

5020 Sawtelle Boulevard



Los Angeles, CA 90230

LYONSTAHLL
INVESTMENT REAL ESTATE

7 UNITS | FIRST TIME ON MARKET IN 40 YEARS



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Los Angeles, CA 90230

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01

Executive Summary

5020 Sawtelle Boulevard



PROPERTY SUMMARY

PRICING

OFFERING PRICE	\$1,700,000	
PRICE/UNIT	\$242,857	
PRICE/SF	\$361.86	
GRM	12.34	8.79
CAP RATE	4.62%	7.47%
	Current	Market

THE ASSET

Units	7
Year Built	1964
Gross SF	4,698
Lot SF	5,003
APN	4215-028-0026
Zoning	LARD2



Investment Overview

THE PROPERTY

5020 Sawtelle Blvd is a well-maintained 7-unit apartment building located in a desirable Westside pocket of Del Rey, just west of Culver City. The property is professionally managed and is on the market for the first time in 40 years. This is a value-add opportunity with 40% rental upside and a pro forma cap rate of 7.47%. Built in 1964, the 4,698 SF property is situated on a 5,003 SF lot. The unit mix includes: (1) 3Bd/2Ba, (5) 1Bd/1Ba, and (1) Studio. There is a manicured lawn in front with neat hedges and a deep set back from the sidewalk. There are four tuck-under parking spaces in the rear of the property. Seismic retrofit is completed. The building has benefited from four decades of professional management, ensuring consistent care and operational stability. There is strong rental-demand for the property due to its proximity to Downtown Culver City, which has acclaimed dining, shopping and entertainment, as well as several major employers including Sony Pictures Studios, Electronic Arts, Belkin, Facebook LA, Microsoft LA, and YouTube LA.

- ▶ **Rare Offering:** First time on the market in 40 years. The Del Rey neighborhood has a very low number of 5+ unit apartment building sales, historically.
- ▶ **Value-Add Opportunity:** There is approximately 40% rental upside. The pro forma cap rate is 7.47%.
- ▶ **Located Minutes from Downtown Culver City:** Tenants have quick access to Culver City's acclaimed dining, shopping, entertainment and major employers including Sony Pictures Studios, Electronic Arts, Belkin, Facebook LA, Microsoft LA, and YouTube LA.
- ▶ **Pride of Ownership:** The property is well maintained and has been professionally managed for decades. Seismic retrofit is completed; includes 4 tuck-under parking spaces.

Property Layout



Vicinity Map



5020 Sawtelle Boulevard

Rare Offering: First time on the market in 40 years





02

Financial Analysis

5020 Sawtelle Boulevard

Rent Roll

Unit #	Type	Current Rent	Market Rent
1	1+1	\$1,541	\$2,200
2	1+1	\$1,448	\$2,200
3	1+1	\$1,372	\$2,200
4	1+1	\$1,398	\$2,200
5	1+1	\$1,853	\$2,200
6	Studio	\$1,295	\$1,700
7	3+2	\$2,561	\$3,400
Totals:		\$11,468	\$16,100

Financial Analysis

PRICING

OFFERING PRICE **\$1,700,000**

PRICE/UNIT \$242,857

PRICE/SF \$361.86

GRM 12.34 **8.79**

CAP RATE 4.62% **7.47%**

Current Market

THE ASSET

Units 7

Year Built 1964

Gross SF 4,698

Lot SF 5,003

APN 4215-028-0026

Zoning LARD2

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
5	1+1	\$1,522	\$7,612	\$2,200	\$11,000
1	Studio	\$1,295	\$1,295	\$1,700	\$1,700
1	3+2	\$2,561	\$2,561	\$3,400	\$3,400

Total Scheduled Rent **\$11,468** **\$16,100**

Parking & Garages \$0 \$0

Laundry \$15 \$15

Monthly Scheduled Gross Income \$11,483 \$16,115

ANNUALIZED INCOME

Scheduled Gross Income **\$137,796** **\$193,380**

Less: Vacancy/Deductions 3% (\$4,134) 3% (\$5,801)

Effective Rental Income **\$133,662** **\$187,579**

ANNUALIZED EXPENSES

Taxes 1.200% \$20,400 \$20,400

Insurance \$1.30 Per SF \$6,107 \$6,107

Management 5% of GOI \$6,683 \$9,379

Repairs & Maintenance 5% of GOI \$6,683 \$9,379

Groundskeeping 2025 Actual Running Avg. \$2,400 \$2,400

LADWP 2025 Actual Running Avg. \$6,307 \$6,307

Gas 2025 Actual Running Avg. \$1,542 \$1,542

Trash 2025 Actual Running Avg. \$5,027 \$5,027

ESTIMATED EXPENSES **\$55,150** **\$60,541**

Expenses/Unit \$7,879 \$8,649

Expenses/SF \$11.74 \$12.89

% of GOI 40.0% 31.3%

RETURN

NOI \$78,513 \$127,037

An aerial photograph of a residential neighborhood, likely in Los Angeles, showing a grid of streets, houses, and trees. A red outline highlights a specific property in the lower right quadrant. The image is overlaid with a dark blue gradient.

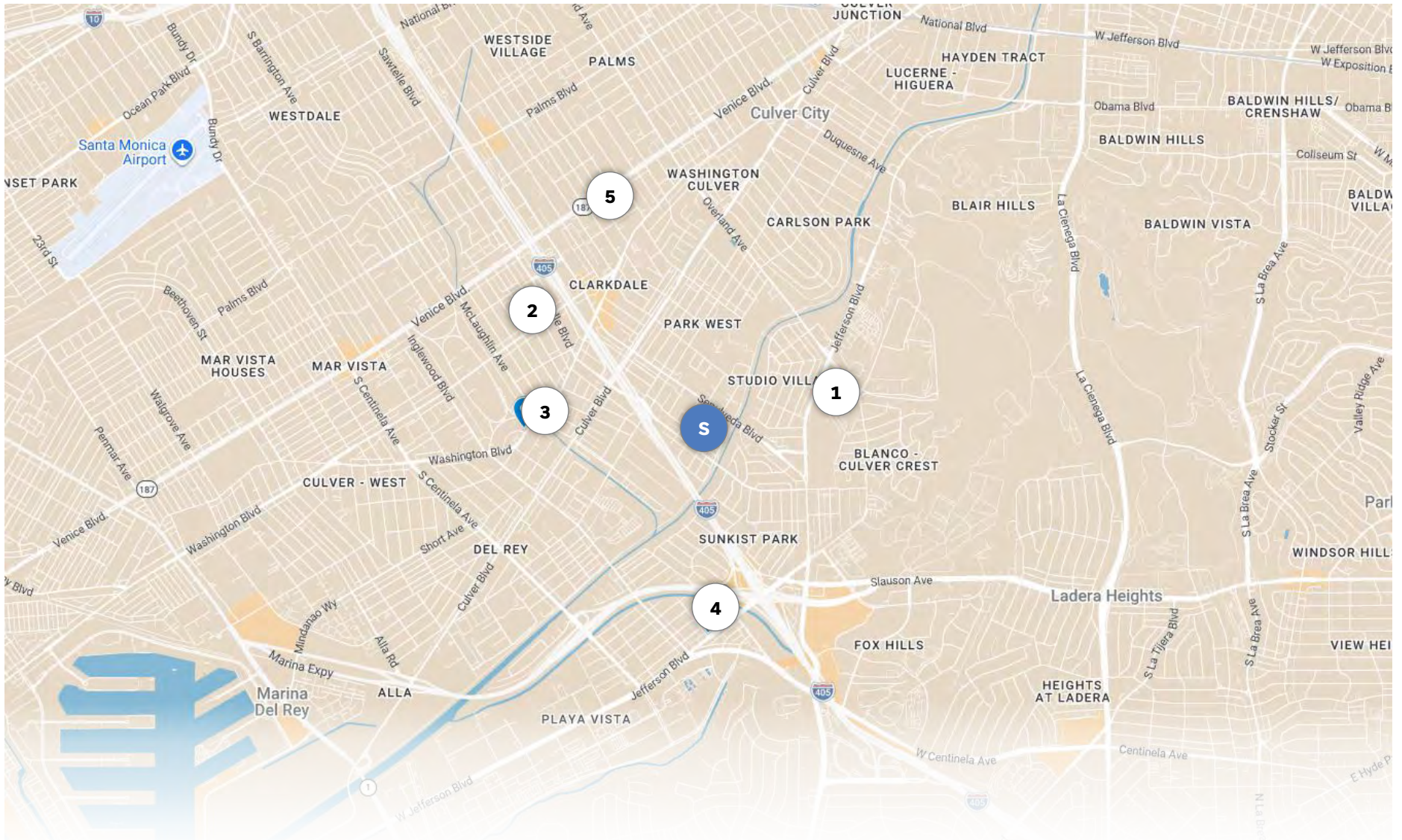
03 Market Comparables

5020 Sawtelle Boulevard

Sales Comparables

PHOTO	ADDRESS	UNITS	GROSS SF	LOT SF	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 5427-5433 Kinston Ave Culver City, CA 90230	8	3,100	5,718	3/1/2026	\$1,530,000	\$191,250	\$493.55	N/A	N/A
	2 11417 Washington Pl Los Angeles, CA 90066	10	8,750	7,685	1/30/2026	\$2,220,000	\$222,000	\$253.71	4.69%	13.5
	3 11741 W Washington Blvd Culver City, CA 90066	6	4,396	7,006	8/29/2025	\$1,650,000	\$275,000	\$375.34	N/A	N/A
	4 11887 Jefferson Blvd Culver City, CA 90230	6	4,952	4,792	8/8/2025	\$1,375,000	\$229,167	\$277.67	5.40%	N/A
	5 3847 Prospect Ave Culver City, CA 90232	6	10,886	7,497	1/22/2026	\$1,624,500	\$270,750	\$149.23	N/A	N/A
AVERAGES		7	6,417	6,540			\$237,633	\$309.90	5.05%	13.5
	S Subject 5020 Sawtelle Boulevard Los Angeles, CA 90230	7	4,698	5,003	On Market	\$1,700,000	\$242,857	\$361.86	4.62%	12.34

Sales Comparables



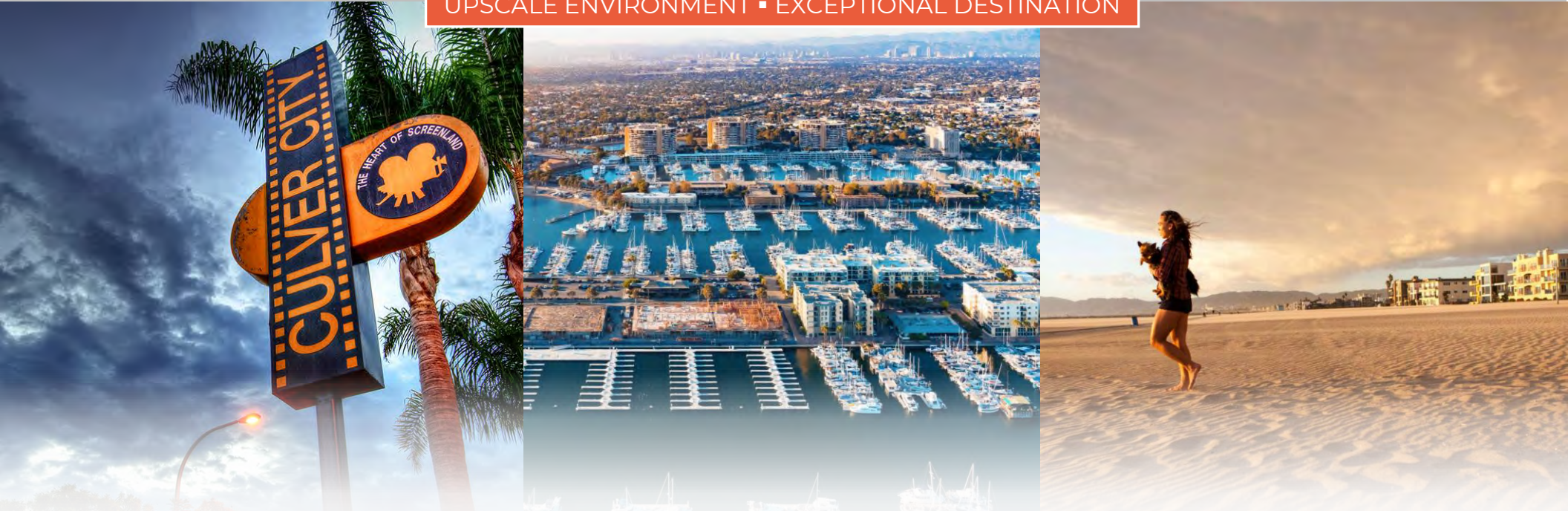
An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. A red outline highlights a specific property in the lower right quadrant. The text '04 Location Overview' is prominently displayed in the center-left, with '04' in a large, light-colored font and 'Location Overview' in a white serif font. Below this, the address '5020 Sawtelle Boulevard' is written in a smaller white font on a dark red horizontal bar.

04 Location Overview

5020 Sawtelle Boulevard

PREMIER LOCATION

UPSCALE ENVIRONMENT ■ EXCEPTIONAL DESTINATION

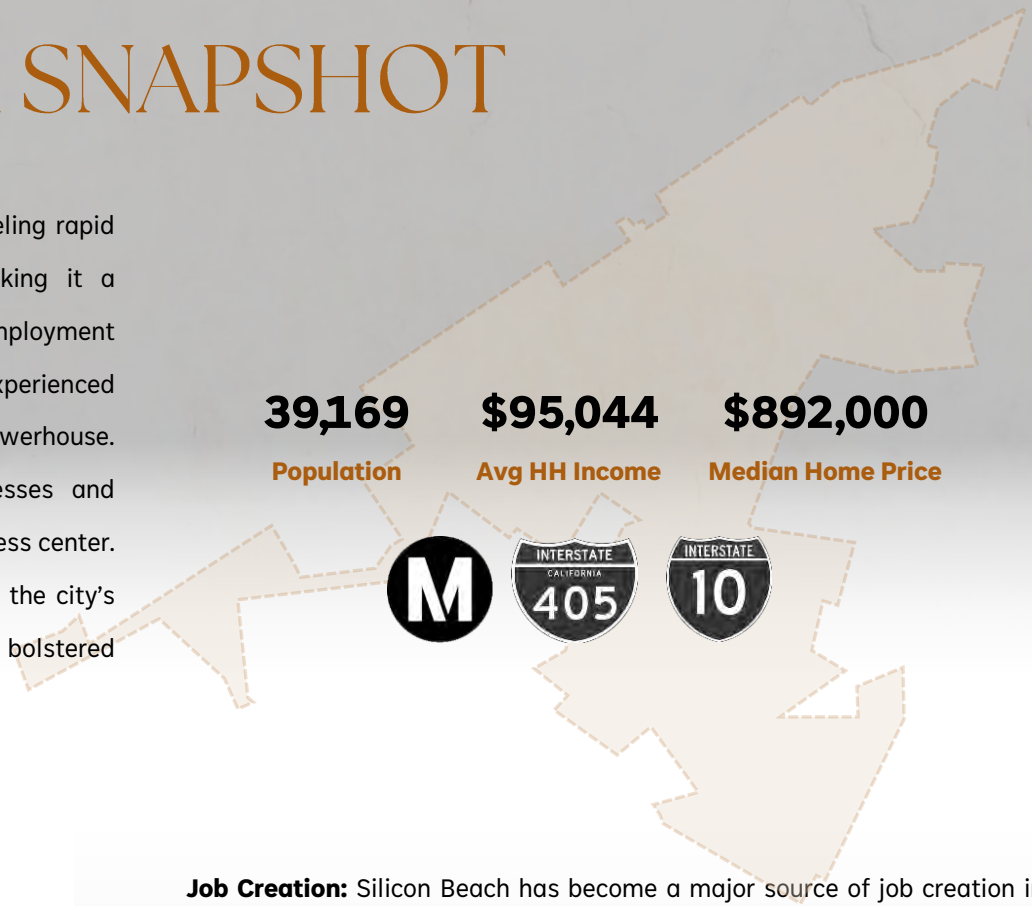


Culver City, located on Los Angeles's highly desirable Westside within Los Angeles County, is a compact, supply-constrained submarket that has become increasingly attractive for multifamily investment due to its proximity to major employment hubs like Silicon Beach, Downtown LA, and the LAX corridor. The city benefits from strong connectivity via the Interstate 10, Interstate 405, and the Metro E Line, making it appealing to renters who value accessibility without paying Santa Monica or Venice premiums. Demographically, Culver City supports a high-income renter base, with a median household income well above national averages and a tenant profile largely composed of professionals working in nearby tech, media, and entertainment firms such as Amazon Studios, Apple, and Sony Pictures Entertainment.

The multifamily housing stock is characterized by a significant concentration of mid-century properties, creating ongoing value-add opportunities through renovation and repositioning, while new development remains limited due to restrictive zoning and the city's small geographic footprint. Rental demand remains strong, supported by high homeownership costs that keep many residents in the rental pool, and while cap rates are compressed, investors are generally attracted to the market for its long-term appreciation potential, stable occupancy, and durable demand fundamentals rather than immediate yield.

AREA SNAPSHOT

Culver City's prime location has magnetized various businesses, fueling rapid economic growth and creating abundant job opportunities, making it a desirable professional hub. The thriving economy offers diverse employment prospects, attracting many skill sets. The city's economy has experienced significant growth, contributing to its status as an economic powerhouse. Culver City's economy continues to flourish, drawing in businesses and professionals alike, further solidifying its position as a lucrative business center. This dynamic landscape fosters a prosperous community, reflecting the city's resilience and vibrant economy. Culver City's economic foundation is bolstered by the presence of established employers, contributing to the city's overall prosperity and development.



Job Creation: Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

Innovation and Entrepreneurship: The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.



Corporate Synergy

3,122 Area Business	29,241 People Employed	\$6.3B Annual Payroll
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LOCAL ECONOMY

The Culver City office market encompasses approximately 5.74 million sq ft of office space, with nearly 60% classified as Class A, firmly establishing the area as a premium destination for high-end tenants. While average asking rents hover around \$44.89 / sq ft, Class A space commands closer to \$49 / sq ft.

On the retail and medical front, the market remains even stronger. Retail vacancy in Culver City is extremely low, at just 5.4%, demonstrating persistent demand for ground-floor and patient-driven uses.



Economic Anchors

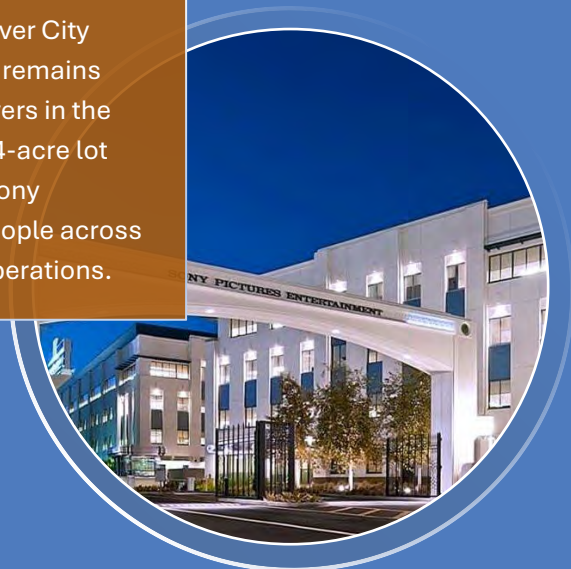


Amazon Studios

Amazon has rapidly become one of Culver City's most transformative economic anchors. In 2021, the company signed a lease for more than 530,000 square feet at the historic Culver Studios and adjacent Ivy Station developments, establishing a major West Coast headquarters for its entertainment division.

A long-standing fixture in the Culver City economy, Sony Pictures Studios remains one of the largest private employers in the region. Occupying a sprawling 44-acre lot just south of Washington Blvd, Sony employs approximately 3,000 people across film, television, and corporate operations.

Sony Pictures



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