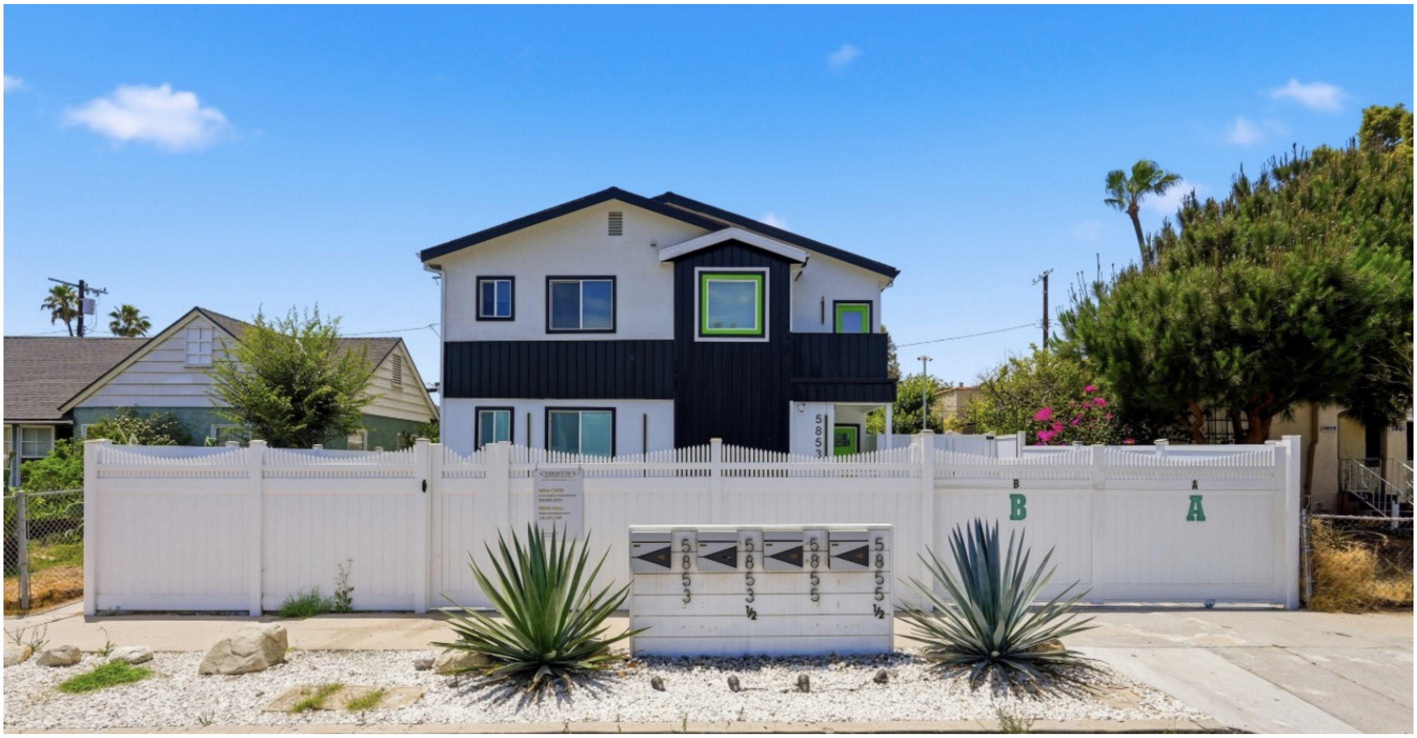

5853 VINELAND AVENUE

OFFERING MEMORANDUM

LOS ANGELES, CA 91601

Four-unit furnished income property | Built 2021 | Short-term rental operating history

4	4,270	5,000	11	10
UNITS	BUILDING SF	LOT SF	BEDROOMS	BATHROOMS

ASKING PRICE

$2,379,000

Investment Overview

5853 Vineland Avenue is a 2021-built, four-unit furnished income property currently operated as a short-term rental. The offering combines newer construction, substantial bedroom count, central cooling, in-unit appliance packages, and an established rental operating history.

PROPERTY	DETAIL
Address	5853 Vineland Ave, Los Angeles, CA 91601
Property Type	Income / Multi-Unit
Year Built	2021
Units	4
Building Area	4,270 sq ft
Lot Area	5,000 sq ft
Total Bedrooms / Baths	11 / 10
Furnishings	Seller indicates units are furnished
Cooling	Central
Appliances	Microwave, refrigerator, range/oven, washer, dryer

Investment Highlights

• Four furnished units with 11 bedrooms and 10 bathrooms in aggregate.
• Newer 2021 construction.
• Existing short-term rental operation with Airbnb performance documentation supplied by seller.
• Seller-provided scheduled underwriting indicates a 6.78% cap rate and $161,343 NOI.
• Furniture is stated to be included in the sale; solar panels are stated to be excluded.
• Private showings only; please do not disturb occupants.

Unit Mix & Seller Underwriting

UNIT	BEDS	BATHS	PROJECTED RENT	FURNISHED
Unit 1	3	3	$3,950 / mo	Yes
Unit 2	3	3	$3,950 / mo	Yes
Unit 3	3	2	$3,750 / mo	Yes
Unit 4	2	2	$2,450 / mo	Yes
TOTAL	**11**	**10**	$14,100 / mo	**-**

Seller-Provided Scheduled Financial Snapshot

Scheduled Gross Income	**$266,394**
Gross Operating Income	**$190,101**
Total Expense	**$80,476**
Net Operating Income	**$161,343**
Seller-Stated Cap Rate	**6.78%**

The scheduled figures above are reproduced from the seller/listing information supplied for the property. Prospective purchasers should independently verify income, expenses, licensing, taxes, and the applicability of any short-term rental regulations.

2026 Short-Term Rental Performance

Airbnb earnings report | January 1, 2026 - June 25, 2026

$139,343	$119,711	407	2.8
GROSS EARNINGS	TOTAL AFTER AIRBNB FEES / ADJUSTMENTS	NIGHTS BOOKED	AVG. NIGHT STAY

PERIOD	GROSS EARNINGS	TOTAL (USD)
January	$20,353.55	$17,574.08
February	$25,973.75	$21,868.91
March	$25,268.84	$21,718.53
April	$21,393.70	$17,697.97
May	$22,463.11	$20,325.31
Jun 1-25	$23,890.47	$20,525.70

Airbnb reported $20,392.99 in guest taxes collected and remitted to tax authorities during the reporting period. The supplied Airbnb report is a platform earnings report and should not be read as a complete property-level profit-and-loss statement.

Additional Seller Revenue File

The seller-provided STR revenue workbook contains monthly revenue and selected operating expense entries by unit/listing and shows an approximate annual total of $190,101.78. Because the workbook includes a different reporting scope and period than the Airbnb report above, the two datasets are presented separately rather than combined.

Offering Contacts

Contact the listing team for pricing, offering details, financial statements, and private showing arrangements.

	Brian Wall Seller's Agent DRE #02175989 Christie's International Real Estate Southern California
	Nina Choe Co-Agent DRE #01965953 Christie's International Real Estate Southern California
	Masha Krakovskaya Co-Agent DRE #01797676 Christie's International Real Estate Southern California

Showing Instructions

Please drive by and do not disturb occupants. Contact the listing team for private showings.

Important Notice

This Offering Memorandum is for informational purposes only. Information has been compiled from seller-provided materials and listing information and is subject to errors, omissions, change, or withdrawal without notice. No representation or warranty is made as to accuracy or completeness. Buyer should conduct independent due diligence regarding financial performance, physical condition, zoning, permits, short-term rental rules, taxes, and all other matters material to the investment.