OFFERING MEMORANDUM

3833 BEETHOVEN ST LOS ANGELES, CA 90066



LIST PRICE

LYON STAHL INVESTMENT REAL ESTATE

SAMIMI CRE ADVISORS

$1,450,000

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Los Angeles, CA 90066

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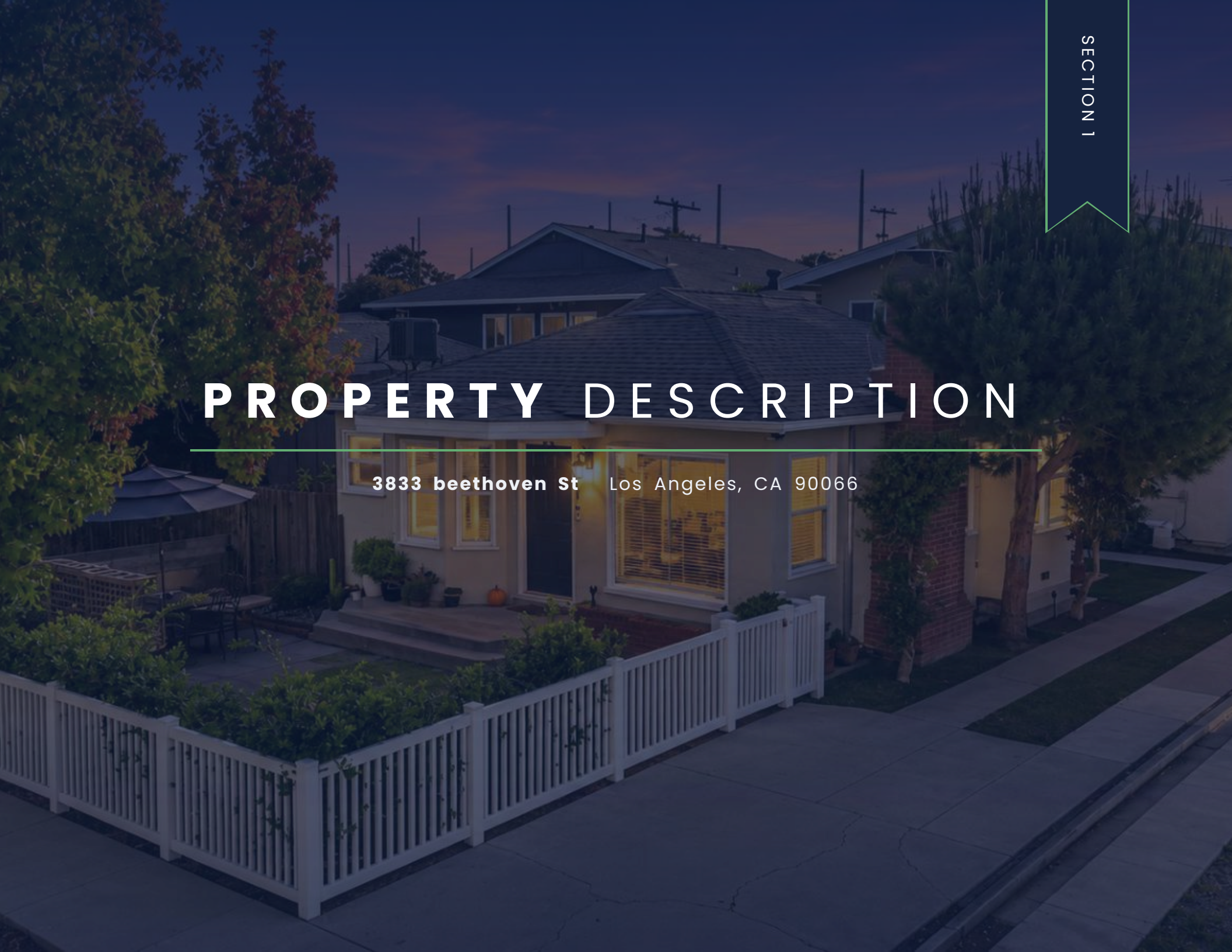
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SECTION 1

PROPERTY DESCRIPTION

3833 beethoven St Los Angeles, CA 90066

THE OFFERING





Presenting 3833 Beethoven Street, a well-located 3-unit multifamily investment opportunity in the desirable Mar Vista neighborhood of Los Angeles. Offered at $1,450,000, the property features approximately 2,112 SF of building area situated on a 5,256 SF lot. Built in 1949, with the rear building constructed in 1964 per ZIMAS, the property consists of (2) 1-bedroom/1-bathroom rear units and (1) detached 2 bedroom, 1 bathroom front house. The two rear units are 612.5 SF each (1,225 SF combined), and the detached front house is 887 SF, for a total property area of 2,112 SF, offering an attractive unit mix in a highly sought-after Westside rental market.

The property generates $103,020 in annual scheduled gross income, providing investors with a 4.87% current cap rate and 14.07 GRM. With approximately 11% rental upside, projected annual scheduled income increases to $114,000, resulting in a 5.59% pro forma cap rate and 12.72 GRM. This opportunity allows investors to benefit from existing rental income while capturing additional value through future rent growth.

Located in the heart of Mar Vista, the property offers convenient access to Venice, Culver City, Santa Monica, and the greater Westside employment centers. Its desirable residential setting, three-unit configuration, and income potential make 3833 Beethoven Street an appealing opportunity for investors seeking long-term appreciation and rental growth. The property may also appeal to an owner-user looking to occupy one unit while generating income from the remaining residences, subject to applicable tenancy and occupancy requirements.

PROPERTY DETAILS

Address	3833 beethoven St Los Angeles, CA 90066
List Price	$1,450,000
Total Units	3
Total Building Sq. Ft.	2,112 SF
Total Lot Size	5,256 SF
Year Built	1949 / 1964 (rear)
Price / Unit	$483,333
Price / Sq. Ft.	$686.55
Zoning	LARD2
APN	4236-012-032
Rent Control	Subject to LA RSO
Parking	4 carport spaces

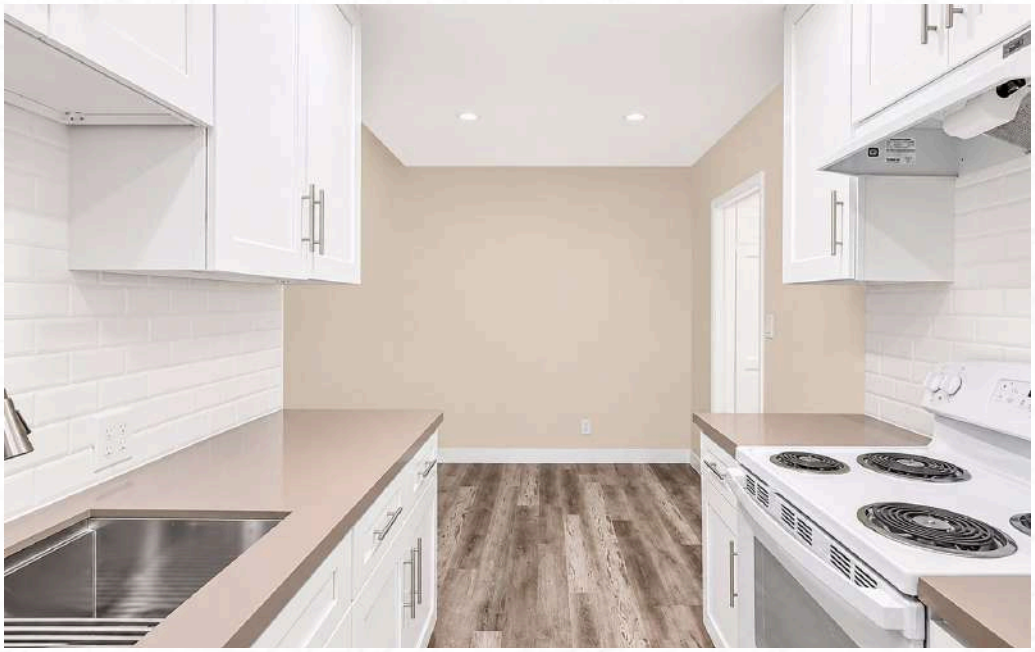


INVESTMENT HIGHLIGHTS

- Original/front house built in 1949; rear building constructed in 1964
- Priced at a 14.07 GRM and 4.87% current cap rate
- 10.66% rental upside to pro forma rents
- Unit mix of (1) 2+1 (2) 1+1
- Subject to LA RSO (rent controlled)
- 4 on-site carport spaces

PROPERTY PHOTOS







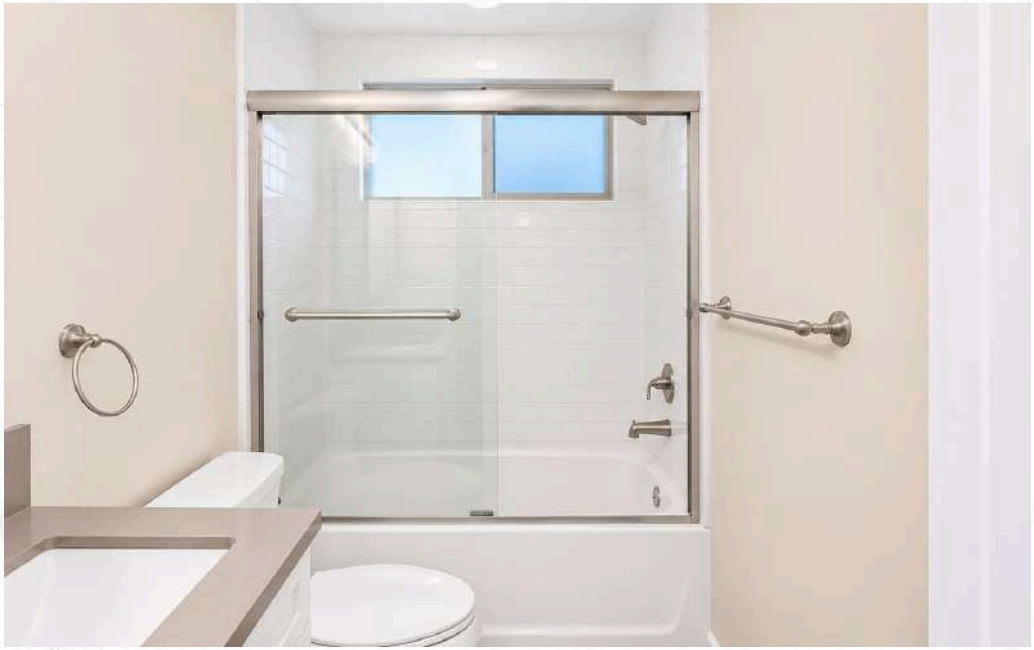


PROPERTY PHOTOS









PROPERTY PHOTOS









PROPERTY PHOTOS







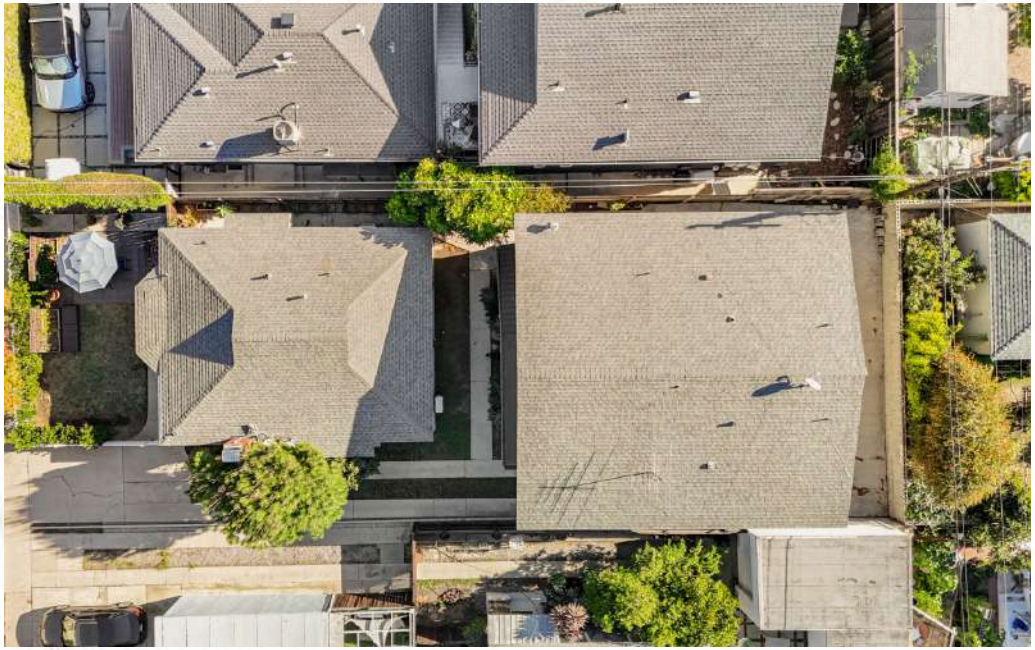


PROPERTY PHOTOS









FLOOR PLANS







FLOOR PLAN





RENT ROLL

3833 beethoven St Los Angeles, CA 90066

RENT SUMMARY

UNIT MIX

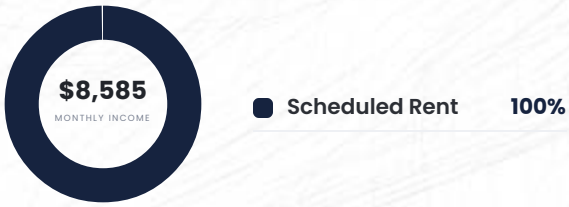
Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
1+1	2	67%	$2,295	$4,590	$2,500	$5,000	8%
2+1	1	33%	$3,995	$3,995	$4,500	$4,500	11%
TOTALS	**3**		**$2,862**	**$8,585**		**$9,500**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$8,585	$9,500
Monthly Scheduled Gross Income	$8,585	$9,500
Annualized Scheduled Gross Income	**$103,020**	**$114,000**

At a Glance	
Rental Upside	10.66%
Average Unit Size	704 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	None
Occupancy	100%

INCOME BREAKDOWN · CURRENT



RENT ROLL

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
1	1+1		612.5	$2,195	$2,195	$2,500	$2,500
2	1+1		612.5	$2,395	$2,395	$2,500	$2,500
3	2+1		887	$3,995	$3,995	$4,500	$4,500
TOTAL RENTAL INCOME					**$8,585**		**$9,500**
TOTAL MONTHLY INCOME					**$8,585**		**$9,500**
TOTAL ANNUAL INCOME					**$103,020**		**$114,000**



SECTION 3

INCOME & EXPENSES

3833 beethoven St Los Angeles, CA 90066

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$103,020		$114,000	
Vacancy Rate Reserve	$5,151	5.00%	$5,700	5.00%
Gross Operating Income	$97,869		$108,300	
Operating Expenses	$27,215	26.42%	$27,215	23.87%
NET OPERATING INCOME	**$70,654**		**$81,085**	
Debt Service	$67,809		$67,809	
Pre-Tax Cash Flow	*$2,845*	*0.56%*	*$13,276*	*2.62%*
Principal Reduction	$11,574		$11,574	
Total Return Before Taxes	*$14,419*	*2.84%*	*$24,850*	*4.90%*

Vacancy & expense percentages are of Scheduled Gross Income; cash flow & total return of the down payment.

Annualized Expenses (*estimated)	Current	Pro Forma
New Taxes (1.25% Purchase Price)	$18,125	$18,125
Repairs & Maintenance ($650/Unit)	$1,950	$1,950
Insurance ($1.25/SF)	$2,640	$2,640
Utilities ($1100/Unit)	$3,300	$3,300
Landscaping ($100/Month)	$1,200	$1,200
TOTAL EXPENSES	**$27,215**	**$27,215**
Expenses as % of SGI	26.42%	23.87%
Per Sq. Ft.	$12.89	$12.89
Per Unit	$9,072	$9,072



SECTION 4

FINANCIAL ANALYSIS

3833 beethoven St Los Angeles, CA 90066

FINANCIAL ANALYSIS

Property Address		3833 beethoven St
List Price:		**$1,450,000**
Down Payment:	35.0%	$507,500
Number of Units:		3
Cost per Unit:		$483,333
Current GRM:		14.07
Pro Forma GRM:		12.72
Current CAP:		4.87%
Pro Forma CAP:		5.59%
Year Built:		1949
Approx. Lot Size:		5,256 SF
Approx. Gross RSF:		2,112 SF
Cost per RSF:		$686.55

Proposed Financing	
First Loan Amount:	$942,500
Interest Rate:	6.00%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	$5,651
DCR:	1.04

Annualized Expenses	*Estimated
New Taxes (1.25% Purchase Price):	$18,125
Repairs & Maintenance ($650/Unit):	$1,950
Insurance ($1.25/SF):	$2,640
Utilities ($1100/Unit):	$3,300
Landscaping ($100/Month):	$1,200
Total Expenses:	**$27,215**
Expenses as % of SGI:	26.42%
Per Unit:	$9,072

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$103,020		$114,000	
Vacancy Rate Reserve:	$5,151	5.00% *1	$5,700	5.00% *1
Gross Operating Income:	$97,869		$108,300	
Operating Expenses:	$27,215	26.42% *1	$27,215	23.87% *1
Net Operating Income:	$70,654		$81,085	
Loan Payments:	$67,809		$67,809	
Pre-Tax Cash Flow:	$2,845	0.56% *2	$13,276	2.62% *2
Principal Reduction:	$11,574		$11,574	
Total Return Before Taxes:	$14,419	2.84% *2	$24,850	4.90% *2

*1 As a percent of Scheduled Gross Income *2 As a percent of Down Payment

Scheduled Income

# Units	Bd/Ba	Notes	Rent	Total	PF Rent	PF Total
1	1+1		$2,195	$2,195	$2,500	$2,500
1	1+1		$2,395	$2,395	$2,500	$2,500
1	2+1		$3,995	$3,995	$4,500	$4,500
Monthly Scheduled Gross Income				**$8,585**		**$9,500**
Annualized Scheduled Gross Income				**$103,020**		**$114,000**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 10.66%

FINANCING

Proposed Financing		
List Price:		$1,450,000
Down Payment:	35.0%	$507,500
First Loan Amount:		$942,500
Loan-to-Value:		65%
Interest Rate:		6.00%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		$5,651
Annual Debt Service:		$67,809
DCR:		1.04

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$70,654
Net Operating Income (Pro Forma):	$81,085
Pre-Tax Cash Flow (Current):	$2,845
Pre-Tax Cash Flow (Pro Forma):	$13,276
Cash-on-Cash (Current):	0.56%
Cash-on-Cash (Pro Forma):	2.62%
Total Return Before Taxes (PF):	$24,850

Financing shown is proposed and for illustration only. Buyer to obtain their own financing; rates and terms subject to lender approval and market conditions. Contact the listing agents for referrals to multifamily lenders active in this submarket.



SALE COMPARABLES

3833 beethoven St Los Angeles, CA 90066

SALE COMPS

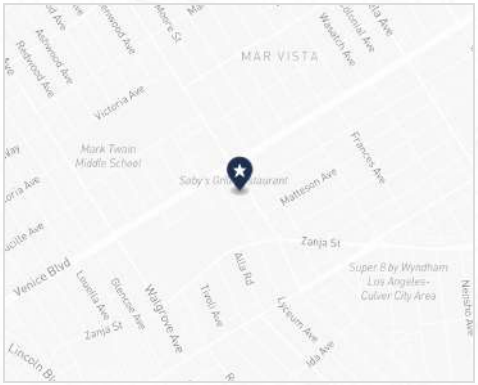


3833 BEETHOVEN ST

Los Angeles, CA 90066

Subject Property

Price:	$1,450,000	Bldg Size:	2,112 SF
No. Units:	3	Price/SF:	$686.55
GRM:	14.07	CAP:	4.87%
$/Unit:	$483,333		



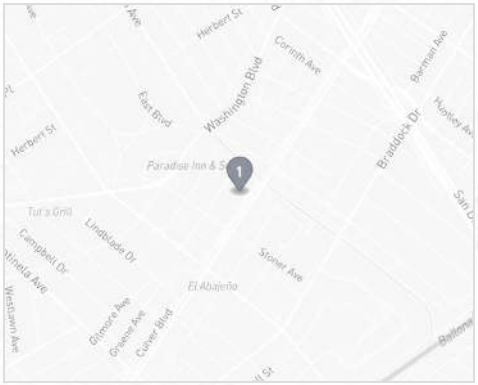


11761 CULVER BLVD

Los Angeles, CA 90066

Sold 2/11/2025

Price:	$1,035,000	Bldg Size:	2,234 SF
No. Units:	3	Price/SF:	$463.29
GRM:	15.13	CAP:	4.63%
$/Unit:	$345,000		



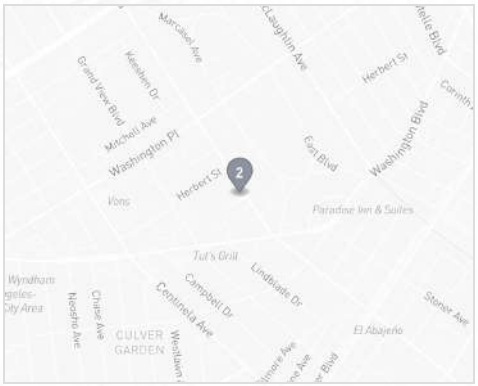


12001 SYLVESTER ST

Los Angeles, CA 90066

Sold 3/19/2025

Price:	$1,190,000	Bldg Size:	2,441 SF
No. Units:	3	Price/SF:	$487.51
GRM:	15.63	CAP:	4.48%
$/Unit:	$396,667		



SALE COMPS

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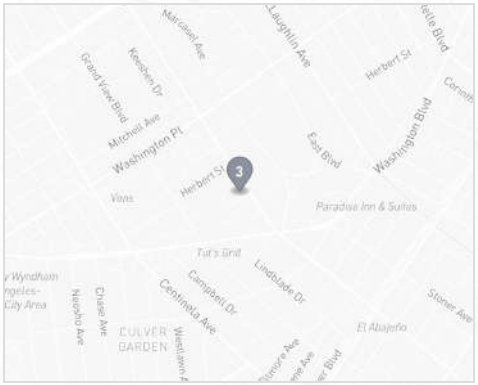


12007 SYLVESTER ST

Los Angeles, CA 90066

Sold 3/19/2025

Price:	$1,075,000	Bldg Size:	2,441 SF
No. Units:	3	Price/SF:	$440.39
GRM:	15.27	CAP:	4.58%
$/Unit:	$358,333		



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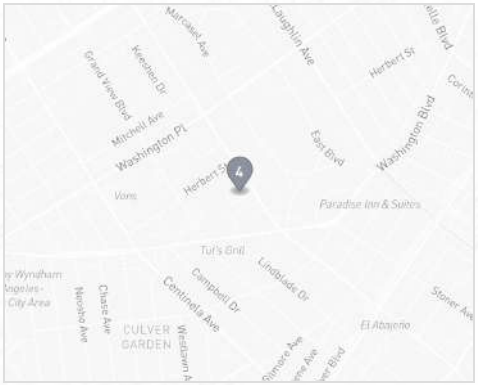


12013 SYLVESTER ST

Los Angeles, CA 90066

Sold 4/2/2025

Price:	$1,305,000	Bldg Size:	2,441 SF
No. Units:	3	Price/SF:	$534.62
GRM:	18.29	CAP:	3.83%
$/Unit:	$435,000		



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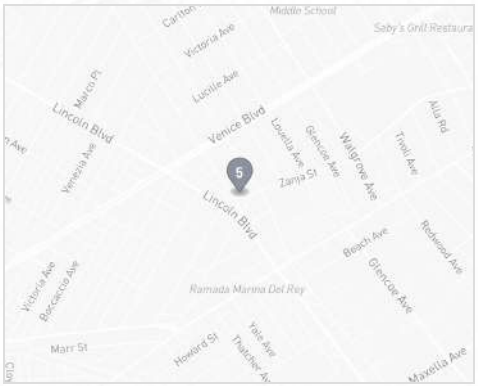


2474 PENMAR AVE

Venice, CA 90291

Sold 6/26/2025

Price:	$1,490,000	Bldg Size:	3,120 SF
No. Units:	3	Price/SF:	$477.56
GRM:	18.08	CAP:	3.87%
$/Unit:	$496,667		



SALE COMPS

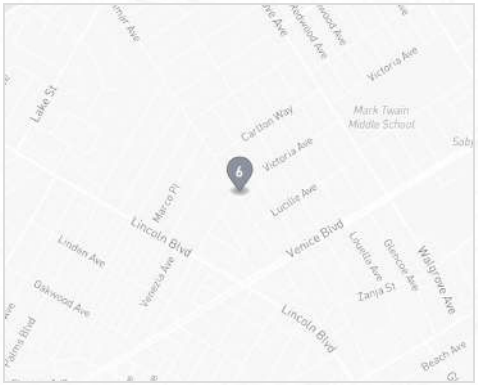


2200 PENMAR AVE

Venice, CA 90291

Sold 9/8/2025

Price:	**$1,400,000**	Bldg Size:	**2,054 SF**
No. Units:	**3**	Price/SF:	**$681.60**
GRM:	**14.49**	CAP:	**4.83%**
$/Unit:	**$466,667**		



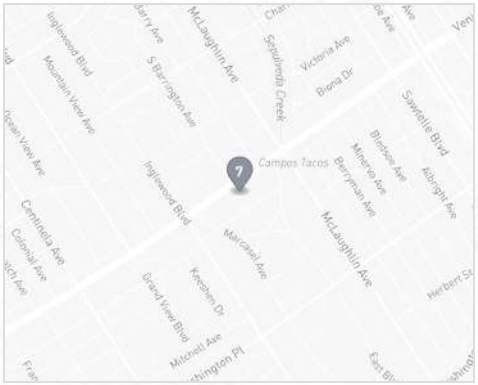


11856 VENICE BLVD

Los Angeles, CA 90066

Sold 1/20/2026

Price:	**$1,125,000**	Bldg Size:	**1,608 SF**
No. Units:	**3**	Price/SF:	**$699.63**
GRM:	**17.72**	CAP:	**3.95%**
$/Unit:	**$375,000**		



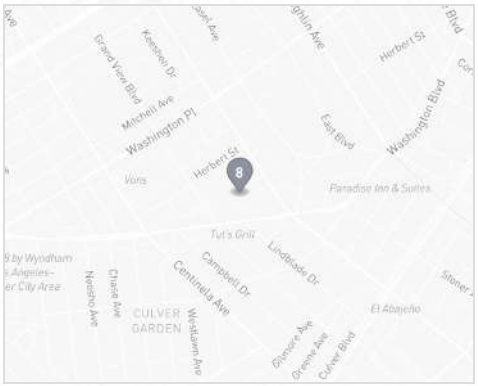


12036 SYLVESTER ST

Los Angeles, CA 90066

Sold 6/17/2026

Price:	**$1,450,000**	Bldg Size:	**3,184 SF**
No. Units:	**3**	Price/SF:	**$455.40**
GRM:	**16.62**	CAP:	**4.21%**
$/Unit:	**$483,333**		



SALE COMPS

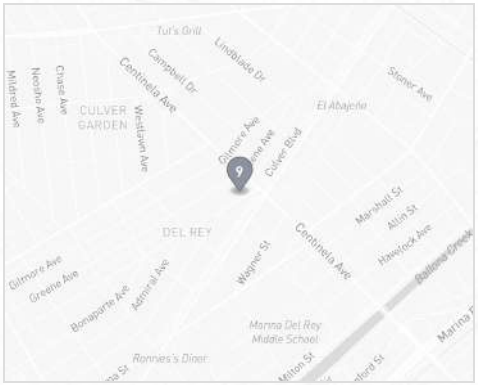


12419 WALSH AVE

Los Angeles, CA 90066

Sold 7/9/2026

Price:	**$1,400,000**	Bldg Size:	**1,922 SF**
No. Units:	**3**	Price/SF:	**$728.41**
GRM:	**15.57**	CAP:	**4.50%**
$/Unit:	**$466,667**		



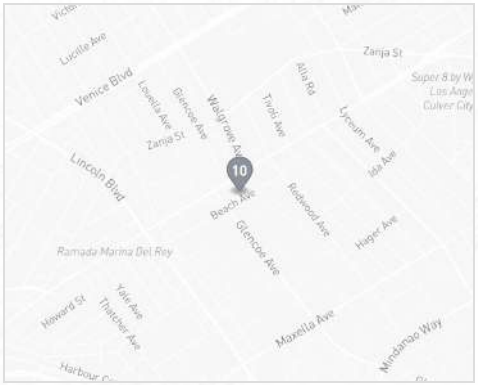


13361 BEACH AVE

Marina del Rey, CA 90292

Sold 9/9/2026

Price:	**$940,000**	Bldg Size:	**1,691 SF**
No. Units:	**3**	Price/SF:	**$555.88**
GRM:	**24.70**	CAP:	**2.83%**
$/Unit:	**$313,333**		



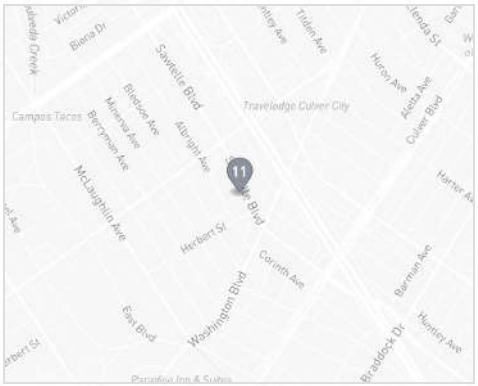


4069 SAWTELLE BLVD

Culver City, CA 90066

Sold Active

Price:	**$1,980,000**	Bldg Size:	**2,171 SF**
No. Units:	**3**	Price/SF:	**$912.02**
GRM:	**17.77**	CAP:	**3.94%**
$/Unit:	**$660,000**		



SALE COMPS

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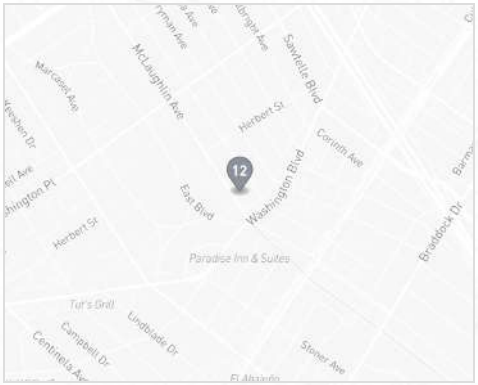


4232 MCLAUGHLIN

Los Angeles, CA 90066

Sold Active

Price:	$1,499,999	Bldg Size:	2,020 SF
No. Units:	3	Price/SF:	$742.57
GRM:	16.45	CAP:	4.26%
$/Unit:	$500,000		



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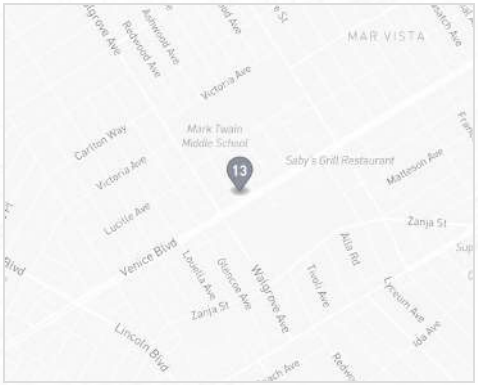


13217 VENICE BLVD

Los Angeles, CA 90066

Sold Active

Price:	$1,375,000	Bldg Size:	2,193 SF
No. Units:	3	Price/SF:	$626.99
GRM:	23.28	CAP:	3.01%
$/Unit:	$458,333		



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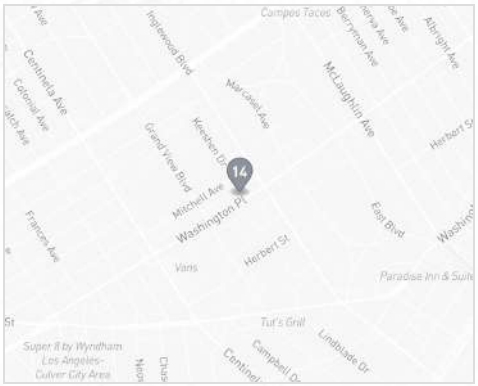


12029 WASHINGTON PL

Los Angeles, CA 90066

Sold Active

Price:	$1,250,000	Bldg Size:	2,336 SF
No. Units:	3	Price/SF:	$535.10
GRM:	20.03	CAP:	3.50%
$/Unit:	$416,667		



SALE COMPS

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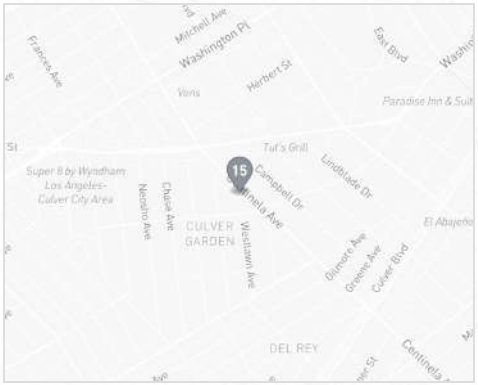


4239 S CENTINELA AVE

Los Angeles, CA 90066

Sold Active

Price:	$1,195,000	Bldg Size:	1,596 SF
No. Units:	3	Price/SF:	$748.75
GRM:	16.88	CAP:	4.15%
$/Unit:	$398,333		



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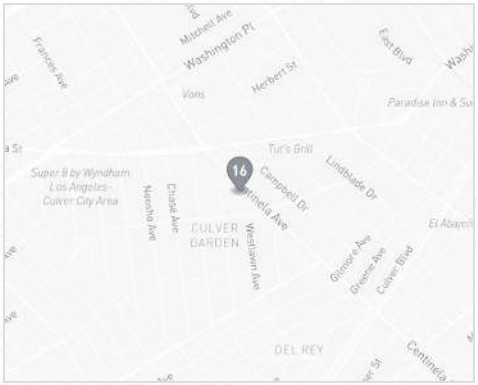


4231 S CENTINELA AVE

Los Angeles, CA 90066

Sold Active

Price:	$1,195,000	Bldg Size:	1,596 SF
No. Units:	3	Price/SF:	$748.75
GRM:	16.88	CAP:	4.15%
$/Unit:	$398,333		



17

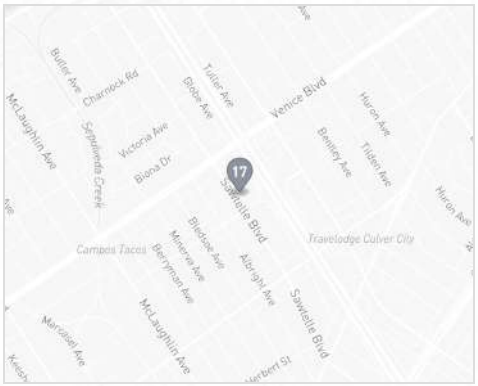


3848 SAWTELLE BLVD

Los Angeles, CA 90066

Sold Active

Price:	$1,150,000	Bldg Size:	1,625 SF
No. Units:	3	Price/SF:	$707.69
GRM:	15.19	CAP:	4.61%
$/Unit:	$383,333		



SALE COMPS

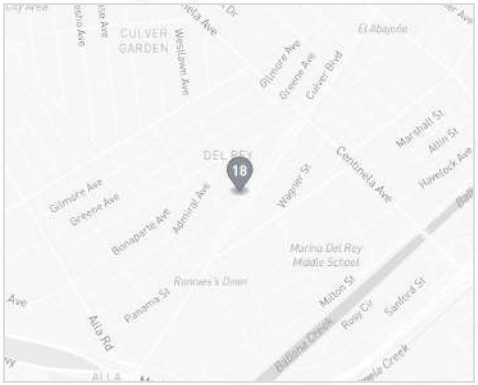


12531 CULVER BLVD

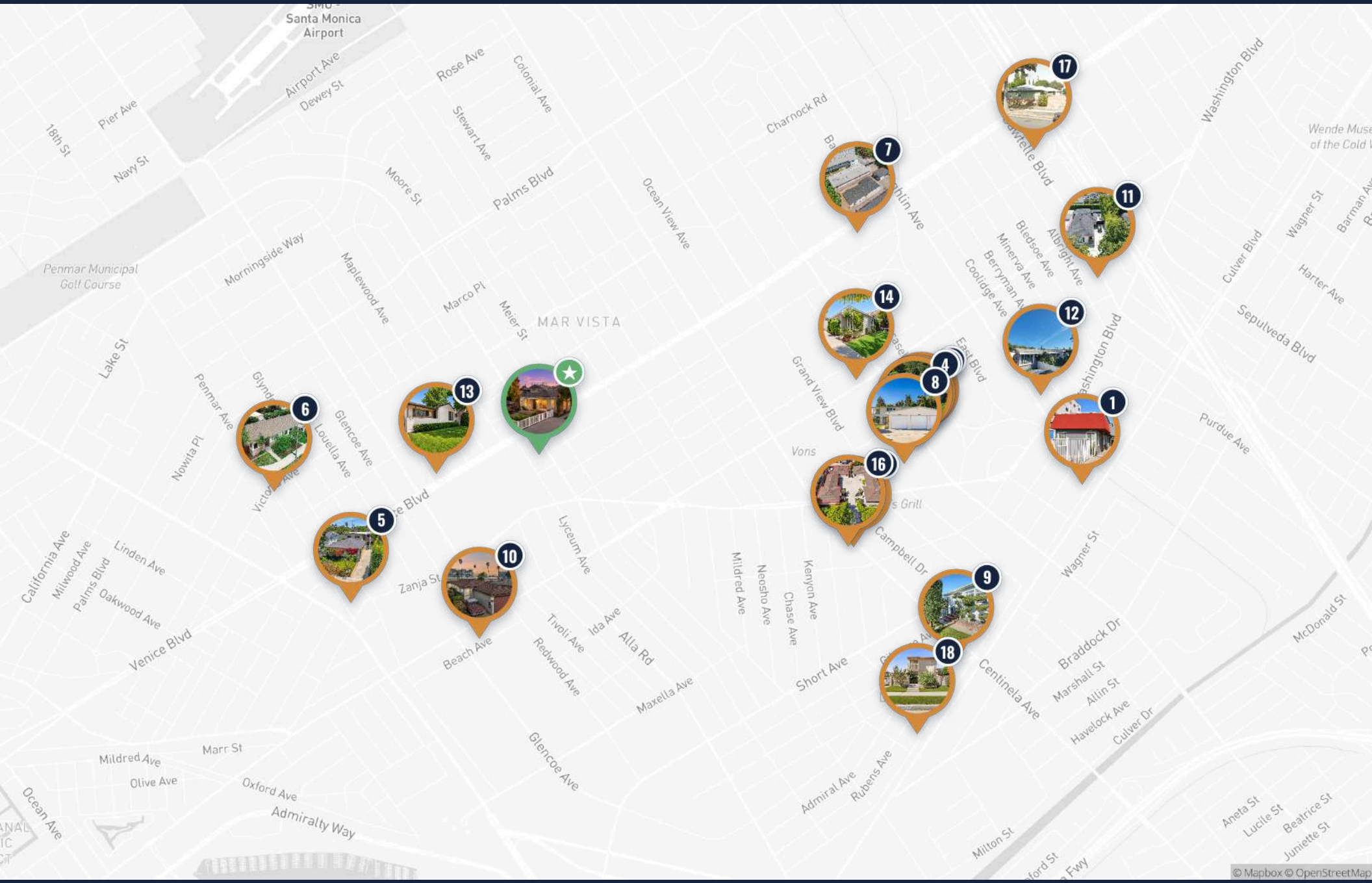
Los Angeles, CA 90066

Sold Pending

Price:	**$1,275,000**	Bldg Size:	**3,534 SF**
No. Units:	**3**	Price/SF:	**$360.78**
GRM:	**14.48**	CAP:	**4.83%**
$/Unit:	**$425,000**		



SALE COMPS MAP



SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
11761 Culver Blvd Los Angeles, CA 90066	$1,035,000	3	1950	2,234	15.13	4.63%	$463.29	$345,000	2/11/2025	1 (3+2), 1 (2+1), 1 (0+1)
12001 Sylvester St Los Angeles, CA 90066	$1,190,000	3	1954	2,441	15.63	4.48%	$487.51	$396,667	3/19/2025	1 (1+1), 2 (2+1)
12007 Sylvester St Los Angeles, CA 90066	$1,075,000	3	1954	2,441	15.27	4.58%	$440.39	$358,333	3/19/2025	2 (1+1), 1 (2+1)
12013 Sylvester St Los Angeles, CA 90066	$1,305,000	3	1954	2,441	18.29	3.83%	$534.62	$435,000	4/2/2025	1 (1+1), 2 (2+1)
2474 Penmar Ave Venice, CA 90291	$1,490,000	3	1961	3,120	18.08	3.87%	$477.56	$496,667	6/26/2025	3 (3+1)
2200 Penmar Ave Venice, CA 90291	$1,400,000	3	1949	2,054	14.49	4.83%	$681.60	$466,667	9/8/2025	2 (1+1), 1 (2+1)
11856 Venice Blvd Los Angeles, CA 90066	$1,125,000	3	1942	1,608	17.72	3.95%	$699.63	$375,000	1/20/2026	3 (1+1)
12036 Sylvester St Los Angeles, CA 90066	$1,450,000	3	1954	3,184	16.62	4.21%	$455.40	$483,333	6/17/2026	1 (1+1), 1 (2+1), 1 (3+2)

The remaining comps, averages and the subject continue on the next page ▸

SALE COMPS ANALYSIS (CONTINUED)

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
12419 Walsh Ave Los Angeles, CA 90066	$1,400,000	3	1954	1,922	15.57	4.50%	$728.41	$466,667	7/9/2026	2 (1+1), 1 (3+1)
13361 Beach Ave Marina del Rey, CA 90292	$940,000	3	1950	1,691	24.70	2.83%	$555.88	$313,333	9/9/2026	3 (1+1)
4069 Sawtelle Blvd Culver City, CA 90066	$1,980,000	3	1950	2,171	17.77	3.94%	$912.02	$660,000	Active	2 (2+1), 1 (0+1)
4232 McLaughlin Los Angeles, CA 90066	$1,499,999	3	1949	2,020	16.45	4.26%	$742.57	$500,000	Active	2 (2+1), 1 (1+1)
13217 Venice Blvd Los Angeles, CA 90066	$1,375,000	3	1950	2,193	23.28	3.01%	$626.99	$458,333	Active	2 (1+1), 1 (3+1)
12029 Washington Pl Los Angeles, CA 90066	$1,250,000	3	1950	2,336	20.03	3.50%	$535.10	$416,667	Active	1 (2+1), 2 (1+1)
4239 S Centinela Ave Los Angeles, CA 90066	$1,195,000	3	1950	1,596	16.88	4.15%	$748.75	$398,333	Active	2 (1+1), 1 (0+1)
4231 S Centinela Ave Los Angeles, CA 90066	$1,195,000	3	1950	1,596	16.88	4.15%	$748.75	$398,333	Active	2 (1+1), 1 (0+1)

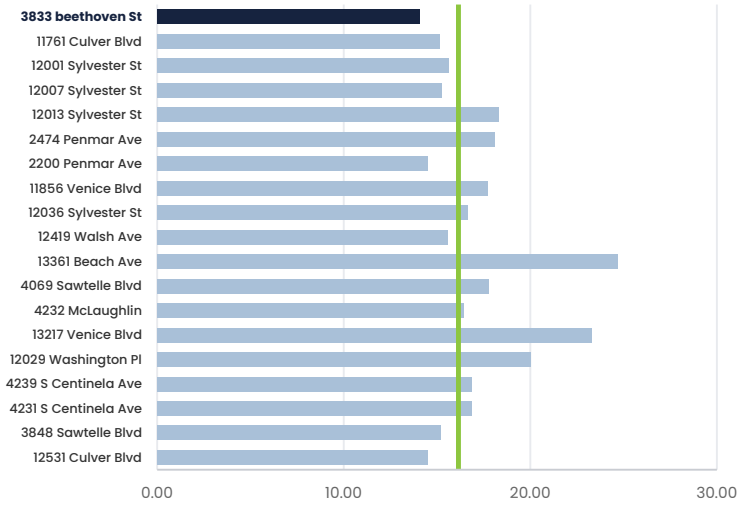
The remaining comps, averages and the subject continue on the next page ▸

SALE COMPS ANALYSIS (CONTINUED)

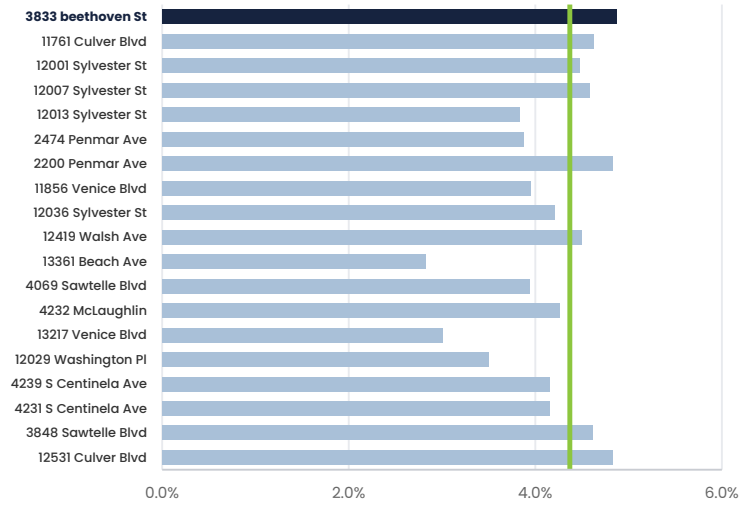
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
3848 Sawtelle Blvd Los Angeles, CA 90066	$1,150,000	3	1950	1,625	15.19	4.61%	$707.69	$383,333	Active	3 (1+1)
12531 Culver Blvd Los Angeles, CA 90066	$1,275,000	3	1976	3,534	14.48	4.83%	$360.78	$425,000	Pending	1 (3+2), 2 (2+2)
Average					*16.15*	*4.37%*	*$514.16*	*$416,389*		
3833 beethoven St (Subject)	**$1,450,000**	**3**	**1949**	**2,112**	**14.07**	**4.87%**	**$686.55**	**$483,333**	**On Market**	**(1) 2+1 (2) 1+1**

SALE COMP CHARTS

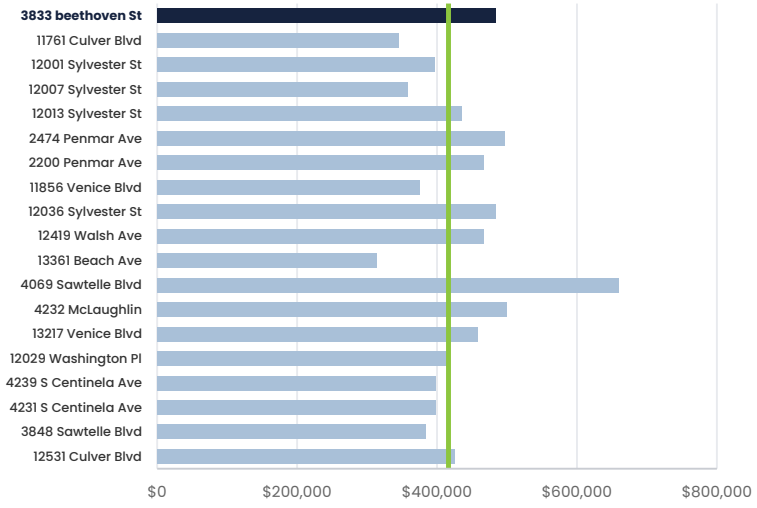
Average: 16.15



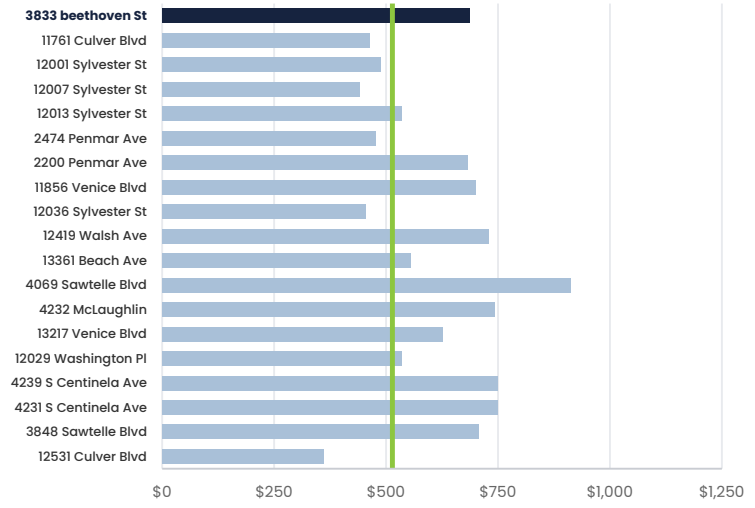
Average: 4.37%



Average: $416,389



Average: $514.16





SECTION 6

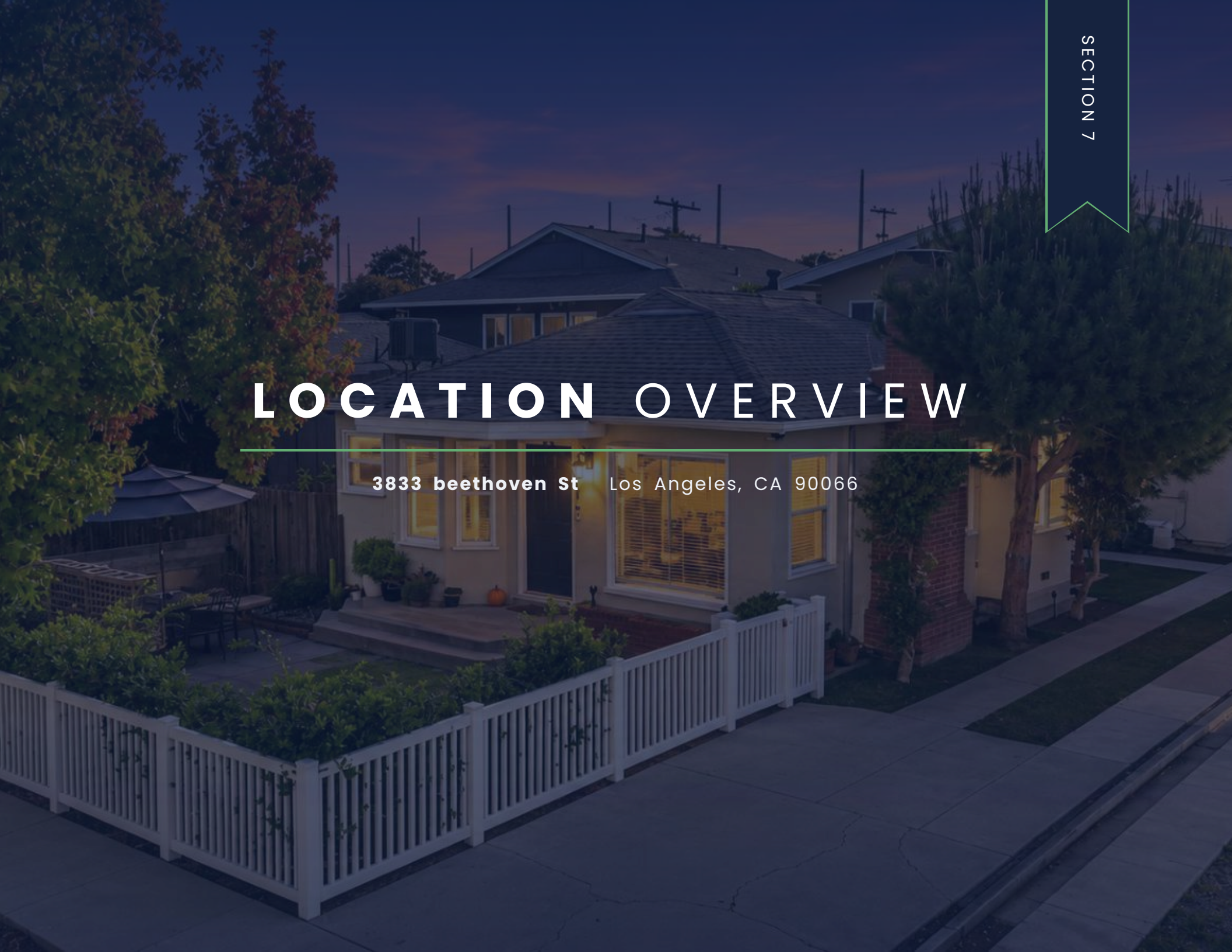
RENT COMPARABLES

3833 beethoven St Los Angeles, CA 90066

RENT COMPS

Closed Leases

Address	Type	Rent	Bed+Bath	Sq. Ft	Rent/SF	Condition	Notes	COE
12737 Mitchell Ave	Multifamily	$2,995	1+1	550	$5.45	N/A	N/A	9/1/2026
12444 Venice Blvd	Multifamily	$3,191	1+1	491	$6.50	N/A	N/A	9/1/2026
1503 Venice Blvd	Multifamily	$2,772	1+1	446	$6.22	N/A	N/A	2/1/2026
4091 Redwood Ave	Multifamily	$3,249	1+1	900	$3.61	N/A	N/A	2/1/2026
4133 Redwood Ave	Multifamily	$2,900	1+1	800	$3.63	N/A	N/A	2/1/2026
4065 Glencoe Ave	Multifamily	$2,925	1+1	601	$4.87	N/A	N/A	9/1/2026
12737 Venice Blvd	Multifamily	$2,650	2+1	600	$4.42	N/A	N/A	5/1/2026
12734 Caswell Ave	Multifamily	$3,099	2+1	800	$3.87	N/A	N/A	5/1/2026
Average		*$3,005*			*$5.04*			



SECTION 7

LOCATION OVERVIEW

3833 beethoven St Los Angeles, CA 90066

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION

10M

Residents

TOTAL AREA

4,084

Square Miles

CITIES

88

Incorporated Cities

Economy

950B

Gross Domestic Product





LOCATION OVERVIEW - LOS ANGELES



100
Over 100 colleges and universities, including UCLA, USC, and Caltech

5M
Highly educated and diverse workers

950B
GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

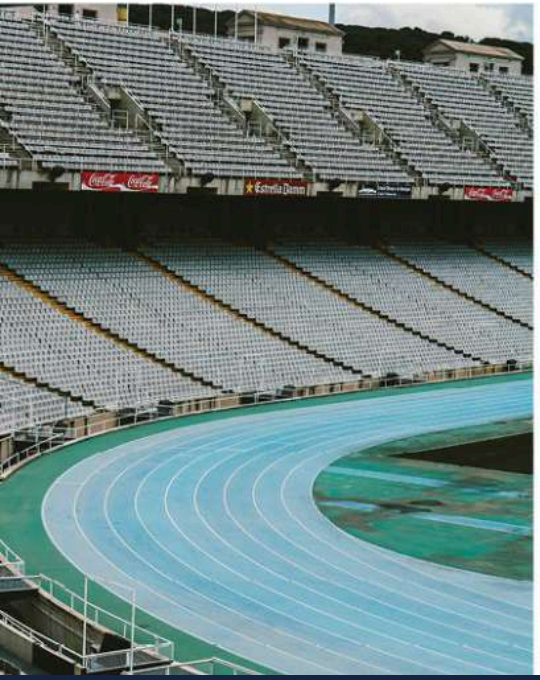
UCLA USC Caltech

Occidental College Los Angeles · PEPPERDINE UNIVERSITY

LOCATION OVERVIEW - LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



ECONOMIC IMPACT

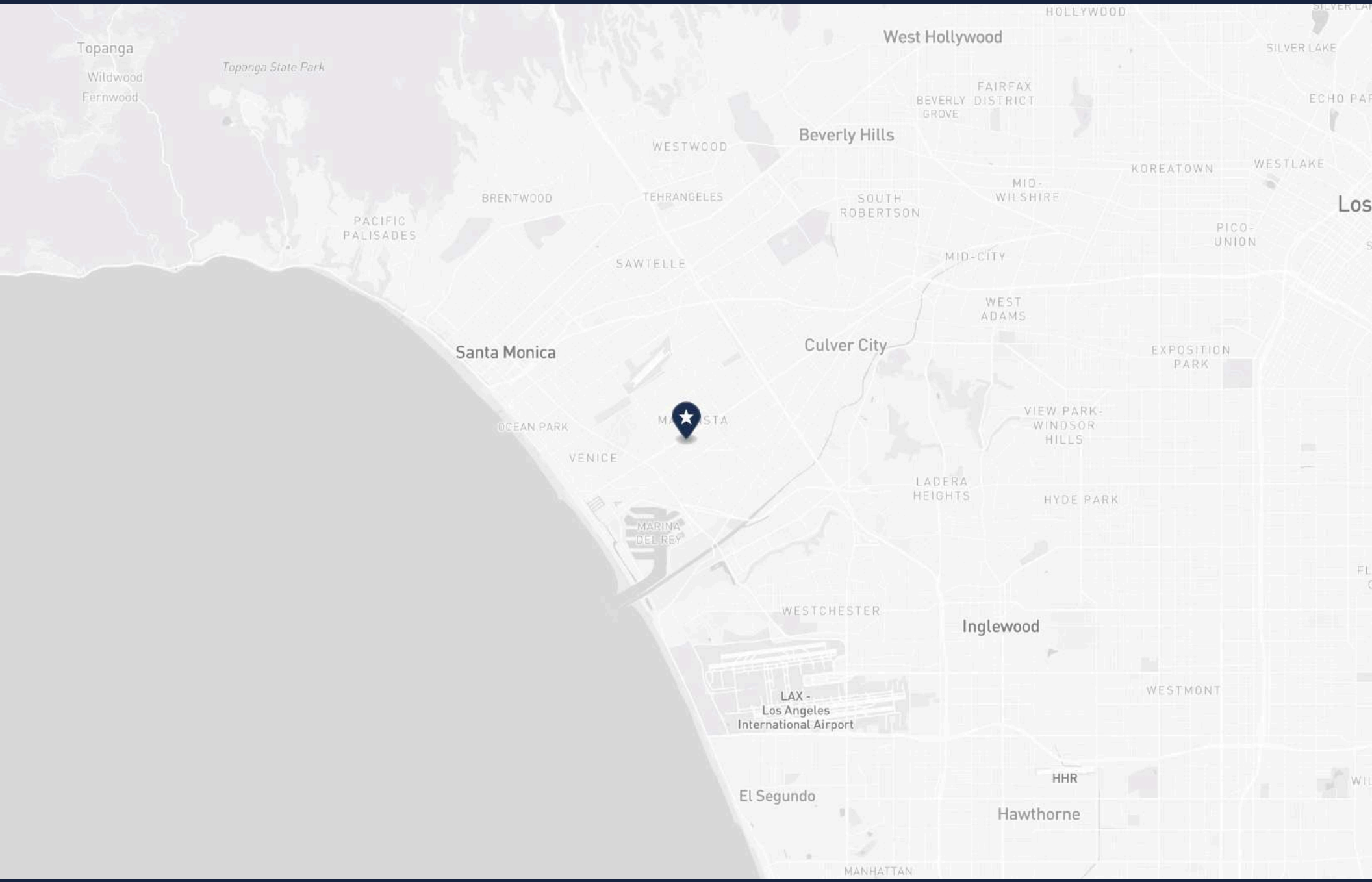
The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

LOCATION MAP



RETAILER MAP





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