Park View
Apartments

A 60-Unit Value-Add Multi-Housing Opportunity
in Westlake, Los Angeles

JLL

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 Park View Apartments (the "Property"), a compelling 60-unit multi-housing investment opportunity located in the heart of Los Angeles' renowned Westlake submarket. The Property represents an exceptional opportunity to acquire a value-add multi-housing community in one of Los Angeles' most dynamic and vibrant urban submarkets. With 33 out of the 60 units renovated, this presents an opportunity to renovate the remaining units and capture market rents in the Westlake submarket.

Built in 1923, Park View Apartments showcases period-appropriate architectural design with wood frame and stucco construction, featuring beautifully renovated kitchens with stainless steel fixtures, appliances, and new cabinets. The Property comprises of two separate 30-unit buildings located on separate parcels, totaling 60 thoughtfully designed residential units spanning studio and one-bedroom configurations, with floor plans averaging 500 square feet.

The Property enjoys an unparalleled location with proximity to major employment centers including Downtown Los Angeles and Koreatown, making it highly attractive to prospective renters. With an exceptional Walk Score of 97 (Walker's Paradise) and Transit Score of 85 (Excellent Transit), residents benefit from outstanding access to public transportation, with major bus lines and metro rail connectivity just a short walk away. This central location positions Park View as an ideal residential choice for residents seeking urban living with car-optional convenience while remaining close to Los Angeles' diverse amenities, entertainment districts, and major employment centers.

816 Park View | Unit Mix

	# of Units	% of Mix	Avg. SF	Total SF
0x1	30	100%	500	15,000
Totals	**30**	**100%**	**500**	**15,000**

822 Park View | Unit Mix

	# of Units	% of Mix	Average SF	Total SF
0x1	26	87%	500	13,000
1x1	4	13%	500	2,000
Totals	**30**	**100%**	**500**	**15,000**

ADDRESS
816-822 S PARK VIEW ST,
LOS ANGELES, CA 90057

YEAR BUILT
1923/2023-2026

NUMBER OF BUILDINGS
2

NUMBER OF UNITS
60

OCCUPANCY
90.0%
(8/6/2026 Rent Roll)

AVERAGE UNIT SIZE
±500 SF

NET RENTABLE SQUARE FOOTAGE
±30,000 SF

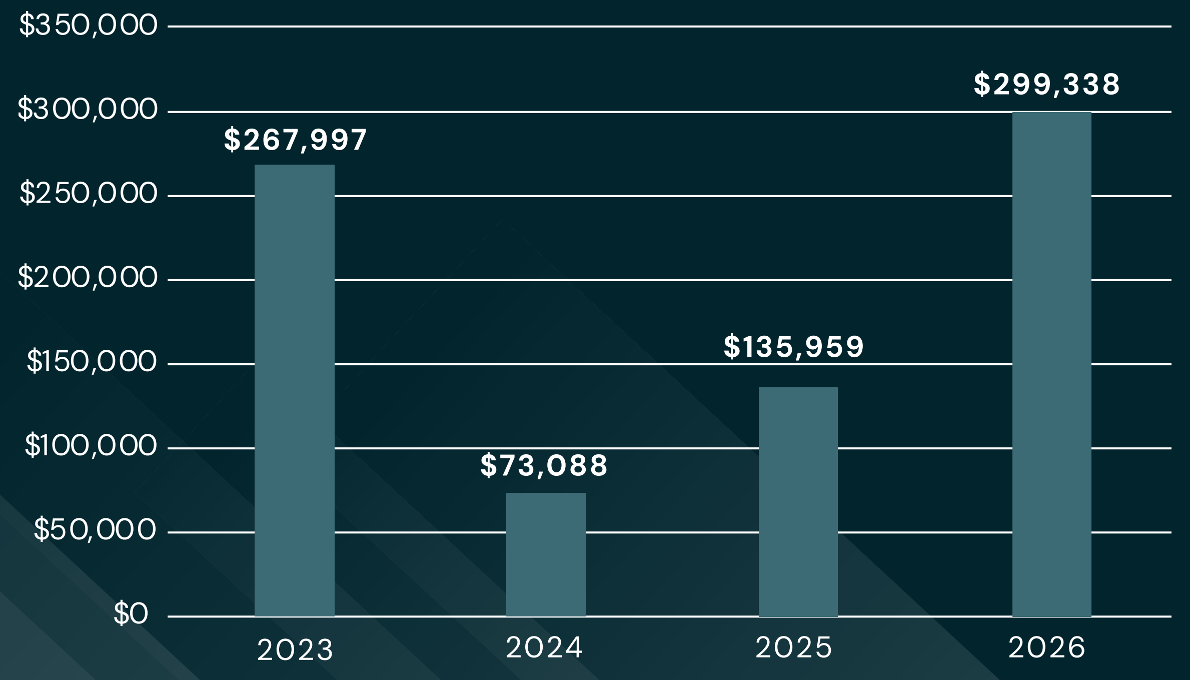
TOTAL ACREAGE
0.34

PARCEL NUMBER
5141-023-016
5141-023-017

Built to Last: Thoughtful Upgrades Invested

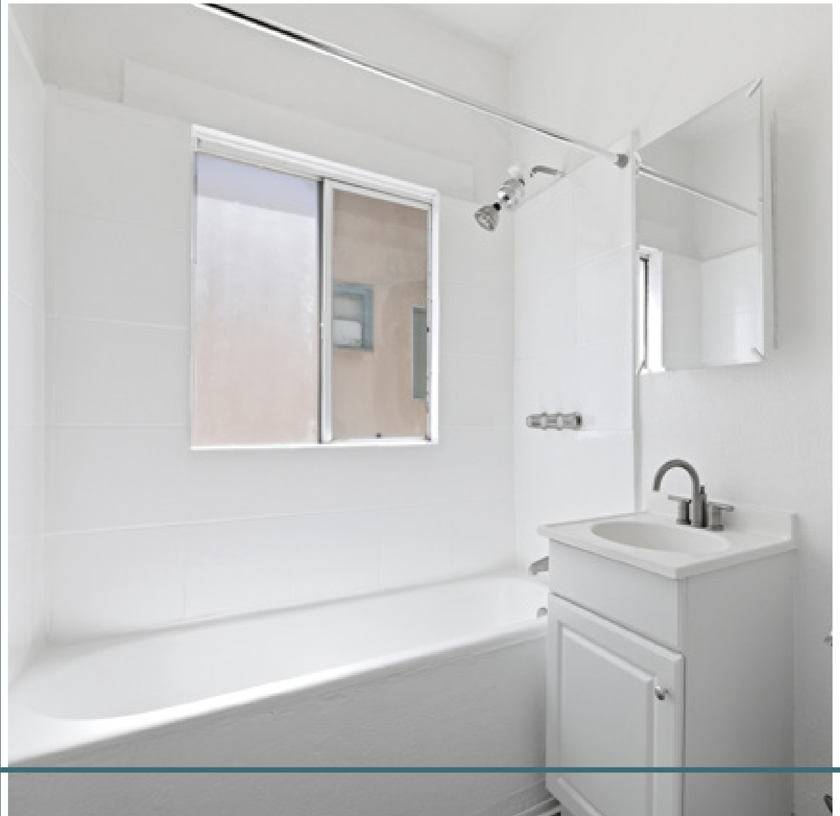
$765K	$23K	33
TOTAL CAPEX INVESTED, 2023–2026	AVERAGE CAPEX SPENT PER UNIT	TOTAL UNITS RENOVATED

CapEx Spend Per Year



Main Category Spend

Category	Total
Unit Improvements	$155,082
Plumbing	$90,656
Electrical	$89,376
Roofing	$80,495
General Exterior Improvements	$75,707
General Interior Improvements	$73,941
Door & Window Improvements	$34,256



The Cultural Hub of Los Angeles

Westlake is an up-and-coming, highly diverse neighborhood with close proximity to major employment and entertainment hubs, including DTLA, Hollywood, and Koreatown. With 95% of residents as renters—one of the highest shares in Los Angeles County—the area attracts a strong community of young professionals. The neighborhood offers relatively affordable housing options compared to surrounding communities, making it particularly attractive to renters seeking urban convenience. Westlake's central location provides residents with easy access to a 24/7 urban lifestyle, diverse entertainment and cultural experiences, and robust employment opportunities.

Quick Facts (3-mile Radius)

#1 APARTMENT DENSITY IN LOS ANGELES (DU/ACRES)	**88%** RENTERSHIP RATE	**14%** HHI GROWTH (2025-2030)
$718K AVERAGE SINGLE FAMILY HOME PRICE (72% DISCOUNT TO HOMEOWNERSHIP)	**15.8M SF** OF OFFICE	**11M SF** OF RETAIL

Source: ESRI, CoStar, Zillow

Strategic Access to Major Employers

Westlake's central location positions residents within close proximity to Los Angeles' most dynamic employment corridors, including DTLA, Hollywood, Koreatown, and Beverly Hills. This strategic positioning provides seamless access to a diverse range of major employers spanning the entertainment industry, financial services sector, and leading medical institutions. The neighborhood's excellent connectivity appeals to professionals seeking reduced commute times while maintaining access to the region's premier job markets.

Notable Employers Proximate to Park View

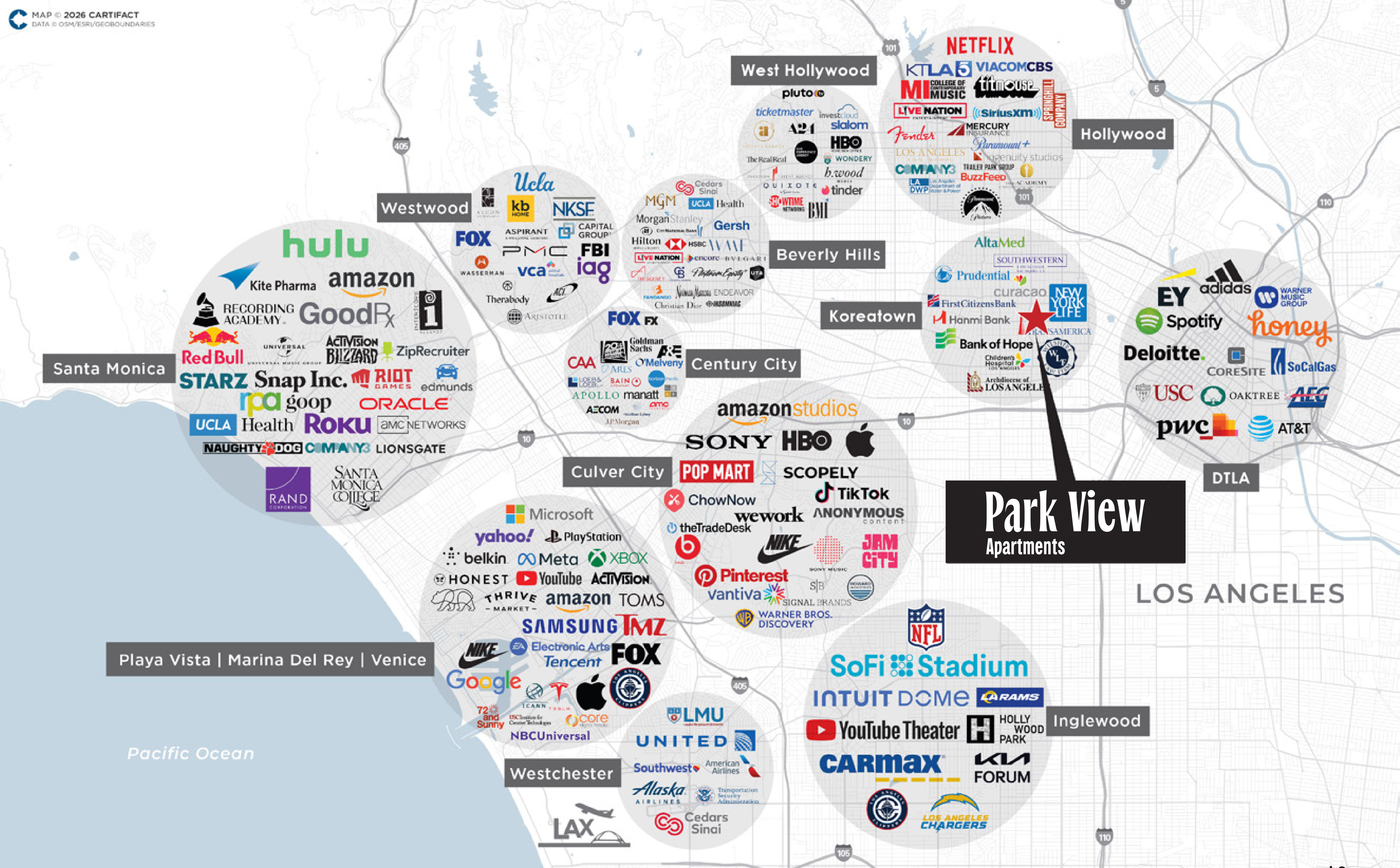
EY — ±6-MINUTE DRIVE

OAKTREE — ±8-MINUTE DRIVE

pwc — ±5-MINUTE DRIVE

SMBC — ±5-MINUTE DRIVE

citi — ±6-MINUTE DRIVE



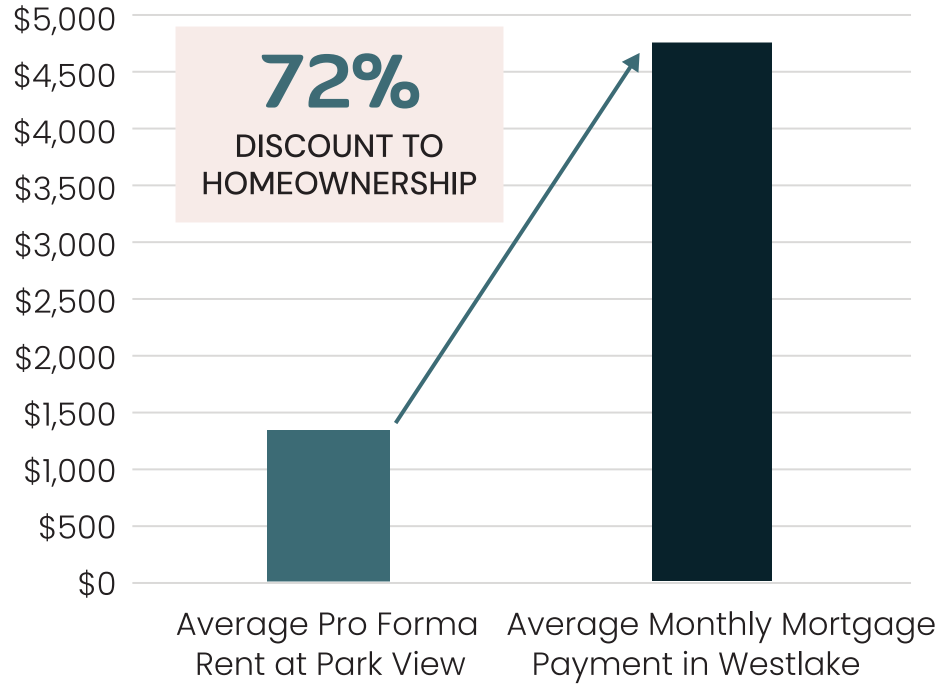
Discount to Homeownership

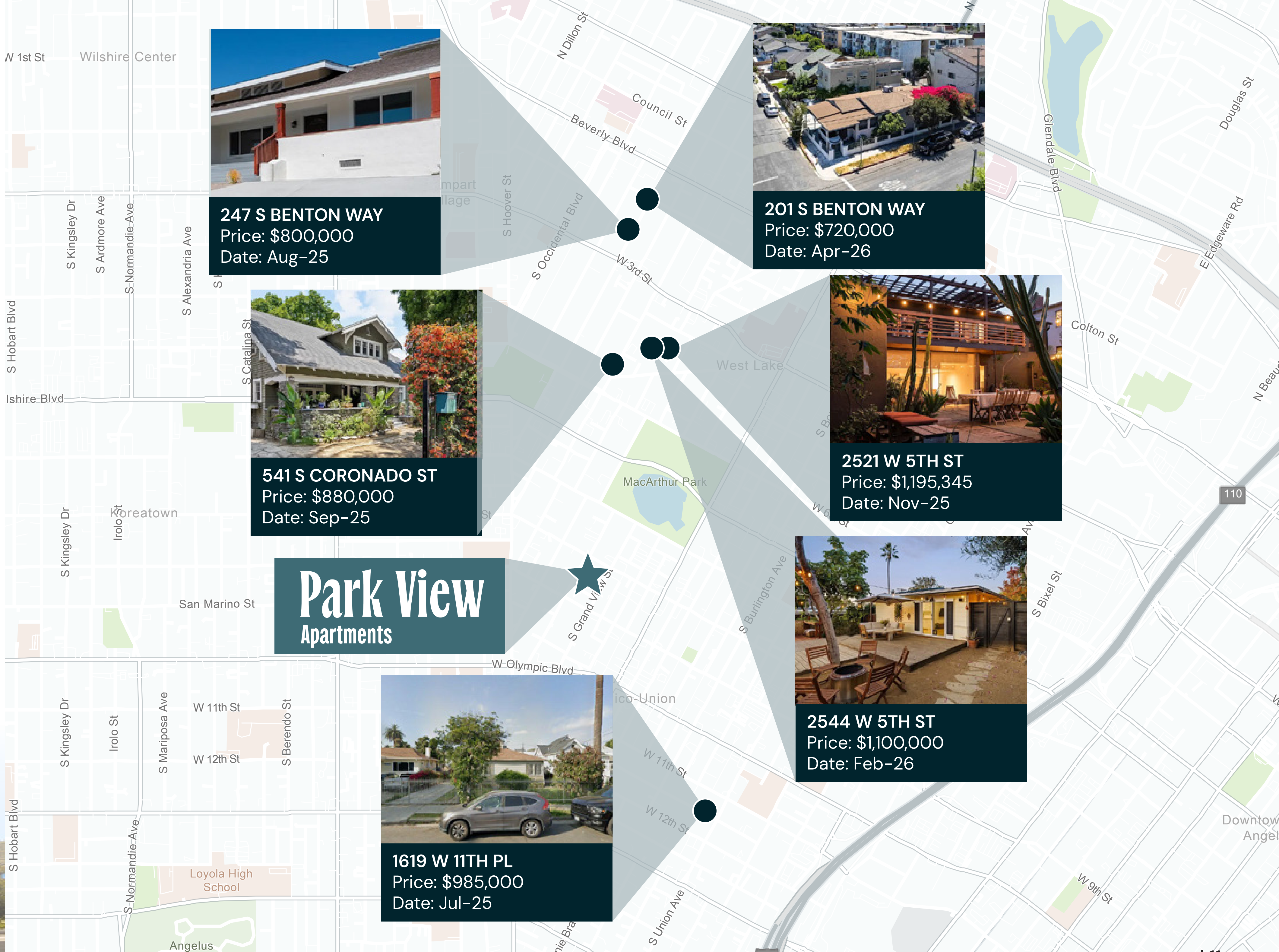
In Westlake, the average sale price for condos and single-family residences is $717,071, translating to a total cost of ownership of $4,710. By comparison, the pro forma rent at Park View averages just $1,325 per month, representing a 72% discount to homeownership. This significant rent-to-own gap highlights 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)	$717,071
Mortgage Type	30-yr. Fixed
Current APR (2)	6.63%
Down (%)	20%
Down ($)	$143,414
Total Monthly Payment	$3,710
Repairs & Maintenance	$400
Insurance	$600
New Cost of Ownership	$4,710
JLL Post- Reno Pro Forma Rent	$1,325
Discount to Homeownership	**72%**

(1) Zillow, Westlake, CA Housing Market, July 2026

(2) Wells Fargo Lending, 30-Year Fixed-Rate, as of 7/21/2026





Westlake Positioned to Benefit as Purple Line Extends West

Three new Metro Purple Line stations began operations in May 2026, extending services from DTLA to Beverly Hills, with future expansion planned to Century City—one of LA's largest employment centers with over 50,000 jobs. Westlake's existing Westlake/MacArthur Park station provide the same direct Purple Line access to these high-income West LA job markets at rental rates 20-30% below adjacent submarkets. As the Purple Line matures into a complete transit corridor connecting DTLA to Century City, Westlake captures value-conscious tenants seeking established transit access without Westside pricing, positioning the submarket for sustained rent appreciation as the network expands.

How This Impacts Park View Apartments

1 Walking distance to the Westlake/MacArthur Park Station positions Park View Apartments as a true transit-oriented asset.

2 Direct connectivity to high-income job centers (Century City, Beverly Hills, DTLA) – expanding the renter pool and supports higher rents.

3 Rail investment drives retail, dining, and amenity growth, enhancing Westlake live-work-play appeal.

4 Fixed rail infrastructure attracts increased demand, supporting tighter exit pricing

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