



8529 CASHIO STREET, LOS ANGELES, CA 90035

5 Large Units in Excellent Pico / Robertson Location

OFFERING MEMORANDUM

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8529 CASHIO STREET



EXECUTIVE SUMMARY

Section 02

THE OFFERING

KW Commercial is pleased to present 8529 Cashio Street, Los Angeles, CA 90035, a 5-unit multifamily investment opportunity located in the highly desirable Pico-Robertson submarket. Built in 1955, the property consists of approximately 5,018 square feet of improvements situated on a 6,001 square foot LAR3-zoned parcel. The unit mix includes one (1) one-bedroom / one-bathroom unit, two (2) two-bedroom / one-bathroom units, and two (2) two-bedroom / one-and-a-half-bathroom units, appealing to a broad tenant base seeking larger, well-located apartments.

The property offers investors a well-maintained asset with a strong physical foundation and clear long-term upside potential. Notably, the building has completed the City of Los Angeles mandatory soft-story seismic retrofit program, providing peace of mind and mitigating future compliance risk. Additional capital improvements include upgrades to the roof and plumbing systems, contributing to overall operational stability.

Residents benefit from a highly walkable location, with a Walk Score of 88, and convenient access to a wide array of retail, dining, and lifestyle amenities along Pico Boulevard and Robertson Boulevard. The property is centrally located with easy access to Beverly Hills, Century City, Culver City, and other major Westside employment centers, supporting consistent rental demand.

The asset also features on-site parking for five vehicles, an increasingly valuable amenity in this dense, urban submarket. With its attractive unit mix and prime Pico-Robertson location, 8529 Cashio Street represents a compelling opportunity to acquire a stable and well-positioned multifamily property in one of Los Angeles' most sought-after rental neighborhoods.



PRICING

Offering Price	\$1,565,000	
Price/Unit	\$313,000	
Price/SF	\$311.88	
CAP Rate	5.7%	6.6%
GRM	11.7	10.5
	Current	Market

BUILDING DATA

No. of Residential Units	5
Year Built	1955
Lot Sq Ft	6,001
Bldg Sq Ft	5,018
Parcel Number	4303-033-018

INVESTMENT HIGHLIGHTS

- **PRIME PICO-ROBERTSON LOCATION**
Highly desirable, centrally located neighborhood with strong and consistent rental demand
- **5-UNIT MULTIFAMILY ASSET**
Well-balanced unit mix including (1) 1BD/1BA, (2) 2BD/1BA, and (2) 2BD/1.5BA units
- **APPROX. 5,018 SF IMPROVEMENTS**
Situated on a 6,001 SF LAR3-zoned parcel offering long-term flexibility
- **COMPLETED SOFT-STORY RETROFIT**
Mandatory City of Los Angeles seismic retrofit fully completed, reducing future capital risk
- **RECENT CAPITAL IMPROVEMENTS**
Roof and plumbing upgrades contribute to strong physical condition and operational stability
- **WALK SCORE OF 88**
Highly walkable location near Pico Blvd and Robertson Blvd retail, dining, and amenities
- **FIVE ON-SITE PARKING SPACES**
Valuable tenant amenity in a dense, supply-constrained submarket
- **WESTSIDE ACCESSIBILITY**
Convenient access to Beverly Hills, Century City, and Culver City employment hubs



EXTERIOR PHOTOS



INTERIOR PHOTOS





8529 CASHIO STREET



FINANCIAL ANALYSIS

Section 02

FINANCIAL OVERVIEW

PRICING

Price	\$1,565,000
Current CAP	5.7%
Market CAP	6.6%
Current GRM	11.7
Market GRM	10.5
Cost Per Unit	\$313,000
Price per SF	\$311.88
Expenses Per Unit	\$8,491
Expenses Per Sq Ft	\$8.46

BUILDING DATA

Units	5
Year Built	1955
Lot Sq Ft	6,001
Bldg Sq Ft	5,018
Parcel Number	4303-033-018

SOURCE OF INCOME

# of Units	Unit Type	CURRENT		MARKET	
		Avg. Rent	Total	Avg. Rent	Income
1	1 Bedroom 1 Bathroom	\$2,064	\$2,064	\$2,250	\$2,250
2	2 Bedroom 1 Bathroom	\$2,022	\$4,044	\$2,450	\$4,900
2	2 Bedroom 1 and Half Bathroom	\$2,523	\$5,045	\$2,600	\$5,200
Total Monthly Rental Income			\$11,153	\$12,350	
SCEP /Registration Fees per Month			\$22	\$22	
Total Estimated Monthly Revenue			\$11,175	\$12,372	
Total Estimated Annual Revenue			\$134,104	\$148,466	

EST. ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Scheduled Gross Income	\$134,104	\$148,466
Less Vacancy	2.0% (\$2,682)	(\$2,969)
Gross Operating Income	\$131,422	\$145,497
Less Expenses	-32% (\$42,455)	(\$42,455)
Net Operating Income	\$88,968	\$103,043

ESTIMATED ANNUALIZED EXPENSES

	CURRENT	MARKET
New Property Taxes	\$18,624	\$18,624
Utilities	\$6,956	\$6,956
Property Insurance	\$6,259	\$6,259
Waste Removal	\$5,581	\$5,581
Landscaping	\$1,440	\$1,440
Pest Control	\$675	\$675
Repairs, Supplies & Maintenance	\$2,500	\$2,500
Rental Registration	\$420	\$420

RENT ROLL

TENANT DETAILS

UNIT #	UNIT TYPE	STATUS	RENT	MARKET RENT
1	2 Bed 1 Bath	OCCUPIED	\$1,892.71	\$2,450
2	2 Bed 1 Bath	OCCUPIED	\$2,151.62	\$2,450
3	2 Bed 1.5 Bath	VACANT	\$2,600.00	\$2,600
4	2 Bed 1.5 Bath	OCCUPIED	\$2,445.33	\$2,600
5	1 Bed 1 Bath	OCCUPIED	\$2,063.50	\$2,250

Monthly Total

\$11,153

\$12,350

Annual Total

\$133,836

\$148,200





8529 CASHIO STREET



LOCATION OVERVIEW

Section 02

A PRIME PICO-ROBERTSTON LOCATION

The property is located blocks away from the core of three of the most enticing neighborhoods in Los Angeles County- Beverly Hills, Beverlywood, and Carthay Square. Due to its eclectic location and walkability, residents enjoy unparalleled access to a wide variety of employment, entertainment, and cultural experiences that few other neighborhoods in Los Angeles can match.

Following this uprising of trendy and eclectic residents is a diverse base of restaurants, bars, and retail shops that bring a wide range of cultural experiences to the area. Within the existing location, residents have the opportunity to walk to nearby restaurants and cafes, take the metro into the heart of Hollywood, or spend the afternoon in an adjacent neighborhood via short commute.

You can get there from here: Pico-Robertson is convenient to Century City, Beverly Hills, Culver City, Sawtelle, the Wilshire District and more, making it a great place to live for people who hate long commutes.

Restaurant row: Love kosher food? Chinese food? Kosher Chinese food? Good, because Pico-Robertson has all of this and more.

LOCATION FUNDAMENTALS

Millennials have ditched the suburbs for a more active and dynamic urban lifestyle. Many don't own or want to own cars, so they rely on walking, biking, Metro or Uber. There is a limited supply of housing in Los Angeles, and especially in Pico-Robertson, which is causing upward pressure on rents.

URBAN LIVING WITH WALKABILITY

As the most densely populated area in Los Angeles, Pico- Robertson is a highly walkable submarket. Residents can travel on foot to complete their daily errands and stroll to the many restaurants, clubs, chic hotels and restaurants. Scoring 86 out of 100, the property is located in what walkscore.com considers "Very Walkable".



LOCATION OVERVIEW

Cafés, Bakeries & Everyday Conveniences

- Starbucks
- Beverlywood Bakery
- Hansen's Cakes
- Nick's Coffee Shop
-

Casual & Quick-Service Dining

- Jeff's Gourmet Sausage Factory
- Twin Dragon Chinese Restaurant
- Wok On Fire
- Yoshinoya
- Panda Express
- Subway
- Pizza Hut
- Jack in the Box
- KFC

Nearby Bar & Lounge Option

- Mandrake Bar — neighborhood cocktail lounge

Grocery & Everyday Essentials

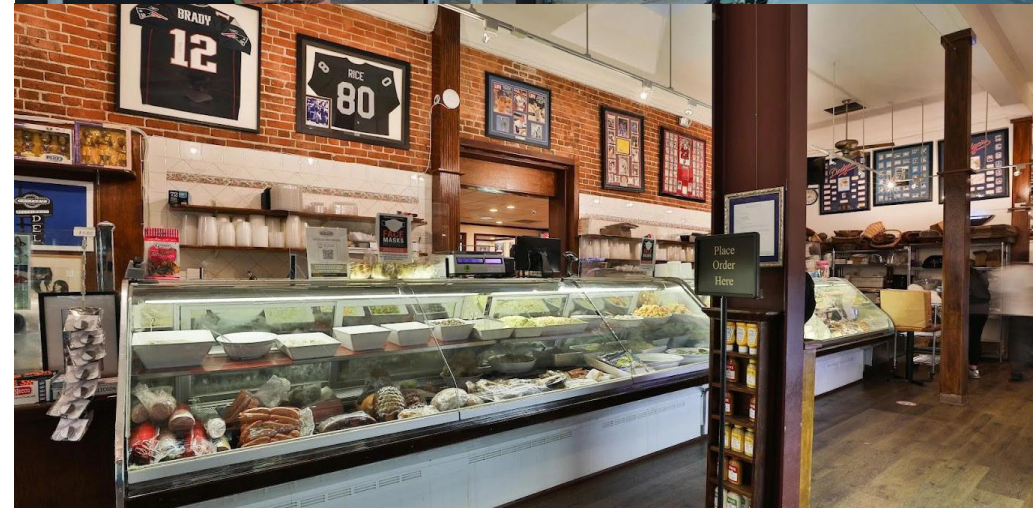
- Trader Joe's
- Whole Foods Market
- Ralphs
- Vons
- Smart & Final
- 99 Ranch Market
- Erewhon Market

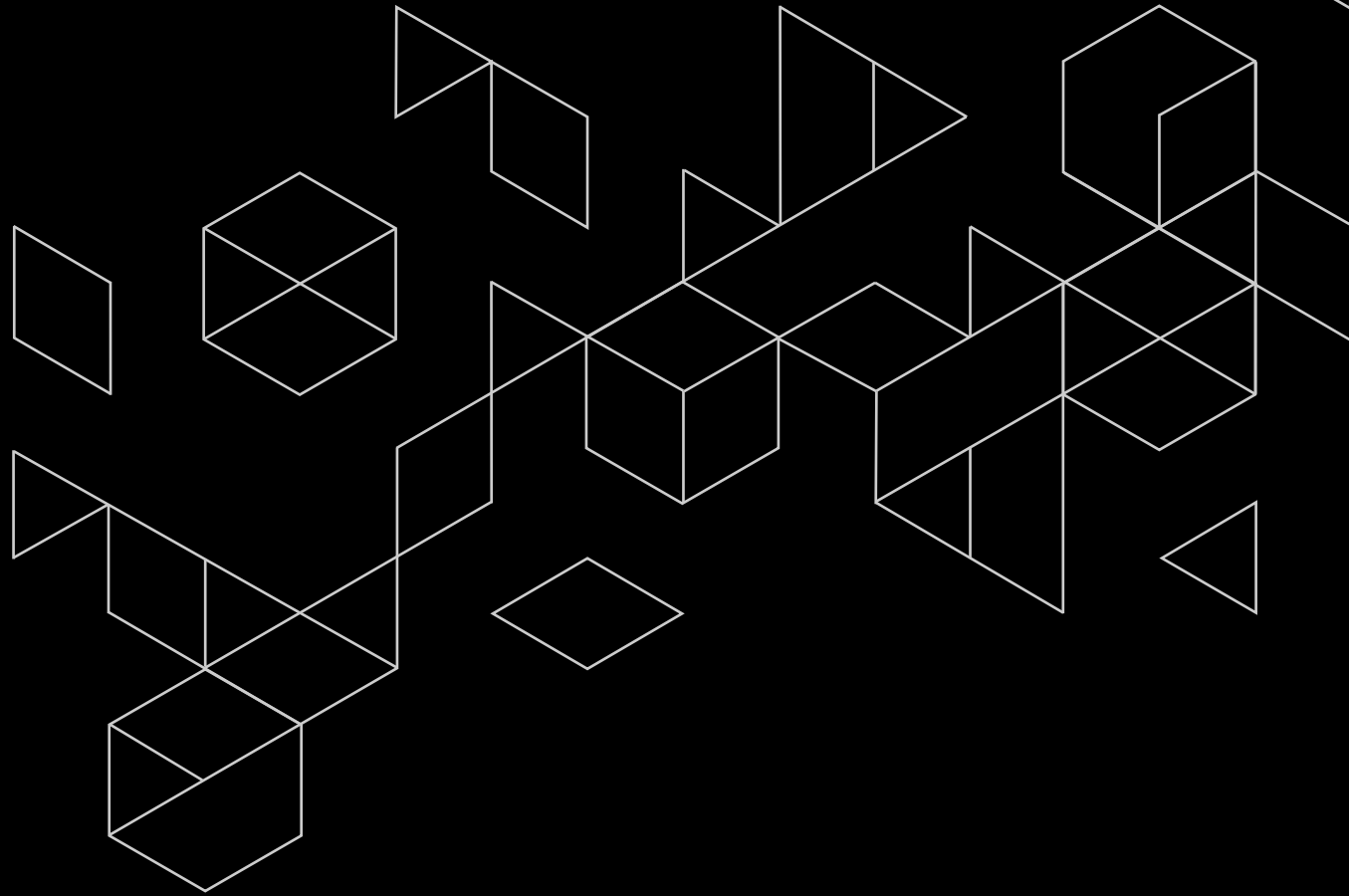
Shopping & Retail Destinations

- Westfield Century City
- The Grove
- Beverly Center
- Santa Monica Place
- Third Street Promenade

NOTABLE DINING OPTIONS

Versailles Cuban Restaurant — iconic Westside dining destination
Factor's Famous Deli — high-traffic neighborhood staple
Komodo — popular modern fast-casual concept
Oasis Mediterranean Cuisine — well-regarded Mediterranean option
La Costa Del Sol — established Latin American dining





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