

3552 S CENTINELA AVE,
LOS ANGELES, CA 90066



11 Units in Mar Vista | Non-RSO | Approx. 25% Rental upside | Offered @ \$345,454 per unit | Ideally located in the heart of Mar Vista, just minutes from Venice Beach and Downtown Culver City.

COMPASS

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Property Overview



ADDRESS

3552 S Centinela Ave, Los Angeles, CA 90066

OFFERING PRICE

\$3,800,000

PRICE PER UNIT

\$345,454

PRICE PER FOOT

\$361

MARKET CAP

6.9%

NUMBER OF UNITS

11

BLDG. SIZE

10,514

YEAR BUILT

1987

CURRENT GRM

12.8

UNIT MIX

9x 2B/2B, 2x 1B/1B

LOT SIZE

8,444

CURRENT CAP

5.3%

MARKET GRM

10.4

Exterior Photography



Interior Photography





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APPROX YEAR BUILT	1987	PRICE PER SF	\$361
APPROX LOT SIZE	8,444	CURRENT CAP	5.3%
APPROX BLDG SIZE	10,514	MARKET CAP	6.9%

Financials

3552 S Centinela Ave | Offered at \$3,800,000

Investment Summary

PRICE	\$3,800,000
DOWN PAYMENT	\$000,000
NUMBER OF UNITS	11
PRICE PER UNIT	\$345,454
CURRENT GRM	12.8
POTENTIAL GRM	10.4

Annualized Operating Data

	CURRENT RENTS	MARKET RENTS
SCHEDULED GROSS INCOME	\$300,140	\$363,348
VACANCY ALLOWANCE	\$7,503 2.5%	\$9,083
GROSS OPERATING INCOME	\$292,636	\$354,265
LESS EXPENSE	\$92,085	\$100,085
NET OPERATING INCOME	\$200,551	\$254,265
LESS LOAN PAYMENT	\$0,000	\$000,000
PRE-TAX CASH FLOW	\$200,551	\$254,265
PLUS PRINCIPAL REDUCTION	\$000,000	\$000,000
RETURN BEFORE TAXES	\$200,551	\$254,265

Income

		CURRENT RATES		POTENTIAL RENTS	
# OF UNITS	UNIT MIX	MO RENT/UNIT	MO INCOME	MO RENT/UNIT	MO INCOME
9	2B 2B	\$2,290.3	\$20,613	\$2,800	\$25,200
2	1B 1B	\$2,060	\$4,120	\$2,400	\$4,800
0	0	0	0	0	0
TOTAL SCHEDULED RENT			\$24,733		\$30,000
LAUNDRY INCOME			\$279		\$279
MONTHLY GROSS INCOME			\$25,011		\$30,279
ANNUAL GROSS INCOME			\$300,140		\$363,348

Estimated Expenses

TAXES	\$45,000
INSURANCE	\$9,797
UTILITIES	\$16,460
REPAIRS/MAINTENANCE	\$10,828
PROFESSIONAL MGMT	\$9,000
ON-SITE MANAGER	\$0
MISC	\$1,000
TOTAL EXPENSES	\$92,085

Rent Roll



UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
101	2 BD 2 BA	8/15/2025	\$3,200	\$3,400
102	2 BD 2 BA	08/01/2024	\$2,400	\$2,800
103	2 BD 2 BA	08/15/2016	\$2,276	\$2,800
104	2 BD 2 BA	06/01/2002	\$1,890.05	\$2,800
105	1 BD 1 BA	05/01/2022	\$2,060	\$2,400
106	2 BD 2 BA	11/16/1997	\$1,951.85	\$2,800
201	2 BD 2 BA	06/01/2015	\$2,005	\$2,800
202	2 BD 2 BA	07/15/2026	\$2,350	\$2,800
203	2 BD 2 BA	VACANT	\$2,600	\$2,800
204	1 BD 1 BA	12/01/2024	\$2,060	\$2,400
205	2 BD 2 BA	04/01/2005	\$1,951.85	\$2,800
MONTHLY			\$24,733	\$30,600
ANNUAL			\$296,796	\$367,200
UPSIDE				24%



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