



3735 Mentone Ave
Los Angeles, CA 90034

OFFERING MEMORANDUM

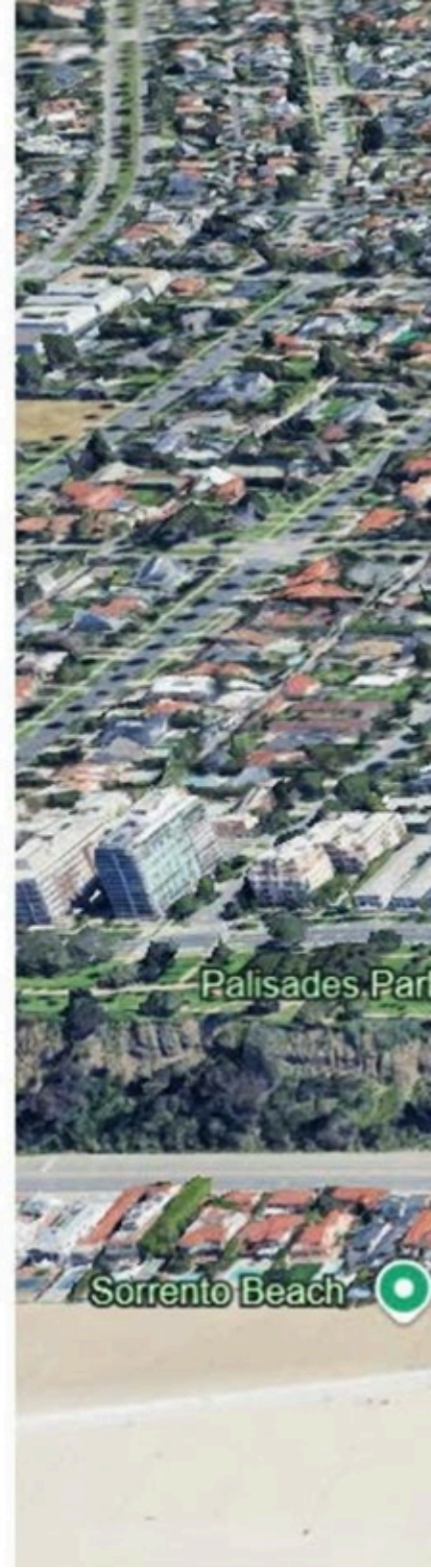
EXCLUSIVELY PRESENTED BY:



David Schuchman
Sales Associate
Mobile: 310-903-7706
david@roque-mark.com
CADRE #: 01472937

3735 Mentone Ave
Los Angeles, CA 90034

Roque & Mark Co.
2802 Santa Monica Blvd.
Santa Monica, CA 90404
Office: 310.828.7525
www.roque-mark.com
CADRE #: 02186101



PROPERTY SUMMARY

| | |
|------------------|----------------------------|
| Offering Price | \$2,575,000 |
| Units | 8 |
| Price/Unit | \$321,875 |
| Price/SqFt | \$351 |
| GRM | 11.8 |
| CAP Rate | 5.48% |
| Building SqFt | 7,318 |
| Lot Size ((feet) | 7,502 |
| Parking Spaces | 8 individual, 11 as tandem |
| Year Built | 1967 |
| Stories | 2 |
| City | Los Angeles (Palms) |
| County | Los Angeles |
| Parcel ID / APN | 4314-002-005 |

INVESTMENT SUMMARY

Roque & Mark Co. is pleased to present the exclusive opportunity to acquire 3735 Mentone Ave., a multi-family building comprised of 8 units ideally located in the Palms submarket of Los Angeles and close to downtown Culver City.

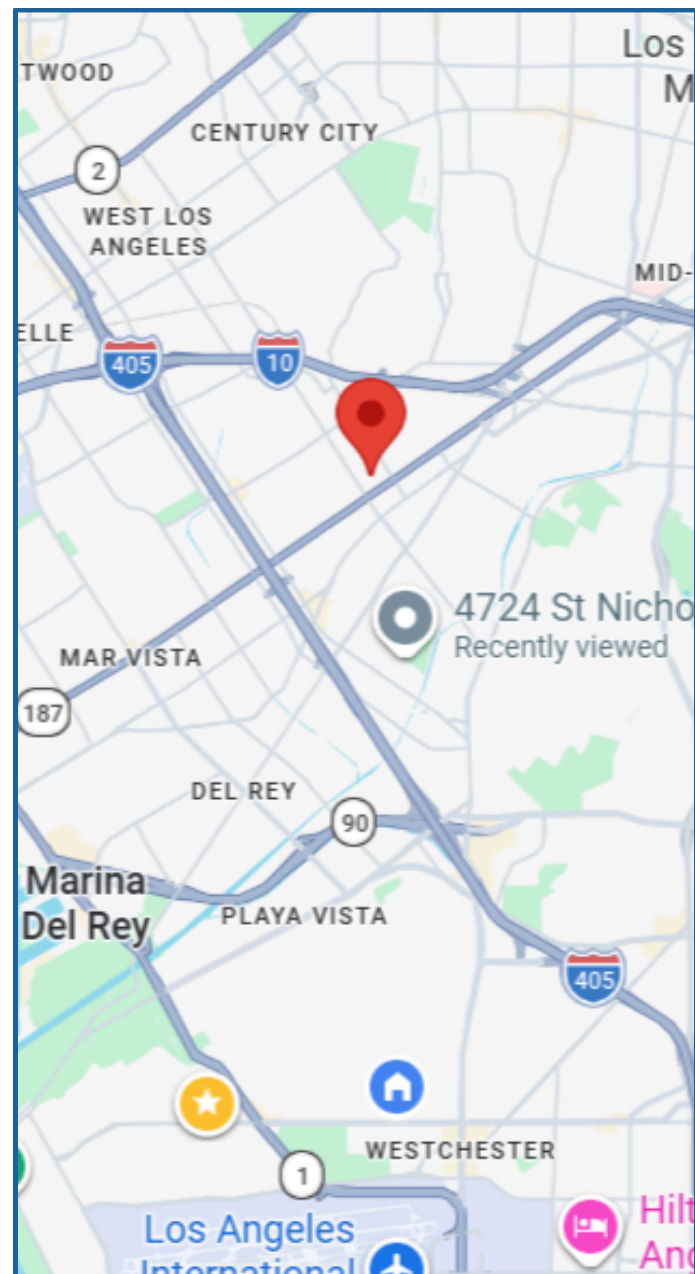
This can be purchased separately or with 3625 Mentone Ave.

Priced at at only \$351/sf and only \$322,000 per unit! Most units have spacious balconies or patios. Significant upside rent potential. Subject to City of LA Rent Stabilization.



INVESTMENT HIGHLIGHTS

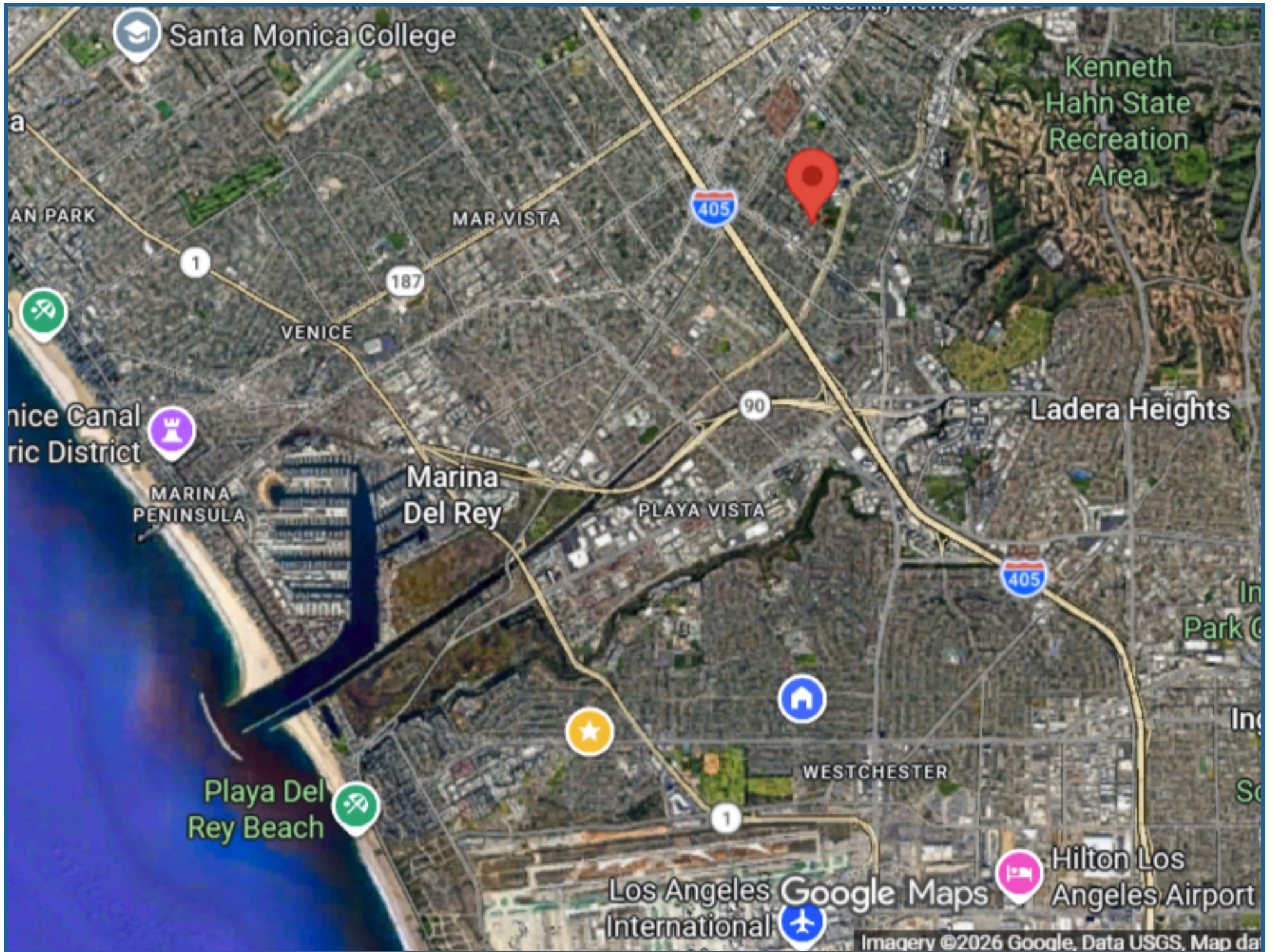
- Excellent unit mix consisting of (3) 2 beds + 2 baths, (1) 1 bed + large den + 1 bath, (3) 1 bed + 1 bath, and (1) Studio unit. Most units have huge patios and balconies.
- 11.9 GRM and 5.48% CAP Rate at current rents
- 8 individual parking spaces and 11 spaces total if used as tandem.
- Balcony inspections have been completed
- Soft story (EQ) retrofit has been completed
- Copper Plumbing
- Community laundry room
- Over 15% upside rent potential











Santa Monica College

Kenneth Hahn State Recreation Area

AN PARK

MAR VISTA

405

1

187

VENICE

90

Venice Canal
 Historic District

MARINA
PENINSULA

Marina
Del Rey

PLAYA VISTA

Ladera Heights

405

In
Park C

In

Sc

Playa Del
Rey Beach

WESTCHESTER

Los Angeles
International

Google Maps

Hilton Los
Angeles Airport

Imagery ©2026 Google, Data USGS, Map data

RENT ROLL

| <u>Unit</u> | <u>Occupancy</u> | <u>Unit Type</u> | <u>Approx. SqFt</u> | <u>Monthly Rent</u> | <u>Market Rent</u> | <u>Move-in Date</u> |
|-------------|------------------|-------------------|---------------------|---------------------|--------------------|---------------------|
| 1 | Occupied | 2 + 2 | 1300 | \$2,704 | \$3,300 | 10/14/2020 |
| 2 | Occupied | 1 + 1 | 700 | \$1,949 | \$2,300 | 6/15/2021 |
| 3 | Occupied | 1 + 1 + large den | 1000 | \$2,195 | \$2,500 | 2/1/2026 |
| 4 | Occupied | 0 + 1 | 400 | \$1,087 | \$1,800 | 9/24/2012 |
| 5 | Occupied | 2 + 2 | 1200 | \$2,895 | \$3,300 | 10/17/2025 |
| 6 | Occupied | 1 + 1 | 700 | \$2,295 | \$2,300 | 12/1/2025 |
| 7 | Occupied | 2 + 2 | 1,300 | \$2,695 | \$3,300 | 8/20/2025 |
| 8 | Occupied | 1 + 1 | 700 | \$2,032 | \$2,295 | 6/1/2022 |
| Laundry | | | | \$100 | \$100 | |
| | | | | | | |
| | | | Monthly Total | \$17,952 | \$21,195 | |
| | | | Annual Total | \$215,424 | \$254,340 | |

Financial Overview

Pricing Summary

| | |
|----------------------|-------------------------|
| Listing price | \$2,575,000 |
| # of Units | 8 |
| Building Size (SqFt) | 7,318 |
| Lot Size (SqFt) | 7,502 |
| Parking Spaces | 8 individ, 11 as tandem |

Income Analysis

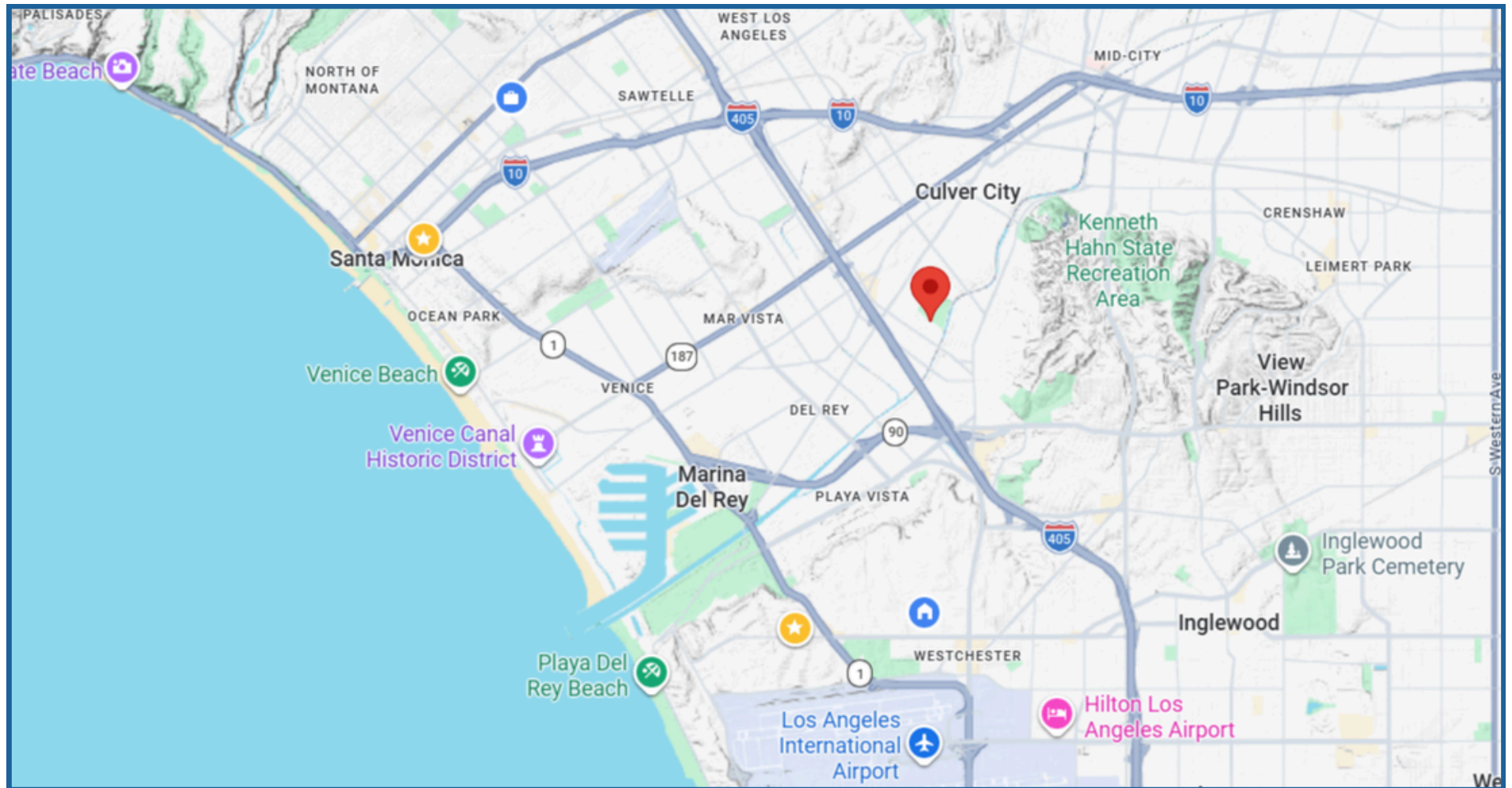
| | Current | Market |
|-----------------------------|------------------|------------------|
| Annual Gross Income | \$215,424 | \$254,340 |
| Vacancy Rate (2%) | \$4,308 | \$5,087 |
| Gross Operating Income | \$211,116 | \$249,253 |
| | | |
| Less Operating Expenses | \$69,962 | \$69,962 |
| | | |
| Net Operating Income | \$141,154 | \$179,291 |
| Gross Rent Multiplier | 11.95 | 10.12 |
| CAP Rate | 5.48% | 6.96% |

Expense Breakdown

| | |
|-------------------------|-----------------|
| Property Tax (new) | \$28,325 |
| Property Insurance | \$6,000 |
| Management Fee | \$10,555 |
| Water/Sewer/Electricity | \$5,718 |
| Rubbish service | \$5,462 |
| Gas | \$2,372 |
| Repairs (est) | \$8,000 |
| Rent Control Fee | \$310 |
| Gardening | \$1,920 |
| Janitorial | \$300 |
| Misc. | \$1,000 |
| TOTAL EXPENSES | \$69,962 |

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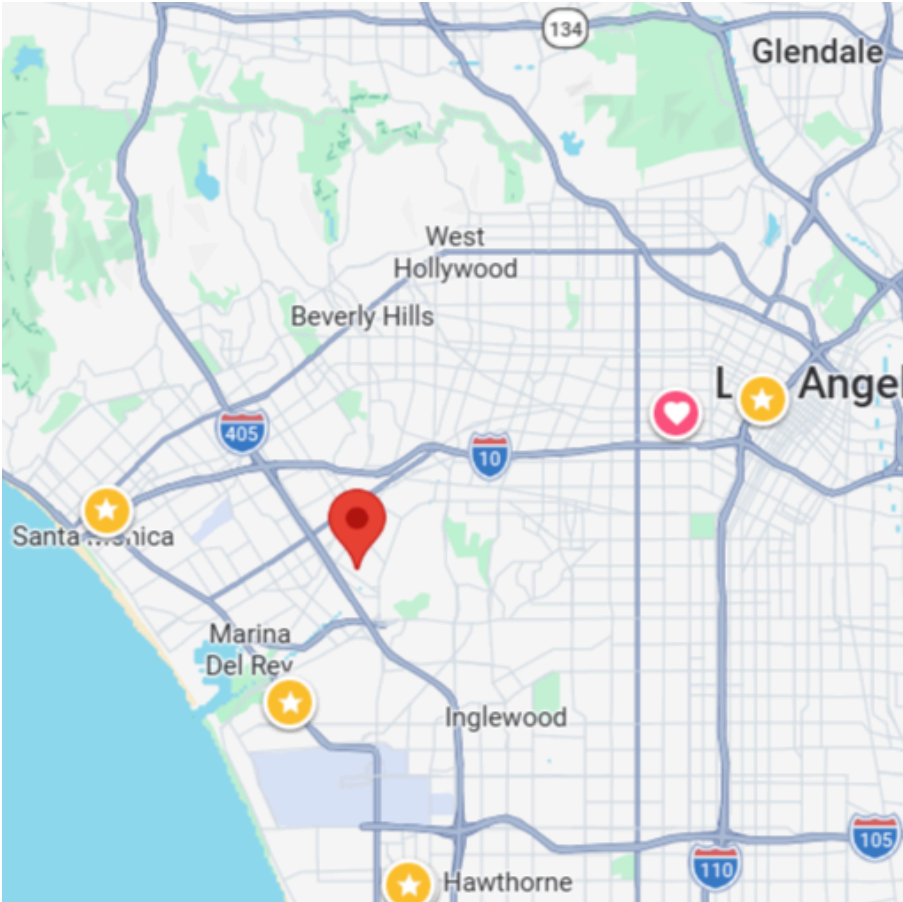
Steps to Downtown Culver City!



DEMOGRAPHICS

| POPULATION | | | 1 MILE | 3 MILE | 5 MILE |
|--------------------|------------|-----------|---------|---------|---------|
| 2000 | Population | 2010 | 29,239 | 144,227 | 337,137 |
| | Population | 2024 | 32,135 | 149,232 | 350,601 |
| | Population | 2029 | 32,541 | 151,589 | 366,401 |
| | Population | 2024-2029 | 32,081 | 150,639 | 363,673 |
| Growth | Rate | 2024 | -0.28 % | -0.13 % | -0.15 % |
| Daytime Population | | | 51,488 | 219,250 | 509,87 |

| 2024 HOUSEHOLD INCOME | | | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|--|--|------------|------------|------------|
| less than \$15000 | | | 2,314 | 7,182 | 14,575 |
| \$15000-24999 | | | 802 | 3,645 | 8,089 |
| \$25000-34999 | | | 692 | 3,124 | 7,111 |
| \$35000-49999 | | | 814 | 3,817 | 8,778 |
| \$50000-74999 | | | 1,328 | 6,988 | 16,240 |
| \$75000-99999 | | | 1,275 | 6,544 | 15,204 |
| \$100000-149999 | | | 3,028 | 11,494 | 26,858 |
| \$150000-199999 | | | 2,374 | 9,394 | 20,319 |
| \$200000 or greater | | | 5,854 | 24,657 | 54,227 |
| Median HH Income | | | \$ 129,085 | 126,754 \$ | 124,822 \$ |
| Average HH Income | | | \$ 183,906 | 185,393 | 184,339 |



| HOUSEHOLDS | | | 1 MILE | 3 MILE | 5 MILE |
|------------|---------|------------------------------|--------|--------|---------|
| 2000 | Total | Households 2010 | 17,142 | 73,097 | 160,961 |
| | Total | Households 2024 Total | 18,502 | 74,869 | 165,376 |
| | Total | Households 2029 Total | 18,480 | 76,846 | 171,400 |
| | Average | Households 2024 Average | 18,738 | 78,549 | 174,665 |
| | Owner | Household Size 2024 Owner | 1.71 | 1.93 | 1.99 |
| | Owner | Occupied Housing 2029 Owner | 4,085 | 24,159 | 59,263 |
| | Renter | Occupied Housing 2024 Renter | 4,160 | 24,758 | 60,949 |
| | Renter | Occupied Housing 2029 Renter | 14,395 | 52,687 | 112,137 |
| | Vacant | Occupied Housing 2024 Vacant | 14,578 | 53,791 | 113,716 |
| | Total | Housing 2024 Total Housing | 2,510 | 9,186 | 19,767 |
| | | | 20,990 | 86,032 | 191,167 |

CONFIDENTIALITY STATEMENT

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ROQUE & MARK CO. ADVISOR FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:

David Schuchman
Sales Associate
Mobile: 310-903-7706
david@roque-mark.com
License #: 01472937

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CADRE #: 02186101

ROQUE & MARK Co.

REAL ESTATE SINCE 1965