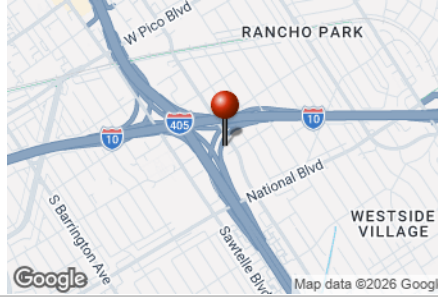


2749 S Sepulveda Blvd
Los Angeles, CA 90064

4 # of Units
4,412/Assessor Sqft
7,430 Lot Size Assessor

Income
LP \$2,355,000 **\$ Active**



Area	7 West L.A.
Subdivision	
List Price Per Sqft	\$533.77
Vacancy	0
Total Bedrooms	7
Total Bathrooms	5.50
MLS#	26671893
APN	4251-001-003

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$2,675.00	\$2,675.00	\$2,795.00
Unit 2	1	2	1.00	No	\$2,422.00	\$2,422.00	\$2,600.00
Unit 3	1	2	2.00	No	\$4,065.00	\$4,065.00	\$4,065.00
Unit 4	1	1	1.50	No	\$4,294.00	\$4,294.00	\$4,294.00

Directions: South of Pico Blvd, north of National Blvd

Remarks: A tremendous opportunity to own a unique and rare four-plex compound on a combined 7,340 sqft. flat lot in West Los Angeles located only moments from Sepulveda Expo line metro station running from Santa Monica to DTLA, multiple bus lines including ones to UCLA campus, nearby access to the 405 freeway, and numerous restaurants, shops and markets. The properties span two lots, both lots are zoned R3, so you can enjoy the historically strong rental income and/or look toward future development. The complex is comprised of three separate free-standing buildings, each of which has its own distinctive design and character. The front building is a two-story structure with upper and lower 2 bed, 1 bath apartments. Each unit has warm hard wood floors and a flex space, perfect for an office or dining room, and with no shared walls. The second building is another two-story structure but designed as single apartment at the rear of the lot. This light and bright unit, with laminate wood flooring throughout, has an open floor plan downstairs with a large living/dining area with fireplace, remodeled bath and cook's kitchen. Both bedrooms and second remodeled bath are up, with a small den/ office that can also be used as a third bedroom. The third building is designed as an industrial loft and spans almost 2000 sqft. This unit features a double door entry from the street opening to an expansive room with polished concrete floors, soaring 13-foot ceilings, cook's kitchen, powder room and an upstairs sleeping area with wood flooring, spacious closet and remodeled private bath. All the units have some off-street parking and their own private washers and dryers. This complex offers the savvy investor strong monthly income, good asset appreciation, and the opportunity for future development. Please do not disturb tenants. Showings with accepted offer only.

Agent Remarks: The property spans two lots apn #4251-001-028 and 4251-001-003 and are being sold together in one transaction. Showings are by accepted offer only. Agent/Broker does not guarantee the accuracy of the actual square footage, bed/bath count, lot size or lot lines/dimensions, permitted or unpermitted spaces, other information concerning the condition of the property. Buyer is advised to independently verify the accuracy of all info.

Income Details		Structure Info		Contract Info	
Scheduled or Actual	Actual	Type of Units	Fourplex	List Date	04-01-2026
Rent Control %		Year Built/Source	1938/Vendor Enhanced	List Price	\$2,355,000
GOI	\$161,712	Stories	2	Orig List Price	\$2,355,000
Total Expense	\$46,502	Buildings	3	Status Date	04-01-2026
NOI	\$115,234	Security		Change Date/Type	04-09-2026/Active
Gross Income	\$161,712	Sewer		Sale Type	Standard
Cap Rate	4.90	Style	Traditional	Probate	No
GRM	14.50	Property Cond		Listing Type	Exclusive Right
Actual AGR	\$161,712	View		Disclosure	As Is, Property Report
Actual GAI	\$161,712	Water		Seller Concessions?	No
Gross Equity		Price Per Unit		Financing	Cash To New Loan
Owner Pays		Type of Business		Possession	Close Of Escrow
Actual Rent Total		Water Heaters	Yes	Scope Of Service	Full Service
Financial Info As Of	04/13/2026	Direction Faces			
Tenant Pays		ADA Compliance			
Vacancy Allowance \$		Additions/Alterations			
Vacancy Allowance %		Building Permit	Yes		
Lease Mo/Yr Terms		Personal Prop \$			
		Personal Prop %			
		Water Heater Feat			
		Levels	Two Level, One Level, Multi Levels		

Land/Lot Info	
Zoning	LAR3
Addl Parcel	Yes
Rent Control	Yes
Land Type	
Lot Dimen/Source	
Lot Acreage	0.112
Alley	No
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	No
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	Assigned, Driveway
Total Spaces	5
Covered Spaces	
Uncovered Spaces	5
Garage Spaces	
Carpport Spaces	
Garage Structures	

Interior Features	
AC/Cooling	Other
Heating	Other
Equip/Apppl	Other, Dryer, Ceiling Fan, Range/Oven, Washer, Refrigerator
Flooring	Mixed
Laundry	In Unit
Laundry Equip	Own
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Detached/No Common Walls
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

Exterior Features	
Construction	
Exterior Constr	
Pool	None
Roofing	Composition Shingle, Flat Roof
Spa	None
Foundation Details	
Other Struc Feat	
Other Structures	Other
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

Unit(s) Details	
# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	4
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

Tax and Assessed Info	
Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$232,365
Assessed Improvement %	38.14
Assessed Land Value	\$376,811
Assessed Land %	61.86
Assessed Total Value	\$609,176
Transfer Taxes (Y/N)	No

Location	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	Los Angeles Unified
Water District	
Waterfront	
Alt St. Name	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Accepted Offer

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	Tenant, Vacant
Gate Code	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

 James Bremner Compass DRE#: 01991628 Seller's Agent1 CALDRE#: 01186014	
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Fax	
Office Phone / Fax	p: 310-820-0195 Ext.445

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4
of Units

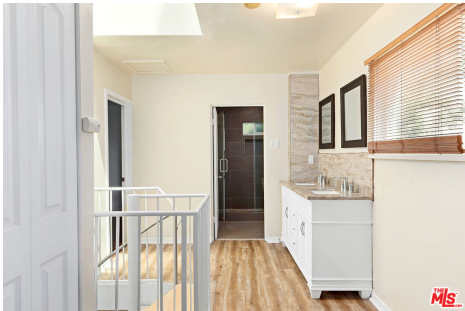
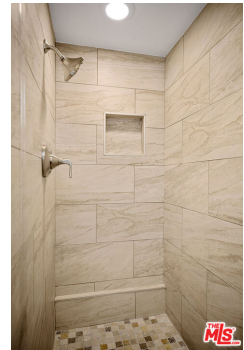
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Sqft

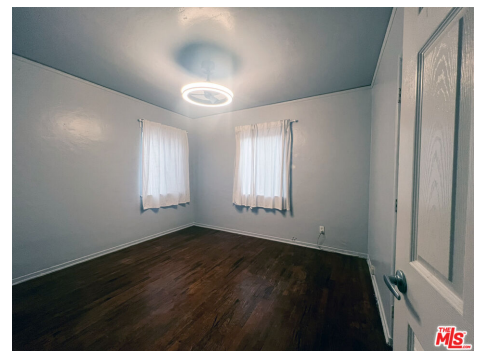
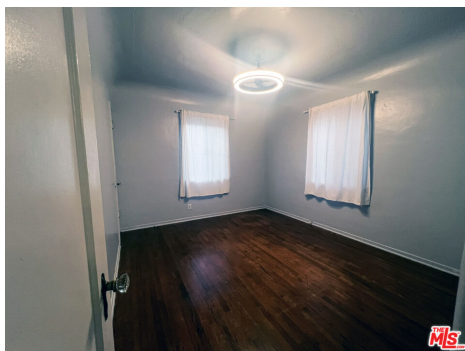
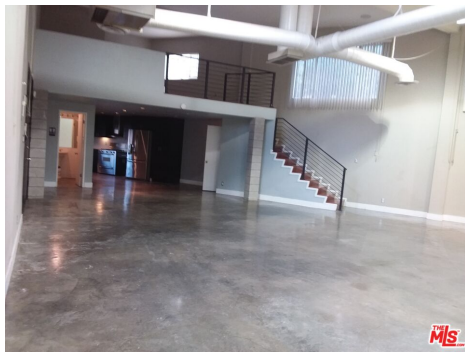
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Assessor

Income
LP \$2,355,000

\$
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