



34 Dudley Ave, Venice Ca 90291



Chase Simonton

Vice President, Multi-Family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com

John Sarna

Senior Partner, Multi-Family Investments
310.871.5380 Mobile
John@RemaxOneCommercial.com

Koby Sarna

Associate Partner, Multi-Family Investments
661.992.4266 Mobile
Koby@RemaxOneCommercial.com

CONTENTS

OVERVIEW

STREET MAP

FINANCIAL SUMMARY

RENT ROLL

SALES COMPARABLES

COMMUNITY OVERVIEW

RECENT SALES

AGENT SUMMARY



DISCLAIMER - RE/MAX One Commercial, Agents, Brokers, and Associates believe the information herein to be true, but make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage and age are approximate. It is up to the individual investor to do their own due diligence, and make their own conclusions before making an investment decision, and before entering, or exiting, any contract or agreement. Buyer must verify all information and bears all risk for any inaccuracies.



Chase Simonton

Vice President, Multi-Family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com

John Sarna

Senior Partner, Multi-Family Investments
310.871.5380 Mobile
John@RemaxOneCommercial.com

Koby Sarna

Associate Partner, Multi-Family Investments
661.992.4266 Mobile
Koby@RemaxOneCommercial.com

OVERVIEW

34 Dudley Avenue is a five-unit multifamily property located just steps from Venice Beach. The property features two studio units, two one-bedroom units, one two-bedroom unit, and three on-site parking spaces.

Its prime coastal location places residents near the Venice Beach Boardwalk, Skatepark, Dudley Market, and popular local dining and entertainment.

INVESTMENT HIGHLIGHTS

- 5 Units
- \$399,000 PPU
- \$746.63 PPF
- 14.28 GRM
- (2) Studios+1Bath (2) One-Bedroom + 1Bath 1 Two-Bedroom + 1 Bath
- 3 Parking Spaces
- Steps from Venice Beach

LOCATION HIGHLIGHTS

- Steps from the Beach
- Near Venice Beach Skatepark
- Close to Dudley Market
- Near Abbot Kinney
- Walkable to Dining & Entertainment
- Easy Access to Santa Monica & Marina del Rey



Chase Simonton

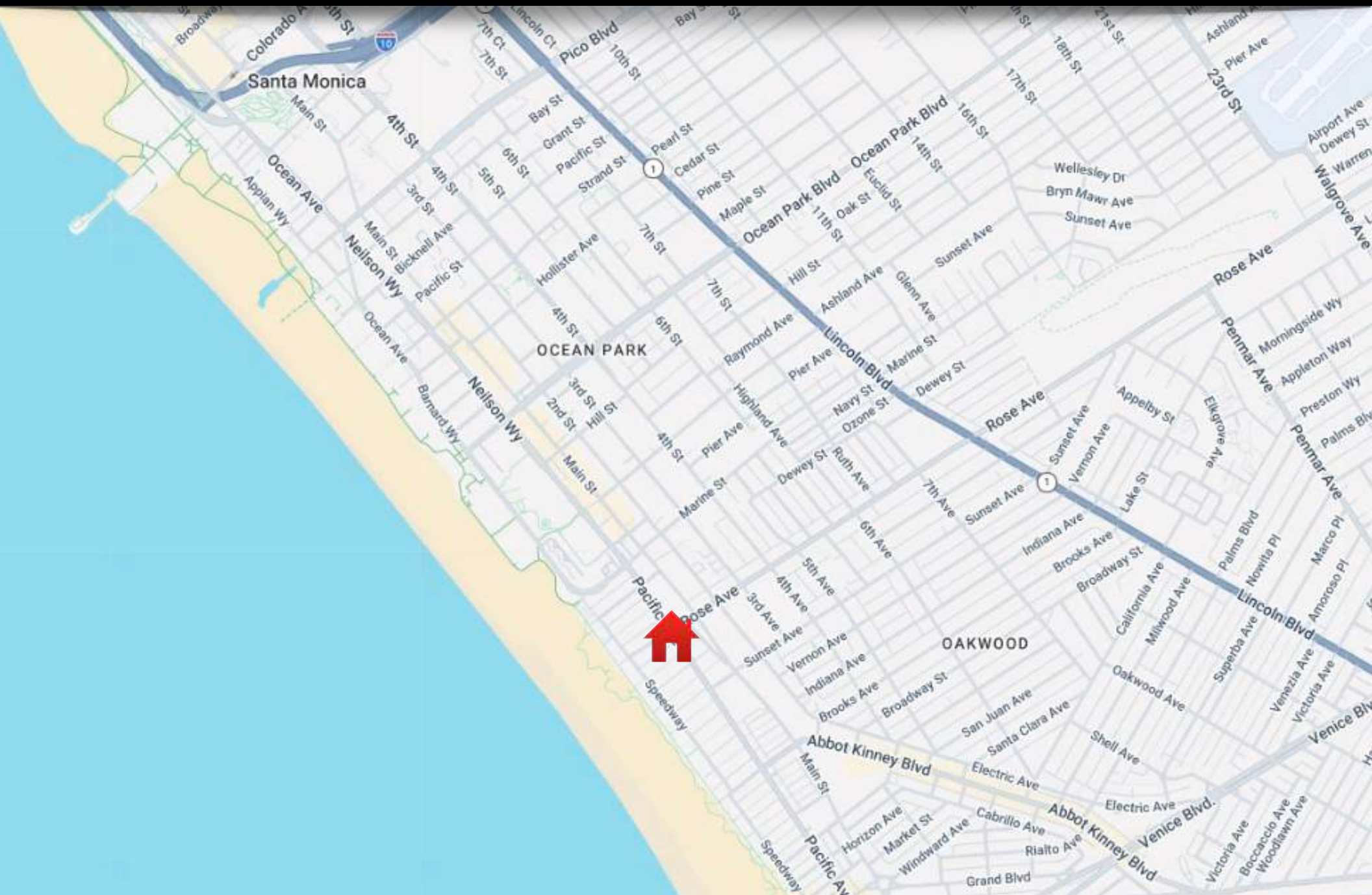
Vice President, Multi-Family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com

John Sarna

Senior Partner, Multi-Family Investments
310.871.5380 Mobile
John@RemaxOneCommercial.com

Koby Sarna

Associate Partner, Multi-Family Investments
661.992.4266 Mobile
Koby@RemaxOneCommercial.com



FINANCIAL SUMMARY

PRICING

Offering Price		\$1,995,000
Down Payment (35%)		\$698,250
Price/ Unit		\$399,000
Price/ SF		\$746.63
GRM	11.71	14.48
Cap Rate	5.52%	3.94%

Market

ASSET

Units		5
Year Built		1948
Gross SF		2,672
Lot SF		3,751
Zoning		LARD1.5
Parking		3

Income

	Current	Proforma
Monthly Income	\$11,481	\$14,200
Annualized Income	\$137,772	\$170,400
Less Vacancy (3%)	\$4,133	\$5,112
Effective Rental Income	\$133,638	\$165,288
Total Expenses	\$55,095 (40%)	\$55,095
Net Operating Income (NOI)	\$78,544	\$110,193

ESTIMATED EXPENSES

Real Estate Taxes	\$24,937.5
Insurance	\$4,008
Utilities	\$8,500
Repairs & Maintenance	\$4,000
Management	\$6,889
Reserves	\$6,761
Total Expenses	\$55,095



Chase Simonton

Vice President, Multi-Family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com

John Sarna

Senior Partner, Multi-Family Investments
310.871.5380 Mobile
John@RemaxOneCommercial.com

Koby Sarna

Associate Partner, Multi-Family Investments
661.992.4266 Mobile
Koby@RemaxOneCommercial.com

RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
34	1+1	\$1,875	\$2,800
36	1+1	\$2,183	\$2,800
34-1	Studio+1	\$2,195	\$2,400
34-2	Studio+1 (Vacant)	\$2,400	\$2,400
34-3	2+1	\$2,827	\$3,800
Totals			
Monthly Gross		\$11,481	\$14,200
Annual Gross		\$137,772	\$170,400
Upside		24%	



Chase Simonton

Vice President, Multi-Family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com

John Sarna

Senior Partner, Multi-Family Investments
310.871.5380 Mobile
John@RemaxOneCommercial.com

Koby Sarna

Associate Partner, Multi-Family Investments
661.992.4266 Mobile
Koby@RemaxOneCommercial.com



Chase Simonton

Vice President, Multi-Family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com

John Sarna

Senior Partner, Multi-Family Investments
310.871.5380 Mobile
John@RemaxOneCommercial.com

Koby Sarna

Associate Partner, Multi-Family Investments
661.992.4266 Mobile
Koby@RemaxOneCommercial.com

The RE/MAX ONE COMMERCIAL team has a combined experience of over 45 years in Multi-Family transactions in the Los Angeles and we have a 100% completion rate with all of our executed 1031 Exchanges.

In the past year, we have closed over one billion in multi-family assets in the Los Angeles. Decades of experience, expertise, professionalism, and bullish marketing strategy has led us to where we are today; heading the Multi-Family division for the #1 RE/MAX franchise in the world by sales volume. We will endeavor to continue our mission to relentlessly source, negotiate, and close the best deals for our esteemed clients.

\$50,000,000 in assets currently listed.
\$25,000,000 in assets currently under contract.
97% - 105% of asking price achieved.
100% completion rate on 1031 Exchanges.

RE/MAX[®] ONE

COMMERCIAL

LA's most TRUSTED Multi-Family Investment Brokerage.

Recent Activity on the Westside:

Recent Sales:

1537 15th St - 7 units	1837-1841 16th St - 16 units
1044 3rd St - 10 units	1445 9th St - 11 units
1420 20th St - 10 units	1311 Euclid St - 11 units
2314 Oak St - 6 units	1743 9th St - 8 units
2450 Oak St - 6 units	1024 Pico Blvd - 8 units
1137 12th St - 11 units	1537 19th St - 6 units
2315 Kansas Ave - 5 units	1533 19th St - 5 units
1711 Franklin St - 5 units	2420 20th St - 5 units
1420 Berkeley St - 6 units	502 Bay St - 5 units
919 18th St - 6 units	947 20th St - 6 units
919 20th St - 6 units	1028 14th St - 10 units
423 Ocean Ave - 16 units	912 11th St - 10 units
1501 Pearl St - 11 units	833 Lincoln Blvd - 10 units
2026 Oak St - 6 units	1731 Franklin Street - 6 units
2228 20th St - 6 units	1414 Ocean Park Blvd - 4 units
2122 20th St - 6 units	1112 11th Street - 8 units
2420 20th St - 5 units	848 18th Street - 7 units
1432 9th St - 10 units	847 15th Street - 6 units
1610 Broadway - 7 units	912 12th Street - 7 units
1939 17th St - 5 units	11627 Mayfield Ave - 10 units
1420 Harvard St - 10 units	2128 Veteran Ave - SFR
1338 Princeton St - 10 units	5769 W 74th St - SFR
1434 Berkeley St - 7 units	443 Bay Street - 6 units
1453 Berkeley St - 7 units	1423 Euclid Street - 11 units
	824 Lincoln Blvd - 10 units
	1247 Berkeley St - 6 units
	827 18th St - 6 units

AGENT SUMMARY

Chase Simonton

Vice President, Multi-Family Investments
dre 01766871

With over 16 years of experience selling multi-family investments and over \$750 million in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica and the Greater Los Angeles Area. Leading a commercial real estate team of 9 agents, Chase offers both experience and problem solving ability backed by a young group of high energy agents calling on behalf of your property. and energy of a high powered real estate office.

John Sarna

Senior Partner, Multi-Family Investments
dre 02134610

John Sarna has become one of the top producers at RE/MAX One Commercial due to his aggressive marketing and deal underwriting abilities. This enables John to keep his finger on the pulse of the market and provide the best service for his clients with multi-family real estate needs. He holds a Masters Degree with an emphasis in Mathematics and has six years of real estate sales experience. He utilizes a results-driven approach to develop and sustain excellent customer satisfaction. John's areas of specialization are the San Fernando Valley, Hollywood, and Koreatown.

Koby Sarna

Associate Partner, Multi-Family Investments
dre 02207055

Koby Sarna is an Associate Partner at RE/MAX One Commercial specializing in multi-family investment properties throughout the Greater Los Angeles area. As the younger brother of Senior Partner John Sarna, Koby grew up around the real estate business and developed a strong understanding of investment property analysis and market evaluation. Koby holds a Master's degree in Business Administration and brings a strong analytical approach to multi-family underwriting and financial analysis. He focuses on evaluating property performance, identifying value-add opportunities, and helping clients clearly understand the financial side of each investment decision. His detail-oriented, numbers-driven approach allows him to provide valuable insight to buyers and sellers navigating the multi-family market.



Chase Simonton

Vice President, Multi-Family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com

John Sarna

Senior Partner, Multi-Family Investments
310.871.5380 Mobile
John@RemaxOneCommercial.com

Koby Sarna

Associate Partner, Multi-Family Investments
661.992.4266 Mobile
Koby@RemaxOneCommercial.com



DISCLAIMER - RE/MAX One Commercial, Agents, Brokers, and Associates believe the information herein to be true, but make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage and age are approximate. It is up to the individual investor to do their own due diligence, and make their own conclusions before making an investment decision, and before entering, or exiting, any contract or agreement. Buyer must verify all information and bears all risk for any inaccuracies.



2601 Ocean Park Blvd | Santa Monica, CA, 90405
(310) 683-5400