SVN
RICH INVESTMENT
REAL ESTATE PARTNERS

3514
MENTONE AVE
LOS ANGELES, CA 90034



- Prime Palms/Culver City Location
- Desirable Unit Mix with Strong Tenant Appeal
- Soft-Story Seismic Retrofit Underway
- Renovated Units with Rental Upside Potential

PROPERTY OVERVIEW

3514 Mentone Ave is a well-located multifamily asset in the Palms/Culver City-adjacent submarket—one of West LA's most supply-constrained, high-demand rental corridors.

The property offers a strong unit mix, renovated interiors, and ongoing rental upside. The soft-story seismic retrofit is underway and awaiting final City approval. Located near major employment centers, transit, and Westside amenities, the property offers stable in-place income and value-add potential.

90	61	85
Walker's Paradise	**Good Transit**	**Very Bikeable**

3514 Mentone Ave is a 1959-built, 9-unit multifamily property totaling approximately **7,384 SF on a 7,500 SF lot**, situated in the highly desirable Palms/Culver City-adjacent submarket—one of West Los Angeles' most supply-constrained and consistently high-demand rental corridors.

Zoned LAR3, the asset offers strong underlying density with meaningful value-add potential through continued interior upgrades, operational efficiencies, and long-term repositioning. The property's scale and unit count provide stable in-place income while still allowing investors to push rents in a historically tight rental market with limited new supply.

Strategically located near major Westside employment hubs including Culver City, Century City, and the I-10 corridor, the property benefits from direct access to a deep and consistent renter base. Residents enjoy proximity to transit, retail, dining, and entertainment amenities, all of which continue to drive strong leasing velocity and long-term demand fundamentals in the submarket.

HIGHLIGHTS

Prime Palms/Culver City Location
Situated in one of West LA's most supply-constrained and consistently high-demand rental submarkets.

Desirable Unit Mix with Strong Tenant Appeal
Well-balanced configuration supporting strong leasing velocity and stable occupancy.

Soft-Story Seismic Retrofit Underway
Retrofit work is underway and awaiting final City approval.

Renovated Units with Rental Upside Potential
Interior upgrades in place with additional upside through continued rent optimization.

Strong Employment Connectivity
Minutes from Culver City, Century City, and major Westside employment hubs driving renter demand.

Transit + Lifestyle Accessibility
Close to Metro E Line, major bus routes, and Westside retail, dining, and entertainment corridors.

PROPERTY DETAILS

3514 MENTONE AVE

FINANCIAL INFORMATION

Sale Price	$2,895,000
CAP Rate	3.49%
GRM	15.79
Cost Per Unit	$321,667
Cost Per Foot	$392

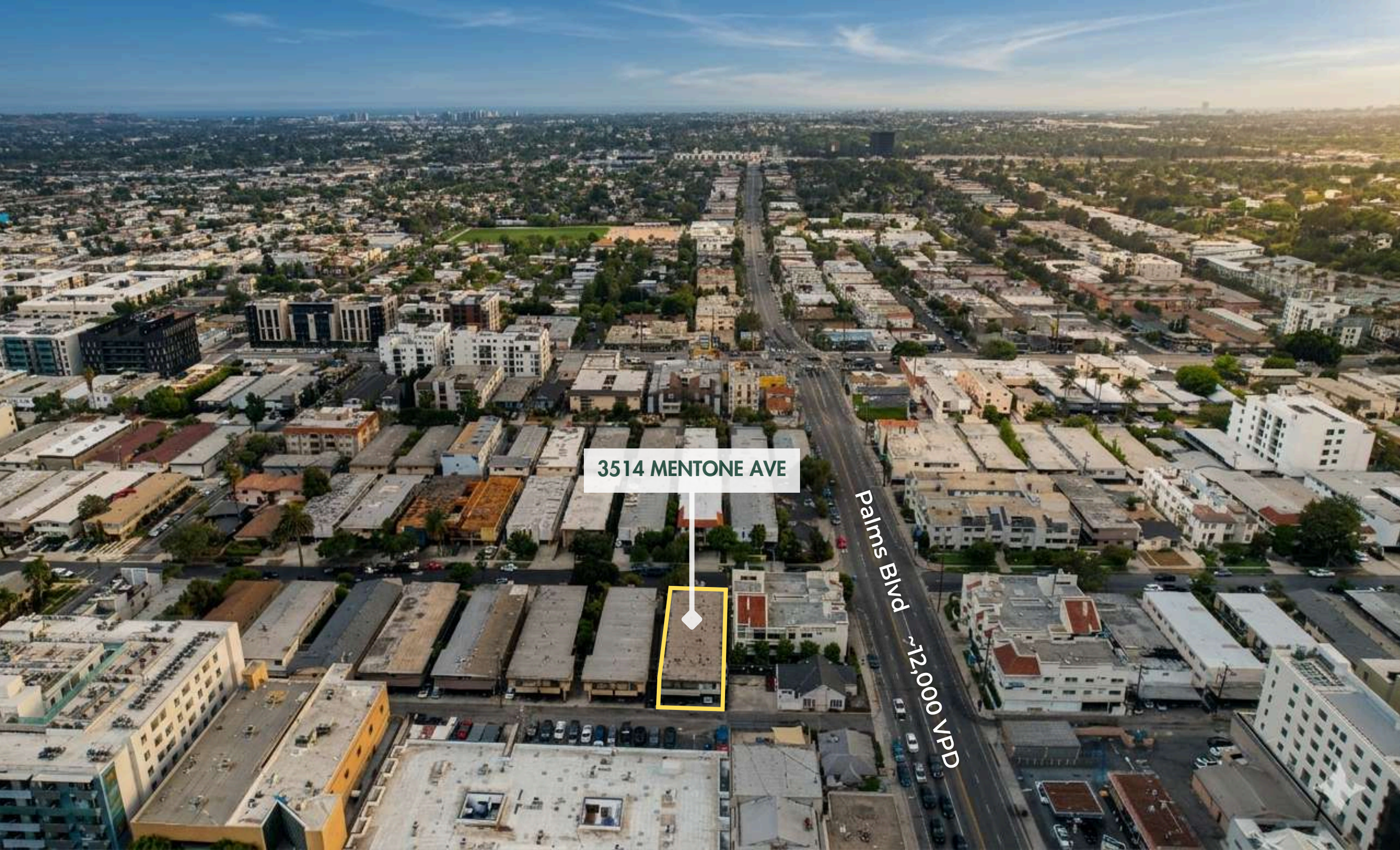
LOCATION INFORMATION

Property Address	3514 Mentone Ave
City, State, Zip	Los Angeles, CA 90034
County	Los Angeles County
Market	Los Angeles
Submarket	Palms
Cross Streets	Mentone Ave | Palms Blvd

BUILDING INFORMATION

Property Type	Multifamily
Property Subtype	Apartment
Building Size	7,384 SF
Lot Size	7,500 SF
Year Built	1959
Number of Units	9
Unit Mix	6 (1BD/1BA), 2 (2BD/2BA), 1 Studio
Number of Buildings	1
Parking Spaces	9
Occupancy %	100%
Zoning	LAR3
APN #	4314-013-022


3514 MENTONE AVE
Palms Blvd ~12,000 VPD
Mentone Ave


3514 MENTONE AVE
Palms Blvd ~12,000 VPD


3514 MENTONE AVE
Palms Blvd ~12,000 VPD













UNIT	TYPE	RENT
1	1 Bed / 1 Bath	$1,282.60
2	1 Bed / 1 Bath	$1,346.71
3	1 Bed / 1 Bath	$1,663.24
4	1 Bed / 1 Bath	$2,150.00
5	2 Bed / 2 Bath	$1,734.71
6	1 Bed / 1 Bath	$1,895.00
7	1 Bed / 1 Bath	$1,995.00
8	2 Bed / 2 Bath	$2,262.88
9	Studio	$951.95
TOTAL		$15,278

RENT ROLL

3514 MENTONE AVE

EXECUTIVE SUMMARY

# OF UNITS	CURRENT TOTAL	PRO FORMA
PRICE	$2,895,000	$2,895,000
DOWN PAYMENT	$1,447,500	$1,447,500
NEW 1ST T.D.	$1,447,500	$1,447,500
CAP	3.49%	4.03%
GRM	15.79	14.48
COST PER UNIT	$321,667	$321,667
COST PER FOOT	$392	$392

INCOME

- Gross Scheduled Rent: Based on seller's Rent Roll
- Physical Vacancy: Based on estimated 3% vacancy rate
- RUBS - Water reimbursement - Actual | Storage Income - Actual

EXPENSE

- Real Estate Taxes: Based on 1.25% tax rate of the current list price
- Insurance: Actual (Recent Renewal Feb 2015)
- Utilities – Water & Sewer - Actual | Utilities - Gas - Actual
- Utilities - Electric - Actual | Trash Removal - Actual
- Gardening- Est. at $200/mo | General Admin. - Est. at $200/mo
- Repairs & Maintenance - Estimated at $1,000 per unit per year
- On-Site Mgmt - Est. at $1,500/mo | Off-Site Mgmt - Est. 3% of GSI

UNIT MIX	# OF UNITS	NOTES
Studio	1	
1 Bed / 1 Bath	6	
2 Bed / 2 Bath	2	
	9	

INCOME	*ASSUMPTIONS*	**CURRENT**	**PRO FORMA**
Gross Potential Income		$183,336	$200,000
Less Vacancy	*5%*	*$9,167*	*$10,000*
Total Rental Income		**$174,169**	**$190,000**
Less Expenses	*40%*	*$73,212*	*$73,212*
Net Operating Income		**$100,957**	**$116,788**
Less Debt Service		*$106,956*	*$106,956*
Pre-Tax Cash Flow		**-$5,999**	**$9,832**
COC % Return		**-0.41%**	**0.68%**
EXPENSES		**CURRENT**	**CURRENT**
Property Tax	*1.25%*	$36,188	$36,188
Repair & Maintenance	*$1,000/unit*	$8,000	$8,000
Property Insurance		$5,041	$5,041
Off-Site Management	*5%*	$9,167	$18,000
Gardening	*$200/month*	$2,400	$2,400
General and Administrative	*$200/month*	$2,400	$2,400
Pest	*$100/month*	$1,200	$1,200
Trash	*$200/month*	$2,400	$2,400
Gas		$325	$325
Water/Power		$1,892	$1,892
Reserves	*150/month*	$1,800	$1,800
Admin + RSO Fees	*$200/month*	$2,400	$2,400
TOTAL EXPENSES		**$73,212**	**$73,212**

PROJECTED FINANCING

NEW 1ST T.D	RATE	AMORTIZATION	DUE	PAYMENT
$1,447,500	6.25%	30	30	$8,913



MARKET OVERVIEW

The Palms/Culver City is one of West Los Angeles' most established and tightly held submarkets, defined by a strong urban-residential mix and immediate access to major employment, entertainment, and creative hubs. The area offers a highly walkable, amenity-rich environment near Downtown Culver City, the Expo/West Adams corridor, and Westside retail and dining.

The submarket attracts a diverse professional renter base tied to Culver City Studios, Century City, and Silicon Beach, with strong connectivity via the I-10 Freeway and Metro E Line to Santa Monica, DTLA, and surrounding job centers.

Palms/Culver City remains a renter-driven, supply-constrained market, supporting stable occupancy, resilient rent growth, and long-term investment durability.

DEMOGRAPHICS

~58,000	34.6	~25,500	~90%
Total Population	**Median Age**	**Households**	**Renter-Occupied**

Central Location
Minutes from Downtown Culver City, Century City, and Santa Monica.

Walkable Amenity Base
Surrounded by vibrant dining, retail, and everyday conveniences.

Established Retail Corridor
Access to the I-10 Freeway, Metro E Line, and major employment hubs.

Supply-Constrained Rental Market
Strong renter demand driven by nearby employment hubs.



MAJOR EMPLOYERS & RETAILERS



3514 MENTONE AVE	
City, County, Zip	Los Angeles, CA 90034
Price	$2,895,000
Building Size (SF)	7,384
Price/SF	$392
# of Units	9



3329 KEYSTONE AVE	
City, County, Zip	Los Angeles, CA 90034
Price	$2,160,000
Building Size (SF)	7,900
Price/SF	$273
# of Units	8
Sale Date	10/23/2025

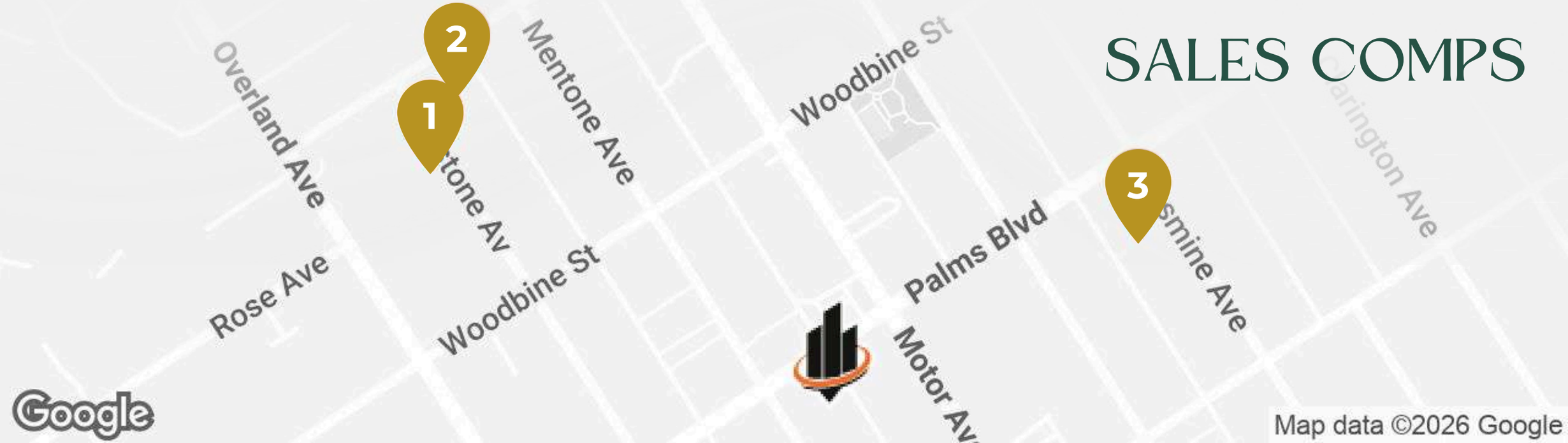


3310 KEYSTONE AVE	
City, County, Zip	Los Angeles, CA 90034
Price	$2,450,000
Building Size (SF)	7,316
Price/SF	$335
# of Units	10
Sale Date	4/22/2026



3525 JASMINE AVE	
City, County, Zip	Los Angeles, CA 90034
Price	$4,710,000
Building Size (SF)	15,166
Price/SF	$311
# of Units	20
Sale Date	2/19/2026

SALES COMPS



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