1237 W 25th St

LOS ANGELES, CA 90007

New Construction USC Student Housing Investment Opportunity
19-Beds Located within DPS Patrol Zone
Priced Below Replacement Cost

THE BEN LEE GROUP

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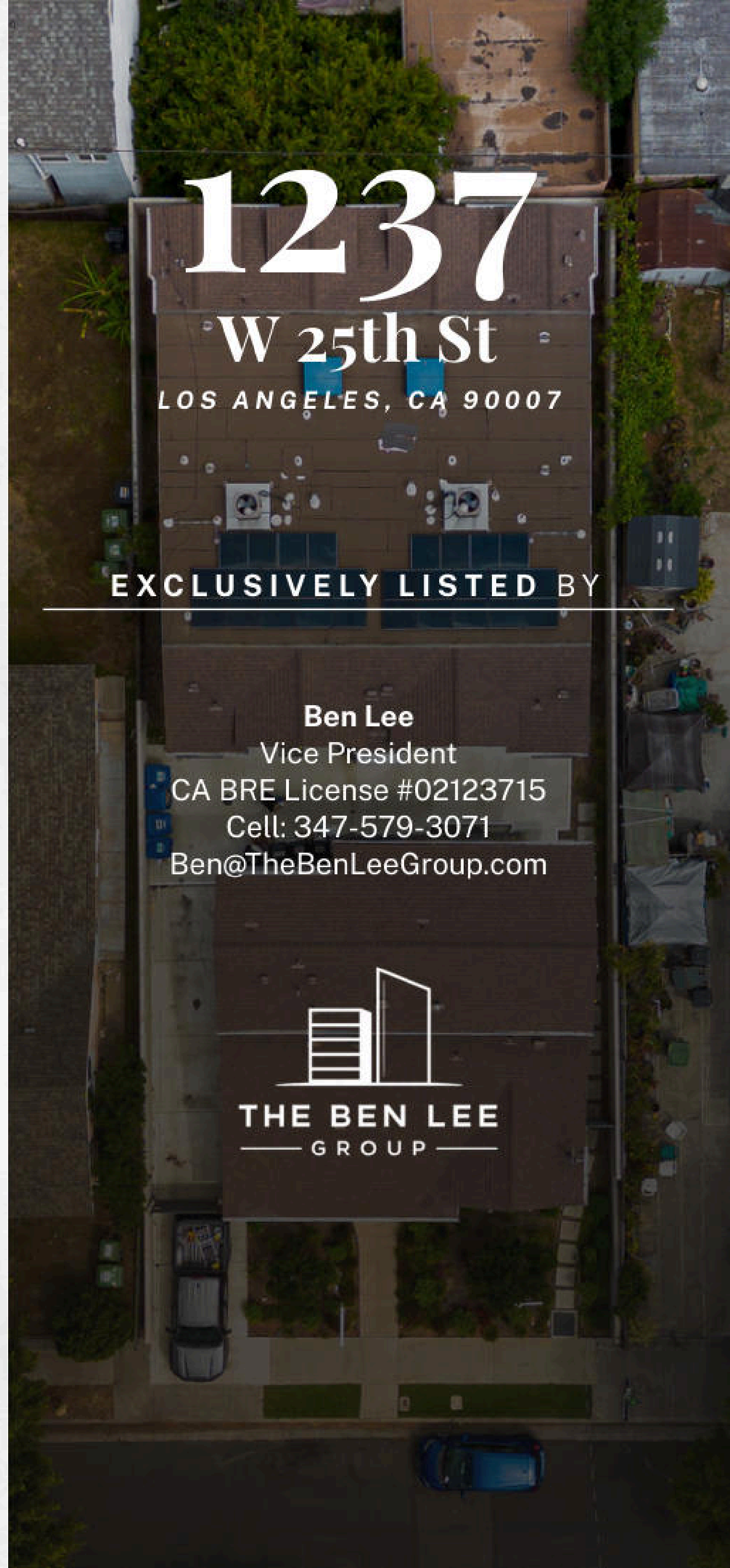

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LOS ANGELES, CA 90007

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PROPERTY & PRICING SUMMARY

$2,950,000

SALE PRICE

$199,259

PRICE PER BED

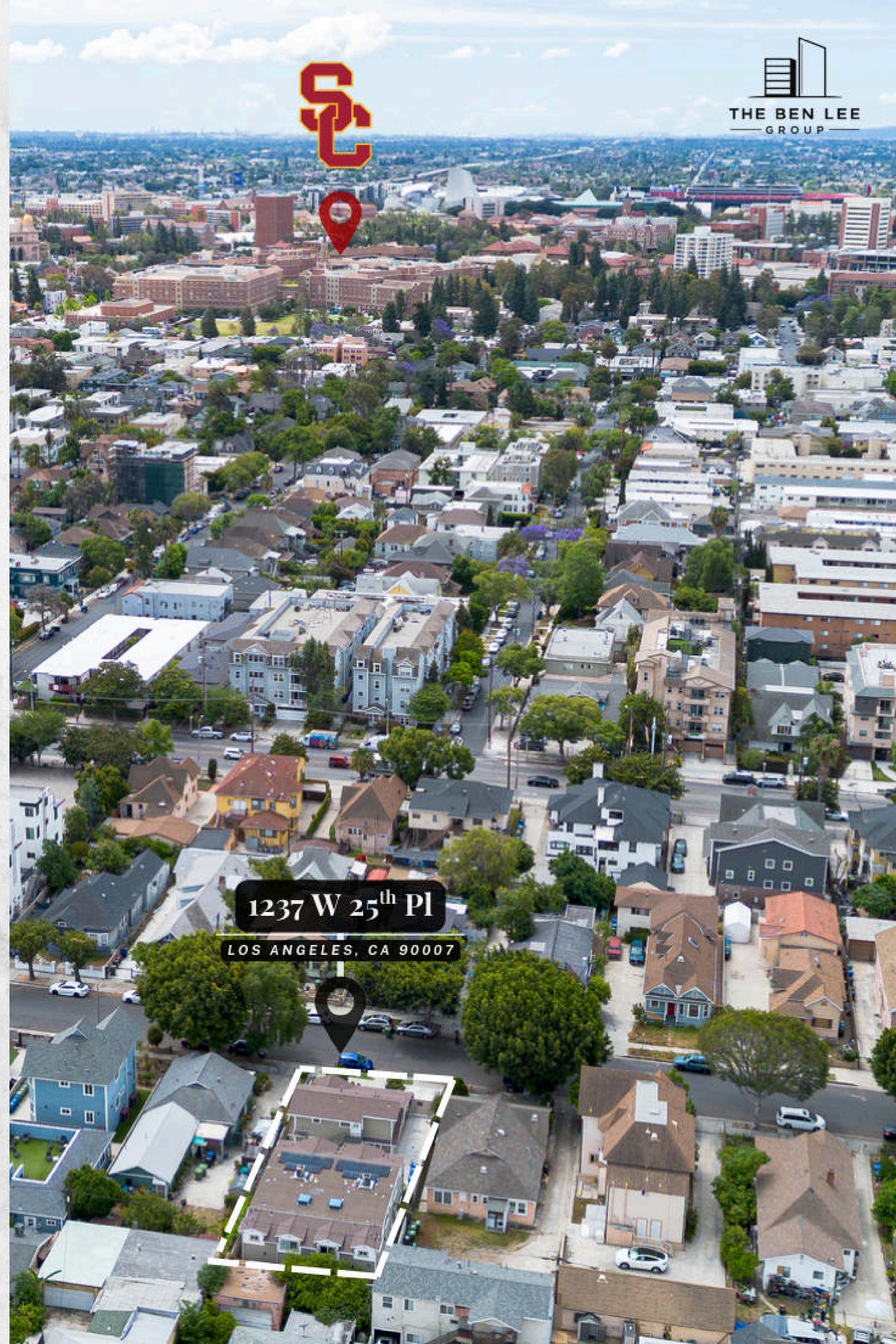
$453.85

PRICE PER SF

6.14%

CURRENT CAP

ADDRESS:	1237 W 25th St Los Angeles, CA 90007
NUMBER OF BEDS:	19
APPROX. GROSS SF:	6,500 SF
APPROX. LOT SIZE:	5,871 SF
YEAR RENOVATED:	2023
PARCEL NUMBER:	5055-016-006
PROPERTY TYPE:	Student Housing
UNIT MIX:	(2) x 7+6 (1) x 4+3 (1) x Studio



INVESTMENT HIGHLIGHTS

The Ben Lee Group is pleased to present 1237 W 25th Street, a 19-bed student housing investment opportunity located immediately north of the USC campus, within the USC Department of Public Safety (DPS) 24-hour patrol zone. The property totals approximately 6,500 rentable square feet spread across two separate structures, offering a diverse unit mix designed to accommodate both individual students leasing by the bed and larger groups seeking shared living arrangements.

1237 W 25th St is offered at a 6.14% cap rate and a 10.01 GIM, providing a stronger yield compared to many conventional multifamily assets currently trading at lower cap rates. Student housing near USC benefits from structurally resilient demand supported by consistent enrollment, predictable lease cycles, and a tenant base less correlated with traditional economic drivers. The property is less than a mile from USC Village, and just north of the Expo/Vermont Metro Station, providing direct access to Downtown Los Angeles, Mid-City, and the Westside.

Remodeled in 2023, the front structure underwent a full "to-the-studs" reconstruction, delivering a brand-new foundation, framing, and roofing system. Interiors feature modern finishes including quartz countertops, stainless steel appliances, tiled showers with glass enclosures, new flooring, and in-unit washers and dryers. The rear structure is a ground-up new construction, also completed in 2023, mirroring these high-end finishes throughout — creating a cohesive, low-maintenance asset with strong tenant appeal.

The property consists of four units across two structures: a 4-bedroom/3-bath and a studio in the front building, and two 7-bedroom/6-bath townhouse-style residences in the rear. Unit sizes range from a self-contained studio to expansive 7-bedroom layouts, accommodating a broad spectrum of student housing needs — from individual renters seeking affordability to large groups looking for shared community living. Each unit is fully furnished with in-unit laundry, large kitchens, and oversized common spaces, creating strong, consistent tenant appeal across the entire property.

USC enrolls over 46,000 students, with approximately 65 percent living off campus, creating a deep pool of rental demand. The university continues to climb in national rankings and received a record 83,488 freshman applications for Fall 2025.

Beyond its strong in-place cash flow, the property provides investors with compelling tax advantages. Under the One Big Beautiful Bill Act, multifamily assets may qualify for 100% bonus depreciation, offering the potential to materially shelter income in the early years of ownership. Prospective investors are encouraged to consult the listing agents regarding a cost segregation feasibility study to fully assess and optimize these accelerated depreciation benefits.


1239
1237
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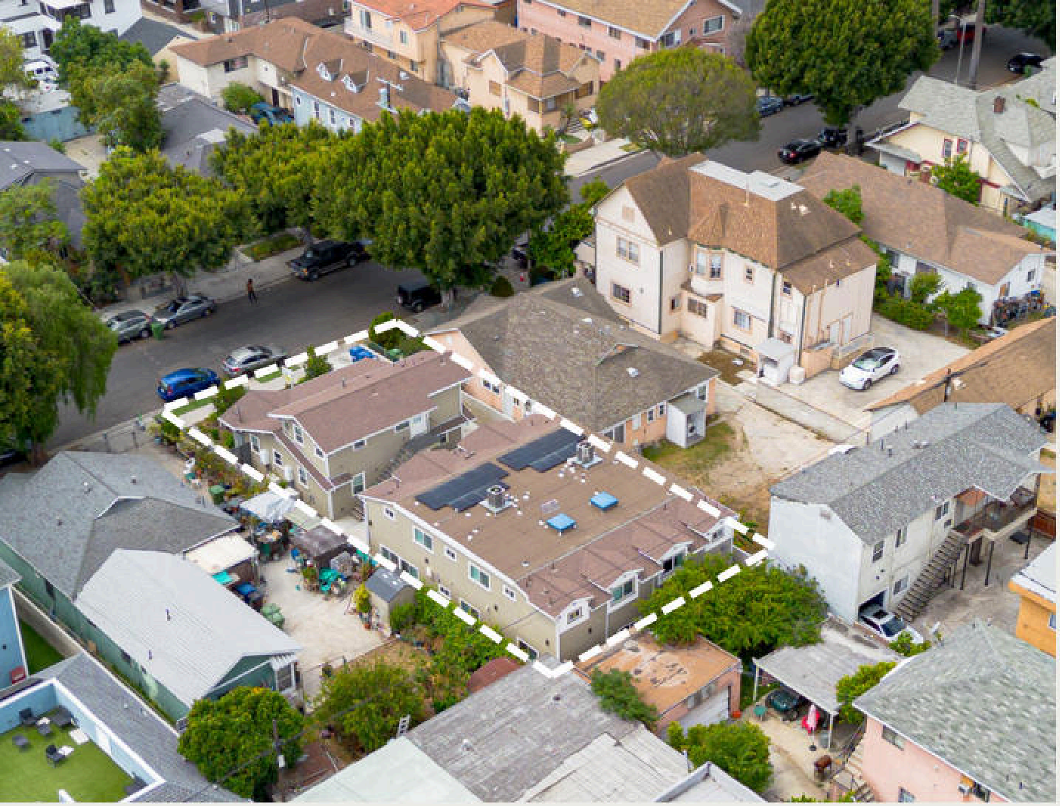


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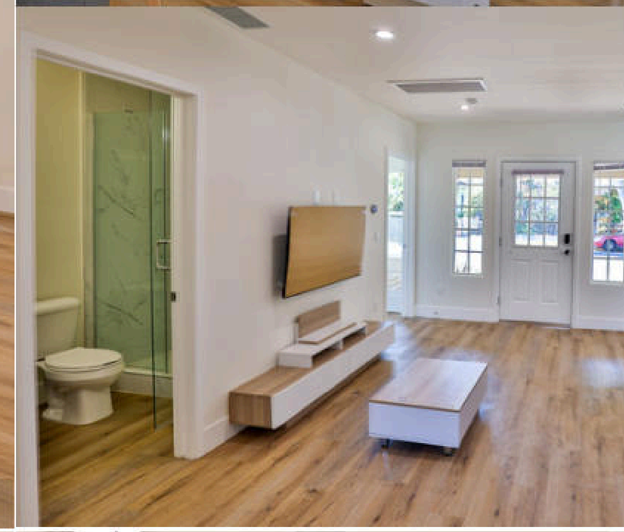
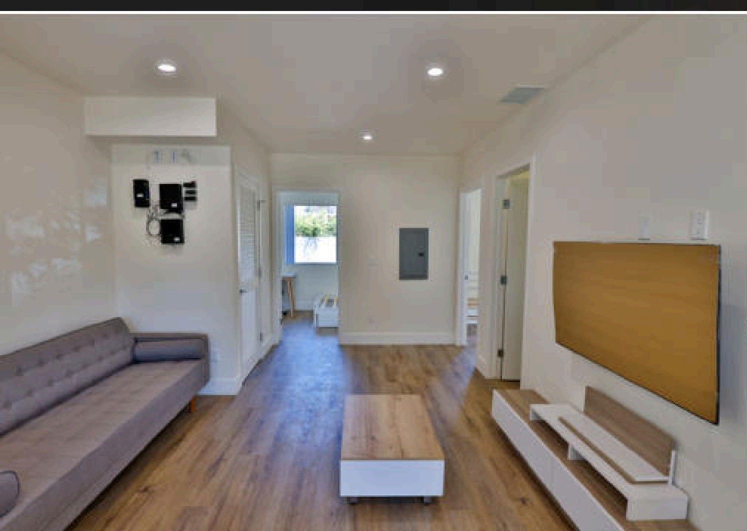
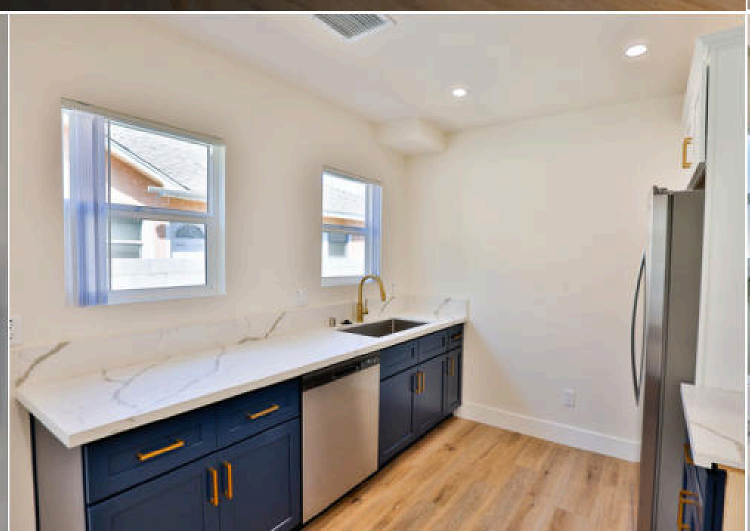
UNIT 1237 - INTERIOR PHOTOS 4 BEDROOMS + 3 BATHROOMS

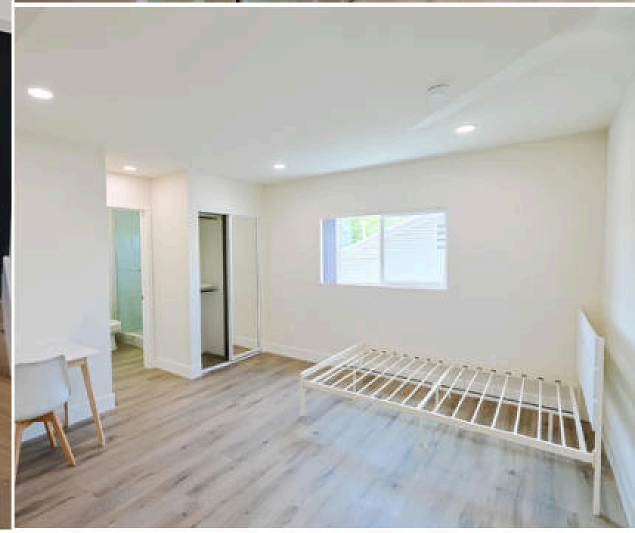


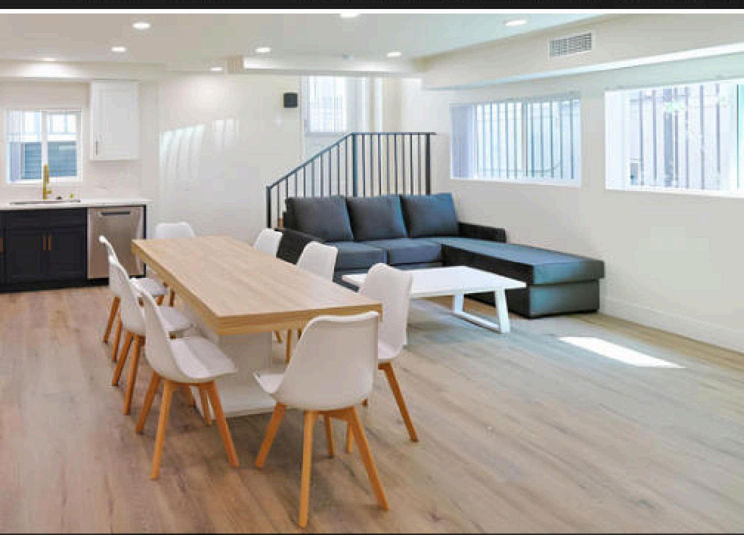


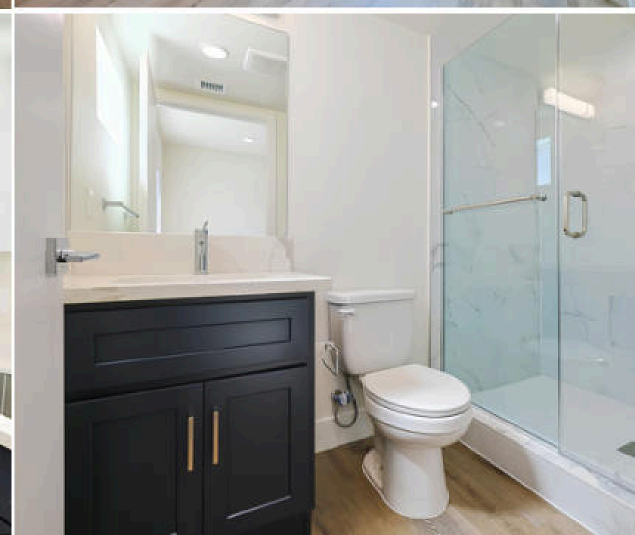


UNIT 1239 - STUDIO

UNIT 1241 - INTERIOR PHOTOS 7 BEDROOMS + 6 BATHROOMS







SC
100
L.A. MEMORIAL COLISEUM
1237 W 25th Pl
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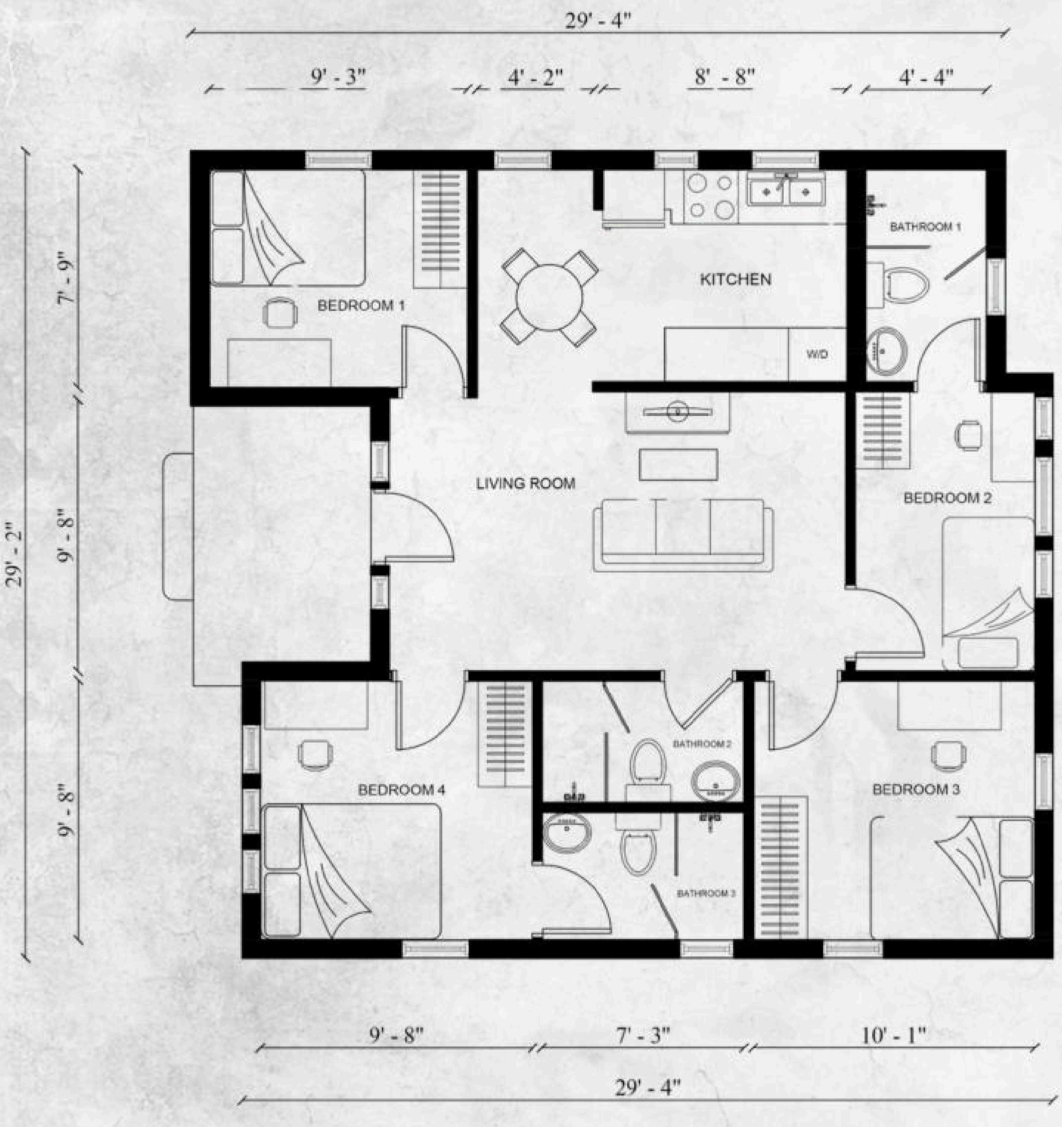
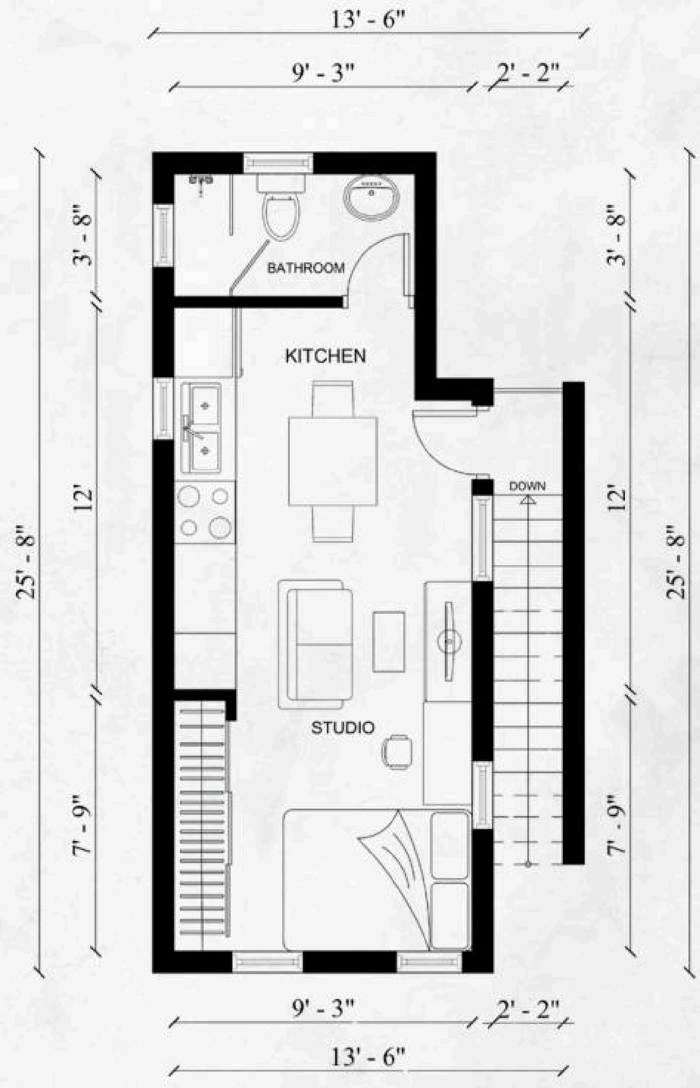
CURRENT FLOOR PLANS

UNIT 1237



UNIT 1239



CURRENT FLOOR PLANS

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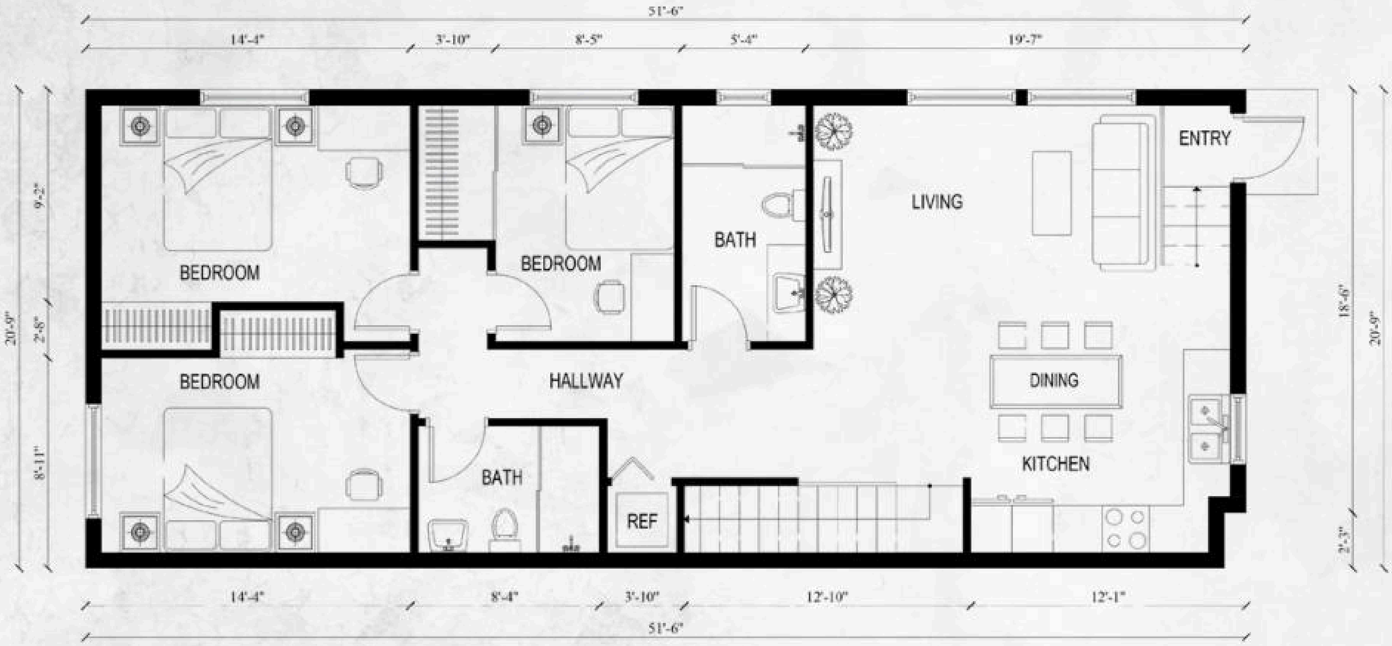
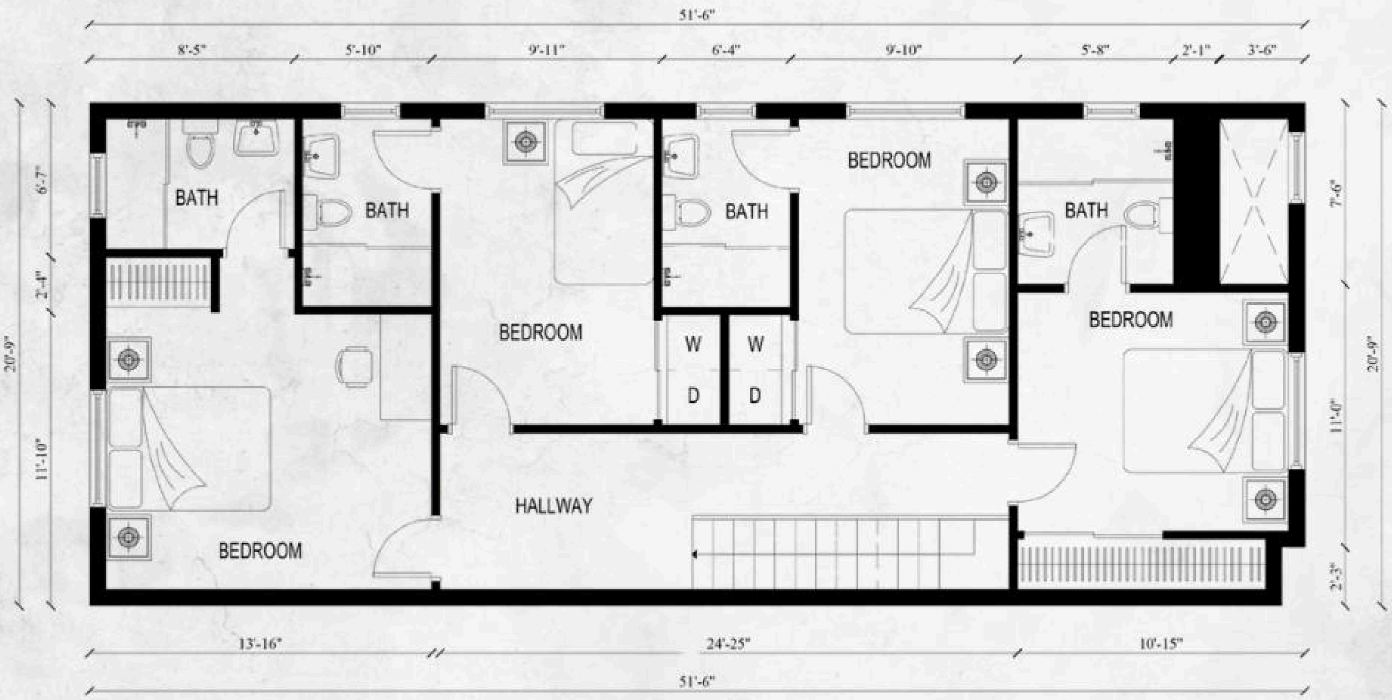
UNIT 1241
MAIN LEVEL

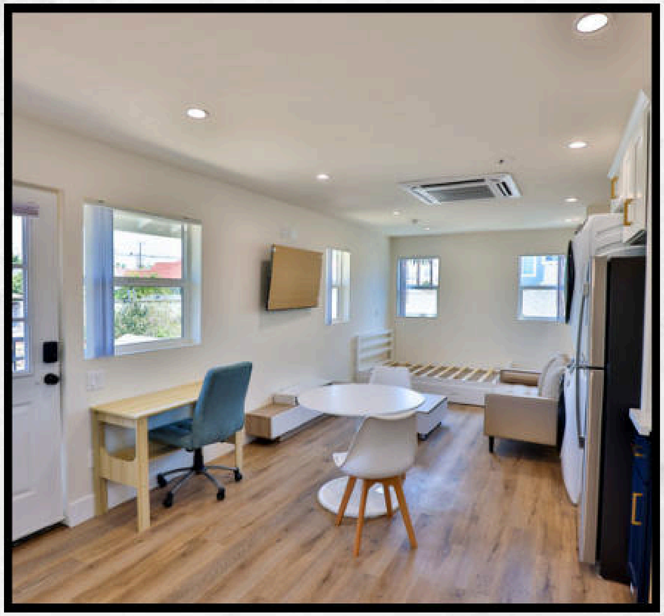


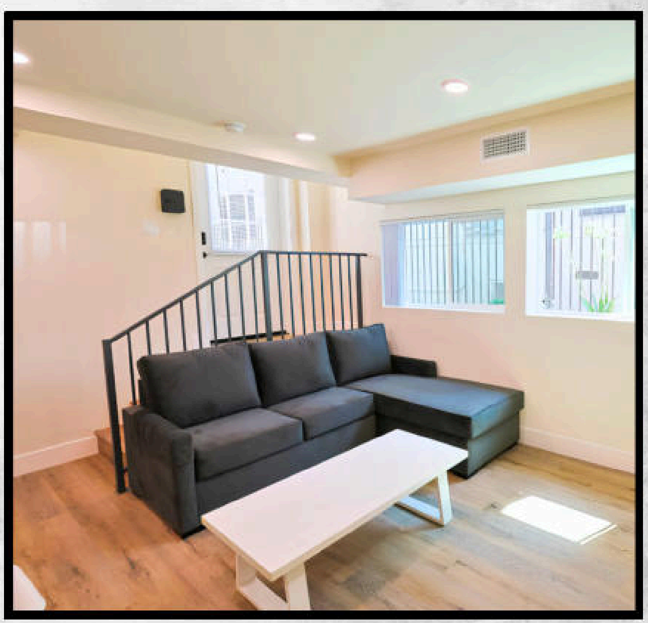
UNIT 1241
UPPER LEVEL



RENT ROLL

	Unit No.	Unit Type	Current Rent	Rent / Bedroom
1	1237	4+3	$4,800	$1,200
2	1239	Studio	$2,200	$2,200
3	1241	7+6	$7,000	$1,000
4	1241 1/2	7+6	$8,750	$1,200
			$22,750	





FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA

	CURRENT
Scheduled Gross Income:	**$294,660**
Less Vacancy Rate Reserve:	($14,733) 5.0%
Gross Operating Income:	$279,927
Less Expenses:	($98,812) 33.5%
Net Operating Income:	**$181,115**
Reserves:	($3,800)
Less Debt Service:	($148,569)
Pre-Tax Cash Flow:	**$28,746 3.2%**
Plus Principal Reduction:	$26,120
Total Return Before Taxes:	**$54,866 6.2%**

ESTIMATED ANNUAL EXPENSES

	CURRENT
Taxes:	$35,400
Insurance:	$9,750
Utilities & Trash	$21,660
Repairs & Maintenance:	$4,500
Management:	$13,996 5%
Contract Services:	$13,000
License & Fees	$250
Direct Assessment:	$256
Total Expenses	**$98,812**

SCHEDULED INCOME

CURRENT RENTS

Unit Number:	Unit Type:	Current Rent:	Current Rent / Bed:
1237	4+3	$4,800	$1,200
1239	Studio	$2,200	$2,200
1241	7+6	$7,000	$1,000
1241 1/2	7+6	$8,750	$1,250

Total Scheduled Rent:	**$22,750**
Utility Bill Back:	$1,805
Monthly Scheduled Gross Income:	**$24,555**
Yearly Scheduled Gross Income:	**$294,660**

All financial information is provided for informational purposes only and should be independently verified. Prospective buyers and their representatives are encouraged to conduct their own due diligence.

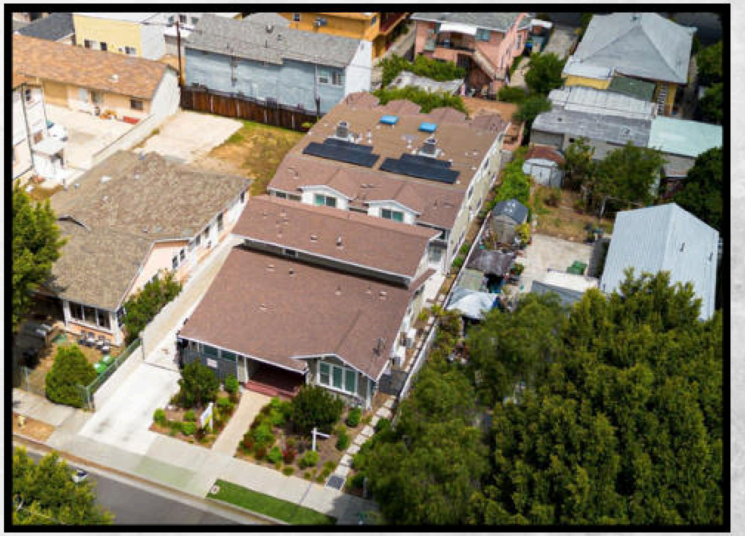
PRICING SUMMARY

PRICE:	**$2,950,000**
NUMBER OF BEDS:	**19**
PRICE PER BED:	**$155,263**
CURRENT GIM:	10.01
CURRENT CAP:	6.14%
YEAR BUILT:	1919/2023
APPROX. GROSS SF:	6,500 SF
APPROX. LOT SIZE:	5,871 SF
PRICE PER SF:	$453.85

NEW POTENTIAL FINANCING

Down Payment (30%)	$885,000
New First Loan:	$2,065,000
Interest Rate:	6.00%
Amortization:	30
Monthly Payment:	$12,380.72
DCR:	1.22

Debt terms are illustrative only and subject to change based on market conditions, lender approval, and borrower qualifications; contact listing agents for updated quotes.



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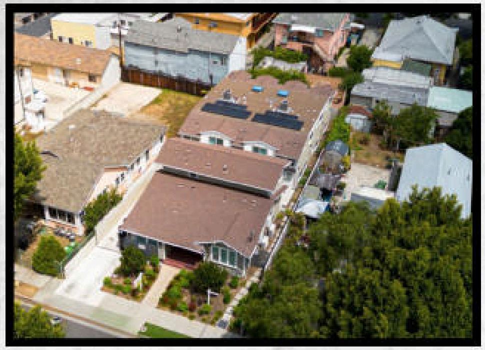
SALE COMPARABLES

★ 1237 W 25TH ST
LOS ANGELES, CA 90007

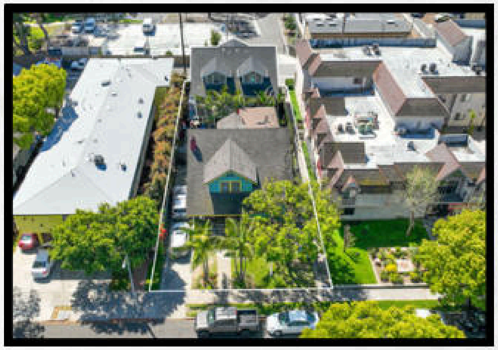


Price	$2,950,000
Number of Beds	19
Number of Units	4
Cost per Bed	$155,263
Current CAP	6.14%
Year Built	2023
Cost per Net Sqft	$454

1227 W 30TH ST
LOS ANGELES, CA 90007

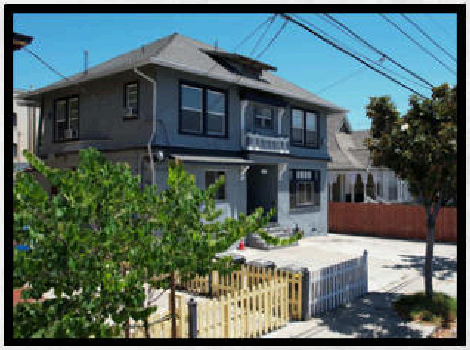
Price	$2,850,000
Number of Beds	11
Number of Units	5
Cost per Bed	$259,090
Current CAP	6.50%
Year Built	2015
Cost per Net Sqft	$817
Sale Date	On Market

1238 W 30TH ST
LOS ANGELES, CA 90007



Price	$3,299,000
Number of Beds	14
Number of Units	5
Cost per Bed	$235,643
Current CAP	7%
Year Built	1907
Cost per Net Sqft	$623
Sale Date	On Market

1978 BONSALLO AVE
LOS ANGELES, CA 90007



Price	$1,699,800
Number of Beds	7
Number of Units	6
Cost per Bed	$242,828
Current CAP	6.40%
Year Built	1923
Cost per Net Sqft	$492
Sale Date	On Market

USC OVERVIEW

The University of Southern California (USC) is a private research university in Los Angeles, founded in 1880 and recognized as the oldest private research institution in California.

For the 2025–26 academic year, USC enrolled 21,000 students in undergraduate programs and another 25,000 graduate and professional students across fields like business, law, engineering, social work, occupational therapy, pharmacy, and medicine. It's the largest private employer in the city of Los Angeles and generates over $8 billion in economic impact for both the city and the state.

Total Student Population	***46,000***
Total Staff	***19,957***
Majors and Minors Offered	***150+***
Annual Growth in Enrollment (Prev. 10Y)	***2.5%***
Students Off-Campus	***65%***
National Rank	***28***

AREA OVERVIEW

DOWNTOWN LOS ANGELES & USC PATROL ZONE

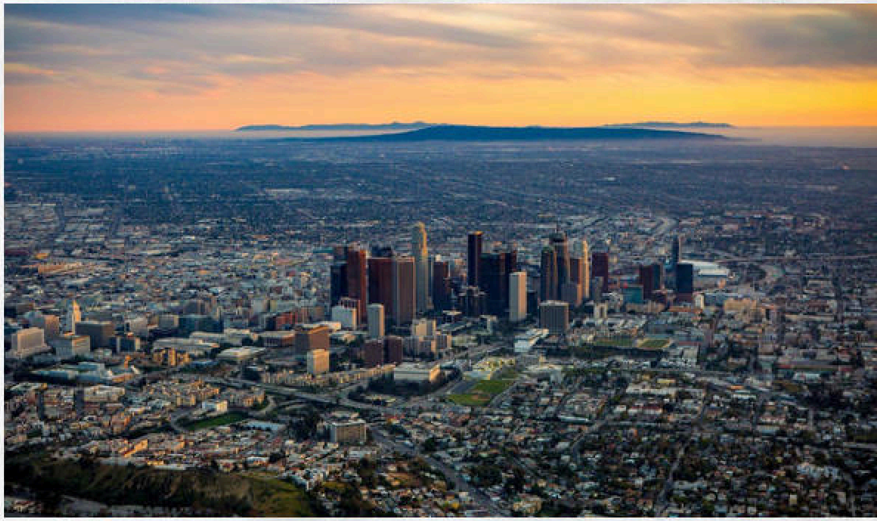
Downtown Los Angeles is just a short drive from the extended USC campus and continues to evolve as one of the most diverse and resilient submarkets in the city. The area reflects LA's cultural depth, with dim sum in Chinatown, sushi in Little Tokyo, shawarma in Little Armenia, and street tacos on Olvera Street. The nightlife is just as varied, from rooftop cocktails at the Standard to live performances at The Music Center or dinner at Water Grill or Bottega Louie.

The downtown core has seen consistent investment and residential growth, especially in Bunker Hill and along Wilshire, where walkability, retail and housing converge to create a true urban environment. That reinvestment has helped stabilize the market and drive long-term value appreciation.

Just south of downtown, the USC market offers a different but equally compelling investment profile. Anchored by a world-class university with over 46,000 students, this pocket benefits from built-in demand, limited new supply and consistent rent growth.

The USC Department of Public Safety actively patrols a 2.5-mile radius around campus, providing 24/7 coverage and services like Bluelight emergency phones, Campus Cruisers and USC trams, which enhance safety and support long-term occupancy.

For a high-net-worth investor seeking a stable, income-producing asset, the USC submarket has proven resilient across cycles. The combination of institutional demand drivers, strong tenant retention and historically low vacancy makes it an attractive long-term hold.



OFFERING MEMORANDUM

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LOS ANGELES, CA 90007

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