



Properties for Sale

1 4114 Warner Blvd, Burbank, CA 91505



Price	\$3,445,000
Building Size	6,752 SF
No. Spaces	2
Cap Rate	4.68%
Status	Active

Property Notes

2 786 Basswood Ave, Imperial Beach, CA 91932

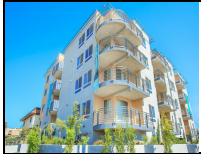


Price	\$3,950,000
Building Size	6,360 SF
No. Spaces	1
Cap Rate	4.41%
Status	Active

Property Notes

Sale Notes

Kidder Mathews is pleased to present Slimz IB Apartments for sale in the South County submarket of Imperial Beach, California. Slimz IB consist of all two-bedroom, one-bath floor plans with in-unit washers and dryers. Originally constructed in 1973, the subject was extensively remodeled in 2019 with all new interiors, refreshed exterior and upgrades to several major building systems including a new roof and upgraded electrical panels. The turnkey units feature high-end finishes, fixtures and appliances. SUMMARY
Slimz IB is ideally located at the North end of Imperial Beach and has direct access to the Silver Strand/Bayshore Bikeway with beautiful views over the San Diego National Wildlife Refuge. The immediate neighborhood has a quiet, beach-town feel with abundant street parking. The location is enhanced by the walkability to convenient retail along Palm Avenue less than 1/2 mile away; including Grocery Outlet, Starbucks, CVS, Dollar Tree and Five Guys Burgers to name a few. The property is just minutes away from Seacoast Drive's offerings from great restaurants and bars to a weekly farmers' market.



Price	\$12,500,000
Building Size	21,224 SF
No. Spaces	3
Cap Rate	3.66%
Status	Active

Property Notes

Sale Notes

INVESTMENT HIGHLIGHTS

- Located in Desirable NoHo Arts District of Los Angeles
- Located Close to a Variety of Businesses including Music Recording Venues, Acting and Art Workshops, International Dining Options and Clothing and Specialty Shops
- Corner Property with Great Curb Appeal; Attractive Architectural Design
- Impressive Frontage on Cumpston Street and Case Avenue
- Property Built in 2014 and Surrounded by Newly Constructed Structures
- Walking Distance to the North Hollywood Red and Orange Line Stations
- Unit Mix Comprised of Mostly of 2 Bedroom/2 Bath Apartments
- Generous Unit Sizes Averaging 848 Square Feet per Apartment
- Units Feature Bright Rooms with Street Views and Large Balconies
- Apartments are Individually Metered for all Utilities; Tenants Pay for Their Own Utilities
- Tankless Water Heaters, Washers and Dryers, Central Heating and Air, and Ample Parking
- Property Features Consistent High Occupancy Rates Combined with Low Operating Costs



Price	\$7,500,000
Building Size	14,150 SF
No. Spaces	3
Cap Rate	5.25%
Status	Active

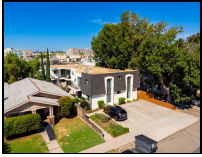
Property Notes

Sale Notes

Ashwill Associates is pleased to present, for sale, for the first time since originally built in 1969, La Orleans, located at 3819 E. 2nd St. This 4-story multi family property in Long Beach, features 12 extremely large apartments, with a healthy unit mix of one, two, and three bedroom units. This turnkey property boasts a prime location within the well sought after neighborhood of Belmont Heights, walking distance to the beach and all of the boutiques, restaurants and amenities of 2nd St. The building recently underwent major renovations to the exterior of the property and to each of the twelve units, which are all now vacant and updated. An investor should have no issues with getting tenants out or bringing each of the units up to market rents, as the property will be delivered vacant and the new Landlord can put their own tenants in at top of the market rents. The property's oversized units lend themselves well to a potential condo conversion as well. It is elevators served with two stairwells and features covered parking for each of the units. The property owner can also collect extra income from the on-site laundry facility on the ground floor.

The spacious floor plans offer ample living space, while the stylish finishes and ocean and mountain views create an atmosphere of luxury and comfort. Residents will appreciate the remodeled units, private balconies, new flooring, and well-appointed bathrooms, all of which contribute to the overall aesthetic and livability of the property.

Overall, 3819 E. 2nd St. represents an excellent opportunity for investors who want to acquire a well-maintained, updated multifamily property in one of Long Beach's most desirable neighborhoods. With its prime location, modern upgrades, and excellent rental history, the property is sure to attract high-quality tenants and generate strong returns for years to come. Do not miss out on this rare opportunity to own a piece of Long Beach real estate that truly has it all.



Price	\$3,175,000
Building Size	6,090 SF
No. Spaces	2
Cap Rate	4.46%
Status	Active

Property Notes

Sale Notes

Marcus & Millichap is pleased to present the Prospect on 45th located at 4286 45th Street in San Diego, California. Originally constructed in 1970, the 10-unit apartment complex is situated in the path of progress of the neighborhood of City Heights, bordering Talmadge. Boasting a Walk Score of 93, the property rests on a 6,258 square foot lot and has approximately 6,090 in rentable square footage. The unit mix consists of (3) two bedroom / one bathroom units and (7) one bedroom / one bathroom units. Extensively renovated in 2020, units feature quartz countertops, stainless steel appliances, laminate vinyl plank flooring, and dual pane windows. (2) one bedroom / one bathroom ADUs were completed this year and feature modern finishes such as in-unit washers / dryers and split-system air conditioners. Attractive tenant offerings include secure gated access, on-site laundry, and (4) tandem off-street parking spaces that can fit eight compact cars; (3) spaces are assigned to the two bedroom units and (1) space is assigned to a one bedroom unit. With remaining upside in rents, an investor has the opportunity to acquire a turnkey asset that will continue to benefit from appreciation and rent growth. Located less than a block from El Cajon Boulevard, the property is walking distance to all the best attractions City Heights has to offer. The popular neighborhoods of Talmadge and Kensington are minutes away from the subject property as well as easy access to the 8 and 15 freeways. The Prospect on 45th ultimately presents investors the rare opportunity to acquire a meticulously renovated asset with remaining rental upside in one of San Diego's fastest growing rental markets. See marketing package for more details.



Price	\$3,750,000
Building Size	8,862 SF
No. Spaces	2
Cap Rate	3.65%
Status	Active

Property Notes

Sale Notes

We are proud to present this 12-unit apartment building in an excellent Valley Village location. Built in 1955, the property is subject to Los Angeles City rent control. There is an excellent unit mix which includes Eight Two-Bedroom/One-Bath Units and Four One-Bedroom/One-Bath Units. This charming 1950's property is nicely landscaped and comprised of two separately parceled 6 units built around a central courtyard. The property features mature landscaping, BBQ areas, spacious units with some patios, 12 garage parking spaces and an on-site laundry facility. Furthermore, the property has copper plumbing and all new windows (buyer to verify). Located just North of Burbank Boulevard, the property offers residents a desirable Valley Village location. The Tujunga Greenbelt is right across the street and Valley Glen Community Park is a short distance away. Los Angeles Valley College is within walking distance and the property is also a few minutes from the NoHo Arts District. With easy freeway access to the 170, 101, and 134, plenty of employment and entertainment opportunities in the neighboring cities are also a short drive away.



Price	\$2,495,000
Building Size	7,174 SF
No. Spaces	3
Cap Rate	3.30%
Status	Active

Property Notes

Sale Notes

The Leeson Group of Marcus & Millichap, as the exclusive listing agent, is pleased to present the opportunity to acquire 3921 South Pacific Avenue, an 8-unit multifamily investment property located in San Pedro, CA.

Built in 1972, 3921 South Pacific Avenue offers an attractive mix of one, two, and three-bedroom floor plans. Property amenities include tuck-under parking and oversized garages, security doors, and an on-site laundry facility. Units feature vinyl, tile, and carpet flooring, private balconies, and granite countertops. The two oversized garages located at the subject property accommodate 4 cars each, providing a new owner the opportunity to increase an additional income stream or to build 2 accessory dwelling units (ADUs) through a garage conversion.

3921 South Pacific Avenue is situated in an optimal San Pedro location, just blocks away from Cabrillo Beach and San Pedro's Pacific Overlook. The property is located just under 2 miles from the ongoing West Harbor development, which is set to feature over 150,000 square feet of retail, restaurants, and entertainment, four acres of outdoor park and recreation space, and over 200,000 square feet of waterside featuring harborside excursions and attractions. Additionally, 3921 South Pacific Avenue is located just under 3 miles from the Port of Los Angeles, whose cargo represents approximately 20% of all cargo coming into the United States.

The property's excellent San Pedro location, surrounded by a wide variety of activities, developments, and retail amenities, is a primary draw for potential renters. This overall demand for a well-located and maintained apartment building will be a key driver in the continued growth and success at 3921 South Pacific Avenue.

Drive by only. Do not walk the property or disturb the residents. Please contact the Listing Agent.



Price	\$35,600,000
Building Size	61,821 SF
No. Spaces	2
Status	Active

Property Notes

Sale Notes

CBRE, as exclusive agent, is pleased to present for sale the Utama Royale, an elegant and distinctive 18-unit luxury residential building located on the famed Wilshire Boulevard "Golden Mile" in Los Angeles, California. Utama Royale was built as 17 condominium units with one manager's unit. It has been owned by a family for over 25 years who has used some of the units for their personal use when visiting Los Angeles. They lease out the majority of the units on a furnished basis and offer housekeeping services. Currently, only one unit utilizes the housekeeping services and ownership plans to discontinue the housekeeping services by the end of August 2023.

Utama Royale offers an investor the opportunity to purchase a building with tremendous upside in a coveted location on the Golden Mile of Wilshire Blvd. Most of the rents are significantly under market. The building was built in 1992 and although the kitchens look nice, an investor might want to renovate them as well as some of the common areas, including the hallways, executive lounge club room and fitness center. The building provides abundant parking with at least three parking spaces for the three-bedroom suites and plenty of guest parking within a gated subterranean garage.

The Property is priced below replacement cost at \$35,600,000 which equates to \$576 per square foot. Based upon the Property's current rents, today's cap rate is approximately 4.40%. Utama Royale offers significant upside if an investor were to remodel the kitchens and common areas. It is estimated that the Property could achieve an impressive cap rate of 7.62% including the renovation costs.

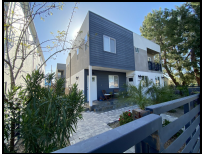
CBRE analysis considers three scenarios:

1. Based upon the current in-place rent with the building in its "as is" condition. Many of the units are significantly under market. CAP RATE: 4.40%
2. Based upon the building in its "as is" condition on an unfurnished basis with all units at Market Rent. CAP RATE: 5.15%
3. Based upon a new owner updating the unit kitchens and the building's common areas (a budget of \$4 million was estimated) with all units at the then Market Rent. CAP RATE: 7.62% (Includes Price plus \$4 million renovation cost)

Open House Property Tours: Thursday, May 18, 2023 from 11 a.m. - 2 p.m.

Offers Due: Wednesday, May 31, 2023 by 5 p.m.

9 5626 Willowcrest Ave, North Hollywood, CA 91601



Price	\$2,595,000
Building Size	5,815 SF
No. Spaces	2
Cap Rate	5.48%
Status	Active

Property Notes

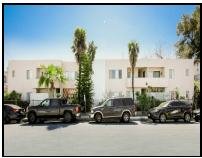
Sale Notes

The 2-4 Unit Specialists are pleased to present 5626 Willowcrest Ave, a rare, non-rent controlled 2017 construction fourplex in prime NoHo Arts/Toluca Woods Adj. that is being offered at an unheard of low price of \$2,595,000! The property boasts outstanding rents and a phenomenal current cap rate of 5.48%. The rental market in NoHo/Toluca Lake area is on fire, attracting massive activity due to low rental inventory. This property is situated on a peaceful residential street- making this property all the more desirable to NoHo renters.

5626 Willowcrest features two 2-story duplexes containing a total of two 3b/3.5b units and two 3b/2b units with 8 total garage parking spots that are accessed from a convenient back alley (best parking setup possible)! Enjoy other notable perks including: no rent control, stainless steel appliances, in-unit washers and dryers, large open floor plans, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come!

Amazing location and crazy low price. With a major lack of new construction inventory under \$3 million, this property is priced to sell fast at \$2,595,000! Between the low price tag and the immediate upside, this is an ideal new construction to act on ASAP!

10 18330 Napa St, Northridge, CA 91325



Price	\$3,100,000
Building Size	12,518 SF
No. Spaces	3
Cap Rate	8.58%
Status	Active

Property Notes

11 3735 Inglewood Blvd, Los Angeles, CA 90066

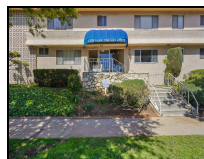


Price	\$2,777,000
Building Size	6,826 SF
No. Spaces	2
Cap Rate	4.10%
Status	Active

Property Notes

Sale Notes

Owner may carry. Call broker for conditions. Very well maintained 10 unit building near Marina Del Rey, Santa Monica, and Venice Beach. Easy commuting location with many restaurants and shops nearby. Most units are remodeled with new kitchen, baths, and hardwood style floors. High demand rental area. Can be delivered with up to three vacant units. For your convenience, please see attached offering memorandum under "Listing has supplements," which is found under the map. Expenses are estimated at 35%. Please do not disturb tenants.



Price	\$3,500,000
Building Size	17,046 SF
No. Spaces	2
Cap Rate	3.23%
Status	Active

Property Notes

Sale Notes

Rare opportunity to acquire a 12 unit property in South Pasadena. With a unit mix consisting of four 2 bedroom, 2 bathroom units and eight 1 bedroom and 1 bath units, this well maintained property is nicely located on Huntington Blvd. just minutes away from award-winning South Pasadena High School. South Pasadena features an award-winning school district, charming commercial district, an easy commute to DTLA or Pasadena and no local rent control. Offering excellent upside on rents, most tenants are on a month-to-month basis and the units have been professionally managed. The property also offers 12 covered parking spaces, a private 2-car garage and a laundry room.



Price	\$3,999,000
Building Size	6,014 SF
No. Spaces	4
Cap Rate	6.60%
Status	Active

Property Notes

Sale Notes

This is an amazing investment opportunity in a Newly Constructed FOURPLEX with NO RENT CONTROL. Located in a prime location in Studio City, this beautiful, extremely low-to-maintain FOUR-PLEX is comprised of FOUR TOWNHOMES with 4 separate meters for gas, water & electricity. Estimated RENT for all the 4 units is \$24,000 per month. Estimated CAP RATE is 6.5%. Extremely LOW OPERATING COSTS (due to everything being new and energy efficient). PROPERTY is also fully AIRBNB equipped and ACTIVELY BOOKING. All 16 ROOMS have smart locks and come FULLY FURNISHED with flat screen TVs & Mini Fridges. All 4 KITCHENS come FULLY LOADED with sleek modern kitchen with stainless steel appliances (2 door modern refrigerator, dishwasher, microwave, oven, stove, toaster and coffee machine) and quartz countertops. ALL 16 BATHROOMS are HIGH END finished coming with elegant vanity cabinets and attached blow hair dryers. Each unit has its own separate private entrance alongside its own washer and dryer. Lot has assigned private parking spaces & EV Car Charge and the building has a gate for privacy and security. Lot also comes with security system and security cameras. Each townhome is 3 levels, on the FIRST LEVEL is a small reception area with a Bedroom & Full Bathroom which is ideal for guests, parents or in-laws. The SECOND LEVEL includes a fully loaded open concept kitchen with high-quality finishes, balconies, natural light with windows, and inviting open floorplan with another Bedroom & Full Bathroom. The THIRD LEVEL has 2 Master Bedrooms with 2 Master Bathrooms. Come enjoy this A+ location close to the new Shops at Sportman Lodge that features stores, shops, and restaurants including Erewhon, Equinox, Moorpark Tujunga Village shops, the Aroma Cafe, Vitellos Italian, Caioti, Gelato Bar. The location is in close proximity to Sherman Oaks, Hollywood, Universal Studios, local restaurants, parks, and many entertainment places on Ventura Blvd and is perfectly located near freeways like the 101, 170, and 134. Just minutes away from Universal Studios, CBS Studios, Ventura Blvd and the highly desirable Colfax Charter elementary school.

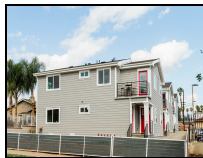


Price	\$2,600,000
Building Size	7,020 SF
No. Spaces	3
Cap Rate	5.68%
Status	Active

Property Notes

Sale Notes

Kristopher German & Deepen Shah of The Apartment Dealer are pleased to exclusively present 1643 Locust Avenue in Long Beach, a 14 unit asset consisting of (1) 2 Bed/1 Bath, (1) 1 Bed/1 Bath Cottage, and (12) Studio Apartments. There are a total of 3 separate structures on the lot. Tenants enjoy private gated access. There are 5 garage spaces that are being rented out as additional income. There are separate meters for electricity & gas and additionally the current management has a RUBS system implemented which charges the tenant back for the usage of water/sewer/trash, leading to minimal utility expenses for the owner. This is a true value-add opportunity as there is approximately 35-40% upside in rental income. There are currently 3 vacancies that will be rent ready and held vacant at COE for the buyer to choose their own tenants and attain market rent immediately.



Price	\$3,295,000
Building Size	6,888 SF
No. Spaces	1
Cap Rate	5.30%
Status	Active

Property Notes

Sale Notes

- Huge newer construction Boyle Heights single parcel 8 unit campus comprised of (3) Duplexes with spacious 3 Bed, 2 Bath Units + (2) brand new 1 Bed "Tiny Home" ADUs
- Main units finished in 2017 with brand new 2023 construction ADUs
- Luxury newer construction finishes and features include in-unit laundry, stainless appliances with microwaves, dishwashers, and fridges, recessed overhead lighting, central AC, vaulted ceilings and balconies in upper units, vinyl plank flooring, master suites, fire sprinklers, water free landscaping and modern open concept floor plans
- ADUs have 1GB internet connections, The Frame by Samsung Art TV's, and include conveniently placed electrical outlets that include USB C and standard USB charger outlets
- All utilities are separately metered leaving zero utility expenses for the owner
- High yield, low expense property at an in-place cap rate of 5.3% and a GRM of 12.76 with an additional 4.4% upside
- Very well parked with 10 parking spaces plus additional driveway parking
- Available alone or together with a very similar property 2 blocks away located at 3648 Percy St, Los Angeles 90023.

16 3648-3658 1/2 Percy St, Los Angeles, CA 90023



Price	\$2,850,000
Building Size	6,444 SF
No. Spaces	1
Cap Rate	4.90%
Status	Active

Property Notes

Sale Notes

- Huge newer construction Boyle Heights single parcel 6 unit campus comprised of (3) Duplexes with spacious 3 Bed, 2 Bath Units + RTI plans for (2) 1 Bed "Tiny Home" ADUs
- Main units finished in 2017 with ADUs ready to construct at close. Permits ready to issue plans included with sale
- Luxury newer construction finishes and features include in-unit laundry, stainless appliances with microwaves, dishwashers, and fridges, recessed overhead lighting, central AC, vaulted ceilings and balconies in upper units, vinyl plank flooring, master suites, fire sprinklers, water free landscaping, and modern open concept floor plans
- All Utilities are separately metered leaving zero utility expenses for the owner
- High yield, low expense property at an in-place cap rate of 4.9% and GRM of 13.42 with an additional 27% upside through rent increases and construction of ADUs to a market cap rate of 6.7% and a 10.57 GRM.
- Very well parked with 10 parking Spaces plus additional driveway parking
- Available alone or together with a very similar property 2 blocks away located at 3429 Percy St, LA, 90023

17 3279 Provon Ln, Los Angeles, CA 90034



Price	\$2,750,000
Building Size	11,492 SF
No. Spaces	3
Status	Active

Property Notes

Sale Notes

10-unit apartment building with soft story retrofit completed in 2018. Unit mix is 1 - 2+2, 2 - 2+1, 7 - 1+1. Total building square footage is 8,112 situated on a 11,492 square foot lot. Located in the high demand area of Castle Heights, Beverlywood Adjacent - one of the most desirable pockets in Los Angeles. The area is undergoing an enormous transformation with the construction of new apartment buildings as well as major entertainment companies such as Amazon, Apple and HBO. Close to the future Google campus. Minutes to Culver City's popular restaurants, bars, fitness centers and theaters. Close to the Expo Line and the 405 and 10 freeways.

This is a Trust Sale, no court confirmation required. To schedule a showing please copy and paste the following address to your browser: <https://calendly.com/thesanbornteam/showing-3279-provon-lane>. Buyer to verify lot square footage to satisfy themselves. Public records shows 13 Bedroom, 10 Bath, Buyer to verify room count. The Seller asks that everyone sees inside of the property prior to submitting an offer. **DO NOT DISTURB TENANTS OR WALK ON THE PROPERTY WITHOUT AN APPOINTMENT.** To submit an offer, view offer instructions and additional documents that we've been provided, go to www.OffersLa.com.

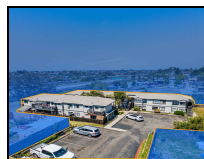
Offers are due May 1st at noon and nothing will be reviewed prior to then.

18 6043 Eleanor Ave, Los Angeles, CA 90038



Price	\$3,850,000
Building Size	9,776 SF
No. Spaces	3
Cap Rate	4.52%
Status	Active

Property Notes



Price	\$4,600,000
Building Size	11,144 SF
No. Spaces	1
Cap Rate	4.90%
Status	Active

Property Notes

Sale Notes

Pleased to present 3432-34 Florence St – 16 unit apartment building comprised of 100% 2 bedroom / 1 bathroom units totaling 11,144 SqFt on a 39,204 SqFt lot. The property sits in the Opportunity Zone. Units feature private balconies or patios for outdoor space for tenants to enjoy. The property also features ample off-street parking and laundry facilities. Advertised rents reflect rent increases to take effect July 2023. Tenants can quickly access most areas of San Diego via the I5 and I15 Freeways, within 10 minutes of Balboa Park, Downtown San Diego, and Coronado Island. This is a great investment for a value-add investor looking to add sweat equity into the building to produce a high income producing asset.

****ASSUMABLE FINANCING available 4.27% through 2027****

Please contact Listing Agent Eric Feldman with any questions: (619) 846-2383 / feldman@scc1031.com



Price	\$6,800,000
Building Size	13,804 SF
No. Spaces	3
Cap Rate	6%
Status	Active

Property Notes

Sale Notes

Realty Investment Advisors is thrilled to present an extraordinary investment opportunity in the heart of prime West LA on Greenfield Ave. Boasting an extra-large 13,242 SF lot, this multi-family property features 14 units within a 13,804 SF building, offering a superb unit mix of spacious one, two, and three-bedroom layouts to generate substantial rental income for investors.

Originally constructed in 1965, this property is being delivered 100% vacant, offering the perfect opportunity for value-add investors to renovate and improve the units to unlock their full potential. With the five-year Ellis Act expiration date in December 2023, investors have the opportunity to re-occupy at market rental rates, allowing them to maximize their return on investment and generate long-term income streams.

Located in the heart of West LA, this property offers easy access to a wide range of amenities. Tenants can take a stroll to Sawtelle Blvd, where you'll find an array of trendy shops, restaurants, and cafes, offering some of the city's finest cuisine. Experience the thriving culinary scene at night markets or relax and watch a movie at the nearby Landmark Theater.

Conveniently located near public transportation and major highways, this property provides easy access to everything that the city has to offer. Enjoy quick access to the 405 and 10 freeways, which take you to popular destinations such as Santa Monica, Culver City, and Downtown LA.

Investors can take advantage of the property's strategic location just 2 miles south of the UCLA campus and maximize their return on investment by capitalizing on the tremendous West LA rental demand.

This exceptional property presents a rare and lucrative opportunity for investors to own a prime West LA investment property, combining an excellent location and the potential for significant returns. With its vacant status and the upcoming Ellis Act expiration date, this property is a diamond in the rough, waiting to be polished and transformed into an outstanding investment opportunity. Don't miss out on this unique chance to own a prime piece of West LA real estate!



Price	\$3,150,000
Building Size	9,166 SF
No. Spaces	2
Cap Rate	5%
Status	Active

Property Notes

Sale Notes

Huge 450k Price Reduction! Value-Add 12 Unit building with 4 Fully Renovated vacancies in the highly coveted Mid-City area priced at only 262k/door and \$344/SF. Amazing Current Cap Rate of 5% and 13.8 GRM with an incredible 85% upside to 10.7% Cap Rate and 7.5 GRM on the proforma. The property features a diverse unit mix consisting of 8 Large(1bed/1bath) and 4 (2bed/1bath) units. The 4 vacant units have been fully remodeled with permits and boast new modern cabinets, flooring, recessed lighting, new bathrooms, stainless steel appliances, and a washer/dryer inside. All units are Individually metered for gas & electricity. The 9,166 SF of improvements sits on a large 12,230 double lot with parking in the back. Preliminary plans to add 3 attached ADUs in Carport + 2 detached ADUs. Solid 85 walk score, easy access to public transit, and freeways, situated minutes from The Grove, Beverly Center, Cedars-Sinai as well as the upcoming UCLA hospital and other major developments. In addition to the solid fundamentals, the property offers a new owner over 85% in achievable income upside potential. This amazing 12-unit multi-family investment property has undergone major exterior improvements as well and has been well maintained and cared for with a stable income stream ready to be taken to the next level!



Price	\$12,775,000
Building Size	23,098 SF
No. Spaces	1
Status	Active

Property Notes

Sale Notes

Jonathan Taksa of the Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to present 326 San Vicente Blvd., a prestigious investment opportunity located in the heart of LA's famed beach city of Santa Monica. Originally built in 1956, the building boasts an incredibly rare unit mix consisting of all extremely large 2-bedroom 2 bath units. Each of these units are extremely spacious and have a terrific floor plan. The property is situated on a massive half acre corner lot; thus, all units offer an abundance of natural light. There is HUGE rental upside, as current rents hover around \$1.78/SF. Additionally, there is parking for all units as well as an on-site laundry facility. All units look out to a serene and beautifully landscaped courtyard, and residents enjoy being walking distance to Montana Avenue and the beach. This is a fantastic trophy asset in an undeniably attractive location that will surely pay long-term dividends to a savvy investor. This rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a premier turnkey asset in one of the best rental locations in all of Los Angeles.

23 11666 Mayfield Ave, Los Angeles, CA 90049



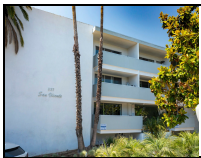
Price	\$8,905,000
Building Size	14,592 SF
No. Spaces	2
Status	Active

Property Notes

Sale Notes

Jonathan Taksa of the Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to present 11666 Mayfield Avenue, a rare and ideal multifamily investment opportunity in the heart of LA's famed community of Brentwood. 11666 Mayfield Avenue boasts an ideal unit mix consisting of large 1 bedroom 1 bath units and 1 bedroom 2 baths and a den units. Each of these apartments are extremely spacious, has a terrific floor plan, and offers an abundance of natural light. Current ownership has invested significant capital into the property and 80% of the units have been remodeled. The unit mix includes (12) 1-bed, 1-bath units and (3) 1-bed, 2 baths and a den unit. All of the 1-bedroom, 2 baths and a den units are EXEMPT from rent control. 11666 Mayfield Avenue is located in an undeniably attractive location that will surely pay long-term dividends to a savvy investor. Additional property features include on-site parking for 18 cars as well as an on-site laundry facility, and the soft story parking retrofit work has already been completed by ownership. A quick walk to the high-end dining and nightlife on San Vicente Blvd., this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a prestigious turnkey asset in one of the best rental locations in Los Angeles.

24 537 San Vicente Blvd, Santa Monica, CA 90402



Price	\$24,075,000
Building Size	40,412 SF
No. Spaces	2
Status	Active

Property Notes

Sale Notes

Jonathan Taksa of Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to present 537 San Vicente Blvd., an incredibly rare multifamily asset in the heart of LA's famed beach city of Santa Monica. Originally built in 1957, the building boasts an ideal unit mix consisting of all large 1 & 2 bedroom units. All of these units are extremely spacious, have a terrific floor plan, and offer an abundance of natural light. There is significant rental upside, and on-site parking for 33 cars (and a wraparound driveway for additional parking), an on-site laundry facility and beautiful sparkling pool. The unit mix includes (19) 1-bed, 1-bath units, and (14) 2-bed, 2-bath units. This is a fantastic trophy asset in an undeniably attractive location that will surely pay long-term dividends to a savvy investor. A quick walk to Montana Avenue and the beach, this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a premier turnkey asset in one of the best rental locations in all of Los Angeles.

25 6270 Cedros Ave, Van Nuys, CA 91411



Price	\$1,723,000
Building Size	8,000 SF
No. Spaces	4
Cap Rate	3.56%
Status	Active

Property Notes

Sale Notes

Approximately 75% upside in rents. Pride of ownership - Excellent Van Nuys location. Long term residents. Soft story retrofit complete. Cert of Compliance issued. 9 units. 10th unit permitted space, non-conforming. New central water heater in 2022. Nearly 100% collections during pandemic. Walk score of 83 - very walkable. Pitched roof, raised foundation. Four one car garages, 3 occupied by owner. Laundry room. 13 parking spaces. Corner location - excellent rental exposure. Low maintenance landscaping.

26 16200 S Ainsworth St, Gardena, CA 90247



Price	\$1,200,000
Building Size	5,030 SF
No. Spaces	2
Cap Rate	4.29%
Status	Active

Property Notes

27 2406 3rd Ave, Los Angeles, CA 90018



Price	\$1,899,000
Building Size	6,831 SF
No. Spaces	1
Status	Active

Property Notes

Sale Notes

Great Investment opportunity to own a Quadraplex located in "The Avenues" of Historic West Adams on a corner lot! This spacious property is what you call a rare find. Four large units, each just shy of 1,800 sq. ft. featuring 2 bedrooms and 1 bath, large kitchens and spacious living rooms with a beautiful open feel. Each unit comes with a 1 car garage and plenty of street parking as well as washer and dryer hookups in each unit. 3 units are rented, and 1 unit is vacant (possible owner's unit) and tastefully remodeled with a private side yard and patio. Perfect opportunity for you to pick your own tenant or live in the vacant unit & continue renting the others. Located next to the beautifully renovated Benny H. Potter, West Adams Avenues Memorial Park. This central location is perfect for exploring the parks, shops, restaurants, and many other amenities nearby. You are also conveniently minutes from DTLA, USC, Culver City & Hollywood. This property is an incredible opportunity that won't last long! DO NOT DISTURB TENANTS, APPOINTMENT ONLY!

28 1539 S Shenandoah St, Los Angeles, CA 90035



Price	\$4,575,437
Building Size	10,145 SF
No. Spaces	2
Cap Rate	4.35%
Status	Active

Property Notes

Sale Notes

Condo quality 9 units, all 2+2 except 1 1bed, that feature amenities found in Class "A" properties of this caliber: Private balconies, dishwasher, Central HVAC, 2 parking spots in a clicker garage, intercom, elevator, laundry room, views.
No deferred maintenance - the deceased owner spared no expense on his crown jewel.
Having been constructed in 1990, the building is NOT subject to the restricted Los Angeles Rent Control Ordinance.



Price	\$5,599,000
Building Size	5,840 SF
No. Spaces	1
Cap Rate	3.35%
Status	Active

Property Notes

Sale Notes

1948 Emerald Street is an 8-unit investment asset located in highly-desirable Pacific Beach in San Diego, available on the market for the first time in over 30 years.

The property is a rare 1980's building with all 2 BD/2 BA units. There are 16 parking spaces (8 tandem spaces) on an oversized lot of 9,500 square feet, as well as on-site laundry facilities. The property has been owner-managed for 30+ years.

OPPORTUNITIES TO INCREASE INCOME

A new buyer could see immediate upside in income through implementing parking fees and incorporating a RUBS program. Additionally, several of the units may be delivered vacant, allowing the new buyer to increase rents to market rate.*

DESIRABLE PACIFIC BEACH LOCATION

1948 Emerald Street is located in one of the most desirable rental markets in San Diego, on the sleeve of LaJolla. Residents are willing to pay a premium to live in Pacific Beach, where they can enjoy the quintessential Southern California lifestyle.

In addition to being walking distance to the beach, the neighborhood offers copious outdoor recreational options and an active and dynamic nightlife scene.

CLOSE PROXIMITY TO MAJOR EMPLOYMENT HUBS

With breakthrough biotech, healthcare, software, defense, clean tech and aerospace industries, the San Diego region has one of the most dynamic economies in the country.

Pacific Beach is in close proximity to the major employment and education hubs throughout the area, such as UC San Diego and its University Town Center, and the Sorrento Valley, home to many of the world's most prominent trailblazers in the biotech, high-tech and telecom sectors.

HIGH BARRIERS TO HOME OWNERSHIP

San Diego has a cost of living margin of 160.1, which puts it 60.1% higher than the national average. Although the median household income is higher than the national average, standing at \$95,637, the median home price in the Pacific Beach submarket is also significantly higher, at \$965,925. As such, approximately 69% of Pacific Beach residents are renters.

1948 Emerald Street offers a new buyer the opportunity to own a generational asset in one of the premier rental locations in the country.

*Ask broker for details



Price	\$3,000,000
Building Size	8,576 SF
No. Spaces	2
Cap Rate	3.83%
Status	Active

Property Notes

Sale Notes

Owner Losing Money on the Sale. Was acquired several years ago for much more than the asking price. Terrific Opportunity to acquire this well located, well maintained and below market rent turnkey apartment building in the heart of Koreatown.



Price	\$2,500,000
Building Size	6,752 SF
No. Spaces	2
Status	Active

Property Notes

Sale Notes

The Brody Group of Marcus & Millichap is very pleased to exclusively offer for sale 1140 North Beachwood Drive, a 10 unit apartment building situated in the Heart of Hollywood. Priced below replacement cost at \$250,000 per unit, 1140 N. Beachwood is an excellent income producing value-add opportunity for a new or experienced multi-family investor looking to pick up ten apartment units in an established and high demand rental pocket. Located between Santa Monica and Sunset Boulevard, the property features 6 parking spaces at the rear, is separately metered for gas and electric, and does not require seismic retrofitting. Boasting a 90 Walk Score, 1140 N. Beachwood is walking distance to many shops and restaurants, and there is a great deal of new development happening all around the property. Next door, high end new construction townhomes that sell for nearly \$2 million each, plus new mixed use and office construction going up on Santa Monica Boulevard. Echelon Studios, going in at 5601 Santa Monica Boulevard just a half a mile away from the property will bring hundreds of jobs and 610,000 square feet of creative office and production studios to the area. Netflix, Sunset Gower Studios and Sunset Bronson Studios are also just walking distance from the property just to the North on Sunset. With more than 30% income upside potential and excellent fundamentals, 1140 N. Bronson is an excellent multi-family property with a great price and huge appreciation potential. Two units to be delivered vacant, one of which was recently remodeled.

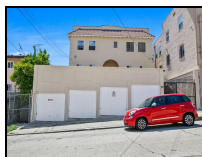


Price	\$6,200,000
Building Size	10,696 SF
No. Spaces	2
Cap Rate	3.33%
Status	Active

Property Notes

Sale Notes

We are pleased to offer this 12 unit apartment complex in Santa Monica. Well maintained property on approximately 19,200 square feet of land. Minutes from the beach, Main St., Montana Ave, Third Street Promenade, Venice Boardwalk, and much more. This property epitomizes Southern California coastal community. Solid bread and butter investment as well as potential development site!
Great unit mix consisting of: four - 2-bedroom / 1 - bathroom; eight - 1-bedroom / 1 - bathroom.



Price	\$1,700,000
Building Size	5,840 SF
No. Spaces	3
Status	Active

Property Notes

Sale Notes

Welcome to the property listing Mountain View Ave in Los Angeles, California. This fantastic property is a 4-unit building that offers a variety of future development options. Located in the desirable neighborhood of Westlake, this property is a fantastic investment opportunity. Each of the 4 units boasts comfortable living spaces with plenty of natural light. The property is well-maintained and has been kept in good condition, making it a turnkey investment for any savvy investor. In addition to the existing units, this property provides a unique opportunity for future development with the potential to add more units or redevelop the site entirely, there is plenty of room for growth and expansion. The location of this property is truly unbeatable. Situated in the heart of Los Angeles, it offers easy access to all the city has to offer, including fantastic dining, shopping, and entertainment options. With its proximity to major transportation routes, tenants can easily commute to any part of the city. Residents will enjoy easy access to local amenities, shopping, dining, and entertainment options. Whether you are looking to live in one of the units or rent them out, this property has something for everyone. Heart of Los Angeles and very commuter friendly property. Have lots of covered area approximately 5,840 sqft. Also features 4 separate garages. Walk Score of 91 out of 100. This location is a Walker's Paradise so daily errands do not require a car. This location is in the Westlake neighborhood in Los Angeles. Nearby parks include Parkview Playground, MacArthur Park, Los Angeles. All units are occupied and have great tenants. Local Attractions: The culture is one of the most attractive aspects of Westlake; here you will find historic MacArthur Park, Filipino town, Lafayette Park, and Temple-Beauty. Landmark. Artists from across LA have converted abandoned rail tunnels into public murals and recently MacArthur park was used as the location of a floating public art installation that consisted of 3,000 painted spheres. With its strategic location and ample space, this property is an excellent choice for anyone looking to expand their investment portfolio. Don't miss out on this rare investment opportunity.



Price	\$1,750,000
Building Size	6,058 SF
No. Spaces	8
Status	Active

Property Notes

Sale Notes

This property consists of two buildings and each building has four units. Public records indicate the two buildings total approximately 6,058 square feet on approximately 12,579 square feet of land. This property is a fixer upper. 5 of the 8 units are vacant. 4 of the units are one-bedroom/one-bathroom units and the other 4 are two-bedroom/one-bathroom units. Please verify square footages.



Price	\$4,000,000
Building Size	10,786 SF
No. Spaces	2
Cap Rate	4.93%
Status	Active

Property Notes

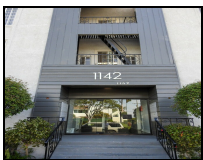
Sale Notes

We are pleased to present 821 S Wilton Place, a Character French Normandy style 2-story, 20-unit value-add multi-family investment opportunity with 43%+ rental upside potential, located in the highly desirable Hancock Park adjacent submarket of Los Angeles, just west of Western Ave and south of Wilshire Blvd. Built in 1938, the building is comprised of 19 studios and 1 (1+1) units that average approximately 540+ gross square feet. Additionally, there are two non-conforming/bonus units in the basement, affording an investor the flexibility to capitalize on the potential addition of accessory dwelling units (ADU). The 10,786 square foot structure is situated on an 8,999 square foot LAR3 zoned lot. The property includes a rear backyard featuring mature pine trees, providing ample shade to this outdoor common area. There are 10 individual parking spots (with space to add bicycle and motorcycle parking) in the garage located below the building. The building's units feature large windows and include much of the original, colorful tile in the bathroom's stall showers and floor, and 11 of the units maintain hardwood flooring throughout. The property is separately metered for gas and electric, and there is a common area laundry room and master water heater in the basement. With a Walk Score of 84, the property's Hancock Park adjacent location, near the Wilshire Blvd and Western Ave intersection and 0.6 miles from the Wilshire/Western Metro Station, offers residents easy access to the countless shopping, dining, entertainment, and recreation options of Koreatown, Larchmont Village, Wilshire Center, Mid-Wilshire, and the revitalized Downtown Los Angeles less than 4 miles to the east. The building is 1.35 miles north of the 10 freeway, 2 miles south of the 2 and 101, and 3 miles northwest of the 110. 821 S Wilton PI is well-positioned for a skilled value-add investor to implement a high-end unit/common area renovation program optimizing market rents, appreciation, and future returns.



Price	\$2,200,000
Building Size	6,570 SF
No. Spaces	2
Cap Rate	3.67%
Status	Active

Property Notes



Price	\$4,620,000
Building Size	17,124 SF
No. Spaces	2
Status	Active

Property Notes

Sale Notes

1714 S Burlington Ave & 1142 W 17th St consists of two apartment buildings totaling 28 units plus 20 parking spaces & a two car detached garage with approved ADU conversion plans.

1714 S Burlington Ave & 1142 W 17th St, consists of two detached apartment buildings with 24 and 4-units plus a detached two car garage, and is situated on an 18,636 square foot corner lot in the Pico Union neighborhood of Los Angeles. Unique to the property is approximately 20 parking spaces surrounding the structures, plus the freestanding two car garage that has approved ADU conversion plans.

1714 S Burlington Ave is a three-story, 24-unit wood-frame and stucco structure apartment building, offering 22 studio apartments measuring approximately 425 square feet each and 2 one-bedroom apartments measuring approximately 600 square feet each.

1142 W 17th St is a two-story, 4-unit wood-frame and stucco structure, offering 4 large one-bedroom apartments measuring approximately 1,000 square feet each.

The average unit size for both buildings is approximately 520 square feet. There are approved plans to convert the detached 2-car garage into an ADU. Refer to page 12 for more information regarding the ADU.



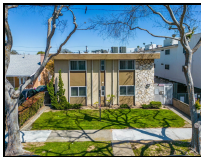
Price	\$5,150,000
Building Size	17,961 SF
No. Spaces	2
Cap Rate	5.03%
Status	Active

Property Notes

Sale Notes

The Delphene Manor Apartments is a 30-unit apartment building constructed in 1928 with approved plans for 2 ADU's and located in the Arlington Heights neighborhood of Los Angeles. The three-story structure is serviced by two staircases and center hallways. The property was constructed with reinforced bricks and includes three, gated parking spaces. Residents enjoy the benefits of being in close proximity to Koreatown, Central Los Angeles, and Downtown Los Angeles. Situated on 17,961 square feet of land, Delphene Manor offers 6 efficiency apartments with no kitchen but a private bathroom measuring approximately 350 square feet each, 18 studio apartments with a kitchen measuring approximately 450 square feet each, and 6 one-bedroom apartments measuring 650 square feet each. The average unit size is approximately 470 square feet.

There are approved plans for the addition of two additional ADU units. Each unit would be a small one bedroom with one bathroom and located at the front of the property on the ground level. Refer to page 10 for more information regarding the ADU.



Price	\$2,850,000
Building Size	8,547 SF
No. Spaces	4
Cap Rate	5.10%
Status	Active

Property Notes

Sale Notes

- Location, Location, Location! 2 Blocks from SoFi Stadium, The Forum & the Upcoming Inglewood Transit Connector (ITC) and Less Than 1 Mile from Intuit Dome (Clippers Arena)
- Completely Renovated with City of Inglewood/LAX Sound Insulation Program – Double/Triple Pane Windows, All New Electrical, New Special Doors, Individual HVACs, Etc.
- Desirable ADU Potential – Possibility to Add 3 ADUs (Accessory Dwelling Units)
- 8,547-SF Building on Large 9,625-SF Lot
- Units Upgraded with Vinyl Plank Flooring & LED Lighting
- 5.10% Current Cap Rate & 13.55 Current GRM
- Approximately 23% in Rental Upside – 6.75% Pro-Forma Cap Rate & 11.01 Pro-Forma GRM
- Full Copper Plumbing & Newer 100-Gallon Hot Water Heater
- Nine Total Parking Spaces – Two Enclosed Double-Car Garages + Five Carport Spaces with Storage
- Seven of the Units Contain Private Patios/Balconies
- Gated Building with Intercom Access and On-Site Laundry
- Spacious 3-Bedroom Unit with Washer/Dryer Hook-Ups & Private Balcony

40 3787 E 11th St, Long Beach, CA 90804



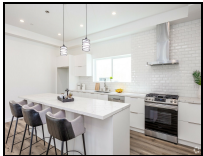
Price \$1,100,000
Building Size 119,233 SF
No. Spaces 3
Status Active

Property Notes

Sale Notes

Braun International's Minority Interest Market Xchange is selling on behalf of the Trust a 5.8968% Limited Partnership Interest in The 1994 11th Street Partners LP which owns "Grand Terrace Apartments" 3787 East 11th Street Long Beach Ca. Please go to BraunMIMX.com for sale information. Buyer's must execute a NDA prior to receiving access to the property and partnership financial information. This sale is NOT of the Fee Simple Interest in the 3787 E 11th St Long Beach. The property is not for sale.

41 5653-5655 Hazeltine Ave, Van Nuys, CA 91401



Price \$5,999,000
Building Size 15,422 SF
No. Spaces 1
Cap Rate 5.08%
Status Active

Property Notes

Sale Notes

Kelly Morgan Commercial Group along with KW Commercial are proud to present this exceptional opportunity to acquire a luxurious multifamily property in the highly sought-after area of Sherman Oaks. This stunning property features six brand-new, impressively large townhomes, all exquisitely designed and crafted to the highest standards of modern living. The property offers an in-place Cap rate of 5.08%, the townhomes are non-rent controlled and are not subject to LA City rent control regulations.

The property consists of two separate buildings on separate APNs, each with three townhomes, providing both privacy and exclusivity. Each unit offers over 2,500 square feet of living space and features beautiful rooftop decks with stunning views of the surrounding area, perfect for entertaining and relaxation.

The townhomes feature high-end finishes, including stainless steel appliances, quartz countertops, and hardwood flooring, with each unit boasting an in-unit washer/dryer, tankless water heater and a 2-car garage with direct unit access, providing added convenience and security.

Don't miss out on the chance to own this exceptional multifamily property in Sherman Oaks, which represents the epitome of luxurious contemporary living. Contact us today to schedule a private tour and experience the unparalleled quality of this stunning development for yourself.

Please Contact Us For An OM

42 1761 Park Ave, Long Beach, CA 90815



Price \$7,450,000
Building Size 15,918 SF
No. Spaces 4
Cap Rate 4.94%
Status Active

Property Notes

Sale Notes

Park Villa is a meticulously renovated 18-unit investment property located at 1761 Park Avenue in the Traffic Circle submarket of Long Beach. The asset is fully stabilized, achieving robust rents for all units.

The seller's renovations and management provide a new buyer with a nearly brand new condition property that is 100% occupied at robust rents with over 8.0% year one cash-on-cash return.

The sizable building offers an attractive unit mix of four 3BD / 2BA units, two 2BD / 2BA units, ten 2BD/1BA units and two 1BD/1BA units surrounding a landscaped courtyard. The property also offers onsite laundry, ample parking with eight garages and twelve tandem surface spaces.

Capital expenditures totaling over \$900K include new electrical and plumbing systems, new double-pane windows throughout, hardwood laminate flooring, custom shaker-style cabinets, quartz countertops, stainless steel appliances, new bathroom tile and modern lighting, ceiling fans and fixtures throughout.

43 443 S San Pedro St, Los Angeles, CA 90013



Price	\$39,000,000
Building Size	92,538 SF
No. Spaces	6
Status	Active

Property Notes

Sale Notes

S. San Pedro Street. This ±92,538 SF multifamily and commercial lofts building is located near the Arts District and Little Tokyo section of Downtown Los Angeles. Retained by the seller as exclusive advisors, Colliers is offering an investor the rare opportunity to acquire a historic-cultural building consisting of large creative office/loft property with street-level retail. Primed for a highly-visible use, the property has excellent frontage on San Pedro St. with a rooftop deck view of the DTLA skyline. Well situated among well considered hospitality, creative office and retail projects, this property offers an exceptional and unbeatable opportunity to develop a one-of-a-kind project in the single most exciting up-and-coming part of the city. The subject property at 443 S. San Pedro St., Los Angeles, CA 90013 is comprised of a fully-renovated adaptive LIVE/WORK apartment building on 19,320 +/- SF of land with ±92,538 SF of improvements. The improvements include 58 newly-renovated residential units along with 2 commercial units which are serviced by a secure and gated exclusive attached parking lot. The residential units are generously sized and individually metered. They are an average unit size of 1,136.66 +/- SF each for a total of 65,926 +/- SF of residential net rentable square footage. The commercial lots are fully leased and 13,000 +/- net rentable square feet. One of the biggest benefits to the property is the presence of Mills Act tax benefit which ultimately improves the net income of the property by mitigating taxes, a fact that will substantially improve the marketability of the property. The esteemed property located at S San Pedro is listed at \$39 million, coupled with an appealing opportunity for seller financing at an attractive 2% interest rate. This investment opportunity results in an estimated 11% cash-on-cash return.*

44 9001-9005 Orion Ave, North Hills, CA 91343



Price	\$4,300,000
Building Size	17,911 SF
No. Spaces	4
Cap Rate	5.58%
Status	Active

Property Notes

Sale Notes

HUGE PRICE REDUCTION5.58% Cap Rate | 10.88 GRM***
 Must Close by July 31st, 2023BRING ALL OFFERS***
 Kelly Morgan Commercial Group & KW Commercial are proud to present this exceptional investment opportunity with this rare 18-unit apartment building in North Hills, San Fernando Valley. This newly renovated multifamily asset has a stunning exterior with 5 beautifully upgraded units, 4 of which include in-unit washers and dryers. The remaining 13 units are primed for upgrades to transition into efficiently configured units, driving up the property's value. The property also has the potential to add a 600 square foot 1+1 ADU (Buyer to confirm feasibility), offering additional rental income potential.
 Please Contact Us For An OM

45 6712-6716 W Olympic Blvd, Los Angeles, CA 90048



Price	\$2,105,000
Building Size	5,388 SF
No. Spaces	2
Cap Rate	4.04%
Status	Active

Property Notes

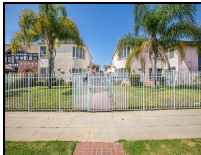


Price	\$4,550,000
Building Size	12,207 SF
No. Spaces	3
Cap Rate	4.23%
Status	Active

Property Notes

Sale Notes

We are pleased to present a seventeen-unit multifamily property located in a desirable Lake Balboa/ Van Nuys location. Built in 1985, the property is not subject to LA City Rent Control (Still Subject to CA Rent Control AB1482). There is a nice unit mix of two-Studios, thirteen one-bedroom/one bathroom units and two two-bedroom/two-bathroom units. Located on Vanowen Street, the property provides residents a central location for easy access to much of the San Fernando Valley. The Van Nuys Golf Course, Sepulveda Basin Recreation Center, and the Van Nuys Airport are some of the notable destinations nearby. In addition to the desirable location, the property offers residents central AC & heat, gated entry, central courtyard, covered and open gated parking, and an on-site laundry facility. This opportunity is ideal for an investor looking for a Non LA City Rent Controlled asset in a dense rental market.



Price	\$3,995,000
Building Size	9,778 SF
No. Spaces	4
Cap Rate	4.27%
Status	Active

Property Notes

Sale Notes

Stunning late 1930's architecture with 12 existing units + full RTI's and permits from the city to immediately begin building (2) 3 Bed/2 Bath ADU's in the back above the garages to make it 14 units, which will allow the Buyer to capture immediate rental upside. Once completed, the ADU's will take the unit count to 14, add more rentable square footage to the property, and generate substantial additional cash flow. 10.99 GRM & 6.32% cap rate once ADU's are completed/rented, and assuming all other currently occupied units/rents stay the same. Approximately 35% rental upside excluding ADU additions, and roughly 80% rental upside when including the ADU additions. The building sits on a large lot, and has a great in-place unit mix with (5) 1 Bed/1 Bath, (4) 2 Bed/1 Bath, (2) 3 Bed/1 Bath and (1) 3 Bed/2 Bath units. Tenants enjoy the perks of a doorbird entry system for secure entry & tenant safety, and 12 on-site & gated parking spaces in the back. On-site laundry room for tenant convenience and additional monthly income. The property is located in the sought-after Adams Corridor with easy access to all of the recent retail & restaurant developments. Tenants can enjoy being blocks away to eat at the new popular restaurants in West Adams, such as: Johnny's Pastrami, Tartine West Adams, Cento Pasta Bar, MIAN West Adams, and much more! This location is a minute drive away to the nearest entrance/exit for the 10 Freeway, and 1 mile from the Expo/Crenshaw Station, which allows tenants quick & easy access to get around while being centrally located in the heart of Los Angeles!



Price	\$6,595,000
Building Size	7,068 SF
No. Spaces	3
Cap Rate	4.39%
Status	Active

Property Notes

Sale Notes

At last, a chance to own a Luxury 5 Unit complex in the renowned Venice Canals. Have you ever wanted a vacation home, but didn't want to brunt the expense while you were away? Now is your chance to occupy a unit while you have supplemental income to pay your mortgage and variable expenses! Are you just an investor looking for a multi-family property without all the maintenance and construction headache, or a 1031 buyer who doesn't want to contribute more capital after purchase? This is your chance! The property was completely rehabilitated in 2010, including new foundation, plumbing, roof, electrical, water heaters, doors/windows and more. The Front Facing unit is a 3 story 4bedx4.5bath with a private elevator, 3 car garage, stunning views of the Venice Canals and a lush private garden with large decks on every level. The remaining 4 units comprise of two 3bed/3bath units and Two 1bed/1.5bth units, each unit is equipped with central HVAC, in unit washer and dryers, fireplaces, custom cabinets, travertine counters and large pantries. The property is being sold at an in place 4.39% Cap rate and 16.41GRM with plenty of upside in rents.



Price	\$8,490,000
Building Size	5,628 SF
No. Spaces	1
Cap Rate	2.37%
Status	Active

Property Notes

Sale Notes

Rare development opportunity located in the Santa Monica Canyon located 1/5 Block from the Beach. Property is situated between W Channel Rd and backs onto Chautauqua Blvd. 17,136 sq ft total lot size comprised of 4 separate parcels currently with 2x 4 unit buildings, Single Family house and vacant lot. All parcels are to be sold concurrently together. Potential to build 30-59 Units. Current zoning C-2Q would allow 30 Units and R-4 density bonus could allow up to 59 units if parking limits are met. 153 W Channel Rd is a 4 unit Ocean View apartment building with 2 units delivered vacant at close with a current gross Income of \$134,864 year with 2 units vacant at close of escrow. 157 W Channel Rd is a 2 story 1928 4 unit Building with Canyon and Ocean Views with current gross income of \$142,867 with 2 units being delivered vacant at close. (Market rent for vacant units being used for current Income) Total Income of \$277,731 for the 8 Units.

The 3 Bd 2 Ba Single Family w/ some Ocean View, home approx. 1300 sq ft (Owners Home) vacant at close of escrow with projected rent of \$90,000 yearly. Additional vacant 4488 sq ft lot being used as a garden. Preliminary Development feasibility for the property has been conducted contact James for information.

50 2816 San Marino St, Los Angeles, CA 90006



Price	\$8,500,000
Building Size	21,402 SF
No. Spaces	3
Cap Rate	4.58%
Status	Active

Property Notes

Sale Notes

The Neema Group of Marcus and Millichap is proud to present 2816 San Marino St, an apartment investment opportunity located in the highly sought-after Koreatown neighborhood of Los Angeles. Located between W 8th St and W Olympic Blvd. Built in 1991, the property is not subject to the Los Angeles RSO.

High Walk Score of 95, 2816 San Marino St is located one block east of Vermont Ave and Olympic Blvd, making it a walkers paradise with many nearby markets, shops, schools and restaurants. Central location that is beneficial for residents that commute throughout the city with close proximity to Downtown Los Angeles, Westlake, Echo Park, and Silver Lake, walking distance to retail. Located in an ideal rental market that continues to grow, illustrated through the plentiful new developments currently under construction in the area.

51 147 S Normandie Ave, Los Angeles, CA 90004



Price	\$7,900,000
Building Size	22,854 SF
No. Spaces	2
Cap Rate	4.72%
Status	Active

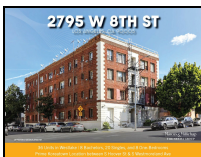
Property Notes

Sale Notes

The Neema Group of Marcus and Millichap is proud to present 147 S Normandie Ave, a 47-unit investment opportunity located in the highly sought-after Koreatown neighborhood of Los Angeles. Located between Beverly Blvd St and 3rd St and just a few blocks away from Vermont/Beverly Metro. This is a value add opportunity with over 45% rental upside achievable as units turn.

High Walk Score of 87, 147 S Normandie Ave is a walkers paradise with many nearby markets, shops, schools and restaurants. Central location that is beneficial for residents that commute throughout the city with close proximity to Downtown Los Angeles, Westlake, Echo Park, and Silver Lake, walking distance to retail along Beverly Blvd & W 3rd St., as well as the St. Vincent Medical Center. Located in an ideal rental market that continues to grow, illustrated through the plentiful new developments currently under construction in the area such.

52 2795 W 8th St, Los Angeles, CA 90005



Price	\$6,750,000
Building Size	20,200 SF
No. Spaces	2
Cap Rate	4.39%
Status	Active

Property Notes

Sale Notes

The Neema Group of Marcus and Millichap is proud to present 2795 West 8th, a 36-unit investment opportunity located in the highly sought-after Koreatown neighborhood of Los Angeles. Located on 8th St, between W 7th St and Francis Ave and is walking distance to MacArthur Park. This is a value add opportunity with over 36% rental upside achievable as units turn.

High Walk Score of 92, 2795 West 8th is located one block from the Metro Red / Purple line making it a walkers paradise with many nearby markets, shops, schools and restaurants. Central location that is beneficial for residents that commute throughout the city with close proximity to Downtown Los Angeles, Koreatown, Echo Park, and Silver Lake. Located in an ideal rental market that continues to grow, illustrated through the plentiful new developments currently under construction in the area.



Price	\$5,995,000
Building Size	13,200 SF
No. Spaces	2
Cap Rate	5.16%
Status	Active

Property Notes

Sale Notes

23 Unit Multi Family Building near SDSU with an amazing 23 Parking Spaces plus 3 Garages! This beautiful building located in the heart of San Diego has been renovated with a New Roof, Upgraded flooring, paint, countertops, kitchens, bathrooms, exterior stucco and landscaping! This building features 22 One Bed, One Bath units and 1 Studio with a 100% occupancy rate! Rents are very close to market but still have room to grow! This is the perfect property for 1031 or for someone looking for immediate cashflow. There are 3, one car garages that are currently built out as 6 storage units. Investors can keep them as storage units and rent them out, convert back into garages and rent them out, or leverage the ADU laws to create an extra unit there! Don't miss your opportunity to own one of the nicer buildings in the area!



Price	\$2,500,000
Building Size	7,108 SF
No. Spaces	2
Cap Rate	3.03%
Status	Active

Property Notes

Sale Notes

The subject property is a mixed use property featuring two commercial spaces in the front of the property at 1757 Long Beach Blvd, nearest cross street is Pacific Coast Highway. All tenants are month to month. In the rear of the commercial spaces are 7 apartment unit consisting of a unit mix of six studios and one 1 bedroom unit. Owner pays water, trash, and gas. Each unit is metered separately for electric.

Long Beach Metro Stop directly in front of subject property.

Property is zoned SP-1-TN. Development details are specified in the next page.

According to the Long Beach planning department the front two commercial units are able to be converted into residential through permitted allowance of the Midtown Specific Plan.



Price	\$3,000,000
Building Size	9,480 SF
No. Spaces	12
Status	Active

Property Notes

Sale Notes

Kelly Morgan Commercial Group & KW Commercial are proud to offer this multi-family property in North Hills. This asset offers a great opportunity for steady cash flow and long-term equity. With a 13.52 GRM, a 4.15% in-place Cap Rate, and 47% upside potential, this property has a lot to offer. The upgraded exterior and two already upgraded units make it move-in ready, while the potential to turn 8 units over four years for a 18% IRR makes it a smart long-term investment.

Please contact us for an OM

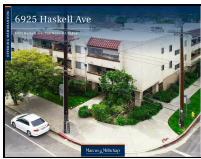


Price	\$4,195,000
Building Size	9,392 SF
No. Spaces	2
Cap Rate	4.57%
Status	Active

Property Notes

Sale Notes

Huge 800k Price Reduction! Amazing value-add 12-unit building with 5 fully renovated units (1 vacant) in Prime West Hollywood priced at only 349k/door and 447/SF. Great current cash flow at 4.57% Cap Rate and 15.28 GRM with an incredible 58% upside to 8.16% Cap Rate and 9.61 GRM on the Proforma. There are preliminary plans to add 3 ADUs in the basement for additional future upside potential. The new buyer can hand-pick their own tenants for the renovated vacancies, or the seller can help to lease up for immediate upside. The subject property is situated in a prime Tri-West location, south of Santa Monica Boulevard and west of La Cienega Boulevard. Built-in 1957 and renovated in 2022, this offering contains a solid unit mix of four (4) studio/one-bathroom units, eight (8) one-bedroom/one-bathroom units, and preliminary plans for three (3) studio/one-bathroom ADU units in the basement while keeping all existing parking spaces, all in prime West Hollywood. The property features large units with the potential to reconfigure the layouts, creating additional beds and maximizing rent potential. Each unit features laminate flooring in the living rooms and bedrooms, while the kitchens and bathrooms boast unique tile with tons of built-in storage/cabinetry. These character units are expansive and bright with plenty of windows letting in natural light. All units come fully equipped with ceiling fans, window A/C units, stove/oven combos, refrigerators, and access to on-site laundry facilities. Select units include updated kitchens and fresh paint. Located on the corner of Sherwood Drive and West Knoll Drive, this 9,392-square-foot building sits on a 6,466-square-foot lot. This well-maintained property features an Old-Hollywood aesthetic, fitting for its prime location. It also includes eight (8) tuck-under parking spaces that need to be retrofitted (ADUs will lower the scope and cost of required soft-story retrofit), multi-level balcony space, and lovely curb appeal. Tenants enjoy the walkable access to dominant commercial corridors on La Cienega Blvd, a one (1) minute walk, and the Beverly Center, a fifteen (15) minute walk south. Situated in prime West Hollywood, this offering presents an excellent opportunity for any investor to capitalize on huge rental upside proximate to some of Los Angeles' most sought-after dining, retail and entertainment.



Price	\$8,400,000
Building Size	29,500 SF
No. Spaces	2
Cap Rate	4%
Status	Active

Property Notes

Sale Notes

We are proud to present this 26-unit apartment building in a great Van Nuys Location. The property was built in 1984 and is not subject to LA City Rent Control. The property is just a quick drive away from plenty of dining, shopping and entertainment options, walking distance from Van Nuys Golf Course and Sepulveda Basin Recreation Area. This opportunity is perfect for an investor looking for a well-located, value-add property that is not subject to LA City Rent Control.



Price	\$8,195,000
Building Size	19,380 SF
No. Spaces	3
Cap Rate	6.20%
Status	Active

Property Notes

Sale Notes

Great opportunity to own a well-maintained, 24-unit multi-family building in this family-friendly suburb of Santa Monica. The apartment complex offers great unit mix that includes 8 - 2 bedrooms units, 15 - 1 bedroom units, and 1 studio. This scenic neighborhood of Sunset Park boasts great schools like John Adams Middle and Santa Monica College and major conveniences like the Santa Monica Airport and proximity to Downtown Santa Monica, just two miles away. Sandy shorelines, unbeatable shopping, and oceanfront walkways await you in the city!



Price	\$3,599,000
Building Size	10,345 SF
No. Spaces	3
Cap Rate	3.66%
Status	Active

Property Notes

Sale Notes

1918 Chestnut Avenue is a three-story, 10,345-square-foot, 12-unit apartment building located in Long Beach, California. The unit mix is comprised of nine 2-bed/2-bath, one 2-bed/1-bath, and two 1-bed/1-bath units with the largest square footage per unit, but with the lowest price per square-foot compared to similar properties in the area. One of the biggest advantages of 1918 Chestnut Avenue is its fully secured and gated 19-car parking garage, a rarity in this locale.

Residents enjoy easy access to amenities with a bevy of retailers and restaurants along Pacific Avenue and CA-1 only a couple blocks away. Long Beach is one of the best-performing multi-family submarkets in the Los Angeles metro, boasting one of the lowest vacancy rates at 3.8% as of Q1 2023. Sometimes overshadowed by other communities in Southern California, Long Beach is a major population and employment hub in its own right. It is one of the 50 largest cities in the United States and, as the home to the ports of Los Angeles and Long Beach, a key focal point for global supply chains, cementing it as a high-demand area for renters.

SUBJECT PROPERTY IS A 1031 EXCHANGE, NEW PROPERTIES ARE IDENTIFIED. Income is based on Pro Forma. The property is three stories, however, the bottom floor is garage parking.

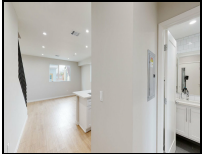


Price	Price Not Disclosed
Building Size	369,538 SF
No. Spaces	3
Status	Active

Property Notes

Sale Notes

We are “evaluating strategic alternatives to develop the project.” “To complete pre-development and commence construction next year, we are evaluating offers from potential parties to close a transaction before the year-end.” On January 13, 2021, we acquired a prime and irreplaceable 1.9-acre property located at the entrance of Chinatown by beating half a dozen “serious potential buyers” during the pandemic – paying the absolute lowest land basis of \$231/LSF from leveraging economic uncertainties. Our business plan for the unobstructed flat lot is significantly increase land value, from the currently underutilized parking lot with sub-market rents, by developing a modern mixed-use project consisting of 411 units and 17,140 commercial SF that would serve the community. On October 11, 2022, our mixed-used project became “FULLY ENTITLED” effective immediately upon the expiry of the appeal period without any appeal pursuant to the Director’s Determination from City Planning. It is further exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Article 18 (Class 32). “We are optimistic about Chinatown’s outlook and excited to contribute towards its revitalization with a bold project for living, shopping, and dining,” said CEO Kevin Chen. We partnered with AC Martin -- a preeminent architecture, planning, interior design, and research firm based in Downtown Los Angeles -- as our architect due to existing long-term trusted relationships to envision this exciting mixed-use development project. The upscale design consists of dark gray exterior fiber cement panels facing N Hill Street and white cement plaster lining the rear. The Tetris-like shape carves large adjacent openings for the podium amenity deck and the ground floor facing Southeast, while a second podium amenity deck with a pool faces Northwest at the rear. Additional parking from a minimum 314 approved to 441 with stackers at building permits.



Price	\$4,370,000
Building Size	10,110 SF
No. Spaces	3
Cap Rate	6.30%
Status	Active

Property Notes

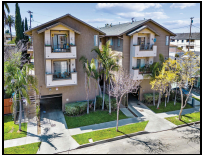
Sale Notes**NEW CONSTRUCTION MID-CITY SIX UNIT TOWNHOME COMPLEX W/ PLANS FOR AN ADU.**

Now available with CoFo in hand, we are pleased to present this Green Certified and solar equipped new construction six-unit luxury townhome complex. Plans are in process for an ADU, that would bring the unit count to seven with a 6.3% cap rate. As general contractors and developers the seller is willing to provide the buyer with budgets and contract to build proposed ADU by a quick and cost-effective conversion of garage space. The property is located just minutes from the Arts District, Culver City Steps and Ivy Station, which house Amazon Studios, Sony Pictures, HBO, Beats Electronics and many more tech and entertainment companies pouring into the neighborhood.

This property, located in the very hot market of Mid-City which is adjacent to Beverlywood and Culver City, has enjoyed much of the demand. Incredible rent comps are being achieved in this neighborhood, driven largely by the surrounding tech hubs and supporting services providing high-paying and stable jobs.

This non-rent-controlled luxury complex is comprised of three duplexes, totaling six new construction townhomes, each with private laundry rooms and two parking spaces. Each unit is equipped with separate meters for water, gas as well as an owner's common area electric meter for exterior lighting and common area water meter for servicing and landscape irrigation. The property features drought tolerant landscaping, as well as energy efficient building materials, appliances and fixtures presenting the buyer with a fully warranted, low maintenance, environmentally friendly property. Additionally, the property has solar systems owned outright (no lease) providing tenants or landlord with energy credits.

Please contact us regarding this opportunity or one of the seller's many other similar developments throughout Los Angeles.

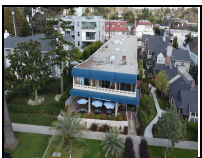


Price	\$5,250,000
Building Size	13,376 SF
No. Spaces	1
Cap Rate	5.26%
Status	Active

Property Notes

Sale Notes

1071 & 1075 Junipero Ave. is a 16-unit investment opportunity located within the premier rental market of Long Beach, CA. The property is located in an opportunity zone on (2) parcels and has a rare unit mix of all two-bedroom/two-bathroom units.

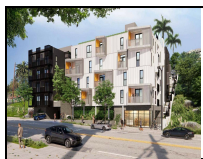


Price	\$10,500,000
Building Size	13,052 SF
No. Spaces	29
Status	Active

Property Notes

Sale Notes

This two-story, 13,052-square foot former AL community with 29 private units, of which all but three units have balconies and views of the Pacific Ocean. Each 375-square foot unit has been renovated as it has turned over since 2013 and has a private shower and bath.



Price	\$5,890,000
Building Size	61,860 SF
No. Spaces	3
Status	Active

Property Notes

Sale Notes

We are proud to bring to market this 62 unit development opportunity being delivered with RTI (Ready to Issue) plans in prime Echo Park!!! Situated on 25,827 square feet of land on 8 contiguous parcels, the well-designed plans feature a mix of (44) two bedroom 2 bath units, (17) one bedroom one bath units and (1) three bedroom two bath unit. The proposed project consists of 61,860 gross square feet with 59 parking spaces. 600 Alvarado is in a vibrant Echo Park neighborhood just minutes to Silver Lake, Griffith Park, and Downtown Los Angeles. Echo Park has become a mecca for young creatives, boasting hip coffee shops, stylish boutiques, indie music venues, trendy bars, taco trucks and much more!



Price	\$4,250,000
Building Size	5,969 SF
No. Spaces	2
Cap Rate	3.10%
Status	Active

Property Notes

Sale Notes

Located near Peninsula Hotel and Century City in one of the best pockets of Beverly Hills. 8-1/1 units, two of which have been combined with permit into a large 2 BR/2 BA unit suitable for owner to live in. Significant upside in rents. Seller will deliver 2-1 BR/1 BA units vacant at closing. 19.5 x gross at closing. 16.9 x gross with rents at market.



Price	\$2,850,000
Building Size	6,766 SF
No. Spaces	1
Cap Rate	4.67%
Status	Active

Property Notes

Sale Notes

****Adjacent corner lot just listed: 5216 Hollywood Blvd, Los Angeles, CA 90027, a 33,743 RSF mixed-use property on a 16,273 SF lot****

This property presents an exceptional investment opportunity located at the foothills of Griffith Observatory in the thriving East Hollywood/Los Feliz, this asset comprises ten 1-bedroom and 1-bathroom units. Constructed in 1949, the property spans approximately 6,766 RSF with no story-story construction, ensuring durability and longevity. Moreover, the property features a detached 6-car carport with an attached laundry facility, currently providing additional income. The property also presents the potential to add an ADU, making it a highly attractive investment prospect.

The location of this property is excellent, as it is only three city blocks or a six-minute walk from the Metro B Line (Red) at the Hollywood/Western Station stop. The area is known for being one of Los Angeles's strongest rental markets, and the location scores a 92 via Walker's Paradise. There are also many retail destinations, eateries, and entertainment options in the immediate vicinity.

The property offers significant potential for upside and value-add. The property is well-maintained and professionally managed. Additionally, seller financing is available. However, buyer(s) to verify all information.

The population within a five-mile radius is 1,085,829, growing at a rate of 0.6%. The average household income within the same radius is \$90,013. Locals spend over \$12.8 billion annually, with over \$1.9 billion in household spending. The top three employment sectors in the area are professional and business services; education and health services; and leisure and hospitality.



Price	\$3,675,000
Building Size	6,490 SF
No. Spaces	3
Cap Rate	4.14%
Status	Active

Property Notes

Sale Notes

Marcus and Millichap is pleased to present a nine (9) unit multifamily property located at 321 South Hamel Road in Los Angeles, California. The property is situated in a prime Beverly Grove location just south of West 3rd Street east of La Cienega Boulevard, minutes from some of the best entertainment and retail in all of Los Angeles.

Beverly Grove was built primarily in the 1920's and has a combination of quiet charm and close proximity to shopping, restaurants, and museums. Half of Beverly Grove residents aged 25 and older possessed a four-year degree in 2000, a high rate for both the city and the county. The percentage of residents with a master's degree was also high. One of the more noticeable features of this submarket is the Beverly Center, opened in 1982, which has various designer stores and restaurants. The Beverly Center is also home to the Museum of Dream Space, which is known as the first museum mainly exhibiting digital art in the United States. This area is also known for its trendy, upscale dining with options within walking distance from the subject property such as Angler, Yardbird, Son of a Gun, Bari, Matsumoto, Lawry's Prime Rib, SHAN Social House, and N10 Restaurant.

Originally built in 1958, this recently partially renovated apartment building contains a good unit mix of six (6) one-bedroom / one-bathroom units, two (2) two-bedroom / one-bathroom unit, and one (1) one-bedroom / one-bathroom ADU unit. The property is located in the sought-after Beverly Grove area of Los Angeles, California. Situated adjacent to some of the best entertainment, retail, and restaurant amenities that LA has to offer, this property boasts an unbeatable location. The property features a good unit mix with strong rental upside, making it an excellent investment opportunity. The large luxury units are designed with high-end amenities, offering residents a comfortable and luxurious living experience. Additionally, units 1, 2, 3, 4, 5, and 8 have been renovated to provide modern finishes and updated appliances. Recently completed, the 550 SF ADU 1+1 unit comes equipped with a washer and dryer, offering convenient and comfortable living accommodations for tenants. On-site laundry facilities are also available for resident use. The property features on-site covered parking, providing tenants with a safe and secure place to park their vehicles.

Situated in a prime Beverly Grove location this offering presents an excellent opportunity for any investor to acquire a partially renovated apartment building walking distance to some of the best retail in all of LA.



Price	\$2,395,000
Building Size	6,536 SF
No. Spaces	1
Cap Rate	5%
Status	Active

Property Notes

Sale Notes

Value-Add 10 Unit building with 4 fully renovated vacancies in the Historic Filipino Town priced at only 239k/door. Amazing Current Cap Rate of 5% and 13.6 GRM with an incredible 65% upside to 9.6% Cap Rate and 8.2 GRM on the proforma. All units are individually metered for Electricity, Gas, and tenants pay for Trash. Rare 8 vacant single Car Garages for additional income and ADU potential. Preliminary plans to add 2 Attached ADUs in the garages will eliminate/reduce the soft-story scope of work and cost. Easy to rent unit mix consisting of 10 large (1 bed/1 bath) units. The 4vacant units have been fully remodeled with permits and boast new modern cabinets, flooring, lighting, new bathrooms, and significant exterior improvements. This property is located in the heart of LA just minutes away from Echo Park, Silverlake, DTLA as well as many hip neighborhood attractions, restaurants, bars, and shops such as Brooklyn Bagel Bakery, Boba Guys - Rideback Ranch, HiFi Kitchen, and Laveta Coffee, popping up all around the area.



Price	\$3,925,000
Building Size	8,572 SF
No. Spaces	3
Status	Active

Property Notes

Sale Notes

A VERY large, 3/4 of an acre, flat rectangular, R3 lot in NW Inglewood - the most sought-after submarket in Inglewood - which is one of the most sought after investment markets in Greater LA. The City of Champions is well thought of, by apartment investors AND developers, due to its pro-growth, pro-gentrification stance and manageable, user-friendly city government. Cash-flow nicely, NOW, from 12 apartment units, while you draft plans and obtain permits for the site's highest and best use - a large apartment or condo development.



Price	\$3,685,000
Building Size	7,012 SF
No. Spaces	2
Cap Rate	4.95%
Status	Active

Property Notes

Sale Notes

Enrique Viramontes and Luis Morales of RE/MAX Commercial & Investment Realty proudly present the sale of "The Gilmore Apartments." A newly built modern and luxurious 6 unit building comprised of four large (3 bed + 3 bath) apartments and two amazing (1 bed + 1 bath) ADU's. This is an extremely sought after asset; all units were designed with an open and attractive floor plan totaling up to 1,456 SF of living space for the 3-bedroom units. The ADU's have a total of 586 SF & 716 SF of living area (buyer to verify). Each unit is equipped with central HVAC along with options for in-unit washer & dryers, solar panels, stainless steel appliances, balconies, and private covered parking. Every unit is separately metered for utilities: gas and electricity (water on submeters)! The Gilmore projects have an incredible CAP rate of 4.95% from day one! This Van Nuys neighborhood is experiencing incredible growth and inundation from young professionals along with families that seek the quality that this building offers.



Price	\$1,200,000
Building Size	5,216 SF
No. Spaces	5
Cap Rate	5.11%
Status	Active

Property Notes

Sale Notes

Welcome to this absolutely stunning 5 unit income producing property for sale in prime Boyle Heights, this offering presents an excellent opportunity for any investor to capitalize on positive initial cash flow while having the ability to add value for strong rental upside in one of the most gentrifying markets of Los Angeles. Perfectly located on a corner lot with private alley access allows you truly appreciate this amazing setup. You have a 4 unit building consisting of four 2 bed 1 bath units over 1,000 sqft each and a separate detached 3 bedroom 2 bath single family home with it's own two car garage giving you the ability to convert into an ADU and increase the value. All 5 units are individually metered and the single family home has its own water meter as well making it two water meters for the property. You have the potential for major upside while collecting very healthy rents. Located in a very desirable location, within walking distance to shopping centers, restaurants, USC Medical Center, White Memorial Hospital, DTLA and much more. Tenants will love the convenience of being within walking distance to Soto Station, as well as a plethora of other rapidly developing amenities in the area that are driving ongoing growth and increased demand. Easy access to major freeway's such as the 5 and 10 and 101 FWY. Boyle Heights is a mix of history and trendy coffee shops, restaurants, art and music. The signs of gentrification are clear as new development and companies moving into the area. This will not last!

72 4949 W Century Blvd, Inglewood, CA 90304



Price	\$6,660,000
Building Size	8,648 SF
No. Spaces	1
Status	Active

Property Notes

Sale Notes

Kidder Mathews is pleased to present 4949 W. Century Blvd Apartments for sale in a prime Inglewood location strategically located between the Los Angeles International Airport (LAX) and the newly constructed SoFi Stadium. The property is comprised of 24 highly remodeled studio units and will be delivered vacant at close of escrow. Originally constructed in 1955, the subject was extensively remodeled beginning in 2021 with new dual pane windows, all new kitchens and bathrooms, vinyl plank flooring, new interior and exterior paint. Additional upgrades were made to the plumbing and electrical systems as needed during renovation, including all new air conditioning. The Inglewood submarket continues to redevelop at a rapid pace with several major commercial and mixed-use projects recently completed or under construction. Most notably is the \$5-Billion SoFi Stadium completed in 2020 and home to the Los Angeles Chargers and Los Angeles Rams and host of the 2022 Super Bowl. Also nearby is the Hollywood Park Mixed Use development, which is slated for completion in 2024. This offering is perfect for the long term investor seeking a pride of ownership asset with low maintenance and a strong cash flow.

73 4821 W Century Blvd, Inglewood, CA 90304



Price	\$9,990,000
Building Size	13,642 SF
No. Spaces	1
Status	Active

Property Notes

Sale Notes

Kidder Mathews is pleased to present 4821 W. Century Blvd Apartments for sale in a prime Inglewood location strategically located between the Los Angeles International Airport (LAX) and the newly constructed SoFi Stadium. The property is comprised of 36 fully furnished studio units and will be delivered vacant at close of escrow. Originally constructed in 1956, the subject was extensively remodeled beginning in 2021 with new dual pane windows, all new kitchens and bathrooms, vinyl plank flooring, new interior and exterior paint and all new furniture. Additional upgrades were made to the plumbing and electrical systems as needed during renovation, including all new air conditioning. The Inglewood submarket continues to redevelop at a rapid pace with several major commercial and mixed-use projects recently completed or under construction. Most notably is the \$5-Billion SoFi Stadium completed in 2020 and home to the Los Angeles Chargers and Los Angeles Rams and host of the 2022 Super Bowl. Also nearby is the Hollywood Park Mixed Use development, which is slated for completion in 2024. This offering is perfect for the long term investor seeking a pride of ownership asset with low maintenance and a strong cash flow.



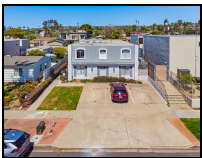
Price	\$18,500,000
Building Size	32,375 SF
No. Spaces	3
Cap Rate	4.08%
Status	Active

Property Notes

Sale Notes

Bunker Height's Apartment Homes are conveniently located in the business and cultural heart of Downtown L.A. China Town. Each of these Los Angeles apartments presents excellent Studios, one-bedroom or two-bedroom floor plans with beautiful views of the downtown skyline, spacious kitchens, large living and dining areas. From the contemporary hilltop hideaway with sweeping views of the L.A. skyline, the luxury of Los Angeles surrounds this building, taking in everything that China Town apartments have to offer.

- Opportunity to Also Purchase Adjacent Property Currently Under Construction at 708-712 New Depot Street. Contact Agent for More Information
- 2022 Construction, Certificate of Occupancy September 2022
- New 6-Story Apartment Building: Type I Basement and Ground Level Parking; Type III-B - 5 Levels of Residential. Total of 37 Residential Units, 2 Dedicated to Very Low Income
- Controlled Access with Private Underground Parking. Two levels of Underground Parking
- Elevator
- High Speed Internet Access
- Closed-Circuit Security System
- In-Unit Washers & Dryers
- Central A/C and Heat
- Fitness Center
- Kitchen Island
- Key Fob Entry
- Video Patrol
- EV Chargers in Parking Spaces
- Designer Granite Countertops
- Balconies with Fantastic Views of Downtown Los Angeles, the San Gabriel Mountains and Dodger Stadium
- Walking Distance to Union Station
- Rooftop Lounge Area with View of L.A. Downtown and Dodger Stadium
- Leasing Office
- Separately Metered for All Utilities, Including Water



Price	\$4,300,000
Building Size	5,028 SF
No. Spaces	3
Cap Rate	4.16%
Status	Active

Property Notes

Sale Notes

*Please do not walk on property or disturb tenants.

Marcus & Millichap is pleased to present for sale a 7 unit partially renovated apartment complex in the Pacific Beach neighborhood of San Diego. Constructed in 1968 with recent upgrades, this property rests on a 6,335 SF lot and offers 5,028 of rentable SF.

1320 Felspar St is comprised of (one) three-bedroom/2-bathroom unit, (2) two-bedroom/1-bathroom units, and (4) one-bedroom/one-bathroom units. In 2022, the units were turned over with various updates to the interiors. With architectural plans already submitted to the city, investors could convert the garages adding an additional (2) large one-bedroom/one-bathroom units making this property 9-units total. ADU units 563 and 601 SF.

Pacific Beach is one of San Diego's most profitable rental markets that continues to attract high quality and reliable tenants. 1320 Felspar St has a walk score of 93 and is just steps away from over 50 restaurants, bars, shops, and attractions located along Garnet Ave. Located just 6 blocks from the beach, this property is a rare opportunity to acquire a high performing asset with upside in one of Southern California's most desirable coastal markets.

76 1212 E 3rd St, Long Beach, CA 90802



Price	\$11,340,000
Building Size	19,248 SF
No. Spaces	4
Cap Rate	4.06%
Status	Active

Property Notes

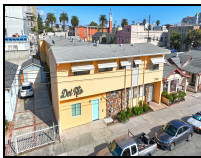
Sale Notes

Marcus & Millichap is pleased to present to market 1212 and 1216 East 3rd Street, a 36-unit apartment community on two contiguous parcels in Long Beach, California. With three brand new ADU's, 17 remodeled units, a great location in the Alamitos Beach neighborhood, and 16 percent rental upside, this offering is a great investment opportunity.

The subject property consists of two two-story buildings with a mix of 18 studios, 15 one-bed/one-bath units, one two-bed/one-bath unit, and two two-bed/two-bath units. The buildings share a beautifully landscaped courtyard with picnic tables for tenants' enjoyment and also feature controlled access and shared laundry.

This is offered for sale along with 338 Linden Avenue, a 17-unit apartment building in Long Beach's East Village Arts District. Properties available separately or together.

77 338 Linden Ave, Long Beach, CA 90802



Price	\$5,015,000
Building Size	7,957 SF
No. Spaces	3
Cap Rate	4.71%
Status	Active

Property Notes

Sale Notes

Marcus & Millichap is pleased to present to market 338 Linden Avenue, a 17-unit apartment building in Long Beach, California. This offering presents an excellent opportunity to acquire a renovated asset with three brand new ADU's in a strong coastal market.

338 Linden Avenue is a two-story building with a mix of one studio, 15 one-bed/one-bath units, one two-bed/two-bath unit, controlled access, and shared laundry. The building boasts numerous substantial improvements: three of the one-bedrooms are recently completed ADU additions, nine of the units have been recently remodeled, and a complete re-pipe to copper plumbing.

338 Linden Avenue is located in Downtown Long Beach's vibrant East Village Arts District within easy walking distance of dining, shopping, and entertainment (WalkScore: 98), two blocks to the Metro Blue Line, and a half-mile to Alamitos Beach.

This property is offered for sale along with 1212 and 1216 East 3rd Street, 36 units on two contiguous parcels in Long Beach's Alamitos Beach neighborhood

78 2176 Venice Blvd, Los Angeles, CA 90006



Price	\$3,200,000
Building Size	8,640 SF
No. Spaces	3
Cap Rate	5%
Status	Active

Property Notes

Sale Notes

Value-Add 14 Unit building with 4 fully renovated vacancies in the prime Mid City priced at only 228k/door. Amazing Current Cap Rate of 5% and 14.5 GRM with an incredible 59% upside to 8.5% Cap Rate and 9.1 GRM on the proforma. All units are Individually metered for Gas, Electricity, and tenants pay for trash. The property sits on a large 10,015 SF lot with 12 gated parking spaces and no soft-story requirement. Preliminary plans to add 3 attached ADUs + 2 detached ADUs over the carport. Easy to rent unit mix consisting of 11 large (1bed/1bath) units, 1 (3bed/2bath) unit, and 1 (retail store). This property is located in the heart of LA near hip neighborhood attractions such as Alibi Coffee Co and is only minutes away from Koreatown, DTLA, Culver City, and close to public transportation as well as freeways.

79 543 N Heliotrope Dr, Los Angeles, CA 90004



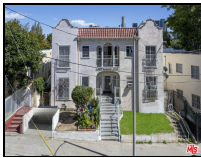
Price	\$2,300,000
Building Size	6,964 SF
No. Spaces	3
Cap Rate	5%
Status	Active

Property Notes

Sale Notes

Attention all prime investors! This incredible quadruplex boasting 4 units is now available in the sought-after Mid-Wilshire area. This gated building offers ample parking in the front and back. Each unit is equipped with a private laundry area for added convenience. The property sits on a large enough plot of land to accommodate 2 additional units at the back, potentially transforming the building into a 6-unit structure, or it can be demolished to make way for a larger, 5 stories 17-unit building. Each unit is assigned its own address, complete with a separate water heater, AC unit, and gas/electric meters. This amazing location provides easy access to schools, popular dining options, markets, freeway and metro.

80 392 Loma Dr, Los Angeles, CA 90017



Price	\$2,699,000
Building Size	11,000 SF
No. Spaces	1
Status	Active

Property Notes

Sale Notes

Majestic original building delivered with 3 vacant units, sitting on a massive 10,450 sq. foot lot. Massive rent upside, with 17 units paying well below market rents and a huge nearly 5,000 sq. foot backyard. Lot is R-4, Tier 2, seller believes you can add up to 5 ADUs and could accommodate as many as 42 units (buyer to verify) in the rapidly redeveloping Westlake District, just blocks from several mega projects. 17 Studios occupied - total current rents at \$10,400 per month total

3 vacant studios- projected rents \$1,400 each \$4,200 total

WRITE AN OFFER SUBJECT TO INSPECTION to Richard Schulman schulmanrd@gmail.com

81 14921 Vanowen St, Van Nuys, CA 91405



Price	\$3,299,000
Building Size	11,832 SF
No. Spaces	1
Cap Rate	4.71%
Status	Active

Property Notes

Sale Notes

14921 Vanowen Street is located between Sepulveda Blvd and Van Nuys Blvd just east of the 405 Freeway on Vanowen Street in the heart of Van Nuys. This (15) Fifteen unit apartment building is comprised of (15) Fifteen (2) Two-bedroom and (1) One-Bath Units. The property has a tremendous rental upside and is a value add property. The property has on-site laundry and is individually metered for gas and electricity. The property benefits from an extremely high-demand rental location.



Price	\$9,900,000
Building Size	11,187 SF
No. Spaces	21
Status	Active

Property Notes

Sale Notes

- Rare UCLA sorority row multi-family student housing purchase opportunity.
- The property was built in 1929 and renovated from 2014-2021 with a full cosmetic upgrade, guest bathroom redesign, addition of a walk-in freezer, new windows, an electrical upgrade, and fiber internet installation. The building and units are in good to great condition. The building exterior, courtyard, side yard, and hallways appear to be well maintained.
- There are 21 bedrooms, which include 19 bedrooms occupied by residents, along with 1 guest room and 1 manager's unit. The room mix includes a total of 49 beds, which consists of large, shared units ranging from two to six residents per room. The interior includes various common areas, including a commercial kitchen, dining room, living room, study room, and foyer reception area. There are shared bathrooms with showers on the 2nd and 3rd floors, a 1st floor guest restroom, and the manager's unit has a bathroom.
- Located on Hilgard Avenue just east of the UCLA campus, in an area comprised primarily of other sorority houses and student housing developments. The neighborhood maintains a college-town atmosphere, influenced by the UCLA campus, which has a student body of over 44,000 students. The neighborhood also benefits from the surrounding affluent neighborhoods of Brentwood to the west, Bel Air to the north, and Beverly Hills to the east.
- Alpha Gamma Delta Sorority has a lease until June 15, 2023, after which the property will be vacant. Seller wants to close escrow after the lease expires and will deliver the property vacant by early July.
- The property presents a Buyer with the opportunity to rent the majority of the beds at a conservative pro forma of \$1,200 per bed, bringing the building gross monthly income to \$61,950 and annual gross income to \$743,400.
- Do not disturb the occupant; the property will be shown by appointment only with the Broker.
- Seller requests that all offers are due by May 5, 2023.



Price	\$4,600,000
Building Size	15,737 SF
No. Spaces	2
Cap Rate	5.19%
Status	Active

Property Notes

Sale Notes

The Leeson Group of Marcus & Millichap, as the exclusive listing agent, is pleased to present the opportunity to acquire Coolidge Apartments, an 18-unit multifamily investment property located in Long Beach, CA. Coolidge Apartments offers a desirable mix of spacious one and two-bedroom floor plans and amenities including garage parking, gated access, an on-site laundry facility, and a central courtyard with a swimming pool. Unit interiors feature hardwood and carpet flooring, granite countertops, and ceiling fans. Coolidge Apartments has an excellent Long Beach location within 2 miles of the Lakewood Center, providing tenants with convenient access to everyday needs. The property is also located just over 3 miles from the plethora of retail, dining, and entertainment options at the Long Beach Exchange. Additionally, Coolidge Apartments is within blocks of all three levels of schooling. The property is within walking distance of the recently completed Bridge Point Long Beach industrial facility, a state-of-the-art distribution center with additional office space that is currently being leased by a major transportation and logistics provider that supplies operations for the United States Postal Service. According to the developer, Bridge Industrial, the facility is expected to bring more than 500 new jobs to the area. Furthermore, Coolidge Apartments benefits from its close proximity to State Route 91 and Interstate 710, connecting residents to employment hubs throughout Orange, Los Angeles, and Riverside Counties. The property's easy access to a wide variety of activities, employment, transportation, and retail amenities is a primary draw for potential renters. This overall demand for a well-located and maintained apartment building will be a key driver in the continued growth and success at Coolidge Apartments. *Drive by only. Do not walk the property or disturb the residents. Please contact the Listing Agent.*



Price	\$2,300,000
Building Size	16,824 SF
No. Spaces	3
Cap Rate	4.30%
Status	Active

Property Notes

Sale Notes

8,920 square foot lot with 4-unit MFR structure to be delivered with permits ready to issue (RTI) plans for 23 residential units. Excellent location on a quiet residential street in the high demand Arlington Heights neighborhood of Mid-City Los Angeles. SB-8 exempt. Developer-friendly parking configuration with 12 first level covered spaces and bike storage (no subterranean parking). Strong deal economics with a projected exit value of \$9,500,000 and 16,824 finished square feet. Attractive IRR possible through immediate ability to start construction after close. 4-Unit multi-family existing property allows for attractive purchase financing.



Price	\$2,500,000
Building Size	10,668 SF
No. Spaces	3
Cap Rate	5.05%
Status	Active

Property Notes

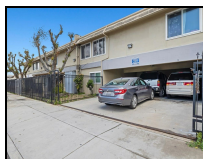
Sale Notes

Marcus and Millichap is pleased to present a twelve (12) unit apartment building located at 706 North Soto Street in Los Angeles, California. The subject property is situated in a prime Boyle Heights location on Soto Street, between Wabash Avenue and Cesar E Chavez Boulevard.

Boyle Heights is a neighborhood located in the region east of the Los Angeles River. Living in Boyle Heights offers residents an urban suburban mix feel and most residents rent their homes. Located east of Downtown Los Angeles, Boyle Heights is one of Los Angeles' most historic and vibrant neighborhoods. From Mariscos Jalisco to MorrisseyOKE, residents can discover the best shopping, dining and hidden gems in Boyle Heights. The area contains many bars, restaurants, coffee shops, and parks. East Cesar E Chavez Avenue is the main commercial corridor running through Boyle Heights. This avenue is home to the majority of the food and entertainment venues in the area, such as Celestes & Lillies Embroidery Shop, Eastside Rehearsal Studios, Los Angeles Wedding Chapel, and much more. The many parks in the area include Boyle Heights Sports Center & Park, Hollenbeck Park, Prospect Park, State Street Recreation Center, and Evergreen Recreation Center. The area is also home to many schools, such as Breed Street Elementary School, Hollenbeck Middle School, Theodore Roosevelt High School, Salesian High School, and Sheridan Street Elementary School. This area offers easy access to the 101, 10, and 5 freeways and is in close proximity to the Metro Gold Line.

Built in 1928, this property contains a great unit mix of two (2) studio / one-bathroom units, six (6) one-bedroom / one-bathroom units, and four (4) two-bedroom / one-bathroom units. The property features charming character, Spanish style architecture with lovely arched 'picture' windows in the front of the building. The building is flooded with plenty of natural light coming from all angles, including skylights on the roof, large front-facing windows, and numerous windows lining the sides. The stairway allows easy access to the roof. Three (3) tenants are under Section 8, demonstrating proven rental upside. The entirety of Soto Street has recently been upzoned in 2021, slowly increasing the demand for properties along this corridor. Tenants will love the convenience of being within walking distance to Soto Station, as well as a plethora of other rapidly developing amenities in the area that are driving ongoing growth and increased demand.

Situated in a prime Boyle Heights location, this offering presents an excellent opportunity for any investor to capitalize on positive initial cash flow while having the ability to add value for strong rental upside potential in a gentrifying market of Los Angeles.



Price	\$4,995,000
Building Size	11,879 SF
No. Spaces	2
Cap Rate	5.03%
Status	Active

Property Notes

Sale Notes

22 units situated in a rapidly developing area, popular for entertainment and close to SoFi Stadium, The Kia Forum, and Hollywood Park just 1.5-2 miles away! Located in an unincorporated area of Los Angeles, NOT subject to rent control. With some TLC and additional upgrades, the new owner can bring this building to market rents and potentially add 4 ADUs (buyer to verify), resulting in a combined gross income of over \$550k per year. The property has been updated within the last 5 years and now boasts newer roofs, sewer lines, double-pane windows, water heaters, gutters, and central air/heat. Additionally, 18 of the 22 units feature new kitchens and some with updated baths. The property is currently fully occupied and gated parking, including 32 spots, is available. This property presents an ideal investment opportunity in a sought-after location, with high potential for rental income growth.

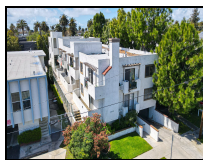


Price	\$3,598,000
Building Size	6,320 SF
No. Spaces	1
Cap Rate	3.66%
Status	Active

Property Notes

Sale Notes

Attention investors! Discover a brand new 4-unit building in North Hollywood that was completed in 2022. This contemporary building boasts an attractive exterior, a controlled access entry, and a secure parking garage where each unit has its own private car garage. The building is arranged over two levels, with 2 units per floor. Every unit features 3 bedrooms, 2.5 bathrooms, and 1,580-SqFt of elegant living space. Highlights include a bright and open floor plan with laminate flooring, recessed lighting, ample storage space, and a balcony for each unit. In addition, each unit is equipped with its own laundry area complete with a stackable washer and dryer. Situated in a prime location, this property is conveniently located near NOHO Arts District, Ralphs, Valley Village Park, Target, and a variety of popular dining options. The property also provides easy access to the 101, 134, and 170 Freeways.

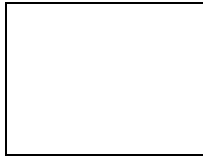


Price	\$4,300,000
Building Size	8,350 SF
No. Spaces	9
Cap Rate	3.68%
Status	Active

Property Notes

Sale Notes

Not LA City Rent Control - falls under AB1482 ! Built in 1984, 4059 McLaughlin Ave is trophy asset with oversized units! This is the perfect opportunity for any investor looking for a prime apartment building in one of the most sought-after neighborhoods on the Westside of Los Angeles. This 8,350 SF building boasts a spacious unit mix of (1) 2Bed+2.5Bath Townhouse, (4) 2Bed+2Bath and (4) 1Bed+1Bath units. Once units are rented for market, the property will operate at a 4.92% CAP and 13.97 GRM. All units feature large open floorplans, on site laundry as well as private patios/decks. There are plenty of garage parking spaces, as well as parking. The subject property is located in an A+ location, just minutes from Downtown Culver City and Playa Vista, making it any renters ideal location to live. Many large tech companies have made home in local neighborhoods including Apple, HBO, Google, Sony, and Facebook.



Price	\$2,895,000
Building Size	6,916 SF
No. Spaces	2
Cap Rate	5.11%
Status	Active

Property Notes

Sale Notes

Lee & Associates Investment Services Group is pleased to present 6400 Dix Street, a 6 unit apartment building located in the heart of Hollywood. The Property is conveniently located near major dining and entertainment destinations such as the Hollywood Farmer's Market, Mama Shelter, Trejo's Cantina, The Dolby Theater and The Hollywood Bowl.

The 6,916 sf two-story building sits on a 7,221 sf lot and is comprised of (2) two bedroom plus den and two bathroom units and (4) two bedroom plus den and one bathroom units. The subject property is ready for a new investor to take full advantage of its upside potential.

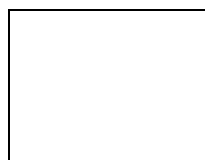


Price	\$5,200,000
Building Size	17,792 SF
No. Spaces	2
Cap Rate	4.52%
Status	Active

Property Notes

Sale Notes

We are proud to present this 16-unit apartment building in a great Van Nuys Location. The property was built in 1979 and is not subject to LA City Rent Control. The property is just a quick drive away from plenty of dining, shopping and entertainment options, walking distance from Van Nuys Golf Course and Sepulveda Basin Recreation Area. This opportunity is perfect for an investor looking for a well-located, value-add property that is not subject to LA City Rent Control.



Price	\$13,795,000
Building Size	18,840 SF
No. Spaces	2
Cap Rate	2.63%
Status	Active

Property Notes

Sale Notes

Located within close proximity to the beach, parks, and freeway access in Ocean Beach, "Muir Gardens" apartments, at 4657-85 Muir Ave. San Diego, CA 92107 ("Property"), is available for purchase, for the first time in approximately forty years. The unit mix consists of ten (10) 1br/1ba units and fifteen (15) 2br/1ba units. There are twenty (20) garages, eleven (11) storage lockers, and three (3) laundry rooms on-site. Seller is offering to carry back a note and trust deed in the amount of about 50% LTV, at 5% interest only.

Estimated to have been built in the mid-1950s, Muir Gardens contains five nearly identical two-story buildings, several of which face each other (mirror image style), creating wide central courtyards (2) that have been accentuated with tasteful landscaping. Erected upon elevated foundations on a +/-24,829 SF lot, the buildings have pitched (hip) roofs, wood siding, and many windows have been replaced with the dual-pane variety. Each building has three 2br units and two 1br units, as well as four garages at the alley. Many of the units have been moderately upgraded, including either refinished hardwood floors plus tile or vinyl plank flooring, as well as newer cabinets, granite countertops, newer wall heaters, and ceiling fan/light fixtures. Each unit has its own water heater inside the unit, and is separately metered for gas and electricity.

This offering represents a rare opportunity to acquire a significant number of units within one of the most sought after rental markets of the county. Being spread over 5 buildings on a large garden-style community footprint, provides for: ample outdoor space; good fenestration; and also spreads risk across multiple buildings as compared to having that many units housed under only one roof. Ocean Beach has one of the most topographically diverse coastlines in the county, with sandy beaches, reefs, tide pools, bluffs, and also the longest concrete pier on the west coast, on top of being within close proximity to the SD Int'l Airport, and essentially the closest beach to Downtown San Diego. Attractive seller financing available. Contact exclusive agent Joseph Burrough at 858 352-6742, for more details.
