



2325 S RIDGELEY DR

LOS ANGELES, CA 90016 | MID-CITY

8 UNITS + PLANS FOR 8 DETACHED ADUs | 100% TWO-BEDROOM UNITS

\$1,875,000

PRICE

\$234,375

PRICE / UNIT

4.25%

CURRENT CAP

10.6%

PROFORMA CAP

12.8%

CAP W/ 8 ADUs

19%

PROFORMA W/ ADUs

100% UPSIDE. DOUBLE THE DOORS.

Price Reduction! Large 7,152 SF 8-Unit value-add building cash flowing at a Current 4.25% Cap Rate with a whopping 100% upside to a 10.6% Cap on Proforma! Attractively priced at only 234k/unit for entirely 2-bedroom units and only \$262/SF. Large 9,500 SF lot with plans to add 8 detached ADUs to achieve an incredible 12.8% Current Cap Rate, 19% Proforma Cap, 161k/unit, and only \$258/SF after taking into account all the construction costs (~715k assuming \$250/SF). The exterior of the property has undergone detailed renovations and features on-site parking as well as an updated laundry room. Electricity and gas are individually metered which minimizes operating expenses. Prime Mid-City location just minutes away from Beverly Hills, Culver City, West Adams, as well as many hip neighborhood attractions, restaurants, bars, shops, such as Cento Pasta Bar, The Blending Lab Winery, Tartine Bakery, Farmhouse Kitchen Thai Cuisine, Mu. S Coffee, Cumulus luxury 31-story 1,210 unit mixed-use project, 260 units Habitat Residences campus with retail and creative office, and much more.

- 8-unit building, all 2-bed/1-bath — only \$234K/door & \$262/SF
- Current 4.25% Cap with 100% rental upside to a 10.6% Proforma Cap
- RTI-ready path: 8 detached ADUs → 16 units at \$162K/door all-in
- 12.9% Current / 19.1% Proforma Cap with ADUs, only \$259/SF all-in
- Individually metered gas & electric | updated on-site laundry
- Renovated exterior with gated on-site parking



\$1.88M

PRICE

7,152 SF

BUILDING

9,500 SF

LOT

\$234,375

PER UNIT

14.9 / 7.5

GRM CUR / PRO

5154-006-009

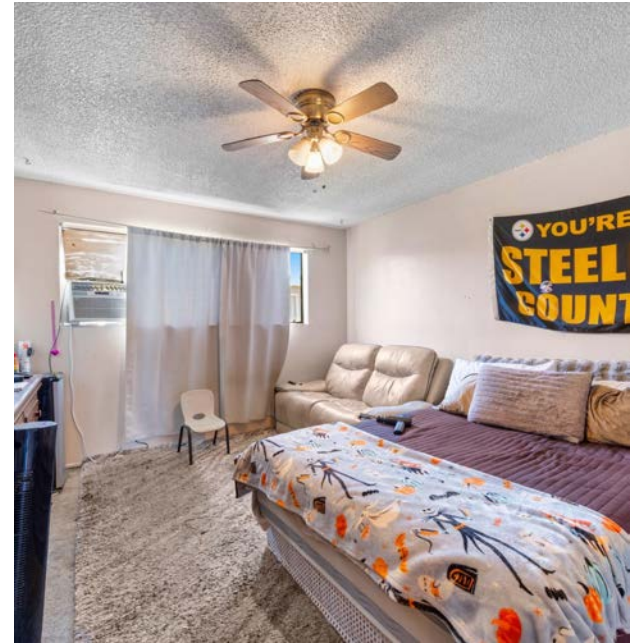
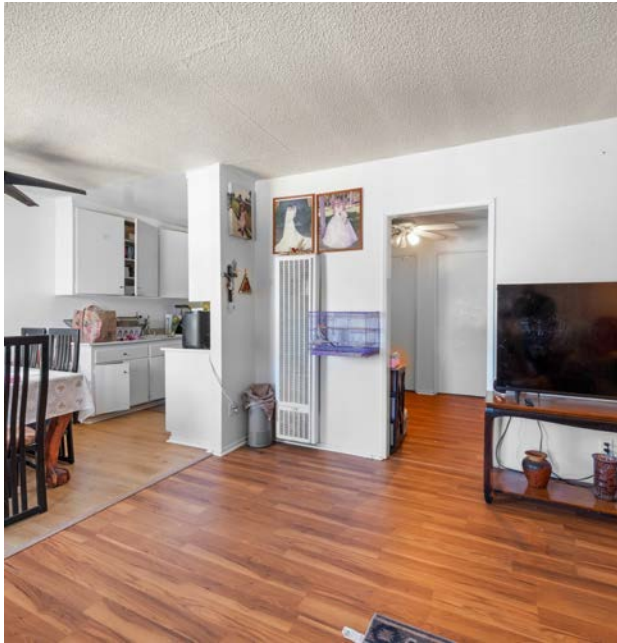
APN

ADU EXPANSION — 16 UNITS TOTAL

\$2,590,000 ALL-IN • \$161,875/UNIT • \$259/SF

~\$715K CONSTRUCTION @ \$250/SF • 10,012 SF TOTAL • GRM 5.9 / 4.2





AS-IS | 8 EXISTING UNITS

UNIT	TYPE	CURRENT RENT	PROFORMA RENT
1	2 Bed / 1 Bath	\$1,200.81	\$2,595.00
2	2 Bed / 1 Bath	\$1,228.66	\$2,595.00
3	2 Bed / 1 Bath	\$1,254.37	\$2,595.00
4	2 Bed / 1 Bath	\$1,253.51	\$2,595.00
5	2 Bed / 1 Bath	\$861.08	\$2,595.00
6	2 Bed / 1 Bath	\$2,356.64	\$2,595.00
7	2 Bed / 1 Bath	\$995.14	\$2,595.00
8	2 Bed / 1 Bath	\$1,200.81	\$2,595.00
—	Laundry Income (est. \$20/unit/mo)	\$160.00	\$160.00
MONTHLY TOTAL		\$10,511.02	\$20,920.00

Annualized: \$126,132.24 current | \$251,040 proforma • 2.0x rent growth to market

WITH 8 DETACHED ADUS | 16 UNITS TOTAL

UNIT	DESCRIPTION	CURRENT RENT	PROFORMA RENT
1	2 Bed / 1 Bath • Existing	\$1,200.81	\$2,595.00
2	2 Bed / 1 Bath • Existing	\$1,228.66	\$2,595.00
3	2 Bed / 1 Bath • Existing	\$1,254.37	\$2,595.00
4	2 Bed / 1 Bath • Existing	\$1,253.51	\$2,595.00
5	2 Bed / 1 Bath • Existing	\$861.08	\$2,595.00
6	2 Bed / 1 Bath • Existing	\$2,356.64	\$2,595.00
7	2 Bed / 1 Bath • Existing	\$995.14	\$2,595.00
8	2 Bed / 1 Bath • Existing	\$1,200.81	\$2,595.00
9	Proposed ADU 1 • 1+1	\$1,995.00	\$1,995.00
10	Proposed ADU 2 • 1+1	\$1,995.00	\$1,995.00
11	Proposed ADU 3 • 1+1	\$1,995.00	\$1,995.00
12	Proposed ADU 4 • 1+1	\$1,995.00	\$1,995.00
13	Proposed ADU 5 • 1+1	\$1,995.00	\$1,995.00
14	Proposed ADU 6 • 1+1	\$1,995.00	\$1,995.00
15	Proposed ADU 7 • 1+1	\$1,995.00	\$1,995.00
16	Proposed ADU 8 • 1+1	\$1,995.00	\$1,995.00
—	Laundry Income (16 units)	\$320.00	\$320.00
MONTHLY TOTAL (16 UNITS)		\$26,631.02	\$37,040.00

2,860 SF of new ADU rentable area • ADU rents of \$1,995/mo underwritten at delivery

Existing units rent an average of \$1,294/mo against a \$2,595/mo market rate — a 101% mark-to-market opportunity.
ADU rents of \$1,995/mo are underwritten at delivery; construction budget of ~\$715,000 assumes \$250/SF across 2,860 SF.



AS-IS 8 UNITS	EXISTING BUILDING
Price	\$1,875,000
Number of Units	8
Gross Building Area	7,152 SF
Lot Size	9,500 SF
Price / Unit	\$234,375
Price / SF	\$262
CAP Rate – Current	4.25%
CAP Rate – Pro Forma	10.6%
GRM – Current	14.9
GRM – Pro Forma	7.5
Monthly Income – Current	\$10,511.02
Monthly Income – Pro Forma	\$20,920.00
NOI – Current	\$79,753
NOI – Pro Forma	\$199,664
APN	5154-006-009

WITH 8 ADUS 16 UNITS	INCLUDING CONSTRUCTION
Purchase Price	\$1,875,000
ADU Construction (~\$250/SF)	\$715,000
Total Investment	\$2,590,000
Number of Units (8 Units + 8 ADUs)	16
Gross Building Area (7,152 SF + 2,860 SF ADUs)	10,012 SF
Price / Unit – All-In	\$161,875
Price / SF – All-In	\$259
CAP Rate – Current	12.9%
CAP Rate – Pro Forma	19.1%
GRM – Current	5.9
GRM – Pro Forma	4.2
Monthly Income – Current	\$26,631.02
Monthly Income – Pro Forma	\$37,040.00
NOI – Current	\$241,374
NOI – Pro Forma	\$357,688

\$79,753

NOI – AS-IS CURRENT

\$199,664

NOI – AS-IS PROFORMA

\$241,374

NOI – W/ ADUs CURRENT

\$357,688

NOI – W/ ADUs PROFORMA

AS-IS | 8 UNITS

\$1,875,000 | 7,152 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$126,132	\$251,040
Less: Vacancy / Deductions (3%)	(\$3,784)	(\$3,784)
Effective Gross Income	\$122,348	\$247,256
Less: Total Expenses	(\$42,595)	(\$47,592)
NET OPERATING INCOME	\$79,753	\$199,664

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	\$21,937	\$21,937
Property Insurance (\$0.75/SF)	\$5,364	\$5,364
Utilities (\$500/unit)	\$4,000	\$4,000
Pest Control (\$75/mo)	\$900	\$900
Repairs & Maintenance (\$500/unit)	\$4,000	\$4,000
Management (4%)	\$4,894	\$9,890
Cleaning & Gardening (\$125/mo)	\$1,500	\$1,500
TOTAL EXPENSES	\$42,595	\$47,592

4.25%

CAP CURRENT

10.6%

CAP PROFORMA

14.9

GRM CURRENT

7.5

GRM PROFORMA

WITH 8 ADUS | 16 UNITS

\$2,590,000 ALL-IN | 10,012 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$319,572	\$444,480
Less: Vacancy / Deductions (3%)	(\$9,587)	(\$13,334)
Effective Gross Income	\$309,985	\$431,146
Less: Total Expenses	(\$68,611)	(\$73,458)
NET OPERATING INCOME	\$241,374	\$357,688

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	\$30,303	\$30,303
Property Insurance (\$0.75/SF)	\$7,509	\$7,509
Utilities (\$500/unit)	\$8,000	\$8,000
Pest Control (\$75/mo)	\$900	\$900
Repairs & Maintenance (\$500/unit)	\$8,000	\$8,000
Management (4%)	\$12,399	\$17,246
Cleaning & Gardening (\$125/mo)	\$1,500	\$1,500
TOTAL EXPENSES	\$68,611	\$73,458

12.9%

CAP CURRENT

19.1%

CAP PROFORMA

5.9

GRM CURRENT

4.2

GRM PROFORMA

NOI GROWS FROM \$79,753 AS-IS TO \$357,688 AT FULL ADU PROFORMA — 4.5x

MIRRORING THE UNDERWRITING IN THE ATTACHED OPERATING STATEMENTS • EXPENSE LOADS OF 34.8% AS-IS AND 22.1% W/ ADUS (CURRENT EGI)

*Expenses are estimated. ADU scenario includes ~\$715,000 of construction cost (\$250/SF). See disclosure on back page.



Prime Mid-City location just minutes from Beverly Hills, Culver City, and West Adams — surrounded by the neighborhood's hippest attractions, restaurants, bars and shops: Cento Pasta Bar, The Blending Lab Winery, Tartine Bakery, Farmhouse Kitchen Thai Cuisine, and Mu.Sō Coffee. Major development is transforming the immediate area, led by the Cumulus luxury 31-story, 1,210-unit mixed-use project and the 260-unit Habitat Residences campus with retail and creative office.

BEVERLY HILLS

CULVER CITY

WEST ADAMS

CUMULUS • 1,210 UNITS

HABITAT • 260 UNITS

CENTO PASTA BAR

TARTINE BAKERY

THE BLENDING LAB



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MULTIFAMILY INVESTMENT SERVICES

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