PRIME 7-UNIT WESTSIDE MULTIFAMILY OPPORTUNITY
WITH OVERSIZED FLOOR PLANS

ROSE 10815

July 2026

NEWMARK

10815 ROSE AVENUE
LOS ANGELES, CALIFORNIA 90034
PALMS SUBMARKET
970 SF AVERAGE | 7 UNITS | 1 TOWNHOME

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Property & Pricing Summary

Property Address	10815 Rose Avenue, Los Angeles, CA 90034
Offering Price	Contact Broker
No. of Units	7
Building Size	6,790 SF
Average Unit Size	970 SF
Lot Size	6,501 SF
Year Built	1969
Zoning	LAR3
Parcel Number (APN)	4254-017-031
Parking	12 spaces, assigned / covered / driveway
Utilities	Individually metered, all-electric

Investment Highlights

Meaningful Rent Upside

No tenant has occupied the property for more than 10 years, reflecting consistent resident turnover and embedded mark-to-market potential.

Documented Capital Investment

Ownership has completed five unit upgrades and is currently upgrading electrical panels and meters (~$46,000), reducing near-term capex exposure for a buyer.

Quality Building Systems

Individually metered, all-electric utilities lower operating risk and shift utility cost burden to tenants.

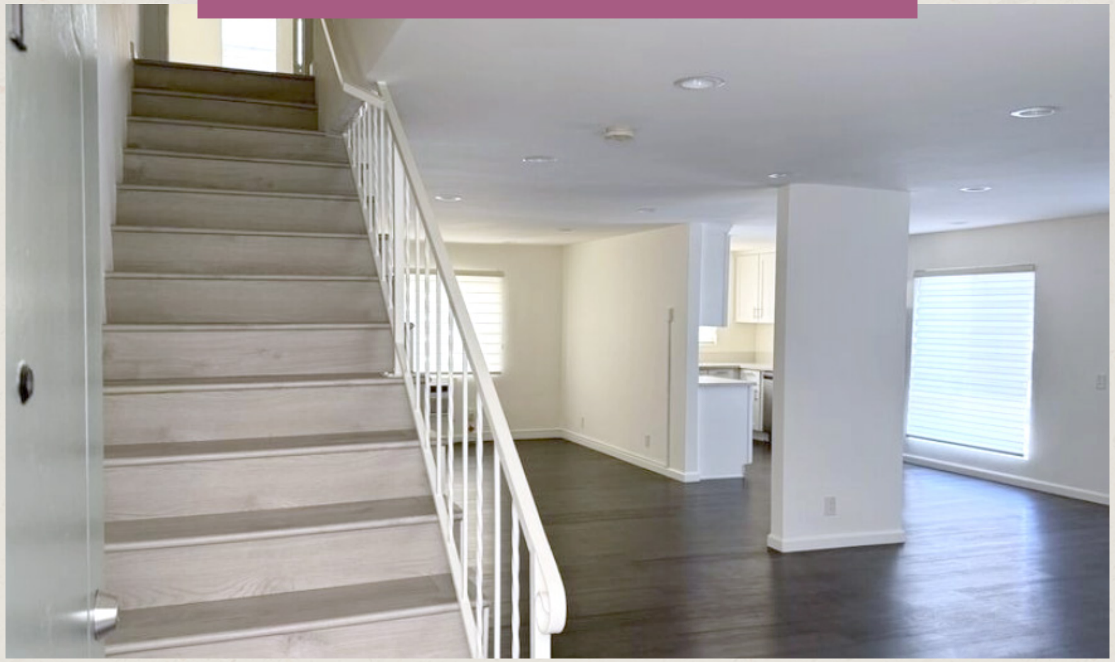
Oversized Unit Mix

Seven large, home-like units including a **1,300 SF three-bedroom, two and a half bath townhome** with in-unit W/D and six 1BD/1BA units averaging over 900 SF.

Irreplaceable Palms Location

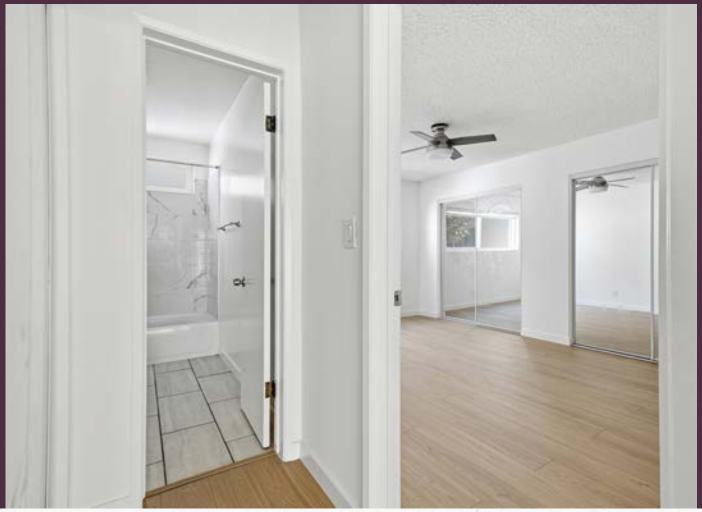
Positioned on one of the neighborhood's most desirable streets, walk/bike accessible to Downtown Culver City, the Expo Line, and the ~600,000 SF Google campus at the former Westside Pavilion site.

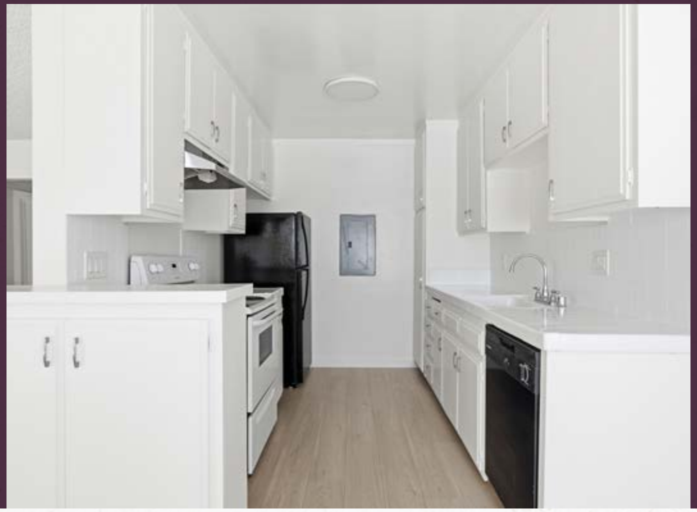
3 BED / 2.5 BATH TOWNHOME



Property Overview

Seven large units on one of the nicest streets in Palms, between Overland Avenue and Sepulveda Boulevard. Surrounded by institutional-quality assets in a prime Westside location, 10815 Rose Avenue is an outstanding opportunity to secure a growth asset with strong current rents in a low-turnover market. Oversized, **home-like units** offer varied floor plans and distinct features including built-ins, dining rooms, bar areas, and library/entryway nooks. With one-bedrooms averaging over 900 SF and a **1,300 SF three-bedroom, two-bath townhome with in-unit washer & dryer**, the units offer strong potential for renovation-driven rent premiums. Ample parking, private yards, patios, and balconies add to the building's appeal.





ALL COPPER PLUMBING

INDIVIDUALLY METERED, ALL-ELECTRIC BUILDING

ASSIGNED, COVERED PARKING + DRIVEWAY (12 SPACES)

PRIVATE YARDS, PATIOS & BALCONIES

LA SOFT-STORY RETROFIT PROGRAM COMPLETED

Rent Roll

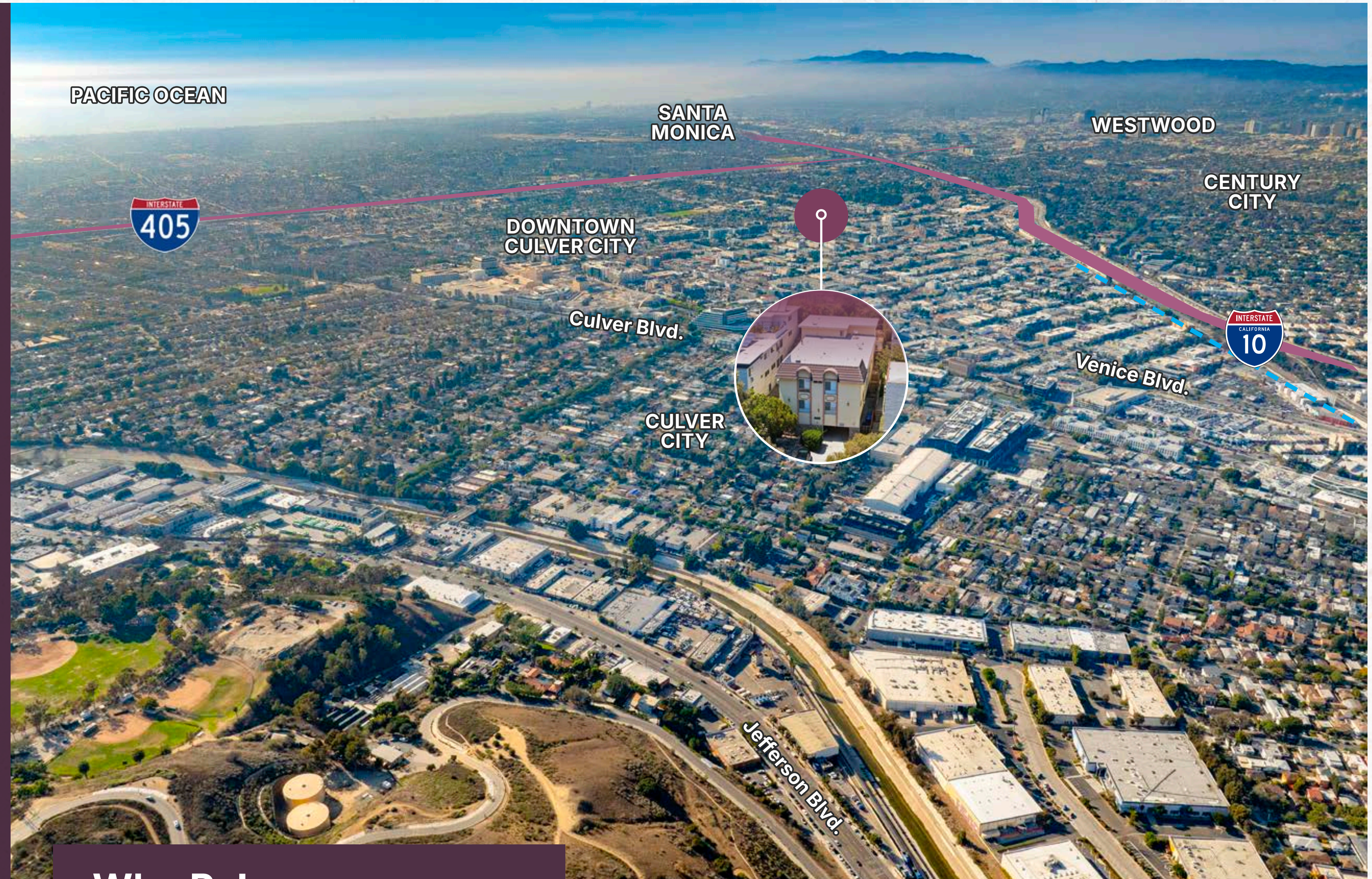
Unit	Type	SF	Lease Start	Term	Current Rent	Rent $/SF
1	3BD/2BA	1,300	5/1/26	12-mo.	$4,120.00	$3.17
2	1BD/1BA	915	VACANT	--	Market est. $2,950	$3.22
3	1BD/1BA	915	4/15/25	At-will	$2,430.00	$2.66
4	1BD/1BA	915	3/1/16	At-will	$2,508.66	$2.74
5	1BD/1BA	915	12/1/24	At-will	$2,400.00	$2.62
6	1BD/1BA	915	9/7/24	At-will	$2,300.00	$2.51
7	1BD/1BA	915	5/18/18	At-will	$2,451.02	$2.68
7	**Total: 6,790 SF | 85.7% occupied**	**6,790**			**$19,160/mo. fully leased**	

Annual actual rent, 6 occupied units: **$194,516**
Plus vacant unit at estimated market: **~$35,400**
Est. Current GSI (incl. vacant at market): **~$229,916**

Palms, Los Angeles

Nestled between Culver City and Mar Vista, Palms is one of Los Angeles' most diverse and rapidly evolving residential neighborhoods, with effortless access to Interstate 10, the 405 Freeway, and the Metro E (Expo) Line connecting residents to Downtown LA, Santa Monica, and the broader Westside.

The neighborhood has become a natural extension of the Silicon Beach ecosystem, drawing young professionals to its walkability, dining, and cultural energy. Nearby destinations including Culver Steps, Platform Culver City, and One Westside place residents close to leading employers in tech, media, and entertainment. With a deep renter pool, consistent rent growth, and an affluent surrounding demographic, Palms remains a premier location for long-term multifamily investment.



Why Palms

- 10 & 405 FREEWAY ACCESS
- METRO E (EXPO) LINE
- DOWNTOWN CULVER CITY
- A+ SCHOOL DISTRICT
- VENICE BOULEVARD CORRIDOR ADJACENT

1,655
BUSINESSES (1 MILE)

15,963
EMPLOYEES (1 MILE)

53,984
POPULATION (1 MILE)

$184,044
AVG. HH INCOME (1 MILE)

West Los Angeles Overview

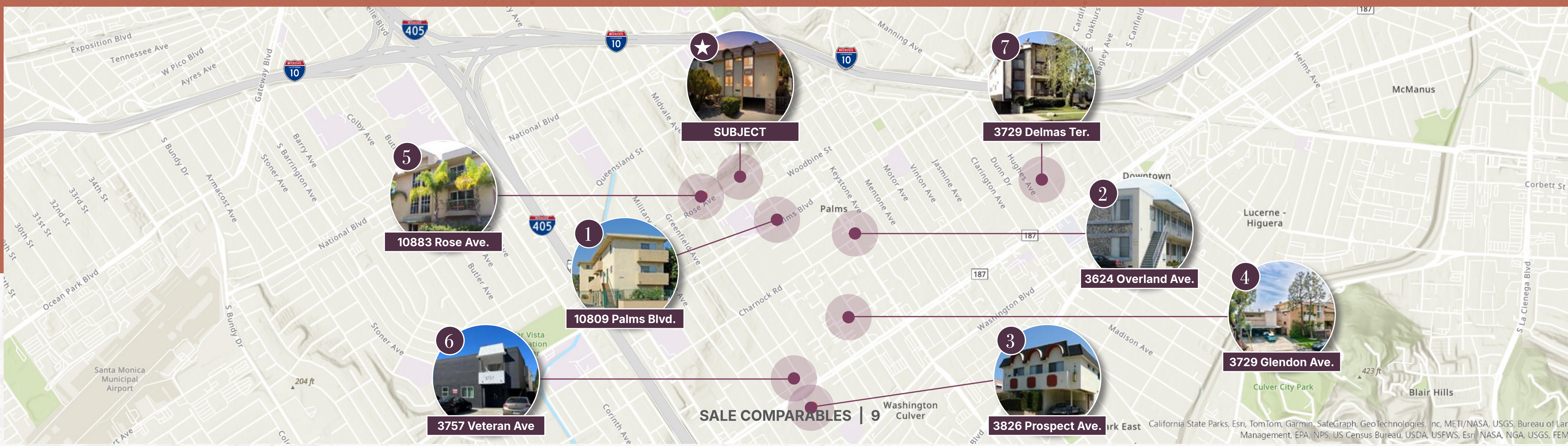
West Los Angeles spans from the Santa Monica Mountains to LAX and the Pacific Ocean, encompassing Santa Monica, Culver City, West Hollywood, Beverly Hills, and unincorporated communities including Palms, Westwood, Brentwood, and Mar Vista. The submarket benefits from proximity to the Pacific Ocean, some of the region's strongest employment centers (Century City, Westwood, Culver City, Silicon Beach), and excellent freeway access via the I-10 and I-405, along with the Metro Expo Line.

Employment by Industry (1-Mile Radius)

Management	13%
Office Administration	10%
Sales	10%
Education	9%
Arts & Entertainment	9%
Business & Financial	8%
Computer & Math	6%
Healthcare	5%

Sale Comparables

No.	Sale Date	Sale Status	Property Address	Property City	Submarket Name	Number of Units	Building SF	Year Built	Sale Price	Price Per SF	Price Per Unit
★	NA	NA	10815 Rose Ave.	Los Angeles	Palms	7	6,790	1969	-	-	-
1	3/5/26	Sold	10809 Palms Blvd.	Los Angeles	Palms	4	4,744	1987	$1,700,000	$358	$425,000
2	11/21/25	Sold	3624 Overland Ave.	Los Angeles	Palms	12	6,275	1959	$4,500,000	$717	$375,000
3	9/30/25	Sold	3826 Prospect Ave.	Culver City	Clarkdale	7	6,749	1968	$2,605,000	$386	$372,143
4	7/18/25	Sold	3729 Glendon Ave.	Los Angeles	Palms	4	5,224	1965	$1,725,000	$330	$431,250
5	12/2/24	Sold	10883 Rose Ave.	Los Angeles	Palms	10	11,016	2000	$4,650,000	$422	$465,000
6	10/29/24	Sold	3757 Veteran Ave.	Los Angeles	Palms	6	4,248	1965	$2,150,000	$506	$358,333
7	7/23/24	Sold	3729 Delmas Ter.	Los Angeles	Palms	9	6,930	1985	$3,585,000	$517	$398,333
					Averages	**7**	**6,455**	**1976**	**$2,987,857**	**$462**	**$403,580**



Rent Comparables

No.	Property	Property Address	Submarket Name	Year Built	Unit SF	Rent	Price Per SF
★	10815 Rose (1 Beds)	10815 Rose Ave.	Palms	1969	915	-	-
1	Rose North	10825 Rose Ave.	Palms	1972	856–870	$2,901–$3,042	$3.39–3.55
2	Parkway Terrace	5800 Green Valley Cir.	Culver City	1970	943	$2,875	$3.05
3	The Mark Culver City	6060 Buckingham Pkwy.	Culver City	1967	940	$3,245	$3.45
4	Indie Westside	3740 Keystone Ave.	Palms	1982	900	$2,970	$3.30

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