

2223 CLYDE AVE,  
LOS ANGELES, CA  
90016

COMPLETELY RENOVATED  
7-UNIT MULTIFAMILY WITH  
NEW CONSTRUCTION ADUS  
DELIVERED FULLY LEASED

\$2,640,000

6.25% CAP RATE

12.7 GRM

**MARTIN FISH**

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BRE# 01988997

**SETH HAMILTON**

BRE# 01897619

Streetlamp Partners, LLC. is an affiliated business to this offering.

All marketing information provided by Citivest Realty Services, BRE

#01875823





APN:	5064023003
# of Units:	7
Year Built:	2026/1939
Gross Living Area (GLA):	4,739
Gross Building Area (GBA):	4,800
Lot Size (SF):	6,337
Zoning:	RD1.5
List Price:	\$2,640,000
Annual Gross Rental Income:	\$208,236
Net Operating Income:	\$164,946
GRM:	12.7
Cap Rate:	6.25%
Price per SF (GBA):	\$557
Price per SF (GLA):	\$557
Price per Unit:	\$377,143
Covered Stalls:	2
Laundry:	Private/ Shared
Tenant Meters (gas/electric):	7
Owner/Common Meters (water/electric):	1
Floors:	2

7-UNIT STABILIZED MULTIFAMILY ASSET | MID-CITY | 6.25% CAP RATE

FULLY RENOVATED + NEW CONSTRUCTION ADUS

We are pleased to present this exceptional 7-unit multifamily investment opportunity, thoughtfully repositioned with a complete renovation and the addition of two newly constructed ADU units. The property will be delivered 100% leased at market rents, offering investors immediate, stabilized cash flow at an attractive 6% cap rate.

Located in the heart of Mid-City, between Picfair Village and the thriving Culver Arts District, the property benefits from proximity to major employment and lifestyle hubs including Culver City Art's District, Ivy Station, and the Culver Steps—home to industry leaders such as Amazon Studios, Sony Pictures, HBO, and Beats Electronics.

This dynamic growth corridor continues to attract high-income tenants, driving strong rental demand and consistent rent growth.

The unit mix includes a fully renovated single-family style residence, four extensively upgraded 1-bedroom/1-bath units, and a brand-new duplex ADUs—creating a highly desirable blend of housing options that appeal to a wide tenant base. All units feature modern finishes, updated systems, and efficient layouts designed to maximize rental income and minimize ongoing maintenance.

This is a rare opportunity to acquire a turnkey, low-maintenance asset in one of Los Angeles' most rapidly evolving and high-demand rental submarkets. The property features drought tolerant landscaping, parking, as well as energy efficient building materials, appliances and fixtures presenting the buyer with a low maintenance, environmentally friendly property.

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

# PROPERTY DETAILS

## SUMMARIZED PRICING METRICS

TOTAL INVESTMENT:	\$2,640,000
DOWN (40%):	\$1,056,000
PRO FORMA GRM:	12.7
PRO FORMA CAP RATE:	6.25%
\$/UNIT:	\$377,143
\$/SF (GBA):	\$557
\$/SF (GLA):	\$557

## BUILDING DESCRIPTION

APN	5064023003
NO. OF UNITS	7
COMPLETION	MAY 2026
GROSS BUILDING AREA	4739
ZONING	4739
GROSS LIVING AREA	RD1.5
LOT SIZE (SQ FT):	6337

## PROPOSED FINANCING

LOAN AMOUNT	\$1,584,000
INTEREST RATE	6.00%
MONTHLY PAYMENT	-\$7,920
LTV	60%
AMORTIZATION (YEARS)	30
DSCR	1.45

## ANNUALIZED OPERATING DATA

GROSS POTENTIAL RENTAL INCOME		\$208,236
GAIN (LOSS)-TO-LEASE		\$0
GROSS SCHEDULED RENTAL INCOME		\$208,236
LESS: VACANCY	3.0%	-\$6,247
EFFECTIVE GROSS INCOME		\$201,989
LESS: EXPENSES		-\$38,350
MISCELLANEOUS INCOME (Laundry/Pet)		\$1,308
NET OPERATING INCOME		\$164,947
DEBT SERVICE		-\$113,962.56
<b>PRE-TAX CASH FLOW</b>	<b>4.8%</b>	\$50,983.94
PRINCIPAL REDUCTION		\$18,922.56
<b>TOTAL RETURN</b>	<b>6.6%</b>	\$69,906.50

## ANNUALIZED EXPENSES

FIXED EXPENSES		
REAL ESTATE TAXES	0.346%	\$9,134
INSURANCE	\$2.00/SQ FT	\$10,521
UTILITIES		\$4,416
CONTROLLABLE EXPENSES		
MANAGEMENT FEES	4.00%	\$8,329
REPAIRS & MAINTENANCE	\$600/UNIT	\$4,200
UNIT TURNOVER	\$250/UNIT	\$1,750
<b>TOTAL EXPENSES</b>		<b>\$38,350</b>

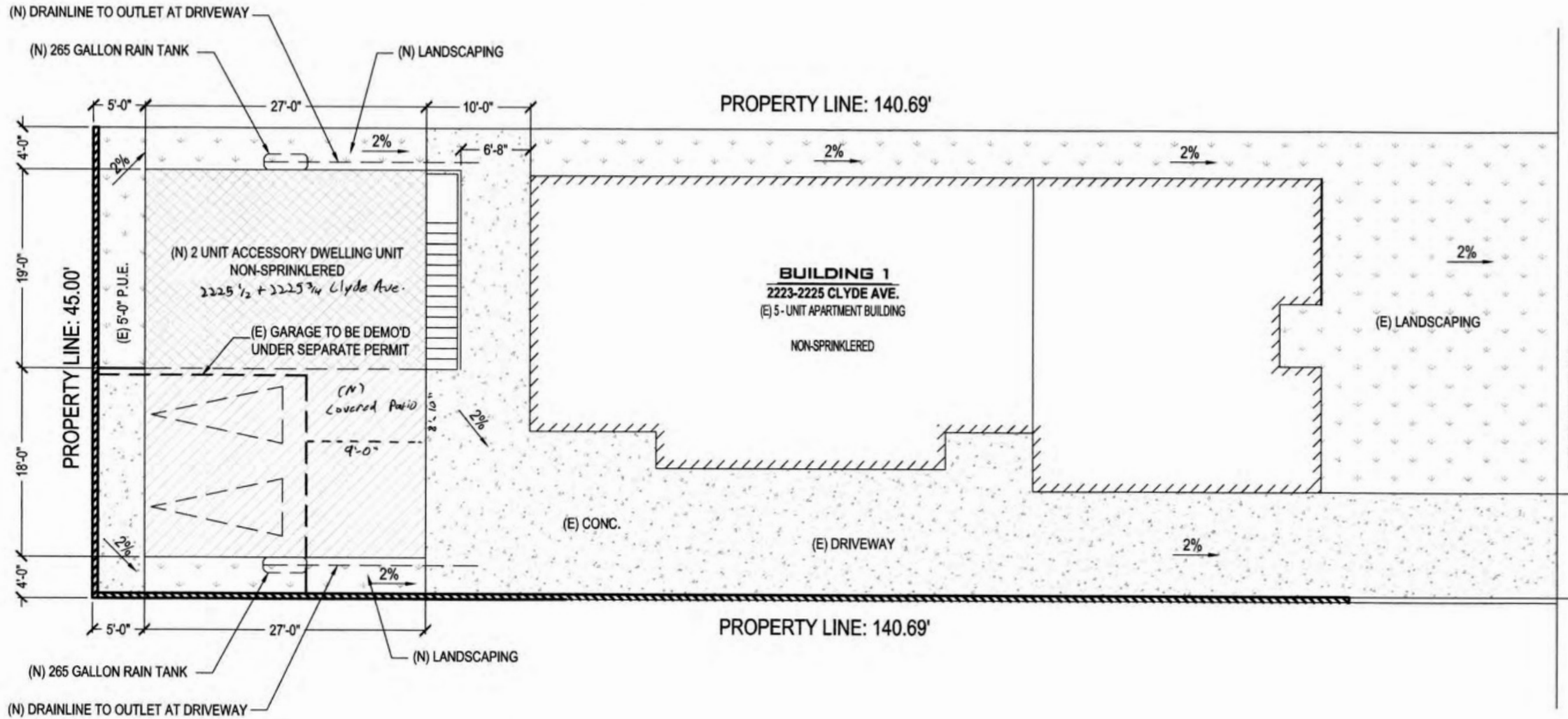
# RENT ROLL

## RENT ROLL

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	PRICE / SQ FT	ACTUAL RENTS	PARKING	LAUNDRY
UNIT 2223	LEASED	2 BED / 1 BATHS	1,000	\$2.89	\$2,887	STREET	SHARED
UNIT 2225-1	LEASED	1 BED / 1 BATHS	575	\$2.35	\$1,352	STREET	SHARED
UNIT 2225-2	LEASED	1 BED / 1 BATHS	575	\$4.00	\$2,300	STREET	SHARED
UNIT 2225-3	LEASED	1 BED / 1 BATHS	575	\$4.13	\$2,377	STREET	SHARED
UNIT 2225-4	LEASED	1 BED / 1 BATHS	575	\$3.75	\$2,157	STREET	SHARED
UNIT 2225 1/2	LEASED	1 BED / 1 BATHS	483	\$4.72	\$2,280	STREET	PRIVATE
UNIT 2225 3/4	LISTED	3 BED / 2 BATHS	956	\$4.18	\$4,000	2 CARPORT	PRIVATE
7		10 BED / 8 BATHS	4,739	\$3.66	\$17,353		



# SITE PLAN



# PUBLICLY LISTED SALE

ADDRESS	STATUS	UNIT COUNT	BED / BATH COUNT	YR. BUILT	SQ FT	PRICE	GRM	\$/SF	SALE DATE	GROSS OP INC	NET INC	CAP RATE
9117 NATIONAL BLVD, LOS ANGELES 90034	SOLD	8	12 BED / 10 BATHS	1964	6,734	\$2,478,000	14.71	\$368	10/7/2024	\$183,552	\$123,002	4.96%
1728 S ROBERTSON BLVD, LOS ANGELES 90035	SOLD	8	11 BED / 9 BATHS	1965	5,667	\$2,850,000	14.87	\$503	4/25/2025	\$224,580	\$165,050	5.79%
1431 HOLT AVE, LOS ANGELES 90035	SOLD	7	14 BED / 11 BATHS	1962	6,923	\$2,652,000	15.00	\$383	6/3/2024	\$207,041	\$145,507	5.49%
2234 CRENSHAW BLVD, LOS ANGELES 90016	SOLD	7	21 BED / 18 BATHS	2024	10,110	\$3,940,000	14.02	\$390	5/2/2025	\$323,244	\$253,191	6.43%
1108 S SHERBOURNE DR, LOS ANGELES 90035	SOLD	7	10 BED / 7 BATHS	1955	6,310	\$2,200,000	15.94	\$349	12/16/2024	\$164,263	\$101,063	4.59%
3442 POTOMAC AVE, LOS ANGELES 90016	SOLD	6	20 BED / 24 BATHS	2024	9,144	\$4,150,000	15.31	\$454	6/5/2025	\$305,280	\$244,879	4.84%
4061 IRVING PL, CULVER CITY 90232	SOLD	6	6 BED / 6 BATHS	1921	3,920	\$2,410,000	13.94	\$615	2/9/2026	\$170,642	\$121,426	5.04%
1449 S DURANGO AVE, LOS ANGELES 90035	SOLD	4	8 BED / 6 BATHS	1920	4,255	\$2,510,000	14.45	\$590	2/26/2026	\$188,664	\$154,106	6.14%
COMP AVERAGE				1967	6,633	\$2,898,750	14.78	\$437		\$220,908	\$163,528	5.41%
<b>SUBJECT PROPERTY AVERAGE</b>	ACTIVE	<b>7</b>	<b>10 BED / 8 BATHS</b>	<b>2024</b>	<b>4,739</b>	<b>\$2,640,000</b>	<b>12.7</b>	<b>\$557</b>		<b>\$208,236</b>	<b>\$164,947</b>	<b>6.25%</b>

COMP \$/SQ FT \$437  
 SUBJECT SF 4,739  
 SUGGESTED VALUE **\$2,072,281.71**

COMP GRM 14.78  
 SUBJECT GROSS POTENTIAL RENT \$208,236  
 SUGGESTED VALUE **\$3,077,728.08**  
 BLENDED SUGGESTED VALUE **\$2,732,982.65**

COMP CAP RATE 5.41%  
 SUBJECT NOI \$164,947  
 SUGGESTED VALUE **\$3,048,938.17**



9117 NATIONAL BLVD.



1728 S ROBERTSON BLVD.



1431 HOLT AVE.



1108 SHERBOURNE DR.



3442 POTOMAC AVE.



4061 IRVING PL.



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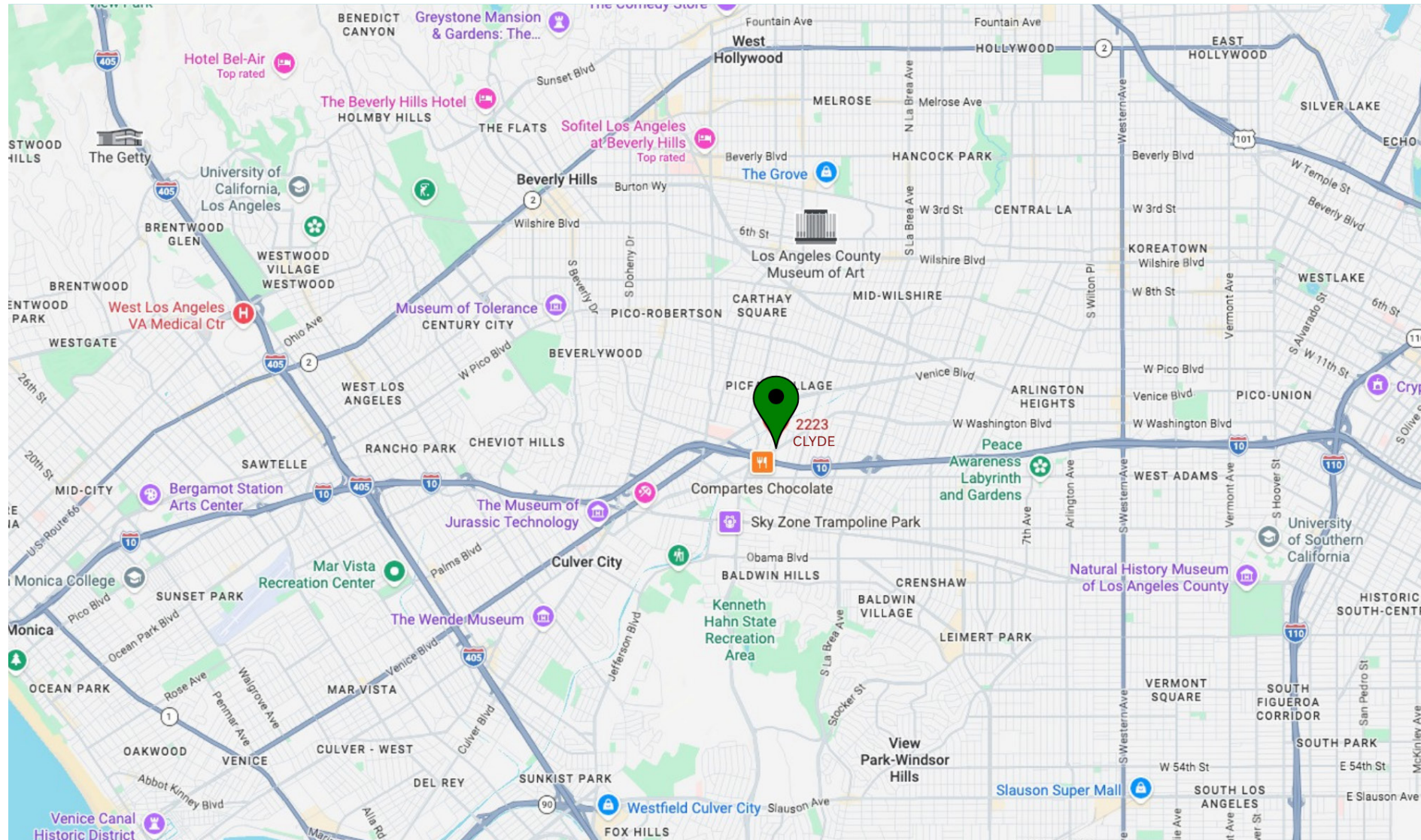






# NEIGHBORHOOD AREA MAP

OFFERING MEMORANDUM - 2223 CLYDE AVE.



# CONTACT INFO

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FOR MORE INFORMATION ON OUR  
UPCOMING PROPERTIES.

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2.0% COOPERATING BROKER  
COMPENSATION

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