3820 MENTONE AVE, CULVER CITY 90232 ◆ STEPS to VENICE BLVD ◆ 10 UNITS



RENT ROLL:

UNIT#	BED	BATH	RENT	MARKET
1 2 3 4 5 6 7 8 9 10 Laundry	2 1 1 2 1 1 1 1 0	1 1 1 1 1 1 1 1	\$ 2,490 1,277 1,431 2,290 1,493 2,350 1,234 1,690 1,790 1,231 100	\$ 3,200 2,400 2,400 2,400 3,200 2,400 2,400 2,400 2,400 2,000 100
MONTHLY GROSS INCOME			\$ 17,376	25,300
ANNUAL G		208,512 (M) 14.8	303,600 10.2	

EXPENSES: (2022 actual)

Property Taxes (1.2%):	\$37,200 (new)
Building Insurance:	4,200
Repairs (Est at \$750/unit):	7,500
Water/Elec/Gas/Sewer:	9,200
Trash:	3,600
Gardening:	1,200
Rent Control Fee:	1000
Miscellaneous:	1000
Management:	10000
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Total Expenses: \$	74.900

Offered at \$3,100,000



 BUILDING SF: 7,060
 YEAR BUILT: 1969

 LOT SIZE: 7,969
 ZONING: LAR3

 DIMENSIONS: approx. 50 x 160
 APN: 4208-007-004

 PARKING: 11 (14 as tandem)
 STORIES: 2

ROOF: Composition **LAUNDRY:** Common

100% Occupied! 10 unit apartment building in a vibrant Westside Palms neighborhood, nestled conveniently between Culver City, Mar Vista, and West LA. Excellent unit mix consisting of (2) 2 bed + 1 bath, (7) 1 bed + 1 bath, and (1) Studio unit. Most units have a patio or balcony. Gated entry. Amazing parking with 11 individual spaces and 14 spaces total if used as tandem. Soft-story retrofit has been completed!!

Only 14.8 GRM and \$310,000/unit with current rents! Subject to City of Los Angeles Rent Stabilization. Over 20% upside rent potential.

ANALYSIS:

Annual Gross Income Vacancy Reserve 2% Gross Operating Income	\$ 208,512 4,170 \$ 204,342
Gross Operating Income Operating Expenses	\$ 204,342 74,900
Net Operating Income	\$ 129,442
Cap Rate = 4.2%	



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CA DRE: 02186101