



Culver City 4-Plex For Sale

Offering Memorandum

3872 Bentley Ave. Culver City, CA 90232



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Culver City 4-Plex

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4311 S. Wilshire Blvd., #506
Los Angeles, CA 90010

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	3,431
LAND SF	6,551
LAND ACRES	.15
YEAR BUILT	1939
YEAR RENOVATED	2020
# OF PARCELS	1
ZONING TYPE	R4
TOPOGRAPHY	FLAT
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	6
WASHER/DRYER	IN UNIT/COMMON

UTILITIES

WATER	OWNER
TRASH	OWNER
GAS	TENANT
ELECTRIC	TENANT
RUBS	OWNER

CONSTRUCTION

FOUNDATION	RAISED/FLAT
FRAMING	WOOD
EXTERIOR	STUCCO
PARKING SURFACE	CEMENT
ROOF	SHINGLE
STYLE	MID-CENTURY
LANDSCAPING	DROUGHT RESISTANT



OFFERING SUMMARY

ADDRESS	3872 Bentley Ave. Culver City CA 90232
COUNTY	Los Angeles
MARKET	Culver City
SUBMARKET	West Los Angeles
BUILDING SF	3,431 SF
LAND SF	6,551
NUMBER OF UNITS	4
YEAR BUILT	1939
YEAR RENOVATED	2020
APN	4213005013
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,750,000
PRICE PSF	\$801.52
PRICE PER UNIT	\$687,500
OCCUPANCY	97.00 %
NOI (VACANT)	\$122,854
NOI (Pro Forma)	\$121,054
CAP RATE (VACANT)	4.5 %
CAP RATE (Pro Forma)	4.5 %
GRM (VACANT)	16.67
GRM (Pro Forma)	16.85

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	46,471	277,571	770,606
2019 Median HH Income	\$72,692	\$86,548	\$80,603
2019 Average HH Income	\$100,122	\$127,576	\$121,564

- R4 zoning
- New stainless steel appliances
- Great open floor plans
- Fully remodeled
- Plenty of parking
- New plumbing & Electrical



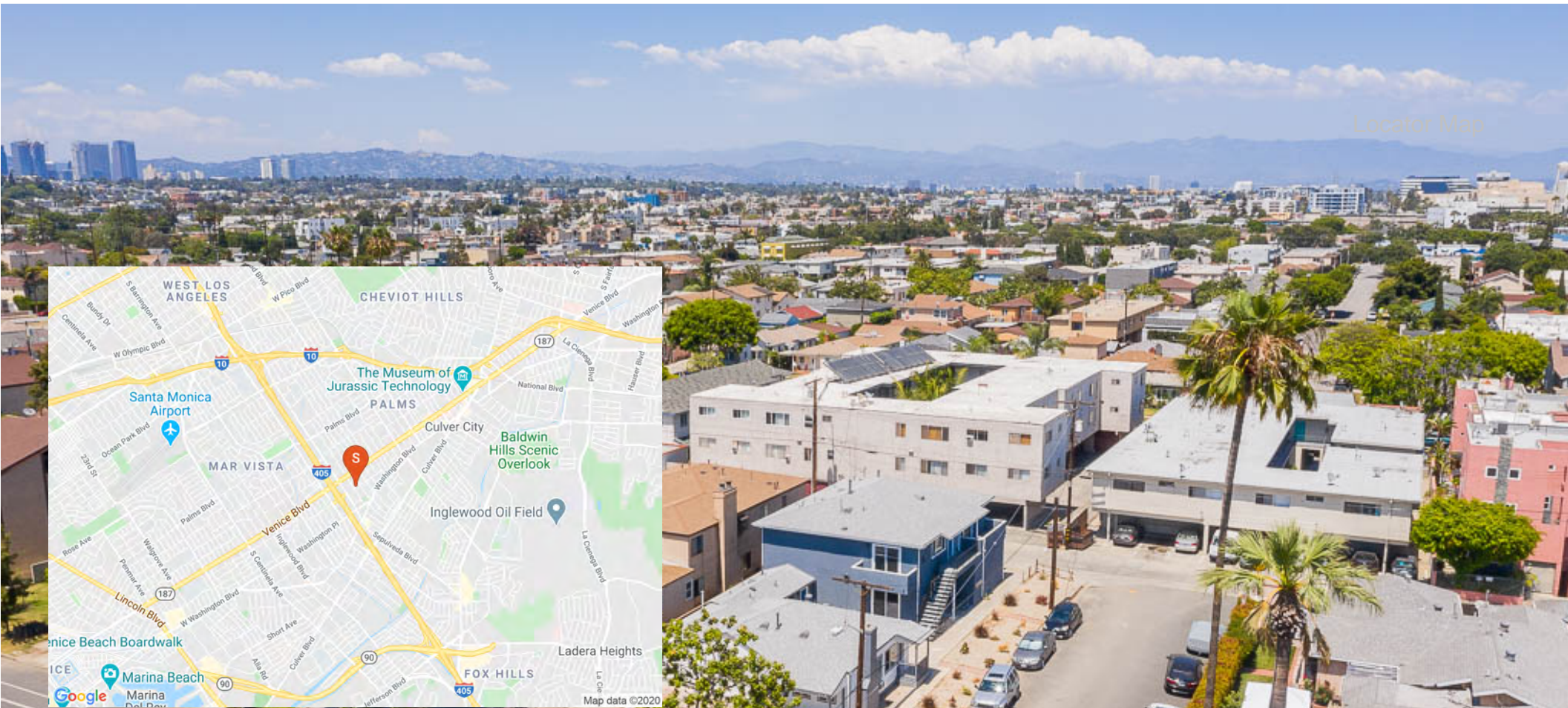
Remarkable, fully renovated & vacant 4-Plex in one of the hottest neighborhoods of LA... Culver City. Perched on a rare 6,553 sq. ft., R4-corner-lot. The detached SFR is stylish & unique as it offers 3 Bedrooms & 2 designer bathrooms, perfect for an owner user. The property was tediously renovated in 2019-2020, it took over a year to complete the project. The offering also includes a detached 3-unit structure in the rear alley. Each unit boasts 2 bedrooms and 1 bath. All the units have great open floor plans featuring stunning finishes, Calcutta marble bathrooms, wood-inspired floors, custom cabinetry with quartz counter-tops, and brand new stainless-steel appliances. All units feature new plumbing, electric, roof, and structural reinforcement. This is a great opportunity for an Investor or owner user to live in the front house and benefit from incomes of 3 other units.



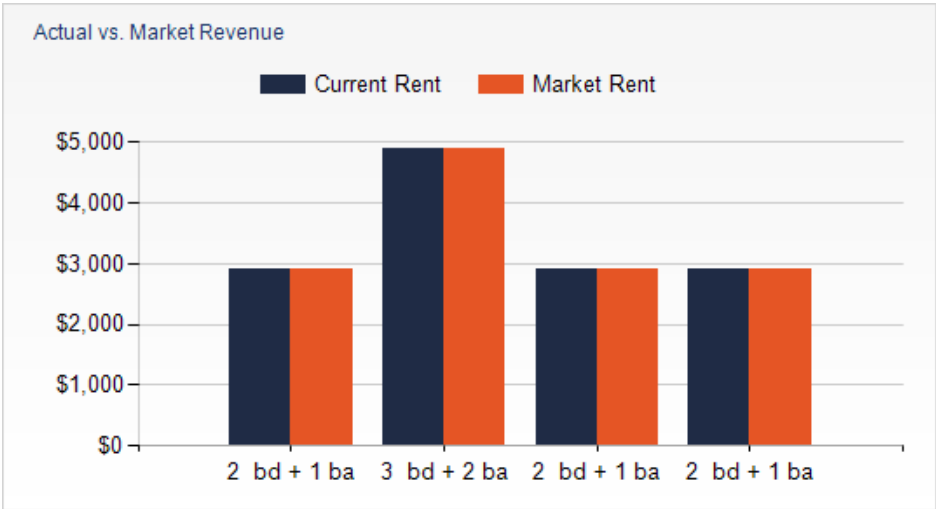
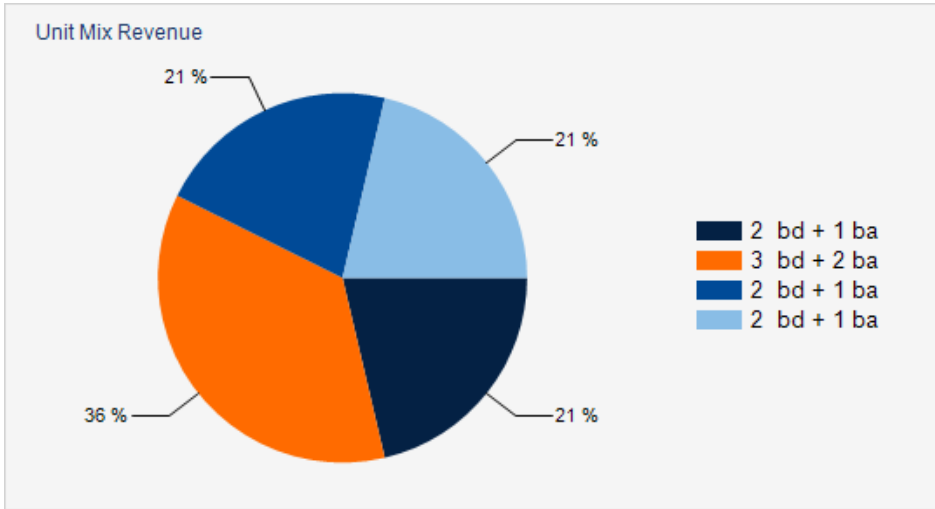
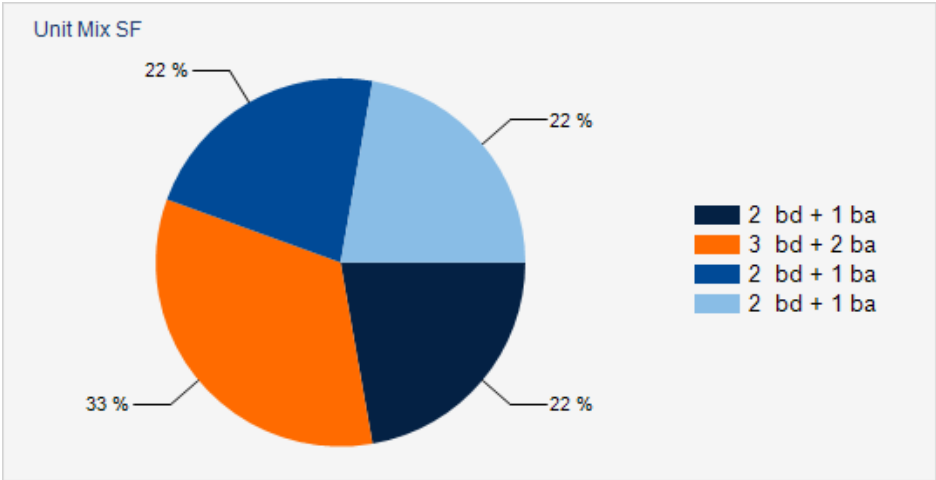
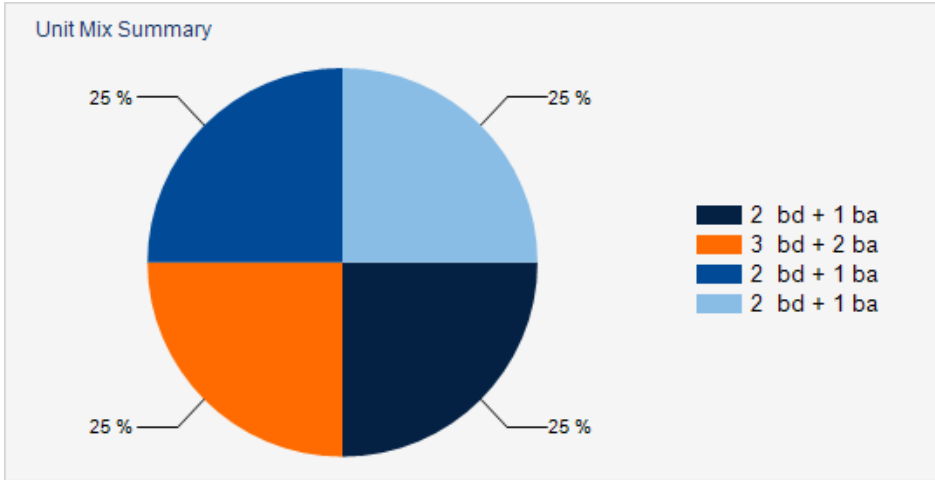


Close proximity to Downtown Culver City Regional Map

- Located in a quiet neighborhood close to Downtown Culver City. Easy access to the 405 & 10 freeways & the beach. Culver City is known as an increasingly pedestrian-friendly destination, with an abundance of fantastic restaurants, a central hub for entertainment, highly rated schools, and an active nightlife scene.



Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	1	770	\$2,900	\$3.77	\$2,900	\$2,900	\$3.77	\$2,900
3 bd + 2 ba	1	1,122	\$4,900	\$4.37	\$4,900	\$4,900	\$4.37	\$4,900
2 bd + 1 ba	1	770	\$2,900	\$3.77	\$2,900	\$2,900	\$3.77	\$2,900
2 bd + 1 ba	1	770	\$2,900	\$3.77	\$2,900	\$2,900	\$3.77	\$2,900
Totals/Averages	4	858	\$3,400	\$3.92	\$13,600	\$3,400	\$3.92	\$13,600

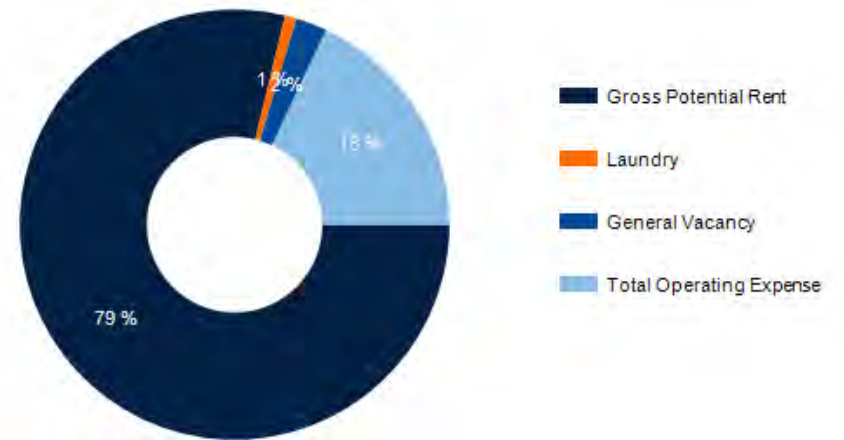


Unit	Square Feet	Unit Mix	Monthly	Rent PSF	Market Rent	Notes
A	770	2 bd + 1 ba	\$2,900	\$3.77	\$2,900	VACANT
B	770	2 bd + 1 ba	\$2,900	\$3.77	\$2,900	VACANT
C	770	2 bd + 1 ba	\$2,900	\$3.77	\$2,900	VACANT
MAIN HOUSE	1,122	3 bd + 2 ba	\$4,900	\$4.37	\$4,900	VACANT
Totals/Averages			\$13,600	\$3.92	\$13,600	



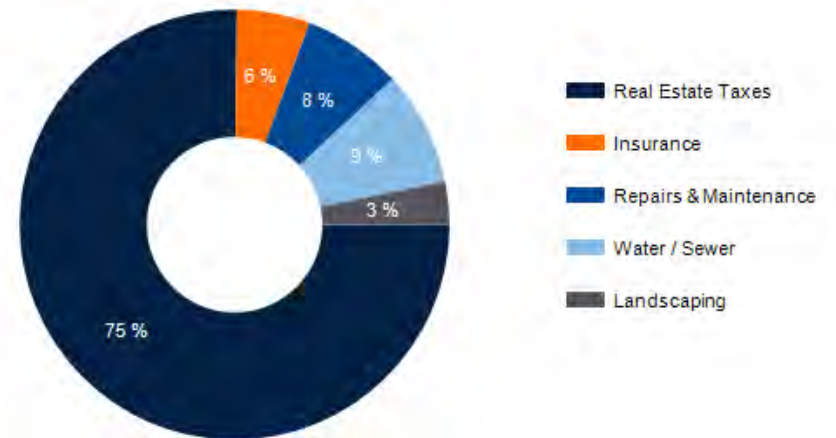
INCOME	VACANT	PRO FORMA
Gross Potential Rent	\$163,200	\$163,200
Laundry	\$1,800	
Gross Potential Income	\$165,000	\$163,200
Less: General Vacancy	\$4,896	\$4,896
Effective Gross Income	\$160,104	\$158,304
Less: Expenses	\$37,250	\$37,250
Net Operating Income	\$122,854	\$121,054

REVENUE ALLOCATION



EXPENSES	Per Unit	VACANT	Per Unit	PRO FORMA
Real Estate Taxes	\$7,000	\$28,000	\$7,000	\$28,000
Insurance	\$513	\$2,050	\$513	\$2,050
Repairs & Maintenance	\$700	\$2,800	\$700	\$2,800
Water / Sewer	\$800	\$3,200	\$800	\$3,200
Landscaping	\$300	\$1,200	\$300	\$1,200
Total Operating Expense	\$9,313	\$37,250	\$9,313	\$37,250
Expense / SF		\$10.85		\$10.85
% of EGI		23.27 %		23.53 %

DISTRIBUTION OF EXPENSES














Status: Coming Soon,Active,Active Under Contract,Pending,Sold **StatusDate:** Coming Soon null-null,Active null-null,Active Under Contract null-null,Pending null-null,Sold Thu Mar 05 2020 12 **PropertyTypes:** Lease

#	Open House	Photo	MLS #	AR	S	Address	City	BR	Baths(FTHQ)	SqFt	Lot Sz	YB	LP	SP	Lease Terms	Furnished	DOM	Map
1			20-572670	28	A	4150 LAFAYETTE PL #A	CULVER CITY	1	1.00 (1 0 0 0)	768	7697	1924	\$3,000		1+Year	Unfurnished	0	/
2			20-564930	28	A	4045 JACKSON AVE #B	CULVER CITY	1	1.00 (1 0 0 0)	418	6749	1923	\$3,250		1+Year,1-Year,Month-to-Month,Negotiable	Both	0	/
3			20-579868	28	U	4306 MILDRED AVE	CULVER CITY	1	2.00 (2 0 0 0)	1028	6997	1931	\$4,300		1+Year	Unfurnished	0	/
4			20-561980	13	S	3442 S CENTINELA AVE #15	LOS ANGELES	1	1.00 (1 0 0 0)	800	17226	1960	\$2,800	\$2,800	1-Year	Unfurnished	18	/
5			SR20085758CN	13	S	3777 Rosewood AVE	LOS ANGELES	1	1.00 (1 0 0 0)	750	4955	1924	\$3,000	\$3,000	1-Year	Unfurnished	17	/
6			20-575360	28	P	4181 MCCONNELL	CULVER CITY	3	2.00 (1 1 0 0)	1509	5022	1924	\$5,500		1+Year	Unfurnished	0	/
7			20-574618	28	P	5343 BLANCO WAY	CULVER CITY	3	3.00 (1 2 0 0)	1837	6997	1950	\$6,000		1+Year,1-Year	Unfurnished	0	/
8			20-561450	28	S	4243 BERRYMAN AVE	CULVER CITY	3	2.00 (1 0 1 0)	1455	8305	1953	\$4,500 ↓	\$4,500	1+Year	Unfurnished	9	/
9			20-573550	28	S	10844 FAIRBANKS WAY	CULVER CITY	3	2.00 (2 0 0 0)	1695	5003	1938	\$4,500	\$4,400	1-Year	Unfurnished	0	/
10			SB20039548MR	28	S	10829 Oregon AVE	CULVER CITY	3	2.00 (1 0 1 0)	1428	5310	1929	\$4,500	\$4,500	1-Year	Unfurnished	8	/
11			20-564802	7	S	2624 MILITARY AVE	LOS ANGELES	3	2.00 (2 0 0 0)	1394	6316	1940	\$4,590 ↓	\$4,590	1+Year	Unfurnished	16	/
12			20-573862	28	S	11936 LUCILE ST	CULVER CITY	3	2.00 (1 1 0 0)	1304	5760	1949	\$4,600	\$4,600	1+Year,Negotiable,Other	Unfurnished	0	/
13			SB20072888MR	13	S	3707 Grand View BLVD	LOS ANGELES	3	2.00 (1 0 1 0)	1227	8289	1937	\$4,600 ↓	\$4,500	Negotiable	Unfurnished	43	/

NOTICE: Until further notice, and due to the current orders in place on a federal, state and local level, the computation of Days on Market (DOM) has been suspended until further notice. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Julio Ruiz CALDRE# 01911261

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#	Open House	Photo	MLS #	AR	S	Address	City	BR	Baths(FTHQ)	SqFt	Lot Sz	YB	LP	SP	Lease Terms	Furnished	DOM	Map
14			20-577754	28	S	12712 W WASHINGTON BLVD #302	CULVER CITY	3	3.00 (1 2 0 0)	1700	7610	1948	\$4,750	\$4,700	1+Year	Unfurnished	0	/
15			20-571788	28	S	5185 KAREN CIR	CULVER CITY	3	2.00 (2 0 0 0)	1470	5292	1950	\$4,800	\$4,800	1+Year	Unfurnished	0	/
16			OC2001061 6MR	8	S	10529 Clarkson RD	LOS ANGELES	3	2.00 (2 0 0 0)	1338	6750	1931	\$4,995 ↓	\$4,995	1-Year	Unfurnished	56	/
17			20-548008	13	S	3016 GREENFIELD AVE	LOS ANGELES	3	2.00 (1 1 0 0)	2098	6439	1947	\$5,000 ↓	\$4,400	1+Year	Unfurnished	66	/
18			20-568952	7	S	11453 NATIONAL	LOS ANGELES	3	2.00 (2 0 0 0)	1698	6240	1951	\$5,200 ↓	\$5,200	1+Year	Unfurnished	0	/
19			20-556664	13	S	3271 KELTON AVE	LOS ANGELES	3	2.00 (2 0 0 0)	1661	6445	1948	\$5,350 ↓	\$5,350	1+Year	Unfurnished	40	/
20			20-550696	7	S	2739 CEILHUNT AVE	LOS ANGELES	3	2.00 (2 0 0 0)	1725	5305	1951	\$5,500	\$5,500	1-Year	Unfurnished	38	/
21			20-579584	13	S	12108 DEWEY ST	LOS ANGELES	3	3.00 (2 1 0 0)	1806	5689	1948	\$5,700	\$5,600	1+Year	Unfurnished	0	/
22			20-550076	7	S	2817 COOLIDGE AVE	LOS ANGELES	3	2.00 (1 1 0 0)	2026	5304	1951	\$5,800	\$5,800	1+Year	Unfurnished	43	/
23			20-556866	28	S	4031 BEETHOVEN ST	LOS ANGELES	3	1.00 (1 0 0 0)	1125	4962	1947	\$6,000	\$5,750	1+Year	Unfurnished	34	/
24			20-570186	13	S	11306 ROSE AVE	LOS ANGELES	3	2.00 (2 0 0 0)	1366	6497	1953	\$6,000	\$6,000	1-Year, Month-to-Month, Negotiable, Season, Weekly, Other	Furnished	0	/

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	45,672	251,172	712,872
2010 Population	44,735	260,024	732,176
2019 Population	46,471	277,571	770,606
2024 Population	47,439	287,105	791,351
2019 African American	2,764	21,568	116,834
2019 American Indian	341	1,610	3,837
2019 Asian	9,918	48,528	100,623
2019 Hispanic	14,454	70,415	183,351
2019 Other Race	6,381	29,473	83,105
2019 White	24,078	158,928	420,275
2019 Multiracial	2,897	16,848	44,635
2019-2024: Population: Growth Rate	2.05 %	3.40 %	2.65 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,789	9,464	34,609
\$15,000-\$24,999	1,341	7,017	21,966
\$25,000-\$34,999	1,314	6,688	20,331
\$35,000-\$49,999	2,148	10,806	31,195
\$50,000-\$74,999	3,841	18,605	50,801
\$75,000-\$99,999	2,908	15,217	39,606
\$100,000-\$149,999	3,318	21,321	57,144
\$150,000-\$199,999	1,754	12,005	30,831
\$200,000 or greater	1,946	20,139	53,035
Median HH Income	\$72,692	\$86,548	\$80,603
Average HH Income	\$100,122	\$127,576	\$121,564

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	20,481	113,649	333,532
2010 Total Households	19,712	114,086	324,734
2019 Total Households	20,359	121,262	339,527
2024 Total Households	20,728	125,062	347,768
2019 Average Household Size	2.24	2.26	2.20
2000 Owner Occupied Housing	5,090	45,059	112,551
2000 Renter Occupied Housing	14,830	64,672	204,811
2019 Owner Occupied Housing	4,901	47,846	115,387
2019 Renter Occupied Housing	15,458	73,415	224,139
2019 Vacant Housing	1,129	8,272	27,335
2019 Total Housing	21,488	129,534	366,862
2024 Owner Occupied Housing	5,018	49,322	118,733
2024 Renter Occupied Housing	15,710	75,740	229,035
2024 Vacant Housing	1,118	8,461	27,459
2024 Total Housing	21,846	133,523	375,227
2019-2024: Households: Growth Rate	1.80 %	3.10 %	2.40 %



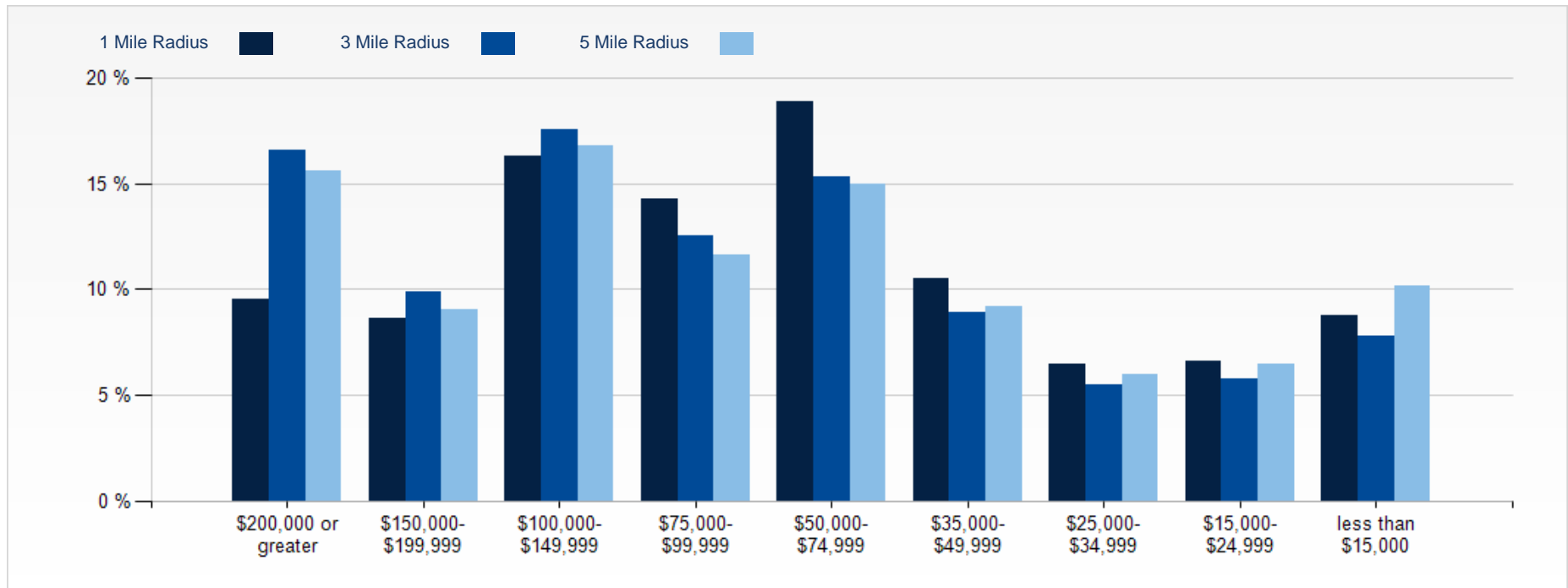
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	4,949	25,077	67,233
2019 Population Age 35-39	4,165	23,196	62,519
2019 Population Age 40-44	3,226	19,773	52,565
2019 Population Age 45-49	3,035	19,121	50,573
2019 Population Age 50-54	2,794	17,834	48,559
2019 Population Age 55-59	2,783	17,636	48,130
2019 Population Age 60-64	2,474	16,066	43,753
2019 Population Age 65-69	1,936	13,522	36,827
2019 Population Age 70-74	1,407	10,723	29,553
2019 Population Age 75-79	933	7,423	20,538
2019 Population Age 80-84	651	4,840	13,808
2019 Population Age 85+	814	6,039	17,454
2019 Population Age 18+	39,213	230,178	645,586
2019 Median Age	36	39	38

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,996	\$78,805	\$77,600
Average Household Income 25-34	\$86,529	\$100,598	\$101,892
Median Household Income 35-44	\$81,689	\$102,261	\$96,423
Average Household Income 35-44	\$111,630	\$146,382	\$140,628
Median Household Income 45-54	\$97,527	\$120,274	\$110,994
Average Household Income 45-54	\$130,453	\$170,624	\$159,434
Median Household Income 55-64	\$79,320	\$100,797	\$89,749
Average Household Income 55-64	\$113,855	\$149,286	\$139,002
Median Household Income 65-74	\$61,831	\$77,015	\$69,420
Average Household Income 65-74	\$85,959	\$111,533	\$107,535
Average Household Income 75+	\$61,956	\$73,723	\$74,269

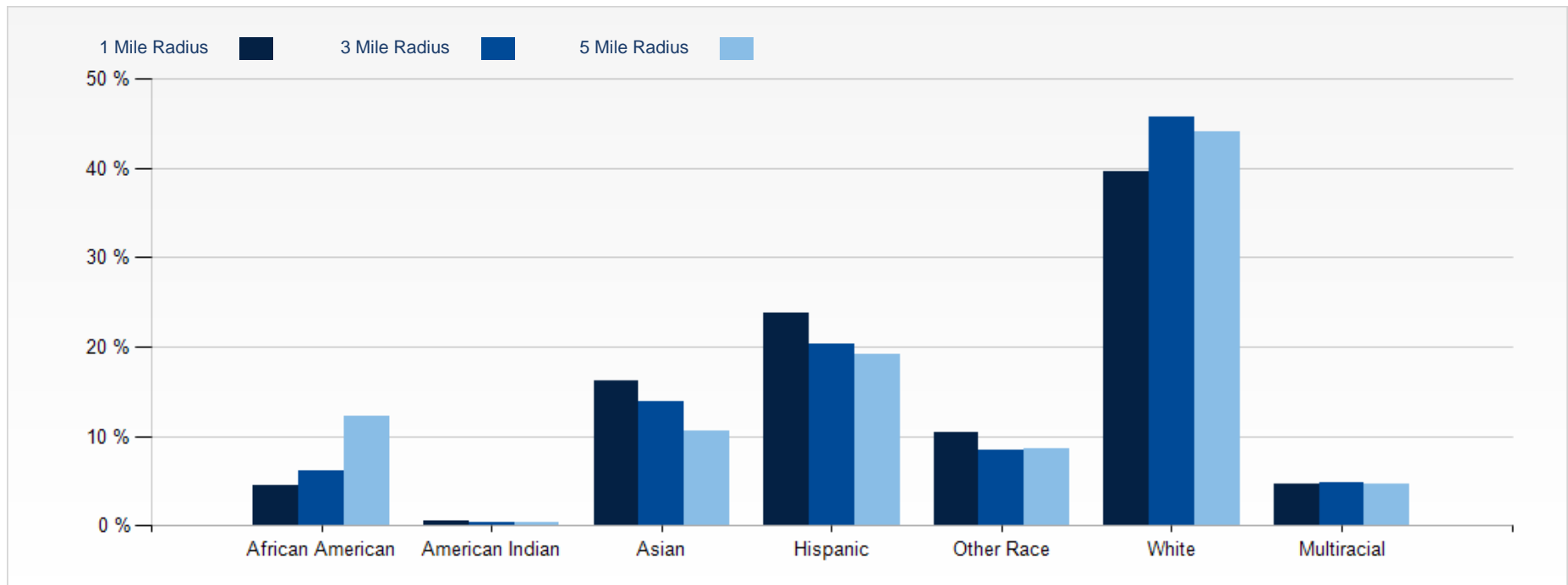
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	5,648	26,964	71,385
2024 Population Age 35-39	3,878	22,376	60,191
2024 Population Age 40-44	3,478	20,990	56,493
2024 Population Age 45-49	2,813	18,165	48,801
2024 Population Age 50-54	2,787	18,392	48,663
2024 Population Age 55-59	2,578	17,133	46,316
2024 Population Age 60-64	2,492	16,538	44,934
2024 Population Age 65-69	2,106	14,727	39,822
2024 Population Age 70-74	1,615	12,023	32,961
2024 Population Age 75-79	1,191	9,295	25,458
2024 Population Age 80-84	742	5,915	16,522
2024 Population Age 85+	810	6,211	17,962
2024 Population Age 18+	40,548	240,281	669,091
2024 Median Age	36	39	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,093	\$94,218	\$92,707
Average Household Income 25-34	\$105,713	\$121,595	\$122,622
Median Household Income 35-44	\$99,416	\$122,094	\$115,203
Average Household Income 35-44	\$134,013	\$172,927	\$166,326
Median Household Income 45-54	\$115,292	\$143,167	\$129,820
Average Household Income 45-54	\$155,745	\$200,130	\$186,643
Median Household Income 55-64	\$93,725	\$119,285	\$108,674
Average Household Income 55-64	\$136,235	\$176,249	\$164,541
Median Household Income 65-74	\$71,694	\$89,667	\$82,926
Average Household Income 65-74	\$102,800	\$133,772	\$128,317
Average Household Income 75+	\$74,454	\$88,953	\$89,351

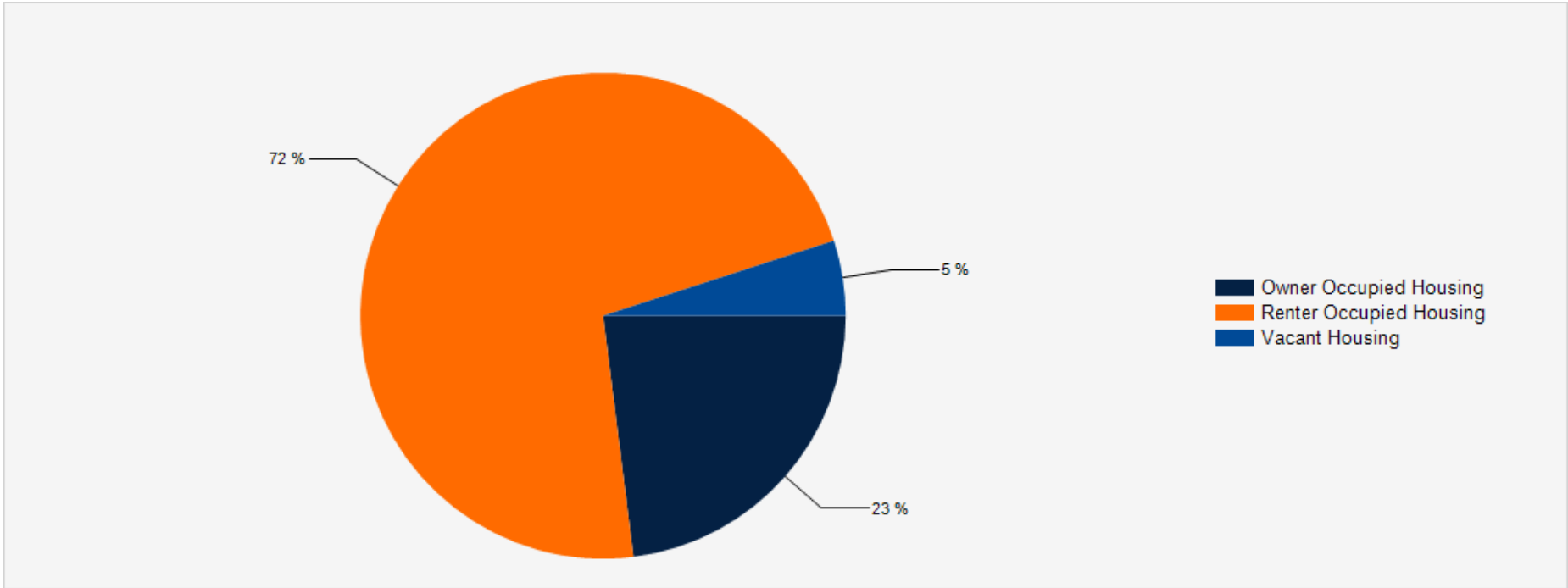
2019 Household Income



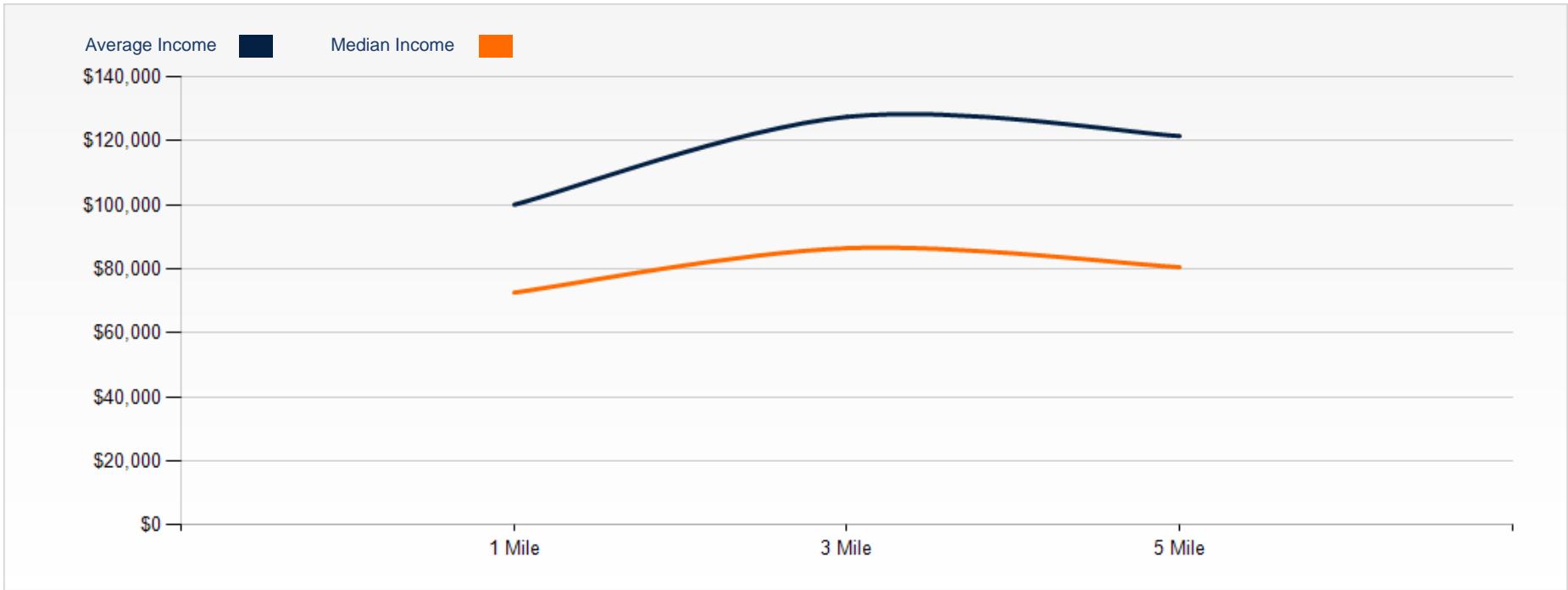
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



Culver City 4-Plex

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