CORE COMMERCIAL REAL ESTATE



4 UNITS + ADU OPPORTUNITY One unit delivered vacant

11701 W WASHINGTON BLVD

Culver City, California 90066

OFFERING PRICE	PRICE / UNIT	CAP RATE	GRM
$1,095,000	**$273,750**	**4.71%** 9.20% at full market rents	**13.81** 8.53 at full market rents

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THE OFFERING

11701 W Washington Boulevard offers a four-unit apartment investment in Culver City with one unit delivered vacant and potential to create a fifth unit through a garage and covered-patio conversion. The existing mix includes 2 two-bedroom/one-bath apartments and 2 one-bedroom/one-bath apartments. The vacant one-bedroom provides immediate leasing flexibility, while below-market rents in the occupied units offer longer-term income growth through permitted increases and future turnover.

The three occupied units generate $4,207 per month. Leasing the vacant unit at the projected $2,400 monthly rent would bring scheduled income to approximately $6,607 per month. A conceptual three-bedroom, two-bath ADU with direct backyard access presents an additional income opportunity, subject to design and City approval.

INVESTMENT HIGHLIGHTS

- **One unit delivered vacant:** Immediate leasing flexibility or potential owner occupancy.
- **Potential fifth unit:** Garage and covered-patio conversion concept for a three-bedroom, two-bath ADU.
- **$273,750 per existing unit:** Approximately $394 per building square foot.
- **Long-term rental upside:** Estimated market rents of $10,700 per month, approximately 62% above scheduled rents after leasing the vacant unit.
- **Culver City jurisdiction:** Located within the City of Culver City.
- **Four-unit financing options:** Potential eligibility for residential investment or owner-occupied financing, subject to lender requirements.

PROPERTY DETAILS

Address	11701 W Washington Blvd
Jurisdiction	Culver City
Units	4
Unit mix	2 × 2+1 · 2 × 1+1
Building size	2,780 SF (excl. garages)
Lot size	4,877 SF (0.11 ac)
Year built	1952
APN	4233-007-038
Zoning	CCC3YY
Occupancy	3 of 4 occupied







FINANCIALS

PRICE	PER UNIT	PER SF	CAP · VACANT UNIT LEASED / FULL MARKET	GRM · VACANT UNIT LEASED / FULL MARKET
$1,095,000	$273,750	$394	4.71 / 9.20%	13.81 / 8.53

RENT ROLL

UNIT	TYPE	STATUS	ACTUAL / PROJECTED RENT	MARKET RENT	UPSIDE
A	1 bed / 1 bath	Occupied	$1,195.63	$2,400	101%
B	2 bed / 1 bath	Occupied	$1,395.69	$2,950	111%
C	1 bed / 1 bath	Vacant	$2,400.00*	$2,400	—
D	2 bed / 1 bath	Occupied	$1,615.86	$2,950	83%
Scheduled	**Vacant unit leased**		**$6,607.18**	**$10,700**	**62%**

Market rents for occupied units assume future lawful turnover; no turnover schedule is assumed. Upside shown is potential rental upside at full market rents.

OPERATING STATEMENT

ANNUAL	VACANT UNIT LEASED	FULL MARKET
Gross scheduled income	**$79,286**	**$128,400**
Property taxes (1.25% of price)	$13,688	$13,688
Insurance	$3,872	$3,872
Water & sewer (2025 actual)	$3,850	$3,850
Common electric (2025 actual)	$300	$300
Repairs & maintenance	$4,000	$4,000
Landscaping & exterior	$1,200	$1,200
Pest control	$750	$750
Total expenses	**$27,660**	**$27,660**
Net operating income	**$51,626**	**$100,740**

Occupied-unit rents are actual. *Unit C shown at projected market rent. Market rents ($2,400 for a 1+1 and $2,950 for a 2+1) are below Culver City median asking rents (RentHop, Oct. 2026); the expense budget is a seller estimate; water/sewer and common electric are 2025 actuals; property taxes reassessed at 1.25% of the offering price; no vacancy factor or management fee applied. Under Culver City rent control, annual increases of up to 3.25% are permitted on the occupied units through June 30, 2027. Buyer to verify all income and expenses.

ADU UPSIDE

The existing garages and covered patio present a potential conversion opportunity for an approximately 1,000-square-foot, three-bedroom, two-bath ADU. The concept includes an open living and dining area with direct backyard access, creating a distinct fifth residence within the property. At the projected rent of $3,900 per month, the proposed ADU would add $46,800 in annual gross scheduled income. Feasibility, final layout, construction cost and approvals remain subject to buyer verification.





ADU PRO FORMA

Size / layout	~1,000 SF · 3 bed / 2 bath
Estimated construction cost	$200,000
Projected rent	$3,900 / mo
Gross scheduled income	$46,800
Operating expenses	($4,400)
Added property tax	($2,500)
Added NOI	**$39,900**

~20% projected annual NOI yield on estimated construction cost

WITH ADU · $1,095,000 PURCHASE + $200,000 EST. CONSTRUCTION

	VACANT UNIT LEASED	FULL MARKET
Units	5	5
Gross income	$126,086	$175,200
NOI	$91,526	$140,640
GRM	10.27	7.39
Cap rate	**7.07%**	**10.86%**

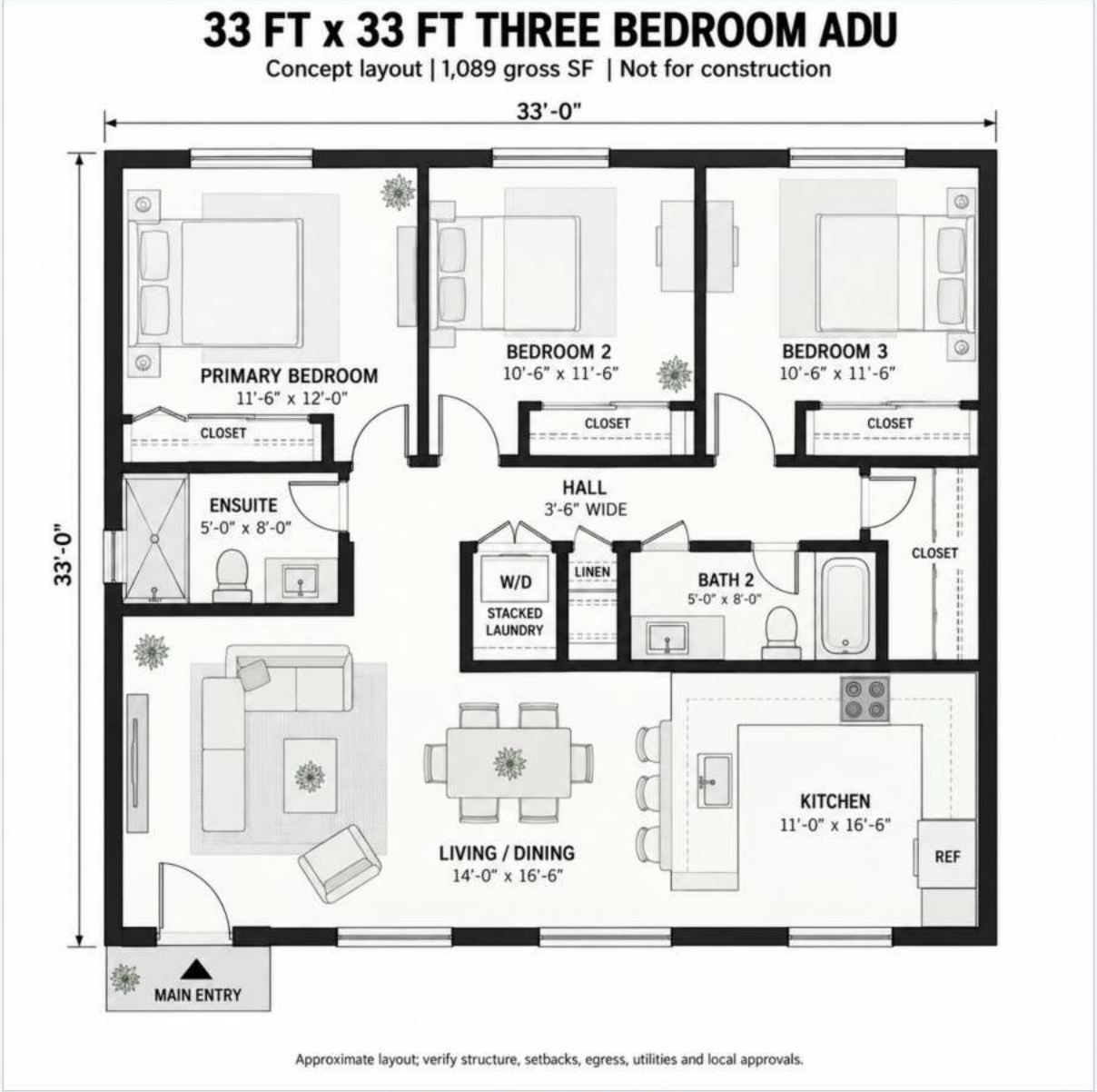
New construction is not covered by Culver City's rent control ordinance, which applies to multifamily buildings built on or before Feb. 1, 1995 — the ADU can be leased at market.

Rendering is an artist's concept for illustration only. ADU size, layout, cost, rent and permitting are estimates. Buyer to verify feasibility, applicable ADU standards, fees and rent-control status with the City of Culver City.

ADU FLOOR PLAN

Conceptual 3-bed, 2-bath layout: three bedrooms with windows on the street side, and an open living, dining and kitchen area with its own entry facing the yard.

WEST · TOWARD SIDEWALK



EAST · OPENS TO YARD

BEDROOMS	BATHS	GROSS AREA	FOOTPRINT
3	2	1,089 SF	33' × 33'

Conceptual layout for illustration only — not an architectural drawing. Room sizes are approximate; design, size and permits to be confirmed by the buyer's architect with the City of Culver City.

SALES COMPARABLES

PROPERTY	UNITS	SOLD	PRICE	$/UNIT	CAP	GRM
 **Subject · 11701 W Washington Blvd** Culver City 90066	**4**	**Offered**	**$1,095,000**	**$273,750**	**4.71%**	**13.81**
 12304 Washington Pl Los Angeles 90066 · 1950/2010	4	1/26/26	$1,775,000	$443,750	5.20%	12.84
 3832 Huron Ave Culver City 90232 · 1958	4	9/12/25	$1,562,000	$390,500	3.63%	—
 11729 W Washington Blvd Culver City 90066 · 1956	4	8/21/25	$1,250,000	$312,500	1.41%	21.84
 3714 Corinth Ave Los Angeles 90066 · 1956	6	4/3/26	$1,830,000	$305,000	6.55%	9.99
 11741 W Washington Blvd Los Angeles 90066 · 1955	6	8/29/25	$1,650,000	$275,000	—	—
 11316 Venice Blvd Los Angeles 90066 · 1953	6	2/12/26	$1,500,500	$250,083	—	—
 12400 Mitchell Ave Los Angeles 90066 · 1957	7	11/20/25	$1,700,000	$242,857	5.20%	11.80
 11817 Culver Blvd Los Angeles 90066 · 1952	6	6/4/26	$1,298,500	$216,417	3.55%	14.02
Average of comparables				**$304,513**		

PRICE PER UNIT



Sources: CoStar; listing broker marketing materials. Cap rates and GRMs as reported at sale. Information believed reliable but not guaranteed.

LOCATION



Located on W Washington Blvd within the City of Culver City, on the Westside between Mar Vista, Del Rey and Venice, with access to Culver City, Playa Vista, Silicon Beach employers and Santa Monica.

CULVER CITY AT A GLANCE

Studios & streaming: Sony Pictures Studios, Amazon MGM Studios (The Culver Studios), Apple and HBO.

Healthcare & education: Southern California Hospital at Culver City and West Los Angeles College.

Vacancy reset: rents reset to market on voluntary vacancy.

Tech: TikTok and Scopely in Culver City; Silicon Beach offices in Playa Vista and Santa Monica.

Transit & retail: Metro E Line at Culver City Station; downtown Culver City dining and retail.

Transfer tax: 0.45% on sales under $1.5M.

EXCLUSIVELY OFFERED BY

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This brochure is for information only and is not a substitute for due diligence. Income, expenses, market rents and ADU projections are estimates and are not guaranteed. Square footage, unit counts, zoning, rent-control status and ADU feasibility should be independently verified. Buyer to rely solely on its own investigation.