



OFFERING MEMORANDUM

7832 W MANCHESTER AVE

Playa del Rey, CA 90293

Marcus & Millichap

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7832 W MANCHESTER AVE

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SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

7832 W MANCHESTER AVE



Listing Price
\$2,105,000



Cap Rate
5.01%



of Units
6

FINANCIAL

Listing Price	\$2,105,000
NOI	\$105,389
Cap Rate	5.01%
Price/SF	\$446.73
Price/Unit	\$350,833

OPERATIONAL

Gross SF	4,712 SF
# of Units	6
Lot Size	0.14 Acres (6,265 SF)
Year Built	1958



7832 W MANCHESTER AVE

Los Angeles, CA 90293

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 7832 W Manchester Avenue, a pride-of-ownership multifamily asset located in the highly desirable Playa del Rey submarket of Los Angeles. This exceptionally well-maintained property offers investors a rare opportunity to acquire a turnkey asset with strong in-place cash flow and minimal deferred maintenance. Situated just moments from the beach, the property benefits from its premier coastal location, strong tenant demand, and convenient access to Silicon Beach, LAX, major employment hubs, dining, and entertainment amenities. The property has been meticulously cared for by ownership and features numerous capital improvements throughout, including fully upgraded electrical systems, copper plumbing, and a roof in excellent condition. The asset presents a true turnkey operation for an investor seeking stable income with reduced future capital expenditure exposure. Additionally, the property offers six on-site parking spaces, a highly desirable amenity in the Playa del Rey rental market. For more information, please reach out.

INVESTMENT HIGHLIGHTS

Pride of Ownership Coastal Multifamily Asset

Strong In-Place Cash Flow with Stable Tenancy

Turnkey Investment with Extensive System Upgrades Completed

Fully Upgraded Electrical Throughout the Property

Copper Plumbing Upgrades Completed

Roof in Excellent Condition

Six On-Site Parking Spaces

SECTION 2



PROPERTY INFORMATION

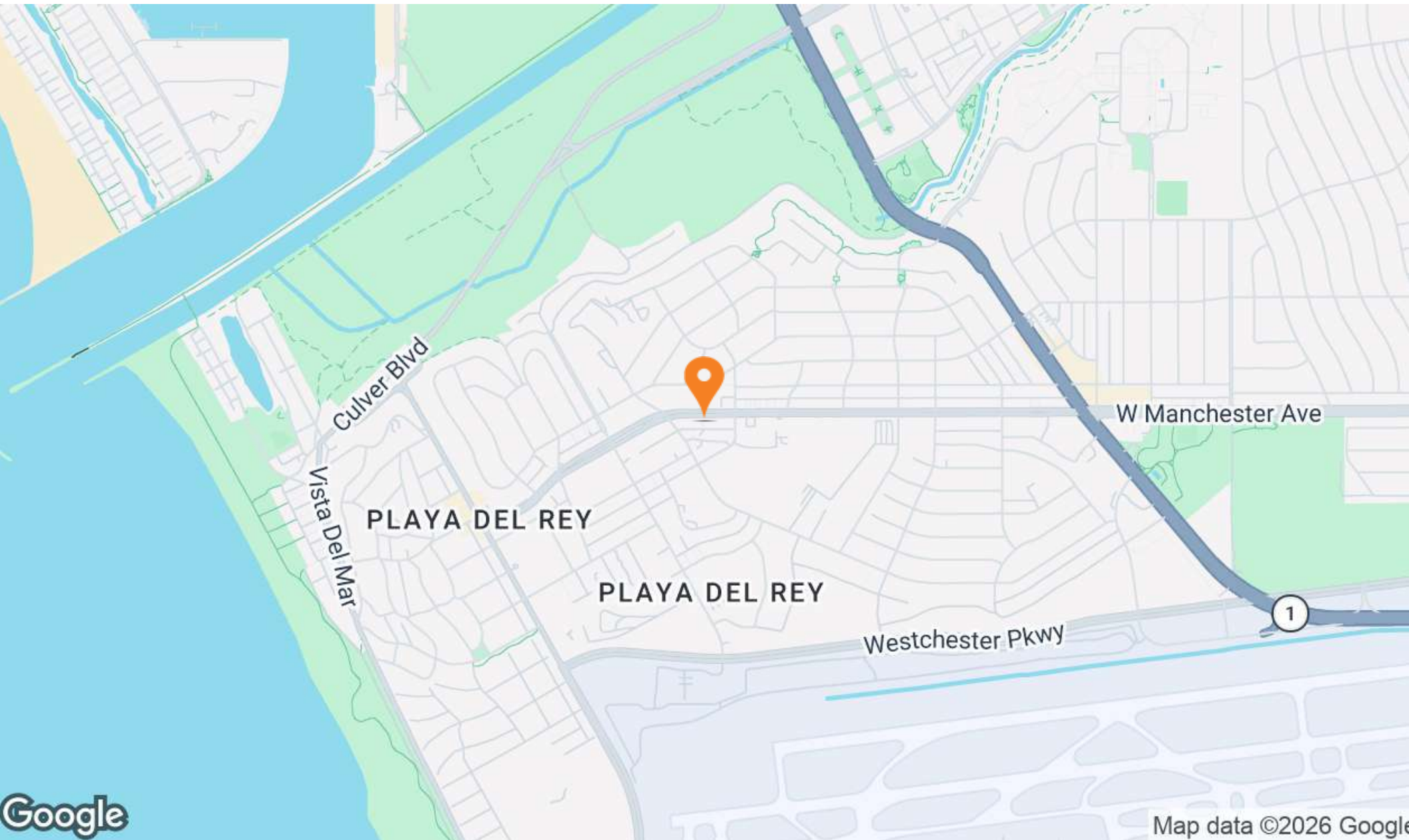
Regional Map
Local Map

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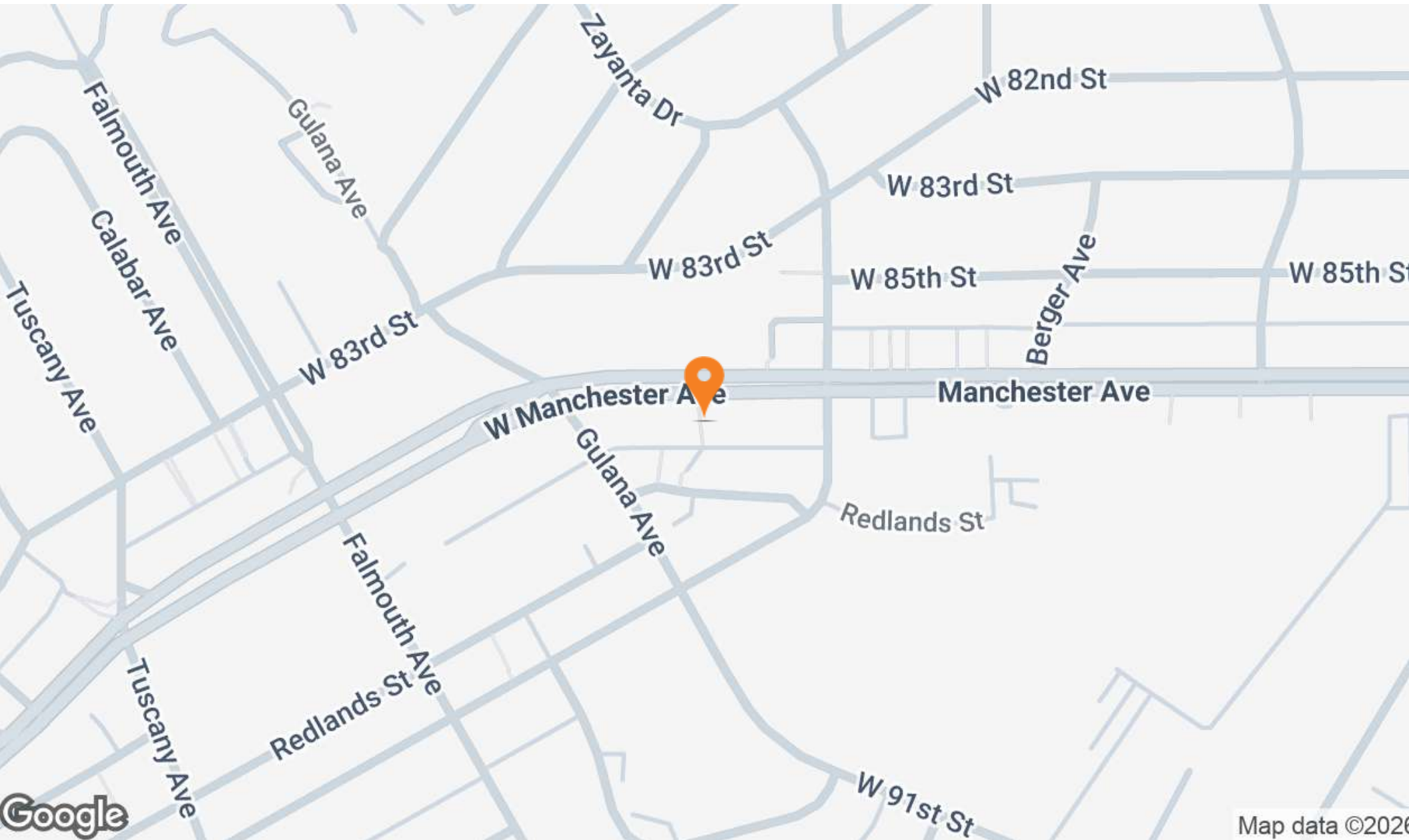
7832 W MANCHESTER AVE

REGIONAL MAP



7832 W MANCHESTER AVE

LOCAL MAP









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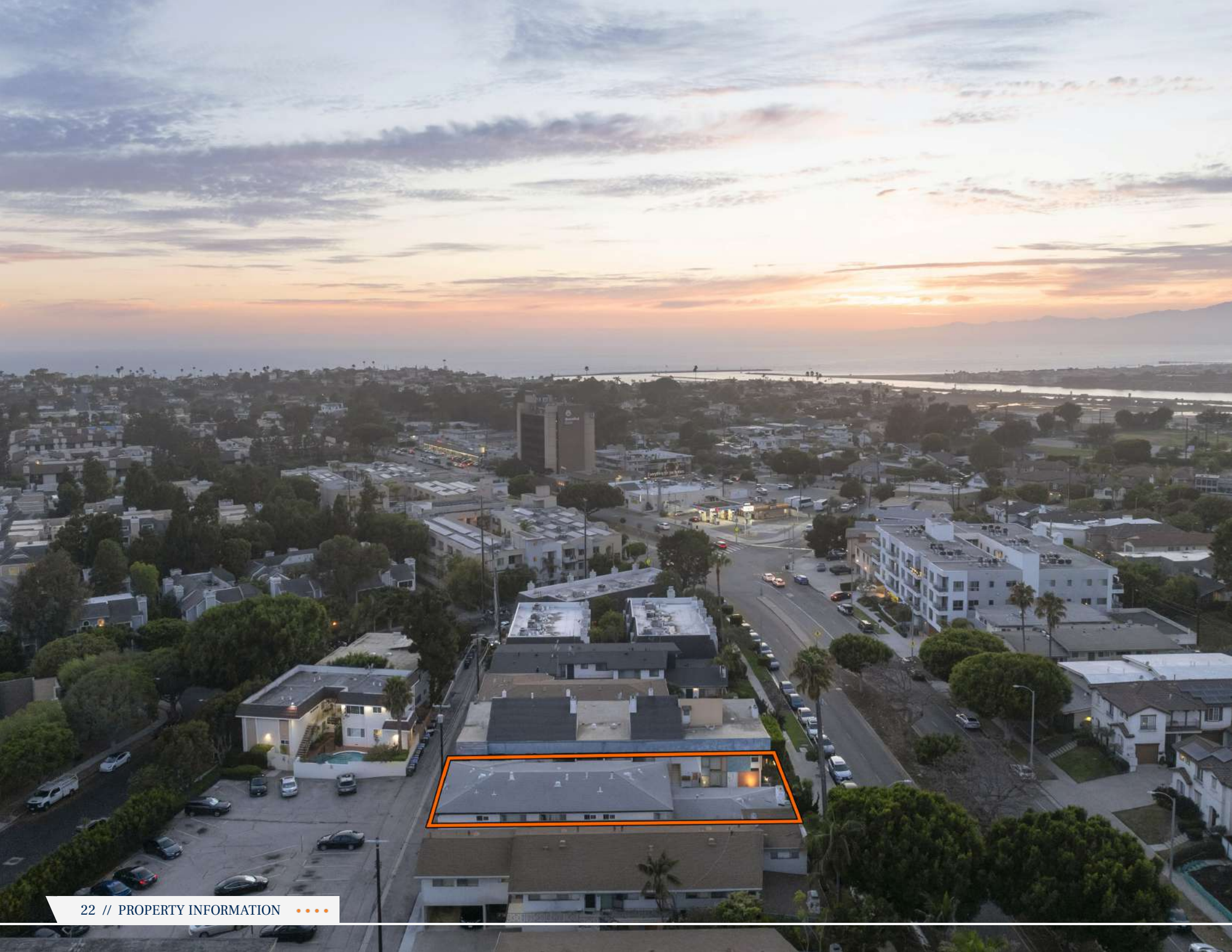




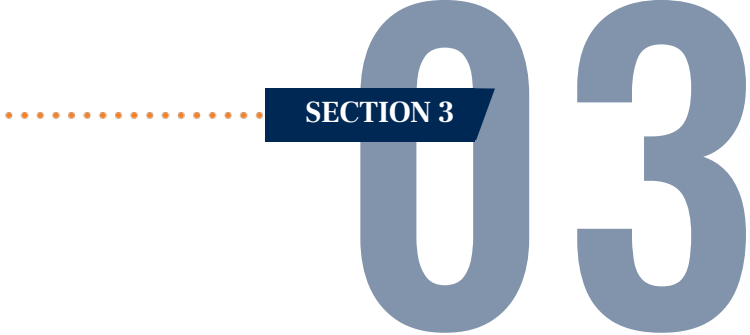












SECTION 3



FINANCIAL ANALYSIS

Financial Details

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7832 W MANCHESTER AVE

FINANCIAL DETAILS

As of June, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	2 Bedroom 2 Bathroom		\$2,400		\$3,100	
02	2 Bedroom 1 Bathroom		\$2,650		\$2,750	
03	1 Bedroom 1 Bathroom		\$2,163		\$2,250	
04	1 Bedroom 1 Bathroom		\$2,195		\$2,250	
05	1 Bedroom 1 Bathroom		\$2,041		\$2,250	
06	1 Bedroom 1 Bathroom		\$1,931		\$2,250	
Total		Square Feet: 4,712	\$13,380	\$2.84	\$14,850	\$3.15

7832 W MANCHESTER AVE

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$178,200		\$178,200			\$29,700	\$37.82
Loss to Lease	(\$17,641)					\$0	\$0.00
Gross Scheduled Rent	\$160,559		\$178,200			\$29,700	\$37.82
Economic Vacancy	(\$4,817)	3.00%	(\$5,346)	3.00%		(\$891)	(\$1.13)
Effective Rental Income	\$155,742		\$172,854			\$28,809	\$36.68
Effective Gross Income	\$156,222		\$173,334			\$28,889	\$36.79

EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$25,471		\$25,471		[1.21%]	\$4,245	\$5.41
Insurance	\$5,255		\$5,255			\$876	\$1.12
Utilities	\$6,500		\$6,500			\$1,083	\$1.38
Repairs & Maintenance	\$3,300		\$3,300			\$550	\$0.70
Pest Control	\$600		\$600			\$100	\$0.13
Landscaping	\$1,680		\$1,680			\$280	\$0.36
Management Fee	\$8,028	5.14%	\$8,910	5.14%		\$1,485	\$1.89
Total Expenses	\$50,833		\$51,716			\$8,619	\$10.98
Expenses as % of EGI	32.54%		29.84%				
Net Operating Income	\$105,389		\$121,619			\$20,270	\$25.81

7832 W MANCHESTER AVE

FINANCIAL DETAILS

SUMMARY		
Price	\$2,105,000	
Down Payment	\$2,105,000	100%
Number of Units	6	
Price Per Unit	\$350,833	
Price Per SqFt	\$446.73	
Gross SqFt	4,712 SF	
Lot Size	0.14 Acres	
Year Built	1958	

RETURNS	Current	Year 1
Cap Rate	5.01%	5.78%
GRM	13.11	11.81
Cash on Cash	5.01%	5.78%
Debt Coverage Ratio	-	-
Debt Yield	-	-

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
1	2 Bedroom 2 Bathroom		\$2,400	\$3,100
1	2 Bedroom 1 Bathroom		\$2,650	\$2,750
4	1 Bedroom 1 Bathroom		\$2,083	\$2,250

OPERATING DATA

INCOME	Current		Year 1	
Gross Scheduled Rent	\$160,559		\$178,200	
Less: Vacancy	(\$4,817)	3.0%	(\$5,346)	3.0%
Gross Rental Revenue	\$155,742		\$172,854	
Other Income	\$480		\$480	
Effective Gross Income	\$156,222		\$173,334	
Less: Expenses	(\$50,833)	32.5%	(\$51,716)	29.8%
Net Operating Income	\$105,389		\$121,619	
Debt Service	\$0		\$0	
Cash Flow	\$105,389	5.01%	\$121,619	5.78%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$105,389	5.01%	\$121,619	5.78%

EXPENSES	Current	Year 1
Real Estate Taxes	\$25,471	\$25,471
Insurance	\$5,255	\$5,255
Utilities	\$6,500	\$6,500
Repairs & Maintenance	\$3,300	\$3,300
Pest Control	\$600	\$600
Landscaping	\$1,680	\$1,680
Management Fee	\$8,028	\$8,910
Total Expenses	\$50,833	\$51,716
Expenses Per Unit	\$8,472	\$8,619
Expenses Per SqFt	\$10.79	\$10.98

SECTION 4

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

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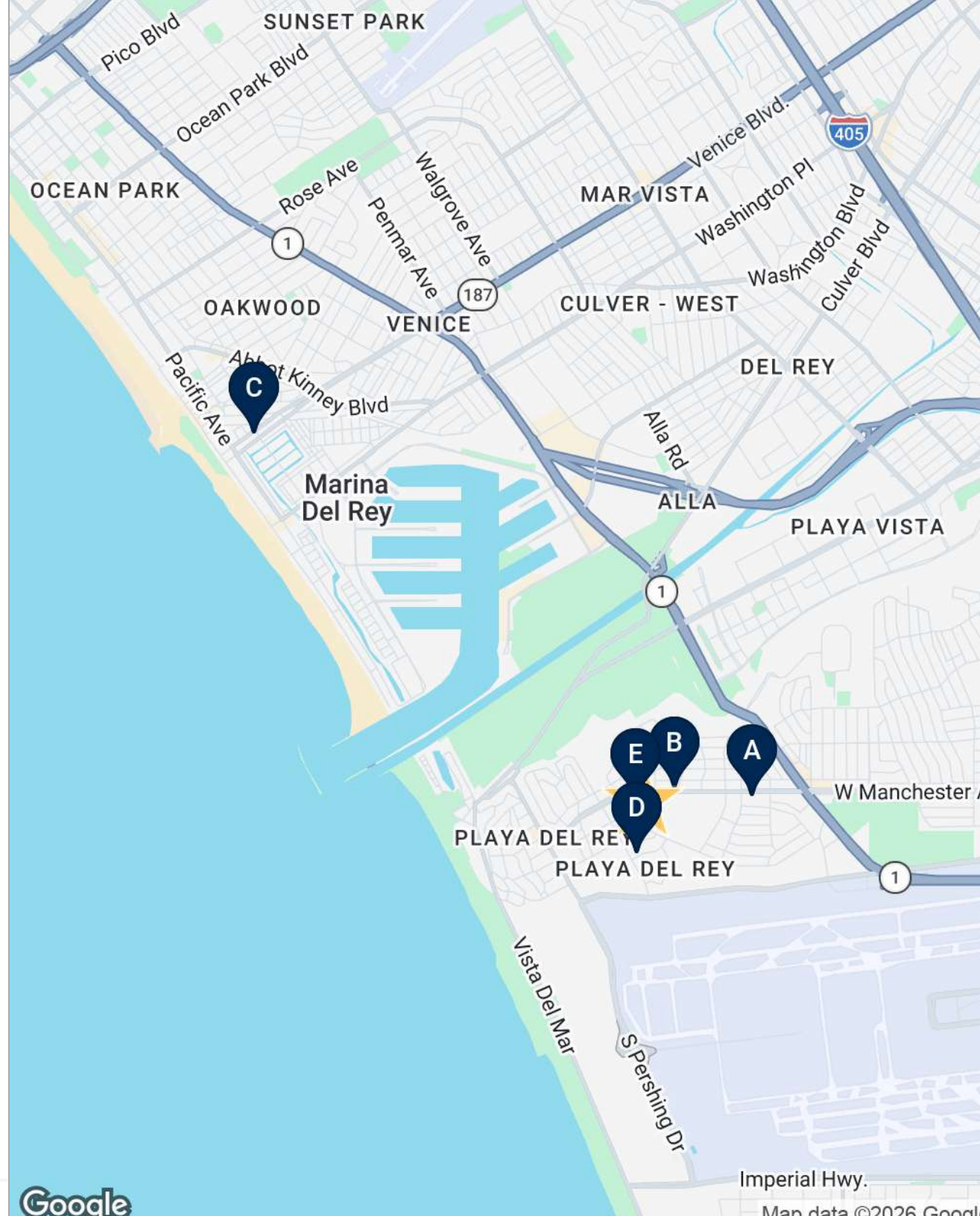


7832 W MANCHESTER AVE

SALE COMPS MAP

SALE COMPS MAP

- ★ 7832 W Manchester Ave
- A 7344 W Manchester Ave
- B 7605 W Manchester Ave
- C 314 N Venice Blvd
- D 7769 St Bernard St
- E 7851 W Talbert St



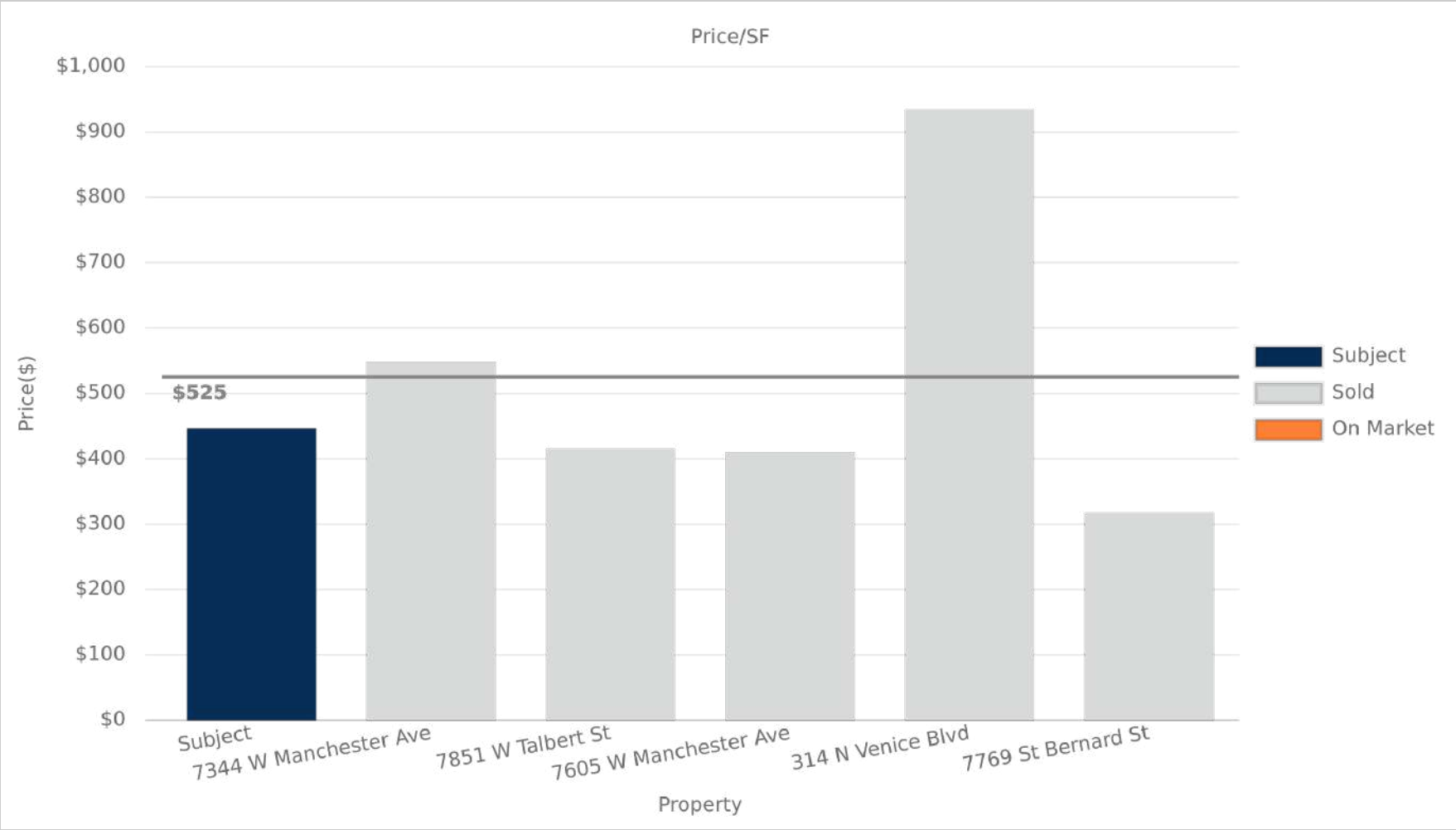
7832 W MANCHESTER AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	7832 W Manchester Ave Los Angeles, CA 90293	\$2,105,000	4,712 SF	\$446.73	0.14 AC	\$350,833	5.01%	6	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	7344 W Manchester Ave Los Angeles, CA 90045	\$3,000,000	5,472 SF	\$548.25	0.26 AC	\$375,000	-	8	07/31/2025
	7605 W Manchester Ave Los Angeles, CA 90293	\$5,225,000	12,738 SF	\$410.19	0.24 AC	\$373,214	5.70%	14	01/09/2026
	314 N Venice Blvd Los Angeles, CA 90291	\$3,950,000	4,228 SF	\$934.25	0.22 AC	\$438,888	-	9	03/17/2026
	7769 St Bernard St Los Angeles, CA 90293	\$2,300,000	7,240 SF	\$317.68	0.19 AC	\$328,571	5.21%	7	04/15/2026
	7851 W Talbert St Los Angeles, CA 90293	\$2,050,000	4,937 SF	\$415.23	0.11 AC	\$341,666	5.67%	6	10/29/2025
	AVERAGES	\$3,305,000	6,923 SF	\$525.12	0.2 AC	\$371,468	5.53%	9	-

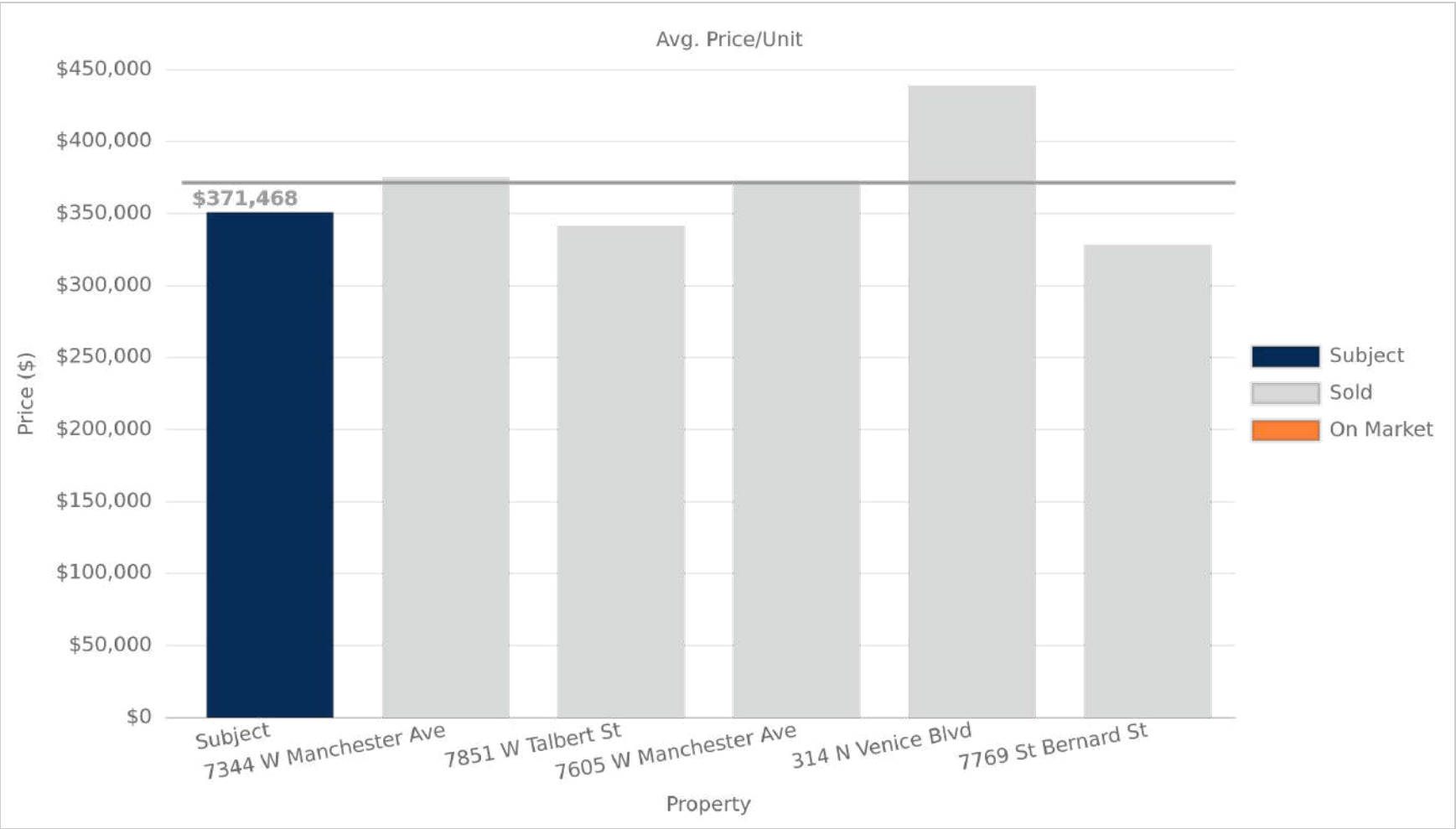
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PRICE PER SF CHART



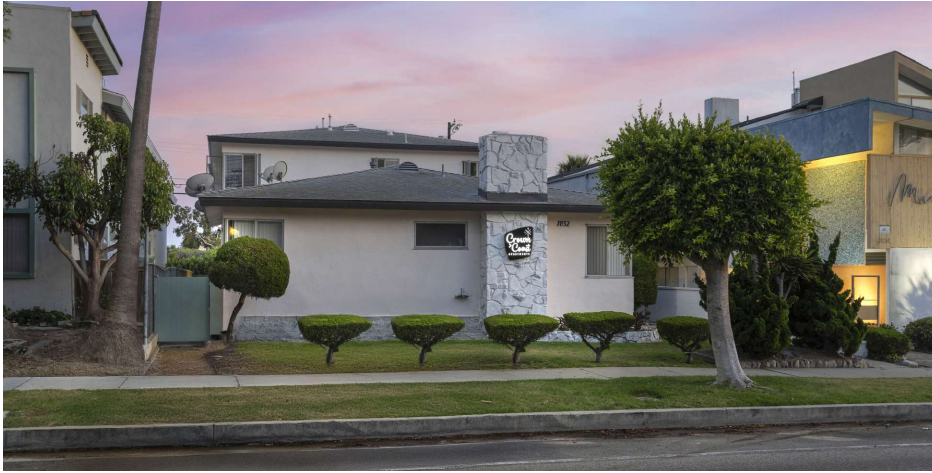
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PRICE PER UNIT CHART



7832 W MANCHESTER AVE

SALE COMPS



7832 W Manchester Ave
Los Angeles, CA 90293

Listing Price:	\$2,105,000	Price/SF:	\$446.73
Property Type:	Multifamily	GRM:	13.11
NOI:	\$105,389	Cap Rate:	5.01%
Occupancy:	100%	Year Built:	1958
Number Of Units:	6	Lot Size:	0.14 Acres
Price/Unit:	\$350,833	Total SF:	4,712 SF



7344 W Manchester Ave
Los Angeles, CA 90045

Sale Price:	\$3,000,000	Price/SF:	\$548.25
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1953	COE:	07/31/2025
Number Of Units:	8	Lot Size:	0.26 Acres
Price/Unit:	\$375,000	Total SF:	5,472 SF

7832 W MANCHESTER AVE

SALE COMPS



B 7605 W Manchester Ave
Los Angeles, CA 90293

Sale Price:	\$5,225,000	Price/SF:	\$410.19
Property Type:	Multifamily	GRM:	12.04
NOI:	-	Cap Rate:	5.70%
Year Built:	1985	COE:	01/09/2026
Number Of Units:	14	Lot Size:	0.24 Acres
Price/Unit:	\$373,214	Total SF:	12,738 SF



C 314 N Venice Blvd
Los Angeles, CA 90291

Sale Price:	\$3,950,000	Price/SF:	\$934.25
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1923	COE:	03/17/2026
Number Of Units:	9	Lot Size:	0.22 Acres
Price/Unit:	\$438,888	Total SF:	4,228 SF

7832 W MANCHESTER AVE

SALE COMPS



D 7769 St Bernard St
Los Angeles, CA 90293

Sale Price:	\$2,300,000	Price/SF:	\$317.68
Property Type:	Multifamily	GRM:	12.12
NOI:	-	Cap Rate:	5.21%
Year Built:	1962	COE:	04/15/2026
Number Of Units:	7	Lot Size:	0.19 Acres
Price/Unit:	\$328,571	Total SF:	7,240 SF



E 7851 W Talbert St
Los Angeles, CA 90293

Sale Price:	\$2,050,000	Price/SF:	\$415.23
Property Type:	Multifamily	GRM:	12.35
NOI:	-	Cap Rate:	5.67%
Year Built:	1960	COE:	10/29/2025
Number Of Units:	6	Lot Size:	0.11 Acres
Price/Unit:	\$341,666	Total SF:	4,937 SF

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