2495 S. BARRINGTON AVENUE

LOS ANGELES, CALIFORNIA 90064

PRIDE-OF-OWNERSHIP 9-UNIT MULTIFAMILY INVESTMENT

OFFERING PRICE	PRICE / UNIT	IN-PLACE CAP RATE*
$3,495,000	$388,333	4.72%

Eight 2-bedroom units | One large 1-bedroom unit | 12 gated parking spaces

Seven updated units | Completed soft-story retrofit | Significant rental upside

INVESTMENT HIGHLIGHT

A rare West Los Angeles 9-unit offering with a highly desirable unit mix, strong parking ratio, seven renovated units, one rent-ready vacancy, and meaningful income upside through lease-up, future turnover and expense normalization.

**4.72% uses the previously stated NOI of $165,000. See Financial Analysis for actual T12 and normalized scenarios.*

Property Overview

Rare opportunity to acquire a well-maintained 9-unit multifamily property on Barrington Avenue just south of Pico Boulevard. The asset combines a desirable West Los Angeles location with eight 2-bedroom units, abundant gated parking, seven updated interiors and significant long-term rental upside.

Address	2495 S. Barrington Ave., Los Angeles, CA 90064
Offering Price	$3,495,000
Units	9
Unit Mix	4 x 2BR/1BA; 4 x 2BR/2BA; 1 x large 1BR/1BA
Construction	Original 4-unit section: year not verified; 5-unit addition: approximately 1978
Parking	12 assigned, gated on-site spaces
Condition	7 units updated; 2 units occupied by long-term tenants in more original condition
Occupancy	7 occupied/current; 1 vacant and rent-ready; 1 occupied and 60-90 days past due
Amenities	Controlled access, on-site laundry, most units air-conditioned, select outdoor space
Improvements	Completed soft-story seismic retrofit
Utilities	Most units separately metered for gas and electricity; two units reportedly share meters paid by owner

Location

Minutes from Sawtelle, UCLA, Brentwood, Century City, Santa Monica and the beach, with convenient access to Metro transit and the 10 and 405 Freeways. The location benefits from strong tenant demand and proximity to major Westside employment, dining and entertainment destinations.

Income Upside

The property offers multiple potential income drivers: lease-up of the rent-ready vacancy, future renovation of the two more original units, movement toward market rents as legally permitted, and possible reduction of an unusually high owner-reported handyman/assistant-manager cost.

Current Rent Roll

The schedule below is transcribed from the owner-provided rent worksheet. Tenant names have been omitted from this buyer handout. Dates and status should be confirmed through leases, ledgers and estoppel certificates during due diligence.

Unit	Type	Monthly Rent	Lease Status	Payment Status
2491	2BR/1BA	$2,798	Lease through 9/30/26	Current
2491 1/2	2BR/1BA	$2,163	Month-to-month since 5/09	Current
2493	2BR/1BA	$1,910	Month-to-month; long-term tenant	Current
2493 1/2	2BR/1BA	$2,798	Vacant; rent-ready / asking rent	**Vacant**
2493 3/4	2BR/2BA	$2,698	Lease through 10/26	Current
2495	2BR/2BA	$1,624	Month-to-month; long-term tenant	**60-90 days past due**
2495 1/2	2BR/2BA	$2,498	Lease noted through 1/26	Current
2497	2BR/2BA	$2,498	Month-to-month	Current
2497 1/2	1BR/1BA	$2,498	Lease through 4/30/26	Current

Scheduled Monthly Rent	Scheduled Annual Rent	Last-Year Rent Collected
$21,485	**$257,820**	**Approx. $240,000**

Important: The $2,798 amount for the vacant unit appears to be the current asking rent. Scheduled rent therefore includes the vacant unit at asking rent and is not the same as collected income. The delinquent rent should not be treated as collected until verified.

Financial Analysis

The owner reported total trailing expenses of $112,972. The largest item - $65,282 for repairs and maintenance - was later described as compensation paid to a handyman/assistant manager whom the owner believes was substantially overpaid. Buyers should review invoices, payroll/contractor records and the scope of services before adjusting this expense.

Owner-Reported T12 Expense	Amount
Property taxes	$10,345
Insurance	$9,243
Utilities	$12,276
Repairs, maintenance and handyman/assistant manager	$65,282
Property management	$7,200
Legal and accounting	$6,845
Advertising / leasing	$349
Laundry expense	$510
License / inspection fees	$922
Total reported expenses	**$112,972**

Return and NOI Sensitivity at $3,495,000

Scenario	Gross Income	Expenses	NOI	Cap Rate	GRM
Actual T12 / owner-reported	$240,000	$112,972	$127,028	3.63%	14.56
Previously stated NOI	-	-	$165,000	4.72%	-
Current scheduled rent; same reported expenses	$257,820	$112,972	$144,848	4.14%	13.56
Illustrative: scheduled rent; $40K R&M/support	$257,820	$87,690	$170,130	4.87%	13.56
Illustrative: scheduled rent; $30K R&M/support	$257,820	$77,690	$180,130	5.15%	13.56
Illustrative: scheduled rent; $20K R&M/support	$257,820	$67,690	$190,130	5.44%	13.56

Interpretation: The cap rate is the property-level, unlevered return before debt service. A true investor ROI or cash-on-cash return cannot be calculated without the buyer's down payment, interest rate, loan terms, closing costs and capital-improvement budget.

DUE-DILIGENCE NOTICE

Owner-provided figures are unverified. Buyer must independently verify all rents, expenses, leases, permits, physical conditions and assumptions.