OFFERING MEMORANDUM

1361 W Temple Street

Los Angeles, CA 90026 | Echo Park



$1,198,000
ASKING PRICE

5
RESIDENTIAL UNITS

$239,600
PRICE PER UNIT

THE PROPERTY

A five-unit corner property at W Temple Street and Douglas Street. A four-unit building fronts Temple Street, and a detached bungalow faces Douglas Street. Prior marketing reports separate gas and electric meters.

Investment focus. Evaluate the existing rent stream and any longer-term income opportunity against lease terms, unit condition and applicable rent rules.

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Echo Park & Downtown LA

A Temple Street address close to neighborhood parks and the Sunset Boulevard business corridor, with bus service at Douglas Street.

AT TEMPLE & DOUGLAS

Metro service on the Temple corridor

The Temple / Douglas stop is served by Metro 10/48. Metro lists Line 10 between West Hollywood and Downtown LA via Temple Street and Melrose Avenue.

01 / RECREATION

Echo Park Lake

The city park at 751 Echo Park Avenue offers a lakeside setting and outdoor recreation. The Echo Park Recreation Center on Bellevue Avenue adds sports courts, athletic fields and community programming.

02 / NEIGHBORHOOD RETAIL

Sunset Boulevard

Echo Park's stretch of Sunset Boulevard offers independent dining, cafes and shops, including Stories Books & Café. It gives residents a nearby destination for everyday errands and dining.

03 / OPEN SPACE

Vista Hermosa Natural Park

The park at 100 N Toluca Street offers walking trails, picnic areas and views of the Downtown skyline.

04 / CULTURE & CONNECTIONS

Grand Avenue Arts

Downtown's cultural district includes The Broad and Walt Disney Concert Hall. Metro A and E Line trains serve Grand Av Arts / Bunker Hill Station.

AREA SOURCES

- LA Metro schedules
- Temple / Douglas stop
- City of LA parks and recreation
- Los Angeles Times Echo Park guide
- Vista Hermosa Natural Park
- The Broad
- LA Phil transit and directions
- Stories Books & Cafe

Around 1361 W Temple

The property sits on the Temple Street corridor between Echo Park Lake and Downtown LA's Grand Avenue arts district.



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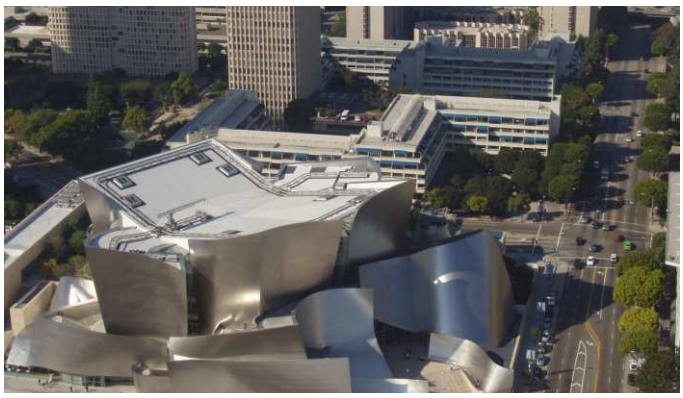
1. **1361 W Temple Street**
2. Echo Park Lake
3. Vista Hermosa Natural Park
4. Walt Disney Concert Hall

Open property location in Google Maps



Echo Park Lake

Photo by Alaiben CC BY-SA 4.0
Cropped for layout



Downtown LA | Walt Disney Concert Hall

Photo by Chris McClave CC BY 2.0
Cropped for layout

The Temple Street parcel

A closer look at the five-unit property on the corner of W Temple Street and Douglas Street.



SUBJECT PROPERTY

1361 W Temple Street

ASSESSOR PARCEL

5160-005-005

Approximate parcel boundary

The outline is based on LA County assessor mapping and is for reference. A survey can confirm the boundary.

CLOSE-UP STREET MAP



Open in Google Maps

Imagery: Esri, Vantor, Earthstar Geographics and the GIS User Community

Parcel outline: Los Angeles County Office of the Assessor

Income & operating summary

Annual figures from the supplied underwriting. In-place income reflects reported monthly rents annualized.

ANNUAL METRIC	REPORTED IN-PLACE	PROJECTED
Gross rental income	$56,267.88	$108,000.00
Operating expenses	$16,683.00	$22,522.05
Net operating income	**$39,584.88**	**$85,477.95**
Cap rate at asking price	**3.30%**	**7.14%**
Gross rent multiplier	21.29×	11.09×

MONTHLY RENT ROLL

UNIT	REPORTED RENT	PROJECTED
508	$1,599.53	$1,800.00
1361	$1,768.00	$1,800.00
1361½	$590.10	$1,800.00
1363	$731.36	$1,800.00
1363½	$0.00	$1,800.00
Total monthly rent	**$4,688.99**	**$9,000.00**

HOW TO READ THE PRO FORMA

The model assumes all five units rent for $1,800 per month and applies a 35% increase to reported operating expenses. It carries no separate allowance for vacancy or credit loss. The $0 rent entry for Unit 1363½ requires verification of occupancy and availability. The $1,800 inputs are underwriting assumptions. Timing and achievable rents depend on lease terms, lawful rent-setting and market conditions.

Reported annual expenses include water, sewer and trash ($3,457), property tax ($8,261), insurance ($3,949), maintenance ($382), management ($534) and gas and electric ($100).

Source: 1361W-TEMPLE-UNDERWRITING.xlsx, Sheet1. The workbook does not identify a reporting period or document cash collections. The pro forma labels one row 6805½. The rent roll uses the in-place unit IDs.

Property facts & due diligence

Request the current rent roll, leases, operating statements and property records before underwriting an offer.

ASSESSOR PARCEL	YEAR BUILT	LOT AREA
5160-005-005	1913	Approx. 3,390 SF

Building area and zoning

The underwriting reports approximately 3,546 SF of building area and LARD1.5 zoning. PropertyShark reports 2,958 SF, and a historical listing identifies LACW. Verify measured area, legal unit count and use, current zoning and overlays with assessor, building and City Planning records.

Tenancies and operating costs

Confirm leases, deposits, collections and the status of the $0-rent unit. Verify Los Angeles Rent Stabilization Ordinance coverage and lawful rent levels. Obtain current insurance quotes and model reassessed property taxes, maintenance, reserves and capital needs. Review permits and any seismic retrofit requirements.

Separate adjacent offering

The neighboring property at 1357 W Temple Street was advertised separately at $1,199,999 (MLS #PW26162171). A buyer may explore a combined acquisition. Availability, terms, parcel consolidation and any redevelopment require independent verification and applicable approvals.

TOURS & DOCUMENT REQUESTS

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PROPERTY & DILIGENCE SOURCES

- LA City Planning zoning search
- LA Housing Department RSO property search
- California BOE change in ownership
- Historical property listing
- PropertyShark parcel summary
- MLSListings adjacent offering

Prepared November 2026 from supplied underwriting and public sources. Information is subject to change and independent buyer verification. Projections are illustrative and may differ from actual results.