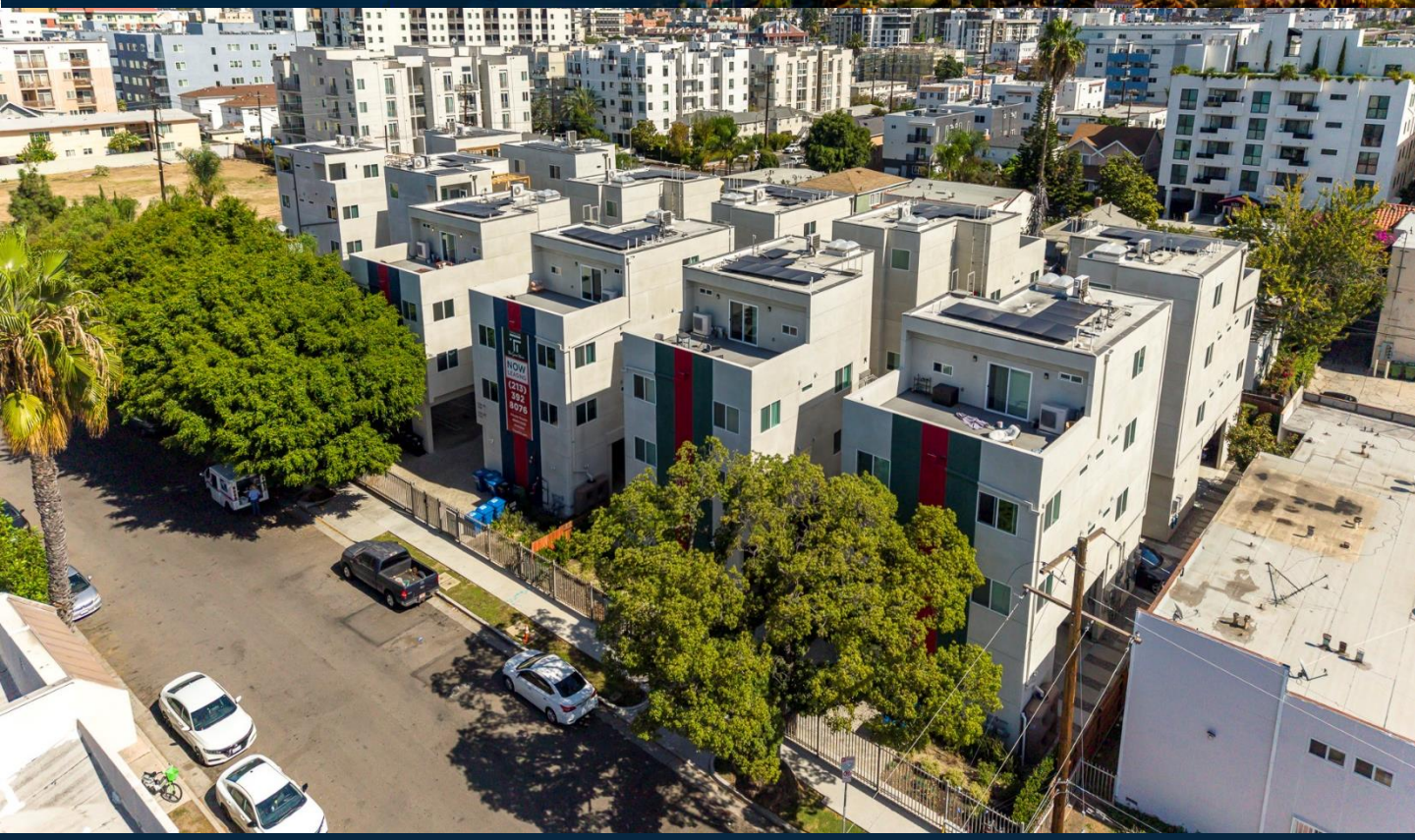
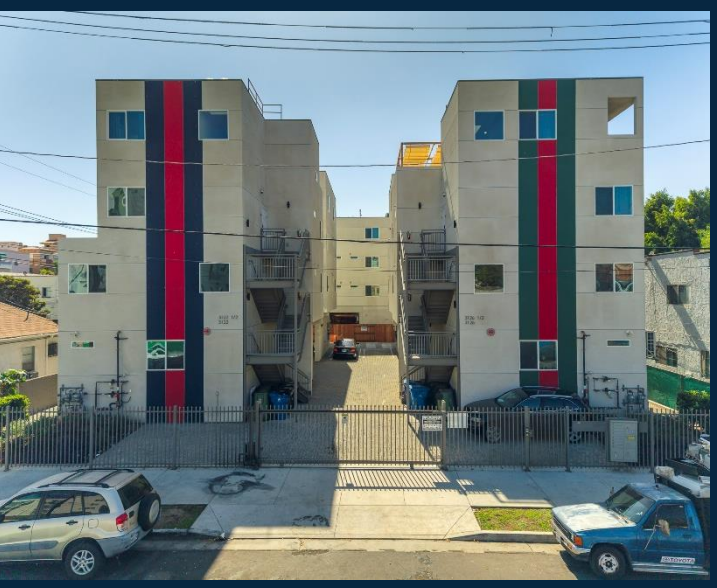
Oxford & 11th Street

Portfolio

1110 – 1116 S. Oxford Ave.
1118 – 1124 S. Oxford Ave.
3122 – 3128½ W. 11th St.
Los Angeles, CA 90006







KW COMMERCIAL

KIRK GARABEDIAN
COMMERCIAL GROUP

INVESTMENT SALES | MULTI-FAMILY | RETAIL | COMMERCIAL

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Exclusive 24-Unit Mult-Family Portfolio Offering Three Separate Parcels to be Sold Together

Exceptional investment opportunity to acquire the Oxford & 11th Street Portfolio, consisting of 24 residential units within 12 duplex buildings situated on three separate assessor parcels in Los Angeles. Constructed in 2022–2023, the portfolio encompasses approximately 35,240 square feet of building area on 32,677 square feet of land, featuring 108 rentable bedrooms and 48 on-site parking spaces, providing a ratio of two parking spaces per residential unit. All three parcels are offered exclusively as one portfolio and must be purchased together.

<u>The portfolio consists of:</u>
1110–1116½ S. Oxford Avenue (APN 5080-013-051) — 8 units within 4 duplex buildings, approximately 11,920 SF of improvements on 10,941 SF of land, with 16 parking spaces.
1118–1124½ S. Oxford Avenue (APN 5080-013-052) — 8 units within 4 duplex buildings, approximately 11,920 SF of improvements on 10,921 SF of land, with 16 parking spaces.
3122–3128½ W. 11th Street (APN 5080-013-053) — 8 units within 4 duplex buildings, approximately 11,400 SF of improvements on 10,815 SF of land, with 16 parking spaces.
The portfolio features a unit mix of 12 four-bedroom/four-bathroom units and 12 five-bedroom/five-bathroom units.

The portfolio currently generates approximately $527,064 in annual scheduled rental income, with an estimated net operating income of $157,761, representing a 1.43% current capitalization rate at the $11,000,000 asking price. Current leased-bedroom occupancy is approximately 39%, presenting significant upside through lease-up and rental optimization.
At projected stabilized occupancy and market rents, annual rental income is estimated to reach $1,422,000, with a projected net operating income of $1,004,950, representing a 9.14% pro forma capitalization rate.

This offering presents a compelling value-add investment opportunity featuring newer construction, substantial income growth potential, and an attractive basis of approximately $312 per square foot.

All property information, square footage, unit and bedroom counts, parking, occupancy, income, expenses, permitted uses, and financial projections are approximate and subject to independent verification.

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OXFORD & 11TH STREET

INVESTMENT SUMMARY | LOS ANGELES, CALIFORNIA


OXFORD AVENUE | AERIAL



OXFORD AVENUE | STREET VIEW


WEST 11TH STREET | STREET VIEW

$11,000,000 ASKING PRICE	**24** LEGAL RESIDENTIAL UNITS	**108** RENTABLE BEDROOMS
$458,333 PRICE PER LEGAL UNIT	**$101,852** PRICE PER BEDROOM	**$312.15** PRICE PER LIVING SF

PROPERTY & OPERATING HIGHLIGHTS

Physical duplex buildings	12
Living area (assessor)	35,240 SF
Land area	32,677 SF
Assessor parcels	3
Year built	2022 – 2023
Current occupancy rate (approx.)	39%

Current monthly rent	$43,922
Current annual rent	$527,064
Current operating expenses	$369,303
Current NOI	$157,761
Current cap rate	1.43%
Pro forma monthly rent	$118,500
Pro forma annual rent	$1,422,000
Pro forma operating expenses	$417,050
Pro forma NOI	$1,004,950
Pro forma cap rate	9.14%

PROPERTY UNIT MIX

Unit Type	# of Units	Total Bedrooms
4 Bed / 4 Bath	12	48
5 Bed / 5 Bath	12	60
Total	**24**	**108**

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Oxford & 11th St

3122-3128 W. 11th St., Los Angeles, CA 90006
1110 – 1116 S. Oxford Ave., Los Angeles, CA 90006
1118-1124 S. Oxford Ave., Los Angeles, CA 90006



OXFORD & 11TH STREET

ANNUAL OPERATING EXPENSES | LOS ANGELES, CALIFORNIA

$369,303	$417,050	$1,004,950
CURRENT ANNUAL EXPENSES	PRO FORMA ANNUAL EXPENSES	PRO FORMA NOI

OPERATING EXPENSE DETAIL

EXPENSE CATEGORY	CURRENT ANNUAL EXPENSES	PRO FORMA ANNUAL EXPENSES
LA County Property Taxes (Prop 13 Reassessment @ ~1.225%)	$134,750	$134,750
Property Insurance (Estimated)	$48,000	$48,000
LADWP Electric & Power – Common Areas	$14,400	$14,400
Common Area Janitorial & Turnover Cleaning Services	$36,000	$36,000
Grounds Maintenance & Pest Control Services	$10,800	$10,800
LADWP Electric & Power – Master Leased/Other Units	$14,400	$14,400
LADWP Water & Sewer Services	$7,200	$7,200
Commercial Trash & Waste Collection Services	$14,400	$14,400
SoCalGas Service (Estimated)	$14,400	$14,400
Commercial High-Speed Wi-Fi & Internet Infrastructure	$14,400	$14,400
City Fees & Registration (LAHD)	$7,200	$6,600
Landscaping (Estimated)	$5,400	$9,000
Repairs, Maintenance & Vendors (Estimated)	$21,600	$21,600
Management Fees (5.00%)	$26,353	$71,100
TOTAL OPERATING EXPENSES	**$369,303**	**$417,050**
Expense Price/SF	**$10.48**	**$11.83**

OPERATING PERFORMANCE

ITEM	CURRENT ANNUAL	PRO FORMA ANNUAL
Gross Potential Rental Income (All Properties)	$527,064	$1,422,000
Total Operating Expenses	($369,303)	($417,050)
Net Operating Income (NOI)	**$157,761**	**$1,004,950**
Operating Expense Ratio	**70.0%**	**29.3%**
Capitalization Rate (at $11,000,000)	**1.43%**	**9.14%**

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OXFORD & 11TH STREET

DETAILED RENT ROLL | OXFORD AVENUE | PAGE 1 OF 3

UNIT / ROOM ADDRESS	BD/BA	CURRENT / MO	PRO FORMA / MO	LEASE STATUS	OCCUPANCY	LEASE END	LEASE START
1110 S. OXFORD AVE.							
1110 S. Oxford Ave. — Rm 1	4/4.00	**$1,300**	**$1,150**	Current	Occupied	MTM	3/7/2025
1110 S. Oxford Ave. — Rm 2	4/4.00	**$1,350**	**$1,150**	Current	Occupied	MTM	7/30/2024
1110 S. Oxford Ave. — Rm 3	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1110 S. Oxford Ave. — Rm 4	4/4.00	**$1,350**	**$1,150**	Current	Occupied	MTM	8/28/2025
1110½ S. Oxford Ave. — Rm 1	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1110½ S. Oxford Ave. — Rm 2	5/5.00	**$1,350**	**$1,150**	Current	Occupied	9/18/2026	9/19/2025
1110½ S. Oxford Ave. — Rm 3	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1110½ S. Oxford Ave. — Rm 4	5/5.00	**$1,099**	**$1,150**	Current	Occupied	7/6/2026	7/7/2025
1110½ S. Oxford Ave. — Rm 5	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
BUILDING SUBTOTAL | 1110 S. OXFORD AVE.		**$6,449**	**$10,350**				
1112 S. OXFORD AVE.							
1112 S. Oxford Ave. — Rm 1	4/4.00	**$1,450**	**$1,150**	Current	Occupied	10/29/2026	10/30/2023
1112 S. Oxford Ave. — Rm 2	4/4.00	**$1,300**	**$1,150**	Current	Occupied	10/31/2026	8/8/2025
1112 S. Oxford Ave. — Rm 3	4/4.00	**$1,099**	**$1,150**	Current	Occupied	10/31/2026	12/12/2023
1112 S. Oxford Ave. — Rm 4	4/4.00	**$1,099**	**$1,150**	Current	Occupied	1/16/2027	1/17/2024
1112½ S. Oxford Ave. — Rm 1	5/5.00	**$1,150**	**$1,150**	Current	Occupied	MTM	6/11/2024
1112½ S. Oxford Ave. — Rm 2	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1112½ S. Oxford Ave. — Rm 3	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1112½ S. Oxford Ave. — Rm 4	5/5.00	**$1,049**	**$1,150**	Current	Occupied	2/25/2027	2/16/2024
1112½ S. Oxford Ave. — Rm 5	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
BUILDING SUBTOTAL | 1112 S. OXFORD AVE.		**$7,147**	**$10,350**				
1114 S. OXFORD AVE.							
1114 S. Oxford Ave. — Rm 1	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1114 S. Oxford Ave. — Rm 2	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1114 S. Oxford Ave. — Rm 3	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1114 S. Oxford Ave. — Rm 4	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1114½ S. Oxford Ave. — Rm 1	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1114½ S. Oxford Ave. — Rm 2	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1114½ S. Oxford Ave. — Rm 3	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1114½ S. Oxford Ave. — Rm 4	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1114½ S. Oxford Ave. — Rm 5	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
BUILDING SUBTOTAL | 1114 S. OXFORD AVE.		**$0**	**$10,350**				
1116 S. OXFORD AVE.							
1116 S. Oxford Ave. — Rm 1	4/4.00	**$1,400**	**$1,150**	Current	Occupied	1/26/2027	1/27/2024
1116 S. Oxford Ave. — Rm 2	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1116 S. Oxford Ave. — Rm 3	4/4.00	**$1,200**	**$1,150**	Current	Occupied	6/1/2026	6/2/2025
1116 S. Oxford Ave. — Rm 4	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1116½ S. Oxford Ave. — Rm 1	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1116½ S. Oxford Ave. — Rm 2	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1116½ S. Oxford Ave. — Rm 3	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1116½ S. Oxford Ave. — Rm 4	5/5.00	**$999**	**$1,150**	Current	Occupied	9/30/2026	2/1/2024
1116½ S. Oxford Ave. — Rm 5	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
BUILDING SUBTOTAL | 1116 S. OXFORD AVE.		**$3,599**	**$10,350**				

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OXFORD & 11TH STREET

DETAILED RENT ROLL | OXFORD AVENUE | PAGE 2 OF 3

UNIT / ROOM ADDRESS	BD/BA	CURRENT / MO	PRO FORMA / MO	LEASE STATUS	OCCUPANCY	LEASE END	LEASE START
1118 S. OXFORD AVE.							
1118 S. Oxford Ave. — Rm 1	4/4.00	**$1,149**	**$1,150**	Current	Occupied	1/29/2027	1/30/2026
1118 S. Oxford Ave. — Rm 2	4/4.00	**$1,200**	**$1,150**	Current	Occupied	6/28/2026	5/29/2025
1118 S. Oxford Ave. — Rm 3	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1118 S. Oxford Ave. — Rm 4	4/4.00	**$1,199**	**$1,150**	Current	Occupied	8/15/2026	5/16/2024
1118½ S. Oxford Ave. — Rm 1	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1118½ S. Oxford Ave. — Rm 2	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1118½ S. Oxford Ave. — Rm 3	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1118½ S. Oxford Ave. — Rm 4	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1118½ S. Oxford Ave. — Rm 5	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
**BUILDING SUBTOTAL	1118 S. OXFORD AVE.**		**$3,548**	**$10,350**			
1120 S. OXFORD AVE.							
1120 S. Oxford Ave. — Rm 1	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1120 S. Oxford Ave. — Rm 2	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1120 S. Oxford Ave. — Rm 3	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1120 S. Oxford Ave. — Rm 4	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1120½ S. Oxford Ave. — Rm 1	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1120½ S. Oxford Ave. — Rm 2	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1120½ S. Oxford Ave. — Rm 3	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1120½ S. Oxford Ave. — Rm 4	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1120½ S. Oxford Ave. — Rm 5	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
**BUILDING SUBTOTAL	1120 S. OXFORD AVE.**		**$0**	**$10,350**			
1122 S. OXFORD AVE.							
1122 S. Oxford Ave. — Rm 1	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1122 S. Oxford Ave. — Rm 2	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1122 S. Oxford Ave. — Rm 3	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1122 S. Oxford Ave. — Rm 4	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1122½ S. Oxford Ave. — Rm 1	5/5.00	**$1,350**	**$1,150**	Current	Occupied	MTM	11/13/2024
1122½ S. Oxford Ave. — Rm 2	5/5.00	**$1,250**	**$1,150**	Current	Occupied	12/31/2026	7/1/2026
1122½ S. Oxford Ave. — Rm 3	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1122½ S. Oxford Ave. — Rm 4	5/5.00	**$999**	**$1,150**	Current	Occupied	12/1/2026	6/16/2026
1122½ S. Oxford Ave. — Rm 5	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
**BUILDING SUBTOTAL	1122 S. OXFORD AVE.**		**$3,599**	**$10,350**			
1124 S. OXFORD AVE.							
1124 S. Oxford Ave. — Rm 1	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1124 S. Oxford Ave. — Rm 2	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1124 S. Oxford Ave. — Rm 3	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1124 S. Oxford Ave. — Rm 4	4/4.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1124½ S. Oxford Ave. — Rm 1	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1124½ S. Oxford Ave. — Rm 2	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1124½ S. Oxford Ave. — Rm 3	5/5.00	**$0**	**$1,150**	Vacant	Vacant	—	—
1124½ S. Oxford Ave. — Rm 4	5/5.00	**$1,131**	**$1,150**	Current	Occupied	MTM	7/17/2025
1124½ S. Oxford Ave. — Rm 5	5/5.00	**$1,149**	**$1,150**	Current	Occupied	8/27/2026	3/18/2026
**BUILDING SUBTOTAL	1124 S. OXFORD AVE.**		**$2,280**	**$10,350**			

PAGE 2 TOTAL | 1118–1124 S. OXFORD AVE. | 36 RENTABLE BEDROOMS

CURRENT: $9,427/MO PRO FORMA: $41,400/MO

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OXFORD & 11TH STREET

DETAILED RENT ROLL | WEST 11TH STREET | PAGE 3 OF 3

UNIT / ROOM ADDRESS	BD/BA	CURRENT / MO	CURRENT / YR	PRO FORMA / MO	PRO FORMA / YR	LEASE STATUS	OCCUPANCY	LEASE PERIOD
3122-3126 W. 11TH ST. | COMBINED MASTER LEASE								
3122 W. 11th St. - Rm 1	4/4.0	Included	-	Included	-	Master Leased	OCCUPIED	4/1/2026 to 3/31/2028
3122 W. 11th St. - Rm 2	4/4.0	Included	-	Included	-	Master Leased	OCCUPIED	4/1/2026 to 3/31/2028
3122 W. 11th St. - Rm 3	4/4.0	Included	-	Included	-	Master Leased	OCCUPIED	4/1/2026 to 3/31/2028
3122 W. 11th St. - Rm 4	4/4.0	Included	-	Included	-	Master Leased	OCCUPIED	4/1/2026 to 3/31/2028
3122 1/2 W. 11th St. - Rm 1	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	4/1/2026 to 3/31/2028
3122 1/2 W. 11th St. - Rm 2	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	4/1/2026 to 3/31/2028
3122 1/2 W. 11th St. - Rm 3	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	4/1/2026 to 3/31/2028
3122 1/2 W. 11th St. - Rm 4	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	4/1/2026 to 3/31/2028
3122 1/2 W. 11th St. - Rm 5	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	4/1/2026 to 3/31/2028
3126 W. 11th St. - Rm 1	4/4.0	Included	-	Included	-	Master Leased	OCCUPIED	1/4/2026 to 3/31/2028
3126 W. 11th St. - Rm 2	4/4.0	Included	-	Included	-	Master Leased	OCCUPIED	1/4/2026 to 3/31/2028
3126 W. 11th St. - Rm 3	4/4.0	Included	-	Included	-	Master Leased	OCCUPIED	1/4/2026 to 3/31/2028
3126 W. 11th St. - Rm 4	4/4.0	Included	-	Included	-	Master Leased	OCCUPIED	1/4/2026 to 3/31/2028
3126 1/2 W. 11th St. - Rm 1	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	1/4/2026 to 3/31/2028
3126 1/2 W. 11th St. - Rm 2	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	1/4/2026 to 3/31/2028
3126 1/2 W. 11th St. - Rm 3	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	1/4/2026 to 3/31/2028
3126 1/2 W. 11th St. - Rm 4	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	1/4/2026 to 3/31/2028
3126 1/2 W. 11th St. - Rm 5	5/5.0	Included	-	Included	-	Master Leased	OCCUPIED	1/4/2026 to 3/31/2028
SUBTOTAL — 3122-3126 W. 11TH ST.		**$15,000.00**	**$180,000.00**	**$15,000.00**	**$180,000.00**	—	—	—
3124-3124½ W. 11TH ST.								
3124 W. 11th St. - Rm 1 (Room A)	4/4.0	**$1,100.00**	$13,200.00	**$1,150.00**	$13,800.00	Current	OCCUPIED	1/4/2026 to 1/31/2027
3124 W. 11th St. - Rm 2	4/4.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3124 W. 11th St. - Rm 3	4/4.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3124 W. 11th St. - Rm 4 (Room D)	4/4.0	**$1,200.00**	$14,400.00	**$1,150.00**	$13,800.00	Current	OCCUPIED	1/4/2026 to 11/30/2026
3124 ½ W. 11th St. - Rm 1	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3124 ½ W. 11th St. - Rm 2	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3124 ½ W. 11th St. - Rm 3	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3124 ½ W. 11th St. - Rm 4	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3124 ½ W. 11th St. - Rm 5	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
SUBTOTAL — 3124-3124½ W. 11TH ST.		**$2,300.00**	**$27,600.00**	**$10,350.00**	**$124,200.00**	—	—	—
3128-3128½ W. 11TH ST.								
3128 W. 11th St. - Rm 1 (Room A)	4/4.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3128 W. 11th St. - Rm 2	4/4.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3128 W. 11th St. - Rm 3	4/4.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3128 W. 11th St. - Rm 4 (Room D)	4/4.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3128 ½ W. 11th St. - Rm 1	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3128 ½ W. 11th St. - Rm 2	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3128 ½ W. 11th St. - Rm 3	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3128 ½ W. 11th St. - Rm 4	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
3128 ½ W. 11th St. - Rm 5	5/5.0	**$0.00**	$0.00	**$1,150.00**	$13,800.00	Vacant	—	—
SUBTOTAL — 3128-3128½ W. 11TH ST.		**$0.00**	**$0.00**	**$10,350.00**	**$124,200.00**	—	—	—
WEST 11TH STREET TOTAL (Page 3)		**$17,300.00**	**$207,600.00**	**$35,700.00**	**$428,400.00**	—	—	—
GRAND TOTAL — ALL 3 OXFORD & 11TH ST. PROPERTIES		**$43,922.00**	**$527,064.00**	**$118,500.00**	**$1,422,000.00**	—	—	—

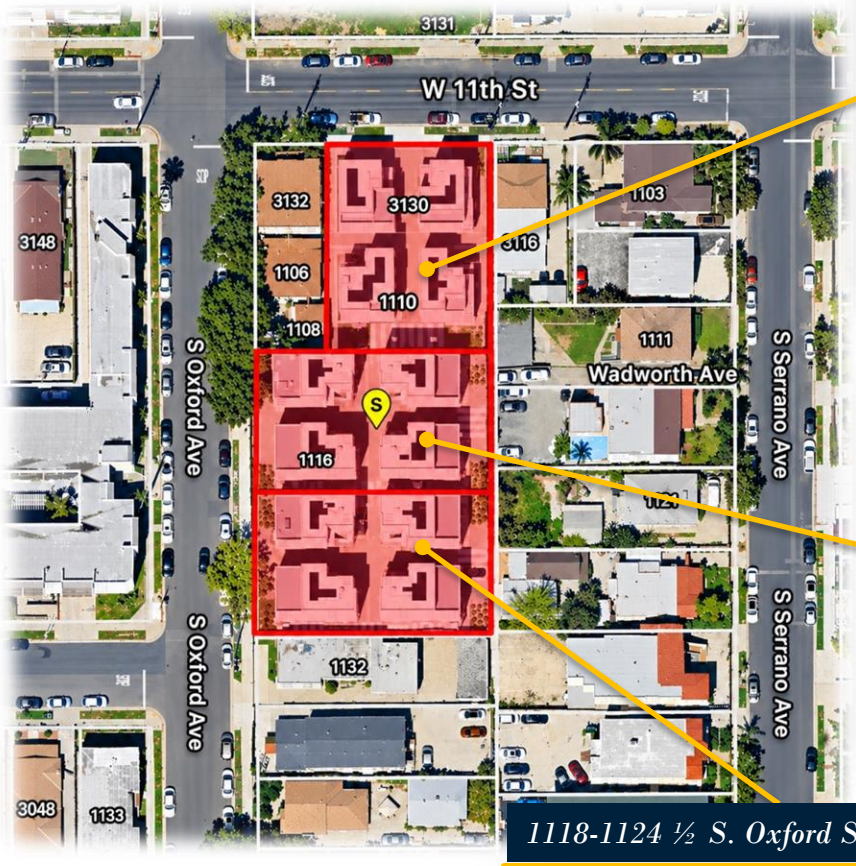
Note: $15,000/month master lease covers 3122, 3122½, 3126 and 3126½ collectively; included room rents are not additive.

Source: Revised rent roll supplied by seller/broker. Lease periods reproduced as provided; buyer to verify.

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Information, including estimates, projections, and AI-assisted content, may contain errors or omissions. Neither Seller nor Broker guarantees its accuracy or completeness. Buyers are responsible for independently verifying all information.

Property Parcel View



3122-3128 ½ W. 11th St.



1110-1116 ½ S. Oxford St.



1118-1124 ½ S. Oxford St.



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Oxford & 11th St

3122-3128 W. 11th St., Los Angeles, CA 90006
1110 – 1116 S. Oxford Ave., Los Angeles, CA 90006
1118-1124 S. Oxford Ave., Los Angeles, CA 90006



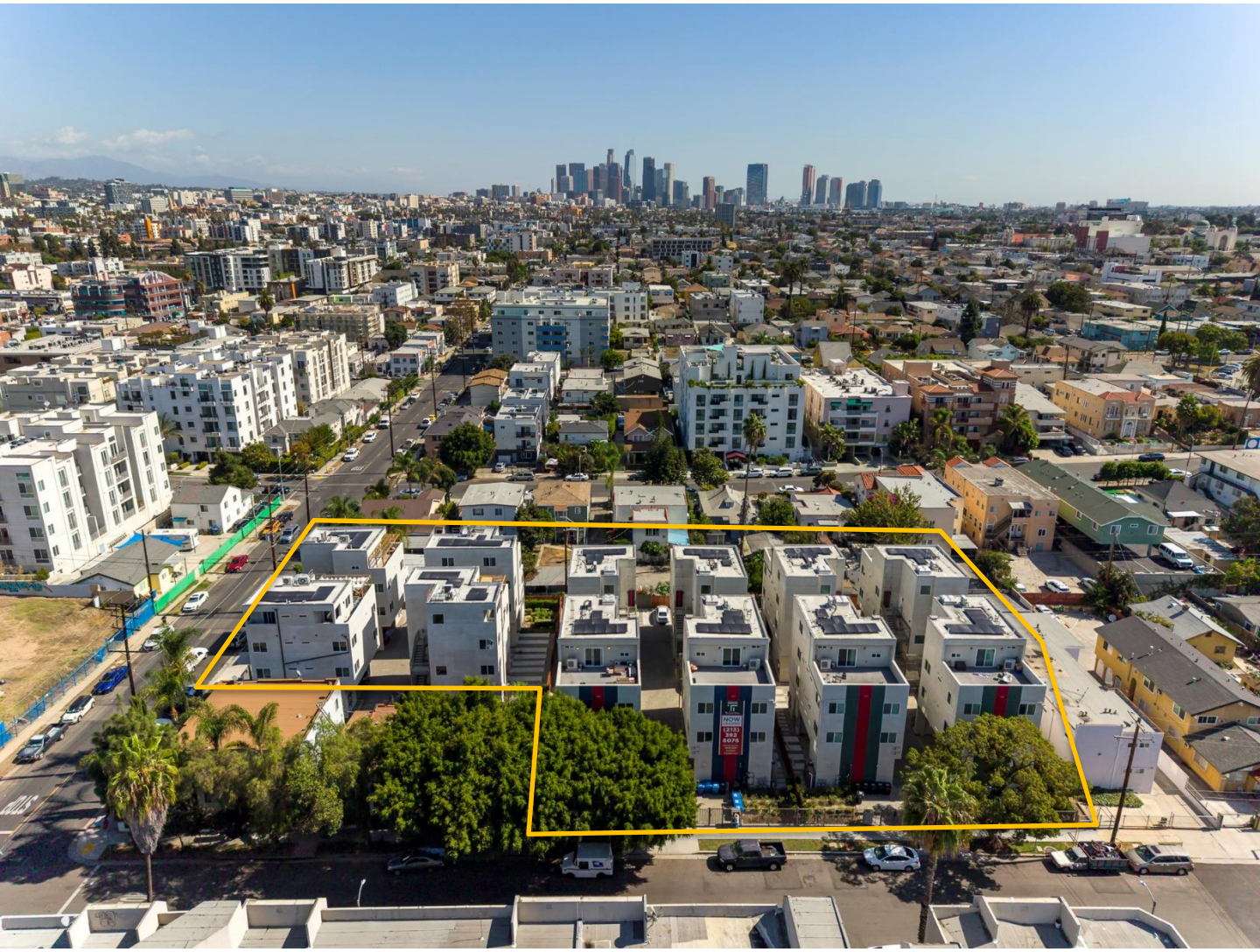






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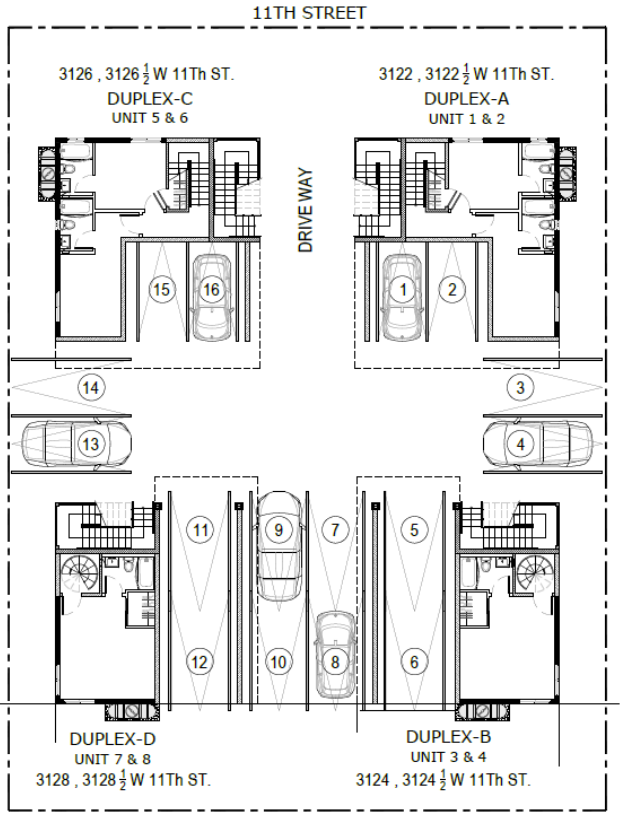
Aerial View of Subject Property



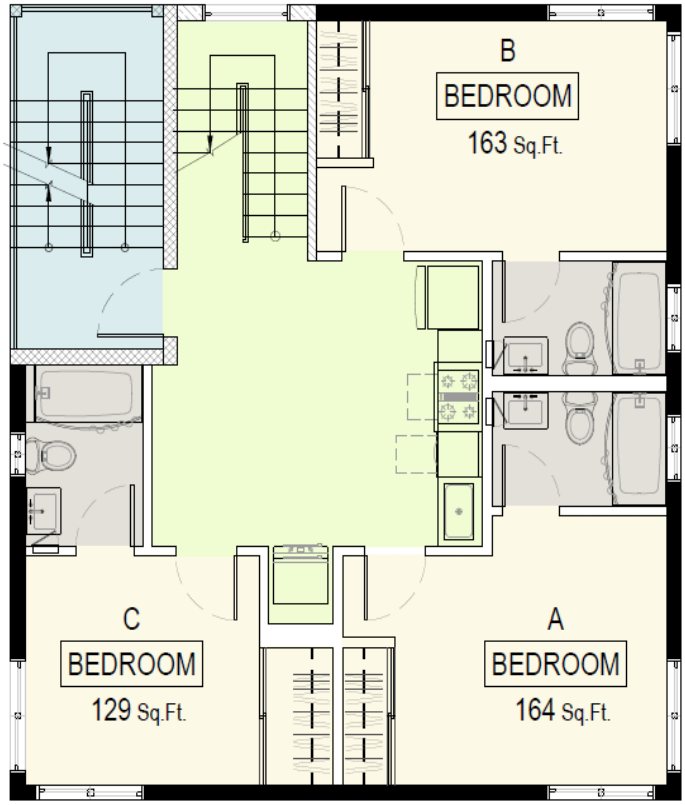
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Plans for 3122-3126 ½ W. 11th Street

Ground Level Plans



2nd Floor Plans

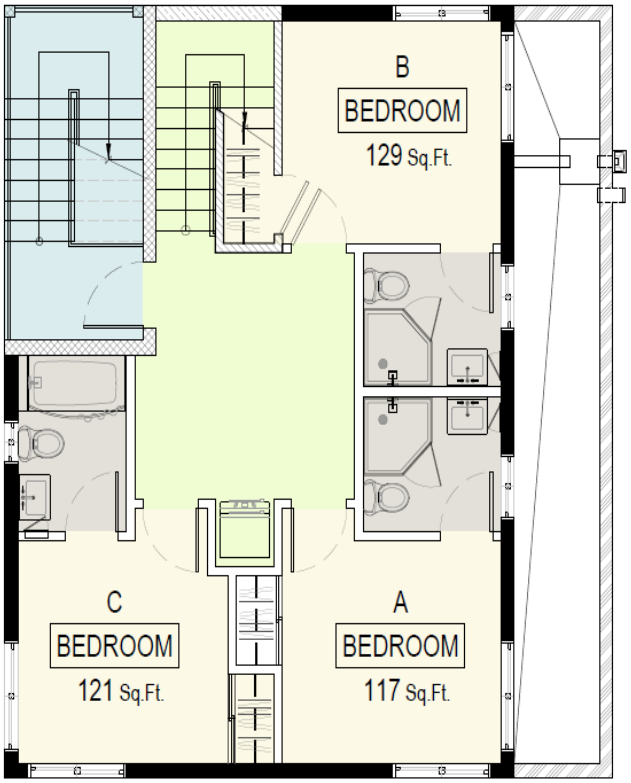


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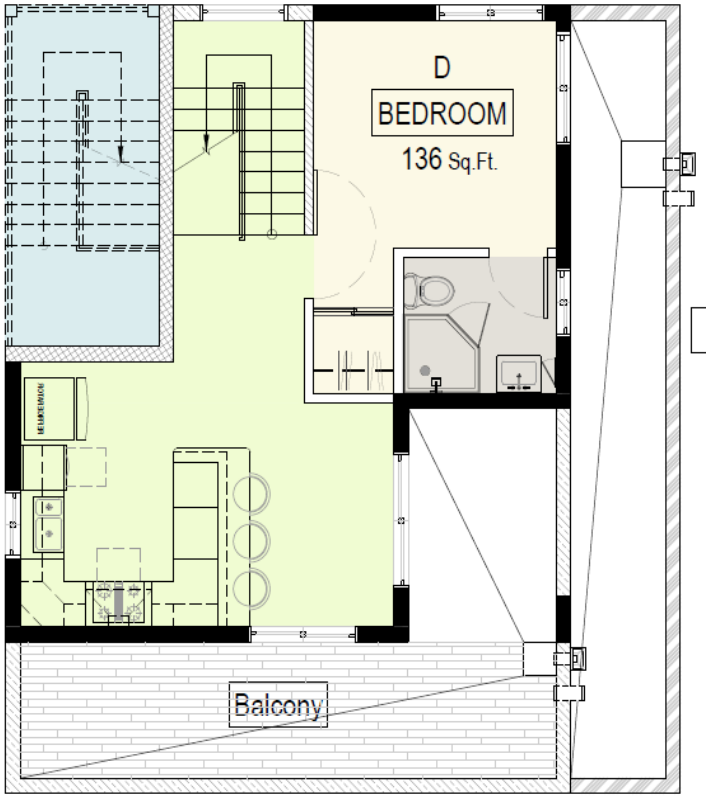
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Plans for 3122-3126 ½ W. 11th Street

3rd Floor Plans



4th Floor Plans



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