

2614

SOUTH GARTH AVENUE

LOS ANGELES, CA





TABLE OF CONTENTS

- 03 CONFIDENTIALITY & DISCLAIMER
- 04 PROPERTY INFORMATION
- 12 LOCATION OVERVIEW
- 18 IVY STATION CULVER CITY
- 19 DOWNTOWN STATION CULVER CITY
- 22 FINANCIAL OVERVIEW
- 26 SALES COMPARABLES
- 37 RENT COMPARABLES
- 43 THE TEAM

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2614
South Garth Avenue

PROPERTY INFORMATION

EXECUTIVE SUMMARY

2614 Garth Avenue is a two-story, 7,029 square foot 8-unit multifamily property located on a 7,482 square foot lot in the highly desirable Palms submarket on Los Angeles's Westside. The property was built in 1965 and is comprised of an attractive unit mix of: Three 1 Bed + 1 Bath, Two 2 Bed + 1 Bath, and Three 2 Bed + 2 Bath. The units are large, ranging from 800 square feet to 1,010 square feet. Amenities include on-site laundry facilities, private balconies, and assigned parking.

Positioned in the Palms submarket of Los Angeles, the area is characterized by its high density and predominant rental market, making it a hub for young professionals, students, and families seeking proximity to the Westside's employment centers and cultural attractions. The property benefits from excellent connectivity, situated near major thoroughfares such as Venice Boulevard and National Boulevard. The Palms Metro E Line station, located at the intersection of National and Palms Boulevards, is within walking distance, offering convenient access to Downtown Los Angeles and Santa Monica. Additionally, the neighborhood is well-served by bicycle lanes along Venice and Motor Avenues, promoting an active lifestyle and reducing reliance on cars.

Palms is home to a variety of local businesses, including international restaurants, cafes, and shops. Tenants enjoy being close to Kaiser Permanente, Downtown Culver City Ivy Station, HBO/Warner Media Headquarters, and eight public schools and 4 private schools including Palms Elementary School and Alexander Hamilton High School. Making Palms one of the most densely populated areas in Los Angeles. As of 2020, approximately 92% of the Palms population are renters.

2614 Garth presents a compelling opportunity for long-term investors, combining immediate cash flow with future value-add potential. With a current vacancy of 3 units at the property, an investor has the chance to capitalize by renovating the units and reaching market rent. This property presents the astute investor with a fantastic opportunity to purchase a well-maintained, immediate rent growth asset in a highly desirable location.

\$1,800,000

PRICE

\$225,000

PRICE/UNIT

\$256.08

PRICE/SF

5.60%

CURRENT CAP RATE

7.06%

MARKET CAP RATE

10.08

CURRENT GRM

PROPERTY OVERVIEW

Property Type	Multi-Family Residential
Property Subtype	Garden Style Apartments
Zoning	LARD1.5 (Limited Density Residential)
Approx. Lot Size:	7,482
APN #	4236-022-024
Approx. Gross RSF:	7,029
Year Built / Age:	1965
Number of units:	8
Bedroom Count	(5) 2 Bedrooms; (3) 1 Bedroom
Bathroom Count	(3) 2 Baths; (5) 1 Bath

LOCATION INFORMATION AND AREA OVERVIEW

Property Address:	2614 Garth Ave, Los Angeles, CA 90034
County	Los Angeles County
Nearest Highway	10 Freeway (Santa Monica Freeway)
Nearest Airport	Los Angeles International Airport (LAX)
Nearest Fire Service	Los Angeles Fire Department Station 43
Nearest Police Service	Los Angeles Police Department – West Los Angeles Division
Nearest Elementary School	Normandie Avenue Elementary School
Nearest High School	Palms Middle School
Freeway Access	10 Freeway (Santa Monica Freeway)



PROPERTY HIGHLIGHTS



CONSISTENT, IN-DEMAND UNIT MIX

The property features eight units with a highly desirable configuration in the West Los Angeles rental market. This unit mix supports steady leasing activity while offering a strong potential for rent growth across units.



BUILT-IN RENTAL UPSIDE

Current rents are approximately 25% below market (in the occupied units), providing a unique opportunity for investors to implement a value-add strategy through rent increases and tenant turnover. This built-in upside offers substantial potential for revenue growth without the need for major capital expenditures or physical expansion.



PRIME LOCATION IN WEST LA

Located in the heart of the 90034 zip code, 2614 Garth Ave benefits from a prime location near key retail and dining establishments, as well as employment hubs across the city. The property's proximity to major freeways, including the 10 and 405 Freeways, enhances its appeal to both professionals and workforce renters.



WALKABLE TO NEIGHBORHOOD CONVENIENCES

Tenants enjoy easy walking access to local conveniences, including cafes, grocery stores, and public transit. The property is just minutes from the Culver City Arts District and the vibrant Palms neighborhood, which enhances tenant satisfaction and supports long-term, low vacancy rates.



EXCEPTIONAL CONNECTIVITY TO EMPLOYMENT HUBS

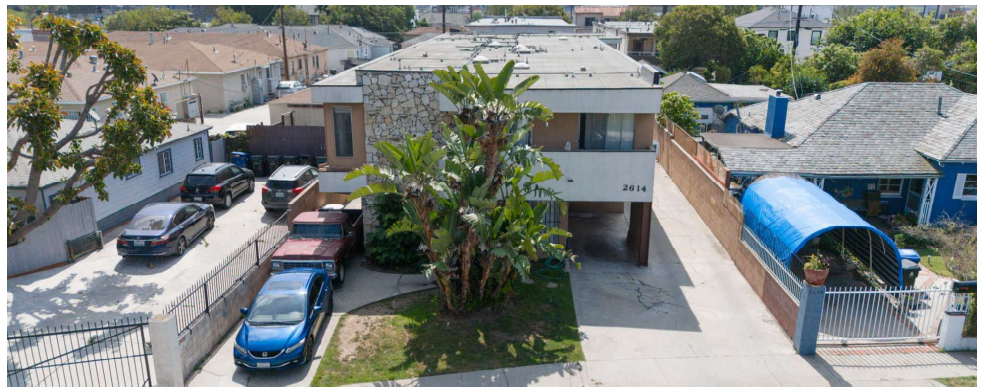
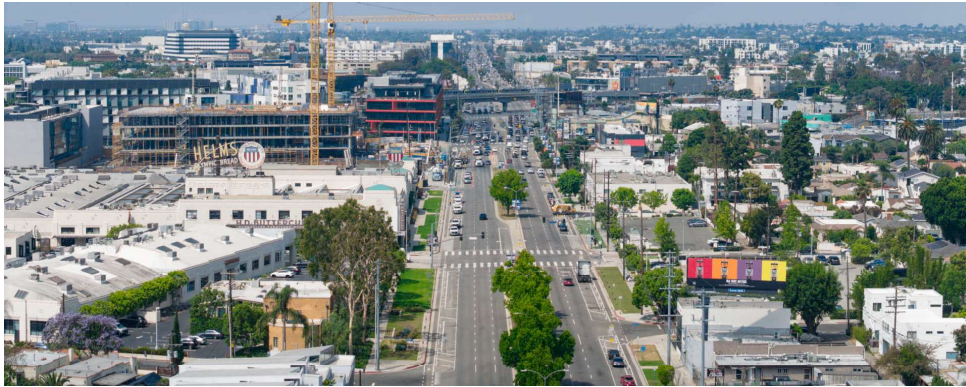
Located only 15 minutes from downtown Los Angeles, 2614 Garth Ave offers residents quick access to some of the region's largest job centers, including the Westside, Hollywood, and Silicon Beach. The property location near major thoroughfares also ensures convenient commuting options for tenants employed across the metro.



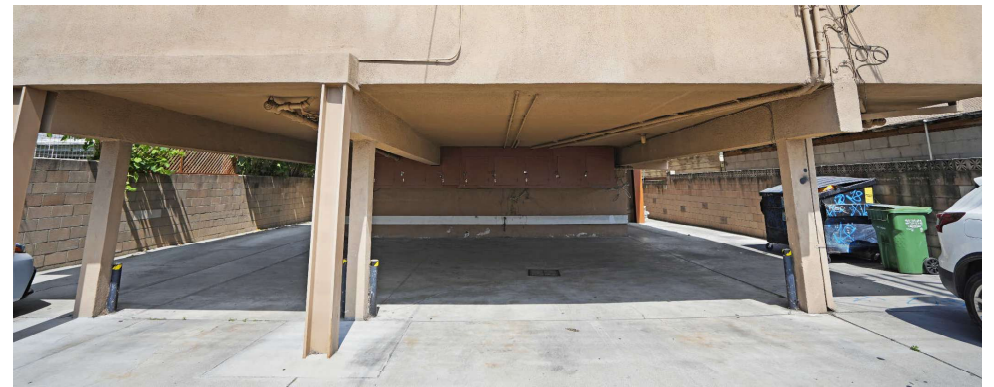
EFFICIENT LOT SIZE WITH OPERATIONAL SIMPLICITY

The property features a compact 7,482 SF lot with an 8-unit building, offering efficient operations and a manageable footprint for ownership and maintenance. The property features a practical, easy-to-maintain design focused on maximizing usable space and minimizing shared area, which helps reduce maintenance and operational expenses.

AERIAL PHOTOS



PHOTOS



PHOTOS



INTERIOR PHOTOS





2614
South Garth Avenue

LOCATION OVERVIEW



SONY

EQUINOX



SOUTHERN CALIFORNIA HOSPITAL



CULVER CITY CITY HALL



amazon



HBO

IVY STATION



SANTA MONICA FWY

VENICE BLVD



2614
SOUTH GARTH AVE
LOS ANGELES



2614
SOUTH GARTH AVE
LOS ANGELES

Robertson / Cattargus
617 0.7 mile

Venice / Cattargus
33 0.4 mile

Venice / La Cienega
33 0.3 mile

Washington Blvd & Fairfax Ave (Eastbound)
437A 0.9 mile

Washington Blvd / La Cienega Blvd
1 1C1 0.6 mile

Fairfax / Adams
35/38 38 0.8 mile

Culver City
Metro E Line 0.9 mile

Washington Blvd & Cattargus Ave
1 1C1 5C1 437A 0.5 mile

La Cienega / Jefferson
Metro E Line 1.1 miles

MARKET HIGHLIGHTS



WALKABLE TO TOP-RATED SCHOOLS

2614 Garth Ave is ideally located for families, with access to top-rated schools such as the highly regarded Palms Middle School and Notre Dame Academy within a short walking distance. This walkability provides convenience for families while enhancing tenant retention in a family-friendly environment.



SURROUNDED BY LOCAL EATERIES & RETAIL

Tenants enjoy a rich mix of local restaurants and retail stores, including the popular Culver City Farmers Market, Erewhon, Culver&Main and Westfield Culver City Mall, all within close proximity. These amenities enhance the everyday living experience, contributing to the vibrant, walkable nature of the neighborhood.



IMMEDIATE ACCESS TO MAJOR FREEWAYS

The property is located near major traffic routes such as the 10 and 405 Freeways, offering easy access to Downtown Los Angeles, the Westside, and Silicon Beach. This connectivity provides tenants with fast commutes, making it an ideal location for working professionals and those seeking easy access to job hubs across the metro.



20 MINUTES TO DOWNTOWN, LA

For working professionals, the location offers a swift 20-minute drive to Downtown LA, a central hub for employment, culture, and public services. The proximity to DTLA increases rental demand, especially for tenants seeking both lifestyle convenience and work-life balance.



STRONG RESIDENTIAL CHARACTER WITH COMMUNITY FEEL

Located along a mixed-use corridor in West LA, the area reflects a balance of single-family homes, low-rise apartments, and small businesses. This environment fosters a strong sense of community, providing comfort and stability for tenants, while appealing to those seeking an urban-suburban lifestyle.



CONVENIENT PUBLIC AMENITIES

Nearby amenities such as the Culver City Branch Library, multiple parks, and local healthcare facilities add to the convenience of the location. These public services contribute to a well-rounded living experience and enhance the long-term desirability of the area.



LACES



MIZ
LA
LA

Robert's

Meta



margot

margot



TRADER JOE'S



TRADER JOE'S



Culver City

TAPS



SKY ZONE



2614
SOUTH GARTH AVENUE
LOS ANGELES

VILLAGE GREEN

BALDWIN HILLS

SENTOUS

HATTEN TRACT

DOWNTOWN CULVER CITY

PALMS

CULVER CITY

CASTLE HEIGHTS

CALIFORNIA COUNTRY CLUB ESTATES

CHEVIOT HILLS

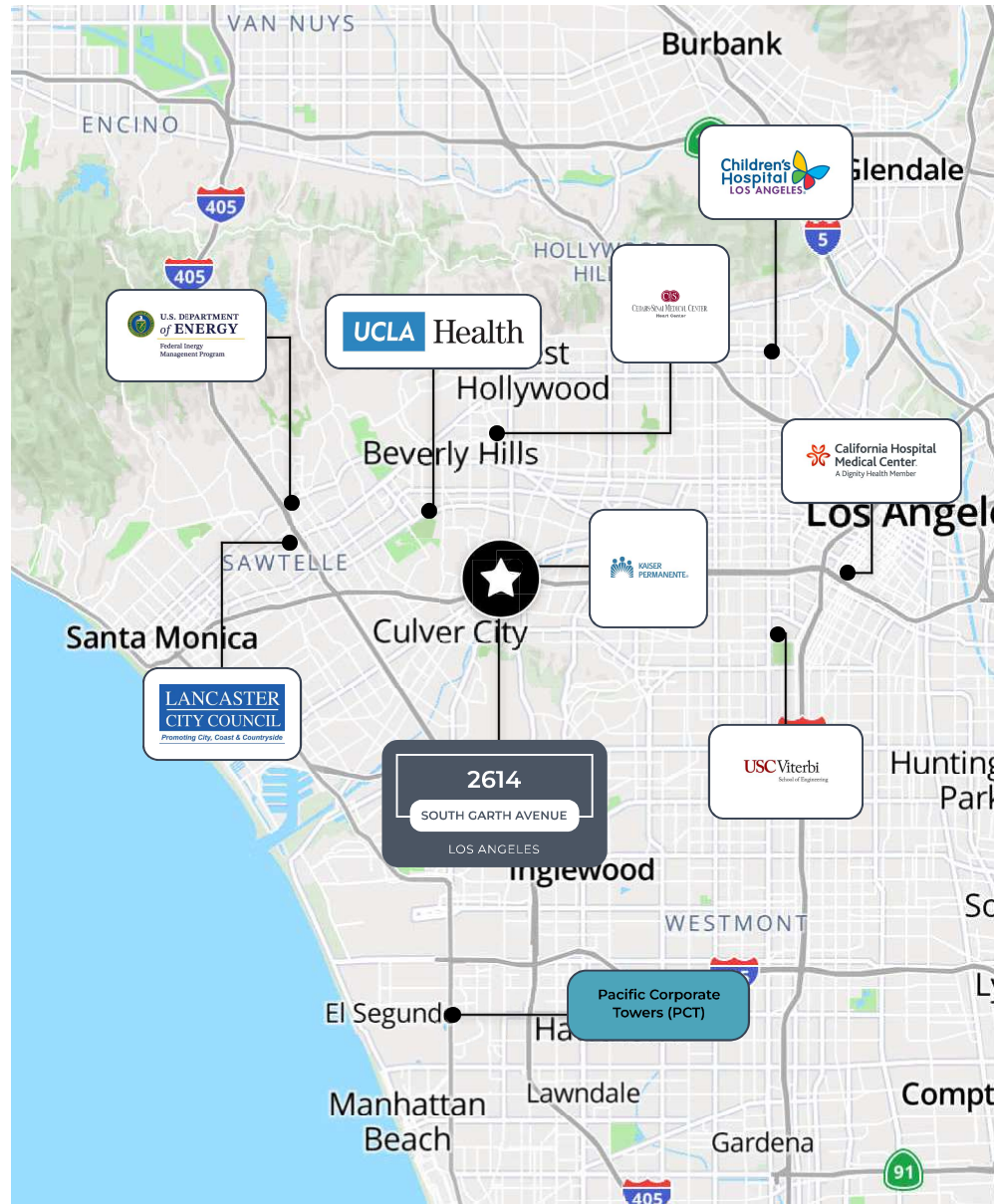
LYWOOD

ROBERTSON

MID-CITY

WEST ADAM

MAJOR EMPLOYERS



The employment landscape surrounding 2614 S Garth Ave in Los Angeles is anchored by a diverse mix of major institutions spanning healthcare, higher education, government, and corporate sectors. Key employers include the University of Southern California (USC) and California State University, Northridge (CSUN), both contributing significantly to educational and research employment, while UCLA Health, Cedars-Sinai Medical Center, Children's Hospital Los Angeles, California Hospital Medical Center (Dignity Health), and Kaiser Permanente collectively drive the robust regional healthcare sector. The City of Los Angeles and the federal government provide substantial public sector opportunities, underpinning employment stability, while Pacific Corporate Towers (PCT) accommodates a range of corporate and professional firms. The property's central West Los Angeles location offers direct access to major highways and public transit, facilitating commutes to these employment centers. This concentration of renowned employers and industry variety supports sustained economic activity, workforce resilience, and ongoing demand for residential and commercial properties in the area.

Company	Industry	Employees	Distance
University of Southern California (USC)	Higher Education (Main Campus)	14,000	17.8 mi
Cedars-Sinai Medical Center	Healthcare - Hospital	8,700	3.3 mi
Children's Hospital Los Angeles	Healthcare - Hospital	6,000	10.0 mi
City of Los Angeles (Municipal Government)	Local Government	5,000	9.6 mi
California State University, Northridge (CSUN)	Higher Education	4,000	22.3 mi
Pacific Corporate Towers (PCT)	Multi-Tenant Office Complex	4,000	14.5 mi
Federal Government	Government Administration	2,500	6.2 mi
California Hospital Medical Center (Dignity Health)	Healthcare - Hospital	1,500	7.6 mi
UCLA Health	Healthcare - Outpatient/Medical Offices	1,500	6.8 mi
Kaiser Permanente	Healthcare - Medical Offices/Clinic	900	7.6 mi

IVY STATION CULVER CITY

With the opening of the Metro Expo Line in June of 2012, interest in Culver City rapidly grew. As excitement about the area increased, Ivy Station was envisioned as 500,000 square feet of high quality, state-of-the-art office, with apartments, a hotel, stores and restaurants within a landmark, destination-oriented environment.

Ivy Station's proximity to the burgeoning shopping, dining and creative businesses of Culver City offers easy access to everyone. Whether it be a family having brunch followed by a day in the park, a business professional taking a break with a cup of coffee, or a group of friends grabbing a drink after a day at work, Ivy Station will have something to offer for anyone looking to step away from the rush of the city.

Through its welcoming open space, unique both in size and location, Ivy Station will be a dynamic, vibrant, active area that provides connections to transit, the community, tenants and visitors alike. Concerts, movie nights, wine & cheese festivals, fitness classes, holiday craft fairs and seasonal activities are just some of the activities planned for the park.

With all of the exciting elements Ivy Station has to offer, visitors, residents, office tenants and hotel guests will be delighted by this new, vibrant center of life in Culver City.



DOWNTOWN CULVER CITY

Downtown Culver City offers a diverse collection of outdoor cafes, shops, galleries, and a vibrant nightlife opening onto tree-lined boulevards, and book-ended by Sony Studios and The Culver Studios.

Downtown Culver City can be considered one of Los Angeles' best-kept secrets.

Striking landmark buildings are home to a vast array of entrepreneurial business and creative enterprises, along with a wide selection of services for local residents. It boasts a City Hall of stunning architecture, as well as the 'Shortest Main Street in the USA.'



PALMS NEIGHBORHOOD

A community with well-established roots in California history, Palms has become a good location for ambitious post grads and young families looking to make their home in Los Angeles.

There are plenty of retail outlets on Motor Ave. including the Anonymous LA boutique which offers everything from locally made fashion items to hats and candles, as well as larger shopping venues such as the National Sepulveda Shopping Center.

There is even an annual 'Bike Rodeo,' a community event that promotes bike safety for kids and families.

MARKET OVERVIEW

West Los Angeles is a dynamic, high-demand submarket benefiting from its strategic location between the bustling Westside and Silicon Beach, with excellent connectivity to key employment centers and transit corridors. The area serves as a hub for both creative professionals and working families, offering easy access to major highways such as the 10 and 405 Freeways, Metro lines, and bus routes. Proximity to significant job hubs, including Culver City, Santa Monica, and downtown Los Angeles, ensures continued housing demand and a robust rental market.

The community surrounding 2614 Garth Ave offers strong in-place demand, with over 580,000 employed residents living within a 5-mile radius. Residents enjoy convenient access to a variety of retail, dining, and entertainment options, including the Culver City Arts District, Westfield Culver City Mall, and numerous local cafes and shops. Additionally, proximity to educational institutions like Loyola Marymount University and local schools further bolsters the area's appeal to both students and families.

West LA remains an attractive area for renters, offering a relatively affordable alternative compared to neighboring markets such as Santa Monica and Venice. With steady population growth, limited new development, and resilient tenant retention, the submarket continues to demonstrate strong leasing activity and offers long-term upside potential for investors seeking a stable, high-demand location. This combination of near-term rental income and future appreciation makes the area an ideal choice for investors.

580K+

Employed Residents within 5 miles

\$1.2M

Median Property Value

25%

In-Place Rents
Below Market

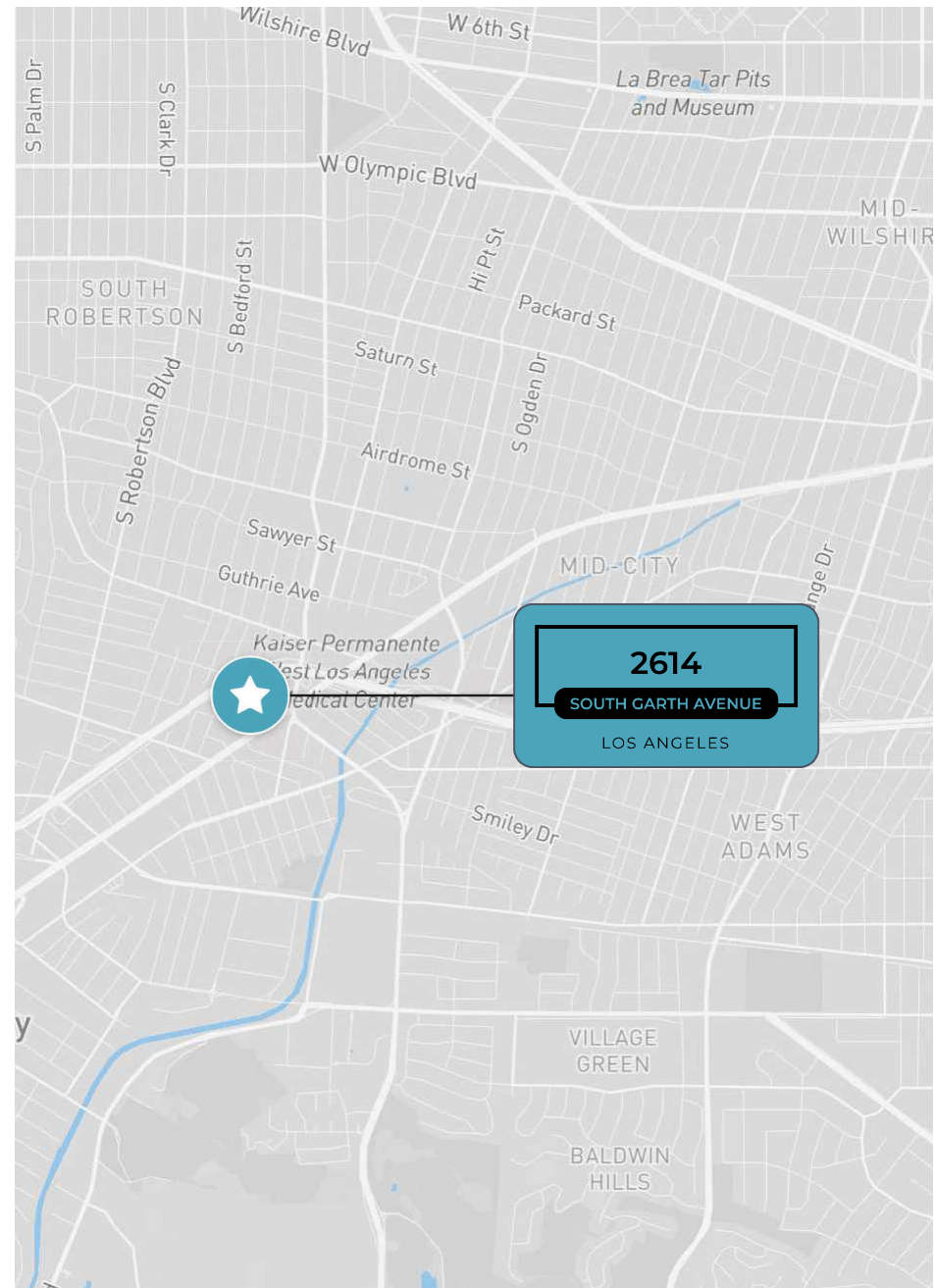
\$91,276

Median Household Income
(within 3 mile radius)

DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2024 Average Household Income	\$79,229	\$73,000	\$68,000
2029 Average Household Income	\$84,000	\$78,000	\$73,000
2024 Median Household Income	\$65,000	\$58,000	\$53,000
2029 Median Household Income	\$70,000	\$63,000	\$58,000
2024 Per Capita Income	\$26,500	\$24,200	\$22,300
2029 Per Capita Income	\$28,200	\$25,900	\$23,500
2024–2029 Annual Median HH Income Growth Rate	2.80%	2.80%	2.80%
2024–2029 Annual Per Capita Income Growth Rate	2.80%	2.80%	2.80%

2024 Households	1 Mile	3 Miles	5 Miles
Under \$50,000	35%	40%	45%
\$50,000 – \$100,000	25%	30%	35%
\$100,000 – \$200,000	20%	15%	10%
\$200,000 – \$300,000	10%	8%	5%
\$300,000 – \$400,000	5%	4%	3%
\$400,000+	5%	3%	2%





2614
South Garth Avenue

FINANCIAL OVERVIEW

RENT ROLL

Unit Type or Tenant Name	SF	Number of Units	Current Rent	Total	Market Rent	Total
2 Bedroom + 1 Bath	800	1	\$1,695.00	\$1,695.00	\$2,100.00	\$2,100.00
1 Bedroom + 1 Bath	800	1	Vacant	\$1,900.00	\$1,900.00	\$1,900.00
2 Bedroom + 2 Bath	1,010	1	\$1,695.00	\$1,695.00	\$2,400.00	\$2,400.00
2 Bedroom + 2 Bath	1,010	1	Vacant	\$2,400.00	\$2,400.00	\$2,400.00
2 Bedroom + 1 Bath	800	1	\$1,626.00	\$1,626.00	\$2,100.00	\$2,100.00
1 Bedroom + 1 Bath	800	1	\$1,825.00	\$1,825.00	\$1,900.00	\$1,900.00
1 Bedroom + 1 Bath	800	1	\$1,141.00	\$1,141.00	\$1,900.00	\$1,900.00
2 Bedroom + 2 Bath	1010	1	Vacant	\$2,400.00	\$2,400.00	\$2,400.00
Totals	7,030	8		\$14,682.00		\$17,100.00

FINANCIAL OVERVIEW

	Current	%	Market	%
Scheduled Gross Income:	\$178,584		\$207,600	
Vacancy Rate Reserve:	\$8,929	5%	\$10,380	5%
Gross Operating Income:	\$169,655		\$197,220	

Expenses:	Current		Market	
Insurance	\$9,138	1.30/SF	\$9,138	1.30/SF
Property Taxes	\$22,500	1.25%	\$22,500	1.25%
Repairs	\$5,600	700/Unit	\$5,600	700/Unit
Landscaping	\$900	Provided	\$900	Provided
Pest Control	\$480	Provided	\$480	Provided
Utilities	\$12,000	Provided	\$12,000	Provided
Waste	\$7,265	Provided	\$7,265	Provided
Reserves	\$2,400	300/u	\$2,400	300/u
mgmt	\$8,483	est 5%	\$9,861	est 5%
Total	\$68,765	39%	\$70,144	34%

Net Operating Income:	\$100,889		\$127,076	
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Current	Current	%	Market	
Loan Payments:	\$84,230		\$84,230	
Pre Tax Cash Flows:	\$16,659	2.52%	\$42,846	6.49%

After Tax and Depreciation Analysis				
Taxable Cash Flow + Principal	\$30,018		\$56,205	
Annual Depreciation	\$74,809		\$74,809	
After Tax Net Cash Flow	\$16,659	2.52%	\$42,846	6.49%
Principal Reduction:	\$13,358		\$13,358	

CASH FLOW SUMMARY

Pricing Data	Current	%	Market	%
List Price:	\$1,800,000		\$1,800,000	
Cost per Net RSF:	\$256.08		\$256.08	
Cost per Unit:	\$225,000		\$225,000	
Current CAP:	5.60%		7.06%	
Current GRM:	10.08		8.67	

Annualized Operating Data	Current Rents		Market Rents	
Scheduled Gross Income:	\$178,584		\$207,600	
Vacancy Rate Reserve:	\$8,929	5%	\$10,380	5%
Gross Operating Income:	\$169,655		\$197,220	
Expenses:	\$68,765	39%	\$70,144	34%
Net Operating Income:	\$100,889		\$127,076	
Loan Payments:	\$84,230		\$84,230	
Pre Tax Cash Flows:	\$16,659	2.52%	\$42,846	6.49%

Financing Data	Current
Current Loan Amount	\$1,140,000
Payment	\$7,019
6% I/O	6.25% Amort
DCR	1.20



2614

South Garth Avenue

SALES COMPARABLES

2051 S CORNING STREET

LOS ANGELES, CA 90034

Sale Summary

Sold Date	12/30/2025
Sale Price	\$2,050,000
Price per Unit	\$341,667
Units	6
GBA	6,448 SF
\$/SF	\$317.93/SF
Year Built	1960
Land Area	0.14 AC / 6,307 SF
Cap Rate	5.50%
GRM	10.60
Time on Market	-
Zoning	LAR3

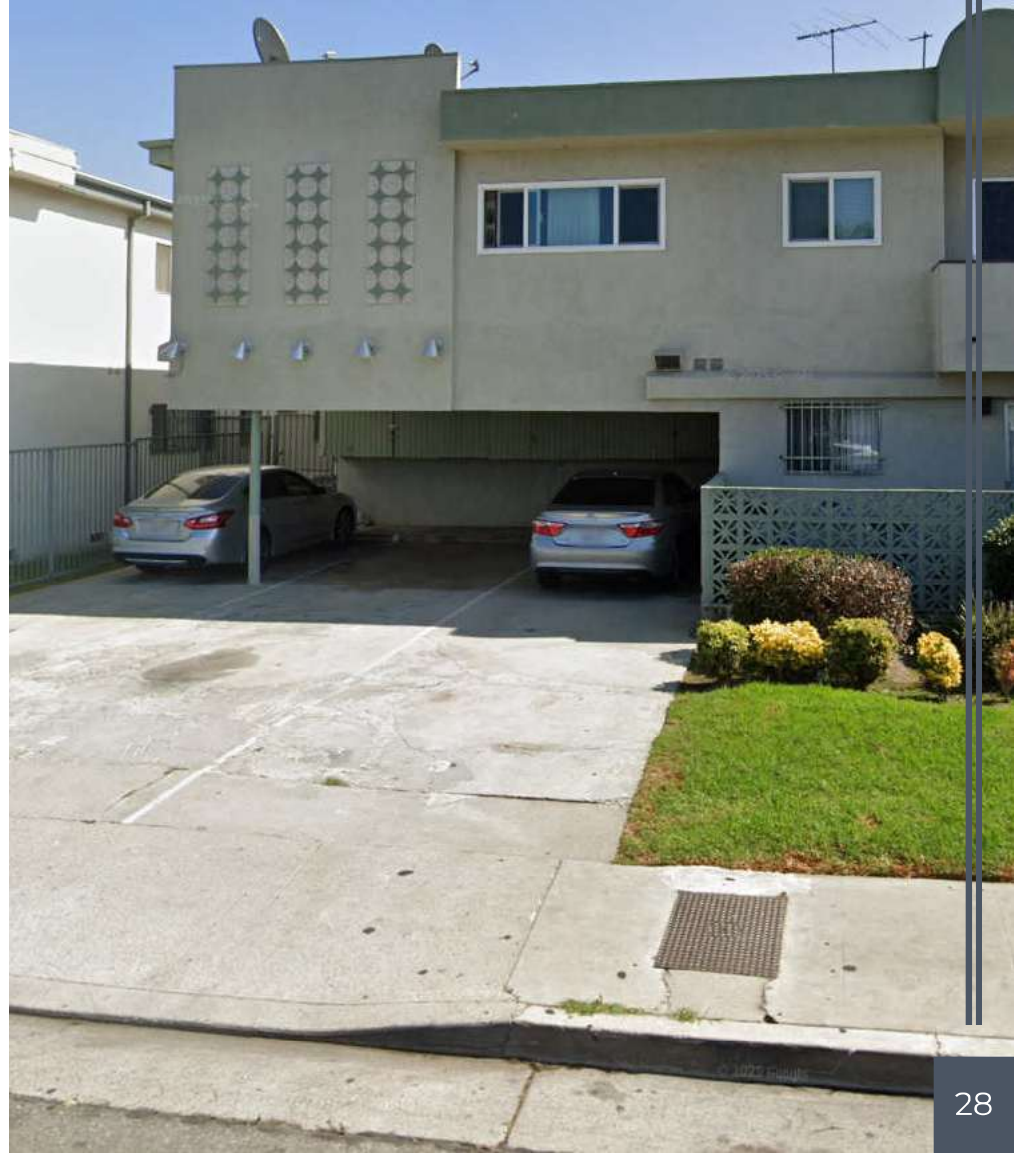


1952 S HOLT AVE

LOS ANGELES, CA 90034

Sale Summary

Sold Date	11/3/2025
Sale Price	\$1,985,000
Price per Unit	\$330,833
Units	6
GBA	8,216 SF
\$/SF	\$241.60/SF
Year Built	1963
Land Area	0.15 AC / 6,316 SF
Cap Rate	5.63%
GRM	11.22
Time on Market	5 Months 4 Days
Zoning	LARD1.5



2662 1/2 LA CIENEGA AVE

LOS ANGELES, CA 90034

Sale Summary

Sold Date	9/19/2025
Sale Price	\$800,000
Price per Unit	\$100,000
Units	8
GBA	5,682 SF
\$/SF	\$140.80/SF
Year Built	1941
Land Area	0.13 AC / 5,759 SF
Cap Rate	4.69%
GRM	11.30
Time on Market	5 Months 4 Days
Zoning	LAC2



3337 S DURANGO AVE

LOS ANGELES, CA 90034

Sale Summary

Sold Date	9/15/2025
Sale Price	\$2,500,000
Price per Unit	\$250,000
Units	10
GBA	6,647 SF
\$/SF	\$376.11/SF
Year Built	1964
Land Area	0.18 AC / 8,015 SF
Cap Rate	5.93%
GRM	10.78
Time on Market	3 Months 11 Days
Zoning	LAR3



2314 S CORNING ST

LOS ANGELES, CA 90034

Sale Summary

Sold Date	7/9/2025
Sale Price	\$1,965,000
Price per Unit	\$218,333
Units	9
GBA	9,066 SF
\$/SF	\$216.74/SF
Year Built	1957
Land Area	0.17 AC / 7,492 SF
Cap Rate	4.25%
GRM	11.67
Time on Market	2 Months 7 Days
Zoning	LARD1.5



3423 CAROLINE AVE

LOS ANGELES, CA 90034

Sale Summary

Sold Date	12/24/2024
Sale Price	\$1,790,000
Price per Unit	\$298,333
Units	6
GBA	4,994 SF
\$/SF	\$358.43/SF
Year Built	1964
Land Area	0.15 AC / 6,500 SF
Cap Rate	5.44%
GRM	-
Time on Market	-
Zoning	CCR4*



3212 LA CIENEGA AVE

LOS ANGELES, CA 90034

Sale Summary

Sold Date	11/22/2024
Sale Price	\$2,100,000
Price per Unit	\$300,000
Units	7
GBA	5,393 SF
\$/SF	\$389.39/SF
Year Built	1957
Land Area	0.12 AC / 5,410 SF
Cap Rate	-
GRM	-
Time on Market	59 Months
Zoning	LAC2



9117 NATIONAL BLVD

LOS ANGELES, CA 90034

Sale Summary

Sold Date	10/7/2024
Sale Price	\$2,478,400
Price per Unit	\$309,800
Units	8
GBA	6,734 SF
\$/SF	\$368.04/SF
Year Built	1964
Land Area	0.16 AC / 6,852 SF
Cap Rate	4.92%
GRM	14.10
Time on Market	4 Months 26 Days
Zoning	LAR3-1



SALES COMPARABLES SUMMARY

Property Address	Sale Date	Sale Price	\$/Unit	Units	GBA	Cap Rate	GRM	\$/SF	Land Area	Year Built
2614 South Garth Avenue	Subject	\$1,800,000	\$225,000	8	7,029 SF	5.60%	10.08	\$256.08	0.17 AC /7,482 SF	1965

Property Address	Sale Date	Sale Price	\$/Unit	Units	GBA	Cap Rate	GRM	\$/SF	Land Area	Year Built
2051 S Corning St	12/30/2025	\$2,050,000	\$341,667	6	6,448 SF	5.50%	10.6	\$317/SF	0.14 AC / 6,307 SF	1960
1952 S Holt Ave	11/3/2025	\$1,985,000	\$330,833	6	8,216 SF	5.63%	11.22	\$241/SF	0.15 AC / 6,316 SF	1963
2662 1/2 La Cienega Ave	9/19/2025	\$800,000	\$100,000	8	5,682 SF	4.69%	11.3	\$140/SF	0.13 AC / 5,759 SF	1941
3337 S Durango Ave	9/15/2025	\$2,500,000	\$250,000	10	6,647 SF	5.93%	10.78	\$376/SF	0.18 AC / 8,015 SF	1964
2314 S Corning St	7/9/2025	\$1,965,000	\$218,333	9	9,066 SF	4.25%	11.67	\$216/SF	0.17 AC / 7,492 SF	1957
3423 Caroline Ave	12/24/2024	\$1,790,000	\$298,333	6	4,994 SF	5.44%	-	\$358/SF	0.15 AC / 6,500 SF	1964
3212 La Cienega Ave	11/22/2024	\$2,100,000	\$300,000	7	5,393 SF	-	-	\$389/SF	0.12 AC / 5,410 SF	1957
9117 National Blvd	10/7/2024	\$2,478,400	\$309,800	8	6,734 SF	4.92%	14.1	\$368/SF	0.16 AC / 6,852 SF	1964
Summary		\$1,958,550	\$268,620	7.5	6,647	5.19%	11.60	\$300	6,581 SF	1958

1952 S Holt Ave, Los Angeles, CA
Sale Price **\$1,985,000** Units **6**

2051 South Corning Street
Sale Price **\$2,050,000** Units **6**

2314 South Corning Street
Sale Price **\$1,965,000** Units **9**

2614 South Garth Avenue

9117 National Boulevard
Sale Price **\$2,478,400** Units **8**

2662 1/2 South La Cienega Boulevard
Sale Price **\$800,000** Units **8**

3337 S Durango Ave, Los Angeles, CA
Sale Price **\$2,500,000** Units **10**

3212 La Cienega Avenue
Sale Price **\$2,100,000** Units **7**

3423 Caroline Avenue
Sale Price **\$1,790,000** Units **6**

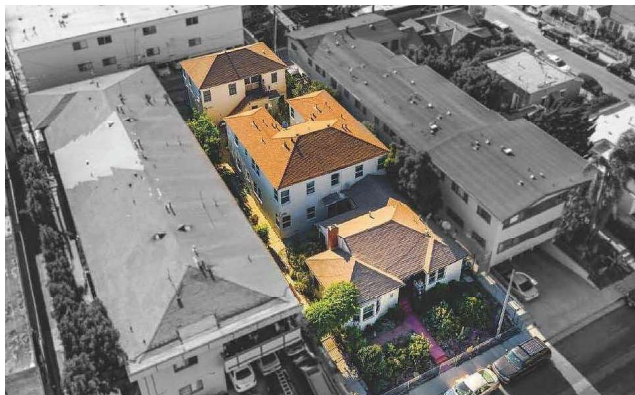


2614

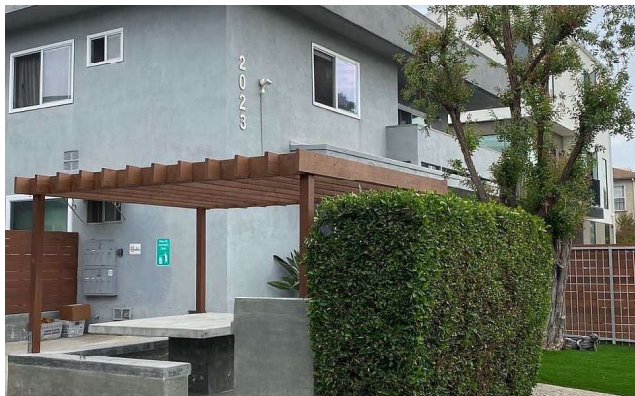
South Garth Avenue

RENT COMPARABLES

RENT COMPARABLES



2011 Shenandoah St		Unit Type	Unit SF	Rent	Rent /SF	Condition
Address	2011 S Shenandoah St, Los Angeles, CA 90034	1+1	750	\$2,400	\$3.20	Original
		2+1	900	\$2,750	\$3.06	Original
Year Built	1948					
Property SF	5,104/SF					



2023-2027 Preuss Road		Unit Type	Unit SF	Rent	Rent/SF	Condition
Address	2023-2027 Preuss Road, Los Angeles, CA 90034	1+1	750	\$2,475	\$3.30	Updated
		2+2	886	\$3,000	\$3.39	Updated
Year Built	1963					
Property SF	17,841/SF					



8639 Olin St		Unit Type	Unit SF	Rent	Rent/SF	Condition
Address	8639 Olin St, Los Angeles, CA 90034	1+1	600	\$2,175	\$3.63	Original
Year Built	1949					
Property SF	3,600/SF					

RENT COMPARABLES



2223 Clyde Ave		Unit Type	Unit SF	Rent	Rent/SF	Condition
Address	2223 Clyde Ave, Los Angeles, CA 90016	2+1	1,000	\$2,895	\$2.90	Updated
Year Built	1939					
Property SF	3,138/SF					



3126 Halm St		Unit Type	Unit SF	Rent	Rent/SF	Condition
Address	3126 S Halm Ave, Los Angeles, CA 90034	1+1	550	\$2,000	\$3.63	Original
		2+2	\$950	\$2,700	\$3.26	Original
Year Built	1925					
Property SF	2,286/SF					



3211 Cattaraugus Ave		Unit Type	Unit SF	Rent	Rent/SF	Condition
Address	3211 Cattaraugus Avenue Los Angeles 90034	1+1	N/A	\$2,585	N/A	Original
Year Built	1941					
Property SF	1,428 SF					

RENT COMPARABLES




3125 S Durango Ave		Unit Type	Unit SF	Rent	Rent/SF	Condition
Address	3125 S Durango Ave Los Angeles 90034	1+1	N/A	\$2,150	N/A	N/A
		2+1	N/A	\$2,919	N/A	N/A
Year Built	1957					
Property SF	7,376 SF					

8701 Olin St		Unit Type	Unit SF	Rent	Rent/SF	Condition
Address	8701 Olin St. Los Angeles, CA 90034	1+1	700/SF	\$2100	N/A	N/A
		1+1	700/SF	\$2150	N/A	N/A
		1+1	700/SF	\$2198	N/A	N/A
Year Built	1958					
Property SF	5,854 SF					


RENT COMPARABLES SUMMARY

Subject Property	Year Built	# of Units	Property SF	Unit Types	Unit SF	Monthly Rent	Rent/SF	Notes
2614 South Garth Avenue	1965	8	7,029	(1+1), (2+1), (2+2)	800-1010 SF	-	-	

Property Address	Year Built	# of Units	Property SF	Unit Types	Unit SF	Monthly Rent	Rent/SF	Condition
2011 Shenandoah St	1948	6	5,104	1+1	750	\$2,400	\$3.20	Original
2023-2027 Preuss Rd	1963	18	17,841	2+1	900	\$2,750	\$3.06	Original
				1+1	750	\$2,475	\$3.30	Updated
8639 Olin St	1949	6	3,600	2+2	1,000	\$3,000	\$3.39	Updated
				1+1	600	\$2,175	\$3.63	Original
2223 Clyde Ave	1939	5	3,138	2+1	1,000	\$2,895	\$2.90	Updated
3126 S Halm St	1925	3	2,286	1+1	550	\$2,000	\$3.63	Original
				2+2	950	\$2,700	\$3.26	Original
3211 Cattaraugus Ave	1941	—	1,428	1+1	—	\$2,585	—	Updated
3125 S Durango Ave	1957	—	7,376	1+1	—	\$2,150	—	—
				2+1	—	\$2,919	—	—
8701 Olin St	1958	—	5,854	1+1	700	\$2,100	\$3.00	—
				1+1	700	\$2,150	\$3.07	—
				1+1	700	\$2,198	\$3.14	—



2011 South Shenandoah Street
 Year Built **1948** Unit Type **2+1**
 Rent **\$2,750**



2023-2027 Preuss Road
 Year Built **1963** Unit Type **1+1**
 Rent **\$2,450**




2011 Shenandoah St
 Year Built **1948** Unit Type **1+1**
 Rent **\$2,400**



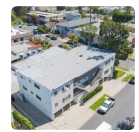
2223 Clyde Ave
 Year Built **1939** Unit Type **2+1**
 Rent **\$2,895**



2023-2027 Preuss Road
 Year Built **1963** Unit Type **2+2**
 Rent **\$3,000**




2614 South Garth Avenue




8701 Olin Street
 Year Built Unit Type
 Rent **\$2100 - \$2150 - \$2198**




8639 Olin St
 Year Built **1949** Unit Type **1+1**
 Rent **\$2,175**



3126 Halm St
 Year Built **1925** Unit Type **2+2**
 Rent **\$3,100**



3125 South Durango Avenue
 Year Built Unit Type
 Rent **\$2,150 - \$2,919**



3211 Cattaraugus Avenue
 Year Built Unit Type
 Rent **\$2,585**





2614

South Garth Avenue

THE TEAM



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