3735 Inglewood Blvd
Los Angeles CA 90066

LYON STAHL
INVESTMENT REAL ESTATE

Offering Memorandum
10 Unit Apartment Building

THE JAMES GROUP
www.JamesGroupRE.com

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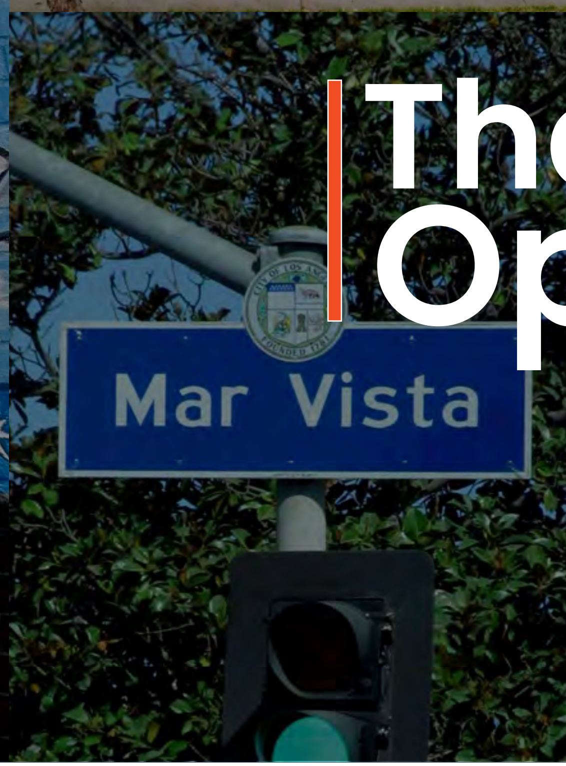


Section 1

The Opportunity

EXECUTIVE SUMMARY

3735 Inglewood Blvd is a 10 unit offering in the Mar Vista neighborhood of the Westside of Los Angeles with upside potential in rents and an opportunity to assume a very attractive seller financed loan with approximately 9 years remaining.

The James Group is pleased to present 3735 Inglewood Blvd, in a premiere rental pocket of Mar Vista, a neighborhood of LA's Westside between Venice and Culver City. Both of these cities have become a major tech hub with companies such as Youtube, Amazon, TikTok, and Apple leasing office space in the area. The subject property offers a great unit mix consisting of (8) 1 Bed / 1 Bath and (2) 2 Bed / 1 Bath units spread across 6,826 square feet on a large 9,844 square feet lot zoned LAR3. There is currently a very attractive seller financed loan that can be assumed offering great leverage and cash flow, with future upside potential. Please inquire with listing agents for additional information.

- Excellent walkscore of 87. Located just north of Venice Blvd within shops, high-end dining, nightlife and entertainment in the immediate vicinity

- Located between Venice and Culver City, two major tech hubs with top tech companies leasing space in the area

- Surrounded by multi-million dollar homes in a desirable West Los Angeles pocket

INVESTMENT HIGHLIGHTS

Premier Mar Vista Neighborhood

Located in a premiere pocket of West Los Angeles, surrounded by multi-million dollar homes, shops, high-end dining, and central to other Westside pockets including Venice, Culver City, and Marina Del Rey.

Value Add Opportunity

The opportunity offers over 50% upside in rental upside in a premiere rental market in LA's westside. The location offers renters access to major business hubs and highly sought after destinations in the surrounding area.

Attractive Seller Financing

The offering gives an investor the option to assume a very attractive seller financed loan allowing for maximum leverage and interest only payments helping an investor realize the upside potential.

ADU Potential

Potential to add two ADU's in the rear of the lot. Buyer to verify the feasibility of this.

Very Walkable, 87 Walkscore

3735 Inglewood is located just north of Venice Blvd, a major thoroughfare offering an abundance of high-end dining, shopping, nightlife and entertainment options for tenants and residents alike. Just a short distance from Venice, which has become a premier destination for dining and nightlife as well.

Excellent Demographics

Average household income in a 1 mile radius is $122,006 with the median home value being $1,112,376. The property is located north of Venice Blvd in a neighborhood boasting multi-million dollar home values making it a highly desirable pocket.

Section 2

The Property

PROPERTY OVERVIEW

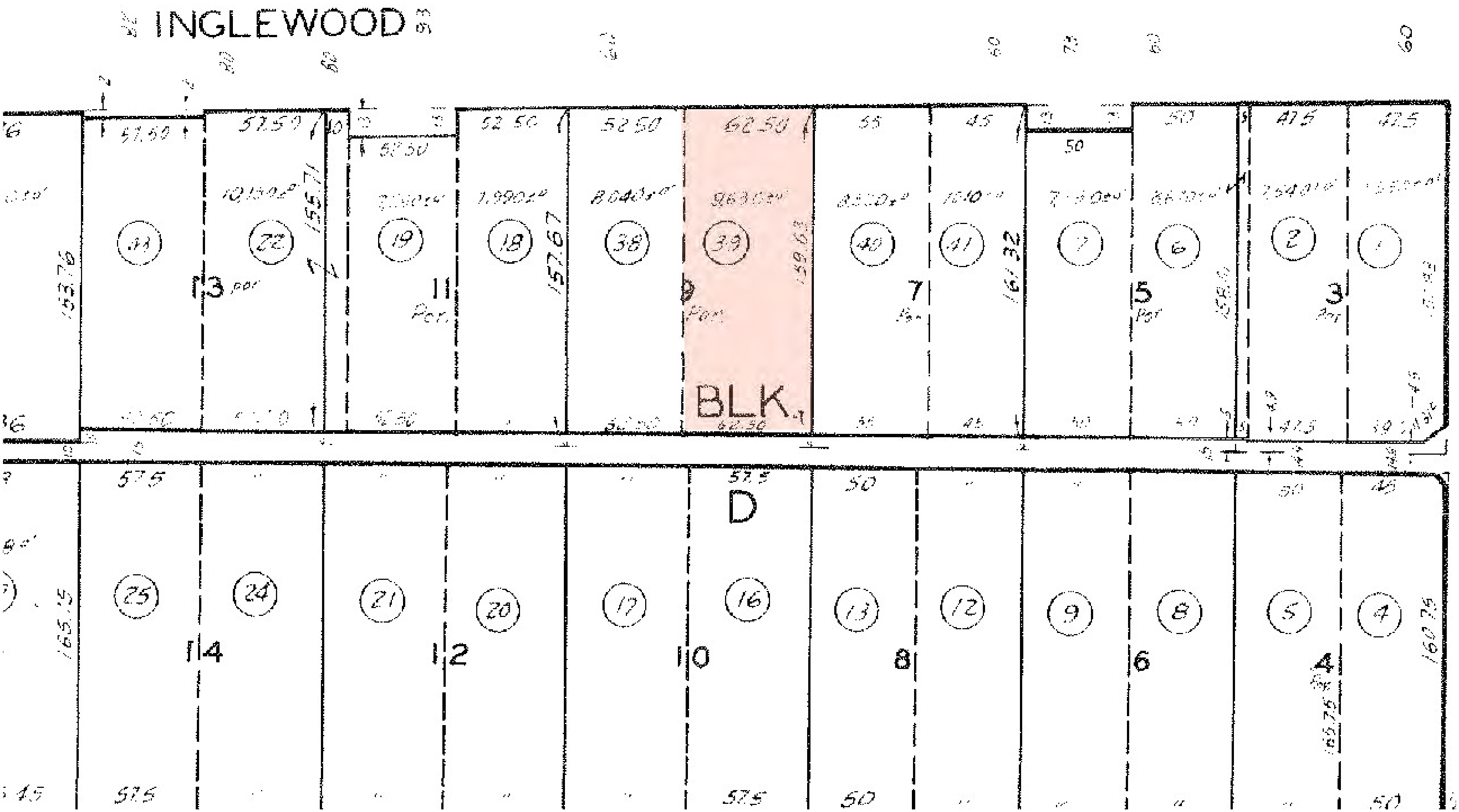
Property Details

No. of Units	10
Year Built	1957
Rentable SF	6,826
Lot Area	9,844
APN	4248-029-039
Zoning	LAR3
Rent Control	LARSO
Roof Type	Pitched
Parking	10 Spaces
Unit Mix	(2) 2 Bed/ 1 Bath, (8) 1 Bed /1 Bath
Utilities	Separately Metered

Property Description

The subject property is a 10 unit apartment building that was built in 1957 in the Mar Vista neighborhood, just north of Venice Blvd. The property consists of (8) 1 Bed / 1 Bath and (2) 2 Bed / 1 Bath units. The building consists of 6,826 square feet of gross leasable area and sits on a large 9,844 square foot lot that is zoned LAR3.The building is a two story, walk-up style building with parking located in the rear of the lot consisting of 10 open parking spaces. The building is constructed of wood/frame and stucco. The property has alley access in the rear. The tenants benefit from on-site laundry. The building is subject to LA city rent control.

PARCEL MAP



PROPERTY PHOTOS







PROPERTY PHOTOS

PROPERTY PHOTOS

Section 3

The Financials

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	PF Rent	PF Rent/SF
1	2 Bed / 1 Bath	800	$1,291.71	$1.61	$2,750	$3.44
2	2 Bed / 1 Bath	800	$2,695.00	$3.37	$2,750	$3.44
3	1 Bed / 1 Bath	650	$983.88	$1.51	$2,295	$3.53
4	1 Bed / 1 Bath	650	$1,119.07	$1.72	$2,295	$3.53
5	1 Bed / 1 Bath	650	$1,648.40	$2.54	$2,295	$3.53
6	1 Bed / 1 Bath	650	$1,375.38	$2.12	$2,295	$3.53
7	1 Bed / 1 Bath	650	$1,483.61	$2.28	$2,295	$3.53
8	1 Bed / 1 Bath	650	$1,648.40	$2.54	$2,295	$3.53
9	1 Bed / 1 Bath	650	$1,206.17	$1.86	$2,295	$3.53
10	1 Bed / 1 Bath	650	$2,200.00	$3.38	$2,295	$3.53
ADU 1	1 Bed / 1 Bath ADU				$2,295	
ADU 2	1 Bed / 1 Bath ADU				$2,295	
TOTAL		**6,800**	**$15,651.62**		**$23,860**	

*Buyer to verify feasibility of building ADU's

FINANCIAL SUMMARY

Price	**$3,495,000**
Down (32%)	$1,111,775
Price/Unit	$349,500
Price/SF	$512.01
Cap Rate	3.20%
Proforma Cap Rate	7.11%
GRM	18.67
Proforma GRM	10.24

Property

Address	3735 Inglewood Blvd
City	Los Angeles
State	CA
Zip	90066
No. of Units	10
Net Rentable Sq. Ft.	6,826
Lot Size	9,844
Zoning	LAR3
APN	4248-029-039
Year Built	1957

Seller Financing

Loan Amount	$2,383,225
Interest Rate	4.00%
Monthly Payment	($11,377.88)
Loan-to-Value	68%
Interest Only Term	Yr 2: 4.25%, Yr 3: 4.5%, Yr 4: 4.75%, Yr 5: 5.00%, Yr 6-10: 5.5%

Operating Data

		Current		Proforma
Base Rental Income		$187,219		$341,400
Laundry Income(actual)		$5,100		$5,100
Gross Potential Income		$192,319		$346,500
Less Vacancy	3%	$5,770	5%	$17,325
Effective Gross Income		$186,550		$329,175
Operating Expenses	40%	$74,820	24%	$80,525
Net Operating Income		$111,730		$248,650
Debt Service		-$95,329		-$95,329
Pre-Tax Cash Flow	1.48%	$16,401	13.79%	$153,321
Principal Reduction		-$41,969		-$41,969
Total Return Before Taxes	5.25%	$58,371	17.57%	$195,291

Expenses

Property Tax (1.199398%)	$41,919	$41,919
Insurance (Estimated $.75/ft)	$5,120	$5,120
Utilities (Estimated $85/unit/mo)	$10,200	$10,200
Repairs & Maintenance ($500/Unit)	$5,000	$5,000
Management Fee (4% of EGI)	$7,462	$13,167
Pest Control	$600	$600
Direct Assessments (Actual)	$1,255	$1,255
Trash (Estimated $272/year)	$3,264	$3,264
Operating Expenses	$74,820	$80,525
Total Expenses per Unit	$7,482	$8,052
Total Expenses per SF	$10.96	$11.80

Rent Roll Summary

Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
2 Bed / 1 Bath	2	$1,993	$3,987	$2,750	$5,500
1 Bed / 1 Bath	8	$1,452	$11,615	$2,295	$18,360
1 Bed / 1 Bath ADU	2	$0	$0	$2,295	$4,590

UNDERWRITING NOTES

INCOME

Income	Building is 100% occupied.
Vacancy	Vacancy Rate is 3% of Gross Rental Income.
Proforma	Market Rents based on Rent Analysis of Submarket Area.
Unit SF	Unit Square Footages are Estimated

EXPENSES

Property Tax Rate	Actual per Los Angeles Tax Assessor 1.199398%
Insurance	Estimated annually $.75/sf
Utilities	Estimated annually $85 per unit per month
Repairs & Maintenance	Estimated annually $500 per unit
Management Fee	4% of Effective Gross Income.
Direct Assessments	Actual per Los Angeles Tax Assessor
Pest Control	$600/month
Trash	Estimated annually $272 per unit

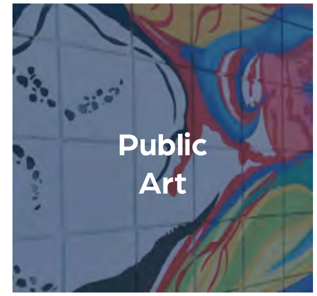
Section 4

The Location

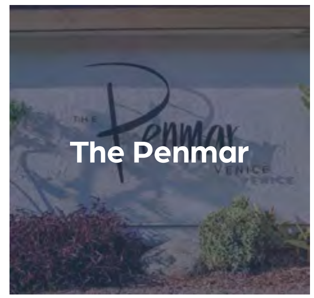
Mar Vista

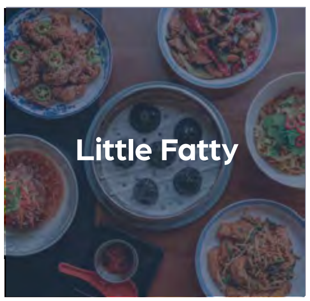
Nestled between the bustling neighborhoods of Culver City and Venice Beach, Mar Vista offers a serene and diverse community within the heart of Los Angeles. Known for its tree-lined streets, charming cafes, and local boutiques, Mar Vista presents an inviting blend of urban convenience and coastal relaxation. With its proximity to major tech hubs like Silicon Beach and a short drive to the vibrant energy of downtown LA, Mar Vista attracts a mix of young professionals, families, and creatives seeking a laid-back yet vibrant lifestyle. From the picturesque Mar Vista Park to the eclectic culinary scene along Venice Boulevard, this neighborhood exudes a distinct charm that seamlessly blends California cool with metropolitan flair, making it an ideal location for those looking to embrace the quintessential LA experience.

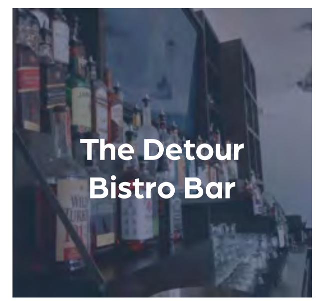
THE NEIBORHOOD

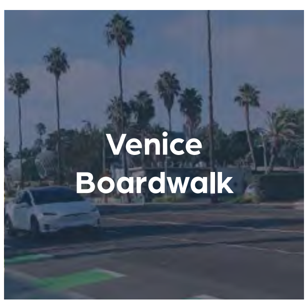



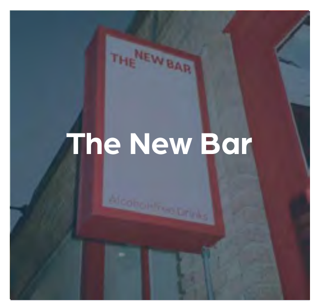




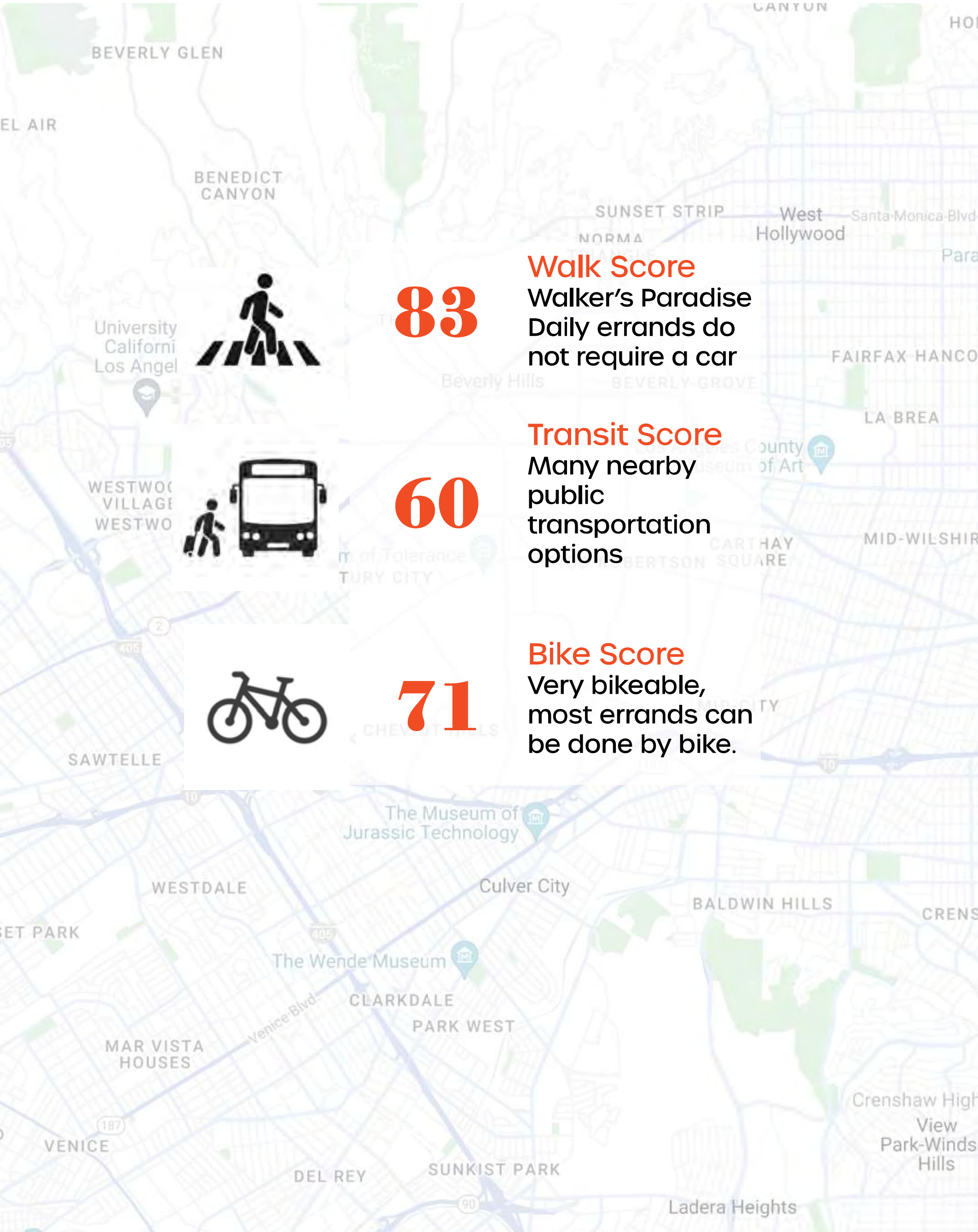






THE STATISTICS



83 — **Walk Score**
Walker's Paradise
Daily errands do not require a car

60 — **Transit Score**
Many nearby public transportation options

71 — **Bike Score**
Very bikeable, most errands can be done by bike.

Mar Vista Demographics

60% — **Household Renters**
60% of the households in the area are renting their homes.

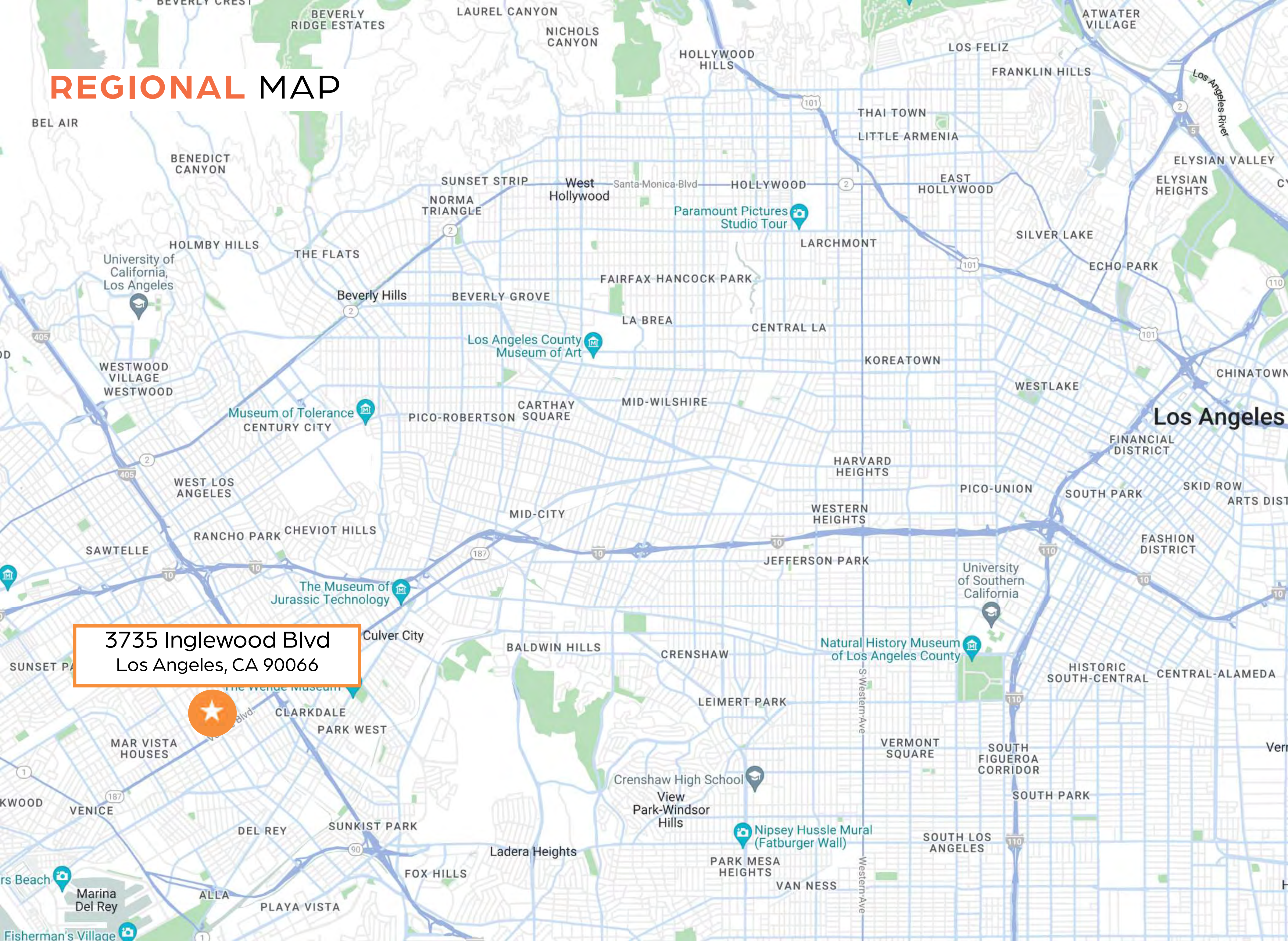
41 years — **Median Age**
The median age of people living in Inglewood Blvd is 41 years old.

$122,006 — **Household Income**
The average household income in the area is $122,006 a year.

43,000 — **Population**
There are 43,000 people living in the immediate area

30% — **Public Transportation**
30% of the people in the area use public transportation to get to work.

REGIONAL MAP



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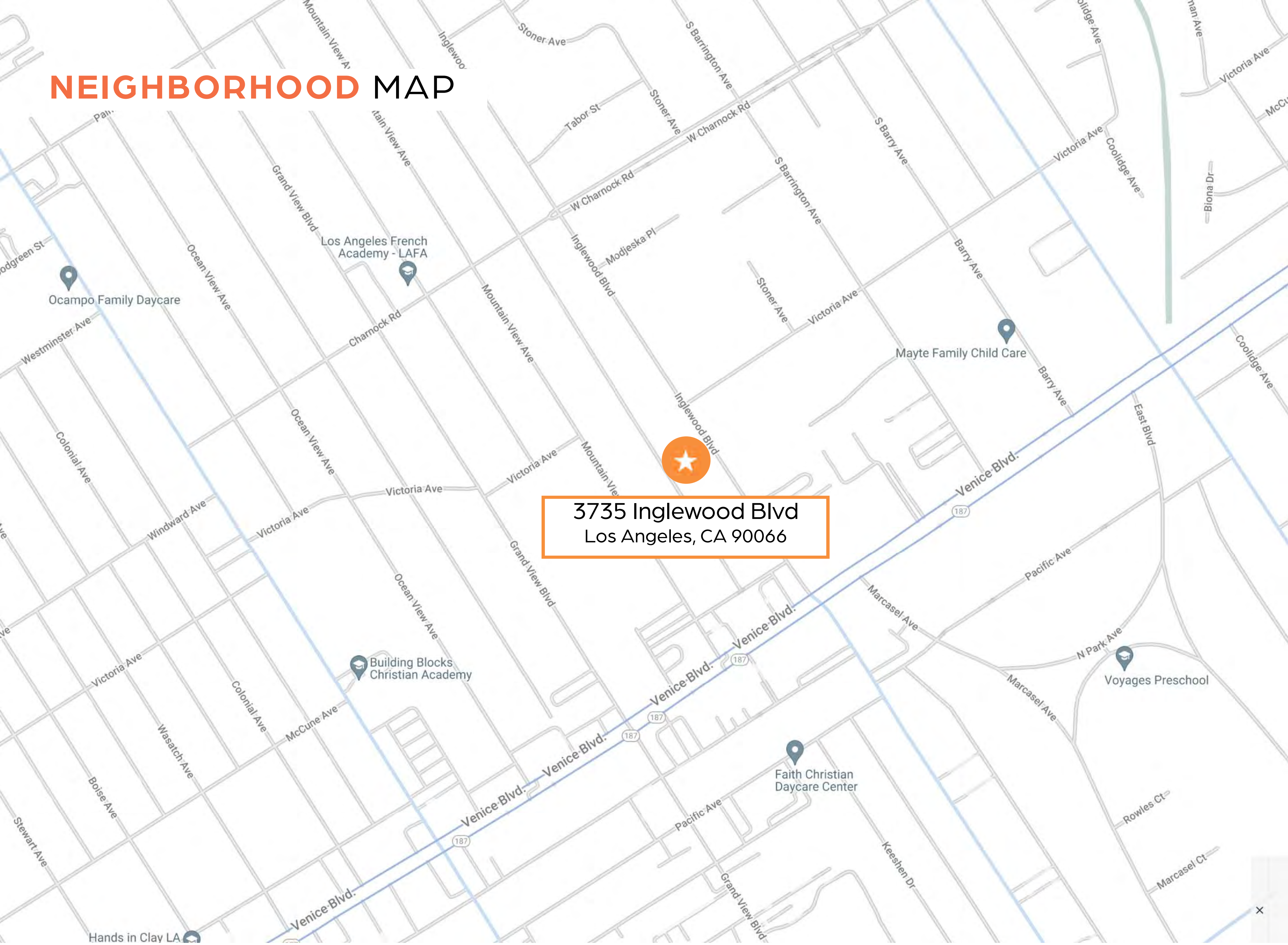
NEIGHBORHOOD MAP



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