



2325 S RIDGELEY DR

LOS ANGELES, CA 90016 | MID-CITY

8 UNITS + PLANS FOR 8 DETACHED ADUs | 100% TWO-BEDROOM UNITS

\$1,825,000

PRICE

\$228,125

PRICE / UNIT

\$255

PRICE / SF

4.5%

CURRENT CAP

11%

PROFORMA CAP

9.7%

CAP W/ 8 ADUs

14.2%

PROFORMA W/ ADUs



2ND PRICE REDUCTION. ALMOST 100% UPSIDE. DOUBLE THE DOORS.

2nd Price Reduction! Large 7,152 SF 8-unit value-add building cash flowing at a current 4.5% Cap Rate with almost 100% upside to a 11% Cap on Proforma. Attractively priced at only \$228K/unit for entirely 2-bedroom / 1-bath units and only \$255/SF.

Large 9,500 SF lot with plans to add 8 detached ADUs to achieve an incredible 9.7% Current Cap Rate, 14.2% Proforma Cap, \$158K/unit, and only \$254/SF after taking into account all construction costs (~\$715K assuming \$250/SF).

The exterior has undergone detailed renovations and features on-site parking and an updated laundry room. Electricity and gas are individually metered, minimizing operating expenses.

- 8-unit building, all 2-bed/1-bath — only \$228K/door & \$255/SF
- Current 4.5% Cap with almost 100% rental upside to a 11% Proforma Cap
- RTI-ready path: 8 detached ADUs → 16 units at \$158K/door all-in
- 9.7% Current / 14.2% Proforma Cap with ADUs, only \$254/SF all-in
- Individually metered gas & electric | updated on-site laundry
- Renovated exterior with gated on-site parking



\$1,825,000

PRICE

7,152 SF

BUILDING

9,500 SF

LOT

\$228,125

PER UNIT

14.2 / 7.2

GRM CUR / PRO

5154-006-009

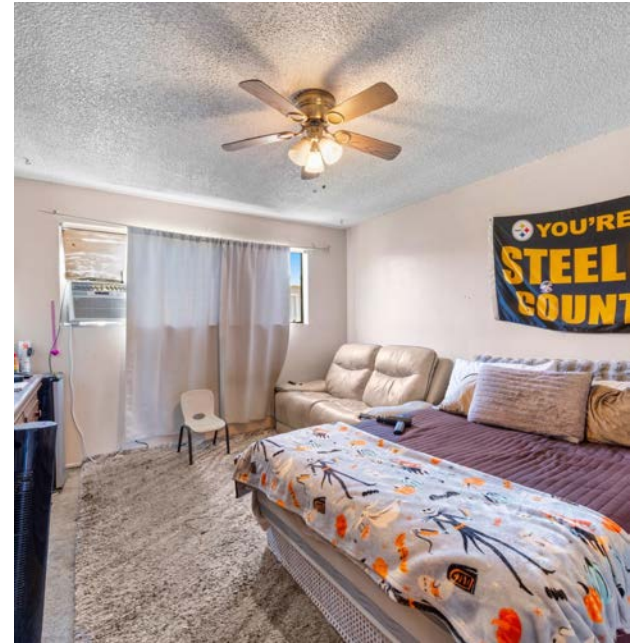
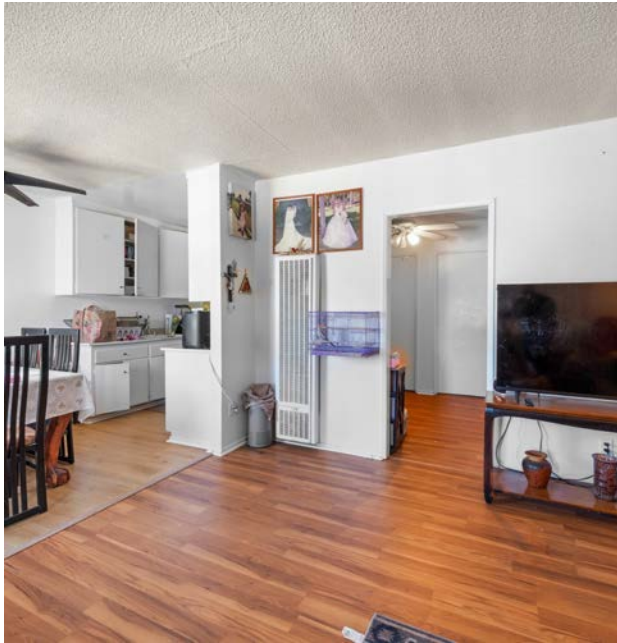
APN

ADU EXPANSION — 16 UNITS TOTAL

\$2,540,000 ALL-IN • \$158,750/UNIT • \$254/SF

~\$715K CONSTRUCTION @ \$250/SF • 10,012 SF TOTAL • GRM 7.8 / 5.6







AS-IS | 8 EXISTING UNITS

UNIT	TYPE	CURRENT RENT	PROFORMA RENT
1	2 Bed / 1 Bath	\$1,200.81	\$2,595.00
2	2 Bed / 1 Bath	\$1,228.66	\$2,595.00
3	2 Bed / 1 Bath	\$1,254.37	\$2,595.00
4	2 Bed / 1 Bath	\$1,253.51	\$2,595.00
5	2 Bed / 1 Bath	\$861.08	\$2,595.00
6	2 Bed / 1 Bath	\$2,356.64	\$2,595.00
7	2 Bed / 1 Bath	\$995.14	\$2,595.00
8	2 Bed / 1 Bath	\$1,200.81	\$2,595.00
—	Laundry Income (2026 average)	\$375.00	\$375.00
MONTHLY TOTAL		\$10,726.02	\$21,135.00

Annualized: \$128,712.24 current | \$253,620 proforma • 2.0x rent growth to market

WITH 8 DETACHED ADUS | 16 UNITS TOTAL

UNIT	DESCRIPTION	CURRENT RENT	PROFORMA RENT
1	2 Bed / 1 Bath • Existing	\$1,200.81	\$2,595.00
2	2 Bed / 1 Bath • Existing	\$1,228.66	\$2,595.00
3	2 Bed / 1 Bath • Existing	\$1,254.37	\$2,595.00
4	2 Bed / 1 Bath • Existing	\$1,253.51	\$2,595.00
5	2 Bed / 1 Bath • Existing	\$861.08	\$2,595.00
6	2 Bed / 1 Bath • Existing	\$2,356.64	\$2,595.00
7	2 Bed / 1 Bath • Existing	\$995.14	\$2,595.00
8	2 Bed / 1 Bath • Existing	\$1,200.81	\$2,595.00
9	Proposed ADU 1 • 1+1	\$1,995.00	\$1,995.00
10	Proposed ADU 2 • 1+1	\$1,995.00	\$1,995.00
11	Proposed ADU 3 • 1+1	\$1,995.00	\$1,995.00
12	Proposed ADU 4 • 1+1	\$1,995.00	\$1,995.00
13	Proposed ADU 5 • 1+1	\$1,995.00	\$1,995.00
14	Proposed ADU 6 • 1+1	\$1,995.00	\$1,995.00
15	Proposed ADU 7 • 1+1	\$1,995.00	\$1,995.00
16	Proposed ADU 8 • 1+1	\$1,995.00	\$1,995.00
—	Laundry Income (2026 average × 2)	\$750.00	\$750.00
MONTHLY TOTAL (16 UNITS)		\$27,061.02	\$37,470.00

2,860 SF of new ADU rentable area • ADU rents of \$1,995/mo underwritten at delivery

Existing units rent an average of \$1,294/mo against a \$2,595/mo market rate — a 101% mark-to-market opportunity.
ADU rents of \$1,995/mo are underwritten at delivery; construction budget of ~\$715,000 assumes \$250/SF across 2,860 SF.





AS-IS 8 UNITS	EXISTING BUILDING
Price	\$1,825,000
Number of Units	8
Gross Building Area	7,152 SF
Lot Size	9,500 SF
Price / Unit	\$228,125
Price / SF	\$255
CAP Rate – Current	4.5%
CAP Rate – Pro Forma	11%
GRM – Current	14.2
GRM – Pro Forma	7.2
Monthly Income – Current	\$10,726.02
Monthly Income – Pro Forma	\$21,135.00
NOI – Current	\$82,180
NOI – Pro Forma	\$202,092
APN	5154-006-009

WITH 8 ADUS 16 UNITS	INCLUDING CONSTRUCTION
Purchase Price	\$1,825,000
ADU Construction (~\$250/SF)	\$715,000
Total Investment	\$2,540,000
Number of Units (8 + 8 ADUs)	16
Gross Building Area (7,152 + 2,860 SF)	10,012 SF
Price / Unit – All-In	\$158,750
Price / SF – All-In	\$254
CAP Rate – Current	9.7%
CAP Rate – Pro Forma	14.2%
GRM – Current	7.8
GRM – Pro Forma	5.6
Monthly Income – Current	\$27,061.02
Monthly Income – Pro Forma	\$37,470.00
NOI – Current	\$246,404
NOI – Pro Forma	\$362,718

\$82,180

NOI – AS-IS CURRENT

\$202,092

NOI – AS-IS PROFORMA

\$246,404

NOI – W/ ADUs CURRENT

\$362,718

NOI – W/ ADUs PROFORMA



AS-IS | 8 UNITS

\$1,825,000 | 7,152 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$128,712	\$253,620
Less: Vacancy / Deductions (3%)	(\$3,861)	(\$3,861)
Effective Gross Income	\$124,851	\$249,759
Less: Total Expenses	(\$42,671)	(\$47,667)
NET OPERATING INCOME	\$82,180	\$202,092

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	\$21,352	\$21,352
Property Insurance (\$0.75/SF)	\$5,364	\$5,364
Utilities (\$525/unit)	\$4,200	\$4,200
Pest Control (actual \$60/mo)	\$720	\$720
Repairs & Maintenance (\$500/unit)	\$4,000	\$4,000
Management (4%)	\$4,994	\$9,990
Cleaning & Gardening (actual \$170/mo)	\$2,040	\$2,040
TOTAL EXPENSES	\$42,671	\$47,667

4.5%

CAP CURRENT

11%

CAP PROFORMA

14.2

GRM CURRENT

7.2

GRM PROFORMA

WITH 8 ADUS | 16 UNITS

\$2,540,000 ALL-IN | 10,012 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$324,732	\$449,640
Less: Vacancy / Deductions (3%)	(\$9,742)	(\$13,489)
Effective Gross Income	\$314,990	\$436,151
Less: Total Expenses	(\$68,587)	(\$73,433)
NET OPERATING INCOME	\$246,404	\$362,718

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	\$29,718	\$29,718
Property Insurance (\$0.75/SF)	\$7,509	\$7,509
Utilities (\$525/unit)	\$8,000	\$8,000
Pest Control (actual \$60/mo)	\$720	\$720
Repairs & Maintenance (\$500/unit)	\$8,000	\$8,000
Management (4%)	\$12,600	\$17,446
Cleaning & Gardening (actual \$170/mo)	\$2,040	\$2,040
TOTAL EXPENSES	\$68,587	\$73,433

9.7%

CAP CURRENT

14.2%

CAP PROFORMA

7.8

GRM CURRENT

5.6

GRM PROFORMA

NOI GROWS FROM \$82,180 AS-IS TO \$362,718 AT FULL ADU PROFORMA — 4.4x

MIRRORING THE UNDERWRITING IN THE ATTACHED OPERATING STATEMENTS • EXPENSE LOADS OF 34.2% AS-IS AND 21.8% W/ ADUS (CURRENT EGI)

*Expenses are estimated. ADU scenario includes ~\$715,000 of construction cost (\$250/SF). See disclosure on back page.



Prime Mid-City location just minutes from Beverly Hills, Culver City, and West Adams — surrounded by the neighborhood's hippest attractions, restaurants, bars and shops: Cento Pasta Bar, The Blending Lab Winery, Tartine Bakery, Farmhouse Kitchen Thai Cuisine, and Mu.Sō Coffee. Major development is transforming the immediate area, led by the Cumulus luxury 31-story, 1,210-unit mixed-use project and the 260-unit Habitat Residences campus with retail and creative office.

BEVERLY HILLS

CULVER CITY

WEST ADAMS

CUMULUS • 1,210 UNITS

HABITAT • 260 UNITS

CENTO PASTA BAR

TARTINE BAKERY

THE BLENDING LAB



GLOBAL PLATINUM
PROPERTIES

MULTIFAMILY INVESTMENT SERVICES

EXCLUSIVELY LISTED BY



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