MILLER & DESATNIK REALTY CORP.

Brokering apartment investments for over 52 years

OFFERING MEMORANDUM

The Madison Ave Residences

A duplex of two detached homes — a 3 BR + 2 BA front house and a 4 BR + 3 BA back house — in a prime Culver City location.

OFFERING PRICE

$3,400,000

4144 & 4146 Madison Avenue
Culver City, CA 90232

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01 — PROPERTY OVERVIEW

Two detached homes on one Culver City lot

The Madison Avenue Residences are two extensively renovated, detached homes on a 6,745 SF lot along one of Culver City's most coveted residential streets. The front house at 4144 Madison features 3 bedrooms and 2 baths. The two-story back house at 4146 Madison offers 4 bedrooms and 3 baths.

Both homes are tenant-occupied and generate a combined $15,742 per month, and each has central air, a private patio and its own garage. Located just down the street from Sony Pictures Studios and minutes from downtown Culver City and Amazon MGM Studios, the property suits an owner-occupier and an investor equally well.

INVESTMENT HIGHLIGHTS

01	Two detached homes with a combined 7 bedrooms and 5 baths
02	Large 6,745 SF lot on a quiet, tree-lined street
03	Extensively renovated, each with central air, a patio and a garage
04	$188,904 in current annual scheduled income
05	Near Sony, Amazon MGM, Apple and HBO and downtown Culver City
06	Perfect for an owner-occupier



02 — THE FRONT HOUSE

4144 Madison Avenue

Bedrooms	Baths	Built	Current Rent
3	2	1940	$7,800

The single-story front house has been extensively remodeled around an open great room that joins the living, dining and kitchen areas. Solid oak hardwood runs throughout, and the living area centers on a fireplace. The kitchen is fully appointed with custom cabinetry, marble countertops and high-end stainless-steel appliances. The ensuite primary bedroom has bay windows overlooking the landscaped rear patio, a stone-and-glass shower, a dual vanity and an enclosed water closet.

FEATURES

- Central air and heating
- Solid oak hardwood floors
- Fireplace with electronic starter
- Full-size washer and dryer
- Central audio/video system
- Exterior cameras, phone viewing
- Private garage, motorized door
- Elevated, fenced front yard

03 — THE BACK HOUSE

4146 Madison Avenue

Bedrooms	Baths	Built	Current Rent
4	3	2000s	$7,942

The two-story back house offers views from every room on its upper floor. The ground level holds the entry, direct access to a private two-car garage, and a private suite with its own bath and yard access, ideal for a home office, guest quarters or extended family. Upstairs, a hardwood great room joins the kitchen, with stainless-steel appliances, stone counters and a breakfast bar, to the dining area and a family room with fireplace and large balcony. The oversized primary suite shares a double-sided fireplace with its bath, which has a Jacuzzi tub and separate stall shower. The home also enjoys a private, fenced backyard.

FEATURES

- Two-story floor plan
- Private two-car garage
- Ground-floor suite with bath
- Balcony off the family room
- Double-sided fireplace
- Jacuzzi tub and stall shower
- Side-by-side washer and dryer
- Central air conditioning



Pricing & Pro Forma

Offering Price	Cap Rate
$3,400,000	4.0%

UNIT MIX & MONTHLY SCHEDULED INCOME

Unit	Type	Current	Market
4144 Madison · Front House	3 BR + 2 BA	$7,800	$8,000
4146 Madison · Back House	4 BR + 3 BA	$7,942	$10,000
Total · 2 Units	**7 BR + 5 BA**	**$15,742**	**$18,000**

INVESTMENT SUMMARY

Price / Unit	$1,700,000
Price / RSF	$884.27
Units	2 detached homes
Rentable SF	3,845
Lot Size	6,745 SF
Year Built	1940 / early 2000s
Stories	1 / 2
APN	4207-016-027
Cap Rate / Market	4.0% / 4.8%
GRM / Market	18.0 / 15.74

ANNUAL INCOME	CURRENT	MARKET
Gross Potential Rent	$188,904	$216,000
Less Vacancy	$0	$0
Effective Gross Income	**$188,904**	**$216,000**
Less Expenses	($52,768)	($52,768)
Net Operating Income	**$136,136**	**$163,232**

ANNUAL EXPENSES (EST.)

New Property Taxes	$44,200
Insurance	$4,700
Gardening	$3,045
Pest Control	$468
Permits and Fees	$355
Utilities	Paid by tenants (water, gas, electric)
Total	**$52,768**
Per RSF / Per Unit	$13.72 / $26,384

Pro forma figures are estimates and should be independently verified.

05 — PHOTOGRAPHY

The Front House · 4144 Madison



LIVING ROOM



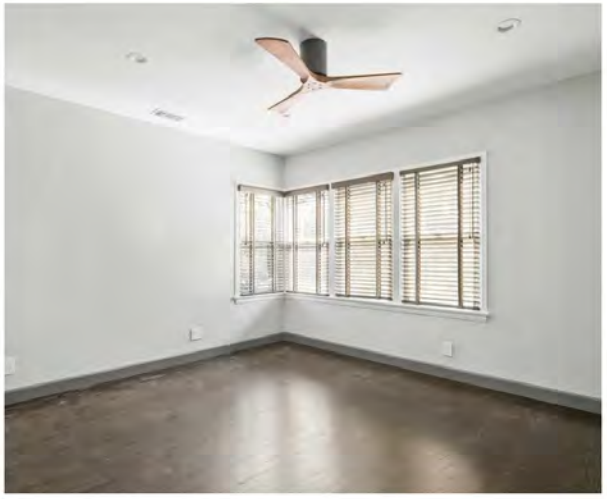
KITCHEN



PRIMARY BEDROOM



PRIMARY BATH



SECOND BEDROOM



SECOND BATH

The Back House · 4146 Madison



GREAT ROOM



KITCHEN



PRIMARY BEDROOM



PRIMARY BATH



BEDROOM



BATHROOM

06 — AREA OVERVIEW

Culver City, California

Culver City is an independent, five-square-mile city on the Westside of Los Angeles County, between Santa Monica, Beverly Hills and LAX. Founded by developer Harry Culver and incorporated in 1917, it has been known for more than a century as "The Heart of Screenland," and the historic MGM lot operates today as Sony Pictures Studios.

The vibrant downtown is anchored by the 1924 Culver Hotel, the Kirk Douglas Theatre and the Culver Steps. The Metro E Line runs directly to Santa Monica and Downtown Los Angeles, the city has its own well-regarded unified school district, and leading tech and entertainment companies keep major offices here.

80	52	88
Walk Score	Transit Score	Bike Score

Source: walkscore.com, October 2026.

MAJOR EMPLOYERS

- **Sony Pictures** · historic MGM lot
- **Amazon MGM Studios** · Culver Studios
- **Apple** · studio and new campus
- **HBO** · Ivy Station
- **TikTok** · office and creator studio
- **Pinterest** · new office
- **Pop Mart** · U.S. headquarters





Around the Corner

Downtown Culver City, two major studio lots, well-regarded schools, parks and everyday errands are all just minutes from 4144 & 4146 Madison Avenue.

SCHOOLS & PARKS

1	Linwood E. Howe Elementary · Culver City Unified elementary	0.4 mi · 8 min
2	Carlson Park · Lawns, picnic areas and grills	0.5 mi · 9 min
3	Veterans Memorial Park · Ball fields, playgrounds, pool	0.8 mi · 15 min

DOWNTOWN CULVER CITY

4	City Hall · Civic center and plaza	0.3 mi · 6 min
5	Kirk Douglas Theatre · Center Theatre Group stage	0.4 mi · 8 min
6	The Culver Hotel · 1924 landmark, bar and dining	0.5 mi · 10 min
7	The Culver Steps · Shops, restaurants, events	0.5 mi · 11 min
8	Culver City Farmers Market · Tuesdays on Main Street	0.6 mi · 12 min

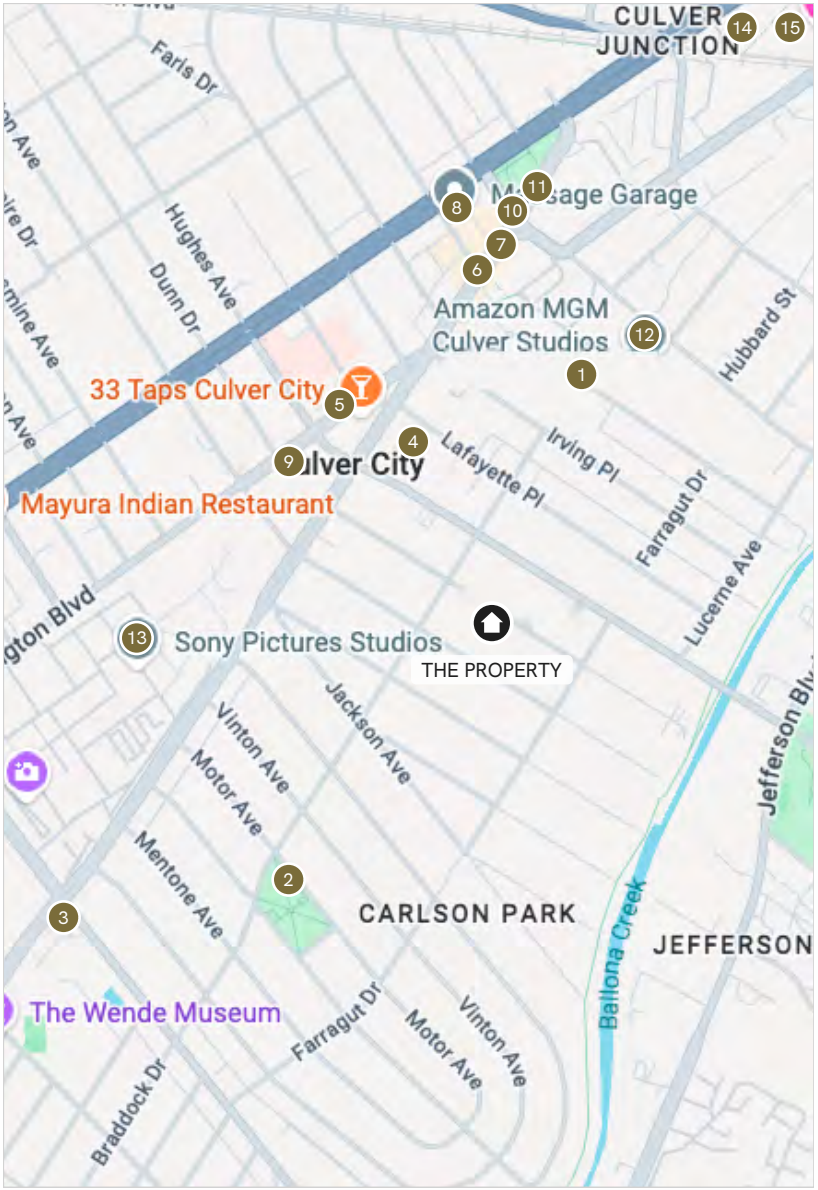
GROCERY & FITNESS

9	Equinox Culver City · Full-service club and spa	0.4 mi · 7 min
10	Erewhon · Organic market at the Culver Steps	0.6 mi · 12 min
11	Trader Joe's · Culver Boulevard	0.6 mi · 13 min

STUDIOS & TRANSIT

12	Amazon MGM Studios · The Culver Studios lot	0.5 mi · 9 min
13	Sony Pictures Studios · Historic MGM lot, studio tours	0.5 mi · 10 min
14	Metro E Line Station · Direct to Santa Monica and DTLA	0.9 mi · 19 min
15	Ivy Station · HBO · Offices, dining, hotel	1.0 mi · 21 min

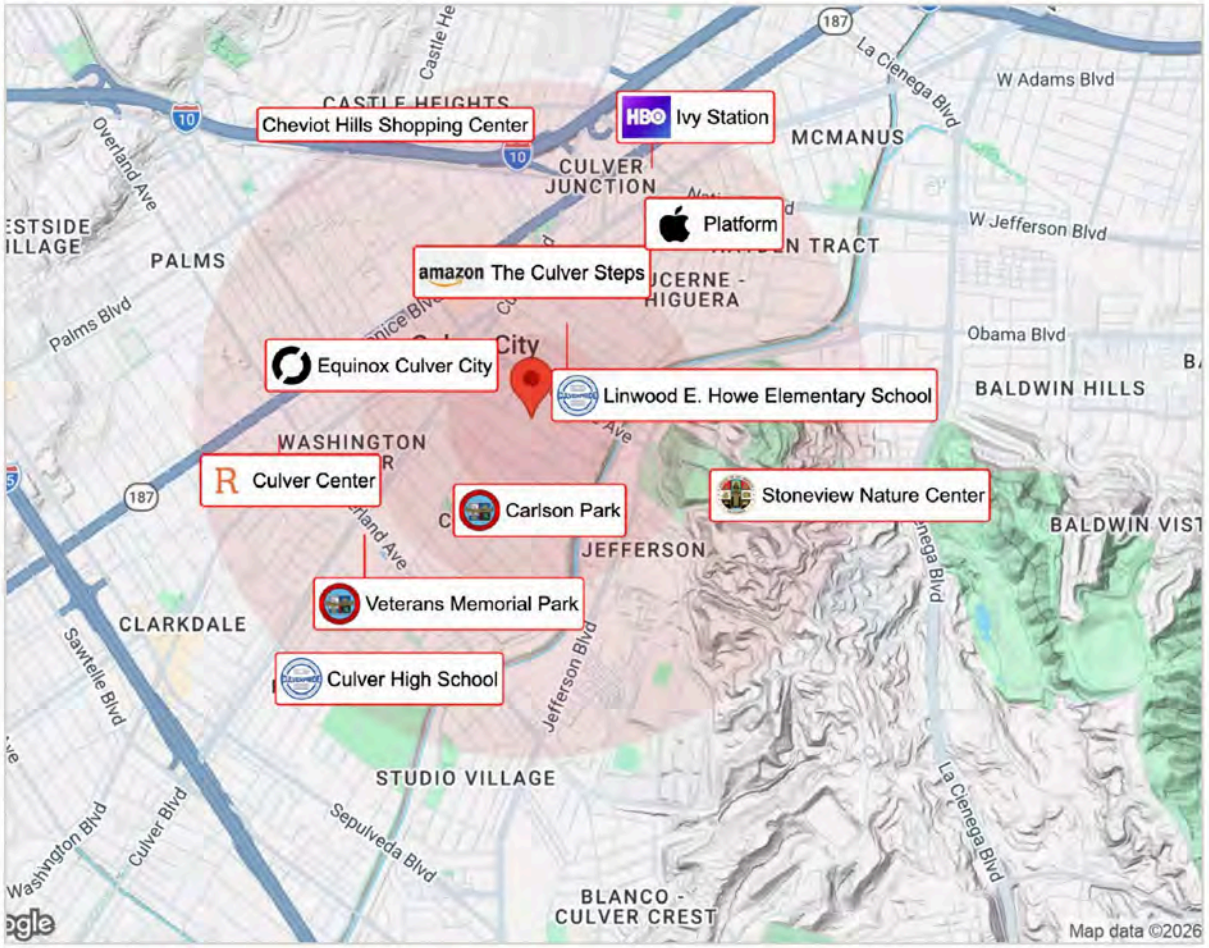
Approximate distances and times on foot from the property at an average pace. Verify independently.



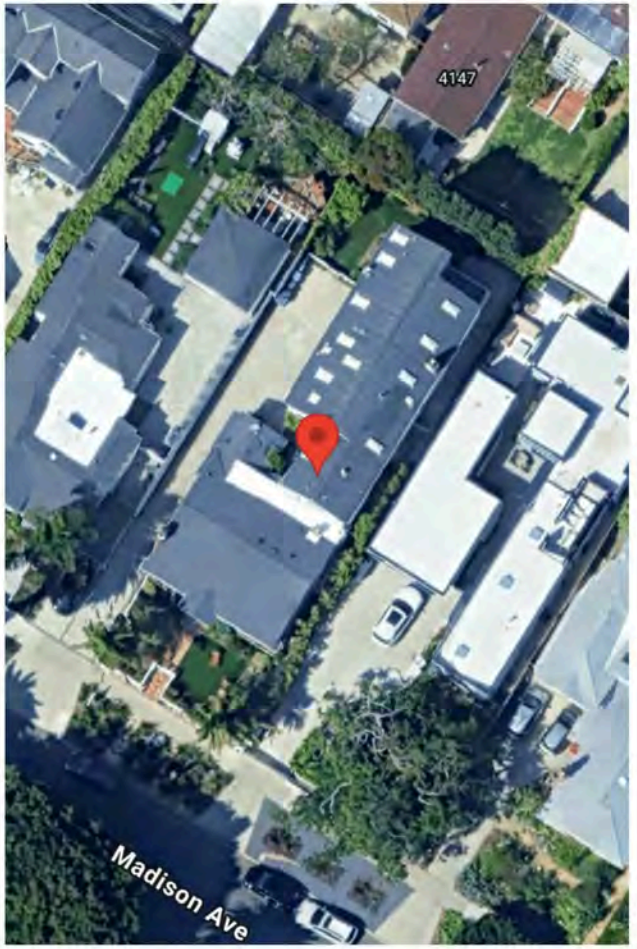
NEIGHBORHOOD MAP · 4144 & 4146 MADISON AVE

Map data ©2026 Google

Neighborhood & Site



NEARBY EMPLOYERS, SCHOOLS & AMENITIES



AERIAL VIEW OF THE SITE



EXCLUSIVELY OFFERED BY

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The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.