



OFFERING MEMORANDUM

4457 Centinela Ave, Los Angeles CA
90266

2 Units \$1,100,000

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CONTENTS

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PROPERTY INFORMATION



4457 S. Centinela Avenue is a well-positioned duplex in the heart of Del Rey, offering strong income potential and owner-user flexibility. Delivered 100% vacant!

The front unit is a furnished 1-bed, 1-bath featuring white countertops, white cabinetry, abundant natural light, and a private patio complete with a gas BBQ pit—currently operating as a successful Airbnb.

The rear unit is a renovated 2-bed, 1-bath with large windows and a bright, open feel, making both units highly livable and attractive to tenants or an owner-occupant.

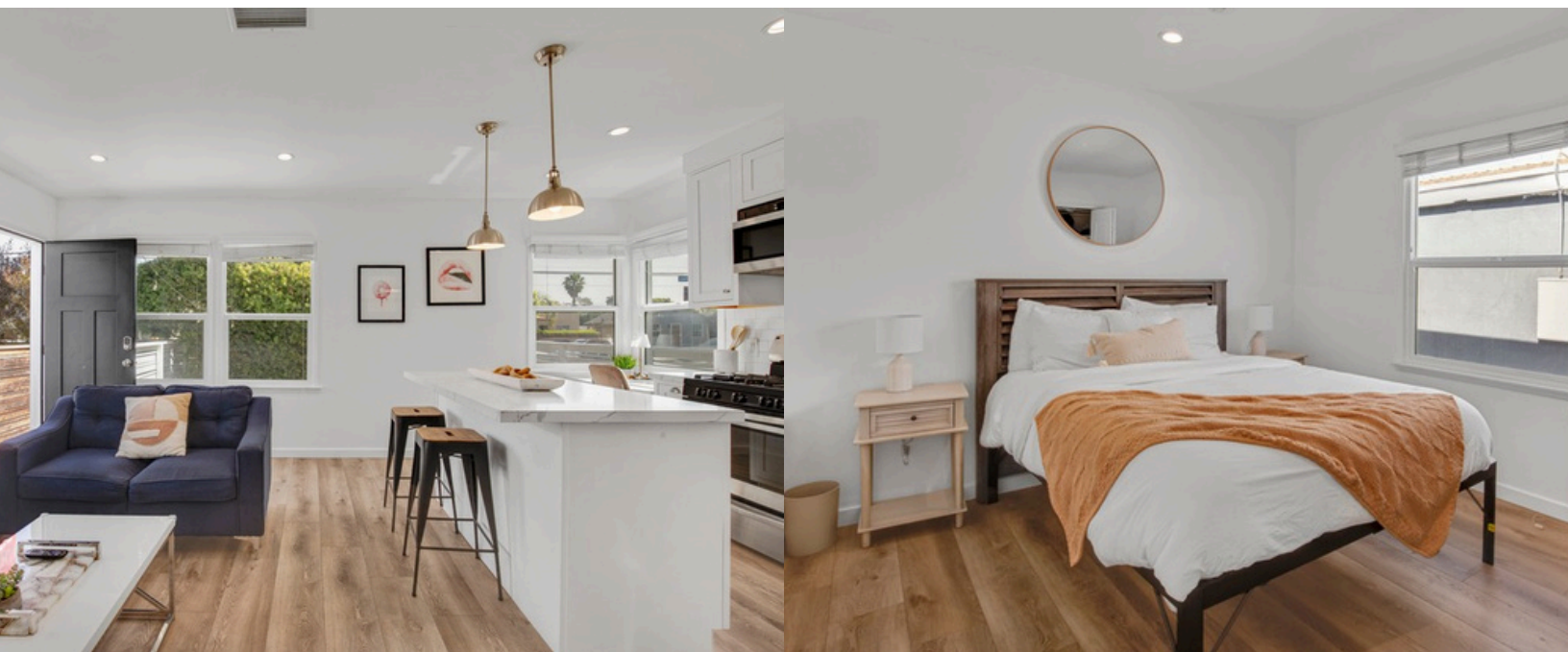
The property was upgraded in 2017 with new plumbing, electrical, panel, and HVAC systems. Each unit has its own laundry, and the property includes a shared two-car garage and gated front and rear access for added privacy.

Located minutes from Marina del Rey, Playa Vista, Culver City, and the beach, Del Rey offers strong rental demand with easy access to the 90 and 405.

Ideal for an investor or owner-user looking for a turnkey Westside opportunity with upside.

PROPERTY DETAILS

Address	4454 S Centinela Ave
Total Building Sqft.	1,159
Total Lot Size	2,501
Year Built	1953
Zoning	LAR3
APN	4231-016-025



Investment Highlights

- **Immediate income opportunity** operating at a 15.15 GRM and 4.42% cap rate, among the best in the area
- **100% vacant and turnkey duplex** ideal for both owner-users and investors
- **Unit mix:** front 1 bed + 1 bath and rear 2 bed + 1 bath
- **Extensively upgraded in 2017** with plumbing, electrical panel, HVAC, and in-unit laundry for both units, plus a two-car garage
- **Ideal for owner-users or investors** looking to enter a strong Westside rental market
- **Prime Del Rey location** minutes to Marina del Rey, Playa Vista, Culver City, and the beach with easy access to the 90 and 405

PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLANS

4459 S Centinela Ave, Los Angeles

2 Bedroom + 1 Bath




FINANCIAL ANALYSIS

RENT ROLL

Unit	Bedrooms	Bathrooms	Size SF	Market Rent	Rent /SF
4457- Front Unit	1	1	542 SF	\$3,050	\$5.63
4459- Back Unit	2	1	617 SF	\$3,150	\$5.04
Totals			1,159	\$6,050	\$10.66

Financial Analysis

List Price: \$1,100,000 Down Payment: 48.0% \$528,000 Number of units: 2 Cost per Unit: \$550,000 Current GRM: 14.78 Market GRM: 14.78 Current CAP: 4.58% Market CAP: 4.58% Year Built / Age: 1953 Approx. Lot Size: 2,501 Approx. Gross RSF: 1,159 Cost per Net RSF: \$949.09									
Parcel Information									
Zoning: LAR3		APN: 4231-016-026							
Proposed Financing									
First Loan Amount:	\$572,000	Amort: 30							
Terms:	6.20%	Fixed: 5							
Payment	\$3,503	DCR: 1.20							
Annualized Operating Data		Current Rents							
Scheduled Gross Income:	\$ 74,400	\$ 74,400							
Vacancy Rate Reserve:	\$ 3,720	\$ 3,720							
Gross Operating Income:	\$ 70,680	\$ 70,680							
Expenses:	\$ 20,339	\$ 20,339							
Net Operating Income:	\$ 50,341	\$ 50,341							
Loan Payments:	\$ 42,040	\$ 42,040							
Pre Tax Cash Flows:	\$ 8,301	\$ 8,301							
Principal Reduction:	\$ 6,766	\$ 6,766							
Total Return Before Taxes:	\$ 15,067	\$ 15,067							
1 As a percent of Scheduled Gross Income		2 As a percent of Down Payment							
Scheduled Income:		Annualized Expenses:							
# of Units	Bdrms/ Baths	Notes Vacant	Current Income		Market Income		*Estimated	Current	Pro-Forma
			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income			
1	1+1	Vacant	\$ 2,900	\$ 3,050	\$ 3,050	\$ 3,050	New Taxes (New Estimated):	\$ 13,750	\$ 13,750
1	2+1	vacant	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	Maintenance (\$650/unit):	\$ 1,300	\$ 1,300
							Insurance (\$1.25):	\$ 1,449	\$ 1,449
							Utilities (\$1200/unit/year):	\$ 2,400	\$ 2,400
							Landscaping (\$120/mo):	\$ 1,440	\$ 1,440
Total Scheduled Rent:			\$6,200	0% RENTAL UPSIDE		\$6,200			
Laundry			\$0			\$0			
Garages			\$0			\$0			
Monthly Scheduled Gross Income:			\$6,200			\$6,200	Total Expenses:	\$20,339	\$20,339
Annualized Scheduled Gross Income:			\$74,400			\$74,400	Expenses as %/SGI	27.34%	27.34%
Utilities Paid by Tenant: Gas & Electric							Per Net Sq. Ft:	17.55	17.55
							Per Unit:	\$10,169	\$10,169

COMPARABLES

RECENTLY SOLD



4457 S. Centinela
Los Angeles, 90066



4455 S Centinela
Los Angeles, 90066



4978 S Centinela
Los Angeles, 90066



4457 S Centinela
Los Angeles, 90066

STATUS	-	SOLD	SOLD	SOLD
PRICE	\$1,100,000	\$975,000	\$830,000	\$900,000
CLOSE DATE	-	9/24/2024	12/08/2025	11/10/25
NOTES	Fully Renovated, Major Upgrades, 100% vacant	1 Unit Vacant, Partial Upgrades	Tenant Occupied. Not Renovated	1 Unit Vacant, Partial Upgrades
BUILDING SQFT	1,159	1,140	1,445	1,352
LOT SQFT	2,501	2,501	3,038	3,375
GARAGE	2-Attached	2-Attached	2-Attached	2-Attached
YEAR BUILT	1953	1953	1953	1950
UNIT #	2 Units	2 Units	2 Units	2 Units
CAP%	4.58%	4.13%	2.60%	3.16%
GRM	14.78	15.73	24.99	20.55

SALE COMPARABLES

RECENTLY SOLD



4457 S. Centinela
Los Angeles, 90066



4455 S Centinela
Los Angeles, 90066

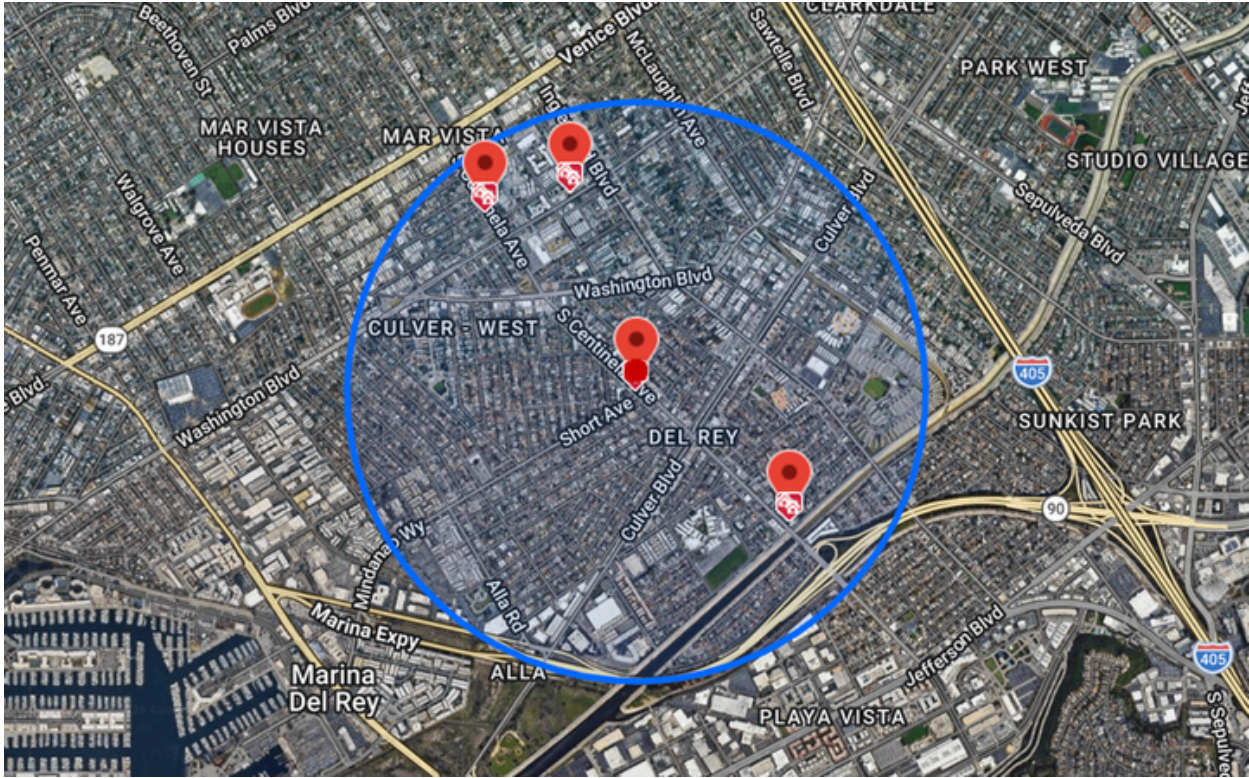
STATUS	-	SOLD
PRICE	\$1,100,000	\$1,100,000
CLOSE DATE	-	12/07/2023

NOTES Fully Renovated, Major Upgrades, 100% vacant Fully Renovated, 100% Vacant

BUILDING SQFT	1,159	1,105
LOT SQFT	2,501	2,502
GARAGE	2-Attached	1-Carport
YEAR BUILT	1953	1952
UNIT #	2 Units	2 Units
CAP%	4.58%	3.9%
GRM	14.78	16.67

COMPARABLES

SALES COMPS MAP & SUMMARY



AVERAGE PRICE/SQFT

\$772.70

AVERAGE PRICE/UNIT

\$475,625

AVERAGE GRM

19.48

AVERAGE PRICE SOLD

\$951,250

AVERAGE CAP

3.45%

Closed	Subject Property												
Address	Price Sold	Units	Yr. Built	RSE	GSI	GRM	NOI	CAP	Price/Sq.Ft	Price/Unit	COE	Unit Mix	Notes
4455 S Centinela Ave, Los Angeles, CA 90066	\$975,000	2	1953	1,140	\$62,000	15.73	\$40,300	4.13%	\$855.26	\$487,500	9/24/2024	2(1+1)	Front unit is renovated and delivered vacant. Back unit rented and original. Two car garage parking
4978 S Centinela Ave, Los Angeles 90066	\$830,000	2	1953	1,445	\$33,214	24.99	\$21,589	2.60%	\$574.39	\$415,000	12/8/2025	2(2+1)	Tenant Occupied. Not Renovated
3961 S Centinela Ave, Los Angeles 90066	\$900,000	2	1950	1,352	\$43,800	20.55	\$28,470	3.16%	\$665.68	\$450,000	1/10/2025	1(1+1), 1(2+1)	Front 1 +1 has long term tenant and not renovated, back unit 2+2 is vacant and recently renovated, the rear unit (3963) slight upgrades
12111 Washington Pl, Los Angeles 90066	\$1,100,000	2	1952	1,105	\$66,000	16.67	\$42,900	3.90%	\$995.48	\$550,000	12/7/2023	2(1+1)	100% vacant and fully renovated
Averages	\$951,250					19.48		3.45%	\$772.70	\$475,625			
Subject Property	\$1,100,000	2	1953	1,159	\$74,400	14.78	\$50,341	4.58%	\$949.09	\$550,000		1(1+1), 1(2+1)	100% vacant and fully renovated

LOCATION OVERVIEW

RETAILER MAP



LOCATION OVERVIEW

LA COUNTY OVERVIEW

LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.



The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace.


THANK YOU

We look forward to working with you



Molly First

Molly First is a luxury and multifamily advisor with Lyon Stahl Investment Real Estate, focusing on high-end residential and investment properties throughout Los Angeles' Westside communities. Known for her strategic pricing guidance, detailed market analysis, and investor-savvy approach, Molly helps clients build long-term wealth through acquisitions, and 1031 exchanges while providing an elevated, client experience.

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