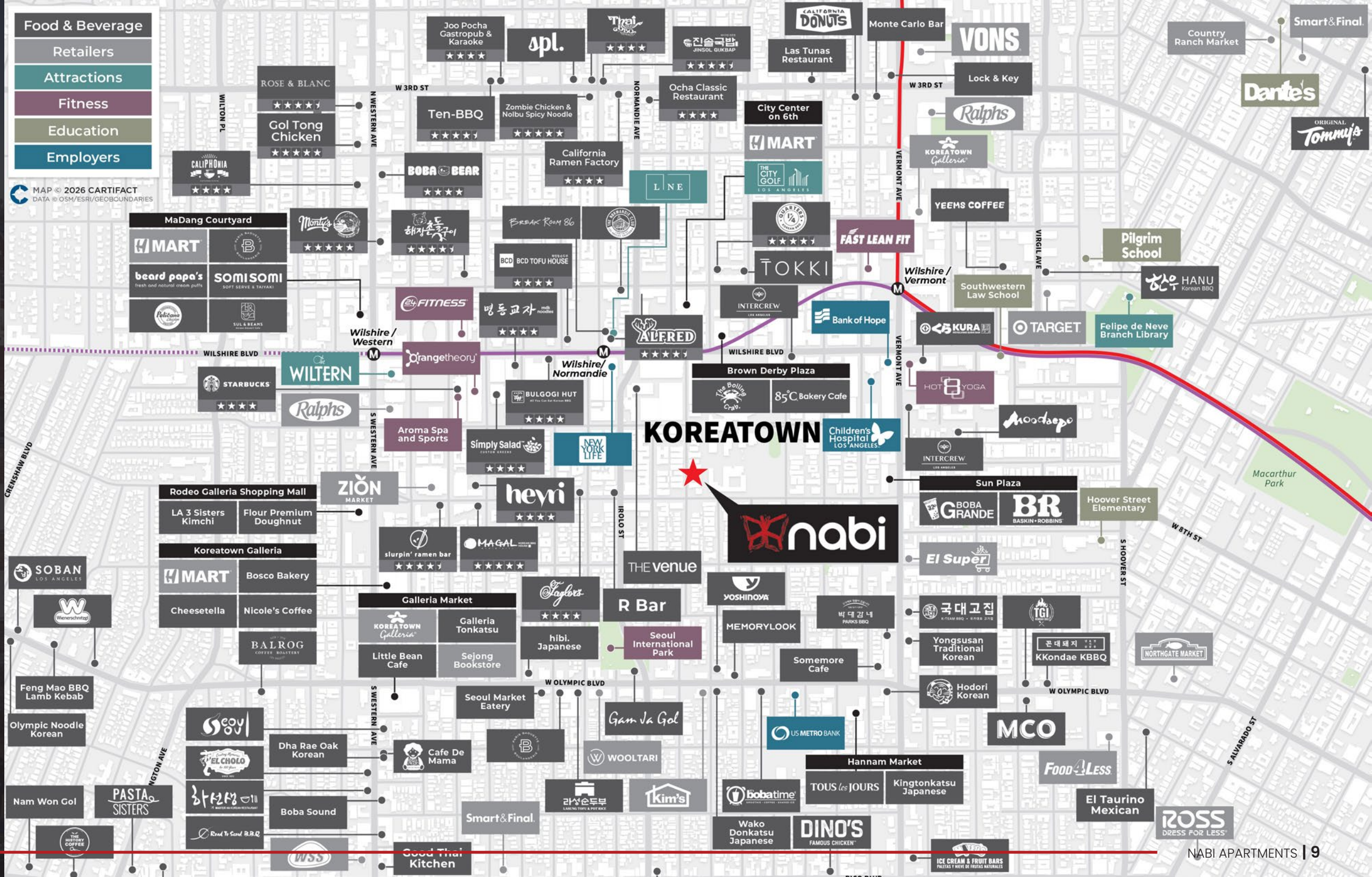
AVERAGE SINGLE FAMILY
HOME PRICE
(55% DISCOUNT TO
HOMEOWNERSHIP)

12.4M SF

OF OFFICE

7.9M SF

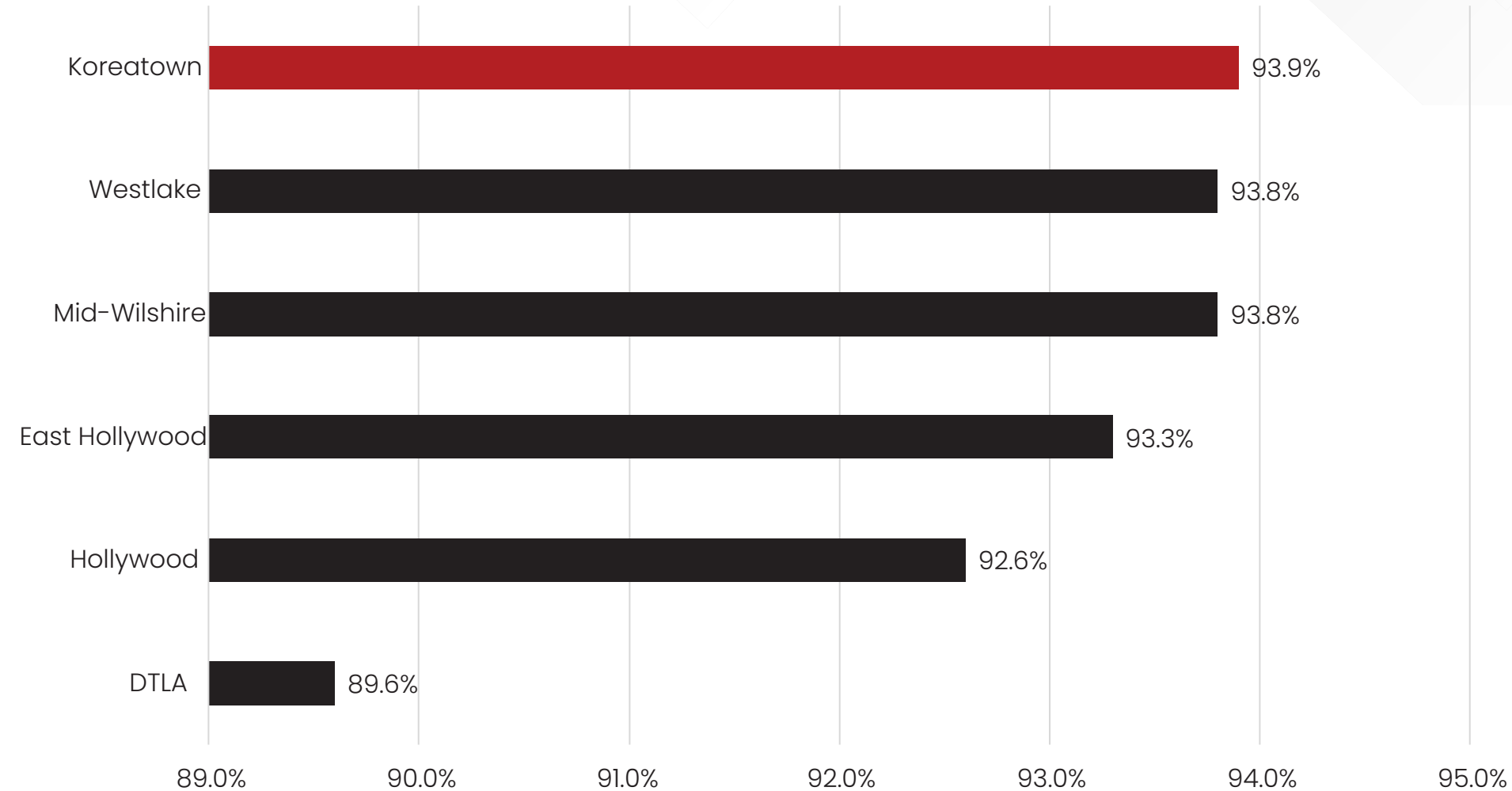
OF RETAIL



Durable Tenant Demand For Koreatown

Koreatown has demonstrated exceptional resilience during the post-pandemic period, maintaining ±94% current occupancy despite historic new supply levels reaching as high as 6.8% of inventory under construction. With the future supply pipeline moderating and strong submarket absorption, Nabi Apartments presents significant opportunity to capture accelerating demand in this dynamic, transit-rich neighborhood. The Property is strategically positioned to benefit from Koreatown's strong rental fundamentals and continued growth.

Koreatown's Current Occupancy Leads Urban LA



Source: CoStar

Evidenced by Market Leading Absorption

Koreatown is the hottest rental submarket in Los Angeles, accounting for 29% of all renter absorption in the metro over the past 5-years. Koreatown has been the #1 choice amongst tenants, reaching ±6,957-units of gross absorption over this period.

#1 Submarket

FOR RENT ABSORPTION OVER THE PAST 5-YEARS

Rank	Submarket	2020	2021	2022	2023	2024	2025	Total Absorption
1	Koreatown	257	2,420	1,451	547	1,182	1,100	6,957
2	Hollywood	19	3,089	487	80	436	285	4,396
3	Greater Inglewood	-31	1,561	639	857	1,059	-63	4,022
4	Studio City/N Hollywood	423	1,698	377	356	393	143	3,390
5	San Gabriel Valley	438	844	249	324	1,004	314	3,173
6	West LA	-1	922	280	438	542	275	2,456
7	Woodland Hills/Warner Center	559	980	165	243	160	216	2,323
8	Mid-Wilshire	-57	1,108	362	124	450	302	2,289
9	Santa Monica	-328	950	-79	188	399	-55	1,075
10	Westlake	-188	739	147	15	192	-38	867

Source: CoStar



Koreatown: Seoul of Los Angeles

lonely planet

"#1 best neighborhood to explore in Los Angeles"



Wi Spa "Koreatown's Temple of Relaxation" - GQ



Anthony Bourdain at Myung In Dumplings (S01 E02 of Parts Unknown)



The Prince featured in numerous films including Chinatown and TV's New Girl

The New York Times

"All-in on Koreatown: best restaurants, essential nightlife, and groundbreaking chefs"



David Chang at Ham Hung filming Local Lense for Expedia



TimeOut

"Koreatown is the antithesis of LA's lamest qualities"

HMS Bounty featured in TV's Mad Men

Condé Nast
Traveler

"Known for its up-all-night party scene, mega-spas, and incredible variety of food, L.A.'s K-Town might be the closest thing you can get to Korea, short of hopping on a flight to Seoul."



Roy Choi at his famous Kogi food truck

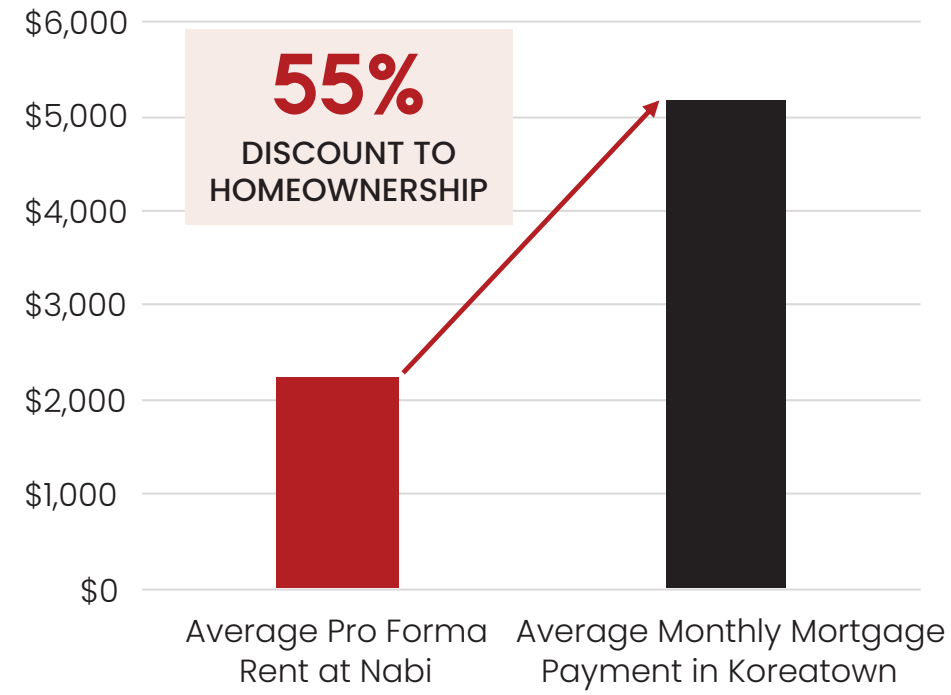
The Wilern Theatre (1931) - site of Tom Petty's first live release



Discount to Homeownership

In Koreatown, the average sale price for condos and single-family residences is \$818,096, translating to a monthly mortgage payment of \$4,172. By comparison, the post-renovation pro forma rent at Nabi averages just \$2,344 per month, representing a 55% discount to homeownership. This significant rent-to-own gap highlights the value proposition of renting in the submarket versus the cost burden of buying at current price points and mortgage rates.

Rent vs. Own	
Average Home Sale Price ⁽¹⁾	\$818,096
Mortgage Type	30-yr. Fixed
Current APR ⁽²⁾	6.49%
Down (%)	20%
Down (\$)	\$163,619
Total Monthly Payment	\$4,172
Repairs & Maintenance	\$400
Insurance	\$600
New Cost of Ownership	\$5,172
JLL Post-Reno Pro Forma Rent	\$2,344
Discount to Homeownership	55%



(1) RedFin, 90005 Zip Code, June 2026
 (2) US Bank, 30-Year Fixed Rate, as of 6/10/2026



631 S KENMORE #406
 Price: \$590,000
 Date: Apr-26

625 S BERENDO ST #209
 Price: \$780,000
 Date: Mar-26

541 S CORONADO ST
 Price: \$1,201,409
 Date: Sep-25

3348 JAMES M WOOD BLVD #10
 Price: \$749,000
 Date: Apr-26

903 S NEW HAMPSHIRE AVE #302
 Price: \$755,329
 Date: Sep-25

944 S SERRANO AVE #406
 Price: \$1,151,255
 Date: Sep-25

1055 S SERRANO AVE #502
 Price: \$875,000
 Date: May-26

917 S NEW HAMPSHIRE AVE #101
 Price: \$661,874
 Date: Jul-25

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