



Reduced to \$4,725,000

**3608 & 3612 10th Ave.
Los Angeles, CA 90018**

8 Unit New Construction | 6.23% CAP | Four 3-Beds & Four 4-Beds
½ Mile from Metro E (Expo) & K Line Station

**PARTNERSCRE
SVIDLER**



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3608 & 3612 10th Ave.

Property Overview

PartnersCRE is proud to present **8 Brand New non-RSO Units with a 6.23% Cap Rate** in one of Los Angeles' **most dynamic and rapidly evolving neighborhoods** - Jefferson Park / Leimert Park. Located at 3608 and 3612 10th Ave., the properties, consisting of two Fourplexes, are strategically located a ten minute **walk to the Expo / Crenshaw E and K Metro Station**, helping tenants to take advantage of the **notable job market** in the area, while opening up all of Los Angeles to those who choose to avoid relying on a car!

Designed for modern living, these two-story structures have been thoughtfully designed with today's renters in mind. The properties features **spacious, family-sized units** perfect for roommates, and each consist of **two 3-bedroom units** and **two 4-bedroom units**, boasting **open floor plans**, generous living areas, and **in-unit laundry** with new washers and dryers. The cooks-kitchens are appointed with **quartz-style countertops**, **stainless steel appliances**, and **custom cabinetry**, creating a clean, contemporary aesthetic that appeals to families and young professionals alike.

Each residence has its **own private entry** for an exclusive feel, with **two-story layouts**, stylish lighting and one entry-level bedroom. The back of the property is striped for **8 parking spaces**, and will feature solar panels.

The properties' location is equally compelling. Very centrally located for Los Angeles, residents benefit from the **E and K Metro Lines**, which will connect to the **People Mover** for quick access to **LAX**, placing the entire city (and the world) within easy reach, creating a rare convenience for professionals, students, and frequent travelers.

Just north of **Leimert Park** and the **Crenshaw Mall**, the properties are also only minutes from **West Adams**, one of Los Angeles' most dynamic neighborhoods, celebrated for its rapid revitalization, **vibrant dining scene**, and influx of creative professionals. With continued reinvestment driving new **restaurants, nightlife, and retail**, this submarket is emerging as one of the city's **most desirable places to live and invest**.

This offering provides investors with the rare chance to acquire two **newly built, transit-oriented Fourplexes** with **no rent control** in a neighborhood that is quickly coming of age. With its large unit sizes, modern finishes, and prime location, 3608 & 3612 10th Ave. present a compelling long-term hold for cash flow and appreciation and a strong addition to any multifamily portfolio.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

BRAND NEW FOURPLEXES

\$4,725,000
~~\$4,990,000~~

6.23%
CAP Rate

10,908 SF
Residential Floor Area

5044-012-024/25
APNs



3BR / 3BA
4 Units

4BR / 3BA
4 Units

FEATURES

8 Spacious 2-Story Units
Perfect for Families or Roommates
No Rent Control
In-Unit Washer & Dryer
Striped for 8 Cars
Solar Panels (to be installed)

AREA HIGHLIGHTS

Metro  &  Lines Station 1/2 Mile Away
Just North of Leimert Park
and Baldwin Hills Crenshaw Plaza Mall

3608 & 3612 10th Ave.

Financial Summary

FINANCIAL INDICATORS

Price	\$4,725,000
Current CAP	6.23%
Market CAP	6.69%
Current GRM	12.41
Market GRM	11.73
Cost Per SF	\$433
Cost Per Unit	\$590,625
Expenses Per Unit	\$10,803
Expenses Per SF	\$7.92

PROPERTY ABSTRACT

Units	8
Year Built	2025
Lot SF	11,600
Building Gross SF	10,908
Parking Striping	8

ESTIMATED ANNUALIZED EXPENSES

Property Taxes	1.19% of Price	\$56,228
Insurance	\$0.90 / PSF	\$9,817
Utilities	\$15 / Unit / Month	\$1,440
Repairs + Maintenance	1% of SGI	\$3,808
Off-Site Management	3.5% of SGI	\$13,328
Miscellaneous	\$150 / Month	\$1,800
Total Expenses		\$86,421

ANNUALIZED OPERATING INCOME

	CURRENT	MARKET
Scheduled Gross Income	\$380,796	\$402,720
Less Vacancy	0% \$0	0% 0
Gross Operating Income	\$380,796	\$402,720
Less Expenses	22.7% (\$86,421)	21.5% (\$86,421)
Net Operating Income	\$294,375	\$316,299

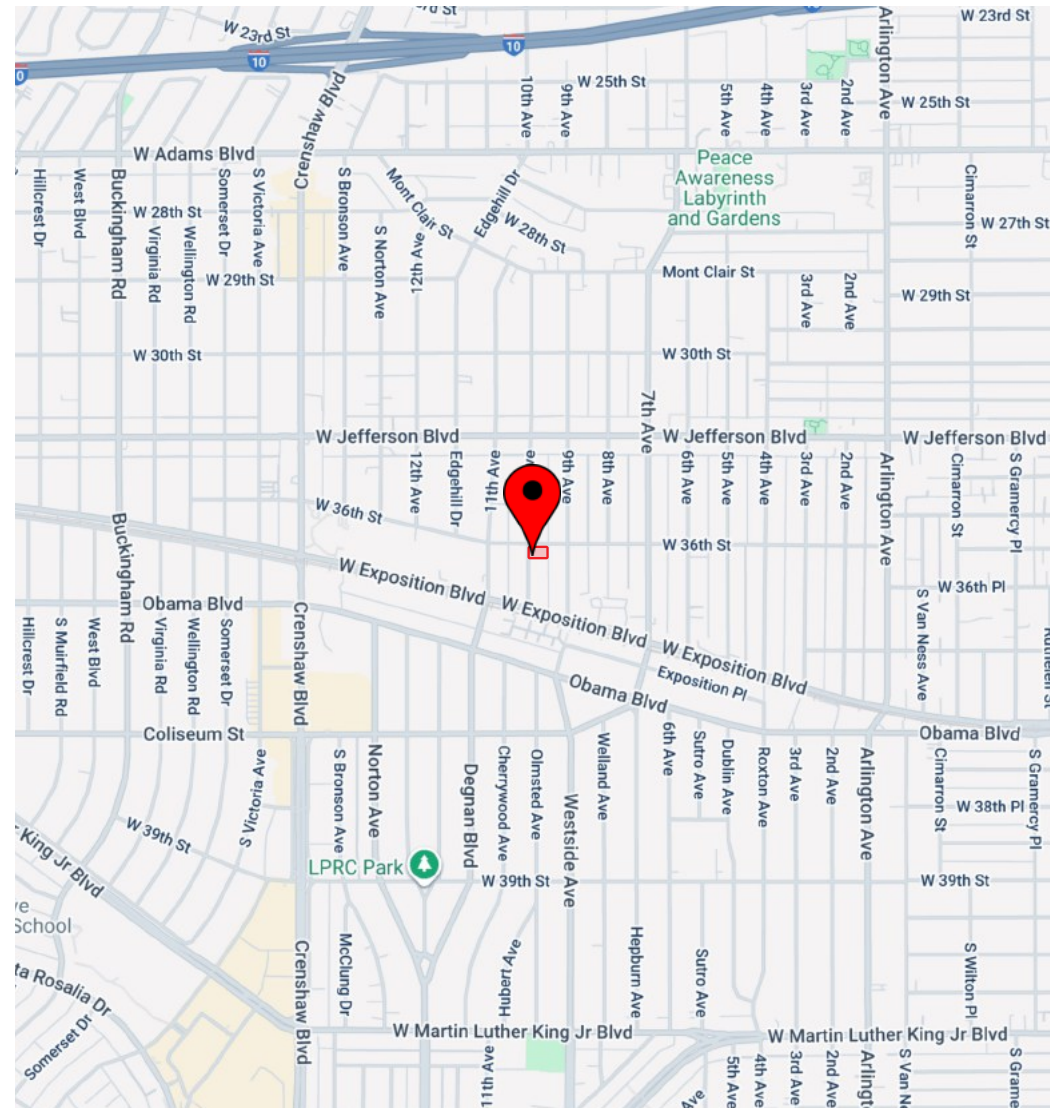
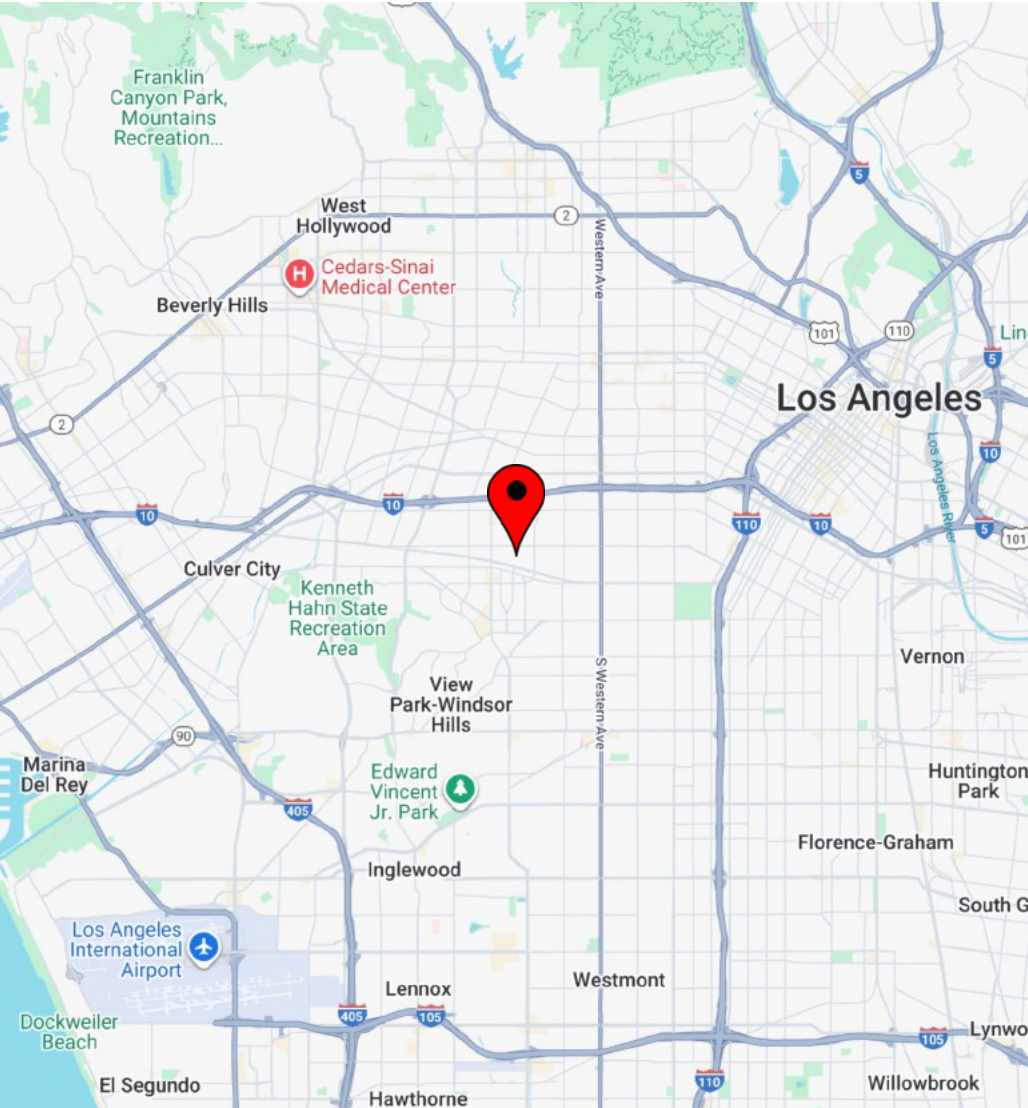
SOURCE OF INCOME

3608 & 3610 10 th Ave.				3612 & 3614 10 th Ave.			
Unit #	Unit Type	Monthly Rent		Unit #	Unit Type	Monthly Rent	
3608	3 + 3	\$3,795		3612	3 + 3	\$3,795	
3608 ½	4 + 3	\$4,595	Section 8	3612 ½	4 + 3	\$3,910	Section 8
3610	3 + 3	\$3,795		3614	3 + 3	\$3,795	
3610 ½	4 + 3	\$4,178	Section 8	3614 ½	4 + 3	\$3,870	Section 8
Total Monthly Rental Income		\$16,363		Total Monthly Rental Income		\$15,370	
Total Yearly Rental Income		\$196,356		Total Yearly Rental Income		\$184,440	
Combined Monthly Rental Income Total				\$31,733			
Combined Yearly Rental Income Total				\$380,796			

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3608 & 3612 10th Ave.

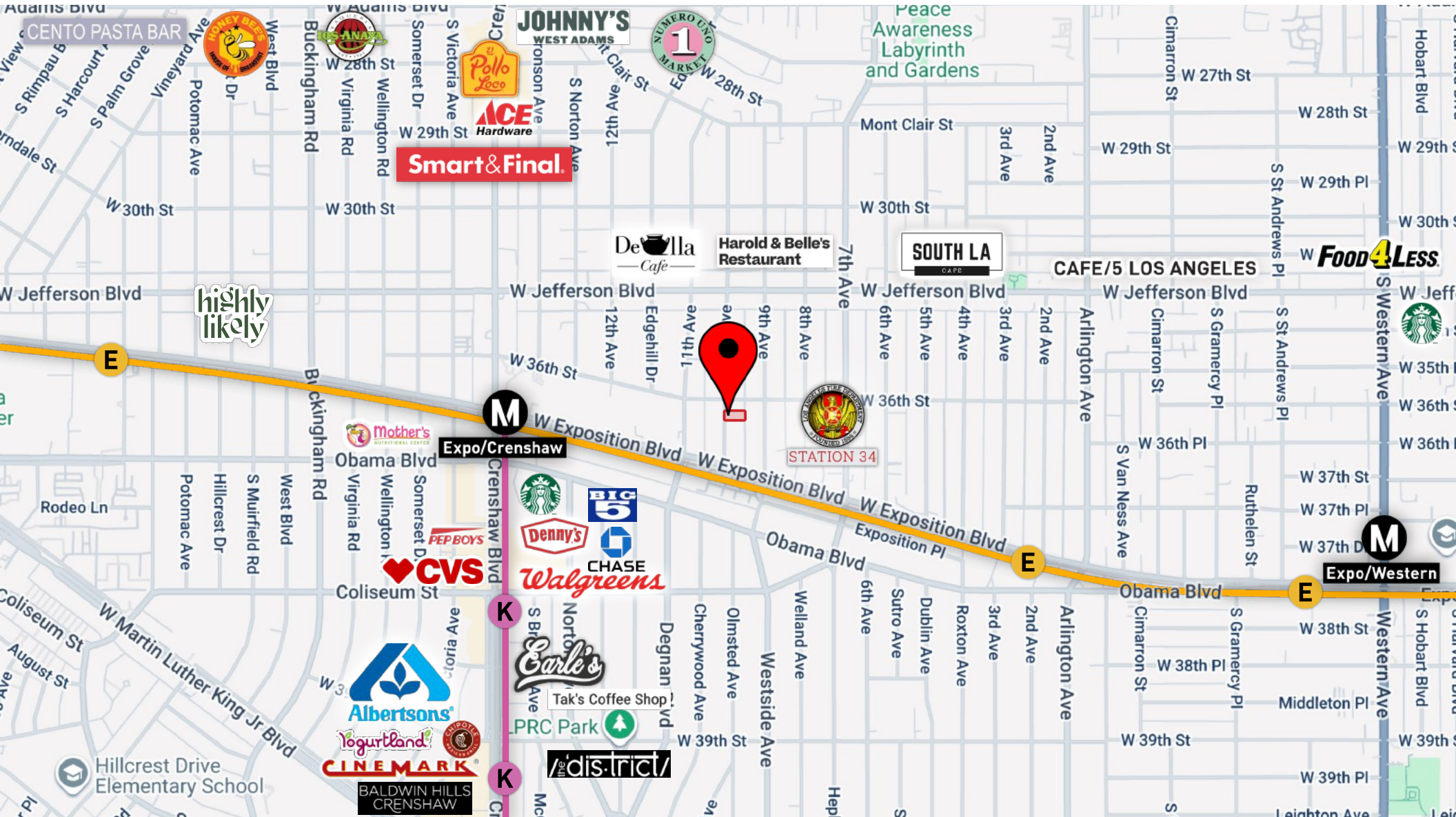
Maps



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3608 & 3612 10th Ave.

Area Map



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3608 & 3612 10th Ave.

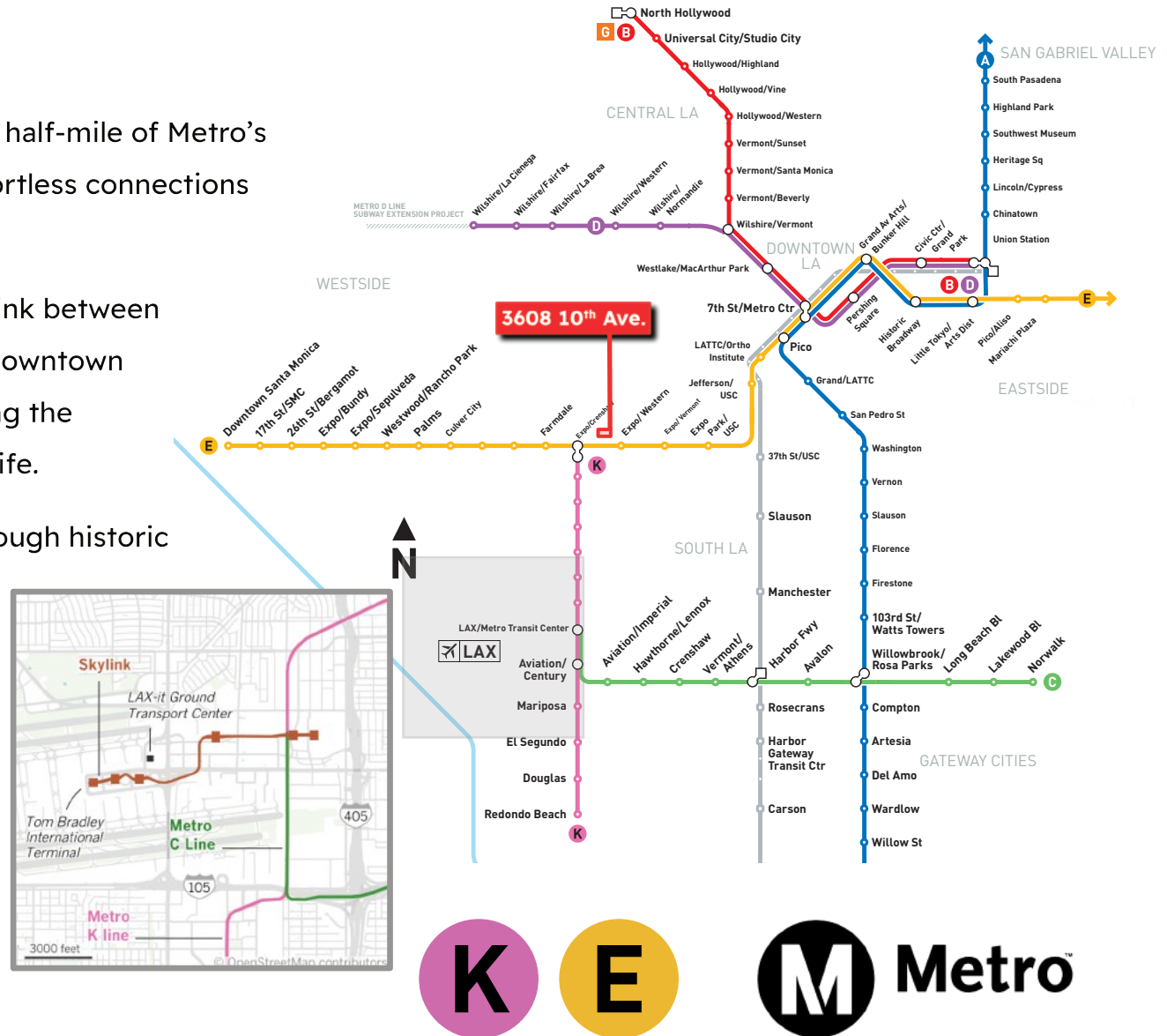
Metro

Prime Transit Access: Living within a half-mile of Metro's **Expo / Crenshaw Station** means effortless connections across Los Angeles.

The **E Line** offers a direct east-west link between Santa Monica, Culver City, USC, and Downtown LA—perfect for commuting or enjoying the Westside's beaches and DTLA's nightlife.

The new **K Line** runs north-south through historic neighborhoods and will soon connect directly to **LAX via the People Mover**, giving residents quick airport access without driving.

Together, these lines put jobs, schools, entertainment, and the airport within easy reach, reducing car dependence and adding lasting value to the neighborhood.



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3608 & 3612 10th Ave.

Walk Score

Walk Score
75

Very Walkable

Most errands can be accomplished on foot.

Transit Score
55

Good Transit *

Many nearby public transportation options.

Bike Score
66

Bikeable

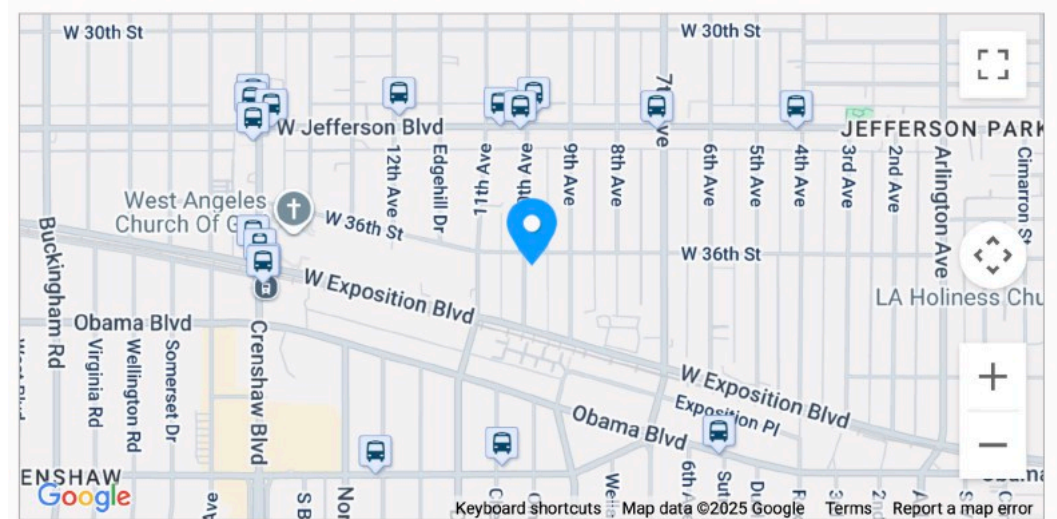
Some bike infrastructure.

About this Location

3608 10th Avenue has a Walk Score of **75 out of 100**. This location is **Very Walkable** so most errands can be accomplished on foot.

3608 10th Avenue is a **nine minute walk** from the Metro E Line (Expo) at the Expo / Crenshaw Station stop.

This location is in the UNNC neighborhood in Los Angeles. Nearby parks include Leslie N Shaw Park, Second Avenue Park and Stocker Plaza.



Rail lines:

Metro E Line (Expo) 0.4 mi

Bus lines:

35/38 Metro Local Line	0.2 mi	209 Metro Local Line	0.2 mi
210 Metro Local Line	0.4 mi	Midtown DASH Midtown	0.4 mi

Walk Score 

* Metro K Line's recent opening not reflected in Walk Score calculation

<https://www.walkscore.com/score/3608-10th-ave-los-angeles-ca-90018>

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3608 & 3612 10th Ave.

Parcel Map

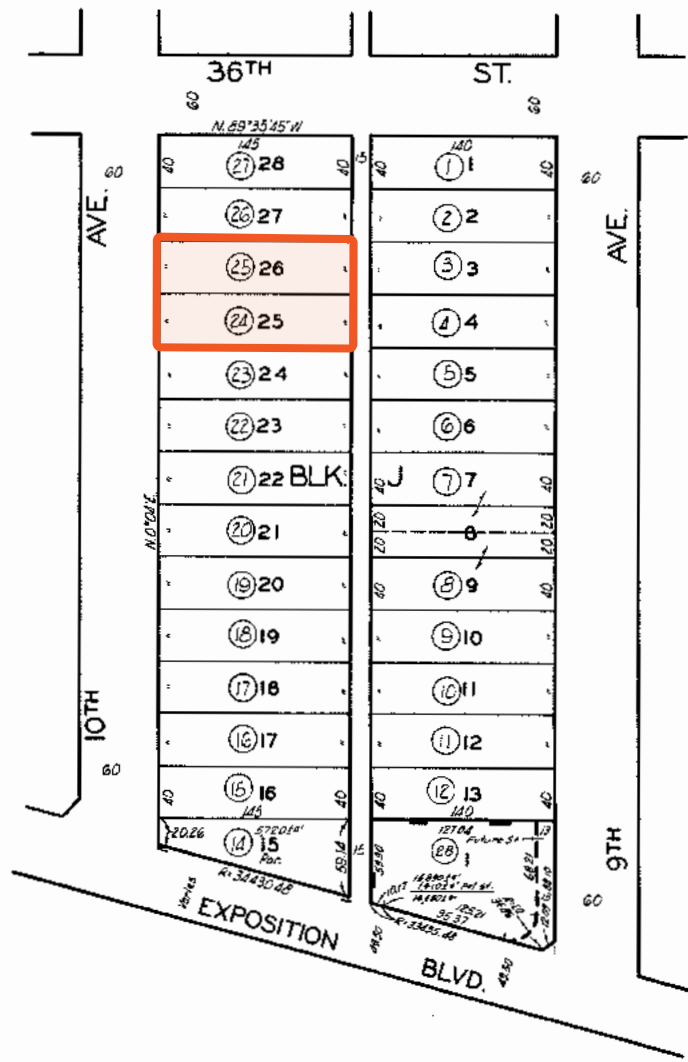
5044 | 12
SCALE 1" = 80'

2-22-65
REVISED
3-18-60
10-24-62
11-14-65

WEST JEFFERSON AND SEVENTH AVENUE TRACT
M. B. 11-133
TRACT NO. 26668
M. B. 692-94



CODE
67



FOR PREV. ASSMT. SEE: 502-25

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

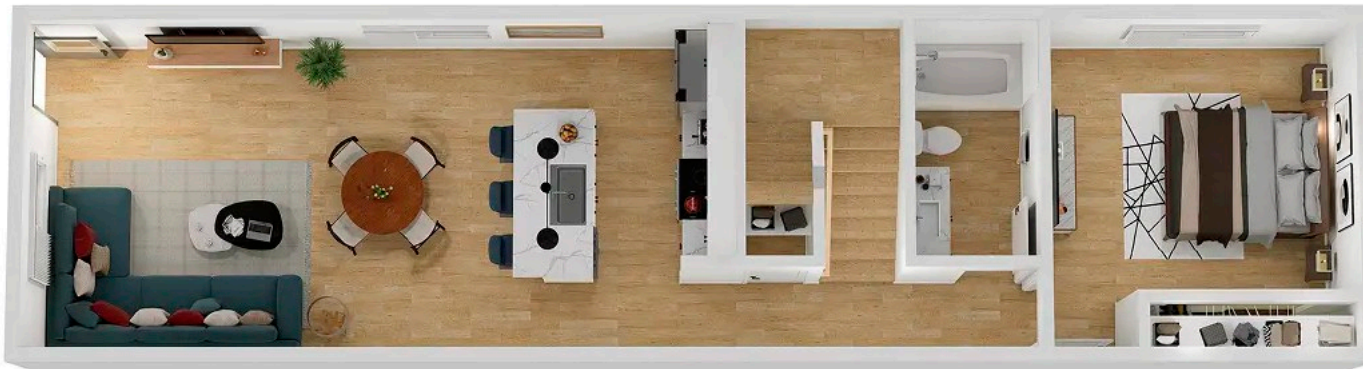
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Floor Plan - 3 Bedroom Units



FLOOR 2



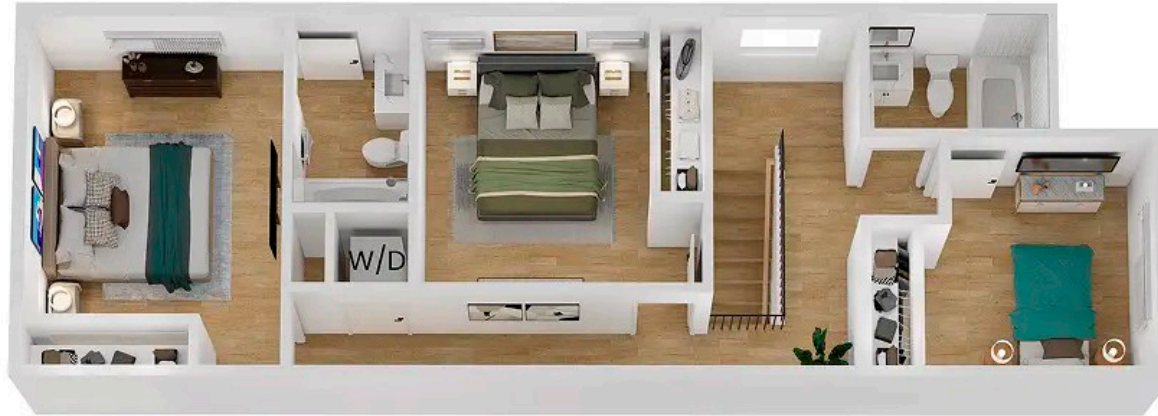
FLOOR 1

UNIT A - 3 BED / 3 BATH

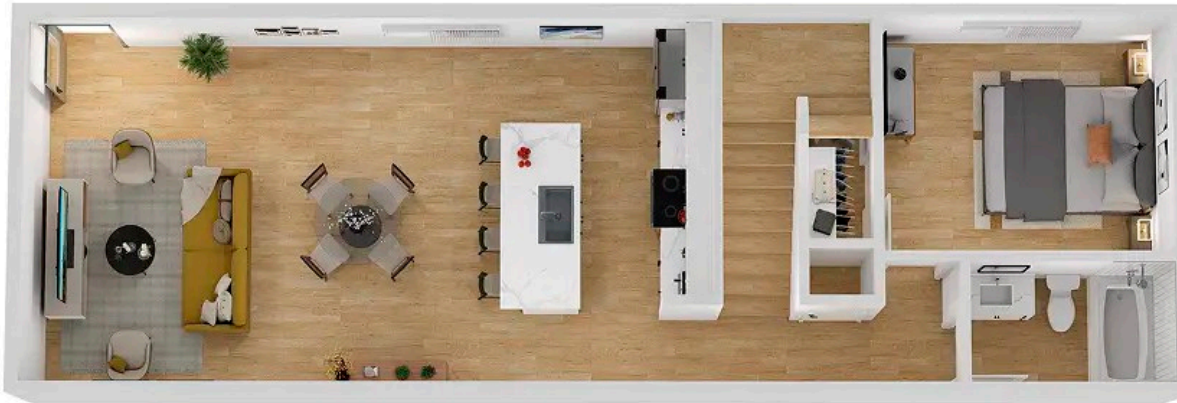
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3608 & 3612 10th Ave.

Floor Plan - 4 Bedroom Units



FLOOR 2



FLOOR 1

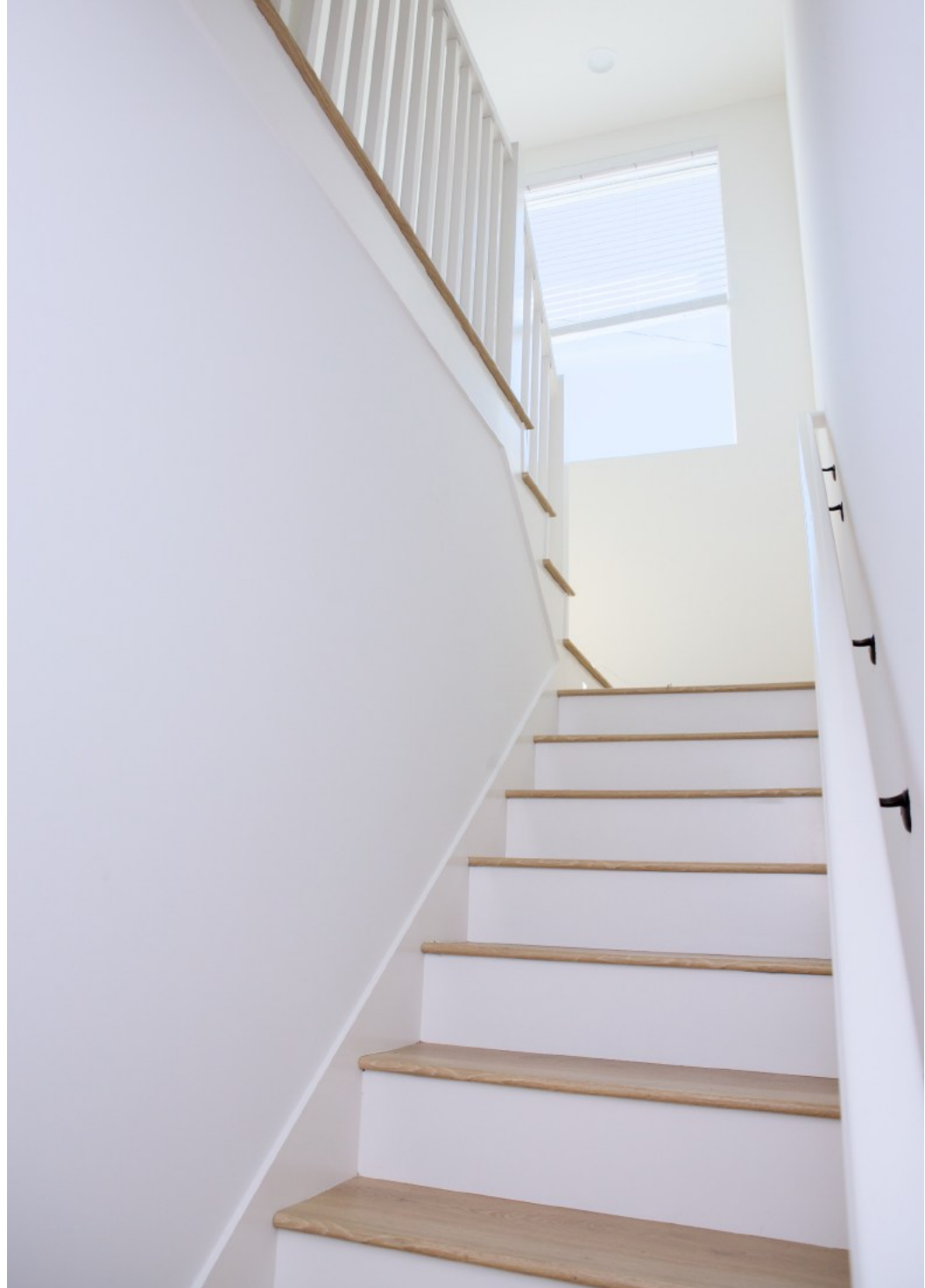
UNIT ADU A - 4 BED / 3 BATH

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← TO LAX

K

K

Expo/Crenshaw

M

E

E

E

EXPOSITION BLVD

10th AVE

36th ST







10th AVE

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kw
BEVERLY HILLS