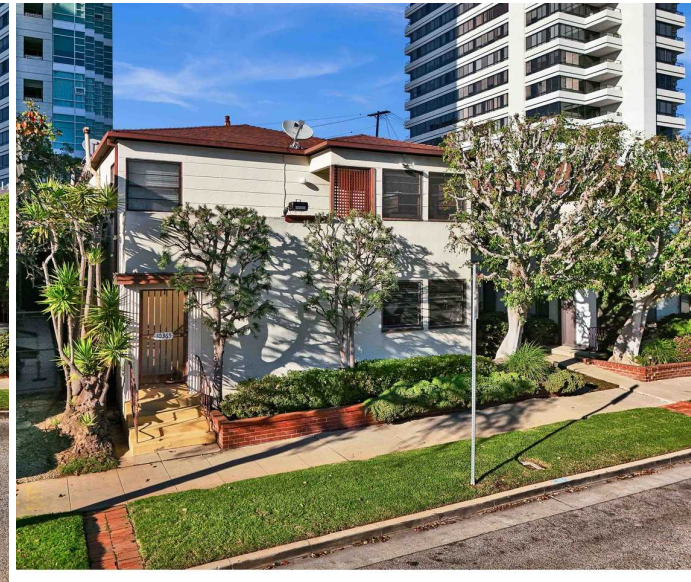


Ashton Residences

10357-10365 Ashton Ave, LA CA 90024

9-Unit Offering (4 Units + 5 Units) with Shared Central Courtyard: \$3,795,000



Highlights

- 9 Units + (Potential ADU /Office above the garage on Two Parcels – Rare contiguous Westwood offering
- Prime Westwood Location – Adjacent to UCLA, Century City, Beverly Hills & Bel Air
- 7,274 SF Improvements on 8,501 SF Land
- Two Separate APNs – 4327-013-018 & 4327-013-017
- Desirable Unit Mix – (7) 1BD/1BA and (2) 2BD/2BA units
- LARD1.5 Zoning – Strong redevelopment and density potential
- Value-Add Opportunity – Upside in rents and ADU potential (buyer to verify)
- Garage Parking – Multiple two-car garages + additional single-car garage
- Charming Garden-Style Asset – Central courtyard, character details, well maintained



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10357 -10365 ASHTON AVENUE



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3627 Motor Avenue

Los Angeles, CA 90034

PROPERTY SUMMARY

10357 ASHTON AVENUE | LOS ANGELES, CA 90024



Property Summary

Price:	\$3,795,000
Units:	4+5=9
Price / Unit:	\$421,666
NOI:	\$168,769
GRM:	14.23
Building SF:	7,274
Price / SF:	\$521
Lot Size:	8,501SF
Parking:	4
Year Built:	1953/1937
Zoning:	RD1.5

Property Overview

10357 Ashton Avenue and 10365 Ashton Ave: Pleased to present a rare opportunity to acquire a nine (9)-unit apartment building with a studio/office on two contiguous parcels in prime Westwood. The combined property totals approximately 7,274 SF of improvements on 8,501 SF of land, located in prime Westwood, near Bel Air, Century City, and Beverly Hills. The offering consists of two charming, well-maintained garden-style buildings centered around a shared courtyard. Units feature hardwood floors, ample closet space, and included appliances, along with a common laundry room. 10357 Ashton Ave (4 Units) includes a mix of (2) 1BD/1BA and (2) 2BD/2BA units, plus two two-car garages with 400–500 SF storage above, offering ADU potential (buyer to verify). 10361–65 Ashton Ave (5 Units) consists of five (5) 1BD/1BA units with two two-car garages and one single-car garage. Both parcels are approximately 4,250 SF each, zoned LARD1.5, with separate APNs (4327-013-018 / 4327-013-017), providing strong in-place income.

Location Overview

Both properties are ideally located one block south of Wilshire Boulevard and east of South Beverly Glen Boulevard, providing convenient access to Beverly Hills, Century City, UCLA, and the greater Westside. The premier Westwood location supports consistent rental demand and makes this a compelling long-term investment opportunity.

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O: (310) 666-2314
C: (310) 666-2314
info@mdrealtycorp.com

PRO FORMA SUMMARY

10357 ASHTON AVENUE | LOS ANGELES, CA 90024



Investment Summary

Price	\$3,795,000
Year Built	1953
Units	9
Price/Unit	\$421,667
RSF	7,274
Price/RSF	\$521.72
Lot Size	8,501 sf
Floors	2
APN	4327-013-017/018
Cap Rate	4.45%
Market Cap Rate	6.66%
GRM	14.23
Market GRM	10.74

Financing Summary

Loan 1 (Fixed)	\$1,950,000
Initial Equity	\$1,845,000
Interest Rate	5.75%
Term	30 years
Monthly Payment	\$11,380
DCR	1.24

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	7	\$2,377	\$16,641	\$3,100	\$21,700
2+2	2	\$2,717	\$5,434	\$3,800	\$7,600
Totals	9		\$22,075		\$29,300

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$264,900	\$351,600
- Less: Vacancy	(\$7,947)	(\$10,548)
+ Misc. Income	\$1,800	\$1,800
Effective Gross Income	\$258,753	\$342,852
- Less: Expenses	(\$89,930)	(\$89,930)
Net Operating Income	\$168,823	\$252,922
- Debt Service	(\$136,556)	(\$136,556)
Net Cash Flow after Debt Service	\$32,267	\$116,366
+ Principal Reduction	\$25,085	\$25,085
Total Return	\$57,353	\$141,451

Annualized Expenses

Description	Actual	Market
Property tax (1.2%)	\$45,540	\$45,540
Special Assessments	\$2,097	\$2,097
Building Insurance	\$10,911	\$10,911
Utilities	\$9,750	\$9,750
Maintenance and Repairs	\$15,522	\$15,522
Landscape	\$1,200	\$1,200
Trash	\$4,910	\$4,910
Total Expenses	\$89,930	\$89,930
Expenses Per RSF	\$12.36	\$12.36
Expenses Per Unit	\$9,992	\$9,992

Proforma Notes

Potential to convert a storage unit above the garage to a ADU

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UNIT RENT ROLL

10357 -10365 ASHTON AVENUE | LOS ANGELES, CA 90024



Unit	Description	Current Rent	Pro Forma Rent	Comments
10357	2+2	\$3,050	\$3,800	
10357.5	1+1	\$1,820	\$3,100	
10359	2+2	\$2,384	\$3,800	
10359.5	1+1	\$2,700	\$3,100	
10361	1+1	\$2,808	\$3,100	
10363	1+1	\$2,500	\$3,100	
10363.5	1+1	\$1,876	\$3,100	
10365	1+1	\$2,450	\$3,100	
10365.5	1+1	\$2,487	\$3,100	

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PROPERTY PHOTOS

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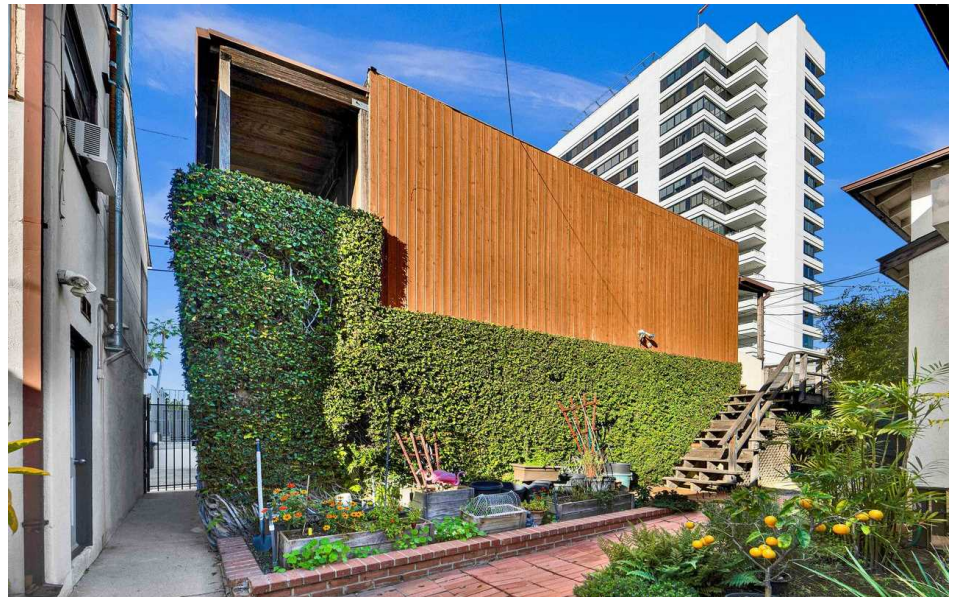
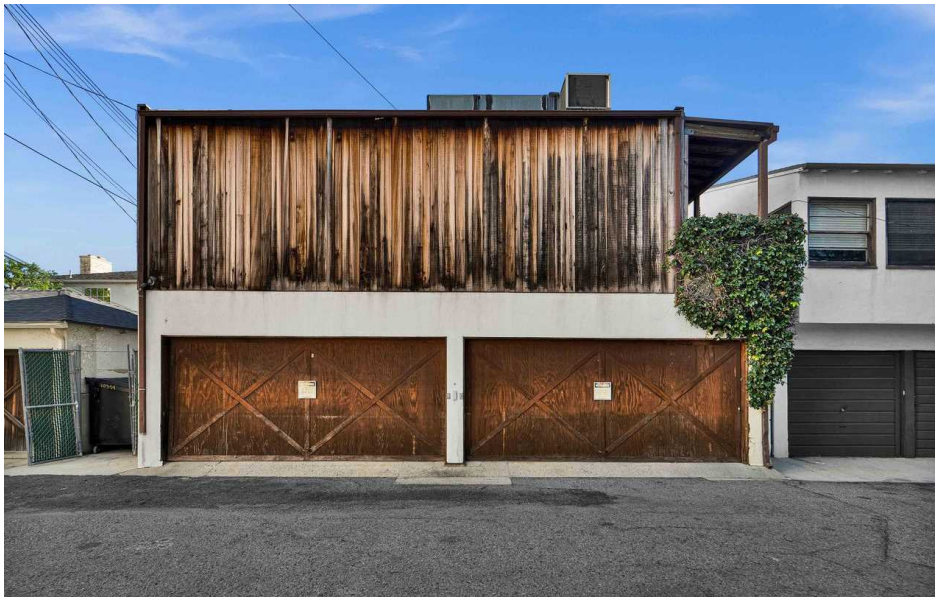


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C: (310) 666-2314
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PROPERTY PHOTOS

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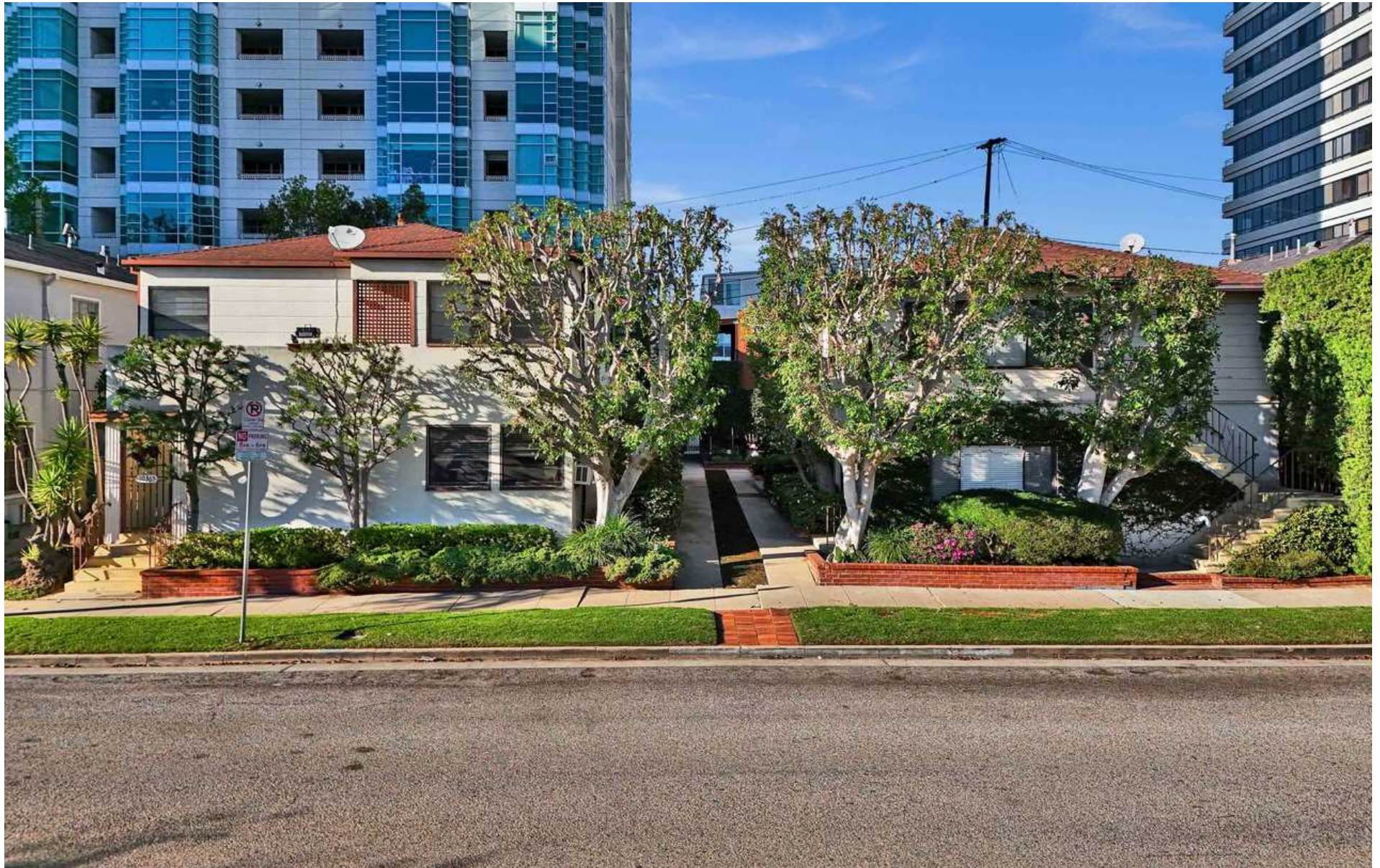


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3627 Motor Avenue
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O: (310) 666-2314
C: (310) 666-2314
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PROPERTY PHOTOS

10357-65 ASHTON AVENUE | LOS ANGELES, CA 90024



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Los Angeles, CA 90034

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O: (310) 666-2314
C: (310) 666-2314
info@mdrealtycorp.com

PROPERTY PHOTOS

10361 ASHTON AVENUE | LOS ANGELES, CA 90024



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3627 Motor Avenue
Los Angeles, CA 90034

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C: (310) 666-2314
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PROPERTY PHOTOS

10361 ASHTON AVENUE | LOS ANGELES, CA 90024



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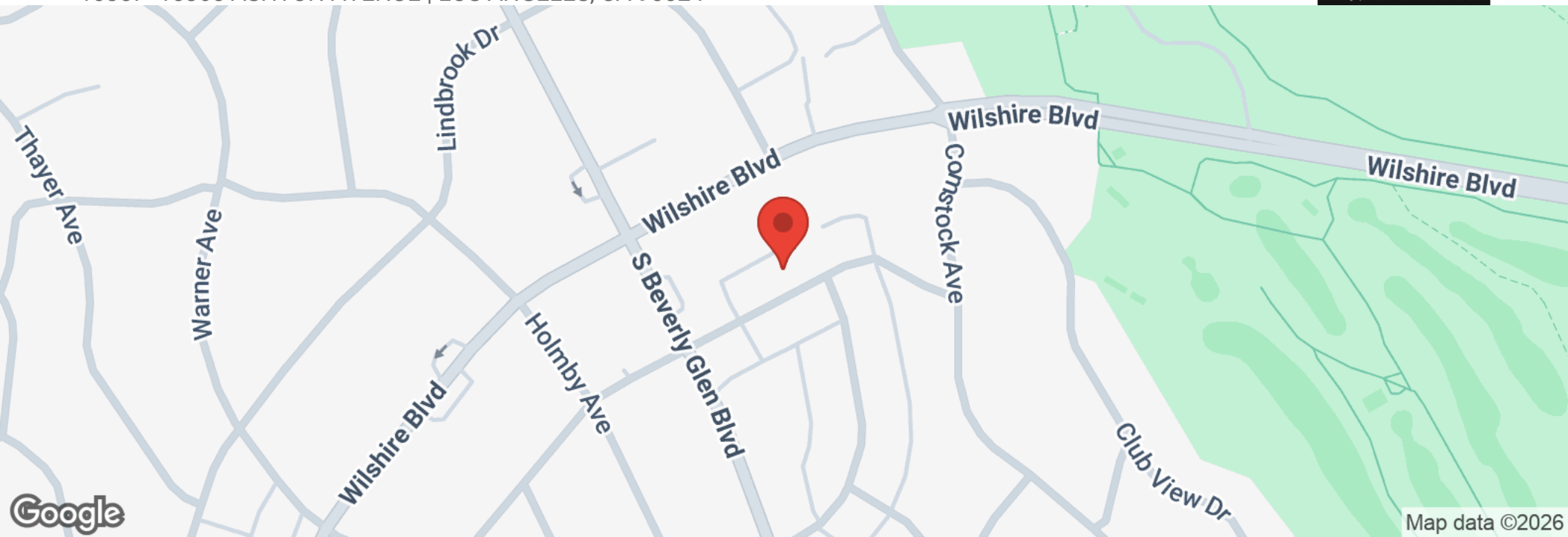
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C: (310) 666-2314
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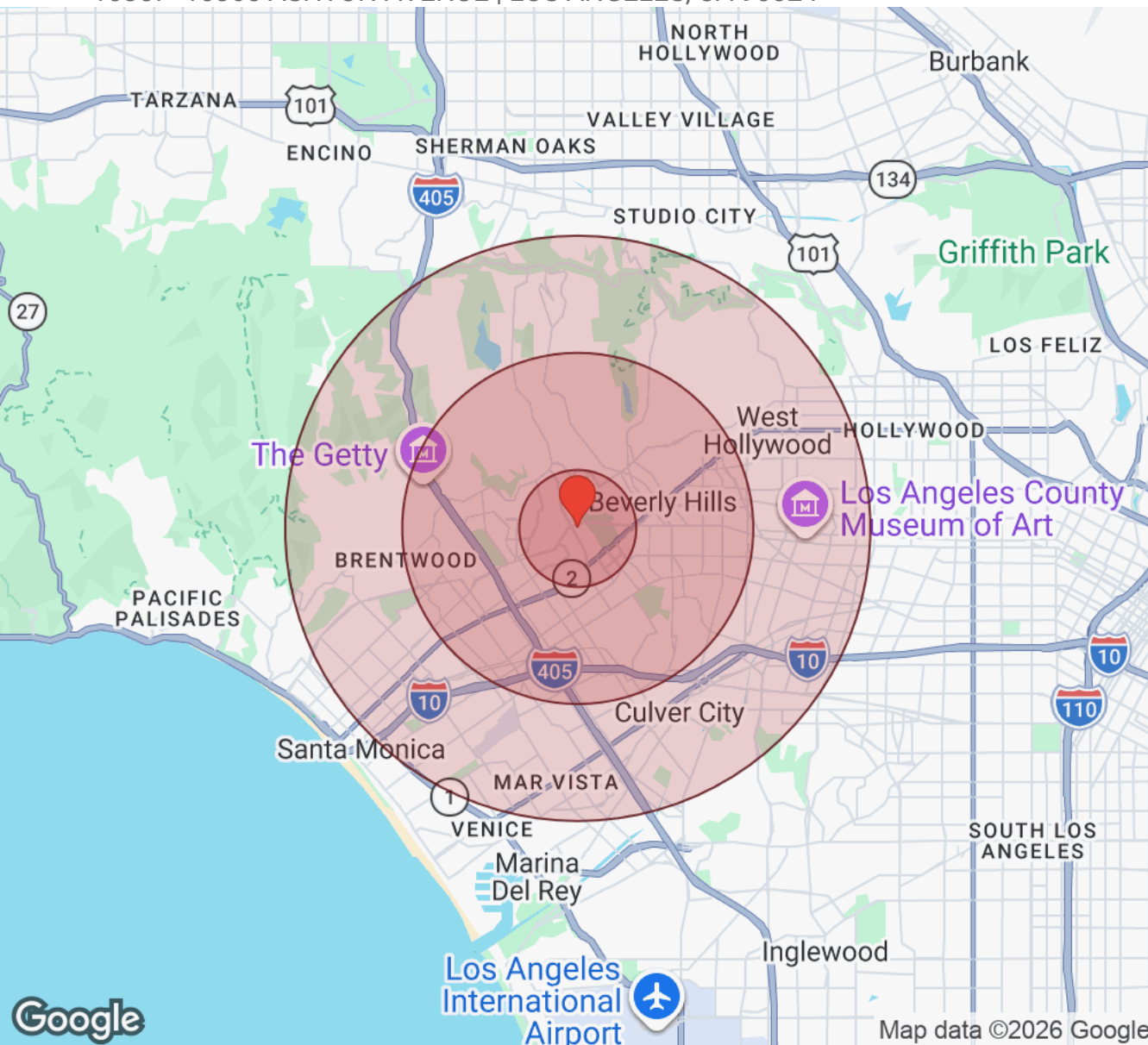
LOCATION MAPS

10357 -10365 ASHTON AVENUE | LOS ANGELES, CA 90024



DEMOGRAPHICS

10357 -10365 ASHTON AVENUE | LOS ANGELES, CA 90024



	1 Mile	3 Miles	5 Miles
Population			
Male	12,158	133,900	328,063
Female	13,645	121,234	311,812
Total Population	25,803	255,134	639,875
Race / Ethnicity			
White	16,220	137,492	318,466
Black	735	10,716	43,128
Am In/AK Nat	18	306	832
Hawaiian	10	204	576
Hispanic	4,005	49,368	152,802
Asian	3,855	47,072	98,989
Multiracial	877	8,394	21,308
Other	85	1,556	3,711
Housing			
Total Units	14,226	124,395	320,813
Occupied	12,521	111,259	289,730
Owner Occupied	6,378	40,220	97,343
Renter Occupied	6,143	71,039	192,387
Vacant	1,705	13,136	31,083
Age			
Ages 0 - 14	3,217	30,748	79,548
Ages 15 - 24	2,296	40,492	73,519
Ages 25 - 54	9,245	105,702	293,026
Ages 55 - 64	3,081	26,560	71,350
Ages 65+	7,965	51,633	122,433
Income			
Median	\$127,792	\$119,925	\$115,191
Under \$15k	1,262	9,054	22,047
\$15k - \$25k	702	4,987	13,393
\$25k - \$35k	505	4,449	13,010
\$35k - \$50k	741	6,608	18,638
\$50k - \$75k	953	11,306	30,673
\$75k - \$100k	1,084	11,663	31,199
\$100k - \$150k	1,656	16,403	45,746
\$150k - \$200k	1,262	12,268	32,447
Over \$200k	4,357	34,520	82,577

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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3627 Motor Avenue
Los Angeles, CA 90034

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O: (310) 666-2314
C: (310) 666-2314
info@mdrealtycorp.com

Miller & Desatnik Realty Corp.
3627 Motor Ave
Los Angeles, Ca 90034



Errol Spiro
Chief Executive Officer
errol@mdrealtycorp.com
310.202.9166 Ext.303
DRE # 00893163

Dave Miller
Investment Property Specialist
Davemiller@mdrealtycorp.com
310.202.9166 Ext. 504
CA RE # O2105346