1833 Westholme Ave

Los Angeles, CA 90025

OFFERING MEMORANDUM

TAKSA INVESTMENT GROUP

RE/MAX COMMERCIAL

SERHANT.

GLASER GROUP

LYON STAHL INVESTMENT REAL ESTATE

1833 Westholme Ave

Los Angeles, CA 90025

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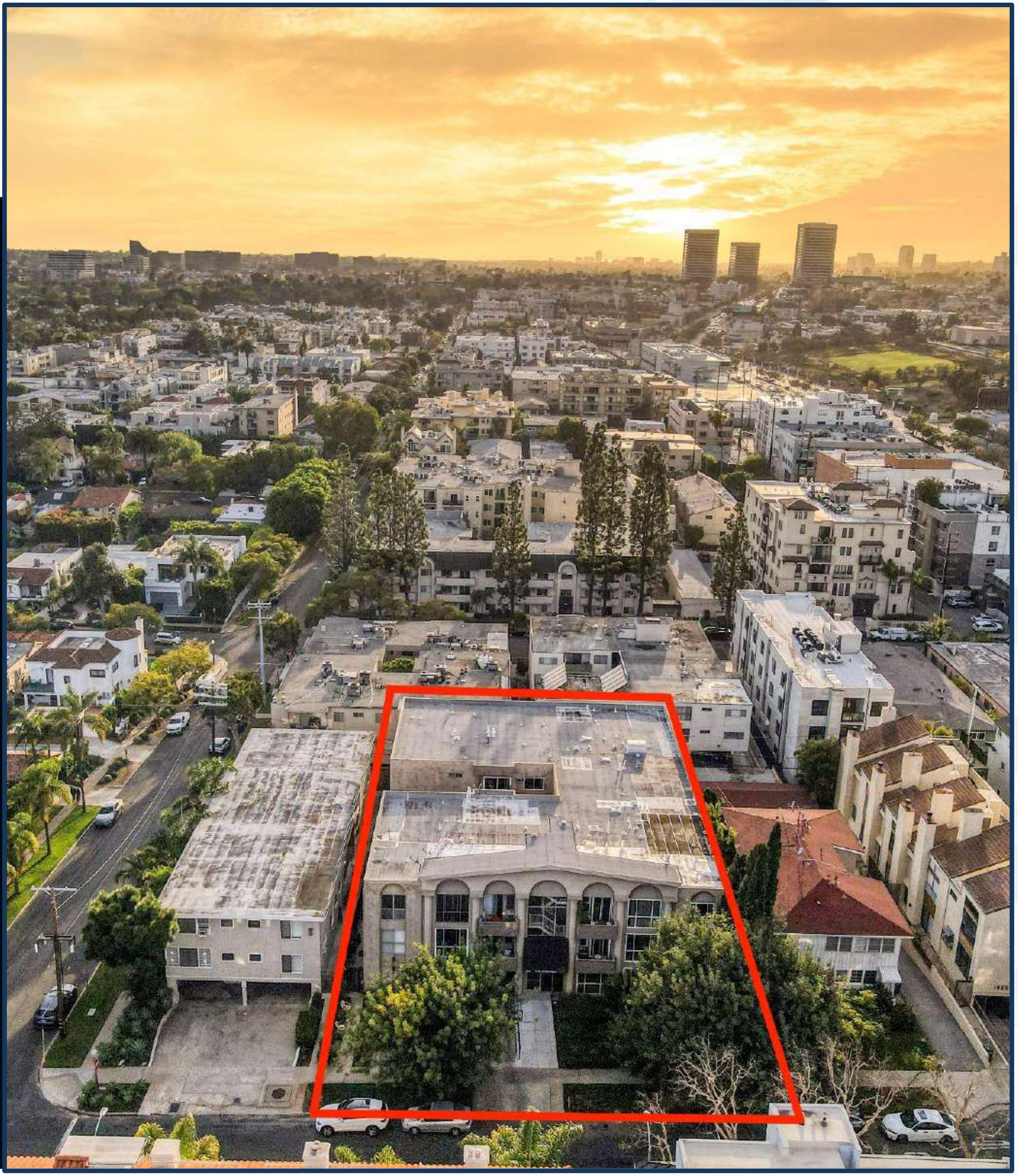

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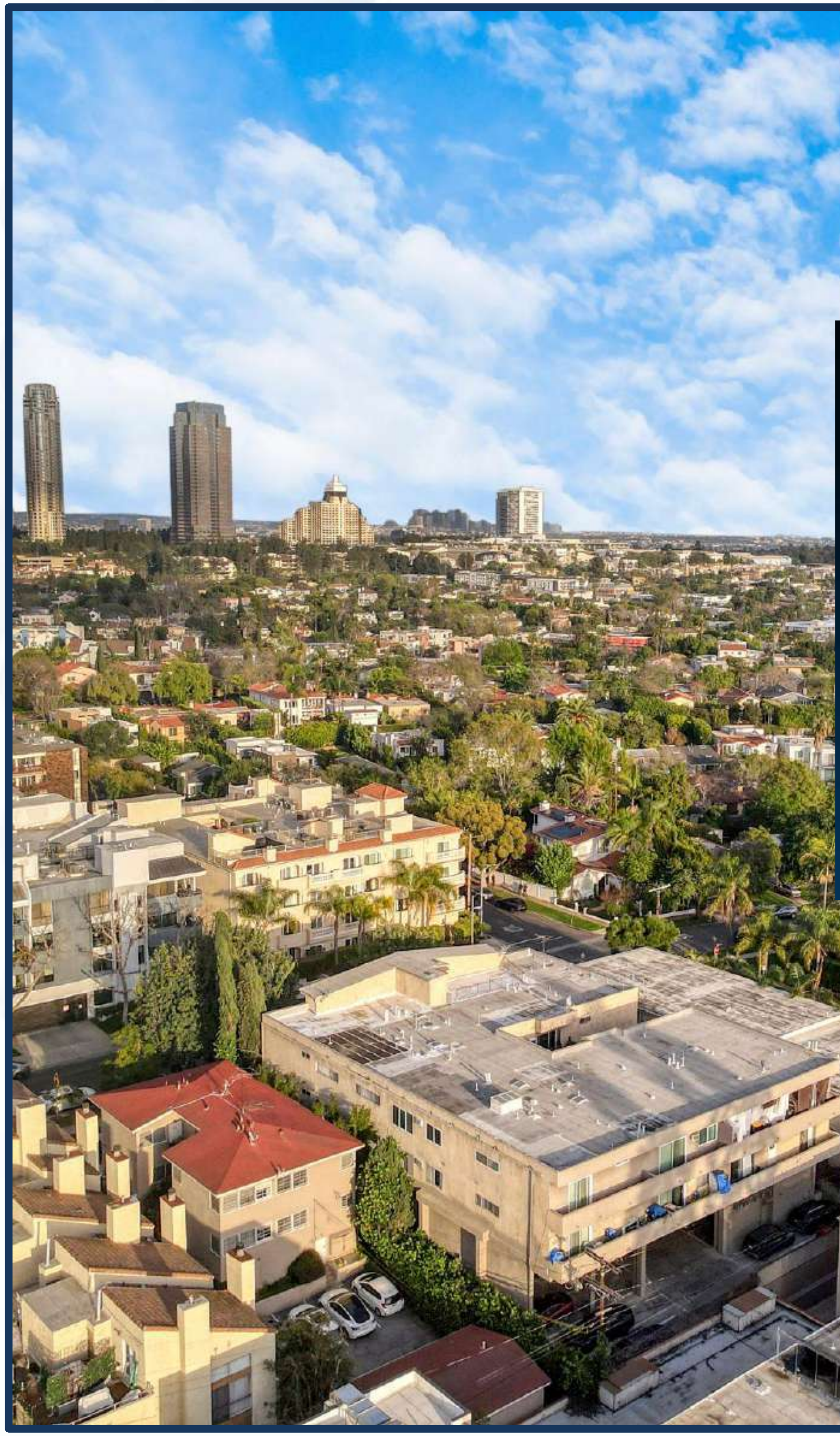

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PROPERTY OVERVIEW

1833 Westholme Ave | Los Angeles, CA 90025

The Opportunity

The Colonnade, at **1833 Westholme Avenue,** presents a rare opportunity to acquire a pride-of-ownership **16-unit** multifamily property in an **ultra-prime Century City-adjacent location**. **Built in 1965**, this three-story elevator building is part of an **A+ located, five-building portfolio totaling 60 units**, available for acquisition individually or together as a portfolio.

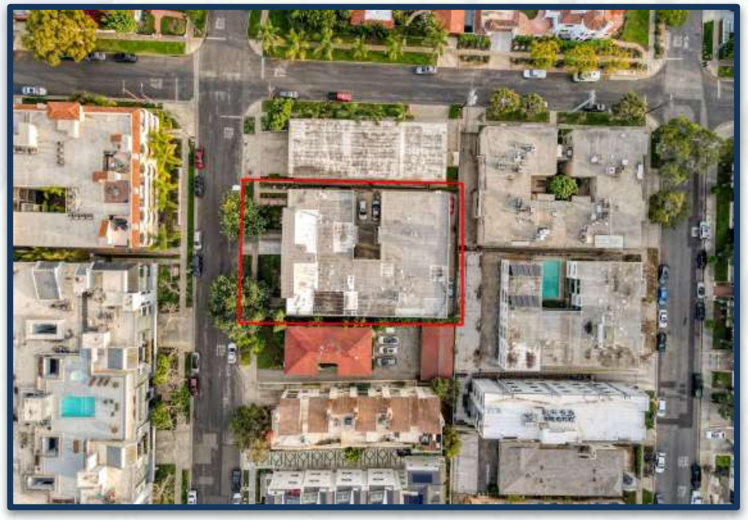
The Colonnade is distinguished by exceptionally spacious floor plans, **averaging approximately 1,293 square feet per unit**, with a unit mix **heavily concentrated in large two-bedroom residences**, including eight 2-bedroom / 2-bathroom units with additional den space. Units feature expansive living areas, large kitchens, walk-in closets and abundant natural light, offering space and functionality that is difficult to replicate in newer construction. **Two units and a vacant approximately 500 SF office space will be delivered vacant at close of escrow**, and select residences have already been renovated, giving new ownership an immediate path to push rents to market.

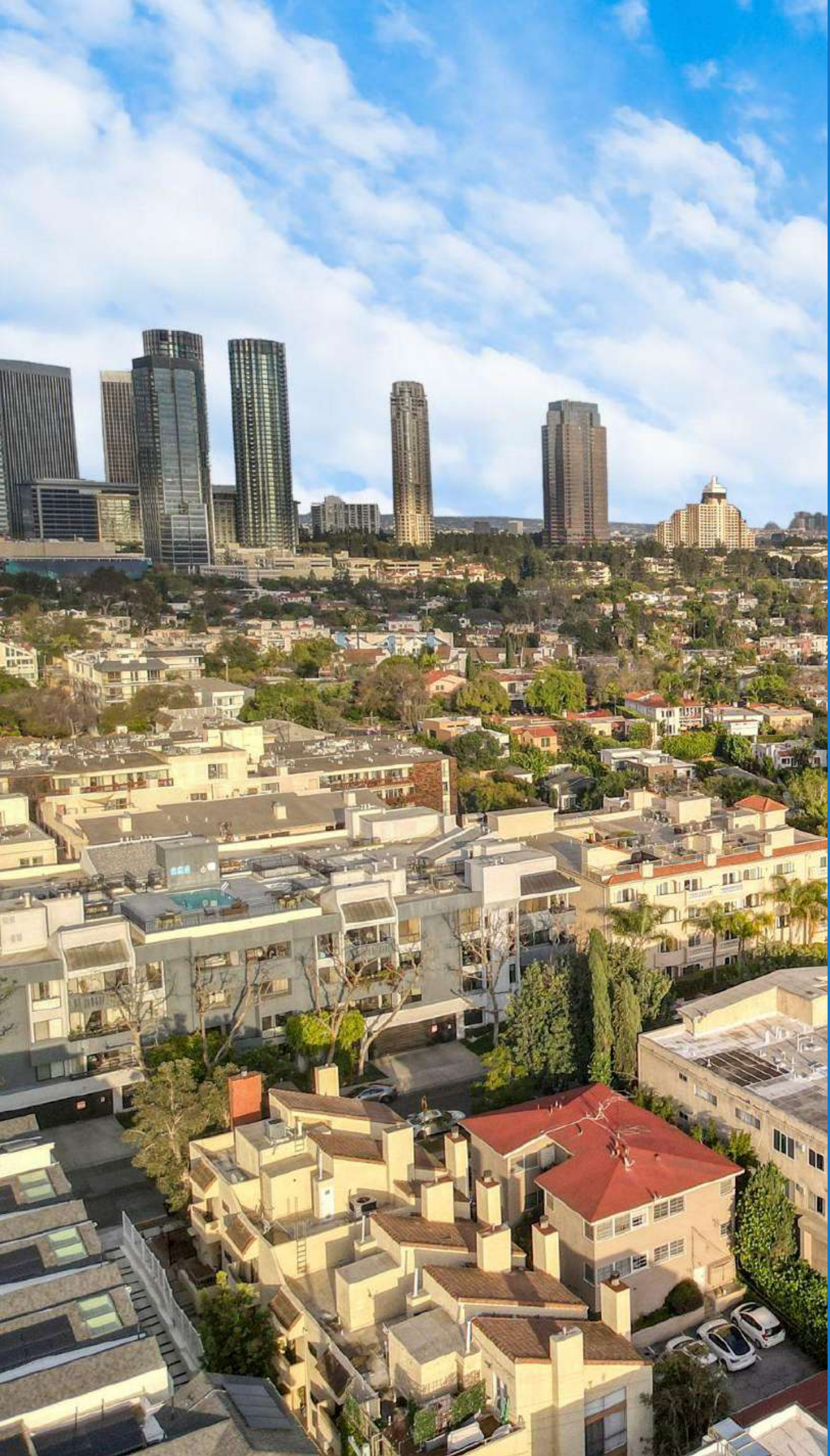
Ownership has completed **significant capital improvements,** including a **full update to both the main and sub electrical panels and completion of the seismic soft-story retrofit in December 2019.**

The property offers residents a **secure-entry environment, elevator service**, lushly landscaped grounds and substantial **gated on-site parking** with **eight single spaces and nine tandem spaces**. **On-site laundry** provides ancillary income, and a former pool house was converted into an office/storage room in 2017.

Situated in an irreplaceable Westside location, The Colonnade offers exceptional proximity to Century City, Beverly Hills, Westwood, UCLA, UCLA Medical Center, Westfield Century City and Rancho Park Golf Course, supporting strong and consistent rental demand.

Note: The other properties comprising the five-building Westside portfolio are 1811 S. Bentley Avenue (15 units), 1524 Granville Avenue (10 units), 1507 Berkeley Street (7 units), and 1518 & 1524 12th Street (12 units). The properties are available for acquisition separately or together as a portfolio.





Investment Highlights | 1833 Westholme Ave

- The Colonnade, a 16-unit multifamily property in an ultra-prime Century City adjacent location
- Part of a five-building, 60-unit Westside portfolio, available separately or together
- Unit mix consists of:
    - (8) 2BD/2BA + Den
    - (6) 2BD/2BA
    - (1) 2BD/1BA
    - (1) 1BD/1BA
- Units average approximately 1,293 SF, among the larger floor plans in the submarket
- Main and sub electrical panels fully replaced
- Select units have undergone interior renovations
- Renovated units feature large kitchens and walk-in closets
- Two units delivered vacant at close of escrow, providing immediate renovation and market-rent upside
- Former pool house converted to ~500 SF office/storage room in 2017, ADU potential
- Seismic soft-story retrofit completed December 9, 2019
- Three-story elevator building
- Secure-entry property
- Gated on-site parking with (8) single spaces and (9) tandem spaces
- On-site laundry provides additional income
- A+ Westside location adjacent to Century City, Westwood, and Beverly Hills
- Minutes from UCLA, UCLA Medical Center, Westfield Century City Mall, and Rancho Park Golf Course

Exterior Photos | 1833 Westholme Ave

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Exterior Photos | 1833 Westholme Ave

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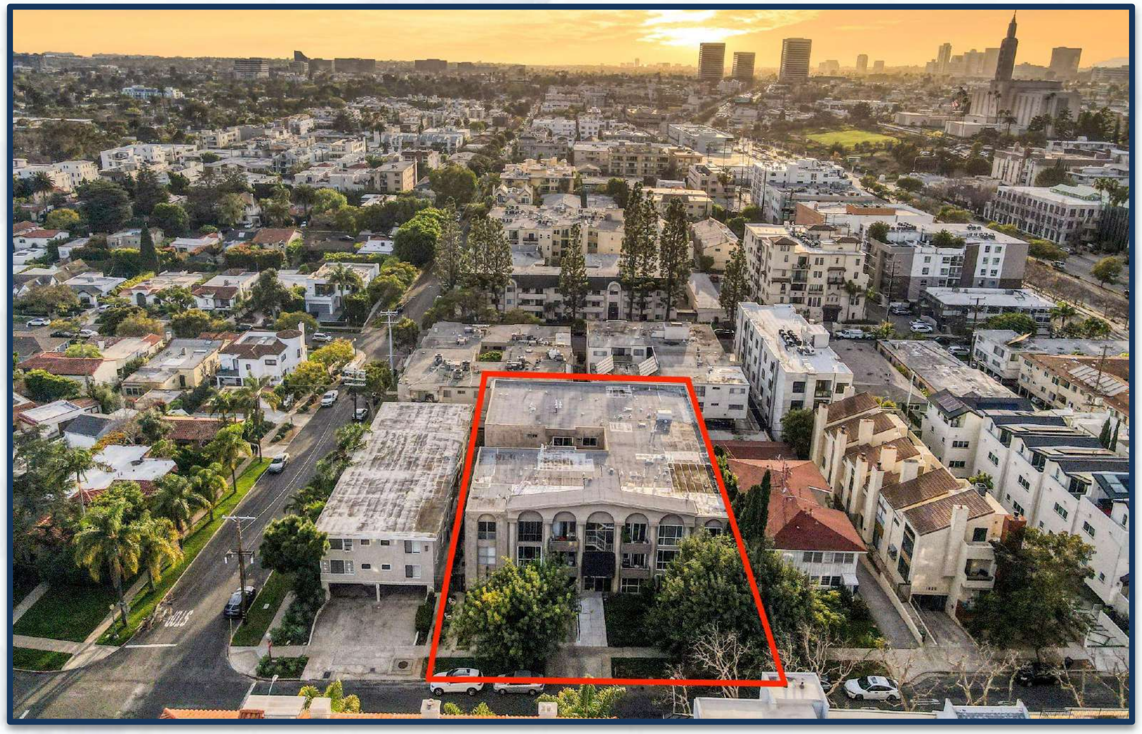
Aerial Photos | 1833 Westholme Ave



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Interior Photos | 1833 Westholme Ave

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Interior Photos | 1833 Westholme Ave

Virtual Walkthroughs | 1833 Westholme Ave

Click the images below to view the virtual walkthroughs of select units:

Unit 201

Unit 203

Unit 207

Unit 303

Unit 305

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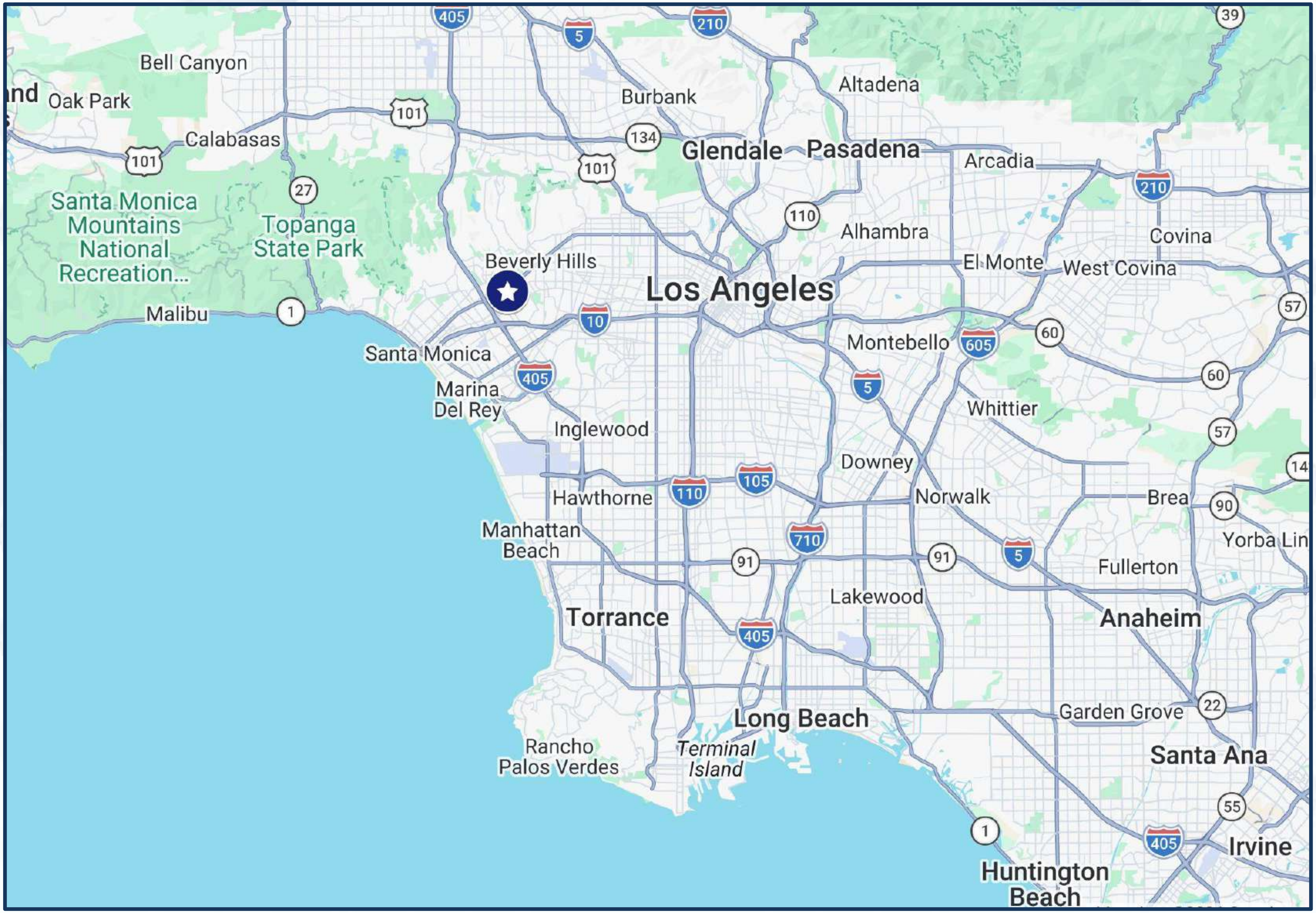
Area Map



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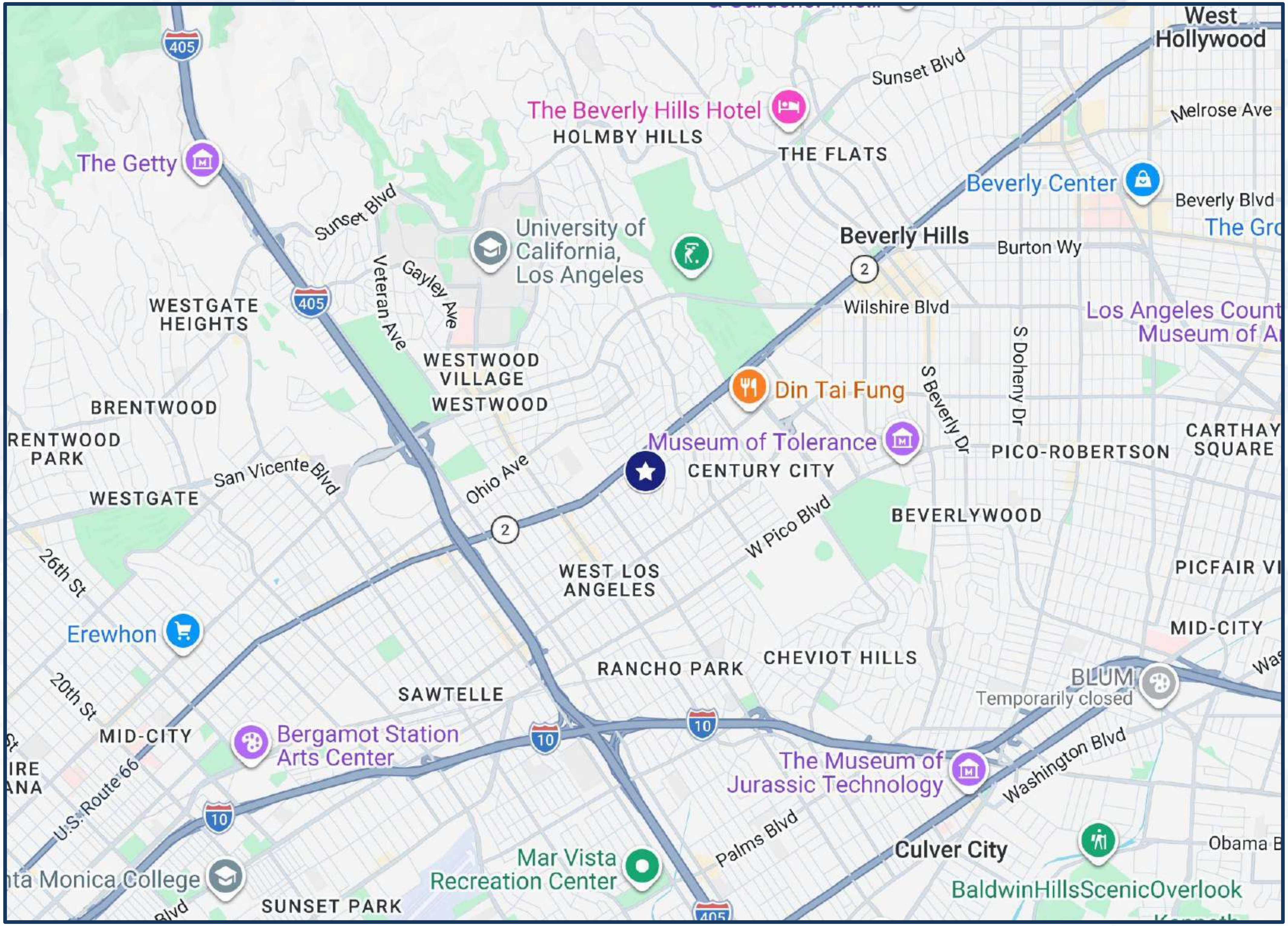
Neighborhood Map



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FINANCIAL OVERVIEW

1833 Westholme Ave | Los Angeles, CA 90025

INVESTMENT SUMMARY

Number of Units:	16
Year Built:	1965
APN:	4317-004-010
Gross Sq. Ft.:	20,694
Average S.F. Per Unit:	1,293
Lot Size (Acres):	0.34
Lot Size (SF):	15,002
RSO:	Yes
Zoning:	LAR3

LISTING FINANCIALS

			CURRENT		MARKET	
List Price	**Price/Unit**	**Price/Foot**	**Cap Rate**	**GRM**	**Cap Rate**	**GRM**
$6,900,000	$431,250	$333.43	**5.10%**	**11.63**	**6.68%**	**9.71**

UNIT MIX & SCHEDULED INCOME

Total Units	Unit Mix	Unit Mix %	Current Avg Rent	Current Monthly Rent	Market Rent	Market Monthly Rent
1	1+1	6%	$2,011	$2,011	$2,600	$2,600
1	2+1	6%	$2,652	$2,652	$3,000	$3,000
6	2+2	38%	$2,555	$15,327	$3,600	$21,600
8	2+2+Den	50%	$3,682	$29,454	$4,000	$32,000
Scheduled Monthly Rent:				**$49,445**		**$59,200**
Scheduled Yearly Rent:				**$593,336**		**$710,400**

RENT ROLL

#	Unit	Mix	Rent (Effective 9/1/26)	Market Rents	Notes	Loss to Lease	RSO/SCEP Pass Through Amount	Move-In Date	Security Deposit
1	101	2+2+Den	$3,014	$4,000	Includes SCEP + RSO	-$986	$4.44	10/1/12	$2,400
2	102	2+2+Den	$4,300	$4,000	On-Site Manager	$300	$0.00	10/6/23	$0
3	201	2+2+Den	$3,500	$4,000		-$500	$0.00	7/31/26	$3,500
4	202	2+2	$3,332	$3,600	Includes SCEP + RSO	-$268	$4.44	9/19/22	$3,200
5	203	2+2	$3,200	$3,600		-$400	$0.00	6/20/25	$3,200
6	204	2+1	$2,652	$3,000	Includes SCEP + RSO	-$348	$4.44	7/16/21	$2,400
7	205	2+2	$1,879	$3,600	Includes SCEP + RSO	-$1,721	$4.44	11/1/97	$963
8	206	2+2	$1,916	$3,600	Includes SCEP + RSO	-$1,684	$4.44	7/1/96	$580
9	207	2+2+Den	$4,000	$4,000	Vacant	$0	N/A	N/A	N/A
10	301	2+2+Den	$3,540	$4,000	Includes SCEP + RSO	-$460	$4.44	8/31/21	$3,400
11	302	2+2+Den	$3,400	$4,000		-$600	$0.00	7/1/24	$3,400
12	303	2+2	$3,350	$3,600		-$250	$0.00	4/23/25	$3,350
13	304	1+1	$2,011	$2,600	Includes SCEP + RSO	-$589	$4.44	4/1/08	$1,695
14	305	2+2+Den	$4,000	$4,000	Vacant	$0	N/A	N/A	N/A
15	306	2+2	$1,650	$3,600	Includes SCEP + RSO	-$1,950	$4.44	11/1/93	$953
16	307	2+2+Den	$3,700	$4,000		-$300	$0.00	2/10/23	$3,700
16a	103	Office	$0	$2,000	Permitted Office / Vacant (Potential ADU)	-$2,000	N/A	N/A	N/A
	Totals	**16**	**$49,445**	**$59,200**		**-$9,755**	**$35.52**	**12/27/15**	**$32,741**
	Averages		**$2,909**	**$3,700**		**-$610**			**$2,339**

FINANCING ASSUMPTIONS

Loan Amount		$4,040,000	**Terms:**	30
Down Payment:	41%	$2,860,000	**Interest:**	6.00%
Yearly Pmt:		$290,662	**Monthly Pmt:**	$24,222
Debt Coverage:		1.21		

ANNUAL OPERATING SUMMARY

	Current		Market		
Scheduled Gross Income:	$593,336		$710,400	*20%*	*Upside*
Less Vacancy Reserve:	$17,800	3.0%	$21,312	3.0%	
Laundry Income (2026 Annualized):	$2,125		$2,125		
Gross Operating Income:	$577,661		$691,213		
Expenses:	$225,960	38.1%	$230,502	32.45%	*
Net Operating Income:	**$351,701**		**$460,711**		
Loan Payments:	$290,662		$290,662		
Pre-Tax Cash Flow:	$61,039	2.13%	$170,049	5.95%	**
Plus Principal Reduction:	$49,612		$49,612		
Total Return Before Taxes:	$110,650	3.87%	$219,661	7.68%	**

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

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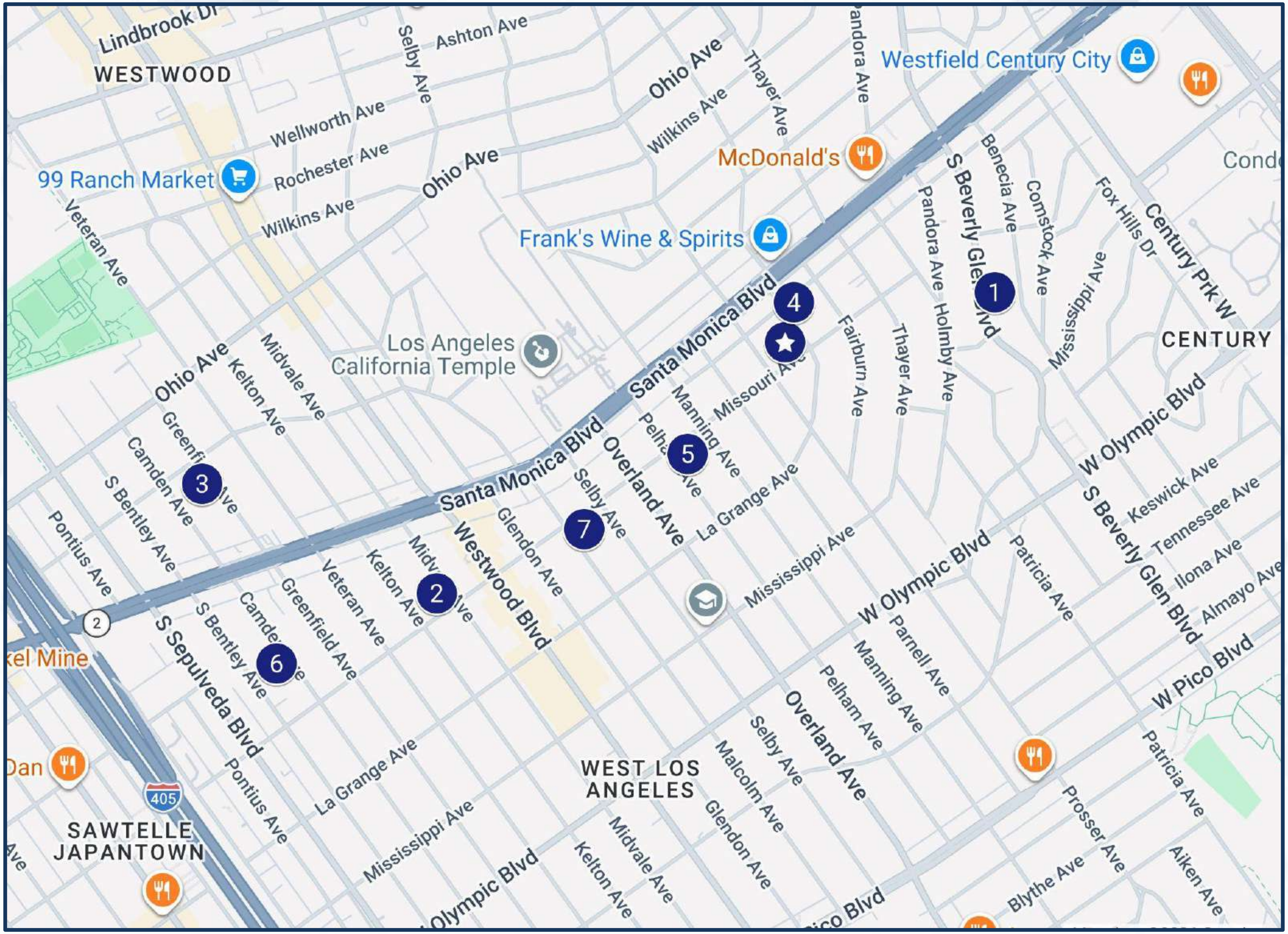
PRO FORMA ANNUAL OPERATING EXPENSES

	Pro Forma Estimates		% of SGI	Current	Per Unit	Market	Per Unit	% of SGI
Property Taxes	1.187%	x Sale Price (Projected)	14.18%	$81,929	$5,121	$81,929	$5,121	11.53%
Off-Site Management	4.0%	x GOI (Projected)	4.00%	$23,106	$1,444	$27,649	$1,728	3.89%
Insurance	$0.92	x GSF (2026 Actual)	3.28%	$18,944	$1,184	$18,944	$1,184	2.67%
Direct Assessments, Licenses & Permits	$534	x Months (2026 Actual)	1.11%	$6,410	$401	$6,410	$401	0.90%
On-Site Compensation	$1,000	x Months (Actual)	2.08%	$12,000	$750	$12,000	$750	1.69%
Repairs & Maintenance	$1,200	x Units (Projected)	3.32%	$19,200	$1,200	$19,200	$1,200	2.70%
Maintenance Supplies	$406	x Months (2026 Annualized)	0.84%	$4,876	$305	$4,876	$305	0.69%
Utilities - Water, Sewer & Power	$2,010	x Months (2026 Annualized)	4.18%	$24,125	$1,508	$24,125	$1,508	3.40%
Utilities - Telephone	$178	x Months (2026 Annualized)	0.37%	$2,141	$134	$2,141	$134	0.30%
Utilities - Gas	$434	x Months (2026 Annualized)	0.90%	$5,213	$326	$5,213	$326	0.73%
Elevator	$225	x Months (2026 Annualized)	0.47%	$2,702	$169	$2,702	$169	0.38%
Garbage & Recycling	$1,282	x Months (2026 Annualized)	2.66%	$15,382	$961	$15,382	$961	2.17%
Cleaning Services	$54	x Months (2026 Annualized)	0.11%	$650	$41	$650	$41	0.09%
Gardener	$276	x Months (2026 Annualized)	0.57%	$3,310	$207	$3,310	$207	0.47%
Pest Control	$231	x Months (2026 Annualized)	0.48%	$2,772	$173	$2,772	$173	0.39%
Reserves	$200	x Units (Projected)	0.55%	$3,200	$200	$3,200	$200	0.45%
Total Expenses			**38.08%**	**$225,960**	**$14,122**	**$230,502**	**$14,406**	**32.45%**

	Current	Per Unit	% of SGI
Non-controllable expenses: Taxes, Ins., Reserves:	$107,283	$6,705	18.1%
Total Expense without Taxes	$144,031	$9,002	24.27%

Sales Comparables



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Sales Comparables

	Address	City	Zip	Year	Units	SqFt	Sale Price	$/Unit	$/SqFt	Cap Rate	GRM	Sale Date
1	1944 S Beverly Glen Blvd	Los Angeles	90025	1952	8	4,536	$2,510,000	$313,750	$553.35	5.53%	11.33	1/30/26
2	1861 Midvale Ave	Los Angeles	90025	1967	5	5,538	$2,015,000	$403,000	$363.85	5.63%	11.24	12/30/25
3	1615 Greenfield Ave	Los Angeles	90025	1962	14	18,385	$7,000,000	$500,000	$380.75	6.27%	10.05	11/14/25
4	1812 Westholme Ave	Los Angeles	90025	1968	12	7,994	$3,700,000	$308,333	$462.85	4.91%	12.93	4/8/25
5	1906 Pelham Ave	Los Angeles	90025	1964	12	13,448	$5,000,000	$416,667	$371.80	4.58%	12.88	3/31/25
6	1823 Camden Ave	Los Angeles	90025	1962	5	4,479	$1,800,000	$360,000	$401.88	4.69%	12.99	2/5/25
7	1906 Malcolm Ave	Los Angeles	90025	1963	8	6,151	$3,400,000	$425,000	$552.76	4.70%	13.17	11/15/24
		Averages						**$389,536**	**$441.03**	**5.19%**	**12.08**	
S	1833 Westholme Ave	Los Angeles	90025	1965	16	20,694	$6,900,000	$431,250	$333.43	5.10%	11.63	TBD

1944 S Beverly Glen Blvd

1861 Midvale Ave

1615 Greenfield Ave

1812 Westholme Ave

1906 Pelham Ave

1823 Camden Ave

1906 Malcolm Ave

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by the Glaser Group in compliance with all applicable fair housing and equal opportunity laws.

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