OFFERING MEMORANDUM

1432 E 25th Street

LOS ANGELES, CA 90011

2026 Construction | Affordable Housing Investment Opportunity
55 Units | DTLA Adjacent

THE BEN LEE
GROUP

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1432 E 25th Street

LOS ANGELES, CA 90011

EXCLUSIVELY LISTED BY

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THE BEN LEE GROUP

EXECUTIVE SUMMARY

The Ben Lee Group is pleased to present a new construction multifamily investment opportunity at 1432 E 25th St, situated on the southern doorstep of Downtown Los Angeles in the Central-Alameda neighborhood, one of the city's most transit-connected and renter-dense urban submarkets.

With construction expected to be completed by the end of Q2 2026, the building will consist of 55 units featuring an efficient mix of 6 studios and 49 one-bedroom units, purpose-built for the workforce renter. At the offering price, the asset is being delivered below replacement cost and at a basis comparable to what vintage RSO product is currently trading for in the submarket, giving portfolio operators a rare opportunity to upgrade their vintage portfolio into brand new construction.

The property will be delivered vacant at the close of escrow, providing investors complete operational control and the ability to implement their own lease-up strategy from day one. Vacant delivery also creates a compelling opportunity for mission-driven housing operators to populate the building with the demographic groups they serve, including workforce, affordable, or supportive housing residents, without the need for tenant displacement.

The property features a 4,400 SF communal roof deck offering unobstructed views of Downtown Los Angeles, designed as a true community gathering space for residents to host events, socialize, and connect. Located just south of DTLA with a walk score of 77, the property sits within easy commute distance to Downtown Los Angeles and Vernon, with walking distance to multiple Metro local lines and the Metro A rail line, making it a natural fit for the workforce renter community the building is designed to serve.

Strategically positioned just minutes from Downtown Los Angeles, the property offers unmatched access to the region's largest employment hub. Residents benefit from proximity to major employers across finance, healthcare, tech, government, and education, making this an ideal workforce housing rental play for operators targeting the DTLA-adjacent renter pool. The asset also benefits from easy freeway access and proximity to public transit, local retail, and everyday amenities along major commercial corridors.

PROPERTY& PRICING SUMMARY

$14,000,000

SALE PRICE

$254,545

PRICE PER UNIT

2026

YEAR BUILT

$537

PRICE PER SQUARE FOOT

ADDRESS:	1432 E 25th St Los Angeles, CA 90011
NUMBER OF UNITS:	55
APPROX. GROSS SF:	26,048 SF
APPROX. LOT SIZE:	10,509 SF
YEAR BUILT:	2026
PARCEL NUMBER:	5118-009-030
PROPERTY TYPE:	Deed Restricted Multifamily
UNIT MIX:	(6) x Single (49) x 1+1

1432
E 25th Street
LOS ANGELES, CA 90011

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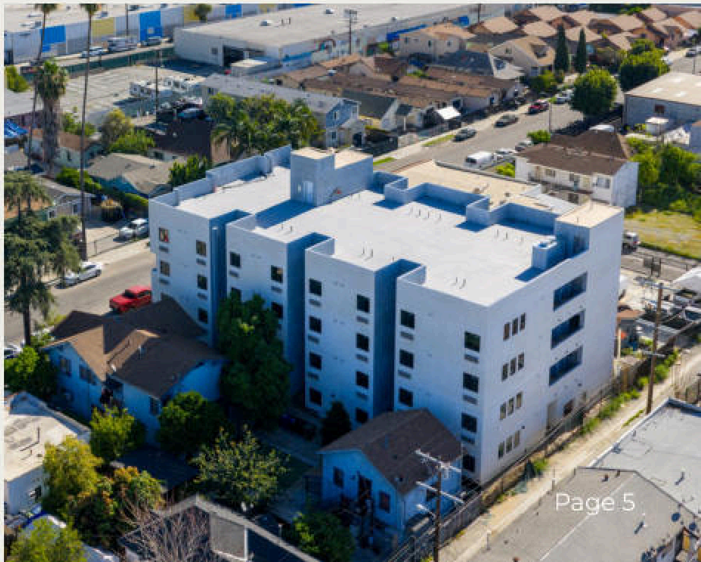
1432 E 25th St, Los Angeles, CA 90011



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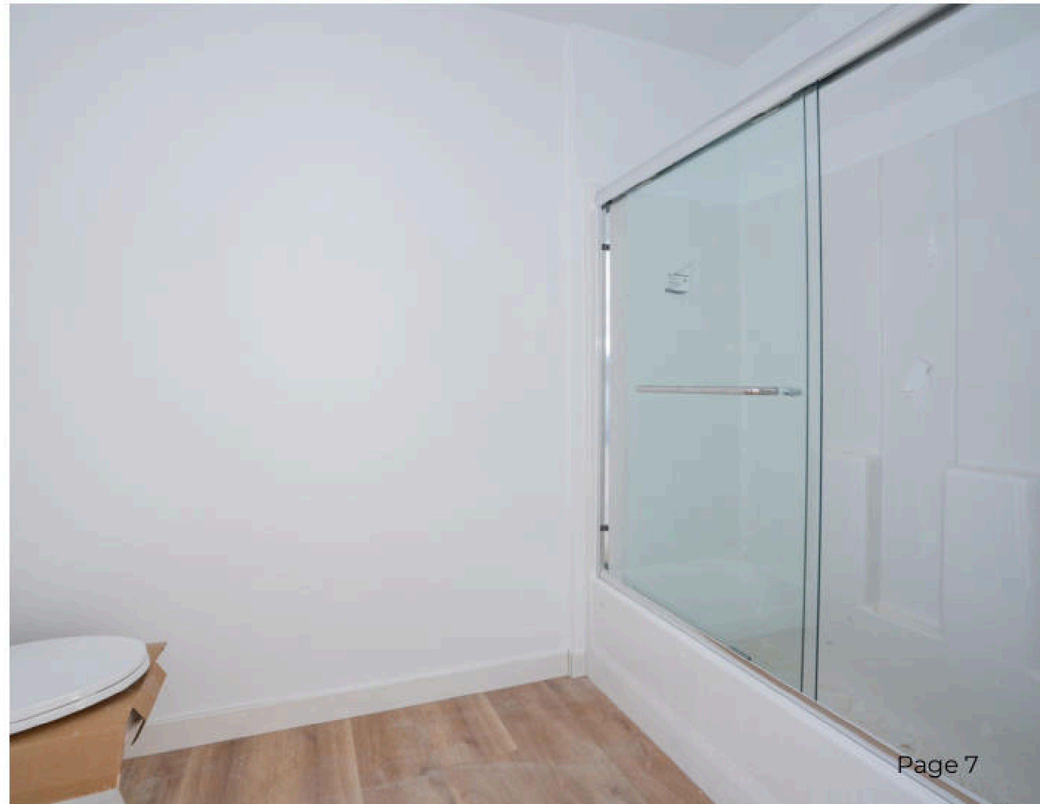


1432
E 25th Street
LOS ANGELES, CA 90011
THE BEN LEE GROUP
USC University of Southern California
Koreatown
DTLA
INTERSTATE 10
1432 E 25th St
LOS ANGELES, CA 90011

1432
E 25th Street
LOS ANGELES, CA 90011

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RENT ROLL

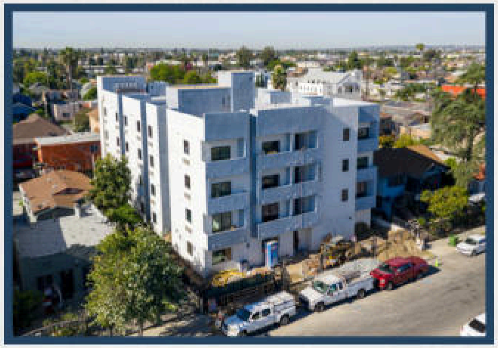
	Unit No.	Unit Type	Sqauae Footage	Deed Restriction	Rent Schedule
1	106	1	394	Low Income	HUD
2	107	1	395	Low Income	HUD
3	108	1	394	Low Income	HUD
4	109	1	395	Moderate Income	HCD
5	110	1	394	Low Income	HUD
6	111	1	395	Low Income	HUD
7	112	1	394	Moderate Income	HCD
8	113	1	395	Low Income	HUD
9	114	1	429	Low Income	HUD
10	115	1	444	Low Income	HUD
11	201	1	425	Low Income	HUD
12	202	Single	326	Moderate Income	HCD
13	203	1	395	Low Income	HUD
14	204	Single	362	Low Income	HUD
15	205	1	395	Low Income	HUD
16	206	1	394	Moderate Income	HCD
17	207	1	395	Low Income	HUD
18	208	1	394	Low Income	HUD
19	209	1	395	Low Income	HUD
20	210	1	394	Low Income	HUD
21	211	1	395	Moderate Income	HCD
22	212	1	394	Low Income	HUD
23	213	1	395	Low Income	HUD
24	214	1	429	Low Income	HUD
25	215	1	444	Low Income	HUD
26	301	1	425	Moderate Income	HCD
27	302	Single	326	Low Income	HUD
28	303	1	395	Low Income	HUD
29	304	Single	362	Low Income	HUD
30	305	1	395	Low Income	HUD

	Unit No.	Unit Type	Square Footage	Deed Restriction	Rent Schedule
31	306	1	394	Low Income	HUD
32	307	1	395	Low Income	HUD
33	308	1	394	Moderate Income	HCD
34	309	1	395	Low Income	HUD
35	310	1	394	Low Income	HUD
36	311	1	395	Low Income	HUD
37	312	1	394	Low Income	HUD
38	313	1	395	Low Income	HUD
39	314	1	429	Moderate Income	HCD
40	315	1	444	Low Income	HUD
41	401	1	425	Low Income	HUD
42	402	Single	326	Low Income	HUD
43	403	1	395	Low Income	HUD
44	404	Single	362	Low Income	HUD
45	405	1	395	Low Income	HUD
46	406	1	394	Moderate Income	HCD
47	407	1	395	Low Income	HUD
48	408	1	394	Moderate Income	HCD
49	409	1	395	Low Income	HUD
50	410	1	394	Low Income	HUD
51	411	1	395	Moderate Income	HCD
52	412	1	394	Low Income	HUD
53	413	1	395	Low Income	HUD
54	414	1	429	Low Income	HUD
55	415	1	444	Low Income	HUD

	No. of Units	Sec 8 Rent	Proforma Monthly Income
Single	6	$2,041	$12,246
1+1	49	$2,289	$112,161
TOTAL	55		$124,407

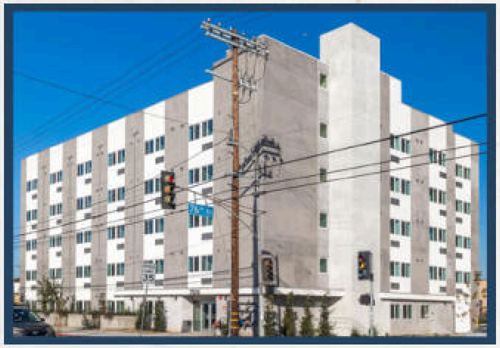
SALES COMPARABLES

★ 1432 E 25TH ST
LOS ANGELES, CA 90011



Price	$14,000,000
Number of Units	55
Price per Unit	$254,545
Year Built	2026
Cost per Net Sqft	$537

7524 HOOVER ST
LOS ANGELES, CA 90044



Price	$26,500,000
Number of Units	79
Price per Unit	$335,443
Year Built	2025
Cost per Net Sqft	$633
Sale Date	01/26/2026

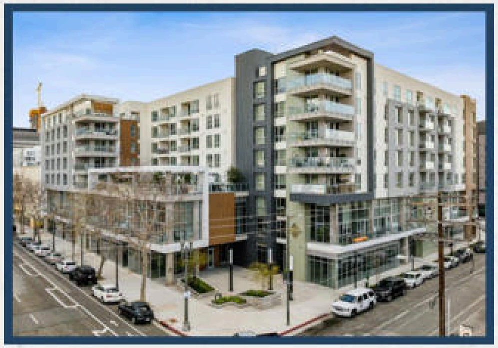
*Deed Restricted Sale

4252 S CRENSHAW BLVD
LOS ANGELES, CA 90008

Price	$34,300,000
Number of Units	111
Price per Unit	$309,000
Year Built	2020
Cost per Net Sqft	$490
Sale Date	12/15/2025

*NOAH Conversion

215 W 14TH ST
LOS ANGELES, CA 90015



Price	$51,626,400
Number of Units	154
Price per Unit	$335,236
Year Built	2023
Cost per Net Sqft	$363
Sale Date	09/24/2025

*NOAH Conversion

THE BEN LEE GROUP

AREA OVERVIEW

SOUTH LOS ANGELES

ONE OF LOS ANGELES' LARGEST AND MOST SUPPLY-CONSTRAINED RENTAL MARKETS

South Los Angeles represents one of the largest renter populations in the city and continues to face a significant shortage of attainable housing. Limited new construction, rising development costs, and a growing renter base have created sustained demand for workforce and affordable housing across the submarket.

STRATEGIC CENTRAL LOCATION WITHIN THE LOS ANGELES METRO

The area provides convenient access to several of the region's largest employment hubs, including Downtown Los Angeles, the USC and Exposition Park corridor, and the Harbor industrial job centers. South LA's central location allows residents to commute throughout the city while benefiting from relatively more attainable housing compared to Westside and central Los Angeles neighborhoods.

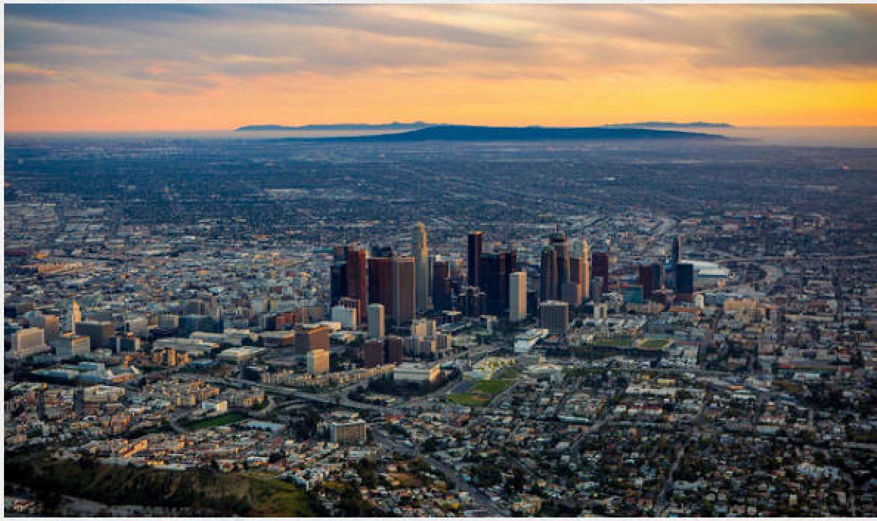
GROWING TARGET FOR HOUSING DEVELOPMENT AND INVESTMENT

As land prices and entitlement timelines have increased across core Los Angeles neighborhoods, developers and investors have increasingly targeted South LA for new housing development. The submarket offers larger development parcels, infill opportunities, and scalable projects that are increasingly difficult to source in more built-out areas of the city.

COMPELLING MARKET FOR MISSION-DRIVEN HOUSING DEVELOPERS

South Los Angeles has become a focal point for mission-driven developers seeking to deliver workforce and affordable housing solutions. The submarket contains one of the highest concentrations of rent-burdened households in Los Angeles, creating an opportunity to deliver housing that directly addresses a critical community need while benefiting from strong tenant demand and long-term rental fundamentals.

With renter populations exceeding 70% in many South LA neighborhoods and median household incomes significantly below the county average, the submarket continues to demonstrate strong demand for attainable housing.



LOS ANGELES METRO- A LINE SOUTHEAST GATEWAY LINE PROJECT

THE BEN LEE GROUP

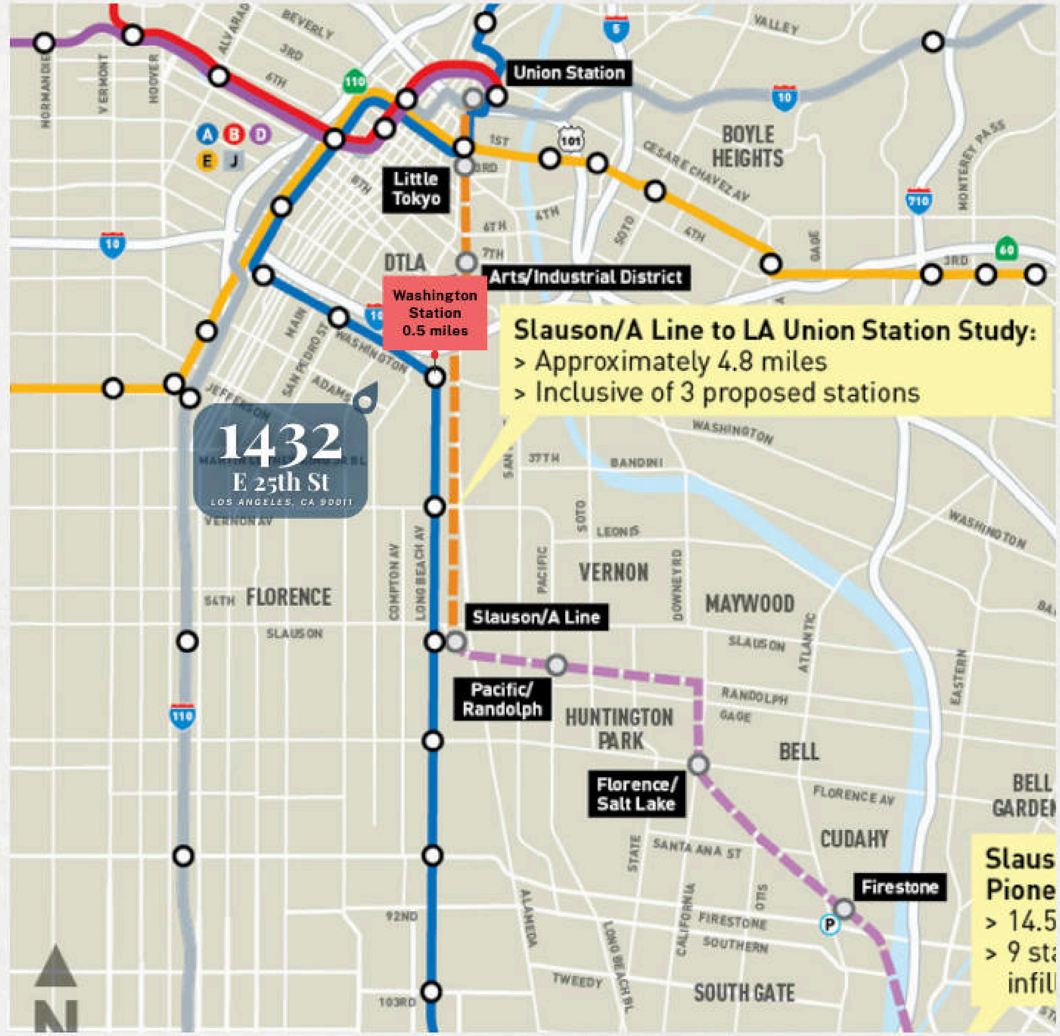
REGIONAL TRANSIT CONNECTIVITY

1432 E 25th St benefits from exceptional access to the Los Angeles Metro rail network, situated just minutes from the Metro A Line and the future Southeast Gateway Line. Together, these corridors provide seamless connectivity between Downtown Los Angeles, the South Bay, and the burgeoning Gateway Cities.

The Metro A Line serves as a vital artery for the region, offering direct transit to key employment and cultural hubs including Downtown Los Angeles, Pasadena, and Long Beach. This proximity allows residents to navigate the greater Los Angeles area with ease, significantly reducing reliance on personal vehicles for daily commutes.

In addition to existing rail access, the Property is poised to benefit from the Southeast Gateway Line project. This new 19-mile light rail corridor will further enhance the area's transit-oriented appeal, linking residents to the Arts/Industrial District and extending high-capacity transit access deep into Southeast Los Angeles County. The planned station at Slauson/A Line serves as a critical transfer point, placing 1432 E 25th St at the nexus of an expanding regional network.

The combination of established A Line service and the transformative Southeast Gateway Line project reinforces the Property's positioning for transit-oriented residential development. This dual-layered connectivity offers residents unparalleled mobility, linking them to major educational institutions, entertainment destinations, and the region's largest employment centers.



Metro

NEIGHBORHOOD AMENITIES

RETAIL, SCHOOLS, TRANSIT, AND SUPPORTIVE SERVICE PROVIDERS

PUBLIC TRANSPORTATION

1. San Pedro St Subway Station
2. Washington Subway Station
3. Vernon A Line Subway Station
4. Adams / Hooper Bus Stop

SCHOOLS

1. Santee High School
2. Twenty-Eighth Street Elementary School
3. Wadsworth Ave Elementary School
4. Thomas Jefferson High School
5. Nevin Ave Elementary School

RETAIL

1. AutoZone Auto Parts
2. Tacos Gavilan
3. Superior Grocers
4. CVS
5. Superior Grocers

MAJOR EMPLOYERS & SUPPORTIVE SERVICE PROVIDERS

1. Downtown Los Angeles (500,000+ Jobs)
2. University of Southern California (20,000 Employees)
3. CRCD (Homelessness Service Agency)
4. CCSCL (Housing Advocacy Agency)
5. HOPICS (Homelessness Service Agency)

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