OFFERING MEMORANDUM

4418 S CENTINELA AVE

6-Unit Investment Offering in West Los Angeles, CA

LOS ANGELES, CA 90066

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EXECUTIVE SUMMARY

Section 01

6-UNIT MULTIFAMILY INVESTMENT IN *PRIME MAR VISTA, CA*

4418 S Centinela Ave presents a compelling opportunity to acquire a six-unit multifamily asset in Mar Vista, one of West LA's most desirable rental markets.

The property is ideally positioned near Culver City, Venice, and Marina del Rey, providing residents convenient access to major employment centers, dining, retail, and entertainment throughout the Westside.

The property consists of six (6) units across 3,466 SF on a 5,663 SF lot, with four (4) one-bedroom units and two (2) two-bedroom units. Current rents are significantly below market, offering approximately 90% upside in rental income, with scheduled gross income projected to increase from $96,804 to $184,200 annually. The property also offers ADU potential, providing an additional path to increase density and long-term value.

Offered at $1,400,000, or just $233,333 per unit, 4418 S Centinela Ave provides an attractive entry basis for a Westside Los Angeles multifamily asset. The combination of substantial rental upside, compelling price per door, and future ADU potential creates a strong value-add investment opportunity in one of Los Angeles' most sought-after rental corridors.

ADDRESS	4418 S Centinela Ave Los Angeles, CA 90066
PRICE	**$1,400,000**
GROSS INCOME	$96,804
NOI	$62,200
UNITS	6
BUILDING SF	±3,466 SF
APN	4232-023-033

INVESTMENT HIGHLIGHTS

- Four (4) One-Bedroom/One-Bath & Two (2) Two-Bedroom/One-Bath Units
- Approximately 90% Upside in Rental Income
- Offered at an Attractive $233,333 Per Unit
- ADU Potential Providing Additional Income and Value-Add Opportunity
- Market Rents Projected to Increase Annual Gross Income to $184,200
- Mar Vista Location with Convenient Access to Culver City, Venice, and Marina del Rey
- Strong Westside Rental Location Near Major Employment, Retail, Dining, and Entertainment Corridors

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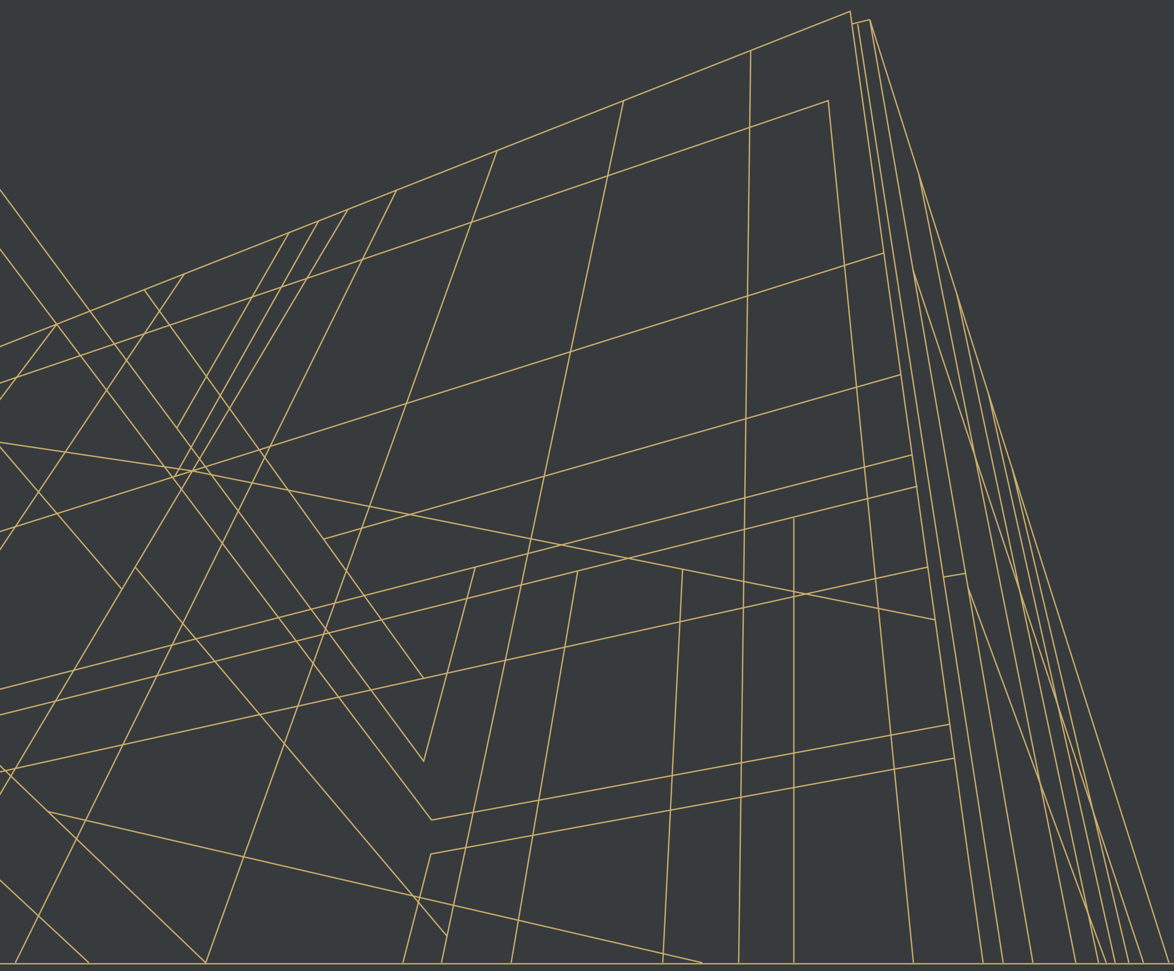
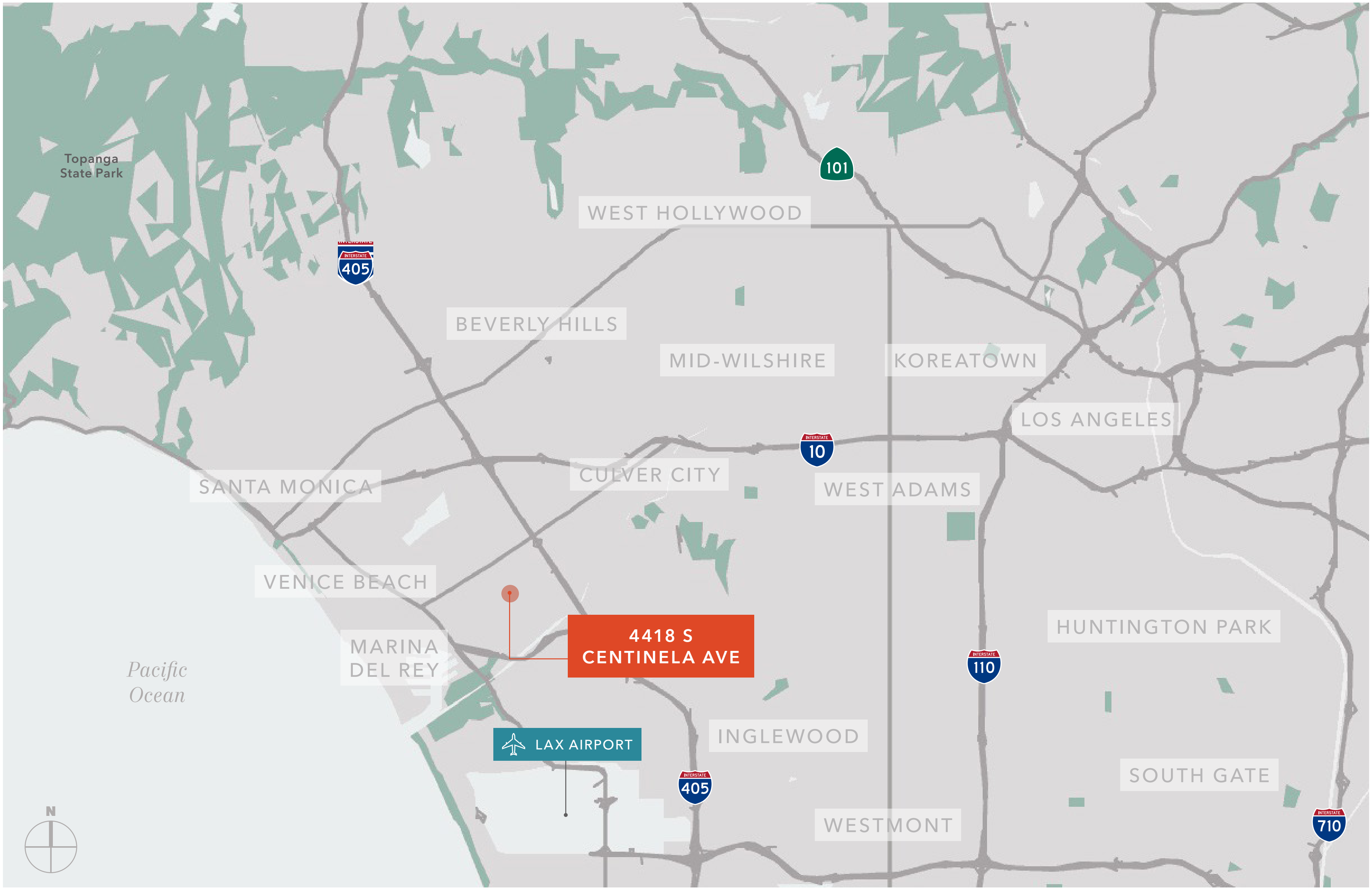


PROPERTY OVERVIEW

Section 02


SUBJECT
PROPERTY


Topanga
State Park
101
WEST HOLLYWOOD
405
BEVERLY HILLS
MID-WILSHIRE
KOREATOWN
LOS ANGELES
10
SANTA MONICA
CULVER CITY
WEST ADAMS
VENICE BEACH
4418 S
CENTINELA AVE
MARINA
DEL REY
HUNTINGTON PARK
110
Pacific
Ocean
LAX AIRPORT
INGLEWOOD
405
SOUTH GATE
N
WESTMONT
710

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LOCATION OVERVIEW

Section 03

MAR VISTA, CA — ONE OF WEST LA'S MOST DESIRABLE NEIGHBORHOODS

Mar Vista is a neighborhood on the Westside of Los Angeles, California. In 1927, Mar Vista became the 70th community to be annexed to Los Angeles.

Mar Vista is a residential and commercial neighborhood on the Westside of Los Angeles, California. It is the home of Venice High School, two private schools, a branch public library and a city park.

According to the Mapping L.A. project of the Los Angeles Times, Mar Vista is adjoined on the northeast by Palms, on the east, southeast and south by Culver City, on the west by Venice and on the northwest by Santa Monica.

Mar Vista's street and other boundaries are: the San Diego Freeway to the Culver City boundary at Venice Boulevard on the northeast, the Culver City line on the southeast, Walgrove Avenue on the southwest and the Santa Monica city boundary on the northwest. The northern apex of the Mar Vista neighborhood is at the San Diego Freeway and National Boulevard and the southern is at Washington Boulevard and Tivoli Avenue. The Zip Code for Mar Vista California is 90066.

NEIGHBORHOOD HIGHLIGHTS

MAR VISTA TRACT

Designed by Midcentury Modern architect Gregory Ain, this 52-home development aimed to infuse postwar housing for the new middle class with modern design elements. Remarkably, all of the homes still stand, and driving into the well-preserved neighborhood is like turning back the clock to the boom years of the late 1940s.

MAR VISTA HILL

Towering 200 feet above the basin, this historic mesa boasts killer ocean, city and mountain views. The hill also plays host to the North Venice Little League park and Ocean View Community Garden, which occupy a site that has been - in succession - farmland, city dump, antiaircraft artillery battery and the proposed site of an L.A. Department of Water and Power reservoir. Some of the oldest homes in Mar Vista line Grand View above Venice Boulevard.

THE VENICE/GRAND VIEW HISTORIC COMMERCIAL DISTRICT

Mar Vista's historic "downtown" contains buildings built between 1924 and 1960 (including the original Mar Vista Library) in a wide variety of styles. You can find tattoo parlors, hand-brewed coffee and the weekly farmers market.

Source: The Los Angeles Times

FINANCIALS

Section 04

RENT ROLL

Unit	Unit Mix	Current Rent	Market Rent	Square Footage	Current Rent PSF	Market Rent PSF
A	1B/1B	$774	$2,250	516	$1.50	$4.36
B	1B/1B	$1,192	$2,250	516	$2.31	$4.36
C	1B/1B	$1,300	$2,250	516	$2.52	$4.36
D	2B/1B	$1,545	$2,950	701	$2.20	$4.21
E	2B/1B	$1,906	$2,950	701	$2.72	$4.21
F	1B/1B	$1,300	$2,250	516	$2.52	$4.36
Monthly Rental Income		$8,017	$14,900	3,466 total		
Laundry Income		$50	$50			
Total Monthly Income		**$8,067**	**$14,950**			
Total Scheduled Gross Income		**$96,804**	**$179,400**			
Upside			85%			
Market GRM			7.80			
Market Cap Rate			10.17%			

FINANCIAL ASSUMPTIONS

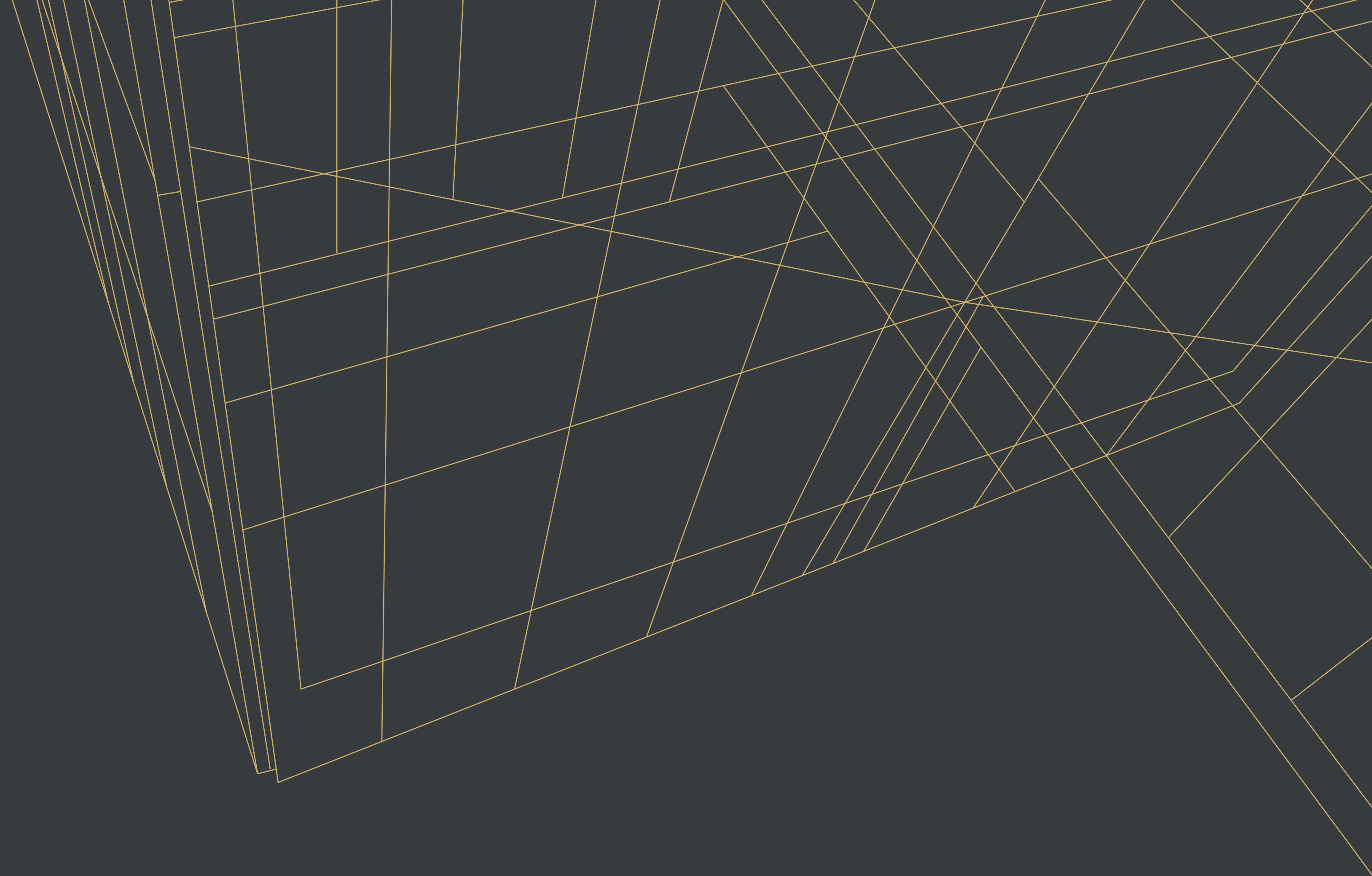
PRICE	**$1,400,000**
PRICE PER UNIT	$233,333
PRICE PER NET BLDG SF	$404
ACTUAL GRM	14.46
ACTUAL CAPITALIZATION RATE	4.44%
DOWN PAYMENT	$708,372
FIRST TRUST DEED	$691,628
INTEREST RATE/TERMS	6.0%
% DOWN	51%
NET OPERATING INCOME	$62,200
LESS LOAN PAYMENTS	$41,498
CASH FLOW (PRE-TAX)	$20,702
RETURN ON DOWN PAYMENT	2.92%

ESTIMATED ANNUAL OPERATING EXPENSES

	Current	Market
NEW PROPERTY TAXES	$17,500	$17,500
VACANCY (3%)	$2,904	$5,382
PROPERTY INSURANCE (EST)	$4,000	$4,000
TRASH	$2,500	$2,500
UTILITIES (LADWP + GAS)	$4,500	$4,500
REPAIR AND MAINTENANCE	$2,000	$2,000
CLEANING & GARDENING	$1,200	$1,200
EXPENSES	$31,700	$31,700
%	32.75%	17.67%
SCHEDULED GROSS INCOME	$96,804	$179,400
EFFECTIVE GROSS INCOME	$93,900	$174,018
NET OPERATING INCOME	**$62,200**	**$142,318**

SALE COMPARABLES

		Property Name	Sold Date	Building Size SF	Sale Price	Units	$ Per Unit	PPSF	GRM	Cap Rate	Year Built
01		**12400 MITCHELL AVE** Los Angeles, CA 90066	11/20/2025	5,040	$1,700,000	7	$242,857	$337	11.80	5.22%	1957
02		**11817 CULVER BLVD** Los Angeles, CA 90064	6/4/2026	4,807	$1,298,500	7	$185,500	$270	14.28	3.55%	1952
03		**12510 WASHINGTON PL** Los Angeles, CA 90066	3/5/2026	4,141	$1,900,000	6	$316,667	$459	13.47	5.09%	1953
04		**11728 AVON WAY** Los Angeles, CA 90066	10/1/2025	5,499	$1,575,000	7	$225,000	$286	11.37	3.63%	1965
05		**11741 W WASHINGTON BLVD** Los Angeles, CA 90066	8/29/2026	4,396	$1,650,000	6	$275,000	$375	NA	NA	1955
	Averages						**$249,005**	**$346**	**12.73**	**4.37%**	
SP		**4418 S CENTINELA AVE** Los Angeles, CA 90066	-	3,466	$1,400,000	6	$233,333	$404	14.46	4.44%	1964



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