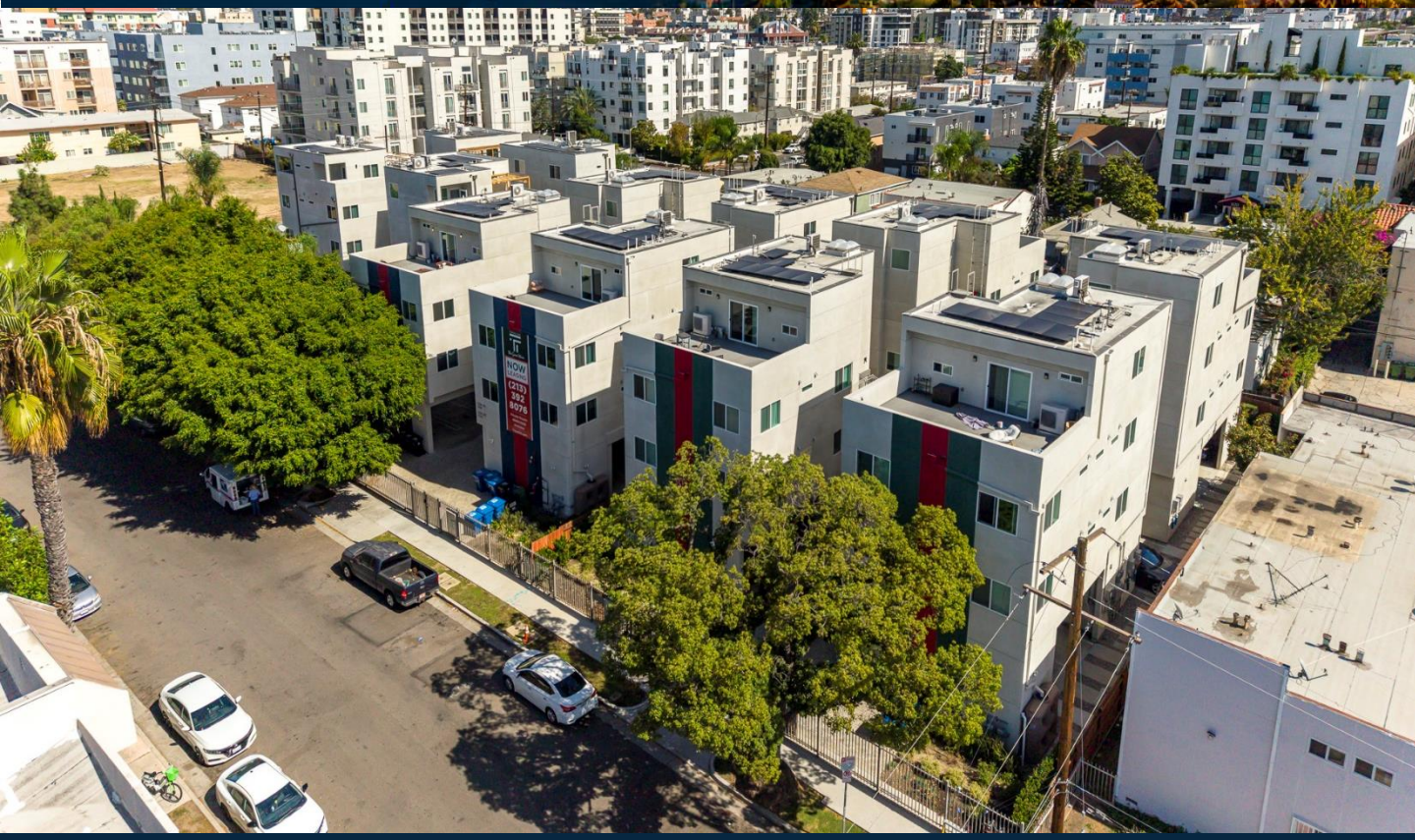
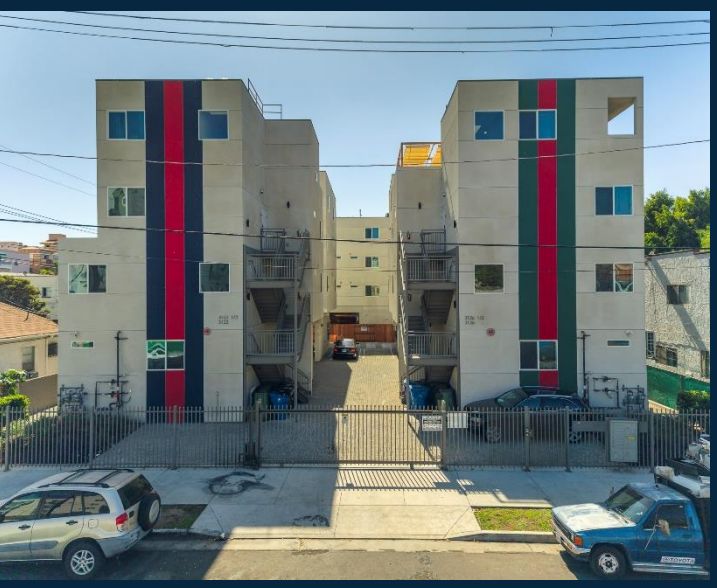
Oxford & 11th Street

Portfolio

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







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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, 108 individual bedrooms and 108 bathrooms within 12 duplex buildings situated on three separate parcels in Los Angeles, California. Constructed in 2023, the portfolio encompasses approximately 31,000 square feet of building area on 32,677 square feet of contiguous land, featuring 108 rentable bedrooms and 48 on-site parking spaces, providing a ratio of two parking spaces per residential unit. All three buildings are offered exclusively as one portfolio and must be purchased together.

The properties are currently managed in 3 main segments. The "Oxford Side" just recently got reinstated to a professional management group that deals specifically with Co-Living properties. Three of the buildings on the 11th Street side are rented to a corporation that uses it for corporate housing and one of the buildings on the 11th Street side is self managed by ownership.

<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 1.73% current capitalization rate at 47% occupancy. Stabilized, the projected cap rate is 8.27% assuming the existing corporate lease tenant stays in place. At stabilized occupancy and market rents, annual rental income is estimated to reach $1,422,000, with a projected net operating income of $992,000 representing an 8.27% 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 $387 per square foot, a bargain for 2023 constructed product.

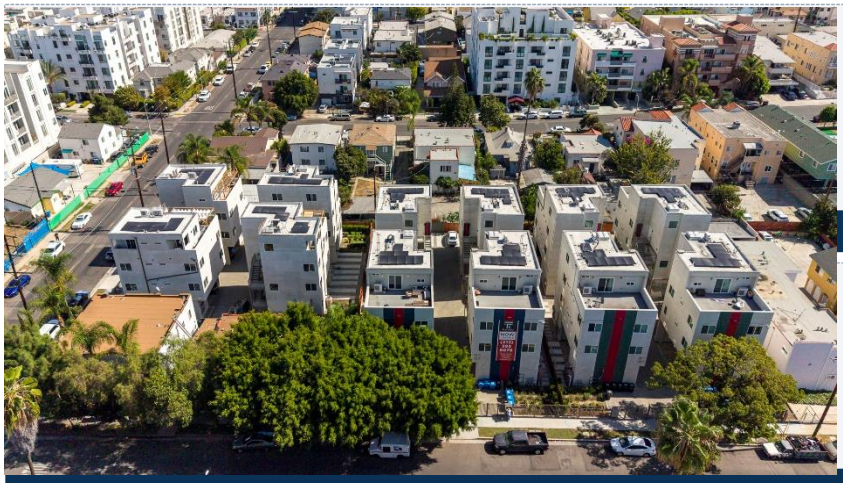
All property information, square footage, unit and bedroom counts, parking, occupancy, income, expenses, permitted uses, and financial projections are approximate and subject to independent verification.

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OXFORD & 11TH STREET

INVESTMENT SUMMARY | LOS ANGELES, CALIFORNIA



OXFORD AVENUE | AERIAL



OXFORD AVENUE | STREET VIEW



WEST 11TH STREET | STREET VIEW

ASKING PRICE	LEGAL RESIDENTIAL UNITS	RENTABLE BEDROOMS
$12,000,000	24	108
PRICE PER LEGAL UNIT	**PRICE PER BEDROOM**	**PRICE PER LIVING SF**
$500,000	$111,111	$387

PROPERTY & OPERATING HIGHLIGHTS

Physical duplex buildings	12
Living area (assessor)	30,982 SF
Assessor parcels	3
Year built (average)	2022
Current occupancy rate (beds)	47.2%
Current vacancy rate (beds)	52.8%

CURRENT (IN-PLACE)	
Current monthly rent	$48,599
Current annual rent	$583,188
Current operating expenses	$375,791
Current NOI	$207,397
Current cap rate	1.73%

PRO FORMA (STABILIZED)	
Pro forma monthly rent	$118,500
Pro forma annual rent	$1,422,000
Pro forma operating expenses	$429,120
Pro forma NOI	$992,880
Pro forma cap rate	8.27%

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 STREET

ANNUAL OPERATING EXPENSES | LOS ANGELES, CALIFORNIA

CURRENT ANNUAL EXPENSES	PRO FORMA ANNUAL EXPENSES	PRO FORMA NOI
$375,791	**$429,120**	**$992,880**

EXPENSE CATEGORY	CURRENT ANNUAL EXPENSES	PRO FORMA ANNUAL EXPENSES
Property Taxes (Prop 13 Reassessment @ ~1.225%)	$147,000	$147,000
Property Insurance (Estimated)	$48,000	$48,000
LADWP Electric & Power - Common Areas	$14,400	$14,400
Common Area Janitorial & Turnover Cleaning Services (Estimated)	$36,000	$36,000
Grounds Maintenance & Pest Control Service (Estimated)	$10,800	$10,800
LADWP Water & Sewer Services (Estimated)	$7,200	$7,200
Commercial Trash & Waste Collection Services (Estimate)	$14,400	$14,400
SoCalGas Service (Estimated)	$14,400	$14,400
Commercial High-Speed Wi-Fi & Internet Infrastructure (Estimated)	$14,400	$14,400
City Fees & Registration (LAHD) (Estimated)	$7,200	$6,600
Landscaping (Estimated)	$5,400	$9,000
Repairs, Maintenance & Vendors (Estimated)	$21,600	$21,600
Management Fees (6.00%)	$34,991	$85,320
TOTAL OPERATING EXPENSES	**$375,791**	**$429,120**
Expense Price / SF	$10.66	$12.18

ITEM	CURRENT ANNUAL	PRO FORMA ANNUAL
Gross Potential Rental Income (All Properties)	$583,188	$1,422,000
Total Operating Expenses	($375,791)	($429,120)
Net Operating Income (NOI)	**$207,397**	**$992,880**
Operating Expense Ratio	64.4%	30.2%
Capitalization Rate (at $12,000,000)	1.73%	8.27%

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OXFORD AVE COMPLETE RENT ROLL (1110-1124 1/2 S. OXFORD AVE)

Unit / Room Address	BD/BA	Monthly Rent	Monthly Proforma	Lease Start	Status	Occupancy	Tenant Name	Lease End
Building Block 1110 S. Oxford Ave								
1110 S Oxford Ave - Rm 1	4 Bed 4 Bath	$1,300.00	$1,150.00	2025-03-07	Current	OCCUPIED	Individual Tenant	MTM
1110 S Oxford Ave - Rm 2	4 Bed 4 Bath	$1,350.00	$1,150.00	2024-07-30	Current	OCCUPIED	Individual Tenant	MTM
1110 S Oxford Ave - Rm 3	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1110 S Oxford Ave - Rm 4	4 Bed 4 Bath	$1,350.00	$1,150.00	2025-08-28	Current	OCCUPIED	Individual Tenant	MTM
1110 1/2 S Oxford Ave - Rm 1	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1110 1/2 S Oxford Ave - Rm 2	5 Bed 5 Bath	$1,350.00	$1,150.00	2025-09-19	Current	OCCUPIED	Individual Tenant	2026-09-18
1110 1/2 S Oxford Ave - Rm 3	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1110 1/2 S Oxford Ave - Rm 4	5 Bed 5 Bath	$1,099.00	$1,150.00	2025-07-07	Current	OCCUPIED	Individual Tenant	2026-07-06
1110 1/2 S Oxford Ave - Rm 5	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
Total 1110 S. Oxford Ave	9	**$6,449.00**	**$10,350.00**			5		
Building Block 1112 S. Oxford Ave								
1112 S Oxford Ave - Rm 1	4 Bed 4 Bath	$0.00	$1,150.00	2023-10-30	Current	OCCUPIED	Individual Tenant	2026-10-29
1112 S Oxford Ave - Rm 2	4 Bed 4 Bath	$0.00	$1,150.00	2025-08-08	Current	OCCUPIED	Individual Tenant	2026-10-31
1112 S Oxford Ave - Rm 3	4 Bed 4 Bath	$0.00	$1,150.00	2023-12-12	Current	OCCUPIED	Individual Tenant	2026-10-31
1112 S Oxford Ave - Rm 4	4 Bed 4 Bath	$1,099.00	$1,150.00	2024-01-17	Current	OCCUPIED	Individual Tenant	2027-01-16
1112 1/2 S Oxford Ave - Rm 1	5 Bed 5 Bath	$1,150.00	$1,150.00	2024-06-11	Current	OCCUPIED	Individual Tenant	MTM
1112 1/2 S Oxford Ave - Rm 2	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1112 1/2 S Oxford Ave - Rm 3	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1112 1/2 S Oxford Ave - Rm 4	5 Bed 5 Bath	$1,049.00	$1,150.00	2024-02-16	Current	OCCUPIED	Individual Tenant	2027-02-25
1112 1/2 S Oxford Ave - Rm 5	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
Total 1112 S. Oxford Ave	9	**$3,298.00**	**$10,350.00**			6		
Building Block 1114 S. Oxford Ave								
1114 S Oxford Ave - Rm 1	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1114 S Oxford Ave - Rm 2	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1114 S Oxford Ave - Rm 3	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1114 S Oxford Ave - Rm 4	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1114 1/2 S Oxford Ave - Rm 1	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1114 1/2 S Oxford Ave - Rm 2	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1114 1/2 S Oxford Ave - Rm 3	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1114 1/2 S Oxford Ave - Rm 4	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1114 1/2 S Oxford Ave - Rm 5	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
Total for 1114 S. Oxford Ave	9	**$0.00**	**$10,350.00**			0		
Building Block 1116 S. Oxford Ave								
1116 S Oxford Ave - Rm 1	4 Bed 4 Bath	$1,400.00	$1,150.00	2024-01-27	Current	OCCUPIED	Individual Tenant	2027-01-26
1116 S Oxford Ave - Rm 2	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1116 S Oxford Ave - Rm 3	4 Bed 4 Bath	$0.00	$1,150.00	2025-06-02	Current	OCCUPIED	Individual Tenant	2026-06-01
1116 S Oxford Ave - Rm 4	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1116 1/2 S Oxford Ave - Rm 1	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1116 1/2 S Oxford Ave - Rm 2	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1116 1/2 S Oxford Ave - Rm 3	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1116 1/2 S Oxford Ave - Rm 4	5 Bed 5 Bath	$999.00	$1,150.00	2024-02-01	Current	OCCUPIED	Individual Tenant	2026-09-30
1116 1/2 S Oxford Ave - Rm 5	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
Total for 1116 Oxford Ave	9	**$2,399.00**	**$10,350.00**			3		
Building Block 1118 S. Oxford Ave								
1118 S Oxford Ave - Rm 1	4 Bed 4 Bath	$0.00	$1,150.00	2026-01-30	Current	OCCUPIED	Individual Tenant	2027-01-29
1118 S Oxford Ave - Rm 2	4 Bed 4 Bath	$1,200.00	$1,150.00	2025-05-29	Current	OCCUPIED	Individual Tenant	2026-06-28
1118 S Oxford Ave - Rm 3	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1118 S Oxford Ave - Rm 4	4 Bed 4 Bath	$1,199.00	$1,150.00	2024-05-16	Current	OCCUPIED	Individual Tenant	2026-08-15
1118 1/2 S Oxford Ave - Rm 1	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1118 1/2 S Oxford Ave - Rm 2	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1118 1/2 S Oxford Ave - Rm 3	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1118 1/2 S Oxford Ave - Rm 4	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1118 1/2 S Oxford Ave - Rm 5	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
Total for 1118 Oxford Ave	9	**$2,399.00**	**$10,350.00**			3		

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Building Block 1120 S. Oxford Ave								
1120 S Oxford Ave - Rm 1	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1120 S Oxford Ave - Rm 2	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1120 S Oxford Ave - Rm 3	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1120 S Oxford Ave - Rm 4	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1120 1/2 S Oxford Ave - Rm 1	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1120 1/2 S Oxford Ave - Rm 2	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1120 1/2 S Oxford Ave - Rm 3	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1120 1/2 S Oxford Ave - Rm 4	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1120 1/2 S Oxford Ave - Rm 5	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
Total for 1120 Oxford Ave	9	**$0.00**	**$10,350.00**			0		
Building Block 1122 S. Oxford Ave								
1122 S Oxford Ave - Rm 1	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1122 S Oxford Ave - Rm 2	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1122 S Oxford Ave - Rm 3	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1122 S Oxford Ave - Rm 4	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1122 1/2 S Oxford Ave - Rm 1	5 Bed 5 Bath	$1,350.00	$1,150.00	2024-11-13	Current	OCCUPIED	Individual Tenant	MTM
1122 1/2 S Oxford Ave - Rm 2	5 Bed 5 Bath	$1,250.00	$1,150.00	2026-07-01	Current	OCCUPIED	Individual Tenant	2026-12-31
1122 1/2 S Oxford Ave - Rm 3	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1122 1/2 S Oxford Ave - Rm 4	5 Bed 5 Bath	$999.00	$1,150.00	2026-06-16	Current	OCCUPIED	Individual Tenant	2026-12-01
1122 1/2 S Oxford Ave - Rm 5	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
Total for 1122 Oxford Ave	9	**$3,599.00**	**$10,350.00**			3		
Building Block 1124 S. Oxford Ave								
1124 S Oxford Ave - Rm 1	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1124 S Oxford Ave - Rm 2	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1124 S Oxford Ave - Rm 3	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1124 S Oxford Ave - Rm 4	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1124 1/2 S Oxford Ave - Rm 1	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1124 1/2 S Oxford Ave - Rm 2	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1124 1/2 S Oxford Ave - Rm 3	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	VACANT	Vacant-Unrented	
1124 1/2 S Oxford Ave - Rm 4	5 Bed 5 Bath	$1,131.00	$1,150.00	2025-07-17	Current	OCCUPIED	Individual Tenant	MTM
1124 1/2 S Oxford Ave - Rm 5	5 Bed 5 Bath	$1,149.00	$1,150.00	2026-03-18	Current	OCCUPIED	Individual Tenant	2026-08-27
Total for 1124 Oxford Ave	9	**$2,280.00**	**$10,350.00**			2		
Total S. Oxford Ave		**$20,424.00**	**$82,800.00**					

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11th St COMPLETE RENT ROLL (3122-3128 W. 11th St.)

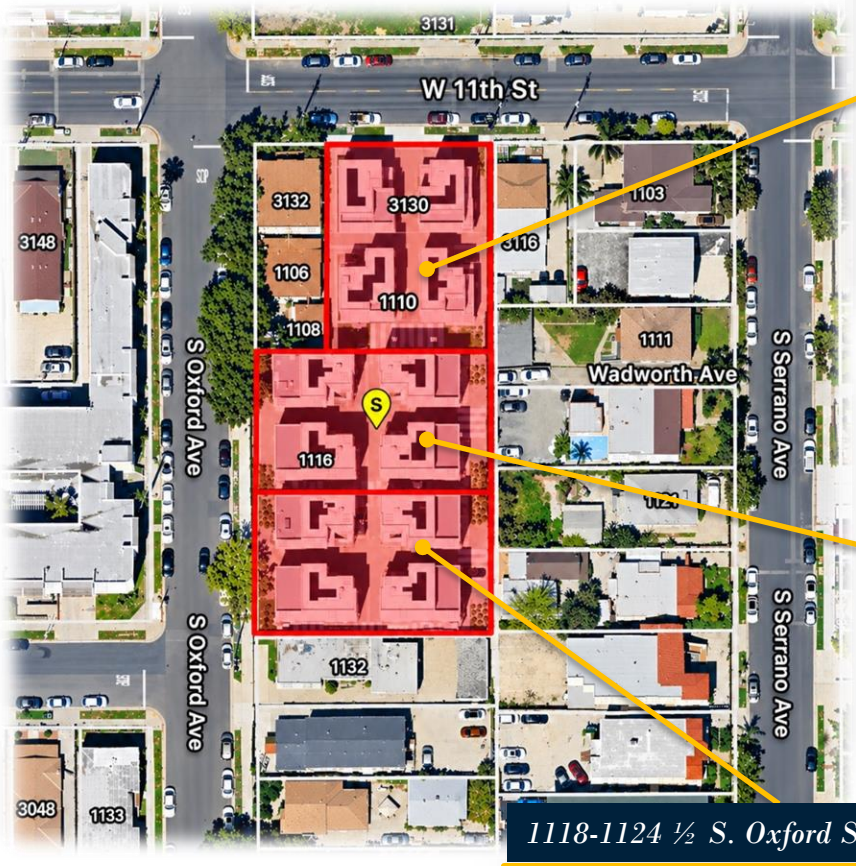
Unit / Room Address	BD/BA	Monthly Rent	Monthly Proforma	Lease Start	Status	Occupancy	Tenant Name	Lease End
Building Block at 3122 & 3122 1/2								
3122 W. 11th St. - Rm 1	4 Bed 4 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3122 W. 11th St. - Rm 2	4 Bed 4 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3122 W. 11th St. - Rm 3	4 Bed 4 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3122 W. 11th St. - Rm 4	4 Bed 4 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3122 1/2 W. 11th St - Rm 1	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3122 1/2 W. 11th St - Rm 2	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3122 1/2 W. 11th St - Rm 3	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3122 1/2 W. 11th St - Rm 4	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3122 1/2 W. 11th St - Rm 5	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
Total for 1120 Oxford Ave	9	**$7,500.00**	**$7,500.00**			9		
Building Block 1122 S. Oxford Ave								
Building Block at 3124, 3124 1/2 W. 11th St.								
3124 W. 11th St. - Rm 1 (Room A)	4 Bed 4 Bath	$1,100.00	$1,150.00	1/4/2026 to 3/31/2028	Current	OCCUPIED	Individual Person (HMM)	
3124 W. 11th St. - Rm 2	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	Vacant		
3124 W. 11th St. - Rm 3	4 Bed 4 Bath	$0.00	$1,150.00		Vacant	Vacant		
3124 W. 11th St. - Rm 4 (Room D)	4 Bed 4 Bath	$1,200.00	$1,150.00	1/4/2026 to 3/31/2028	Current	OCCUPIED	Individual Person (LS)	
3124 1/2 W. 11th St - Rm 1	5 Bed 5 Bath	$1,000.00	$1,150.00	MTM	Vacant	Vacant	Individual Renting 3 Rooms	
3124 1/2 W. 11th St - Rm 2	5 Bed 5 Bath	$1,000.00	$1,150.00	MTM	Vacant	Vacant	Individual Renting 3 Rooms	
3124 1/2 W. 11th St - Rm 3	5 Bed 5 Bath	$1,000.00	$1,150.00	MTM	Vacant	Vacant	Individual Renting 3 Rooms	
3124 1/2 W. 11th St - Rm 4	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	Vacant		
3124 1/2 W. 11th St - Rm 5	5 Bed 5 Bath	$0.00	$1,150.00		Vacant	Vacant		
Totals for Building Block 3124-3124 1	9	**$5,300.00**	**$10,350.00**			2		
Building Block at 3126 & 3126 1/2								
3126 W. 11th St. - Rm 1	4 Bed 4 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3126 W. 11th St. - Rm 2	4 Bed 4 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3126 W. 11th St. - Rm 3	4 Bed 4 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3126 W. 11th St. - Rm 4	4 Bed 4 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3126 1/2 W. 11th St - Rm 1	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3126 1/2 W. 11th St - Rm 2	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3126 1/2 W. 11th St - Rm 3	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3126 1/2 W. 11th St - Rm 4	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3126 1/2 W. 11th St - Rm 5	5 Bed 5 Bath	Included	Included	4/1/2026 to 3/31/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
Totals for Building Block 3122-3126	9	**$7,500.00**	**$7,500.00**			9		
Building Block at 3128, 3128 1/2 W. 11th St.								
3128 W. 11th St. - Rm 1 (Room A)	4 Bed 4 Bath	Included	$1,150.00	10/1/2026 to 9/30/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3128 W. 11th St. - Rm 2	4 Bed 4 Bath	Included	$1,150.00	10/1/2026 to 9/30/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3128 W. 11th St. - Rm 3	4 Bed 4 Bath	Included	$1,150.00	10/1/2026 to 9/30/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3128 W. 11th St. - Rm 4 (Room D)	4 Bed 4 Bath	Included	$1,150.00	10/1/2026 to 9/30/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3128 1/2 W. 11th St - Rm 1	5 Bed 5 Bath	Included	$1,150.00	10/1/2026 to 9/30/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3128 1/2 W. 11th St - Rm 2	5 Bed 5 Bath	Included	$1,150.00	10/1/2026 to 9/30/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3128 1/2 W. 11th St - Rm 3	5 Bed 5 Bath	Included	$1,150.00	10/1/2026 to 9/30/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3128 1/2 W. 11th St - Rm 4	5 Bed 5 Bath	Included	$1,150.00	10/1/2026 to 9/30/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
3128 1/2 W. 11th St - Rm 5	5 Bed 5 Bath	Included	$1,150.00	10/1/2026 to 9/30/2028	Full Unit Lease	OCCUPIED	ToGoBox, Inc. (TGB Hospitality)	
Totals for Building Block 3128-3128 1	**9**	**$7,875.00**	**$10,350.00**			9		
Total S. Oxford Ave	**108**	**$28,175.00**	**$35,700.00**			**51**		

TOTAL FOR ALL (MONTHLY)	**$48,599**	**$118,500**	**Occupancy**	**51**	**47%**
TOTAL FOR ALL (ANNUAL)	**$583,188**	**$1,422,000**	**Vacancy**	**57**	**53%**

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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



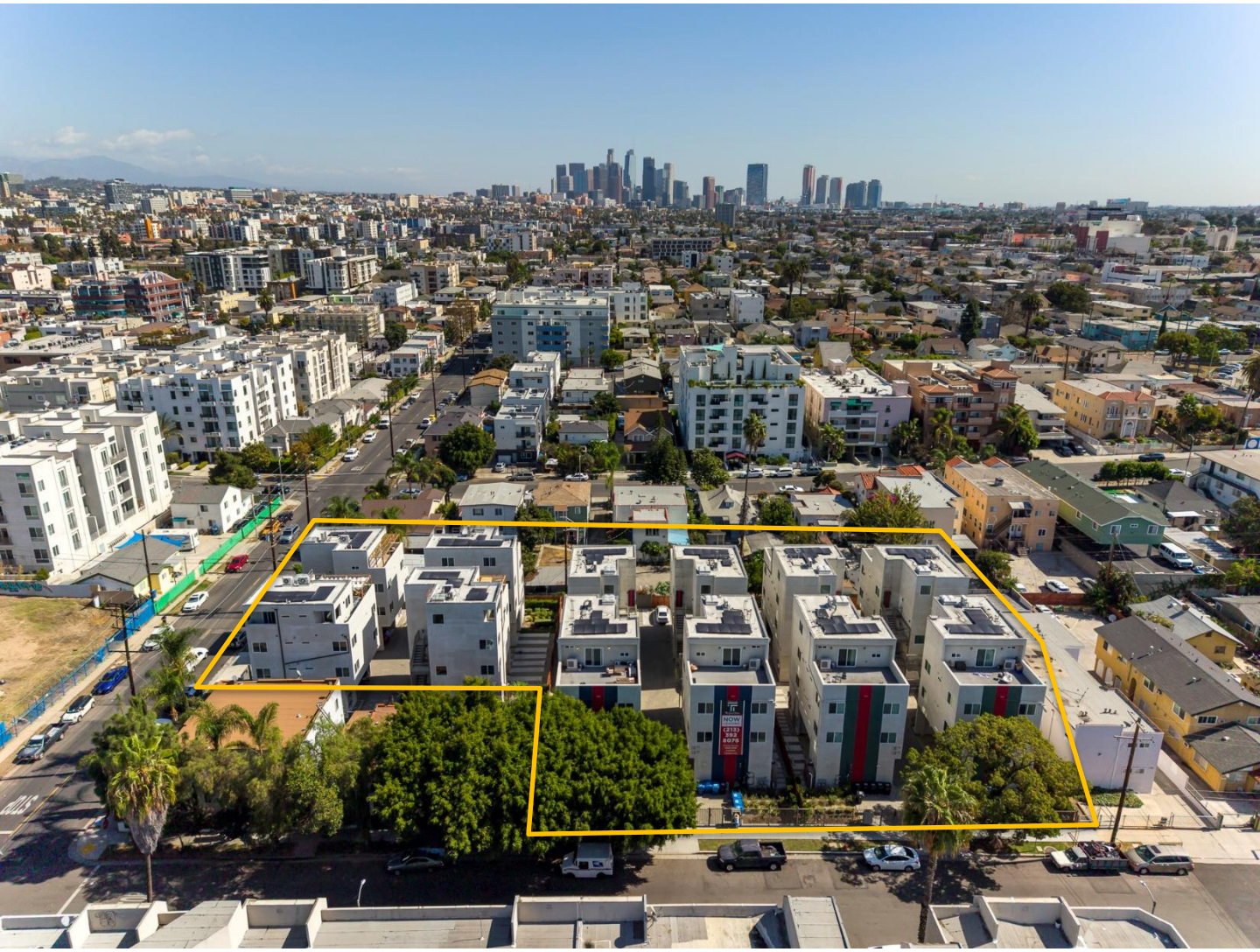






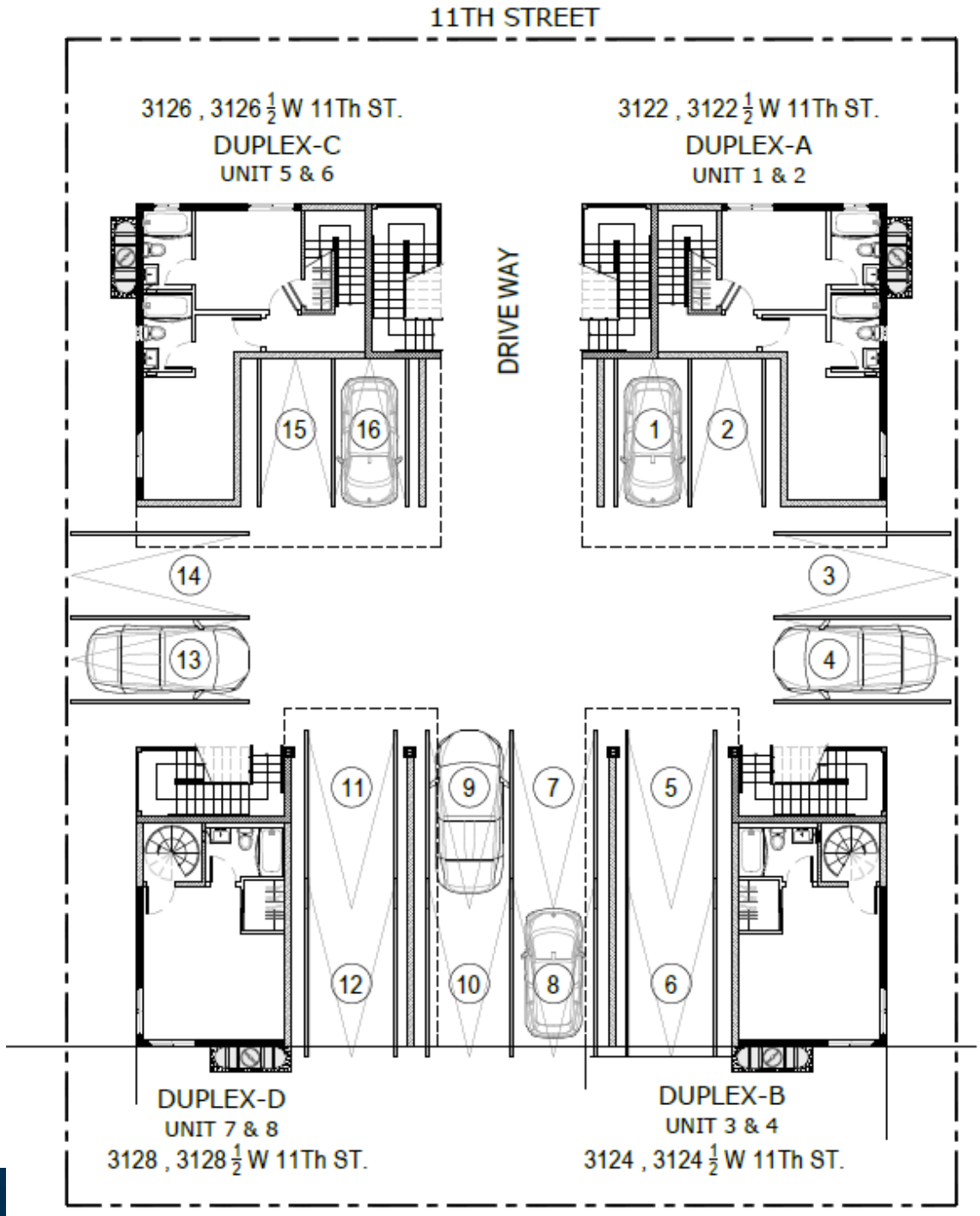
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Aerial View of Subject Property



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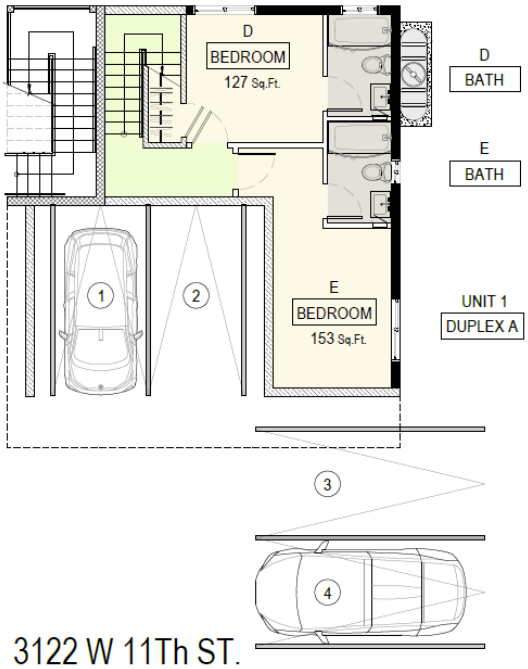
Plans for 3122, 3124, 3126, 3128 W. 11th Street



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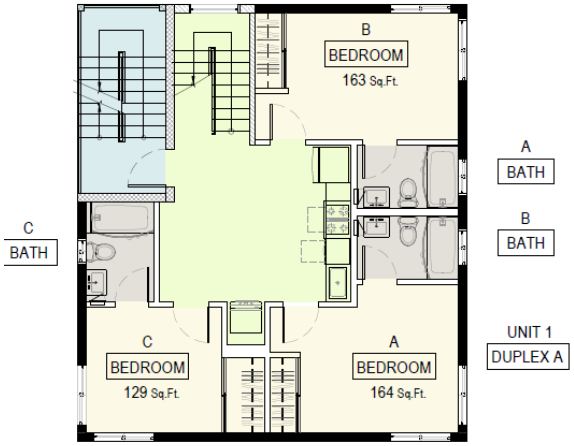
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Plans for 3122-3126 ½ W. 11th Street



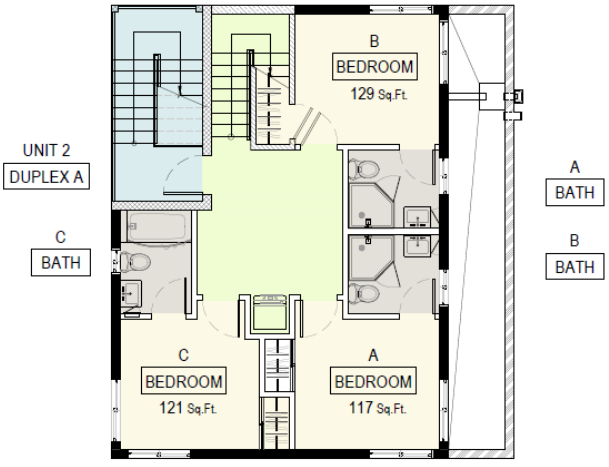
3122 W 11Th ST.
1ST FLOOR PLAN DUPLEX-A 1F

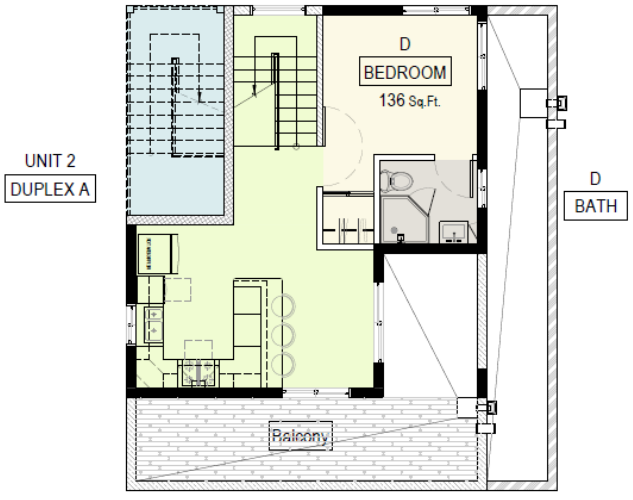
Scale: 1/8" = 1'-0"



3122 W 11Th ST.
2ND FLOOR PLAN DUPLEX-A 2F

Scale: 1/8" = 1'-0"





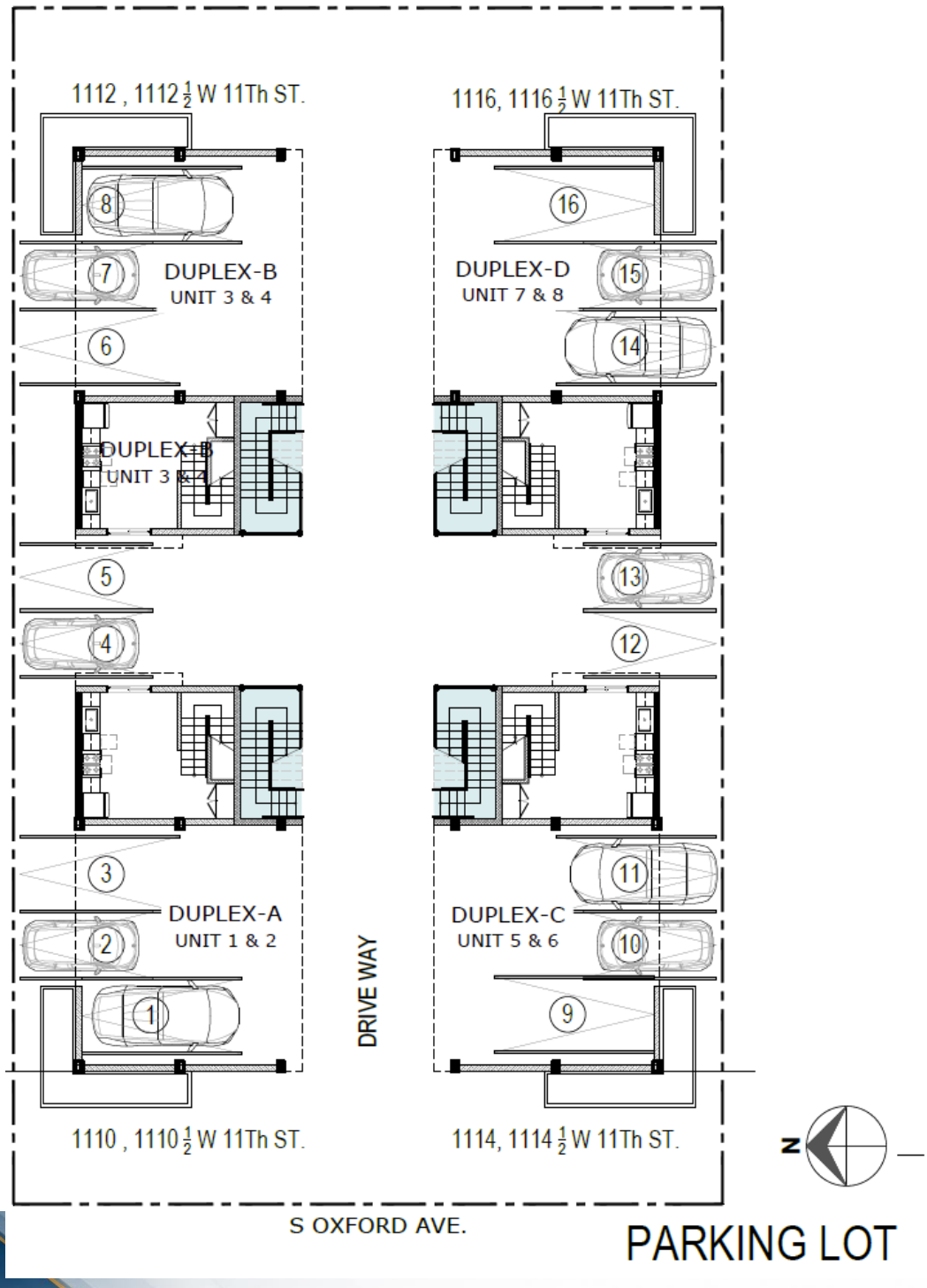
3122 ½ W 11Th ST.
3RD FLOOR PLAN DUPLEX-A 3F

Scale: 1/8" = 1'-0"

3122 ½ W 11Th ST.
4TH FLOOR PLAN DUPLEX-A 4F

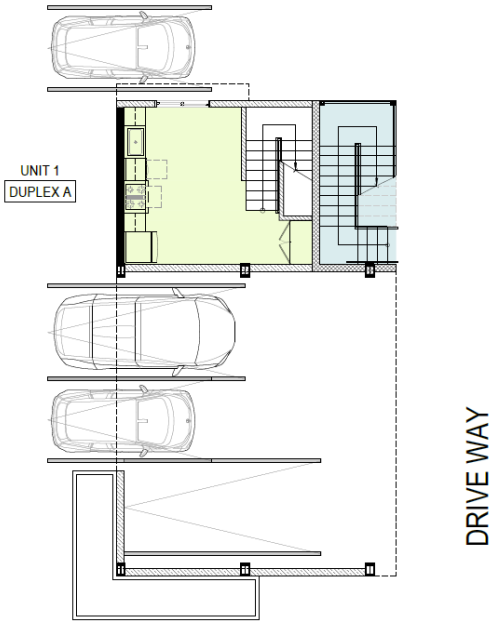
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Plans for 1110, 1112, 1114 & 1116 S. Oxford Ave

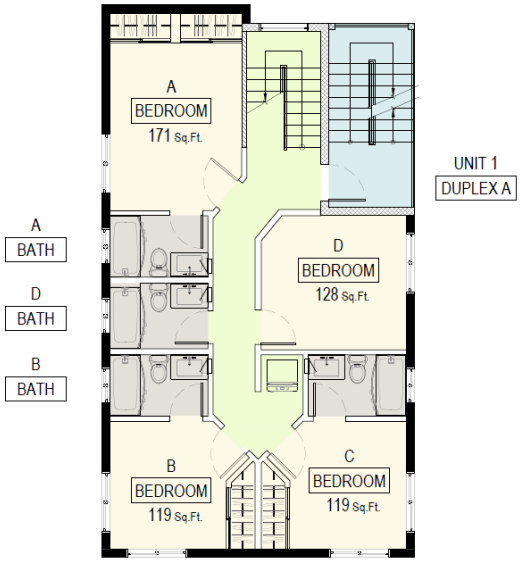


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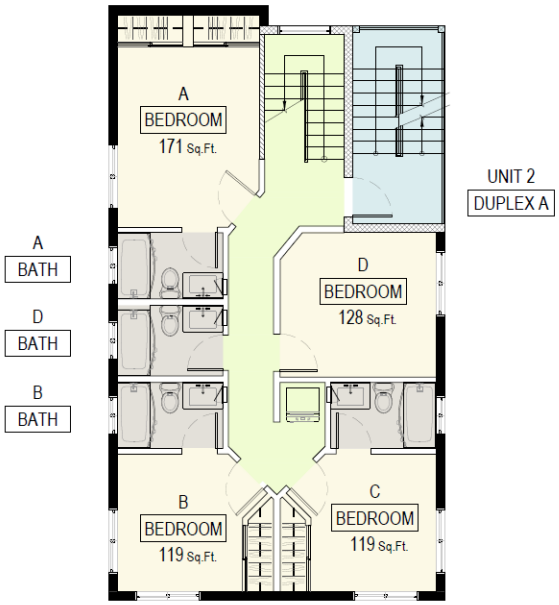
Plans for 1110 S. Oxford Ave



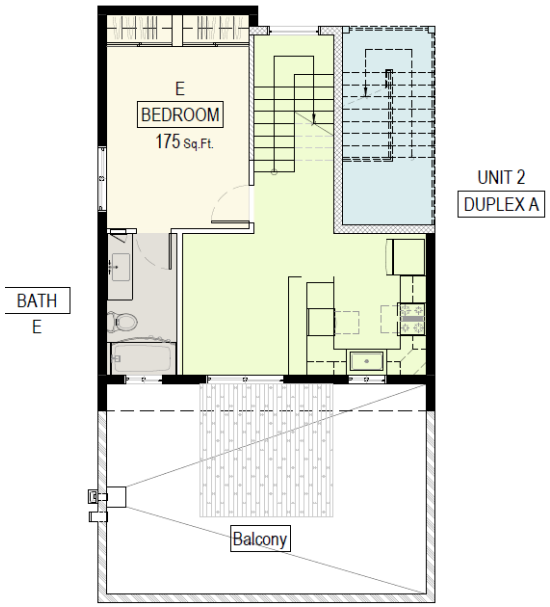
1110 S Oxford Ave
1ST FLOOR PLAN DUPLEX-A **1F**
Scale: 1/8" = 1'-0"



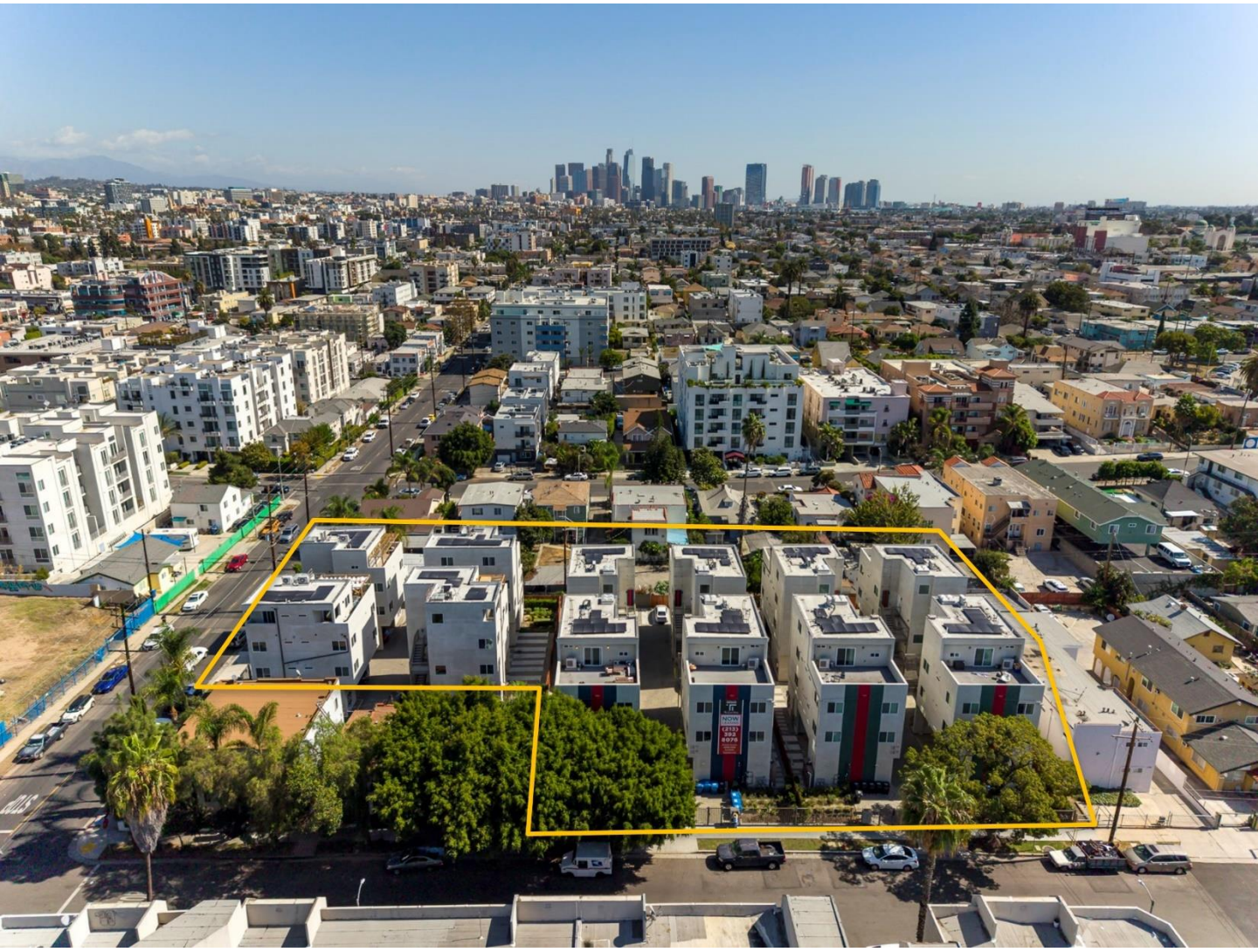
1110 S Oxford Ave
2ND FLOOR PLAN DUPLEX-A **2F**
Scale: 1/8" = 1'-0"



1110 $\frac{1}{2}$ S Oxford Ave
3RD FLOOR PLAN DUPLEX-A **3F**
Scale: 1/8" = 1'-0"



1110 $\frac{1}{2}$ S Oxford Ave
4TH FLOOR PLAN DUPLEX-A **4F**
Scale: 1/8" = 1'-0"



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OXFORD & 11TH STREET PORTFOLIO

1110 – 1116 S. Oxford Ave.
1118 – 1124 S. Oxford Ave.
3122 – 3128½ W. 11th St.

Los Angeles, CA 90006

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