

EXCLUSIVE OFFERING MEMORANDUM

1815 GREENFIELD AVENUE

LOS ANGELES, CALIFORNIA 90025

SIX-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY



WESTWOOD - CENTURY CITY SUBMARKET

\$1,995,000

OFFERING PRICE

7.21%

CAP RATE*

19.56

GRM

6

UNITS

LISTING AGENTS

Taylor Lill | Rick Dergan

ARIA PROPERTIES | LPT REALTY, INC. | Brokerage DRE# 02248983

INVESTMENT SUMMARY

PROPERTY SNAPSHOT

Offering Price	\$1,995,000	Price Per Unit	\$332,500
Price Per Sq. Ft.	\$467.54	Building Size	4,267 SF (Vendor Enhanced)
Lot Size	8,277 SF	Zoning	LAR3
Year Built	1954 (Assessor)	APN	4323-013-020
Unit Mix	Two 2BD/1BA - Four 1BD/1BA	Parking	5 Parking Spaces
Garages	6 Garages	Vacancy	1 Unit
Lease Structure	All Month-to-Month	GRM	19.56

FINANCIAL SUMMARY

Gross Operating Income (Scheduled)	\$206,712
Gross Scheduled Income (Pro Forma, Full Occupancy)	\$208,800
Actual Gross Income (Trailing/Current)	\$102,000
Total Operating Expenses (Listed)	\$8,400
Net Operating Income (Scheduled)	\$143,874
Cap Rate*	7.21%
GRM	19.56

PROPERTY DESCRIPTION

1815 GREENFIELD AVENUE

Exceptional opportunity to acquire a well-located six-unit multifamily property in one of West Los Angeles' most sought-after rental markets. The property features two 2-bedroom units and four 1-bedroom units, appealing to a broad tenant base in an area known for consistently strong rental demand.

All six units are currently stated as month-to-month leases, providing flexibility for a future owner subject to applicable laws and tenant protections.

The property includes 5 parking spaces and 6 garages. It is ideally situated near Century City, UCLA, Santa Monica, Brentwood, Beverly Hills and major West Los Angeles employment centers.

INVESTMENT HIGHLIGHTS

- Six-unit West Los Angeles multifamily investment opportunity.
- Two 2-bedroom units and four 1-bedroom units.
- 5 parking spaces and 6 garages.
- All units stated as month-to-month.
- Current stated rents range from \$2,000-\$2,500; projected market rents range from \$2,600-\$3,500.
- Convenient access to Century City, UCLA, Santa Monica, Brentwood and Beverly Hills.



RENT ROLL & UPSIDE ANALYSIS

CURRENT VS. PROJECTED RENTS

Unit	Beds / Baths	Current Rent	Projected Market	Monthly Upside
1	2 BD / 1 BA	\$2,500	\$3,500	\$1,000
2	2 BD / 1 BA	\$0 (Vacant)	\$3,500	\$3,500
3	1 BD / 1 BA	\$2,000	\$2,600	\$600
4	1 BD / 1 BA	\$2,000	\$2,600	\$600
5	1 BD / 1 BA	\$2,000	\$2,600	\$600
6	1 BD / 1 BA	\$2,000	\$2,600	\$600
TOTAL	8 Bed / 6 Bath	\$10,500 / mo	\$17,400 / mo	\$6,900 / mo

PRICING METRICS

\$1,995,000 OFFERING PRICE	\$332,500 PRICE / UNIT	\$467.54 PRICE / SF	19.56 GRM
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*Cap rate is calculated from the stated scheduled NOI of \$143,874 and the \$1,995,000 offering price. GRM of 19.56 is shown as provided. Buyer should independently verify all financial information.

PROPERTY PHOTOS



LOCATION & CONTACT

LOCATION OVERVIEW

Ideally situated in the Westwood - Century City submarket of West Los Angeles, 1815 Greenfield Avenue offers convenient access to Century City, UCLA, Santa Monica, Brentwood and Beverly Hills, along with shopping, dining, employment centers, public transportation and major freeway corridors.

LISTING AGENTS



LISTING AGENT

Taylor Lill

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LISTING AGENT

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SHOWING INSTRUCTIONS

All units are tenant-occupied. No showing of tenant units without an accepted offer. Please text Taylor Lill or Rick Dergan for more information. All offers must be submitted to rick@soldbyaria.com.

This Offering Memorandum is for informational purposes only. All information is deemed reliable but not guaranteed. Buyer is advised to independently verify all property, financial, zoning, permit, rent-control and tenancy information and consult appropriate professional advisors.