

2325 S RIDGELEY DR

LOS ANGELES, CA 90016 | MID-CITY

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

$1,795,000	$224,375	4.75%	11.2%	9.9%	14.4%
PRICE	PRICE / UNIT	CURRENT CAP	PROFORMA CAP	CAP W/ 8 ADUs	PROFORMA W/ ADUs

3RD PRICE REDUCTION.

93% UPSIDE. DOUBLE THE DOORS.

3rd Price Reduction! Large 7,152 SF 8-unit value-add building cash flowing at a current 4.75% Cap Rate with a whopping 93% upside to a 11.2% Cap on Proforma. Attractively priced at only $225K/unit for entirely 2-bedroom / 1-bath units and only $250/SF.

Large 9,500 SF lot with plans to add 8 detached ADUs to achieve an incredible 9.9% Current Cap Rate, 14.4% Proforma Cap, $156K/unit, and only $250/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 — under $225K/door & $250/SF
- Current 4.75% Cap with 93% rental upside to a 11.2% Proforma Cap
- RTI-ready path: 8 detached ADUs → 16 units at $156K/door all-in
- 9.9% Current / 14.4% Proforma Cap with ADUs, only $250/SF all-in
- Individually metered gas & electric | updated on-site laundry
- Renovated exterior with gated on-site parking



$1,795,000	7,152 SF	9,500 SF	$224,375	13.6 / 7.1	5154-006-009
PRICE	BUILDING	LOT	PER UNIT	GRM CUR / PRO	APN

ADU EXPANSION — 16 UNITS TOTAL

$2,510,000 ALL-IN • $156,875/UNIT • $250/SF

~$715K CONSTRUCTION @ $250/SF • 10,012 SF TOTAL • GRM 7.7 / 5.6

PROPERTY PHOTOS

RENOVATED EXTERIOR & GROUNDS



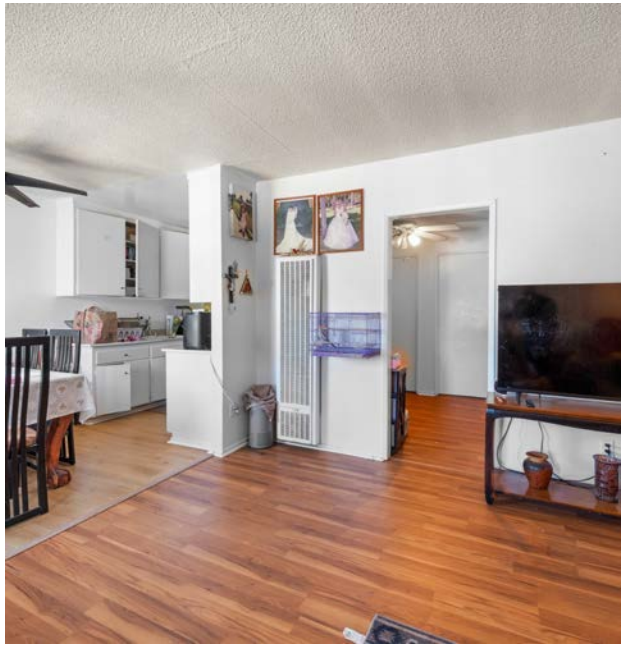




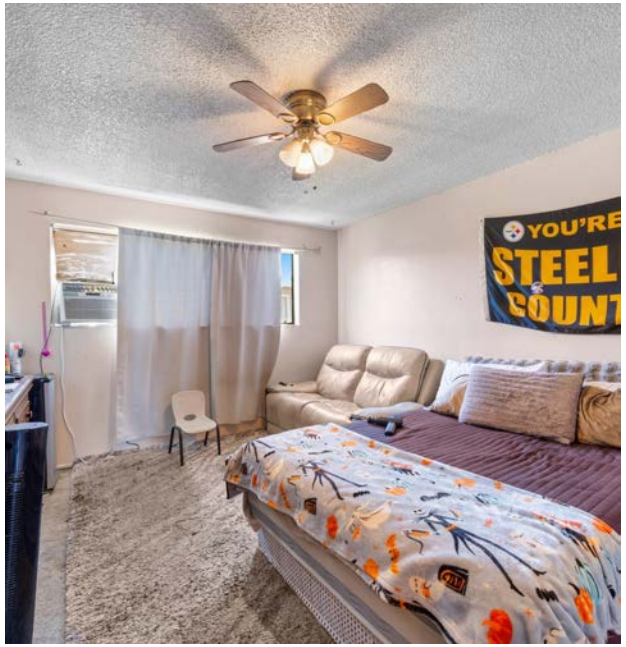


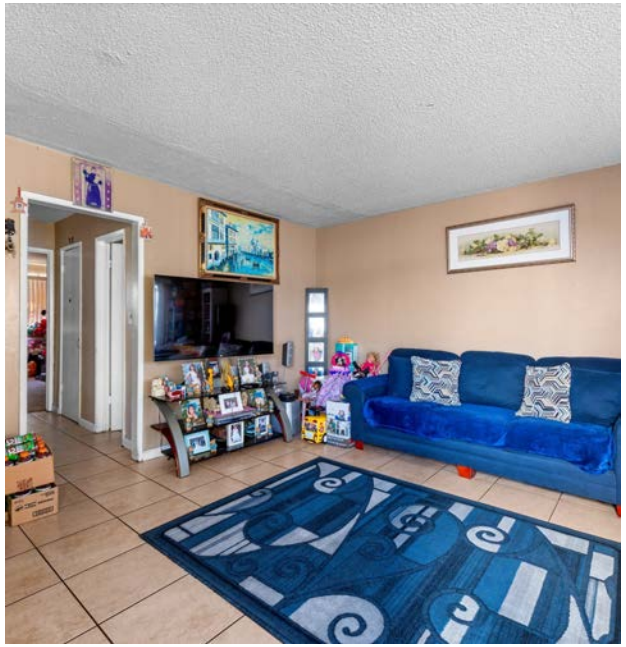
PROPERTY PHOTOS

SPACIOUS TWO-BEDROOM UNITS













AS-IS | 8 EXISTING UNITS

UNIT	TYPE	CURRENT RENT	PROFORMA RENT
1	2 Bed / 1 Bath	$1,236.83	$2,595.00
2	2 Bed / 1 Bath	$1,265.52	$2,595.00
3	2 Bed / 1 Bath	$1,292.00	$2,595.00
4	2 Bed / 1 Bath	$1,291.12	$2,595.00
5	2 Bed / 1 Bath	$886.91	$2,595.00
6	2 Bed / 1 Bath	$2,356.00	$2,595.00
7	2 Bed / 1 Bath	$1,024.99	$2,595.00
8	2 Bed / 1 Bath	$1,236.83	$2,595.00
—	Laundry Income (2026 average)	$375.00	$375.00
	MONTHLY TOTAL	**$10,965.21**	**$21,135.00**

Annualized: $131,582.54 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	$1,236.83	$2,595.00
2	2 Bed / 1 Bath • Existing	$1,265.52	$2,595.00
3	2 Bed / 1 Bath • Existing	$1,292.00	$2,595.00
4	2 Bed / 1 Bath • Existing	$1,291.12	$2,595.00
5	2 Bed / 1 Bath • Existing	$886.91	$2,595.00
6	2 Bed / 1 Bath • Existing	$2,356.00	$2,595.00
7	2 Bed / 1 Bath • Existing	$1,024.99	$2,595.00
8	2 Bed / 1 Bath • Existing	$1,236.83	$2,595.00
9	Proposed ADU 1 • 1+1 • 374 SF	$1,995.00	$1,995.00
10	Proposed ADU 2 • 1+1 • 374 SF	$1,995.00	$1,995.00
11	Proposed ADU 3 • 1+1 • 355 SF	$1,995.00	$1,995.00
12	Proposed ADU 4 • 1+1 • 355 SF	$1,995.00	$1,995.00
13	Proposed ADU 5 • 1+1 • 363 SF	$1,995.00	$1,995.00
14	Proposed ADU 6 • 1+1 • 363 SF	$1,995.00	$1,995.00
15	Proposed ADU 7 • 1+1 • 338 SF	$1,995.00	$1,995.00
16	Proposed ADU 8 • 1+1 • 338 SF	$1,995.00	$1,995.00
—	Laundry Income (2026 average × 2)	$750.00	$750.00
	MONTHLY TOTAL (16 UNITS)	**$27,300.21**	**$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 $1,324/mo against a $2,595/mo market rate — a 96% 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.







FINANCIAL SUMMARY

AS-IS VS. WITH 8 DETACHED ADUS

AS-IS | 8 UNITS	EXISTING BUILDING
Price	**$1,795,000**
Number of Units	**8**
Gross Building Area	**7,152 SF**
Lot Size	**9,500 SF**
Price / Unit	**$224,375**
Price / SF	**$250**
CAP Rate – Current	**4.75%**
CAP Rate – Pro Forma	**11.2%**
GRM – Current	**13.6**
GRM – Pro Forma	**7.1**
Monthly Income – Current	**$10,965.21**
Monthly Income – Pro Forma	**$21,135.00**
NOI – Current	**$85,204**
NOI – Pro Forma	**$202,360**
APN	**5154-006-009**

WITH 8 ADUS | 16 UNITS	INCLUDING CONSTRUCTION
Purchase Price	**$1,795,000**
ADU Construction (~$250/SF)	**$715,000**
Total Investment	**$2,510,000**
Number of Units	**16**
Gross Building Area	**10,012 SF**
Price / Unit – All-In	**$156,875**
Price / SF – All-In	**$250**
CAP Rate – Current	**9.9%**
CAP Rate – Pro Forma	**14.4%**
GRM – Current	**7.7**
GRM – Pro Forma	**5.6**
Monthly Income – Current	**$27,300.21**
Monthly Income – Pro Forma	**$37,470.00**
NOI – Current	**$249,427**
NOI – Pro Forma	**$363,069**

$85,204
NOI – AS-IS CURRENT

›

$202,360
NOI – AS-IS PROFORMA

›

$249,427
NOI – W/ ADUs CURRENT

›

$363,069
NOI – W/ ADUs PROFORMA

FINANCIAL ANALYSIS

SIDE-BY-SIDE • AS-IS VS. WITH ADUS

AS-IS | 8 UNITS — $1,795,000 | 7,152 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	$131,583	$253,620
Less: Vacancy / Deductions (3%)	($3,947)	($3,947)
Effective Gross Income	$127,635	$249,673
Less: Total Expenses	($42,431)	($47,312)
NET OPERATING INCOME	**$85,204**	**$202,360**

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	$21,001	$21,001
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%)	$5,105	$9,987
Cleaning & Gardening (actual $170/mo)	$2,040	$2,040
TOTAL EXPENSES	**$42,431**	**$47,312**

4.75%	11.2%	13.6	7.1
CAP CURRENT	CAP PROFORMA	GRM CURRENT	GRM PROFORMA

WITH 8 ADUS | 16 UNITS — $2,510,000 ALL-IN | 10,012 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	$327,603	$449,640
Less: Vacancy / Deductions (3%)	($9,828)	($13,489)
Effective Gross Income	$317,774	$436,151
Less: Total Expenses	($68,347)	($73,082)
NET OPERATING INCOME	**$249,427**	**$363,069**

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	$29,367	$29,367
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%)	$12,711	$17,446
Cleaning & Gardening (actual $170/mo)	$2,040	$2,040
TOTAL EXPENSES	**$68,347**	**$73,082**

9.9%	14.4%	7.7	5.6
CAP CURRENT	CAP PROFORMA	GRM CURRENT	GRM PROFORMA

NOI GROWS FROM $85,204 AS-IS TO $363,069 AT FULL ADU PROFORMA — 4.3x

MIRRORING THE UNDERWRITING IN THE ATTACHED OPERATING STATEMENTS • EXPENSE LOADS OF 33.2% AS-IS AND 21.5% 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

MINUTES TO BEVERLY HILLS, CULVER CITY & WEST ADAMS







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**



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