



11 out of 12 New Single-Family Homes of a Small Lot Community

Available at \$15,300,000*

\$1,390,909 per home

The 12th Home recently sold for \$1,680,000

**Bulk/wholesale price*



INVESTMENT DESCRIPTION

Verona Court is a twelve-home community located south of Venice Blvd, the “*Mar Vista Great Street*”. Each home is thoughtfully designed with natural tones & textures, featuring 4 bedrooms, 4.5 bathrooms and rooftop decks with incredible panoramic views and ocean breezes.

The main living space of each home includes a fireplace, eat-in kitchen island as well as a dining area. The primary suite has its own floor with private outdoor patio, walk-in closet, dual vanity bathroom with freestanding tub, separate shower and separate water closet. The bedroom level contains two ensuite bedrooms along with a laundry closet in the hallway. A direct entry 2-car private garage and security completes each home.

Ease of access to several destinations nearby including unique shops, restaurants, art studios, beaches and other amenities.

INVESTMENT HIGHLIGHTS

- Detached single-family homes, each carries its own APN
- 2024 construction
- All 4 bedroom, 4.5 bath homes
- 2418-2432 square feet per home *
- Private rooftop decks with views & ocean breezes
- Gated driveway
- 2-car side-by-side private garages with direct access
- Value-Add opportunity

ADDRESS#	SQFT (ASSESSOR)*	BED BATH
3802	2418	4 4.5
3803	2418	4 4.5
3804	2418	4 4.5
3805	2418	4 4.5
3806	2418	4 4.5
3807	2418	4 4.5
3808	2418	4 4.5
3809	2418	4 4.5
3810	2418	4 4.5
3811	2418	4 4.5
12610	2432	4 4.5



FEATURES

Exterior

- Architecturally-designed exceptional homes
- 2-car private garage with direct access to the home's interior
- Gated with security
- Alarm System in each home
- Drought-tolerant plants with drip irrigation system
- Rooftop decks with breathtaking views of Venice, Santa Monica and mountains

Interior

- Open floor plan with fireplace in main living space
- Playa Grande Collection of oak wide plank flooring & custom tile
- Fisher & Paykel appliances including Samsung washer & dryer
- Huntington Brass bath fixtures
- Recessed LED lighting
- Premier suites & bath with deep soaking tubs
- Walk-in closets with custom shelving

Green in Your Home

- Multi-zoned heating & A/C system
- Tankless water heater with recirculation pump
- Conduit for future Electrically Operated Vehicle charger
- Solar ready
- Energy saving insulation & LED lighting & cool reflective roof system
- Low E, dual-glazed vinyl windows & sliding doors
- Water-conserving toilets, faucets and shower heads



Fisher & Paykel Appliances



Huntington Brass Bath Fixtures



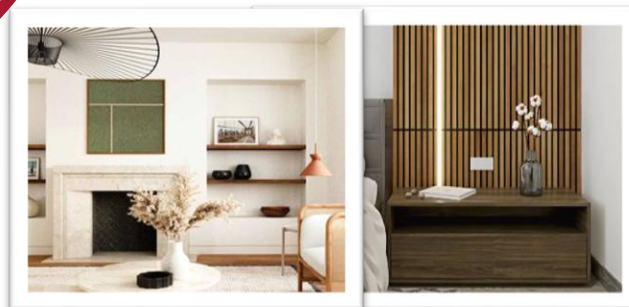
LiftMaster with MyQ
Technology



Samsung Washer & Dryer



Sahara|Copa Coast Oak Flooring

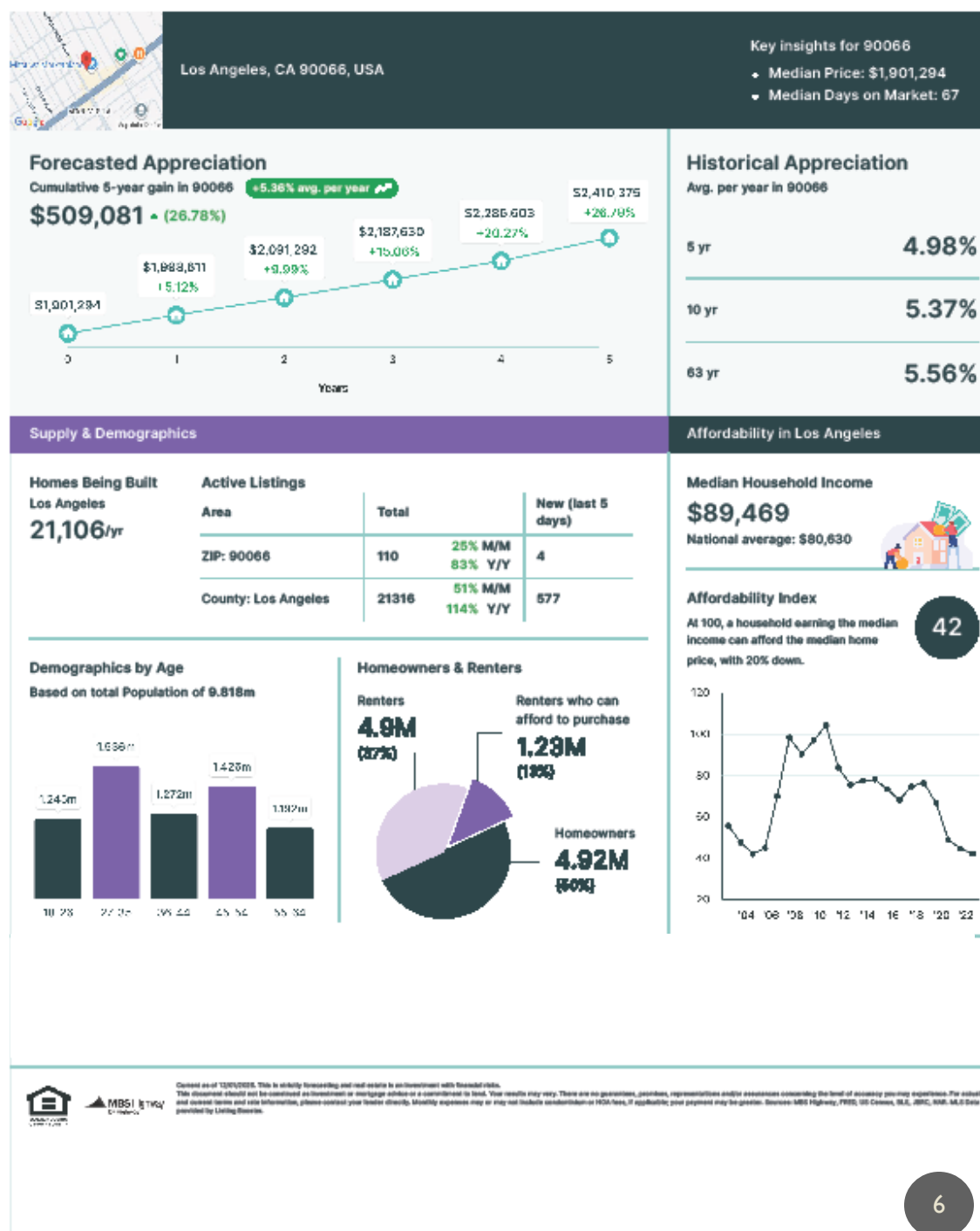


Other design elements
such as solid wood slat
panels & oak shelving

Data is integrated from the Federal Reserve, US Census, John Burns Real Estate Consulting, Bureau of Labor Statistic, and National Association of Realtors.

Historical Appreciation, 5 yr Appreciation Forecast, 1 yr Appreciation Forecast, and Median Income are all in the top 10% area ranking.

The forecast appreciation is strong, up to 26.78% in five years. 4.9M renters of the 9.8M total population.



Mar Vista (90066) Community Homes Comparison

KEY AREA	SMALL LOT HOMES (Sold)	VERONA CT
PRICE/SQ.FT. (AVERAGE)	\$887	\$575 a 35% discount compared to applicable average sales
HOME SIZE (SQ.FT.) (AVERAGE)	2051	2419
BEDROOMS (MOST)	3	4
BATHROOMS (MOST)	4	4.5
PRICE/HOME (AVERAGE)	\$1,797,417	\$1,390,909

Above Information as of November 14, 2025

Broker does not represent or guarantee the accuracy. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals to satisfy themselves and rely only on that.

FINANCIAL FORECAST 5 YEAR

Build to Rent: Investor 5-year Forecast

Purchase Price (11 homes)		Year				
		1	2	3	4	5
Gross Rental Income (\$9,000/home/mo)	3.5%	\$1,188,000	\$1,229,580	\$1,272,615	\$1,317,157	\$1,363,257
Vacancy Loss	5%	(59,400)	(61,479)	(63,631)	(65,858)	(68,163)
Effective Gross Income		\$1,128,600	\$1,168,101	\$1,208,985	\$1,251,299	\$1,295,094
Operating Expenses	30%	(356,400)	(368,874)	(381,785)	(395,147)	(408,977)
NOI		\$772,200	\$799,227	\$827,200	\$856,152	\$886,117
CAP Rate *		5.05%	5.22%	5.41%	5.60%	5.79%
Effective CAP Rate *		6.68%				
Proforma FMV of the Homes		\$16,083,360			\$19,397,340	
Cumulative Appreciation ***		5.12%			26.78%	
Forecasted Equity Gain		\$783,360			\$4,097,340	

* Cost Segregation Study

With the purchase of newly constructed homes as investment properties, there is a tax planning method allowing accelerated depreciation deductions, which in turn defers federal and state income taxes and increase cash flow. For qualified properties acquired and placed in service after January 19, 2025, the One Big Beautiful Bill Act (OBBBA) restores the 100% bonus depreciation.

> It is estimated in excess of \$1,000,000 in additional tax deductions and income tax savings over \$500,000 for year 1. Conservatively, Effective CAP Rate calculation above considers \$250,000. Source: McGuire Sponsel

> Please consult your accountant and/or tax advisor.

** R&M under Fit & Finish Warranty for the 1st year

*** See Independent Forecast Real Estate Report Card



Great Eats: The Arepa Stand, House of Thai Taste, Quiadaiyn Restaurant



Local interests: Art Galleries, Music Venue, Venice Beach Boardwalk, Skate Park



Centrally located: Easy commutes to Santa Monica, Culver City, DTLA, and the beaches

THE LIFESTYLE



Access & Mobility

- Bike lane in front
- Public transportation in front
- Starbucks nearby
- Wholefoods / Trader Joe's / Costco
- Local shops

Out of 100

Walk Score

88

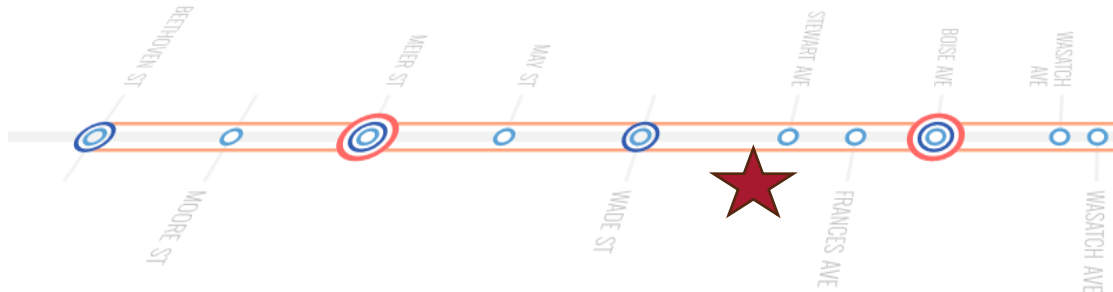


Protected Bike Lanes

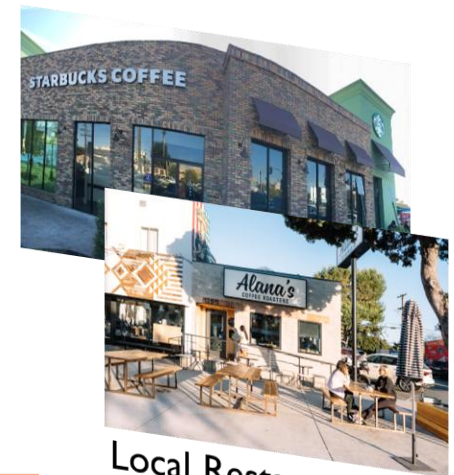


Public Transportation
Electric Bikes

- High Visibility Crosswalk
- Pedestrian Head Start Signals
- Protected and Buffered Bike Lanes
- New Signalized Crossing Location



Farmers' Market



Local Restaurants &
Coffee Shops

NEARBY.... SILICON BEACH HOT TECH SCENE

Silicon Beach Companies to Know



SYSTEM1

Google



SPACEX

Meta



1. The Black Tux
2. The Bouqs Company
3. ChowNow
4. Clique Brands
5. Clutter
6. Dollar Shave Club
7. Electronic Arts
8. Fair.com
9. FastPay
10. Fullscreen
11. Goop
12. Grindr
13. GumGum
14. Hawke Media
15. Headspace
16. The Honest Company
17. IMAX
18. Laurel & Wolf
19. Mediakix
20. MeUndies
21. Parachute Home
22. Pluto TV
23. ring
24. Ritual
25. Scopely
26. Seriously
27. SteelHouse
28. Studio71
29. Surf Air
30. TaskUs
31. Tastemade
32. Thrive Market
33. TrueCar
34. Winc
35. WITHIN
36. ZEPR
37. ZipRecruiter

Amazon's \$620 Million
Culver City Campus



Apple's
Culver Crossings Campus
(underway)



Sony Pictures
Culver City, CA



THE NEIGHBORHOOD

Venice Canals



Museums



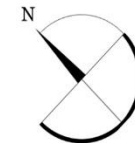
The Hobbit's House



SITE PLAN

Verona Court Community Homes

Mar Vista, CA 90066



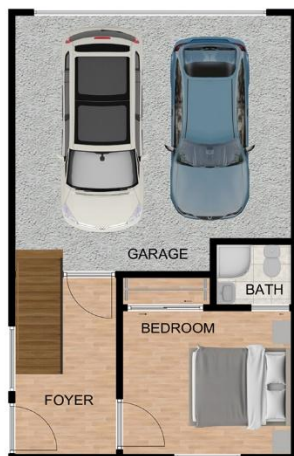
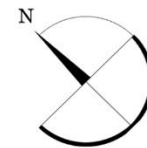
Siteplan

DISCLAIMER: Floorplan rendering created by The Luxury Level and may vary from actual plans. Seller reserves the right to make changes to plans, landscape, features and colors without prior notice. Window locations and other design elements may vary within Plan I and Plan II. Seller does not guarantee the accuracy of the square footage or other information concerning the features of the property provided by third parties or obtained from the architect, public records, or other sources. It is the responsibility of the buyer to verify the property's measurements and square footage independently.

FLOOR PLANS

Verona Court Community Homes

Mar Vista, CA 90066



1st Floor



2nd Floor



3rd Floor



4th Floor



Rooftop Deck

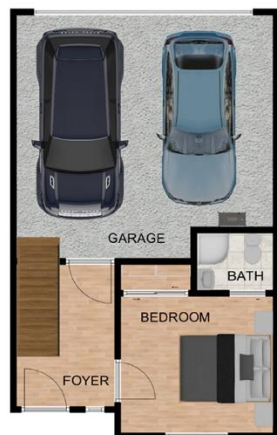
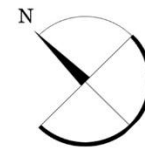
Plan 1

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FLOOR PLANS

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1st Floor



2nd Floor



3rd Floor



4th Floor



Rooftop Deck

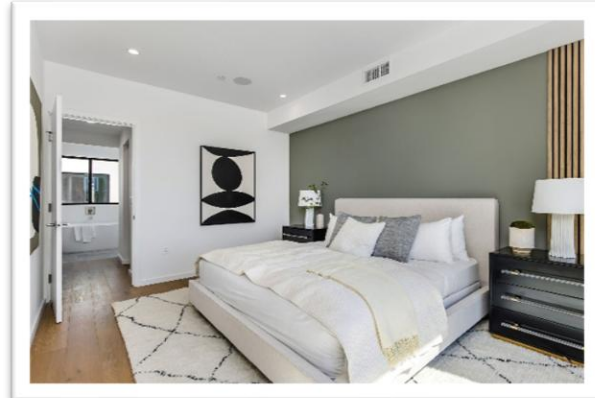
Plan 2

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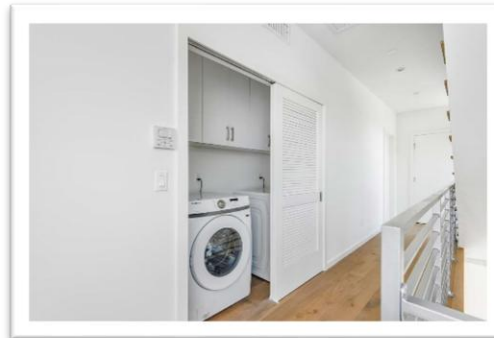
PHOTOS



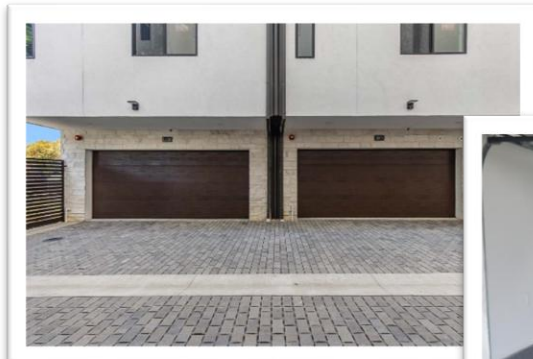
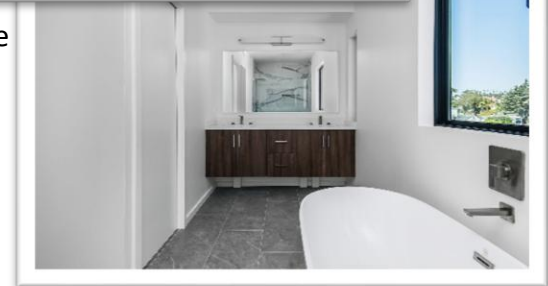
Common Floor



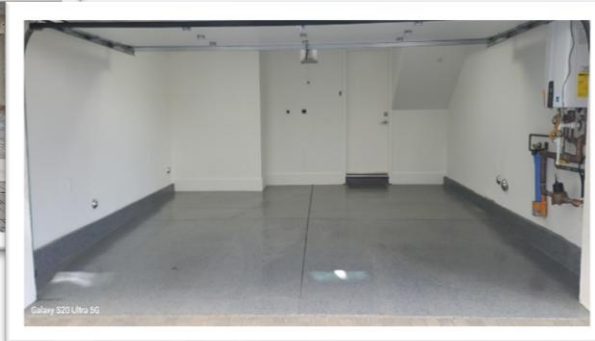
Primary Suite



Laundry closet near bedrooms



Gated Driveway (pavers)



Garage Interior



Rooftop Deck

Why Small Lot Developments

Small Lot Developments are beneficial in today's economy in the City of Los Angeles. The key benefits are:

- Increase homeownership at reduced costs
- Increase the number of units made available to the public (reduce under-utilized lots)
- Homeowners have complete ownership of that lot
- Provides more space-efficient & economically attractive alternative for sites zoned for apartment or condominium uses
- HOAs not required, only a common area management entity which can be overseen by a specialty company
- Enhance the surrounding area
- Availability of financing for homeowner





Disclaimers:

- Floor plans, maps, and renderings are artist's conception and may vary from actual plans. Seller reserves the right to make changes to plans, landscape, features and colors without prior notice. Window locations and other design elements may vary within Plan I and Plan II.
- Seller does not guarantee the accuracy of the square footage, lot size or other information concerning the condition or features of the property provided by third parties or obtained from the architect, public records, or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.
- All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to variation.



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