August 2026

OFFERING MEMORANDUM

# 11825 NATIONAL BLVD

Los Angeles, CA 90064


*Exclusively Listed by:*

**Jonathan Taksa**
(424) 672-8220
CalDRE# 01366169


TAKSA INVESTMENT GROUP

RE/MAX COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

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CLICK HERE TO VIEW THE VIDEO TOUR
National Bl
15 MPH

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# Offering Summary

11825 National Boulevard presents an excellent opportunity to acquire an upgraded 13-unit apartment community in a prime West Los Angeles location. Built in 1971, the property offers an attractive and highly rentable unit mix consisting of five 2-bedroom/2-bath units and eight 1-bedroom/1-bath units.

The property has benefited from substantial interior improvements, with many units having undergone extensive luxury renovations. Upgraded residences feature sleek wood-style flooring, remodeled bathrooms, modern kitchens with subway tile backsplashes and quartz countertops, stainless steel appliances, and in-unit washers and dryers. Select units also feature French-door balconies, spacious bedrooms, generous closet space, and en-suite primary bathrooms. Large windows and abundant natural light create bright, inviting interiors throughout the property.

The building features a charming courtyard-style design with controlled intercom entry, providing residents with a more intimate residential environment than a traditional apartment building. The property also offers ample on-site parking.

Located along National Boulevard in the heart of West Los Angeles, the property benefits from its central position between Mar Vista, Palms, Culver City, and Sawtelle, with convenient access to some of the Westside's most important employment, dining, shopping, and entertainment destinations. Residents enjoy excellent connectivity to Culver City, Century City, Santa Monica, UCLA, Silicon Beach, and the greater Westside, as well as convenient access to the I-10 and I-405 freeways.

The combination of a desirable Westside location, strong unit mix, extensively renovated interiors, and attractive residential amenities makes 11825 National Boulevard a compelling multifamily investment in one of Los Angeles' most consistently sought-after rental markets.

| | |
|---|---|
| Price | $4,850,000 |
| # of Units | 13 |
| Year Built | 1971 |
| Lot Size | 9,827 SQFT |
| Building Size | 11,831 SQFT |
| CAP Rate | 5.35% |
| GRM | 11.86 |
| GIM | 11.83 |
| Price/Unit | $373,077 |
| Price/SQFT | $409.94 |



# Investment Highlights

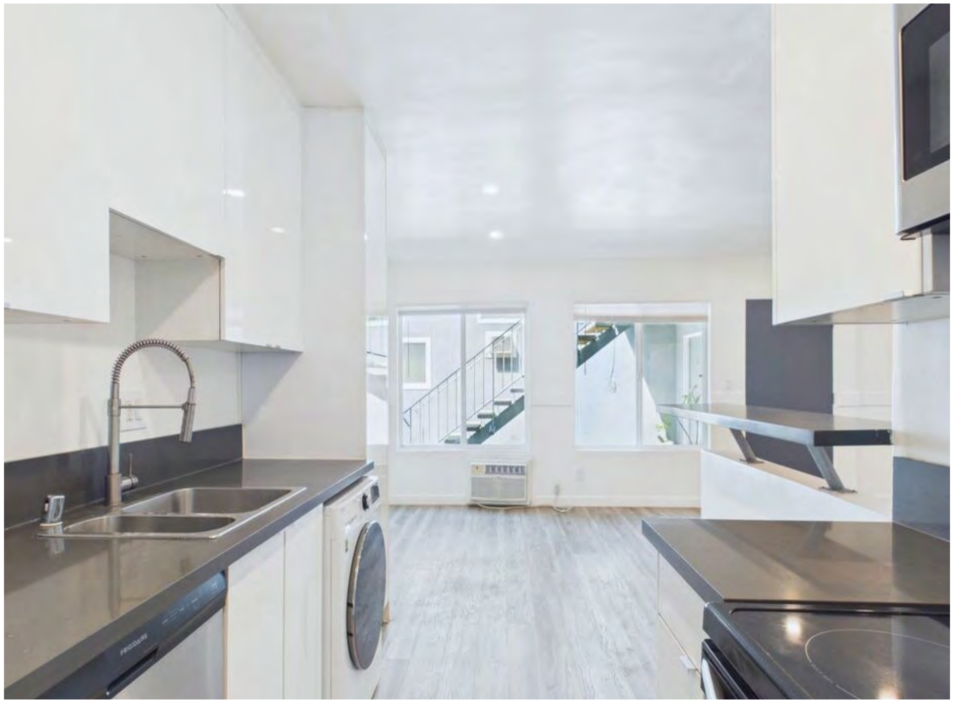
- 13-unit multifamily property in prime West Los Angeles
- Desirable unit mix of (5) 2BD/2BA and (8) 1BD/1BA units
- Many units extensively and luxuriously renovated
- Renovated units feature quartz countertops, stainless steel appliances, subway tile backsplashes, and updated bathrooms
- In-unit washers and dryers in many renovated residences
- Select units feature attractive French-door balconies
- Spacious floor plans with excellent natural light and generous closet space
- Charming courtyard-style property
- Controlled intercom entry
- Ample on-site parking
- Built in 1971
- Centrally located near Mar Vista, Palms, Culver City, and Sawtelle
- Convenient access to Santa Monica, Century City, UCLA, Silicon Beach, and major Westside employment centers
- Excellent proximity to the I-10 and I-405 freeways
- Strong combination of location, renovated interiors, desirable unit mix, and long-term Westside rental demand

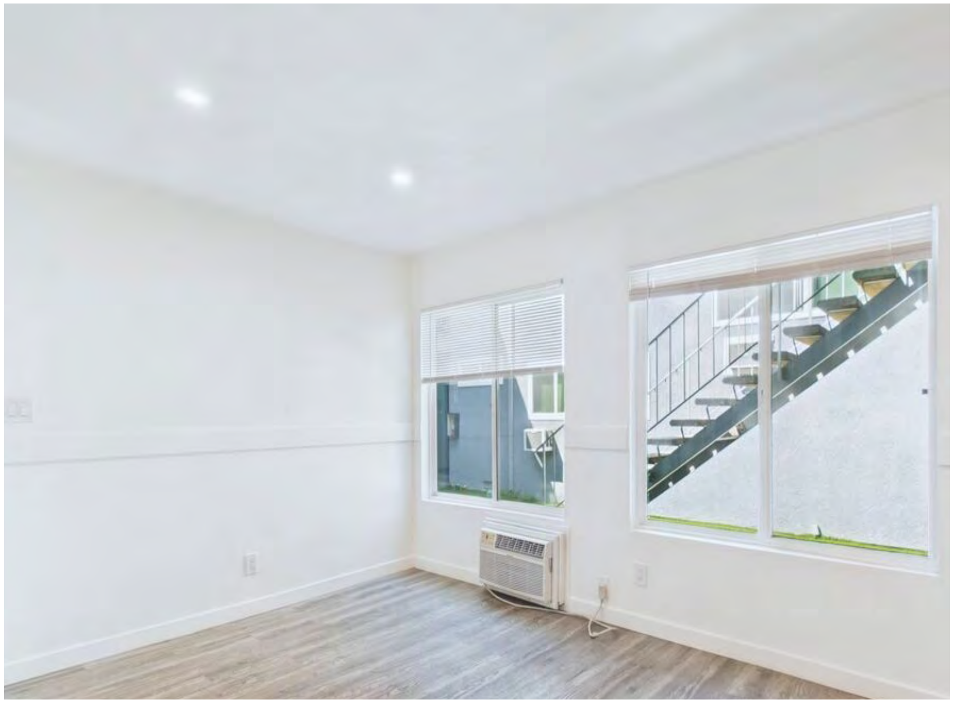
# Transportation in 90064

| | |
|---|---|
| Somewhat Walkable | 67/100 |
| Some Transit | 48/100 |
| Very Bikeable | 73/100 |

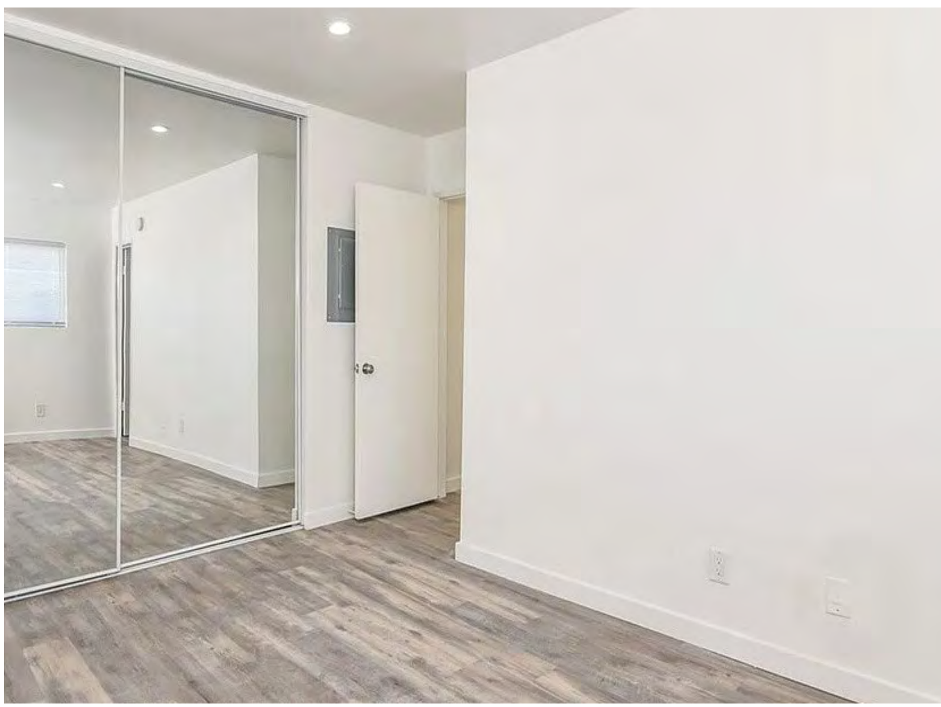
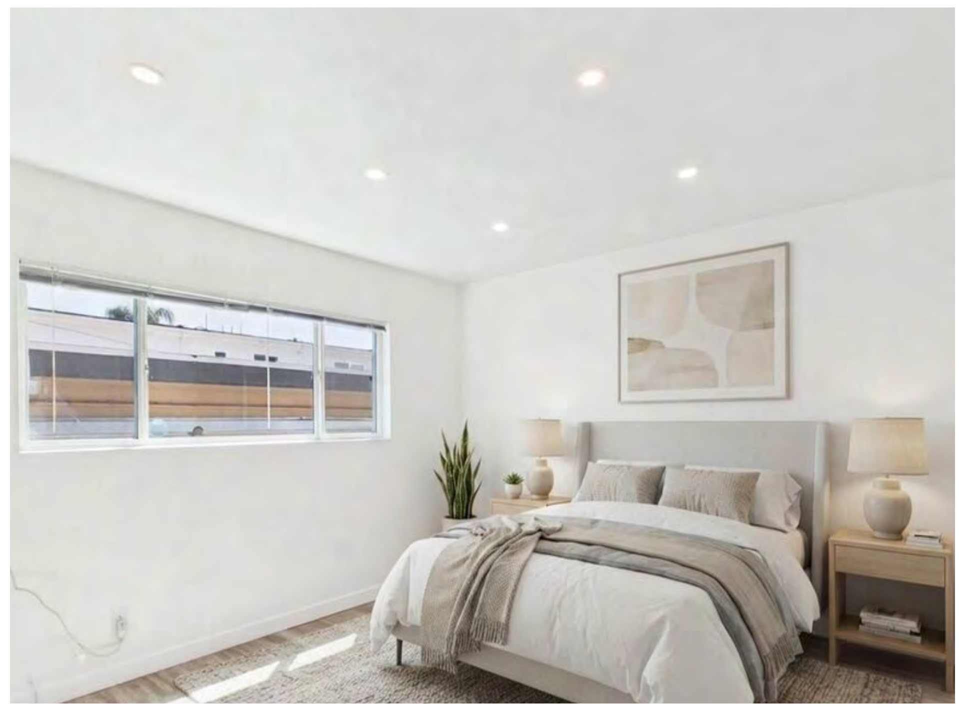

National Bl
SPEED LIMIT 25
15 MPH

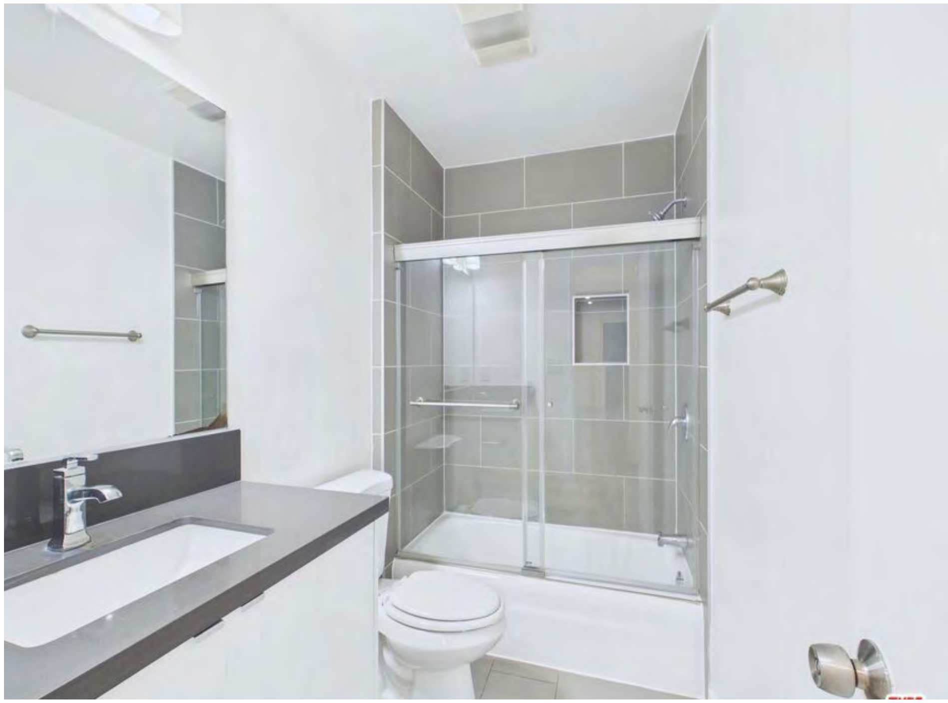

11825







# Property Summary

| | |
|---|---|
| Price | $4,850,000 |
| # of Units | 13 |
| Unit Mix | (5) 2+2, (8) 1+1 |
| Year Built | 1971 |
| Lot Size | 9,827 SQFT |
| Building Size | 11,831 SQFT |
| Zoning | LAR3 |
| Construction | Wood Frame |

| | |
|---|---|
| Roof Type | Flat |
| Parking | Tuck Under |
| Ownership | Fee Simple |
| Price/Unit | $373,077 |
| Price/SQFT | $409.94 |
| Assessor's Parcel # | 4257-019-044 |
| Cross Streets | National Blvd & Burkshire Ave |

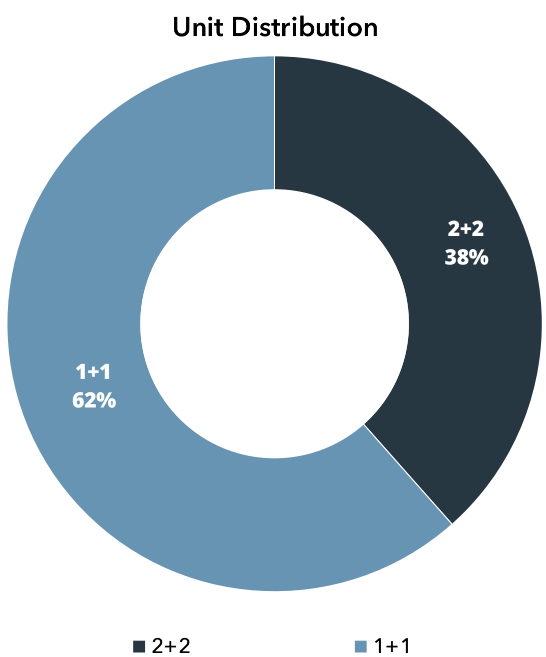
# Rent Roll

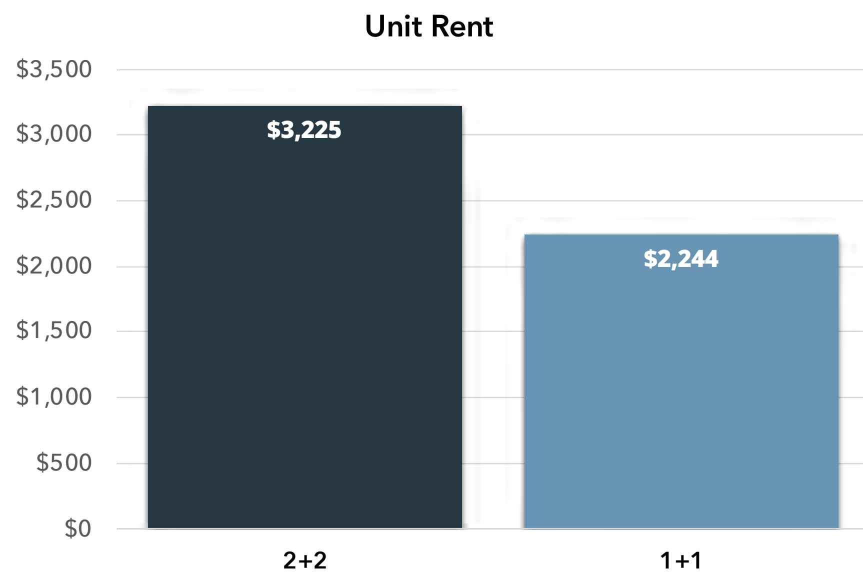
| | | | | Current Rent | | Market Rent (Renovated) | | |
|---|---|---|---|---|---|---|---|---|
| **Unit** | **Occupancy** | **Unit Type** | **Approx. Rentable SQFT** | **Monthly Rent** | **Rent/SQFT** | **Monthly Rent** | **Rent/SQFT** | **Loss-to-Lease** |
| 1 | Occupied | 1+1 | 800 | $2,357 | $2.95 | $2,800 | $3.50 | $443 |
| 2 | Occupied | 1+1 | 800 | $2,150 | $2.69 | $2,800 | $3.50 | $650 |
| 3 | Occupied | 2+2 | 1,000 | $3,554 | $3.55 | $3,700 | $3.70 | $147 |
| 4 | Occupied | 1+1 | 800 | $2,400 | $3.00 | $2,800 | $3.50 | $400 |
| 5 | Occupied | 1+1 | 800 | $2,749 | $3.44 | $2,800 | $3.50 | $51 |
| 6 | Occupied | 1+1 | 800 | $2,795 | $3.49 | $2,800 | $3.50 | $5 |
| 7 | Occupied | 2+2 | 1,000 | $3,458 | $3.46 | $3,700 | $3.70 | $242 |
| 8 | Occupied | 1+1 | 800 | $2,093 | $2.62 | $2,800 | $3.50 | $707 |
| 9 | Occupied | 2+2 | 1,000 | $3,499 | $3.50 | $3,700 | $3.70 | $201 |
| 10 | Occupied | 2+2 | 1,000 | $1,974 | $1.97 | $3,700 | $3.70 | $1,726 |
| 11 | Occupied | 2+2 | 1,000 | $3,639 | $3.64 | $3,700 | $3.70 | $61 |
| 12 | Occupied | 1+1 | 800 | $1,715 | $2.14 | $2,800 | $3.50 | $1,085 |
| 14 | Occupied | 1+1 | 800 | $1,693 | $2.12 | $2,800 | $3.50 | $1,107 |

| **# of Units** | **# of Units Occupied** | **OCC%** | **Approx. Rentable SQFT** | **Current Rent** | **Avg. Rent/SQFT** | **Market Rent** | **Avg. Rent/SQFT** | **Loss-to-Lease** |
|---|---|---|---|---|---|---|---|---|
| 13 | 13 | 100% | 11,400 | $34,076 | $2.99 | $40,900 | $3.59 | $6,824 |

# Rent Roll Summary

| Unit Type | # of Units | Avg. SQFT | Scheduled Rental Range | Scheduled Avg. Rent | Scheduled Monthly Income | Potential Avg. Rent | Potential Monthly Income |
|---|---|---|---|---|---|---|---|
| 2+2 | 5 | 1,000 | $1,974 - $3,639 | $3,225 | $16,124 | $3,700 | $18,500 |
| 1+1 | 8 | 800 | $1,693 - $2,795 | $2,244 | $17,952 | $2,800 | $22,400 |
| **Totals/Weighted Averages** | **13** | **877** | | **$2,621** | **$34,076** | **$3,146** | **$40,900** |
| **Gross Annualized Rents** | | | | | **$408,906** | | **$490,800** |




Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

# Operating Data

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

| Income | Current | Per Unit | Pro Forma | Per Unit |
|---|---|---|---|---|
| Scheduled Rent Income | $408,906 | $31,454 | $490,800 | $37,754 |
| Laundry Income | $375 | $29 | $375 | $29 |
| SCEP Fee | $565 | $43 | $565 | $43 |
| **Gross Potential Income** | **$409,847** | **$31,527** | **$491,740** | **$37,826** |
| Less Vacancy (3%) | ($12,267) | ($944) | ($14,724) | ($1,133) |
| **Effective Gross Income** | **$397,580** | **$30,583** | **$477,016** | **$36,694** |

| Estimated Expenses | Current | Per Unit | Pro Forma | Per Unit |
|---|---|---|---|---|
| Taxes (1.18738%) | $57,588 | $4,430 | $57,588 | $4,430 |
| Management Fees (4%) | $16,356 | $1,258 | $19,632 | $1,510 |
| Insurance | $17,747 | $1,365 | $17,747 | $1,365 |
| Repairs & Maintenance | $11,067 | $851 | $11,067 | $851 |
| Utilities (Gas, Power, Telephone, Water, Trash) | $22,349 | $1,719 | $22,349 | $1,719 |
| Contract Services (Gardening, Pest Control) | $2,366 | $182 | $2,366 | $182 |
| Cleaning | $1,800 | $138 | $1,800 | $138 |
| Supplies | $731 | $56 | $731 | $56 |
| Fire Prevention | $537 | $41 | $537 | $41 |
| Accounting | $1,200 | $92 | $1,200 | $92 |
| Office Expense | $877 | $67 | $877 | $67 |
| SCEP Fee Expense | $491 | $38 | $491 | $38 |
| Miscellaneous | $5,000 | $385 | $5,000 | $385 |
| **Total Estimated Expenses** | **$138,109** | **$10,624** | **$141,385** | **$10,876** |

| | | | | |
|---|---|---|---|---|
| Expenses per SQFT | $11.67 | | $11.95 | |
| Expenses per Unit | $10,624 | | $10,876 | |
| % of Gross Income | 33.78% | | 28.81% | |
| **Net Operating Income** | **$259,471** | **$19,959** | **$335,632** | **$25,818** |

# Financial Summary

| Financial Indicators | |
|---|---|
| # of Units | 13 |
| Year Built | 1971 |
| Year Renovated | N/A |
| Lot Size (SQFT) | 9,827 |
| Building Size (SQFT) | 11,831 |
| APN | 4257-019-044 |
| Parking | Tuck Under |

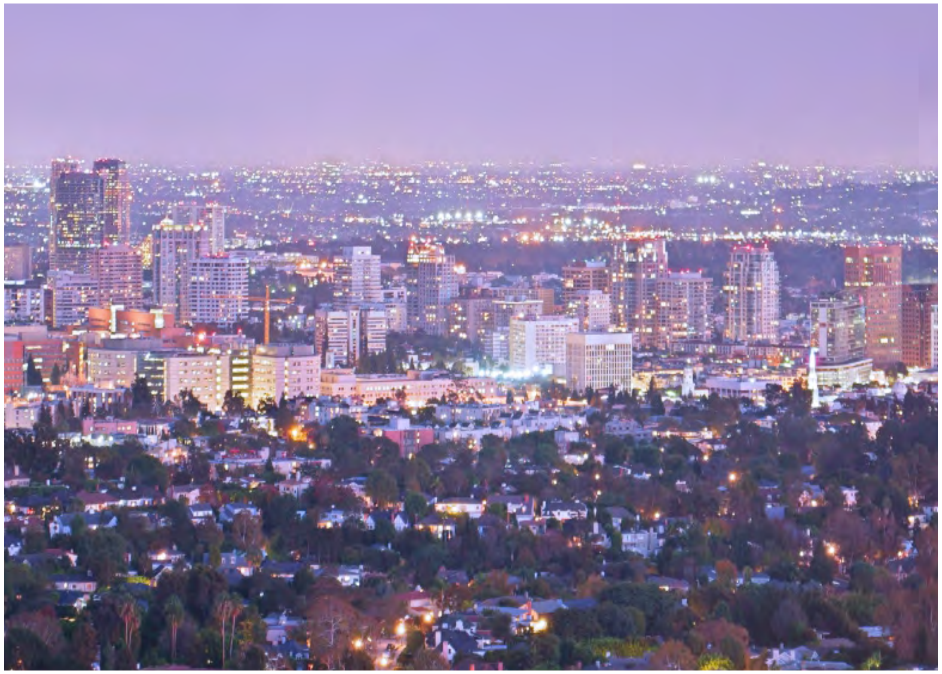
| Expense Summary | Current | Market |
|---|---|---|
| Taxes | $57,588 | $57,588 |
| Management Fees | $16,356 | $19,632 |
| Insurance | $17,747 | $17,747 |
| Repairs & Maintenance | $11,067 | $11,067 |
| Utilities | $22,349 | $22,349 |
| Contract Services | $2,366 | $2,366 |
| Cleaning | $1,800 | $1,800 |
| Supplies | $731 | $731 |
| Fire Prevention | $537 | $537 |
| Accounting | $1,200 | $1,200 |
| Office Expense | $877 | $877 |
| SCEP Fee Expense | $491 | $491 |
| Miscellaneous | $5,000 | $5,000 |
| **Total Expenses** | **$138,109** | **$141,385** |

| Financial Indicators | |
|---|---|
| Price | $4,850,000 |
| Down, 100% | $4,850,000 |
| Current CAP | 5.35% |
| Market CAP | 6.92% |
| Price/Unit | $373,077 |
| Price/Gross SQFT | $409.94 |
| Current GIM | 11.83 |
| Market GIM | 9.86 |
| Current GRM | 11.86 |
| Market GRM | 9.88 |
| Ownership | Fee Simple |

| Income Analysis | Current | Market |
|---|---|---|
| **Gross Potential Income** | **$408,906** | **$490,800** |
| Less: Vacancy | ($12,267) | ($14,724) |
| Less: Non-Revenue Units | $0 | $0 |
| Less: Bad Debt | $0 | $0 |
| Less: Concession Loss | $0 | $0 |
| **Total Rental Income** | **$396,639** | **$476,076** |
| Laundry Income | $375 | $375 |
| SCEP Fee | $565 | $565 |
| **Effective Gross Income** | **$397,580** | **$477,016** |
| Less: Expenses | $138,109 | $141,385 |
| **Net Operating Income** | **$259,471** | **$335,632** |
| Less: Debt Service | $0 | $0 |
| Pre-Tax Cash Flow | $259,471 | $335,632 |

# Financial Summary

| Unit Mix | | | Current | | | | Market (Renovated) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Unit Type** | **# of Units** | **Unit Size** | **Rental Range** | **Avg. Rent** | **Avg. Rent/ SQFT** | **Monthly Income** | **Rental Range** | **Avg. Rent** | **Avg. Rent/ SQFT** | **Monthly Income** | **Loss-to-Lease** |
| 2+2 | 5 | 1,000 | $1,974 – $3,639 | $3,225 | $3.22 | $16,124 | $3,700 | $3,700 | $3.70 | $18,500 | $2,376 |
| 1+1 | 8 | 800 | $1,693 – $2,795 | $2,244 | $2.80 | $17,952 | $2,800 | $2,800 | $3.50 | $22,400 | $4,448 |
| **Totals/ Weighted Avg.** | **13** | **877** | | **$2,621** | **$2.99** | **$34,076** | | **$3,146** | **$3.59** | **$40,900** | **$6,824** |
| | | | | **Annual Current:** | | **$408,906** | | **Annual Market:** | | **$490,800** | |



# West Los Angeles

Home to world-famous cultural institutions, retail centers, educational establishments, and business hubs, West Los Angeles offers a culturally rich experience for locals and visitors alike. Located in the western region of Los Angeles County, this area is comprised of some of the nation's most prestigious communities, including Beverly Hills, Brentwood, Westwood, Bel-Air, and Century City.

The neighborhood's soaring skyscrapers are home to some of the nation's most influential names in law, finance, and entertainment, making West LA one of the most prominent business and entertainment districts. Nearby attractions include the Getty Center, LA County Museum of Art, Skirball Cultural Center, the Paley Center for Media, La Brea Tar Pits, and much more.

The westside is also a luxury shopping destination with retail centers such as the Beverly Center and over 200 shops and restaurants, including Javiers and the West Coast's first Early. West LA boasts cuisines from around the world, from high-end eateries with menus curated by world-renowned chefs to gourmet food trucks.

West Los Angeles is also home to numerous educational establishments, including some of the most prestigious public and private schools in Los Angeles. The most notable, the University of California Los Angeles (UCLA), lies on 419 acres and has an attendance of over 45,000 students along with 7,790 faculty members.

# Demographics (90064)

Population
25,956

Square Miles
4

Population Density
6,554 people/sq. mile

Total Households
10,574

Average Adjusted Gross Income
$1,272,490

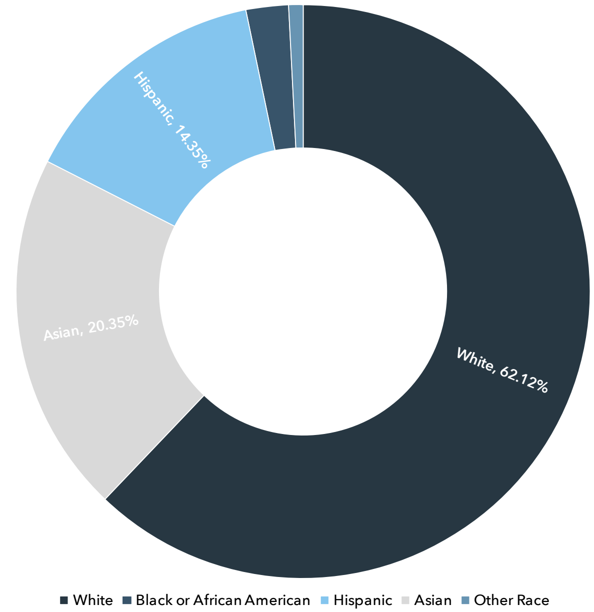
Unemployment Rate
5.2%

Median Household Income
$109,357

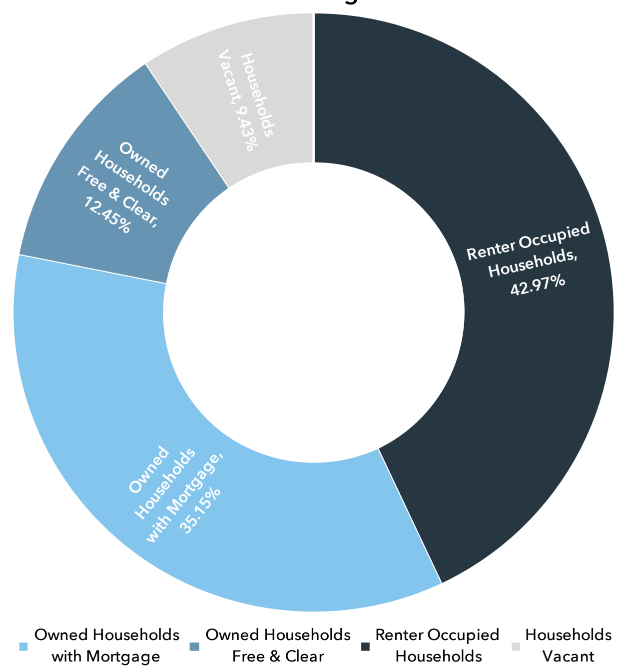
% High Income Households
18.4%

**All information gathered from the most recent United States Census data*

**Ethnicity**




**Housing**



# Los Angeles County Overview

**Population**
10,014,009

**Housing Units**
3,591,981

**Square Miles**
4,084

**Cities**
88

**Median Household Income**
$87,760

**Median Rent**
$1,747

**Unemployment Rate**
5.3%

*Source: data.lacounty.gov, census.gov, 2026*

# Top Employers in the County

| Employer | Number of Employees |
|---|---|
| County of Los Angeles | 121,800 |
| Los Angeles Unified School District | 97,200 |
| University of California, Los Angeles | 75,000 |
| City of Los Angeles | 61,000 |
| Federal Government | 44,900 |
| Kaiser Permanente | 44,700 |
| State of California (Non-Education) | 36,600 |
| University of Southern California | 23,200 |
| Northrop Grumman Corp. | 18,000 |
| Cedars-Sinai Medical Center | 16,700 |
| Allied Universal | 15,300 |
| Target Corp. | 15,000 |
| Providence Health & Services | 14,300 |
| Ralphs / Food 4 Less (Kroger Co.) | 14,000 |
| LA County Metropolitan Transportation Authority | 13,700 |
| Walt Disney Co. | 12,200 |
| Long Beach Unified School District | 12,200 |
| Boeing Co. | 12,000 |
| United Parcel Service (UPS) | 11,600 |
| Home Depot | 11,200 |

*Source: laalmanac.com, 2026*

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