



3410
CLUB DR.
90064

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\$6,695,000

*17 Unit Apartment Building
Cheviot Hills Adjacent
Ideal Acquisition for Investors*

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3410 Club Dr. Los Angeles, CA 90064

 COLDWELL BANKER | REALTY

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LOS ANGELES,
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PROPERTY INFORMATION

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PROPERTY SUMMARY

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BUILDING DATA

Price	\$6,695,000
APN	4316-031-014
Zoning	LAR3, TOC Tier 3
Units	17
GRM	12.8
CAP	4.8
Lot SF	14,395
Building SF	13,506
Parking	18 Carport Spaces
Year Built	1956



HIGHLIGHTS

- Generates approx. \$524,000 in Gross Annual Income
- 15 of 17 Units: Renovated with Upside Potential
- * Value-Add: Potential for Two ADU Conversions
 - 1. One Un-Permitted Studio w/ Bath
 - 2. One Large Storage Bonus Storage Room
- Earthquake Retrofit & Balcony Inspections Complete
- Excellent Unit Mix: (4) 2+2, (9) 2+1, (4) 1+1
- Parking: 18 Carport Spaces with Storage
- Controlled Building Access, On-Site Laundry, and Well-Maintained Pool
- Professionally Landscaped Property with Select Units Featuring Balconies
- Many Major Upgrades Completed
 - Mostly copper plumbing, most windows are new, majority of electrical upgraded
- Ideally Located near Expo Line, 405 & 10 Freeways, and Local Amenities

*Buyer to Investigate



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PROPERTY DESCRIPTION

3410 Club Dr. presents a rare opportunity to acquire a stabilized, high-performing 17- unit apartment building with meaningful future upside potential. 15 of 17 units are renovated, providing immediate cash flow of approximately \$524,000 gross annual income.

This asset offers compelling value-add potential through two existing non-residential spaces that are perfectly positioned for ADU conversions, allowing a new owner to immediately unlock additional revenue (buyer to check with the city). With earthquake retrofit & balcony requirements completed, on-site amenities, and excellent tenant appeal, this property is well-suited for investors seeking durable income with long-term growth optionality.

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FINANCIAL OVERVIEW

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RENT ROLL

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Unit No.	Unit Type	Current Rent	Move In Date
1	2 + 1	\$2,875	6/1/2024
2	2 + 1	\$2,495	6/1/2025
3	1 + 1	\$1,435	5/15/1990
4	2 + 1	\$2,850	7/25/2022
5	2 + 1	\$2,700	4/1/2024
6	2 + 1	\$2,875	11/15/2023
7	2 + 1	\$3,020	4/1/2023
8	1 + 1	\$1,409	2/4/2000
9	1 + 1	\$2,271	7/3/2022
10	2 + 1	\$2,820	8/1/2024
11	1 + 1	\$2,282	10/1/2022
12	2 + 1	\$2,500	11/15/2025
14	2 + 1	\$2,704	10/1/2019
15	2 + 2	\$2,995	5/1/2025
16	2 + 2	\$2,190	11/1/2009
17	2 + 2	\$2,911.24	11/1/2021
18	2 + 2	\$3,050	6/1/2022
Total		\$43,382	

Note that this is a 17 unit building - There is no Unit #13.

FINANCIAL SUMMARY

3410 CLUB DR.
Los Angeles, CA 90064

Offered at \$6,695,000

PROFORMA ANNUALIZED EXPENSES

New Est. Property Taxes (1.25%)	\$83,688
Property Insurance	\$19,861
Management	\$20,000
Maintenance (~5%)	\$26,000
Water & Sewer	\$14,000
Gas	\$4,000
Trash	\$9,000
Landscaping	\$6,600
Pool	\$3,200
Janitorial	\$3,600
Pest Control	\$930
RSO/SCEP Fees	\$1,814
Business Tax	\$617
Total Expenses (est.)	\$193,519

PROFORMA ANNUAL OPERATING DATA

Scheduled Gross Income:	\$520,587
Laundry	\$3,600
Gross Operating Income	\$524,187
Less Vacancy (2%)	\$10,412
Effective Gross Income	\$513,775
Less Expenses	\$193,519
Net Operating Income	\$320,256
Less Loan Payments	\$243,768
Net Cash Flow	\$74,385

MORTGAGE FINANCING INFORMATION

*Estimated Loan Amount	\$3,500,000
Down Payment	\$3,195,000
Terms:	3 Year Fixed @ 5.6%
	3-2-1 Prepayment Penalty

Loan Payments

Monthly	\$20,314
Annually	\$243,768

*Malaga Bank - Buyer to investigate. Subject to change.





LOCATION OVERVIEW

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PLAT MAP
3410 CLUB DR.

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SCALE 1" = 60'

1989.

8812331200001



TRACT NO. 7790
M.B. 142-30-33
TRACT NO. 8145
M.B. 117-39-40

CODE
67

FOR PREV. ASSMT. SEE: 960-45



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ASSessor's MAP

AERIAL OVERVIEW
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Location Highlights

3410 Club Dr. is located directly adjacent to Cheviot Hills and nearby Culver City, which are high-demand rental pockets on the Westside. This area is known for its blend of residential charm and urban convenience, drawing strong tenant demand from professionals seeking proximity to Downtown Culver City, major employers, and transit.

The neighborhood benefits from excellent connectivity via the Metro E Line, quick freeway access, and walkable access to dining, retail, and daily amenities, making it consistently attractive for multifamily investors focused on stable occupancy and long-term rent growth.

- **Transit-Forward Westside Positioning**- Located near Metro E Line (Expo)
- **Studio/ Employment Nodes Nearby** - Tenant Appeal
- **Downtown Culver City** – Just minutes away, offering a vibrant mix of restaurants, cafes, and shops.
- **Abbot Kinney Blvd & Venice Beach** – Trendy boutiques, iconic boardwalk and eateries.
- **Santa Monica Pier & Beach** – Classic SoCal destination with rides, restaurants, and ocean views
- **UCLA** – One of the world’s leading universities
- **Public Transportation** – Purple Line Expansion and Expo Line
- **Demand Indicators** – Strong Rental Investment Submarket
- **Venice Canals Walkway** – Picturesque and historic, perfect for a scenic stroll





PROPERTY PHOTOS

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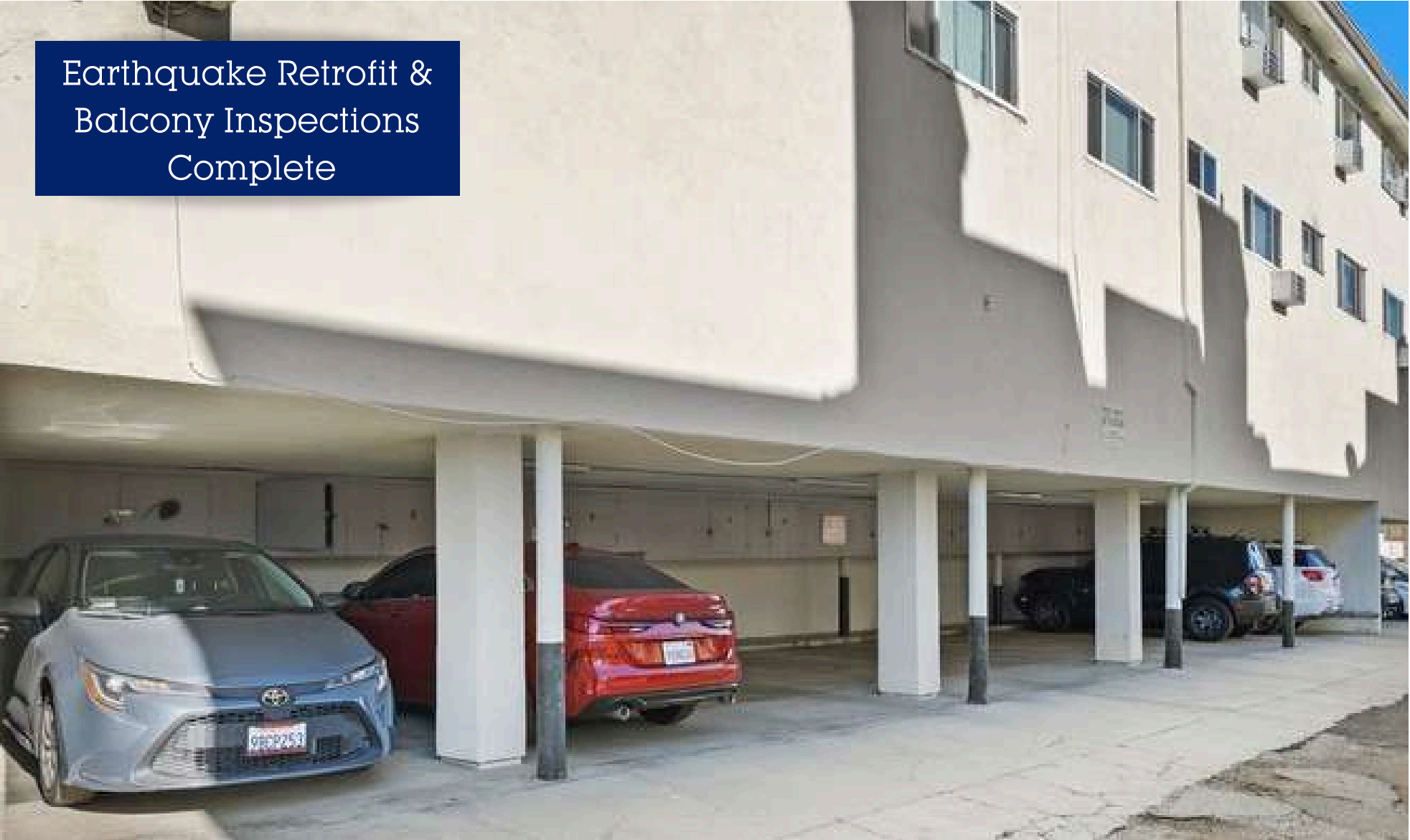


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