

ASHTON APARTMENTS

10357 Ashton Ave
LOS ANGELES, CA 90024

Asking Price: \$2,200,000



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10357 ASHTON AVENUE



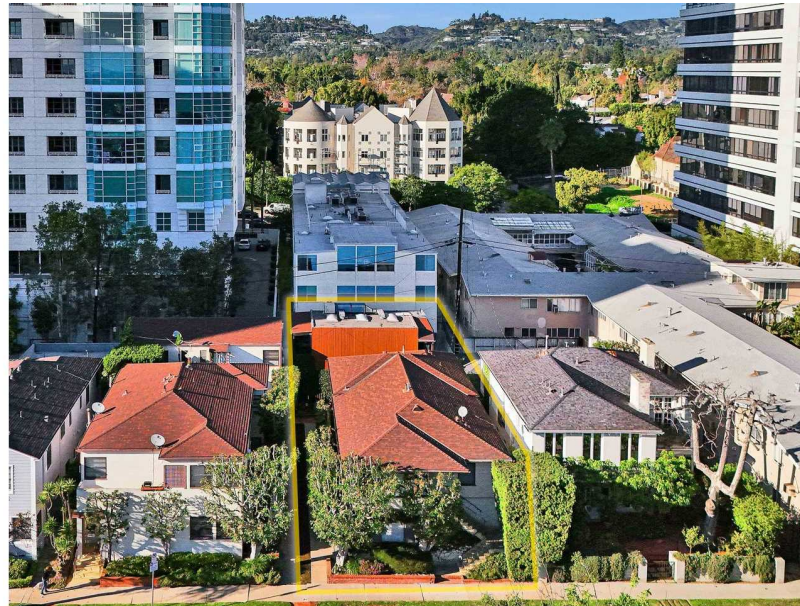
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3627 Motor Avenue
Los Angeles, CA 90034

PROPERTY SUMMARY

10357 ASHTON AVENUE | LOS ANGELES, CA 90024



Property Summary

Price:	\$2,200,000
Units:	4
Price / Unit:	\$550,000
NOI:	\$71,565
GRM:	18.42
Building SF:	3,320
Price / SF:	\$662
Lot Size:	4,250 SF
Parking:	4
Year Built:	1953
Zoning:	RD1.5

Property Overview

10357 Ashton Avenue is the eastern parcel of this nine-unit multifamily offering, featuring approximately 3,320 square feet of living space across four residential units. The unit mix includes two one-bedroom/one-bathroom units and two spacious two-bedroom/two-bathroom units, appealing to a broad tenant base. Constructed in 1953, the building is of wood-frame and stucco construction and is positioned around a shared central courtyard. At the rear of the property are two two-car garages, above which sits an additional non-conforming studio unit measuring approximately 400–500 square feet. This space offers a value-add opportunity and potential conversion to a permitted Accessory Dwelling Unit (ADU), subject to buyer verification, creating the possibility for immediate rental income enhancement. The parcel sits on approximately 4,250 square feet of land and is zoned LARD1.5, supporting long-term redevelopment or expansion potential. 10361-65 Ashton Ave. 5 units the neighboring property is also available for Sale.

Location Overview

Both properties are ideally located one block south of Wilshire Boulevard and east of South Beverly Glen Boulevard, providing convenient access to Beverly Hills, Century City, UCLA, and the greater Westside. The premier Westwood location supports consistent rental demand and makes this a compelling long-term investment opportunity.

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PRO FORMA SUMMARY

10357 ASHTON AVENUE | LOS ANGELES, CA 90024



Investment Summary

Price	\$2,200,000
Year Built	1953
Units	4
Price/Unit	\$550,000
RSF	3,320
Price/RSF	\$662.65
Lot Size	4,250 sf
Floors	2
APN	4327-013-018
Cap Rate	3.25%
Market Cap Rate	5.29%
GRM	18.42
Market GRM	13.29

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
2+2	1	\$3,050	\$3,050	\$3,800	\$3,800
1+1	1	\$1,820	\$1,820	\$3,100	\$3,100
2+2	1	\$2,384	\$2,384	\$3,800	\$3,800
1+1	1	\$2,700	\$2,700	\$3,100	\$3,100
Totals	4		\$9,954		\$13,800

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$119,448	\$165,600
- Less: Vacancy	(\$3,583)	(\$4,968)
Effective Gross Income	\$115,865	\$160,632
- Less: Expenses	(\$44,300)	(\$44,300)
Net Operating Income	\$71,565	\$116,332

Annualized Expenses

Description	Actual	Market
Total Expenses	\$44,300	\$44,300
Expenses Per RSF	\$13.34	\$13.34
Expenses Per Unit	\$11,075	\$11,075

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PROPERTY PHOTOS

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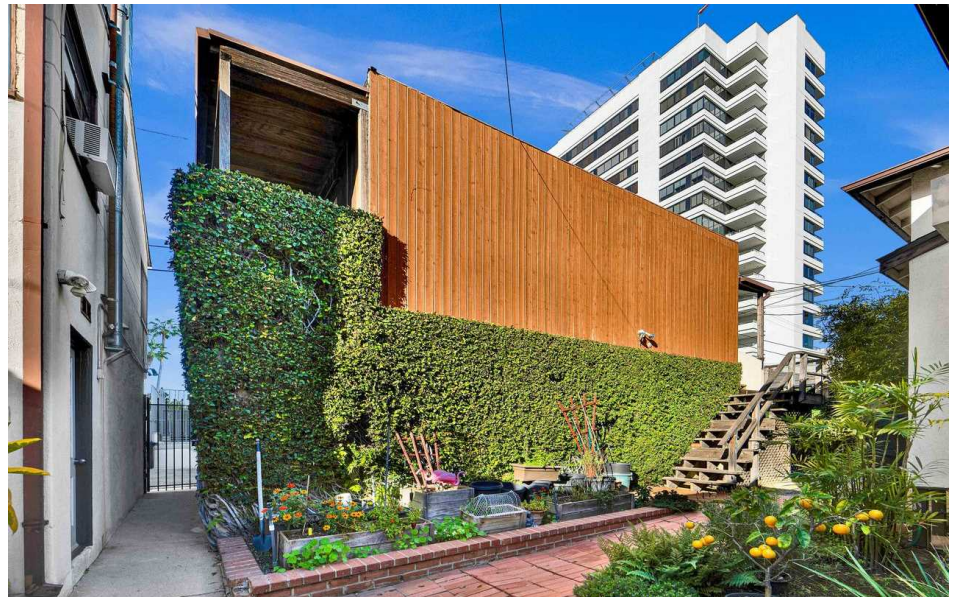
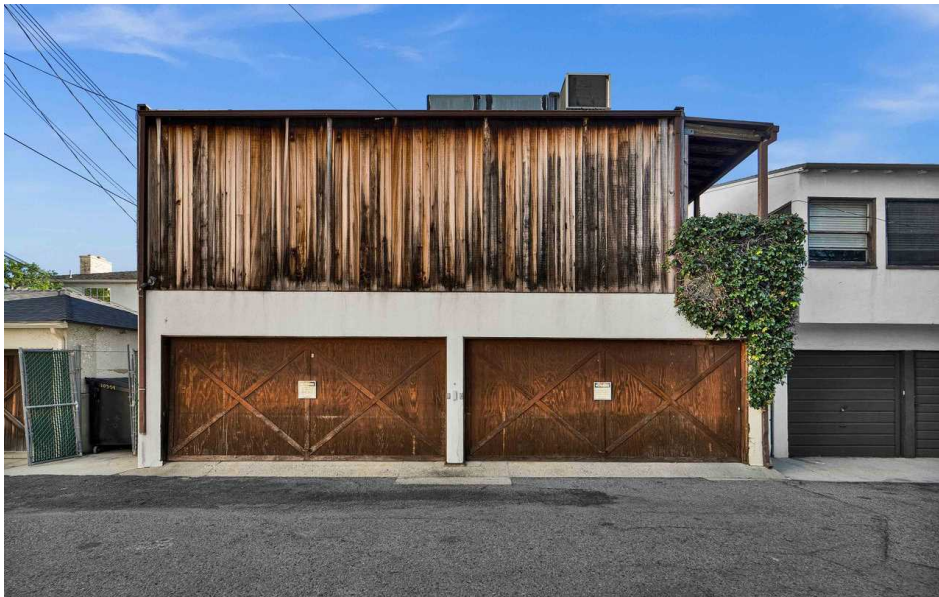
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10357 ASHTON AVENUE



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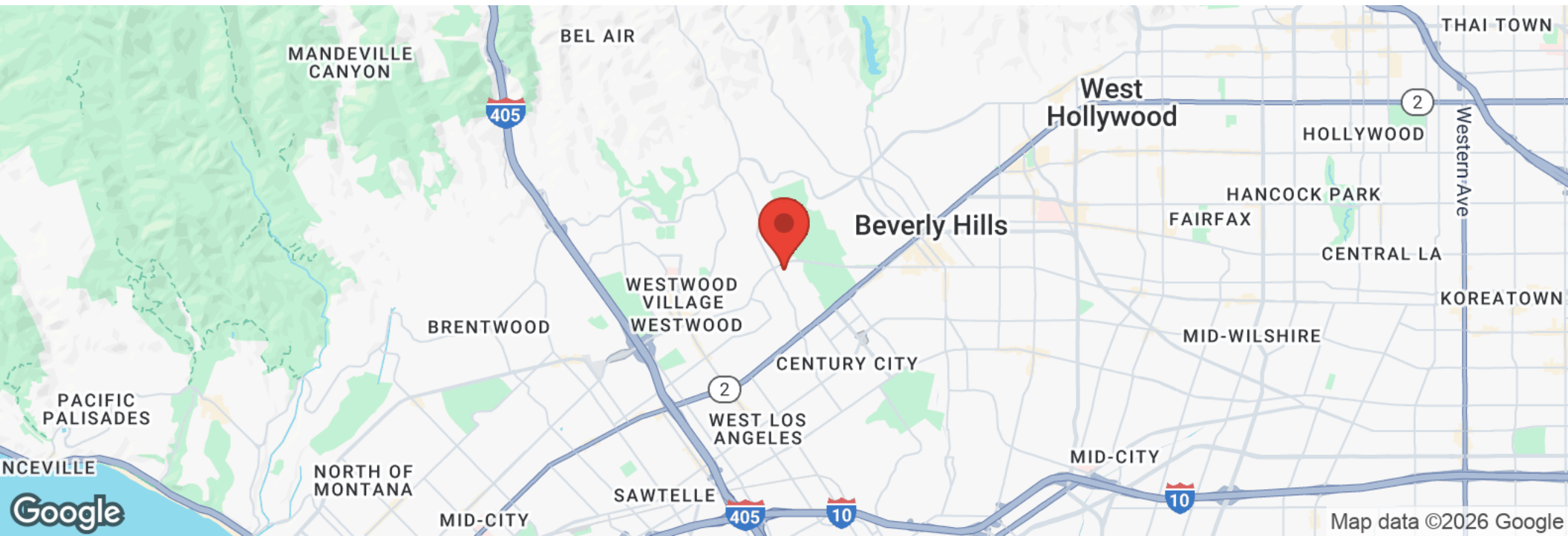
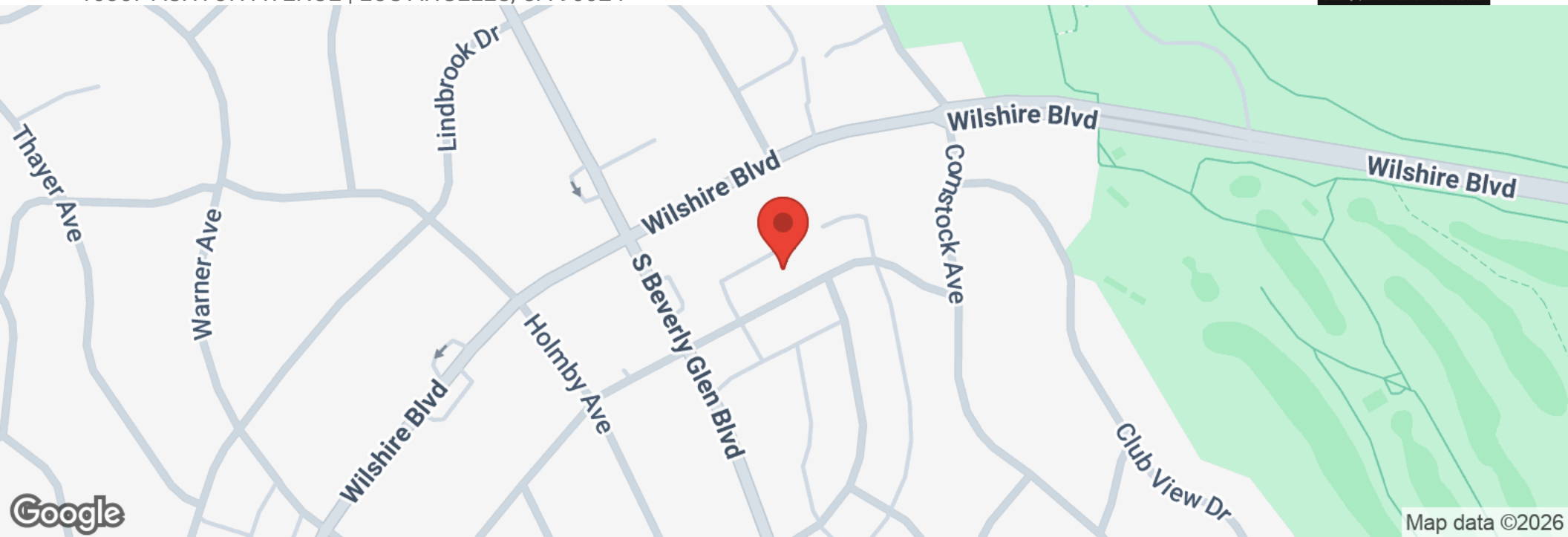
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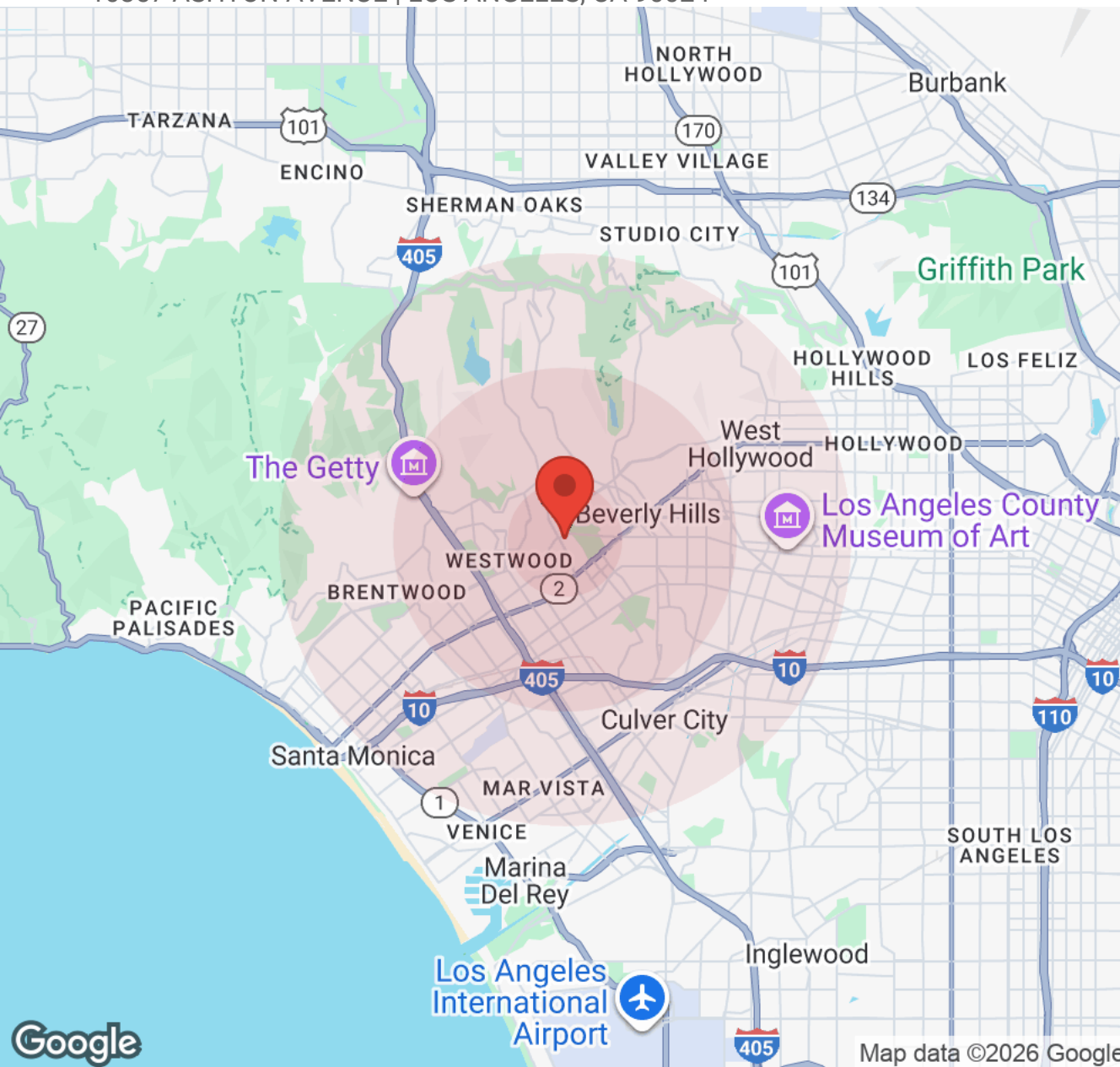
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	12,158	133,900	328,063
Female	13,645	121,234	311,812
Total Population	25,803	255,134	639,875
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,217	30,748	79,548
Ages 15-24	2,296	40,492	73,519
Ages 25-54	9,245	105,702	293,026
Ages 55-64	3,081	26,560	71,350
Ages 65+	7,965	51,633	122,433
Race	1 Mile	3 Miles	5 Miles
White	16,220	137,492	318,466
Black	735	10,716	43,128
Am In/AK Nat	18	306	832
Hawaiian	10	204	576
Hispanic	4,005	49,368	152,802
Asian	3,855	47,072	98,989
Multi-Racial	877	8,394	21,308
Other	85	1,556	3,711
Income	1 Mile	3 Miles	5 Miles
Median	\$127,792	\$119,925	\$115,191
< \$15,000	1,262	9,054	22,047
\$15,000-\$24,999	702	4,987	13,393
\$25,000-\$34,999	505	4,449	13,010
\$35,000-\$49,999	741	6,608	18,638
\$50,000-\$74,999	953	11,306	30,673
\$75,000-\$99,999	1,084	11,663	31,199
\$100,000-\$149,999	1,656	16,403	45,746
\$150,000-\$199,999	1,262	12,268	32,447
> \$200,000	4,357	34,520	82,577
Housing	1 Mile	3 Miles	5 Miles
Total Units	14,226	124,395	320,813
Occupied	12,521	111,259	289,730
Owner Occupied	6,378	40,220	97,343
Renter Occupied	6,143	71,039	192,387
Vacant	1,705	13,136	31,083

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