1259 W 36th Pl

LOS ANGELES, CA 90007

New Construction USC Student Housing Investment Opportunity

15-Beds | Located within DPS Patrol Zone | 7.05% Cap Rate

THE BEN LEE GROUP

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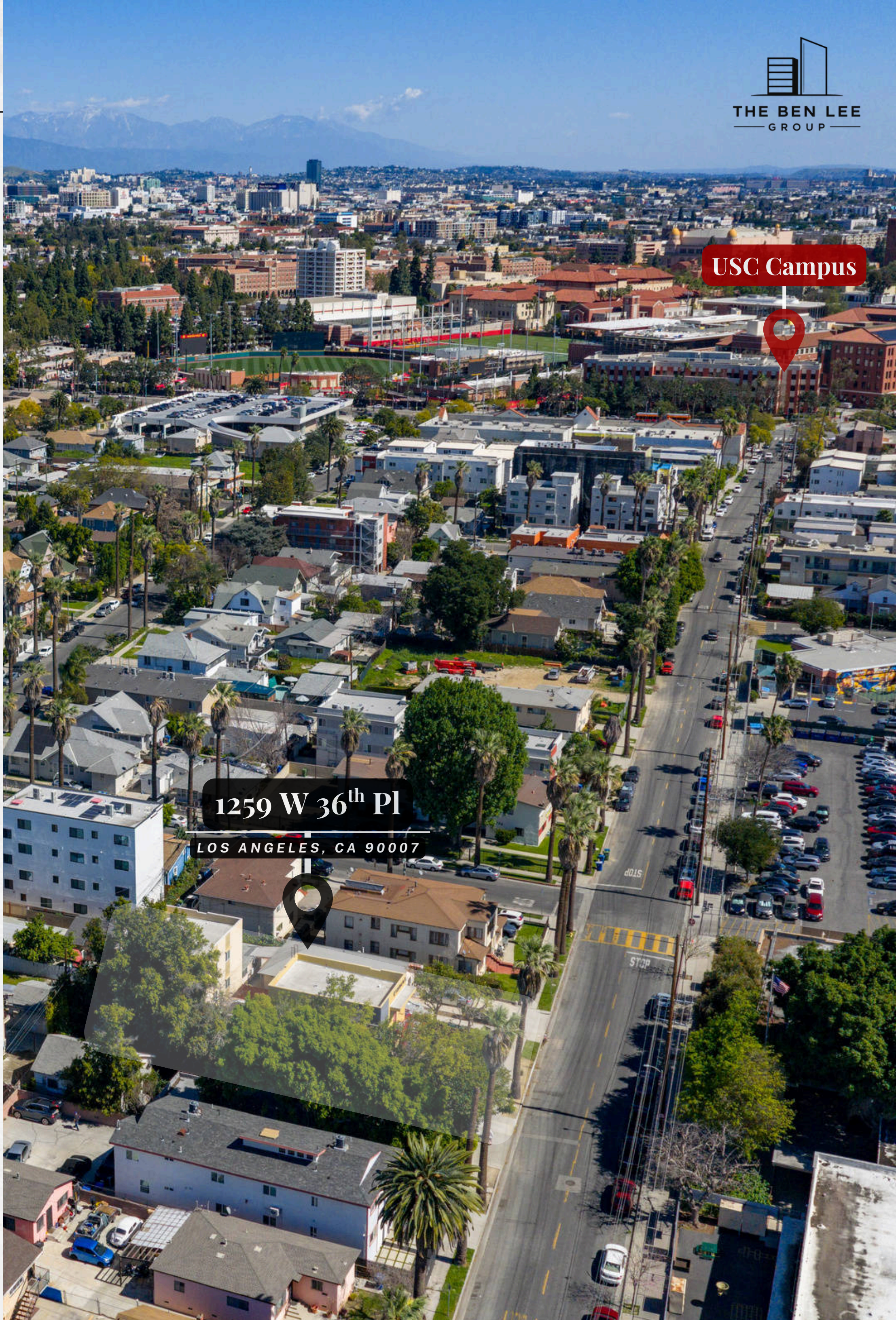
PROPERTY & PRICING SUMMARY

$2,988,888	$199,259
SALE PRICE	PRICE PER BED
$606	7.05%
PRICE PER SF	CURRENT CAP

ADDRESS:	1259 W 36th Pl Los Angeles, CA 90007
NUMBER OF BEDS:	15
APPROX. GROSS SF:	4,931 SF
APPROX. LOT SIZE:	7,217 SF
YEAR BUILT:	2018
PARCEL NUMBER:	5040-007-026
PROPERTY TYPE:	Student Housing
UNIT MIX:	(5) x 3+3



INVESTMENT HIGHLIGHTS

The Ben Lee Group is pleased to present 1259 W 36th Pl, a newer construction 15-bed student housing asset located just West of USC's University Park Campus within the USC Department of Public Safety (DPS) patrol zone.

1259 W 36th Pl is offered at a 7.05% cap rate and a 10.64 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, shorter lease cycles, and a tenant base less correlated with traditional economic drivers. The property's proximity to USC's Viterbi School of Engineering further supports durable, location-driven demand.

The property features a highly efficient five-unit configuration, comprised entirely of spacious 3-bedroom, 3-bathroom units. The uniform layout creates a simple and highly manageable operating structure for new ownership. With identical unit types throughout the building, leasing, maintenance, and management are significantly streamlined. Each unit is well suited to flexible leasing strategies, allowing owners to accommodate both small groups and individual renters. The consistent unit mix and efficient design position the asset to capture strong rental demand while minimizing operational complexity.

1259 W 36th Pl represents a stabilized, newer construction student housing investment in one of Los Angeles' most durable rental submarkets.

The property is within walking distance to USC's University Park Campus, less than one mile from USC Village, and near the Exposition/Vermont Metro Station, providing convenient access to Downtown Los Angeles, Mid-City, and the Westside.

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

The property has demonstrated strong renewal activity and pre-leasing momentum for the 2026–2027 academic year, supported by historically strong occupancy levels. The existing tenant base provides stable in-place cash flow and reduced leasing uncertainty.

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.

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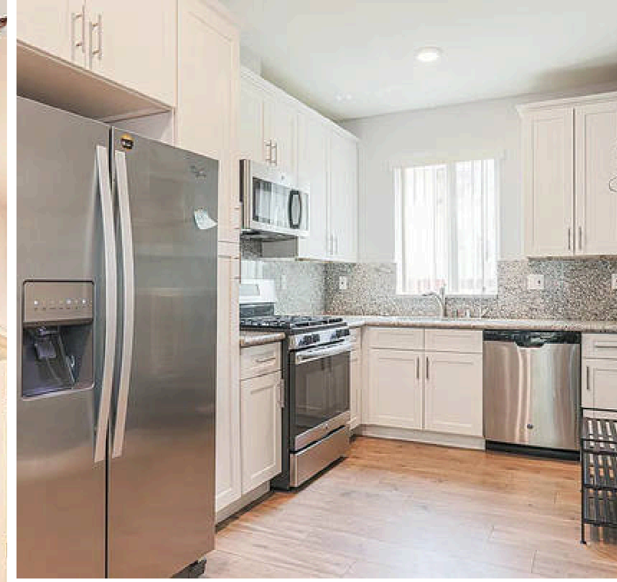
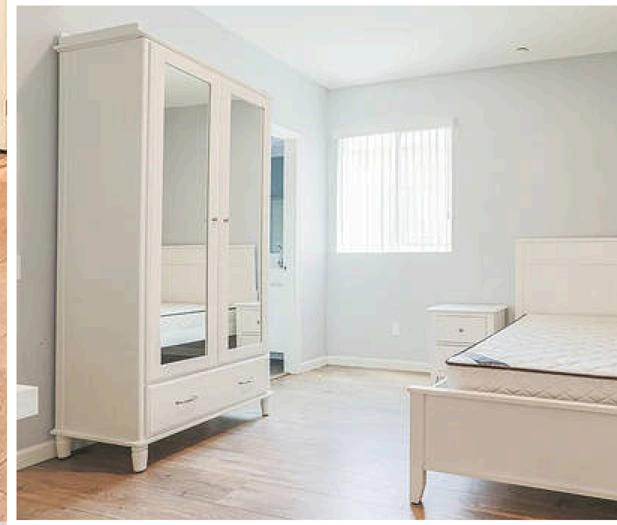
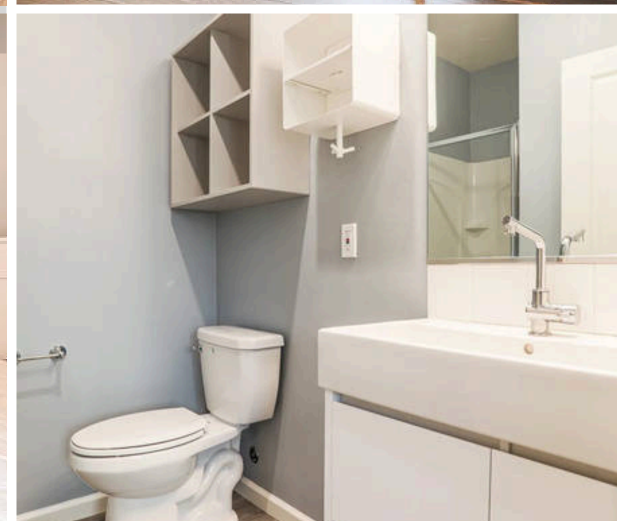
1261-1/2
1261
1261-3/4

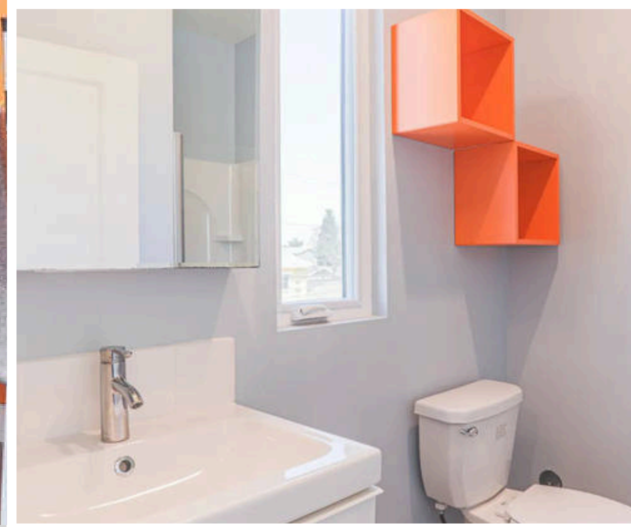
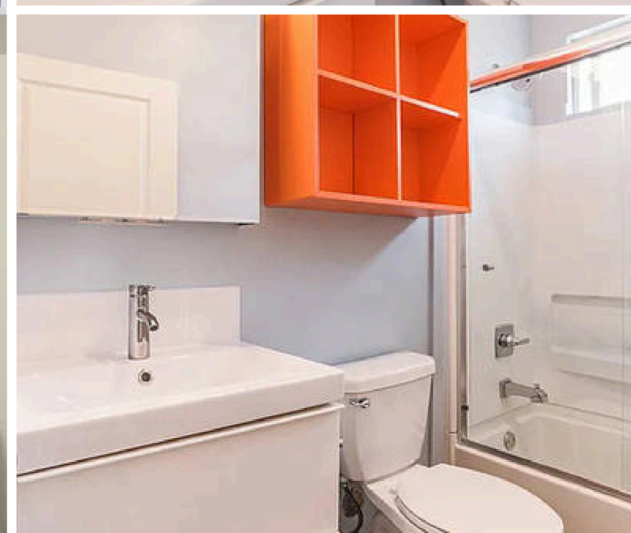




INTERIOR PHOTOS 3 BEDROOMS + 3 BATHROOMS





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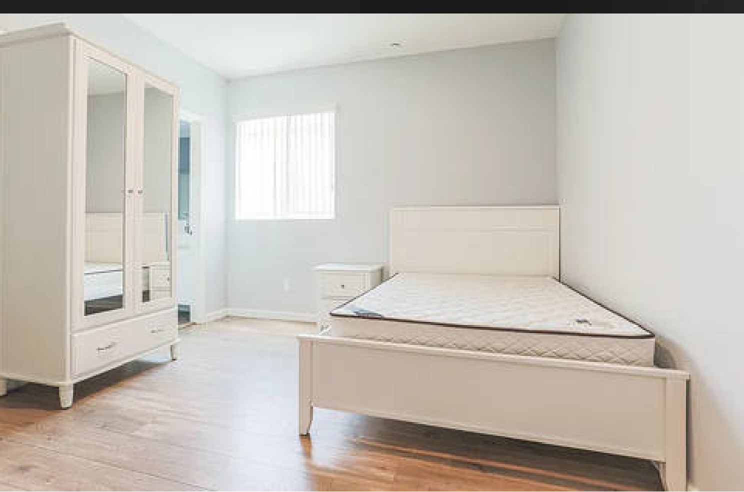


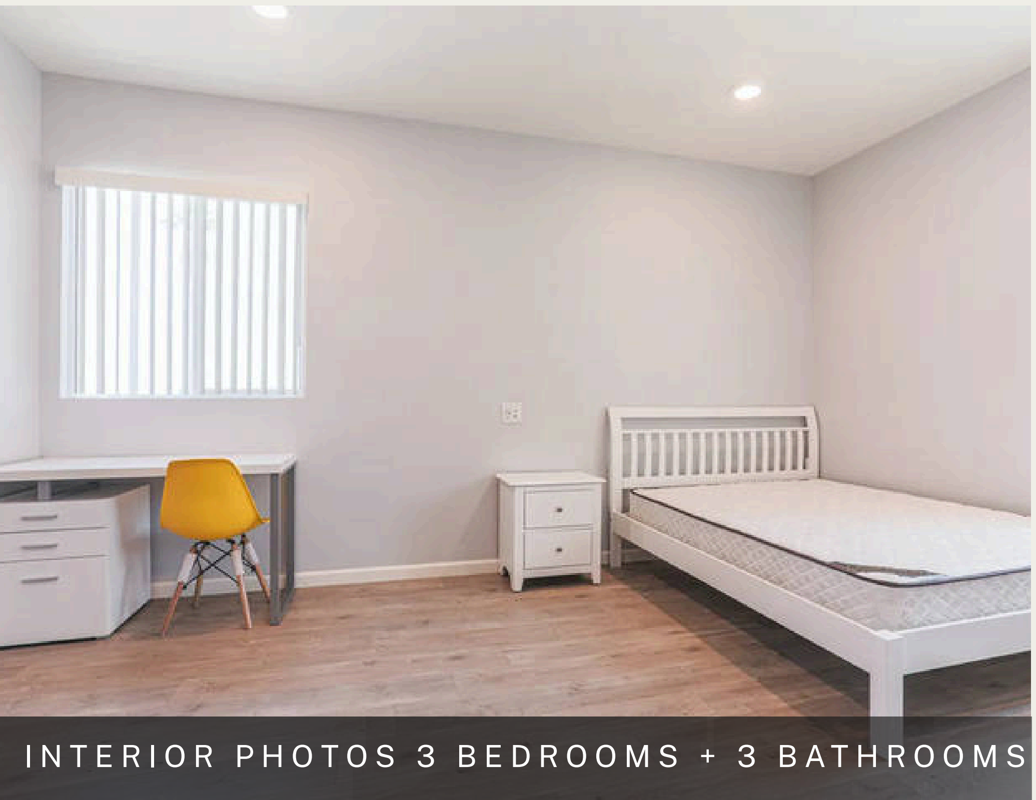

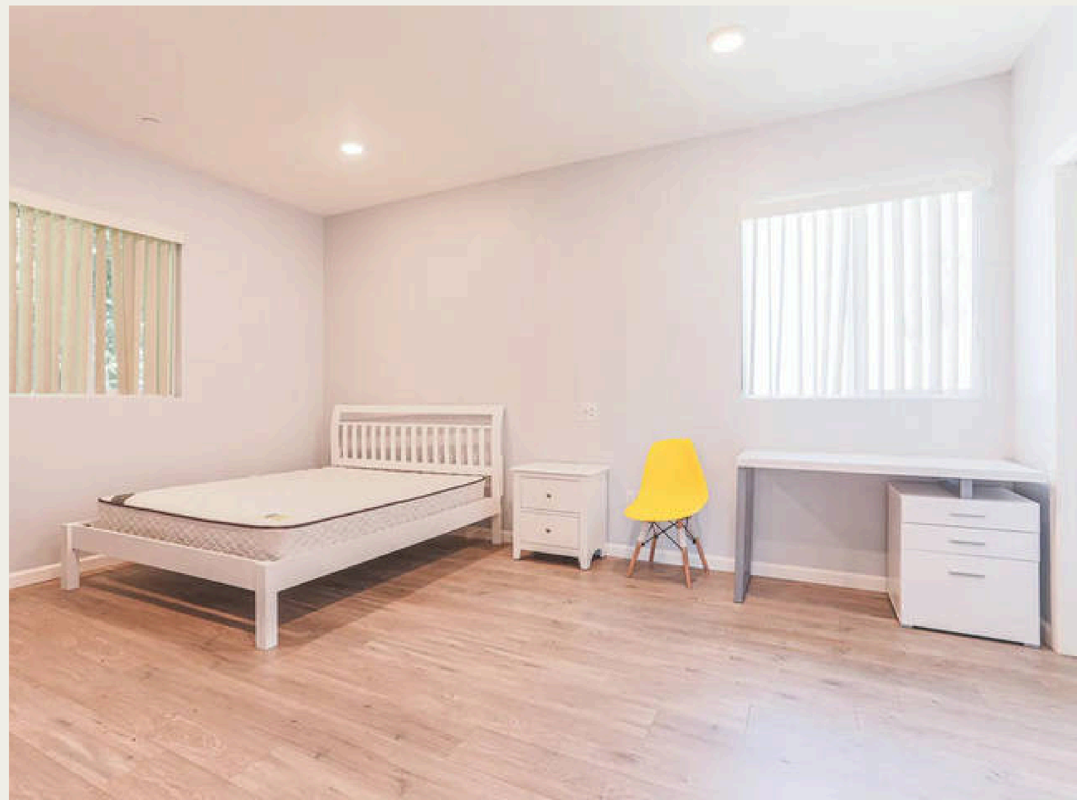

INTERIOR PHOTOS 3 BEDROOMS + 3 BATHROOMS


USC University of Southern California
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DTLA
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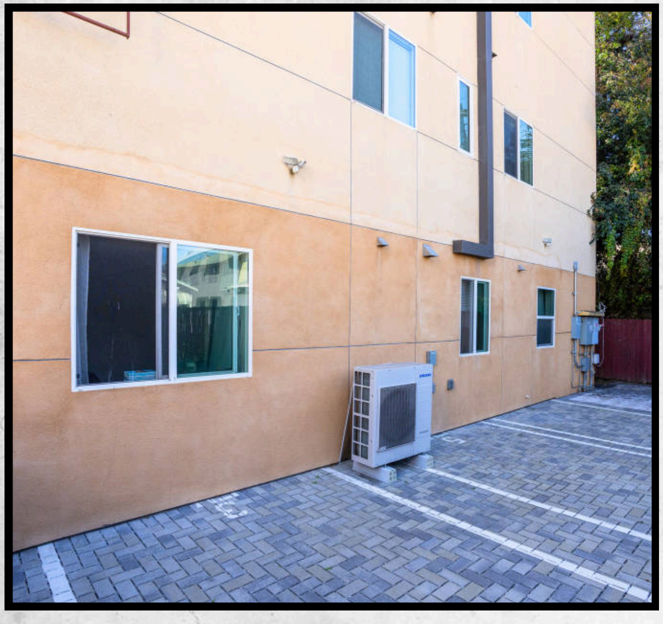
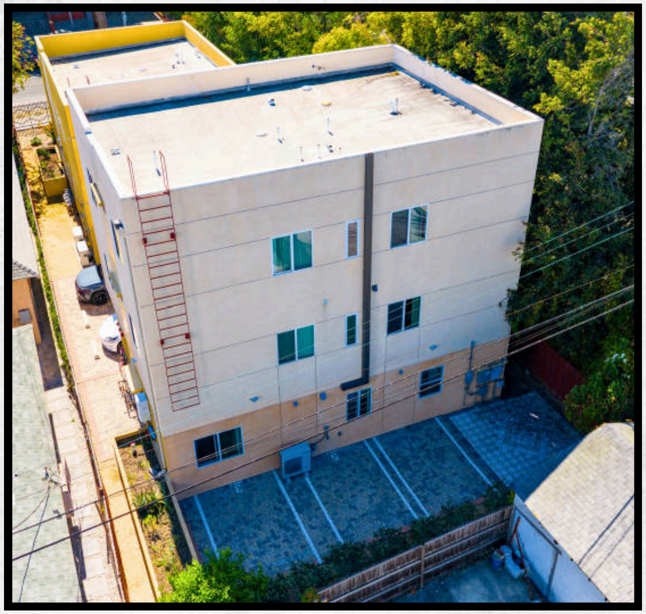
RENT ROLL

	Unit No.	Unit Type	Current Rent	Rent / Bedroom
1	1259	3+3	$4,679	$1,560
2	1259 1/2	3+3	$4,734	$1,578
3	1261	3+3	$4,688	$1,563
4	1261 1/2	3+3	$4,719	$1,573
5	1261 3/4	3+3	$4,596	$1,532
			$23,416	





FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA

	CURRENT
Scheduled Gross Income:	**$280,986**
Less Vacancy Rate Reserve:	($8,430) 3.0%
Gross Operating Income:	$272,556
Less Expenses:	($61,874) 22%
Net Operating Income:	**$210,682**
Reserves:	($3,000)
Less Debt Service:	($136,050)
Pre-Tax Cash Flow:	**$71,632 6.8%**
Plus Principal Reduction:	$24,992
Total Return Before Taxes:	**$96,624 9.2%**

ESTIMATED ANNUAL EXPENSES

	CURRENT
Taxes:	$35,867
Insurance:	$7,560
Repairs & Maintenance:	$2,400
Management:	$13,628 5%
Contract Services:	$1,920
Direct Assessment:	$500
Total Expenses	**$61,874**

SCHEDULED INCOME

		CURRENT RENTS	
Unit Number:	**Unit Type:**	**Current Rent:**	**Current Rent / Bed:**
1259	3+3	$4,679	$1,560
1259 1/2	3+3	$4,734	$1,578
1261	3+3	$4,688	$1,563
1261 1/2	3+3	$4,719	$1,573
1261 3/4	3+3	$4,596	$1,532
Total Scheduled Rent:		**$23,416**	
Monthly Scheduled Gross Income:		**$23,416**	
Yearly Scheduled Gross Income:		**$280,986**	

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.

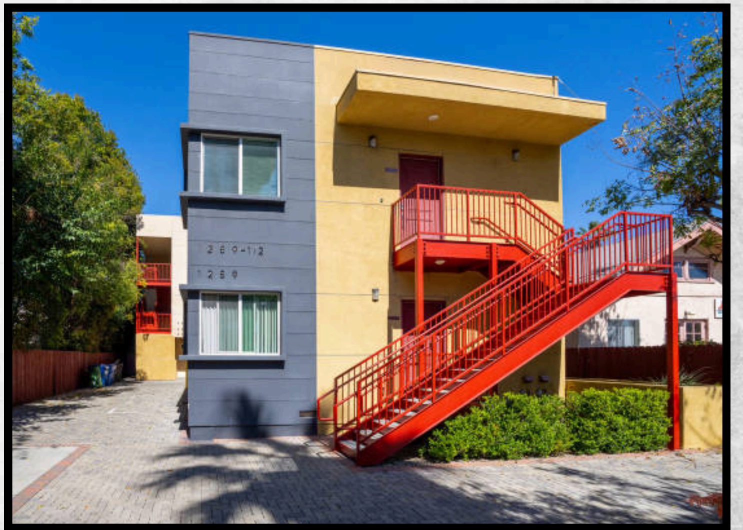
PRICING SUMMARY

PRICE:	**$2,988,888**
NUMBER OF BEDS:	**15**
PRICE PER BED:	**$199,259**
CURRENT GIM:	10.64
CURRENT CAP:	7.05%
YEAR BUILT:	2018
APPROX. GROSS SF:	4,931 SF
APPROX. LOT SIZE:	7,217 SF
PRICE PER SF:	$606

NEW POTENTIAL FINANCING

Down Payment (35%)	$1,046,111
New First Loan:	$1,942,777
Interest Rate:	5.75%
Amortization:	30
Monthly Payment:	$11,337.52
DCR:	1.55

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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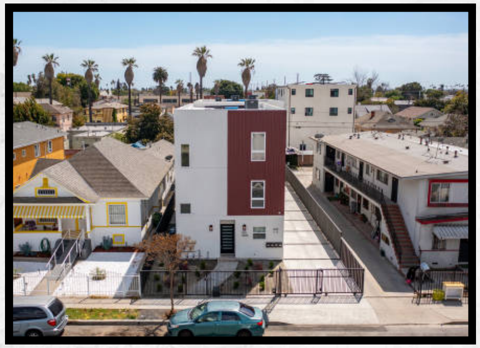
SALE COMPARABLES

★ 1259 W 36TH PL
LOS ANGELES, CA 90007

Price	$2,988,888
Number of Beds	15
Number of Units	5
Cost per Bed	$199,259
Current CAP	7.05%
Year Built	2018
Cost per Net Sqft	$606

1286 W 35TH PL
LOS ANGELES, CA 90007



Price	$4,350,000
Number of Beds	25
Number of Units	5
Cost per Bed	$174,000
Current CAP	7.02%
Year Built	2025
Cost per Net Sqft	$614
Sale Date	On Market

1231 W 36TH PL
LOS ANGELES, CA 90007

Price	$3,200,000
Number of Beds	15
Number of Units	5
Cost per Bed	$213,333
Current CAP	7.67%
Year Built	2019
Cost per Net Sqft	$579
Sale Date	11/26/2025

1258 W 37TH DR
LOS ANGELES, CA 90007

Price	$2,850,000
Number of Beds	13
Number of Units	3
Cost per Bed	$219,231
Current CAP	7.03%
Year Built	2024
Cost per Net Sqft	$685
Sale Date	3/17/2025

*Sold by The Ben Lee Group

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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

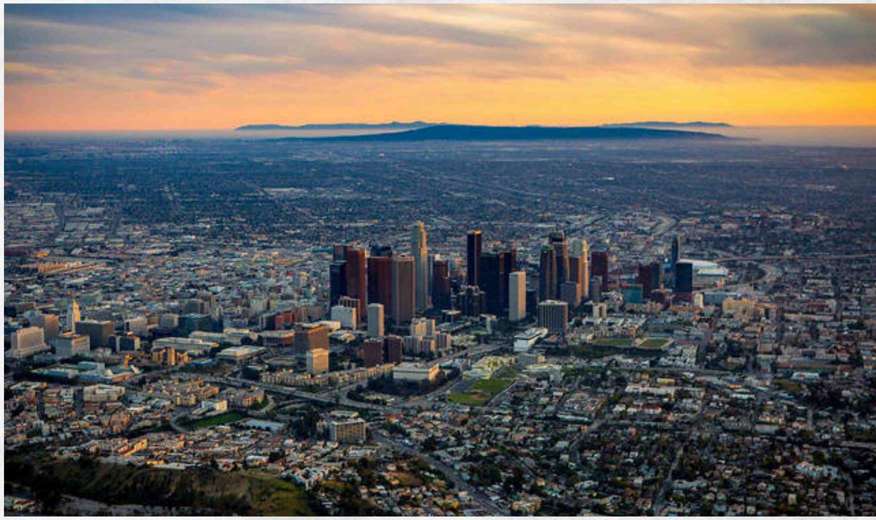
Downtown Los Angeles is just a short drive from the extended USC campus and continues to evolve as one of the most diverse and resilient submarkets in the city. The area reflects LA's cultural depth, with dim sum in Chinatown, sushi in Little Tokyo, shawarma in Little Armenia, and street tacos on Olvera 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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