

COMPASS  
COMMERCIAL

# 3444 & 3450 VINTON AVE

LOS ANGELES, CA 90034

VALUE ADD OPPORTUNITY  
Redevelopment - 20 to 40 Units\*

	<u>3444</u>	<u>3450</u>	<u>TOTAL</u>
UNITS	4	3	7
BUILDING SF	4,076 SF	2,028 SF	6,104 SF
LOT SF	7,503 SF	7,503 SF	15,006 SF
APN	4314-015-012	4314-015-011	
ZONING / TIER	LA R3-1 T.O.C 3		

## OFFERING MEMORANDUM

NORTH



SOUTH

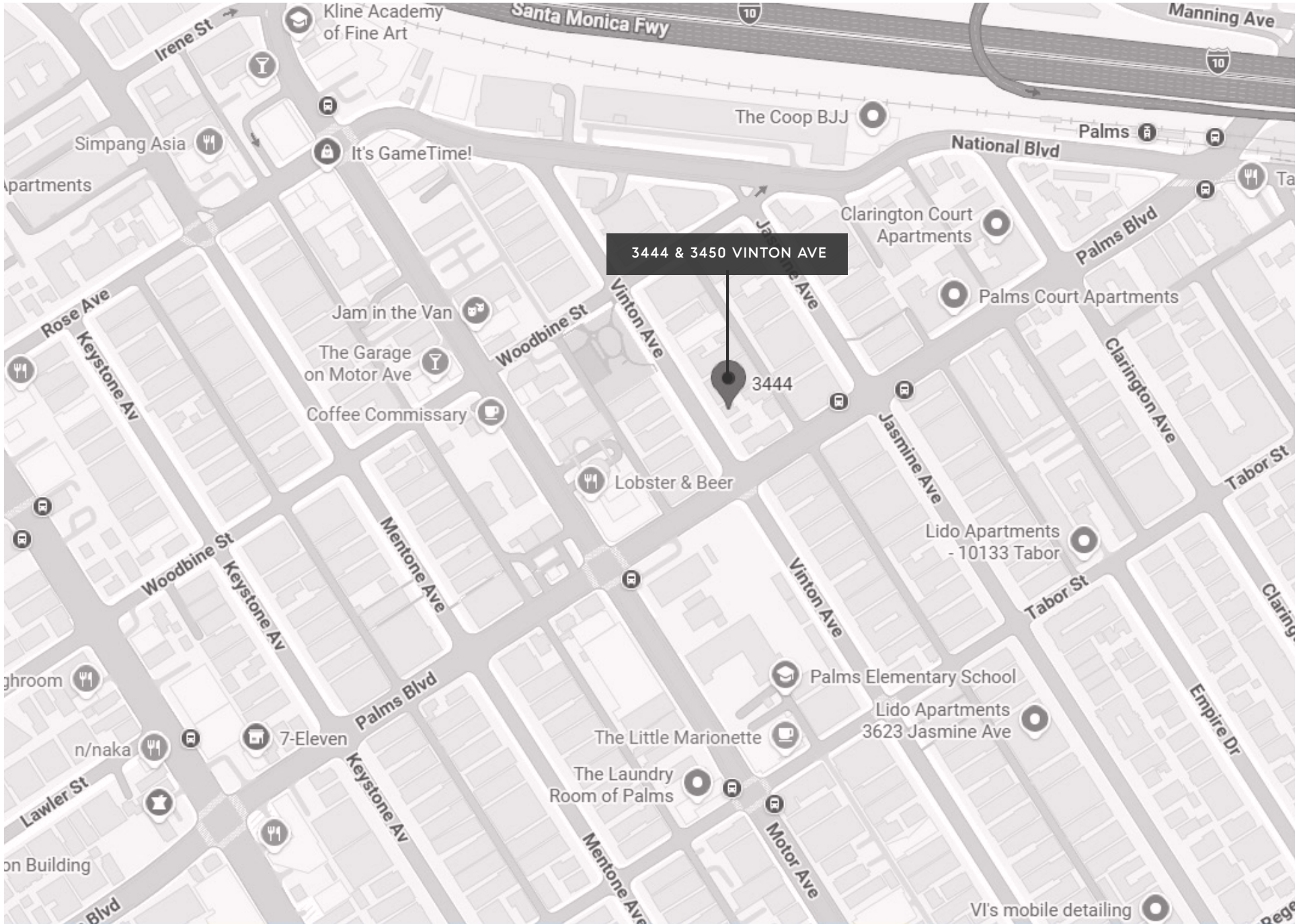


EAST



WEST





**EXECUTIVE SUMMARY**

3444 &amp; 3450 Vinton Ave | Los Angeles, CA 90034

APN: 4314-015-011 &amp; 4314-015012

List Price: \$3,995,000

Price SF/Land: \$266/SF

**AT A GLANCE**

<b>List Price</b>	<b>\$3,995,000</b>
\$/SF	\$447
\$/Unit	\$570,714
\$/SF/ Land	<b>\$266</b>
Cap Rate	<b>4.43%</b>
GRM	<b>14.24</b>
No. Units	7
Delivered Vacant	Front House and 2 Units
Gross Income	\$280,548
Net Income	\$177,064
Building SF	6,104
Lot Size SF	15,006
Year Built	1923 / 1939 / 1954
Unit Mix	Mix of Units
Existing Parking	Mix of Carport and Garages
Value Add	Excess Land - ADU
APN Numbers	4314-015-011, 012
Zoning	LAR3-1 -T.O.C. 3 & ZI 2452 Transit Priority
Highlights	Two - Separate 3 Units and 4 Units Buildings / Lots Very Large 15,006 Sq. Ft. LAR3 Zoned Lot

\*\* Value Add Apartment - ADU &amp; Owner User

\*\* Development Opportunity - Appx 20 - 40 Units

**OPPORTUNITIES****Investment Opportunity**

The Vinton Avenue investment opportunity presents investors with three distinct acquisition strategies, including redevelopment, value-add repositioning, or owner-user occupancy, located in one of the Westside's strongest rental markets and long-term appreciation in the Palms / Mar Vista submarket.

**Redevelopment Opportunity**

The property is zoned R3 and located within a TOC Tier 3 Transit Oriented Community area, allowing for significant redevelopment potential. Based on current zoning, the site allows for approximately 20 units by right on the combined ±15,000 square foot lot. Through the TOC Affordable Housing Incentive Program or State Density Bonus, a developer may increase density to 30 to 40 units, subject to affordable housing requirements.

**Value-Add Opportunity**

Investors may also pursue a value-add repositioning strategy by improving the existing seven-unit apartment property. The asset currently offers

three vacant units, providing immediate upside through interior renovations and rental repositioning. Additionally, investors may explore the potential to add Accessory Dwelling Units (ADUs), further increasing rental income and long-term asset value.

**Owner-User Opportunity**

The property also presents a compelling owner-user opportunity, allowing a buyer to occupy the existing single-family residence while generating income from the rear rental units.

An owner-user could:

- Occupy the front home.
- Renovate and stabilize the rear units.
- Potentially add ADUs to further enhance rental income.

This configuration allows an investor to combine primary occupancy with income-producing real estate in a highly desirable West Los Angeles location.

## PROPERTY DESCRIPTIONS

**3444 VINTON AVENUE**

**3444 Vinton Avenue** is a charming four-unit property featuring a front two-story single-family style residence and three additional rental units. The front residence is a 3-bedroom, 1-bathroom home, originally built in 1931, and includes a private front yard and rear yard, providing a traditional residential setting.

The remaining units consist of 3, 1 bedroom, 1-bathroom apartments.

The property also features:

- On-site laundry facilities
- Outdoor yard for tenants
- 5 Parking Spaces

**Vacancy** - One unit, a 2 bedroom, 1 bath is currently vacant, creating an opportunity for renovation and repositioning.

**3450 VINTON AVENUE**

**3450 Vinton Avenue** features a traditional California Craftsman home, originally built in 1923, showcasing classic architectural charm.

The primary residence consists of 3 bedrooms and 1 bathroom and includes:

- A front yard with two car parking
- A shared backyard with a mature avocado tree.

At the rear of the property are two additional rental units, each consisting of 1-bedroom, 1-bathroom apartments.

The property also includes:

- A private owner storage area
- On-site laundry facilities
- Two car garage

**Vacancy** - The front house and one of the one-bedroom units are currently vacant.





**DEVELOPMENT OPPORTUNITY**

3444–3450 Vinton Ave | Los Angeles, CA

**Site Overview**

- **Lot Size:** ~15,000 SF
- **Zoning:** R3-1
- **Community Plan:** Palms - Mar Vista - Del Rey
- **Land Use Designation:** Medium Residential
- **Transit:** Located near a major transit stop (TOC Tier 3 eligible)
- **Parking:** No parking required under AB 2097
- **Existing Improvements:** 7 rent-controlled units (RSO)

Disclaimer - All information contained herein is believed to be reliable but has not been independently verified by the seller or its brokers. Prospective purchasers should conduct their own due diligence and confirm all zoning, development potential, and regulatory matters with the City of Los Angeles, the State of California, and their professional advisors, as neither seller nor brokers warrant the accuracy or completeness of this information.

**DEVELOPMENT DETAILS**

**Development Density Summary**

Scenario	Total Units	Affordable Units	Notes
<b>By Right (R3)</b>	20 Units	Replacement required	Base zoning density
<b>TOC Tier 3</b>	30 Units +	4–8 units depending on affordability level	Ministerial approval
<b>State Density Bonus (Max)</b>	40 Units	8 affordable units +/-	Stackable bonus

**By-Right Development**

The R3 zoning permits approximately **1 unit per 800 SF of lot area, allowing: 20 units by right on a 15,000 SF site.**

Additional base development standards:

- **FAR:** 3.0 (45,000 SF buildable area)
- **Height:** 45 feet
- **Stories:** Not limited

- **Parking:** Not required due to proximity to transit.
- **Replacement Housing Requirement - State Replacement Housing Law (SB 330 / AB 2222)**
- **Property currently contains 7 rent-controlled units under the Los Angeles Rent Stabilization Ordinance, redevelopment is subject to.**

**TOC TIER 3 DEVELOPMENT POTENTIAL**

**TOC Tier 3 incentives**, allowing:

- 70% density increase
- Approx. 30 units total

**Affordable requirements:**

- 4 Extremely Low Income units, OR

- 5 Very Low Income units, OR
- 8 Low Income units
- FAR increase 3.0 → 4.5
- Height increase 45 ft -67 ft
- Reduced setbacks and open space requirements.

**STATE DENSITY BONUS POTENTIAL**

Maximum density scenario:

**Appx. 40 units total**

**Example structure:**

- 20 base units
- 50% density bonus
- Stacked bonus under AB 1287

**Affordable mix example:**

- 5 Low Income units
  - 3 Moderate Income units
- Total affordable units: 8 units.

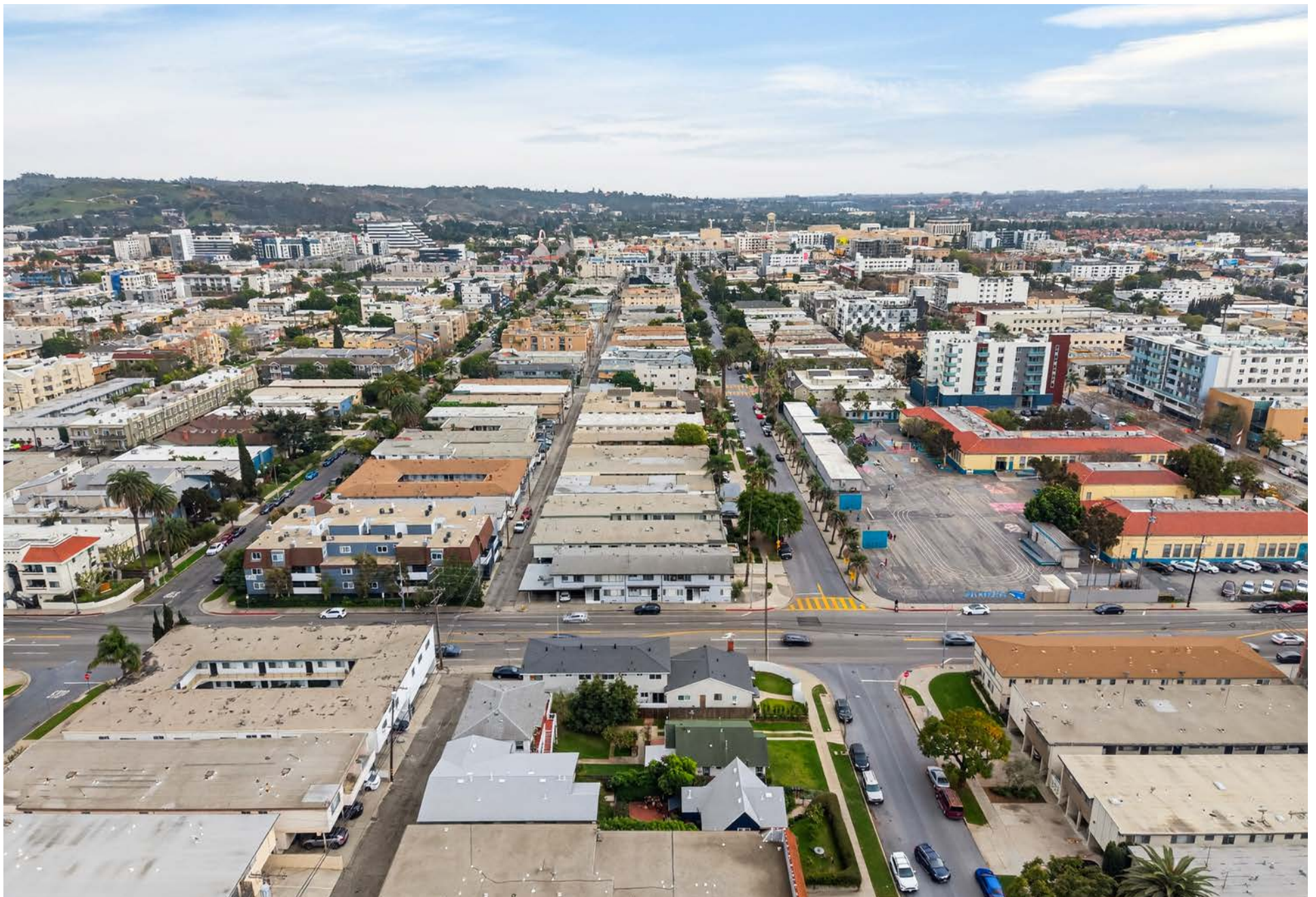
RENT ROLL *PROFORMA***3444 -3450 VINTON AVE**

#	TYPE	STATUS	NUMBER	SF (.EST)	CURRENT RENTS	PARKING	\$/SF	MARKET RENTS	\$/SF
3444 ...	3 Bedroom + 1 Bath	Occ	1	1,270	\$4,466	Included	\$3.52	\$6,500	\$5.12
3446 #1	2 Bedroom + 1 Bath	Occ	1	936	\$3,190	Included	\$3.41	\$3,500	\$3.74
3446 #2	2 Bedroom + 1 Bath	Vac	1	935	\$3,500	Included	\$3.74	\$3,500	\$3.74
3446 #3	2 Bedroom + 1 Bath	Occ	1	935	\$1,435	Included	\$1.53	\$3,500	\$3.74
3450	3 Bedroom + <sup>BED</sup> Bath	Vac	1	1,028	\$6,500	Included	\$6.32	\$6,500	\$6.32
3452	1 Bedroom + 1 Bath	Occ	1	500	\$1,788	Included	\$3.58	\$2,500	\$5.00
3454	1 Bedroom + 1 Bath	Vac	1	500	\$2,500	Included	\$5.00	\$2,500	\$5.00
				6,104					
	Month Rent				\$23,379		\$3.83	\$28,500	\$4.67
	Gross Income				\$280,548			\$342,000	

**INCOME & EXPENSES**

<b>INCOME</b>				
		<b>Current</b>		<b>Pro-Forma</b>
Gross Potential Rent		<b>\$280,548</b>		<b>\$342,000</b>
Other Income				
Laundry		\$0		\$0
Total Other Income		\$0		\$0
Gross Potential Income		\$280,548		\$342,000
Vacancy/Collection Loss @	2.00%	\$5,611	2.00%	\$6,840
Effective Gross Income		<b>\$274,937</b>		<b>\$335,160</b>
<b>EXPENSES (EST)</b>				
Real Estate Taxes	1.250%	\$48,077		\$48,077
Insurance		\$9,500		\$9,500
Utilities:				
Gas (N/A)				\$0
Electric		\$750		\$750
Water & Sewer		\$8,000		\$8,000
Trash		\$5,500		\$5,500
Repair & Maintenance		\$4,500		\$4,500
Contract Services				
Groundskeeper		\$4,500		\$4,500
Pest Control		\$1,600		\$1,600
Management Fee	5.0%	\$13,747		\$16,758
Admin & Misc.		\$1,000		\$1,000
City of LA		\$700		\$700
Total Expenses		<b>\$97,873</b>		<b>\$100,885</b>
Expenses per SF		\$16.03		\$16.53
% of EGI		35.60%		30.10%
Net Operating Income		<b>\$177,064</b>		<b>\$234,275</b>

AERIAL MAPS



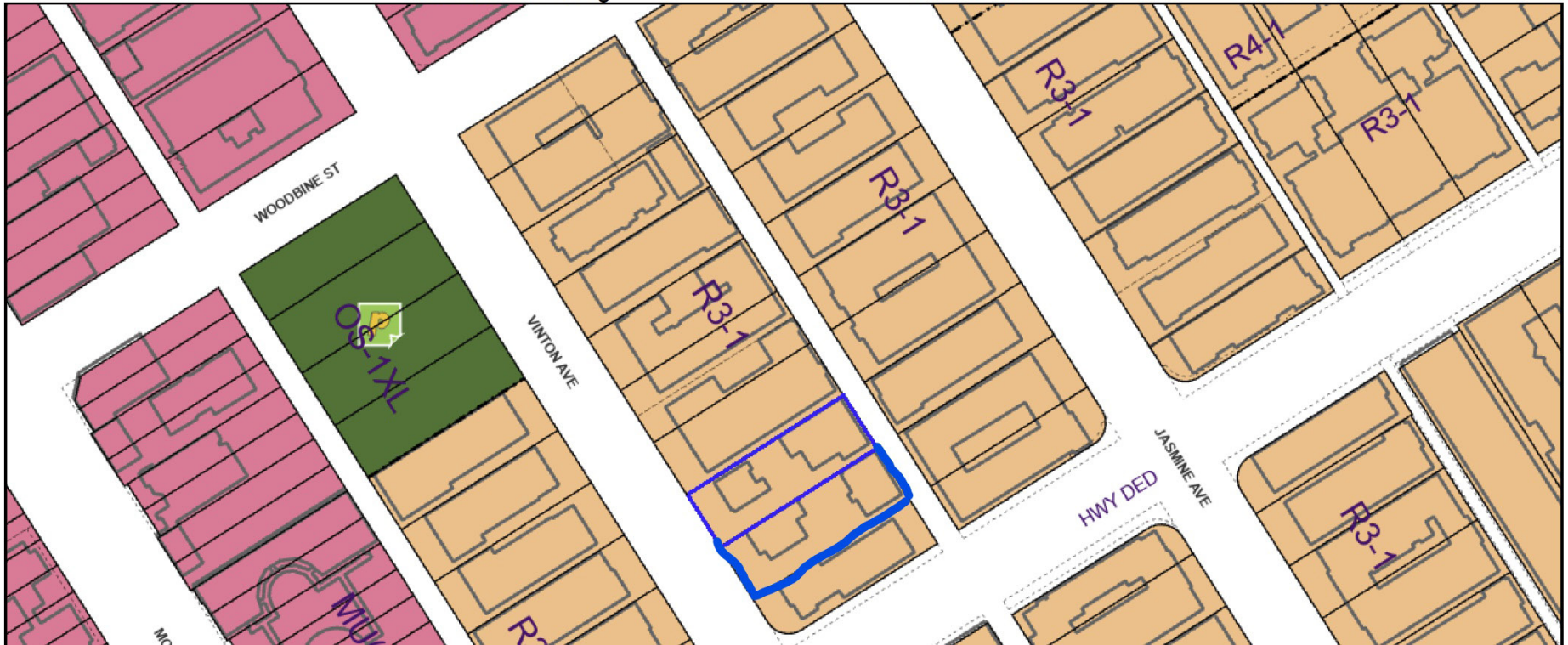
ZONING MAP

ZIMAS PUBLIC

Generalized Zoning

09/29/2025

City of Los Angeles  
Department of City Planning





PROPERTY PHOTOS - 3444 VINTON



FLOOR PLAN - 3444 VINTON



BACK APARTMENTS & GARAGE



PROPERTY PHOTOS - 3450 VINTON



FLOOR PLAN - 3450 VINTON



## AREA OVERVIEW - PALMS

### NEIGHBORHOOD PROFILE

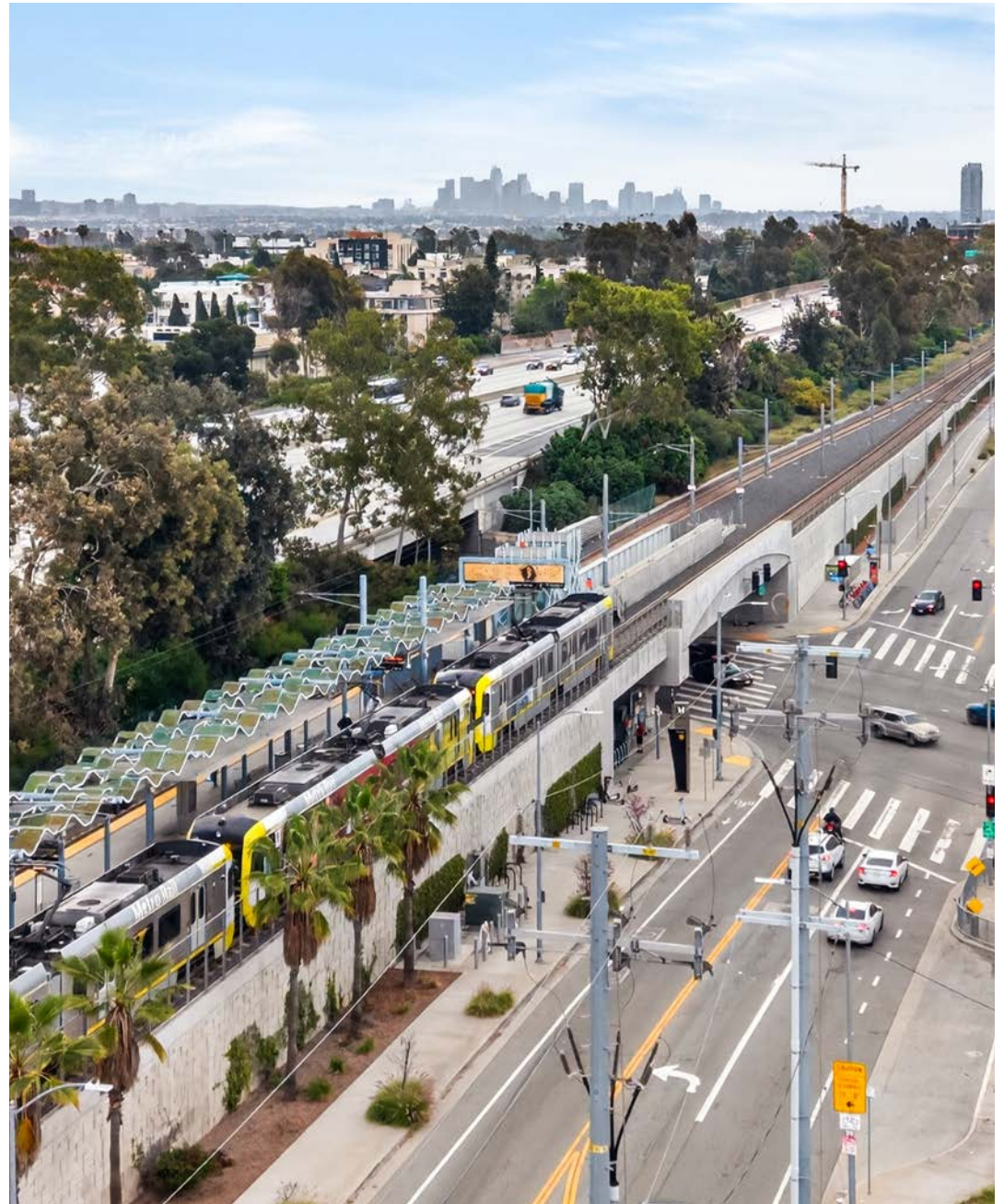
The Palms-Mar Vista-Del Rey Community Plan Area is a vibrant Westside geography. Palms is the oldest neighborhood in the annexed area (established 1886) and has evolved into a high-density, walker's paradise.

### CONNECTIVITY & TRANSIT

- **Metro E Line:** The Palms Station is a critical asset, connecting residents to the job hubs of Santa Monica and Downtown Los Angeles.
- **Freeways:** Immediate access to the I-405 and I-10 interchange provides regional connectivity.
- **Walkability:** Palms is a "pedestrian-first" district with a Walk Score of 90+ and access to the Ballona Creek Bike Path.

### EMPLOYMENT DRIVERS

The area is a hub for the "Creative Class," driven by nearby tech and media expansion. Major employers include **Sony Pictures Studios, Amazon Studios (Culver City), Google / YouTube (Playa Vista),** and **UCLA.**





## TIM BYRNE

### EVP I REGIONAL DIRECTOR

An Angeleno with over 20 years experience in Southern California real estate, Tim Byrne is dedicated to helping clients build wealth through real estate.

Tim's diverse background in residential and commercial real estate focuses on the high-end Westside market. He analyzes market trends and projections to help clients make the best financial decisions possible. When should a property owner update, refinance, or sell their rental property? What are the best long-term strategies? And what renovation projects will provide the best ROI for homeowners?

Clients benefit from Tim's award-winning sales ability and expertise, spanning residential and commercial real estate brokerage, asset management, property management, finance, appraisal and leasing. He began his career as a real estate appraiser, working in finance before becoming a commercial broker.

As the Los Angeles real estate market evolved, Tim's investment knowledge and expertise kept pace. He branched out into property and asset management, but did more than the average manager, assisting clients with renovation, marketing and strategy development. Once his investment formula was created, it was applied cross property

types to single family homes, apartments, industrial, office buildings, retail centers, hospitality and business opportunities. Tim concurrently managed a property investment fund, running the day-to-day management of 1,800 apartment units, 1.2 million square feet of multi-tenant industrial space with over 400 tenants, and a mix of hospitality properties.

Tim has closed transactions in Southern California totaling over \$800 million in residential and commercial sales and financing. Ranked as a national top seller, Tim has repeatedly been recognized for outstanding sales achievement.

Tim attended Loyola High School and holds a Bachelor of Science degree with an emphasis in Real Estate Finance from Loyola Marymount University in Los Angeles. Outside the office, Tim is a family man and an avid hiker. When he's not coaching a sporting activity or enjoying a great meal at one of his wife's restaurants, Tim spends his free time trying to convince his wife and two daughters to watch the Dodgers game.

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**STEVE SAWAII, Realtor®**

With over 45 years representing clients in their real estate sales and purchases, Steve Sawaii is one of the Westside's top agents – uniquely knowledgeable about the property, market conditions, and the intricacies of today's transactions. What's more, he is a problem solver and astute negotiator who is excellent at finding solutions and delivering results that exceed expectations.

Steve is known for his honesty, integrity and expert advice. "Whether you're selling your home or buying a new one, you are involved in a complex financial transaction with long-lasting results.

A home is likely to be your single most valuable asset – a significant personal investment in your future and your family's security," says Steve. Steve's dedication, commitment, and professional skills are widely acknowledged and respected by his clients, his peers, and the real estate industry. His sales production consistently places him among the highest-ranking agents on the local, state, and national levels.

Clients appreciate Steve's attention to detail and full-service approach, helping them to avoid problems, make informed decisions and find solu-

tions that are tailored to their needs. His proactive manner also has saved many clients time, energy and money. It's that expertise and professionalism that leads so many Los Angeles Westside sellers and buyers to Steve. In fact, Steve's work on behalf of his clients is so effective that 90 percent of them refer their friends and family to Steve or return to him for their subsequent sales or purchases. He has recently hired Carmen Johnson, a former Marketing Manager for Compass' Westside, for an added high-touch approach to the virtual presence necessary

to navigate the market at this digitally-focused time.

Born and raised on the Westside and a third-generation Japanese-American, Steve attended local Catholic elementary and high schools, Santa Monica College, UCLA, and Cal State Northridge. His son, Justin, is an agent with the WSA team with hopes of creating his own real estate legacy. His son Spencer works for a real estate developer building luxury housing, and his daughter Bianca works in



software sales. Steve currently lives in Pacific Palisades with his wife, Pat, and their two dogs, Roo and Enzo.

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**OLIVER MOSSI, Realtor®**

Since 2006, Oliver Mossi has demonstrated unwavering dedication to his clients, skillfully guiding them through the intricate processes of buying and selling real estate. As a Real Estate Broker, Oliver's primary goal is to ensure that his clients are well-informed and prepared, avoiding any surprises. He understands that each client is unique, tailoring strategies to fit individual situations.

Oliver moved to San Francisco in 2021 with his family, where he began representing clients in the city's dynamic real

estate market. Since then, he has successfully navigated the diverse neighborhoods of San Francisco, bringing his expertise and personalized service to both buyers and sellers. He has quickly established a reputation for excellence, helping clients find their dream homes and secure top deals in one of the most competitive markets in the country.

Oliver has achieved over \$250 million+ in individual sales and contributed to \$1 billion+ in sales with his team. His journey began with selling \$500K

condos in Los Angeles, eventually leading to the sale of a \$17M mansion in Brentwood. Recognized for his success, he was part of a prestigious team responsible for selling over \$350M annually and is now featured in HBO/Max's show *Kendra Sells Hollywood*.

Before venturing into real estate, Oliver polished his negotiation prowess by securing multi-million-dollar contracts with major studios, networks, and top-tier actors as a Talent Agent at one of the world's leading talent agencies.

Oliver holds a Bachelor's degree in Political Science from the University of California, Santa Barbara. While attending college, he interned for two Congressmen and was actively involved in student government, holding elected offices.

Home for Oliver is the San Francisco Bay Area, where he enjoys life with his family and their loyal dog, Snowy. Outside of work, Oliver is passionate about golf and is often seen perfecting his swing on local courses. He is



also a fervent supporter of Arsenal FC, proudly cheering for his favorite football team no matter where he is in the world.

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## OUR SERVICES

At Elevated LA, we are dedicated to delivering comprehensive and superior services across development, construction, and design. Our team works with clients to identify their real estate goals and build a strategic plan. Learn more about the value-added services we offer.

### ADAPTIVE REUSE



Revitalize underutilized or aging properties. With our adaptive reuse services, we can identify where there is untapped potential and transform properties into valuable assets.

### ASSET MANAGEMENT



Maximize the return on your investments. We provide comprehensive asset management services to maximize the value of your real estate portfolio.

### NEW DEVELOPMENT



Build from the ground up. We specialize in exceptional design and construction for residential, commercial and mixed-use properties.

### DESIGN CONSULTING



Improve the look and feel of your space. Our expert designers collaborate with clients to bring their vision to life, with a focus on functionality and timeless style.

### TREND FORECASTING



Stay ahead of the curve. We track and analyze trends including competitive properties, market conditions, and building occupancy to provide insightful guidance during major decisions. Our clients have access to the most up-to-date information in the industry.

### NEW DEVELOPMENT SALES



Meet your financial objectives. We offer new development sales services that make selling a seamless process.

### PROPERTY MANAGEMENT



Partner with a trusted manager. Our property management services handle the day-to-day management and maintenance, from tenant relations, rent collection, and repairs to reporting, budgeting, and regulatory compliance.

### MARKETING STRATEGY



Reach the right potential buyers and tenants. We create personalized marketing plans to showcase your property in the best light and to have the most impact.

### LUXURY BRAND STRATEGY



Be set apart from the rest. Our luxury brand strategy services define and promote the unique qualities of your brand.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.



## DISCLAIMER

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the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation

and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.



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