

**6512 Olympic Blvd.
Los Angeles, CA 90048**

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**SUSAN K.
SANFORD**

**Offer
Memorandum**

**Prepared By:
Susan K. Sanford
#01965277**

**Berkshire
Hathaway HSCP
Beverly Hills**

EXECUTIVE SUMMARY | OFFERED AT \$2,300,000



Look into historical South Carthay and imagine owning 6512 Olympic Blvd. This well-maintained building, in close to original condition, is being sold after 35 years of ownership. The sellers originally lived on-site and have consistently rented all four units after their departure. The three Carthays are protected by city HPOZs plus listed on the national and state Historic Registry. For years to come this area of Los Angeles will be representative of what the city looked like 100 years ago. The four streamline, townhome-style units total 5,300 square feet and sit on a 7,003 sq ft lot. There are four parking spaces in covered garages.

Three units have two (2) bedrooms and one and a half (1.5) bathrooms. The central living spaces are large with high ceilings, casement windows and wood floor. The front unit has three (3) bedrooms and one and three-quarters (1.75) bathrooms and includes a gated courtyard. The back unit has a private yard as well.

Vacancy is not an issue at the building - for the past twenty years the only vacancy has been during tenant transitions. A unit is leased by an on-site manager/handyman. Tenants unaware of the sale. Inside showings with accepted offer.

Major Repairs:

- 2007 - Replaced all horizontal plumbing lines and the main water line
- 2012 - Re-roofed the apartment building (Malarky 30-year fiberglass shingles)
- 2019 - Painted building and garage
- 2019 - Attic insulation (Applegate Stabilized Cellulose, Product #10-0005 R38)

Unit 6512 rent: \$4,218

Unit 6512 ½ rent: \$2,590

Unit 6514 rent: \$3,279

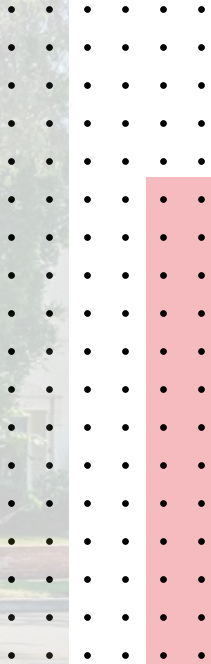
Unit 6514 ½ rent: \$3,000



PROPERTY PHOTOS



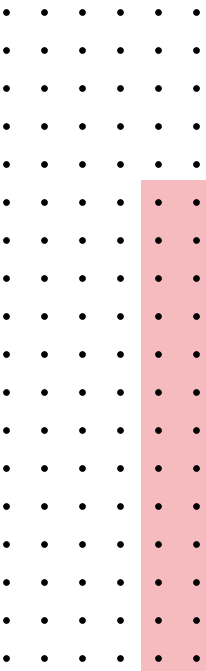
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PROPERTY PHOTOS



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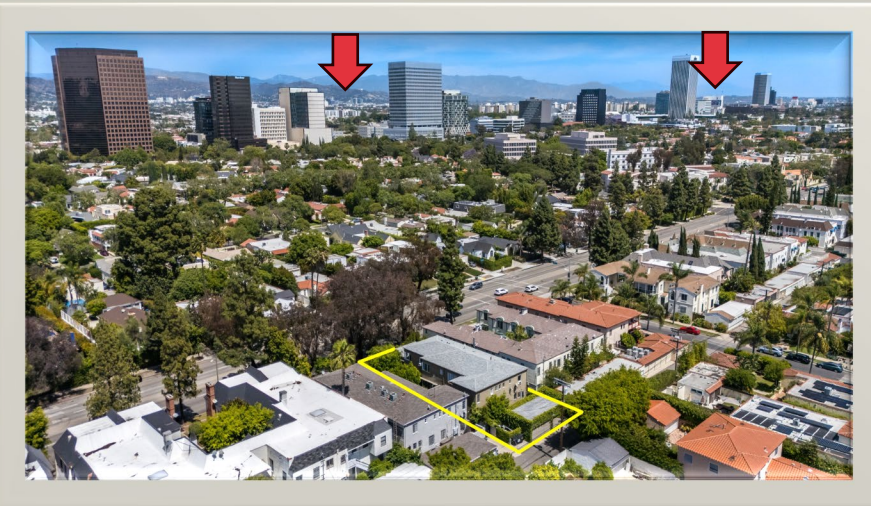
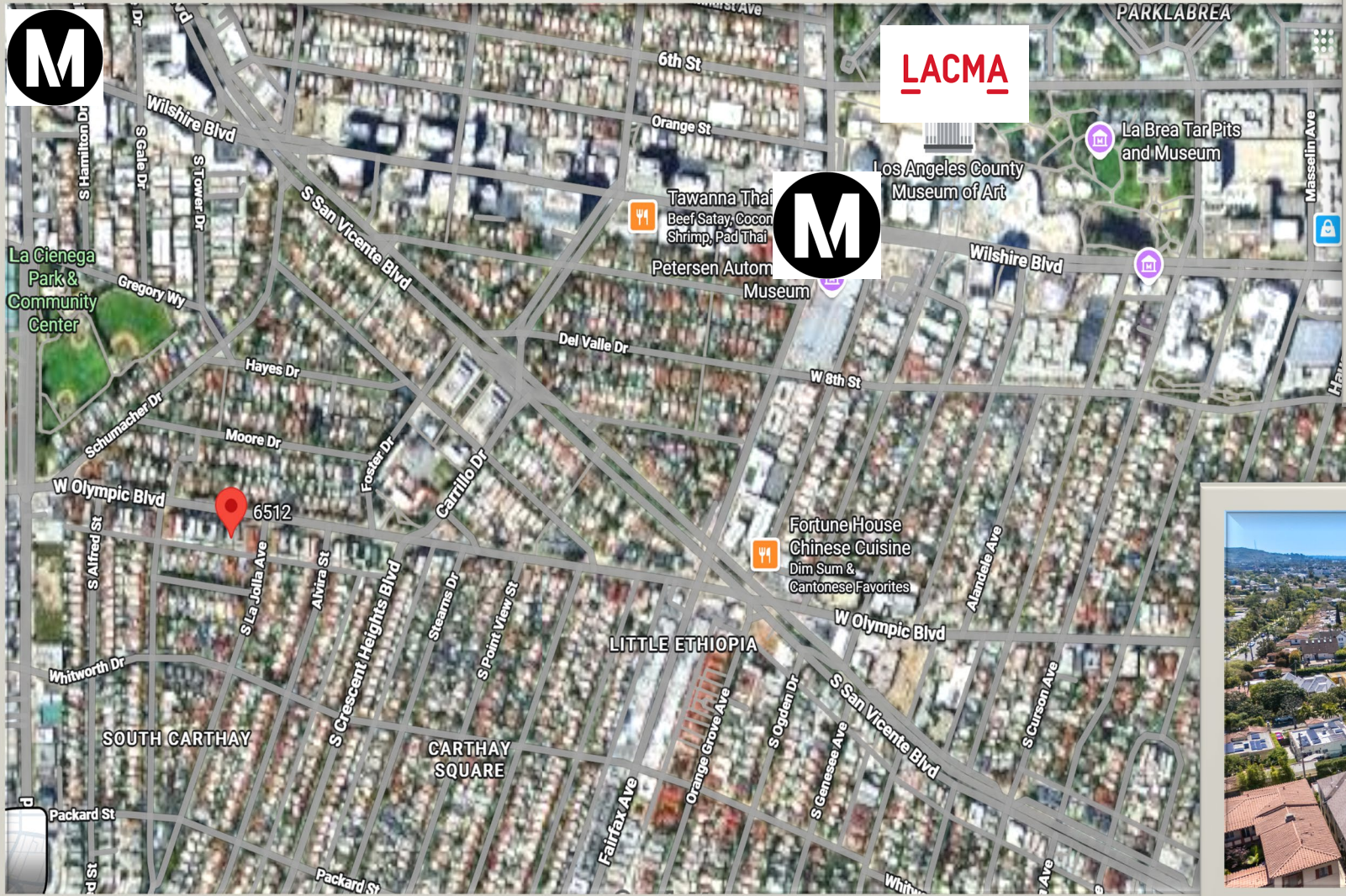
LOCATION | AREA OVERVIEW



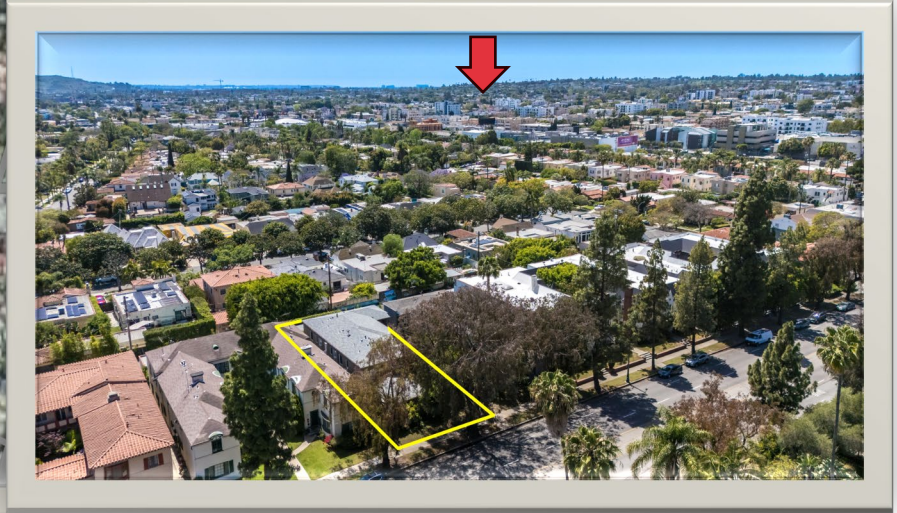
Downtown Beverly Hills (2.4 mi)

Wilshire Blvd. – 3 new Metro stops

Museum Square – new LACMA building



Culver City (3.4 miles)



FINANCIALS



Profit and Loss	
WEST OLYMPIC PARTNERSHIP	
January 1-May 4, 2026	
Income	TOTAL
Rental Income	
6512	16,548.48
6512.5	10,672.58
6514	13,114.78
6514.5	12,000.00
Total for Rental Income	\$52,335.84
Total for Income	\$52,335.84
Gross Profit	\$52,335.84
Expenses	
Bank Service Charges	0.45
Business Licenses and Permits	619.99
Insurance Expense	7,535.49
Interest Expense	
Mortgage	16,315.90
Total for Interest Expense	\$16,315.90
Repairs and Maintenance	2,400.00
Service	
Gardening	650.00
Trash	1,219.80
Total for Service	\$1,869.80
Taxes - Property	7,034.43
Utilities	1,524.16
Total for Expenses	\$37,300.22
Net Operating Income	\$15,035.62
Net Other Income	
Net Income	\$15,035.62

Profit and Loss	
WEST OLYMPIC PARTNERSHIP	
January 1-December 31, 2025	
	TOTAL
Income	
Rental Income	
6512	48,360.00
6512.5	30,985.50
6514	41,443.39
6514.5	28,131.16
Total for Rental Income	\$148,920.05
Total for Income	\$148,920.05
Gross Profit	\$148,920.05
Expenses	
Bank Service Charges	16.50
Business Licenses and Permits	649.37
Dues and Subscriptions	235.00
Insurance Expense	7,153.31
Interest Expense	
Mortgage	38,549.76
Total for Interest Expense	\$38,549.76
Repairs and Maintenance	7,530.00
Service	
Gardening	2,850.00
Trash	3,485.16
Total for Service	\$6,335.16
Taxes - Property	13,982.79
Utilities	5,196.38
Total for Expenses	\$79,648.27
Net Operating Income	\$69,271.78
Other Income	
Income - Other	500.00
Total for Other Income	\$500.00
Net Other Income	\$500.00
Net Income	\$69,771.78

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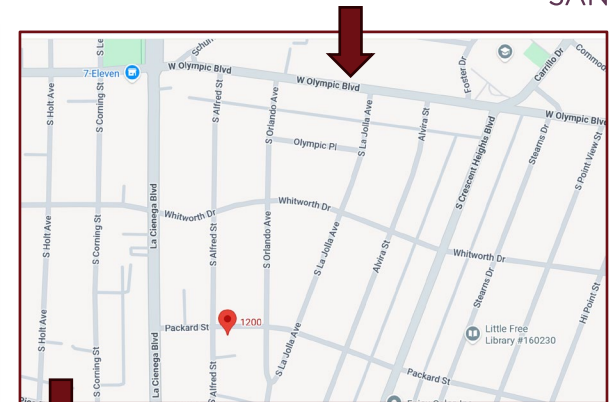
Buyer is advised to independently verify the accuracy of that information

Sales Comps



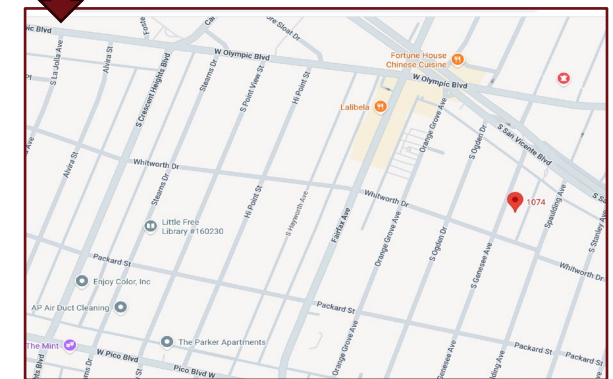
1200 S. Alfred (same neighborhood, South Carthay)
Los Angeles, CA 90035

Price: \$2,278,950 **Lot:** 6,980
Building Size: 4,814 **Central AC**
Units: 4 (2-2+1, 2-1+1) one below market
Parking: 4 (uncovered)



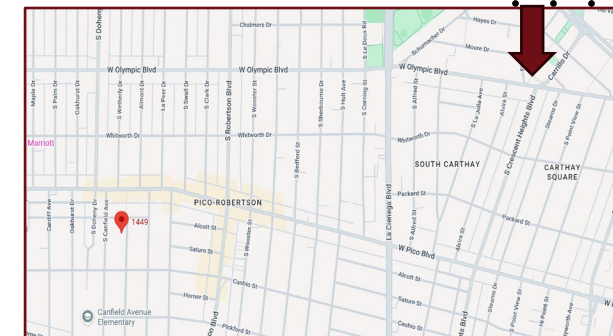
1074 S. Genessee (Wilshire Vista)
Los Angeles, CA 90019

Price: \$2,175,000 **Lot:** 7,269
Building Size: 5,064 **Central AC, updated**
Units: 4 (1-3+4, 1-1+2, 1-1+1, 1-0+1) at market
Parking: 7 (4 covered, 3 uncovered)



1449 S. Durango
Los Angeles, CA 90035

Price: \$2,510,170 **Lot:** 5,795
Building Size: 4,255 **Central AC, New build**
Units: 4 (2 - 3+2, 2 - 1+1) one below market
Parking: 2, uncovered





Broker Bio | Susan K. Sanford | SK Real Estate, Inc.



Susan brings over 30 years of marketing, media and sales experience to the world of real estate. Her expertise with helping clients through the process of buying and selling in the corporate world made her transition seamless to residential real estate consultation. She has found that her love of sales is much more about the social interaction – getting to know clients better and helping them fulfill needs – than the business elements. That said, her years of transactional expertise help to create a high-quality, professional experience that reduces stress, produces satisfaction, and guides people through life changes!

Susan graduated from Northern Arizona University with a B.S. in Business Administration - emphasis Marketing. Her first job in the advertising industry was working for Jerry Della Femina - famous for marketing difficult products. Prior to becoming a Realtor, she spent the rest of her marketing career working as a sales director for media companies such as Viacom (MTV Networks, Nickelodeon, Paramount and CBS), Time, Inc. (People, Sunset, Fortune, etc.), The Los Angeles Times and Harvard Business Review. Her negotiating skills are top notch and she has an innate understanding pricing.

The move from Phoenix to Los Angeles felt temporary until she reared her children in the city. She is now a true Angeleno and has found joy in becoming an advocate for her community and volunteering at local non-profits.

As an experienced real estate investor, Susan has bought and sold multiple properties for herself and has a great understanding of what it is like for a person to either buy or sell. Her sales in the last 10 years total over \$85,000,000 in listings/purchases. Her keen eye for lease options has benefited many clients. She excels in vacant land sales.

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