

Offering Memorandum

16 UNITS IN PALMS

LYON STAHL
INVESTMENT REAL ESTATE

G
GELBER
REALTY CORPORATION

3750

Midvale Avenue

\$4,200,000

LOS ANGELES



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Los Angeles, CA 90034



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Property Overview

3750 Midvale Ave,
Los Angeles, CA 90034



Property Overview

3750 Midvale Ave,
Los Angeles, CA 90034

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Property Summary

Price	\$4,200,000
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Address	3750 Midvale Ave
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City, State, Zip	Los Angeles, CA 90034
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County	Los Angeles
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Zoning	LAR3
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Year Built	1961
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Number Of Units	16
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Parking	24 Spaces
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Building Size	13,210 SF
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Lot Size	15,985 SF
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Cap Rate	4.26%
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Pro Forma Cap Rate	8.09%
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Grm	12.81
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Pro Forma Grm	8.51
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Price / Bldg Sf	\$317.94
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Price / Unit	\$262,500
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Property Overview

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3750 Midvale Ave,
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3750 Midvale Ave, Los Angeles CA 90034

- Long Term Ownership, Family Owned & Operated for the Last 37 Years
- Strong Value Add Opportunity; There is 51% Remaining Rental Upside that can be Captured Through Interior Renovations
- Property is Located in a Desirable Pocket of Palms. With a Walk Score of 88 'Very Walkable' - Residents Enjoy Convenient Access to Employment Centers, Retail, and Entertainment From Palms, Culver City, Mar Vista & Surrounding Markets
- Potential Attached ADU Opportunity, New Ownership has Potential to Convert Car Ports Through the State's Favorable Attached Accessory Dwelling Unit (ADU) Program – Buyer to Verify
- Excellent Freeway Access Located Minutes from the 10 & 405 Freeways, Allowing Tenants Easy Access Throughout the City

This family-owned and operated multifamily property presents an attractive long-term ownership opportunity, having been held by the same ownership group for the past 37 years. Located in a desirable pocket of Palms, the property offers new ownership a strong value-add opportunity, with approximately 51% remaining rental upside that can be captured through interior renovations and the repositioning of existing units.

The property benefits from a highly desirable location with a Walk Score of 88, classified as "Very Walkable," providing residents with convenient access to employment centers, retail, dining, and entertainment throughout Palms, Culver City, Mar Vista, and surrounding Westside markets. The property's location and strong rental demand provide a solid foundation for both immediate income growth and long-term appreciation.

New ownership may also have the potential to convert existing carports into attached Accessory Dwelling Units (ADUs) under California's favorable ADU regulations, providing an additional avenue for future value creation. Buyer to independently verify the feasibility, permitting requirements, and applicability of any ADU conversion.

Ideally situated near major transportation corridors, the property is located just minutes from the 10 and 405 Freeways, providing residents with convenient access throughout Los Angeles and to major employment centers across the Westside and greater Los Angeles area. The combination of long-term ownership history, significant rental upside, potential ADU upside, and a highly accessible Palms location makes this an attractive opportunity for investors seeking a well-located value-add multifamily asset.



Financial Overview

3750 Midvale Ave,
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Financial Overview

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Price \$4,200,000

Property Summary			
ADDRESS	3750 Midvale Ave	YEAR BUILT	1961
DOWN PAYMENT	38% \$1,596,000	PARKING	24 Spaces
NUMBER OF UNITS	16	CURRENT NOI	\$179,074
COST PER UNIT	\$262,500	PRO FORMA NOI	\$339,839
LOT SIZE	15,985 SF	CURRENT CAP RATE	4.26%
GROSS RENTABLE SF	13,210 SF	PRO FORMA CAP RATE	8.09%
PRICE PER BLDG SF	\$317.94	CURRENT GRM	12.81
PRICE PER LAND SF	\$262.75	PRO FORMA GRM	8.51

Proposed Financing			
LOAN AMOUNT	\$2,604,000	LOAN-TO-VALUE	38%
DOWN PAYMENT	\$1,596,000	AMORTIZATION	30-YEAR
INTEREST RATE	6.00%	LOAN TERM	10-YEAR FIXED
MONTHLY PAYMENT	\$15,612	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$187,348	DEBT COVERAGE RATION (DCR)	0.96

Financial Overview

3750 Midvale Ave,
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Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$327,763		\$493,500	
VACANCY RATE RESERVE	\$9,833	3%	\$14,805	3%
GROSS OPERATING INCOME	\$317,930		\$478,695	
EXPENSES	\$138,856	42%	\$138,856	28%
NET OPERATING INCOME	\$179,074		\$339,839	
LOAN PAYMENTS	\$187,348		\$187,348	
PRE TAX CASH FLOWS	\$(8,274)	-0.52%	\$152,491	9.55%
PRINCIPAL REDUCTION	\$31,977		\$31,977	
TOTAL RETURN BEFORE TAXES	\$23,703	1.49%	\$184,469	11.56%

Scheduled Income

	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$27,189	\$41,000
Laundry	\$125	\$125
ANNUALIZED SCHEDULED GROSS INCOME	\$327,763	\$493,500

Expense Summary

New Taxes (1.187380%):	\$49,870
Direct Assessments (2026 Actual):	\$2,473
Repairs and Maintenance (4%):	\$13,111
Insurance (\$1.5/GSF):	\$19,815
Utilities (\$1,200/Unit):	\$19,200
Property Management (5%)	\$16,388
Onsite Manager (\$1,500/Mo):	\$18,000
Total Expenses:	\$138,856
Expenses as %/SGI	42.36%
Per Net Sq. Ft:	\$10.51ok
Per Unit:	\$8,679

Rent Roll

3750 Midvale Ave,
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Unit	Unit Type	Actual Rent	Market Rent	Notes
1	2-Bed/1-Bath	\$1,950	\$3,000	
2	1-Bed/1-Bath	\$1,213	\$2,300	
3	1-Bed/1-Bath	\$1,178	\$2,300	
4	1-Bed/1-Bath	\$1,300	\$2,300	
5	1-Bed/1-Bath	\$1,202	\$2,300	
6	2-Bed/1-Bath	\$1,853	\$3,000	
7	2-Bed/1-Bath	\$2,400	\$3,000	
8	1-Bed/1-Bath	\$1,539	\$2,300	Resident Manager
9	2-Bed/1-Bath	\$2,100	\$3,000	
10	1-Bed/1-Bath	\$1,900	\$2,300	
11	1-Bed/1-Bath	\$1,900	\$2,300	
12	1-Bed/1-Bath	\$1,800	\$2,300	
13	1-Bed/1-Bath	\$1,204	\$2,300	
14	2-Bed/1-Bath	\$1,900	\$3,000	
15	2-Bed/1-Bath	\$1,950	\$3,000	
16	1-Bed/1-Bath	\$1,800	\$2,300	
MONTHLY TOTALS		\$27,189	\$41,000	
Laundry		\$125	\$125	
ANNUALIZED TOTALS		\$327,763	\$493,500	

Property Photography

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Exterior Photos

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Exterior Photos

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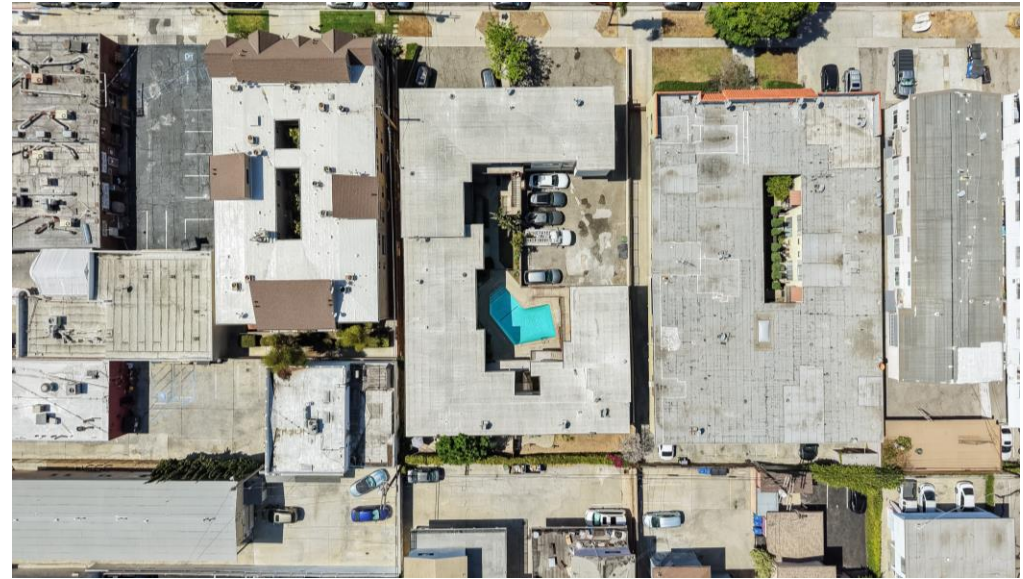


Exterior Photos

3750 Midvale Ave,
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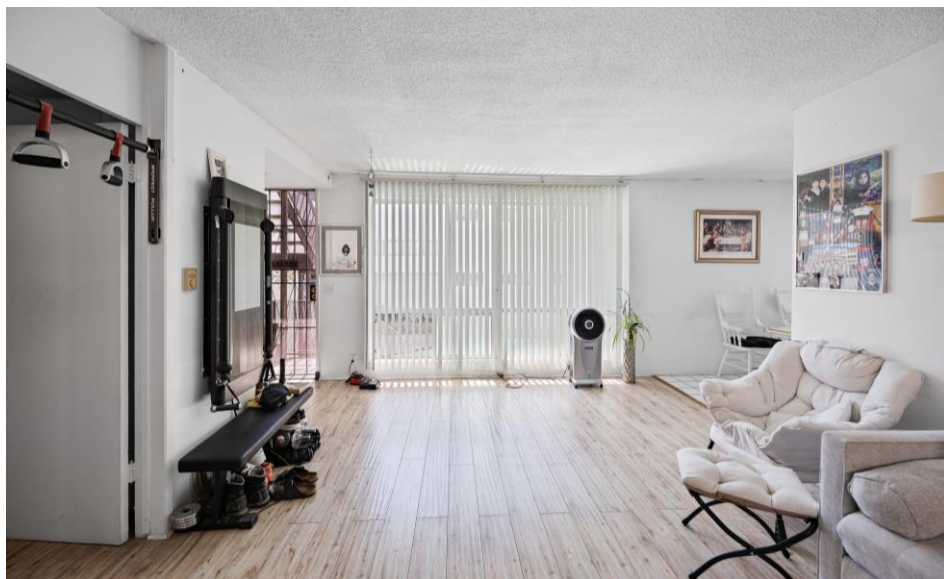


Interior Photos

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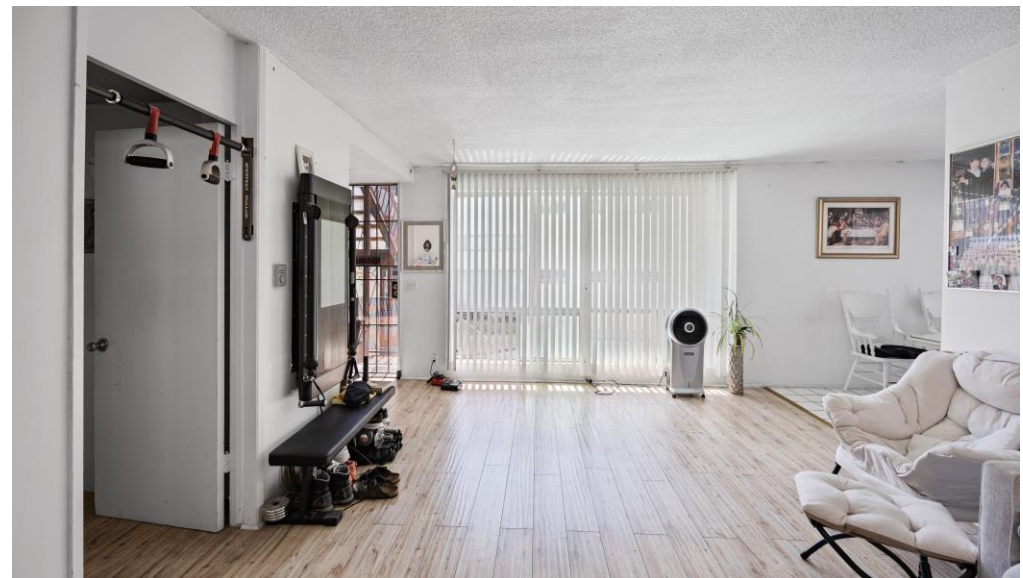


Interior Photos

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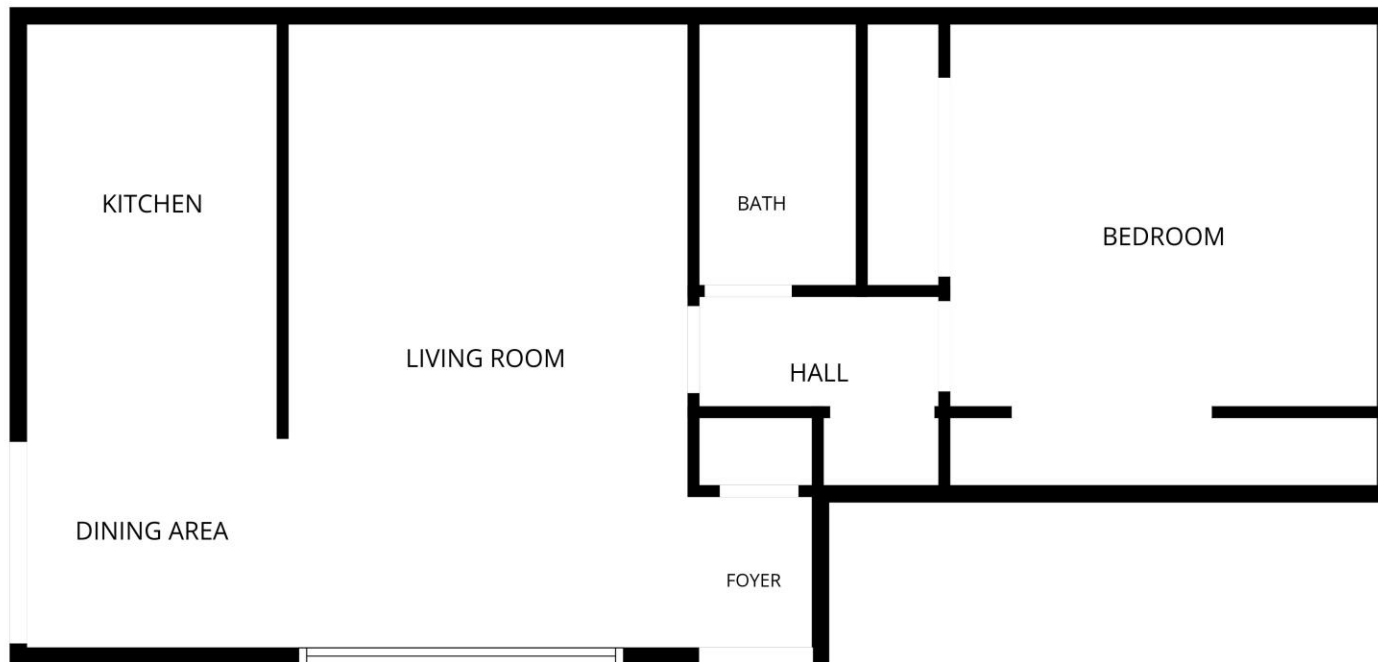
Floor Plan

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Unit 8



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Comparables

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Sold Comparables

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Los Angeles, CA 90034

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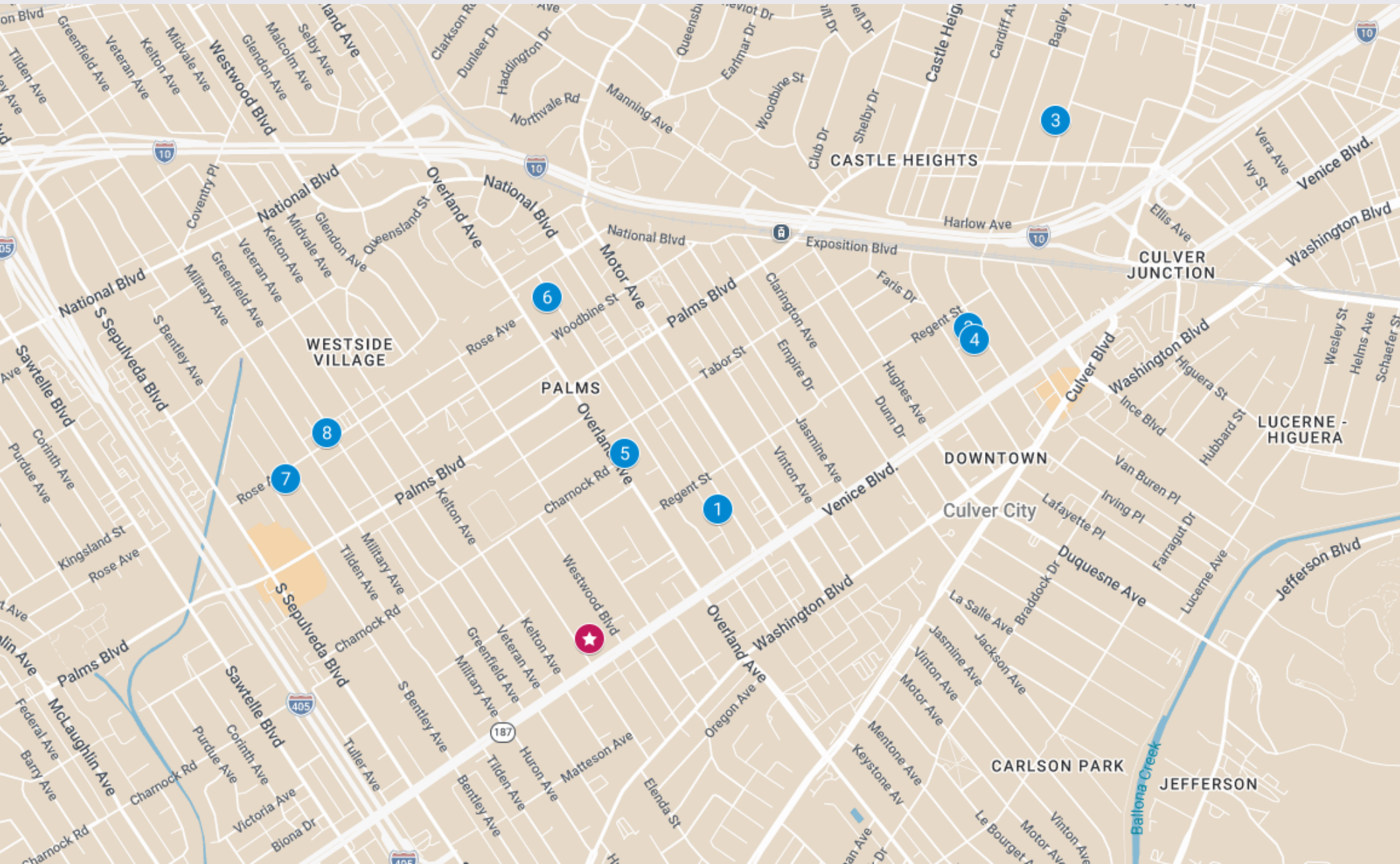


	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	GRM	CAP Rate	Sold Date
1	3735 Mentone Ave, 90034	\$2,175,000	8	1967	10,914 SF	\$271,875	\$199	11.00	6.59%	8/14/2026
2	3717 Cardiff Ave, 90034	\$13,125,000	45	1973	41,797 SF	\$291,667	\$314	10.88	5.60%	6/22/2026
3	3121 S Canfield Ave, 90034	\$2,135,000	9	1963	8,602 SF	\$237,222	\$248	13.49	4.41%	4/29/2026
4	3735 Cardiff Ave, 90034	\$1,550,000	6	1968	5,010 SF	\$258,333	\$309	12.86	4.62%	12/31/2025
5	3624 Overland Ave, 90034	\$4,500,000	12	1959	6,275 SF	\$375,000	\$717	N/A	N/A	11/21/2025
6	3329 Keystone Ave, 90034	\$2,160,000	8	1971	7,900 SF	\$270,000	\$273	12.40	4.90%	10/23/2025
7	11060-70 Rose Ave, 90034	\$4,100,000	15	1968	16,176 SF	\$273,333	\$253	10.97	5.14%	9/26/2025
8	10961 Rose Ave, 90034	\$2,950,000	9	1968	9,558 SF	\$327,778	\$309	11.75	5.32%	9/17/2025
Averages		\$4,086,875			13,279 SF	\$288,151	\$328	11.91	5.23%	
*	3750 Midvale Ave	\$4,200,000	16	1961	13,210 SF	\$262,500	\$318	12.81	4.26%	ACTIVE

Sold Comparables Map

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Lease Comparables

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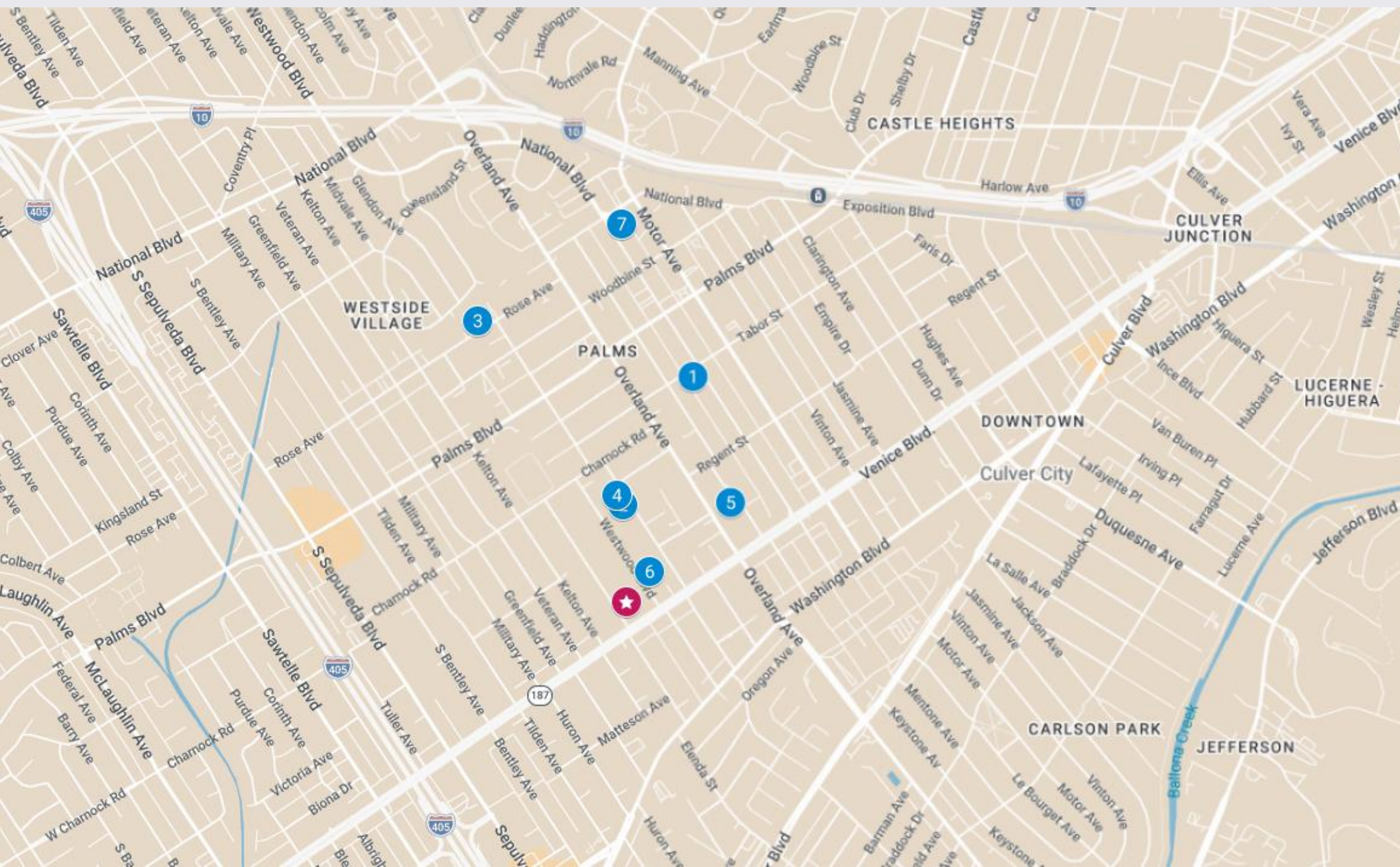


	Address	Year Built	Unit Type	Units	Rental Rate
1	3603 Mentone Ave, 90034	1963	1-Bed/1-Bath	8	\$2,225
2	3649 Glendon Ave, 90034	1975	1-Bed/1-Bath	16	\$2,450
3	10815 Rose Ave, 90034	1969	1-Bed/1-Bath	7	\$2,450
4	3637 Glendon Ave, 90034	1975	1-Bed/1-Bath	16	\$2,850
5	3745 Keystone Ave, 90034	1967	2-Bed/1-Bath	8	\$3,000
6	3744 Westwood Blvd, 90034	1965	2-Bed/2-Bath	7	\$3,100
7	3314 S Mentone Ave, 90034	1966	2-Bed/2-Bath	9	\$3,195
Average			1-Bed/1-Bath		\$2,494
			2-Bed/1-Bath		\$3,098
*	3750 Midvale Ave, Los Angeles, CA 90034		1-Bed/1-Bath		\$1,503
			2-Bed/1-Bath		\$2,026

Lease Comparables Map

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Area Overview

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Los Angeles, CA 90034

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City Overview

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Palms

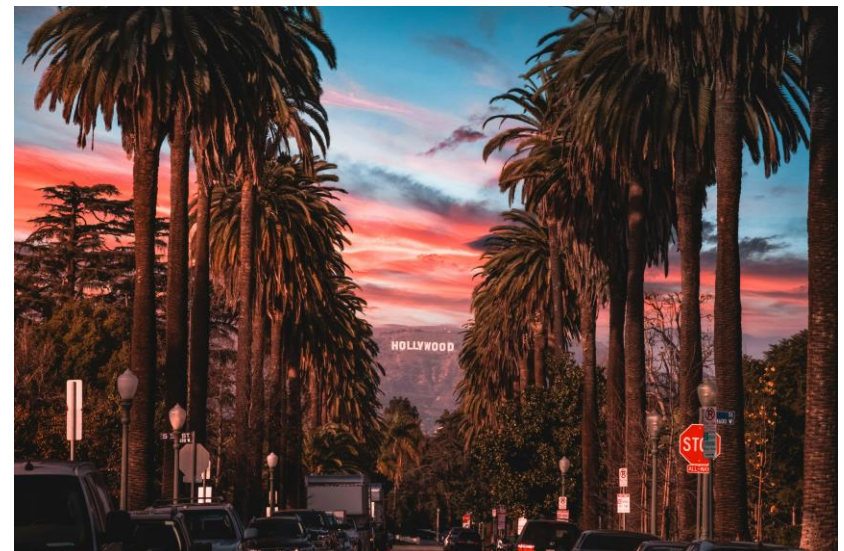
Located on the Westside of Los Angeles, Palms is a well-established residential community known for its central location, neighborhood character, and convenient access to many of the region's major employment and entertainment destinations. Situated adjacent to Culver City, Palms offers residents a desirable balance of residential living and urban accessibility.

Palms features a diverse mix of housing, including single-family homes, condominiums, and multifamily apartment properties. Tree-lined residential streets and an established neighborhood setting contribute to the area's appeal, while its central Westside location provides convenient access to surrounding communities.

Residents enjoy proximity to a wide variety of restaurants, shopping, entertainment, and everyday services throughout Palms and neighboring Culver City. The area is also within convenient reach of destinations throughout the Westside, including Century City, Beverly Hills, Westwood, Mar Vista, and Santa Monica.

Accessibility is one of Palms' key advantages. Major thoroughfares including Venice Boulevard, National Boulevard, and Motor Avenue provide connections throughout Los Angeles, while nearby access to the 10 and 405 Freeways allows residents to conveniently reach employment centers and destinations across the region.

Palms also benefits from its proximity to major employment centers throughout Culver City and the greater Westside, including businesses in the entertainment, technology, media, and professional services industries. Its combination of accessibility, established residential character, and proximity to major Westside destinations continues to make Palms an attractive place to live within Los Angeles.



County Overview

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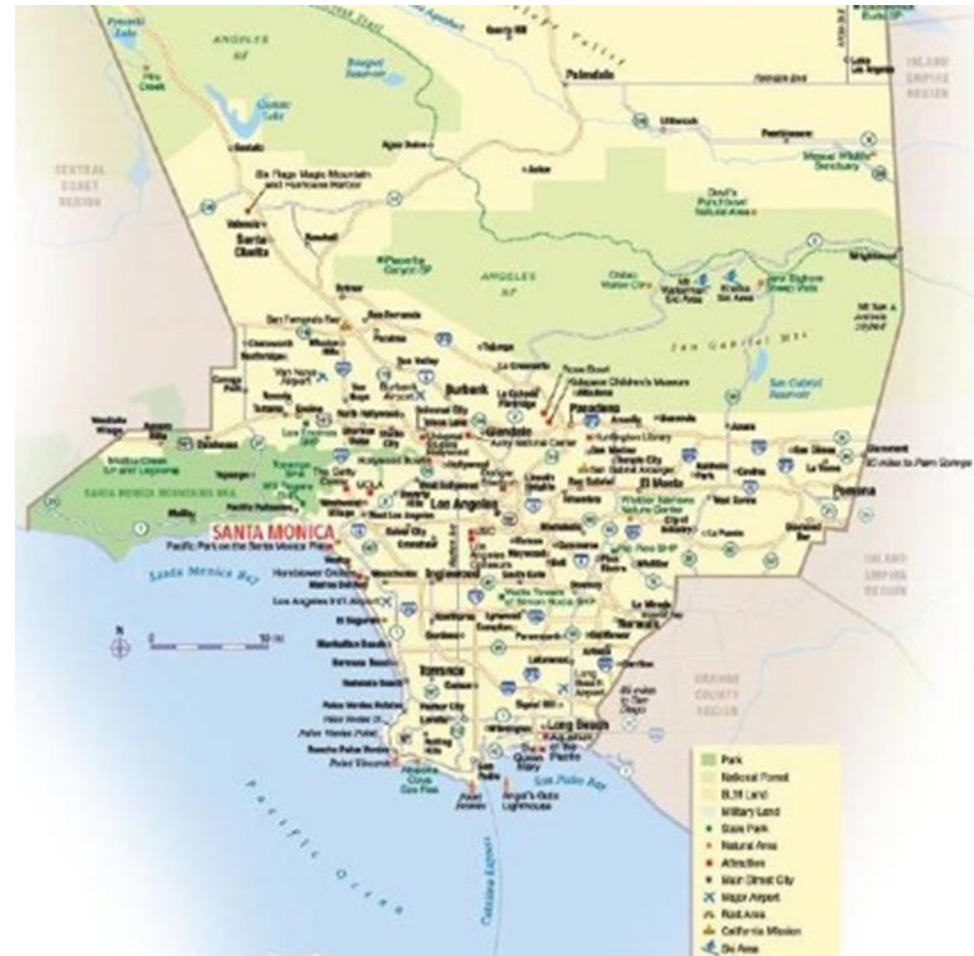


Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

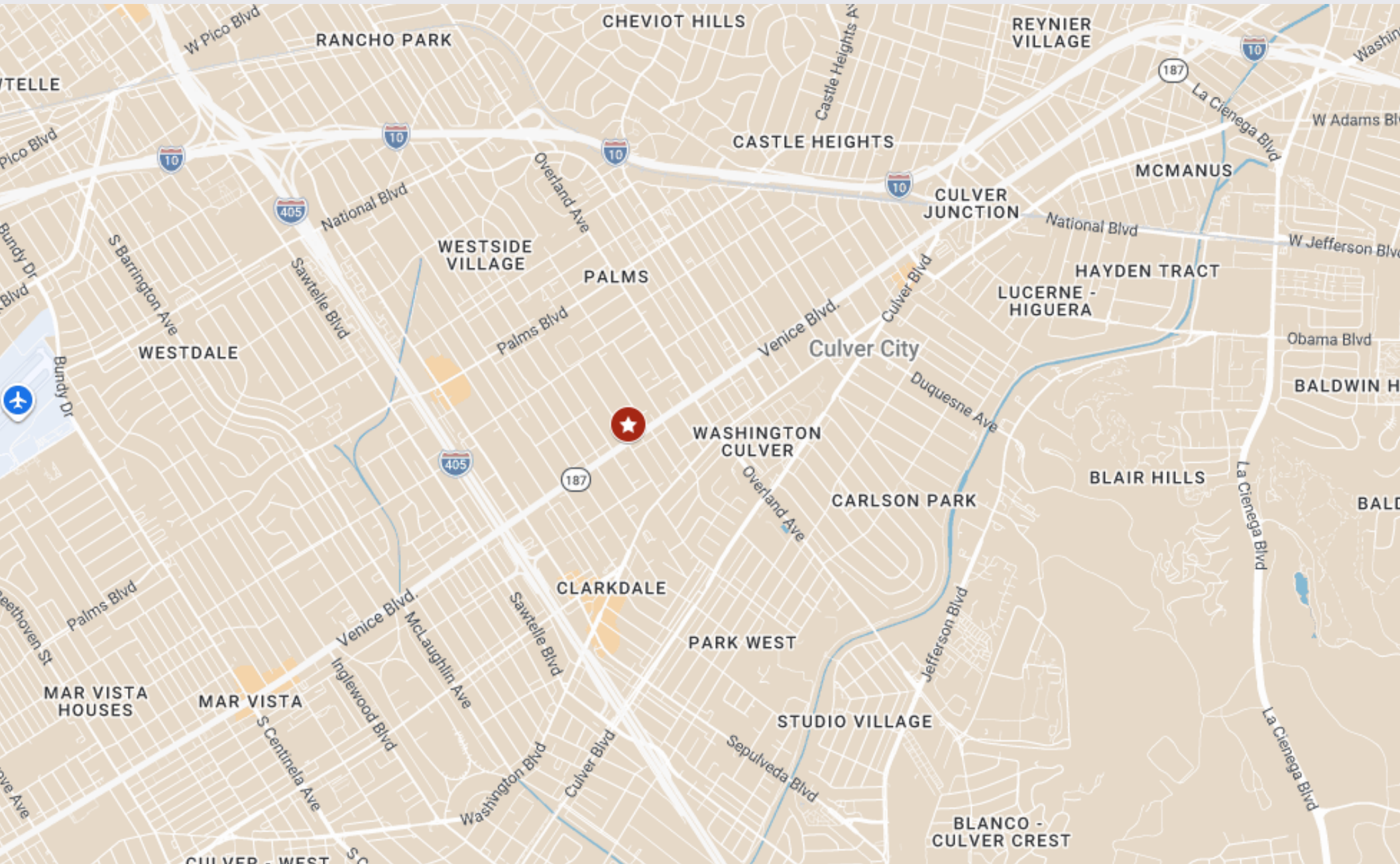
If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



Local Map

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Los Angeles, CA 90034

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Disclaimer & Confidentiality Agreement



The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By



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