

2522 S Dunsmuir Ave

Los Angeles, CA 90016



\$1,949,000

WEST ADAMS 4-UNIT INVESTMENT OPPORTUNITY



4
Units



Approx.
4,970 SF
Building



Approx.
5,980 SF
Lot



8
Parking Spaces



Zoned
LARD1.5



Opportunity
Zone



INVESTMENT HIGHLIGHTS

- ✓ Desirable 4-unit multifamily asset in historic West Adams
- ✓ Unit mix: 3 x 3BR/2BA and 1 x 2BR/1BA
- ✓ Strong in-place cash flow with future upside
- ✓ Separate gas and electric meters
- ✓ 8 parking spaces and gated entry
- ✓ Opportunity to convert the 2BR unit into a 3BR upon vacancy or buyout, subject to verification
- ✓ Potential to explore adding an ADU, subject to buyer verification and city approval
- ✓ Central location with convenient access to Culver City, Downtown LA, Santa Monica, and major employment hubs

PROPERTY OVERVIEW

2522 S Dunsmuir Ave offers investors the rare combination of strong current income, a bedroom-heavy unit mix, and multiple value-add angles in one of Los Angeles' most dynamic growth corridors.

The property consists of four residential units totaling approximately 4,970 square feet on a 5,980 square foot lot, with three 3-bedroom, 2-bath units and one 2-bedroom, 1-bath unit.

Located on a cul-de-sac in West Adams and within an Opportunity Zone, the property benefits from central access to the Westside, Culver City, Downtown LA, and major transit and employment corridors.

Financial Summary & Investment Upside

2522 S Dunsmuir Ave | Los Angeles, CA 90016



\$1,949,000



Annual Scheduled
Rent (2026)

\$140,508



Projected NOI

\$106,439



Cap Rate

5.5%



GRM

13.9

CURRENT RENT ROLL

Unit	Bed/Bath	Monthly Rent
2522	3BR/2BA	\$3,500
2522 1/2	3BR/2BA	\$3,130
2524	3BR/2BA	\$3,150
2524 1/2	2BR/1BA	\$1,929
Total Monthly Rent		\$11,709
Annual Scheduled Rent		\$140,508



UNDERWRITTEN OPERATING SUMMARY

Metric	Amount
2025 Gross Income	\$133,640.60
Utilities / LADWP	\$4,256.15
Housing Government Fee	\$432.24
Repairs and Maintenance	\$500.00
Insurance	\$4,230.50
Cleaning	\$650.00
Approximate Property Taxes	\$24,000.00
Total Adjusted Expenses	\$34,068.89
2025 NOI (Adjusted)	\$99,571.71
Cap Rate on 2025 Actuals	5.1%
GRM on 2025 Actuals	14.6
Projected NOI on 2026 Scheduled Rent	\$106,439.11

VALUE-ADD UPSIDE

- ✓ Current 2BR/1BA unit at 2524 1/2 rents for \$1,929/month
- ✓ Upon future vacancy or buyout, buyer may explore reconfiguring that unit into a 3BR layout, subject to verification
- ✓ A comparable in-building 3BR unit rents for \$3,150/month
- ✓ Potential monthly upside from conversion: +\$1,221/month
- ✓ Potential annual upside from conversion: +\$14,652/year
- ✓ Pro Forma Gross Income after conversion: \$155,160
- ✓ Pro Forma NOI after conversion: \$121,091.11
- ✓ Pro Forma Cap Rate after conversion: 6.2%
- ✓ Additional potential upside through a possible ADU, subject to buyer verification and city approval

AREA HIGHLIGHTS

- ✓ Located in historic West Adams, one of LA's most dynamic growth corridors
- ✓ Convenient access to Culver City, Downtown LA, Santa Monica, and the Westside
- ✓ Easy connectivity to Washington Blvd, Adams Blvd, and the 10 Freeway
- ✓ Strong rental demand for larger bedroom-heavy units
- ✓ Opportunity Zone location may offer tax advantages for qualified investors



All figures are approximate and based on seller-provided or broker-compiled information. Property taxes have been underwritten as approximate property taxes of \$24,000. Buyers are advised to independently verify all rents, expenses, square footage, zoning, ADU feasibility, opportunity zone benefits, and unit reconfiguration potential.