2223 CLYDE AVE, LOS ANGELES, CA 90016

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

$2,375,000

6.15% CAP RATE

11.4 GRM

MARTIN FISH

(310) 905-4834

MARTIN@STREETLAMPPARTNERS.COM

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

STREETLAMPPARTNERS.COM

OVERVIEW

APN:	5064023003
# of Units:	7
Year Built:	2026/1939
Gross Living Area (GLA):	4,739
Gross Building Area (GBA):	4,739
Lot Size (SF):	6,337
Zoning:	RD1.5
List Price:	$2,375,000
Annual Gross Rental Income:	$208,404
Net Operating Income:	$146,037
GRM:	11.4
Cap Rate:	6.15%
Price per SF (GBA):	$501
Price per SF (GLA):	$501
Price per Unit:	$339,286
Covered Stalls:	2
Laundry:	Private/ Shared
Tenant Meters (gas/electric):	7
Owner/Common Meters (water/electric):	1
Floors:	2

THE OFFERING

7-UNIT STABILIZED MULTIFAMILY ASSET | MID-CITY| ACTUAL 6.15% 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 is FULLY leased at market rents, offering investors immediate, stabilized cash flow at an attractive 6.15% 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:	$2,375,000
DOWN (40%):	$950,000
PRO FORMA GRM:	11.4
PRO FORMA CAP RATE:	6.15%
$/UNIT:	$339,286
$/SF (GBA):	$501
$/SF (GLA):	$501

BUILDING DESCRIPTION

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

PROPOSED FINANCING

LOAN AMOUNT	$1,425,000
INTEREST RATE	6.25%
MONTHLY PAYMENT	-$7,422
LTV	60%
AMORTIZATION (YEARS)	30
DSCR	1.39

ANNUALIZED OPERATING DATA		
GROSS POTENTIAL RENTAL INCOME		$208,404
GAIN (LOSS)-TO-LEASE		$0
GROSS SCHEDULED RENTAL INCOME		$208,404
LESS: VACANCY	3.0%	-$6,252
EFFECTIVE GROSS INCOME		$202,152
LESS: EXPENSES		-$57,423.02
MISCELLANEOUS INCOME (Laundry/Pet)		$1,308.00
NET OPERATING INCOME		$146,036.87
DEBT SERVICE		-$105,287.64
PRE-TAX CASH FLOW	4.3%	$40,749.22
PRINCIPAL REDUCTION		$16,225.14
TOTAL RETURN	6.00%	$56,974.37

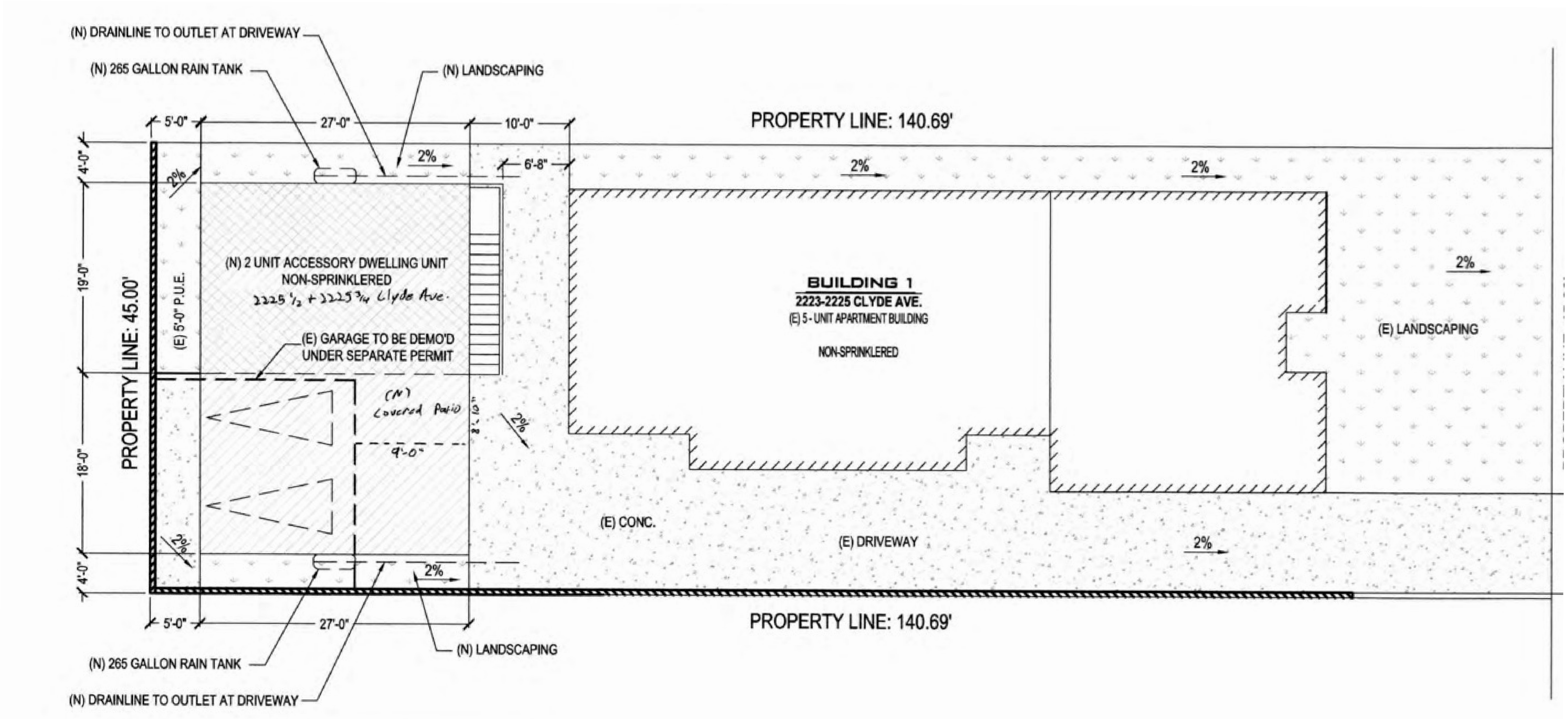
ANNUALIZED EXPENSES		
FIXED EXPENSES		
REAL ESTATE TAXES	1.187%	$28,200
INSURANCE	$2.22/SQ FT	$10,521
UTILITIES		$4,416
CONTROLLABLE EXPENSES		
MANAGEMENT FEES	4%	$8,336
REPAIRS & MAINTENANCE	$600/UNIT	$4,200
UNIT TURNOVER	$250/UNIT	$1,750
TOTAL EXPENSES		$57,423

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	$2.42	$1,392	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	$3.86	$2,222	STREET	SHARED
UNIT 2225.5	LEASED	1 BED / 1 BATHS	483	$4.72	$2,280	STREET	PRIVATE
UNIT 2225.75	LEASED	3 BED / 2 BATHS	956	$4.09	$3,909	2 CARPORT	PRIVATE
7		10 BED / 8 BATHS	4,739	$3.66	$17,367		

SITE PLAN



(N) DRAINLINE TO OUTLET AT DRIVEWAY
(N) 265 GALLON RAIN TANK
(N) LANDSCAPING
5'-0"
27'-0"
10'-0"
6'-8"
PROPERTY LINE: 140.69'
2%
4'-0"
19'-0"
18'-0"
PROPERTY LINE: 45.00'
(E) 5'-0" P.U.E.
(N) 2 UNIT ACCESSORY DWELLING UNIT
NON-SPRINKLERED
2225 1/2 + 2225 3/4 Clyde Ave.
(E) GARAGE TO BE DEMO'D
UNDER SEPARATE PERMIT
(N) Covered Patio
8'-10"
9'-0"
BUILDING 1
2223-2225 CLYDE AVE.
(E) 5 - UNIT APARTMENT BUILDING
NON-SPRINKLERED
(E) LANDSCAPING
(E) CONC.
(E) DRIVEWAY

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 ANGLES 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%
SUBJECT PROPERTY AVERAGE	ACTIVE	**7**	**10 BED / 8 BATHS**	**2024**	**4,739**	**$2,640,000**	**12.7**	**$557**		**$208,236**	**$164,947**	**6.25%**

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.


LOS ANGELES
IMAGE HAS BEEN VIRTUALLY ALTERED AND OR STAGED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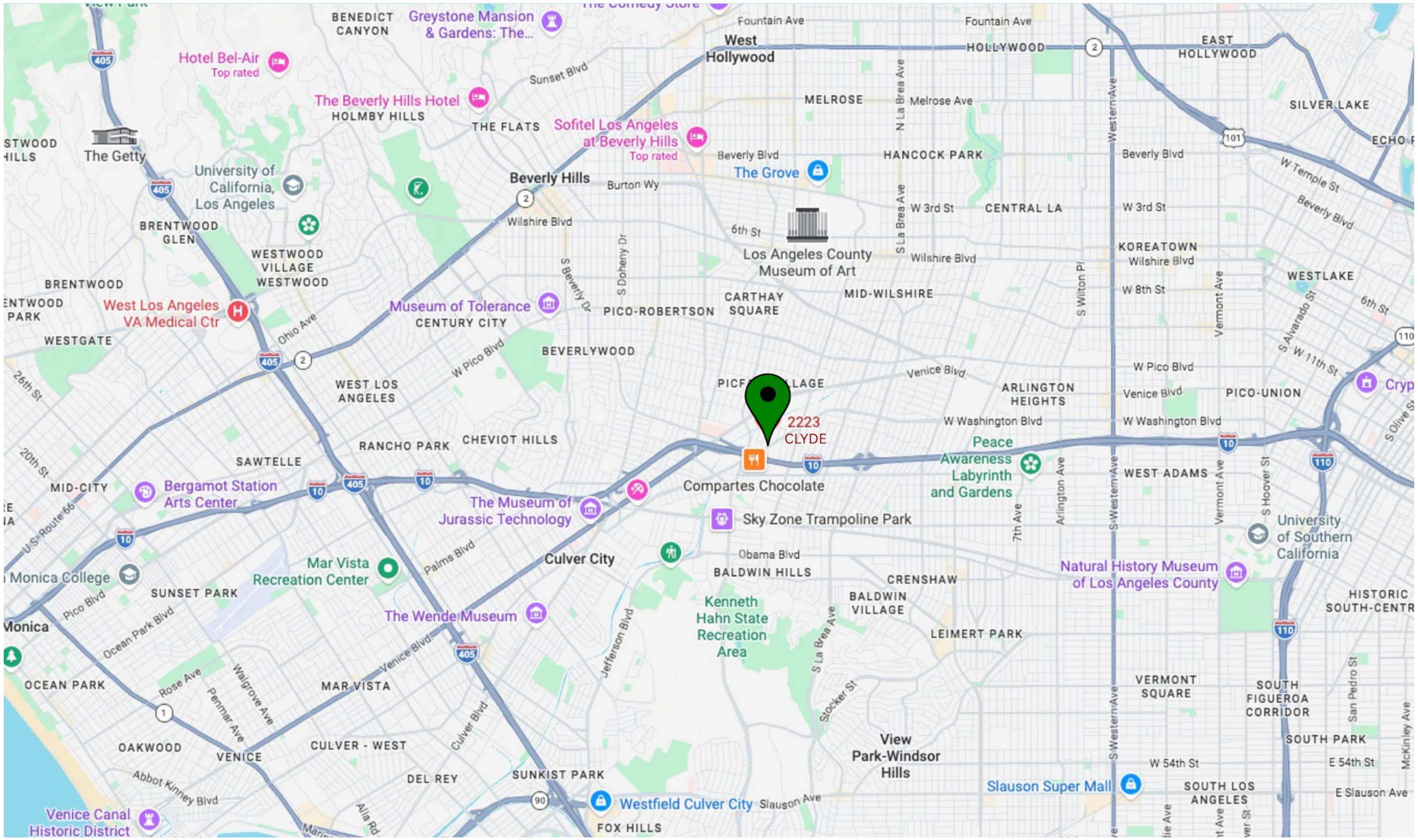
NEIGHBORHOOD AREA MAP



CONTACT INFO

(310) 905-4834
MARTIN@STREETLAMPPARTNERS.COM

VISIT STREETLAMPPARTNERS.COM
FOR MORE INFORMATION ON OUR UPCOMING PROPERTIES.

INFORMATION PROVIDED BY:
SETH HAMILTON, DRE # 01897619
MARTIN FISH, DRE # 01988997
CITIVEST REALTY SERVICES, BRE # 01875823

2.0% COOPERATING BROKER COMPENSATION

STREETLAMP PARTNERS