

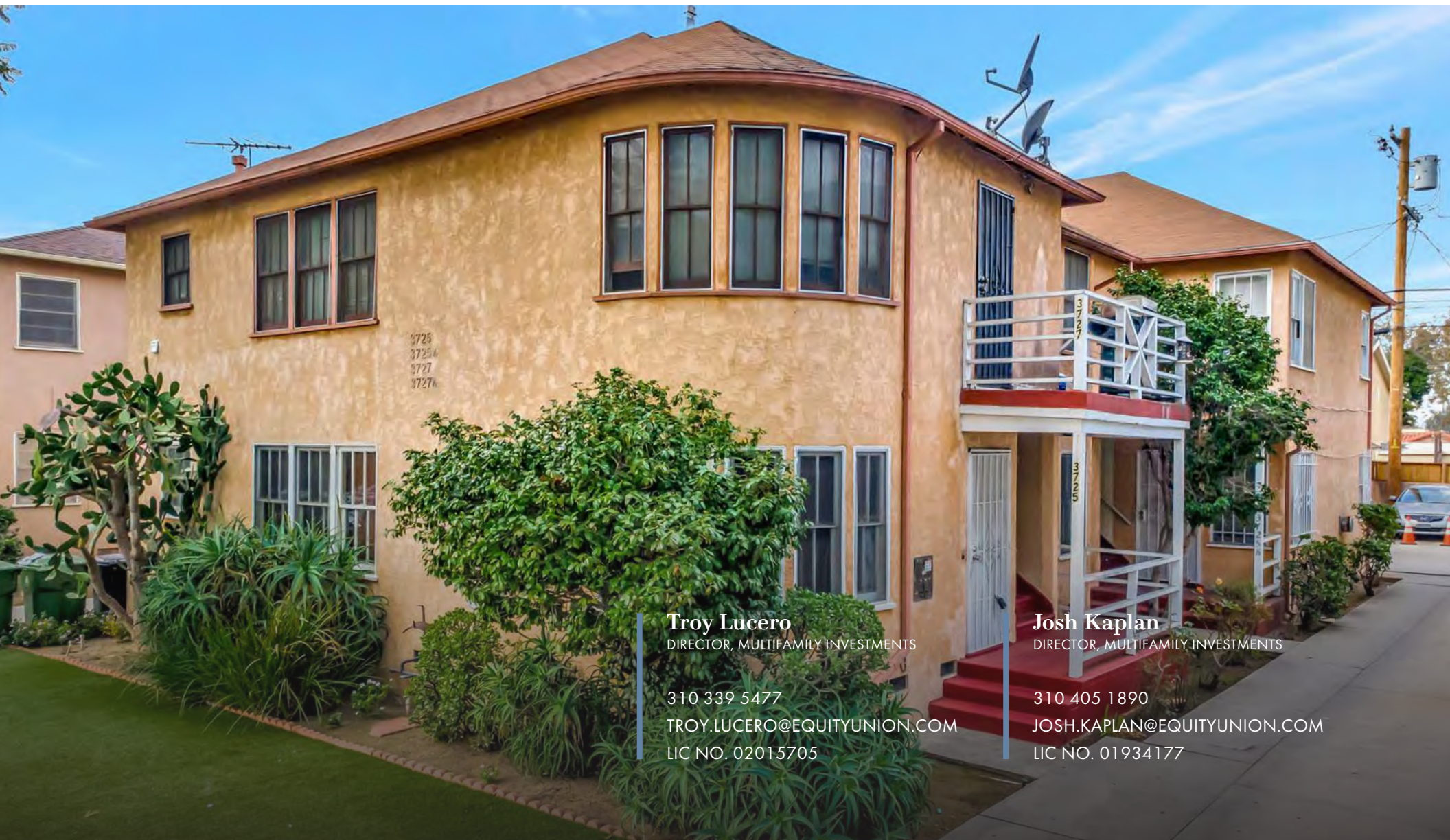


OFFERING MEMORANDUM | FOURPLEX IN WEST ADAMS

# 3725 S Victoria Ave

Los Angeles, CA 90016

OWNER OCCUPIER OPPORTUNITY - 3 BED/1 BATH UNIT DELIVERED VACANT



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3/25  
VICTOR  
AVENUE  
LOS  
ANGELES



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### LISTED BY

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# INVESTMENT SUMMARY



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**OFFERING PRICE** | \$1,599,000

**CURRENT CAPITALIZATION RATE** | 4.83% (1)

**PROFORMA CAPITALIZATION RATE** | 5.74%

**CURRENT GRM** | 14.3 (1)

**PROFORMA GRM** | 12.6

The Highlight Group of Equity Union, as the exclusive listing agent, is pleased to present the opportunity to acquire 3725 S Victoria Ave, a well-maintained four-unit multifamily property built in 1947. The property is located between Obama Blvd. and Coliseum St., just one block west of Crenshaw Blvd., in the West Adams neighborhood of Los Angeles.

## THE OPPORTUNITY

- **OWNER OCCUPIER OPPORTUNITY** – 3 Bed/1 Bath unit delivered vacant
- **STRONG IN-PLACE CASH FLOW** – The property delivers a solid in-place return with stable, long-term tenants, providing immediate income from day one.
- **DESIRABLE UNIT MIX** – Two (2) 1bed+1bath units, one (1) 2bed+1bath unit, and one(1) large three 3bed+1bath unit.
- **LOW UTILITY COSTS** – Separately metered for gas and electricity, minimizing owner expenses and simplifying management. Tenants are also responsible for trash cost.
- **ADU POTENTIAL** – The detached four-car garage may offer an opportunity for conversion into one or more ADUs. Buyer to verify requirements.
- **PRIME INFILL LOCATION** – Strategically located in West Adams, just west of Crenshaw Blvd., the property is only ten minutes from USC, close to shopping and dining, and minutes from the Expo/Crenshaw (E) Line, providing convenient access to Downtown LA, Culver City, and the Westside.

(1) Assumes vacant 3bed+1bath Unit 1 is leased at market rent.



**PROPERTY ADDRESS**

3725 S Victoria Ave  
Los Angeles, CA 90016

**YEAR BUILT**

1947

**TOTAL UNITS**

4

**BUILDING AREA**

3,796

**APN #**

5046-025-015

**LAND AREA**

6,479

**ZONING**

LARD 1.5

**PARKING**

Yes

## PROPERTY DESCRIPTION

3725 S Victoria Ave is a well-maintained four-unit multifamily property constructed of wood-frame and stucco in 1947. The building features an efficient and desirable unit mix consisting of two (2) one-bedroom/one-bath units, one (1) two-bedroom/one-bath unit, and one (1) spacious three-bedroom/one-bath unit. The property is approximately 3,796 square feet of building area situated on a 6,479-square-foot lot, offering a strong blend of stability and upside within a highly accessible Los Angeles location.

**VACANT 3 BEDROOM UNIT DETAILS:**

The three-bedroom unit, located on the ground floor facing Victoria Ave, the largest unit on the property with approximately 1,140 sq in size, benefits from abundant natural light with windows throughout. The unit features hardwood flooring, a functional and efficient layout, and retains its original kitchen and bathroom offering an ideal opportunity for a new owner to customize and add value through renovations. Additional features include existing appliances, fixtures, and window A/C units. The living spaces provide a spacious living room, washer and dryer, fixtures, large bedrooms, a generous bathroom, and a well-appointed kitchen with separate side access.

All units are separately metered for electricity and gas, with tenants responsible for their own trash service while the landlord covers water expenses.

**ADU OPPORTUNITIES:**

The property offers excellent potential for the addition of Accessory Dwelling Units (ADUs). A detached four-car garage is located at the rear of the lot, providing a prime opportunity for conversion into one or more ADUs. With ample street parking available, a new owner could explore maximizing the property's income potential through an ADU conversion. Buyer to verify.



# PROPERTY LOCATION

3725 S Victoria Ave is ideally located between Obama Blvd. and Coliseum St., just one block west of Crenshaw Blvd., in the heart of Los Angeles' West Adams neighborhood. This central infill location offers excellent connectivity, only ten minutes from USC, and provides easy access to major employment hubs including Downtown LA, Culver City, and the Westside. Residents benefit from close proximity to the E (Crenshaw/Expo) Line, local retail centers, and a growing array of dining, coffee shops, and creative offices transforming the surrounding West Adams and Crenshaw District areas. The neighborhood's strong accessibility and continued public and private investment drive consistent rental demand and long-term value appreciation.





EXTERIOR PHOTOS





## EXTERIOR PHOTOS





## INTERIOR PHOTOS



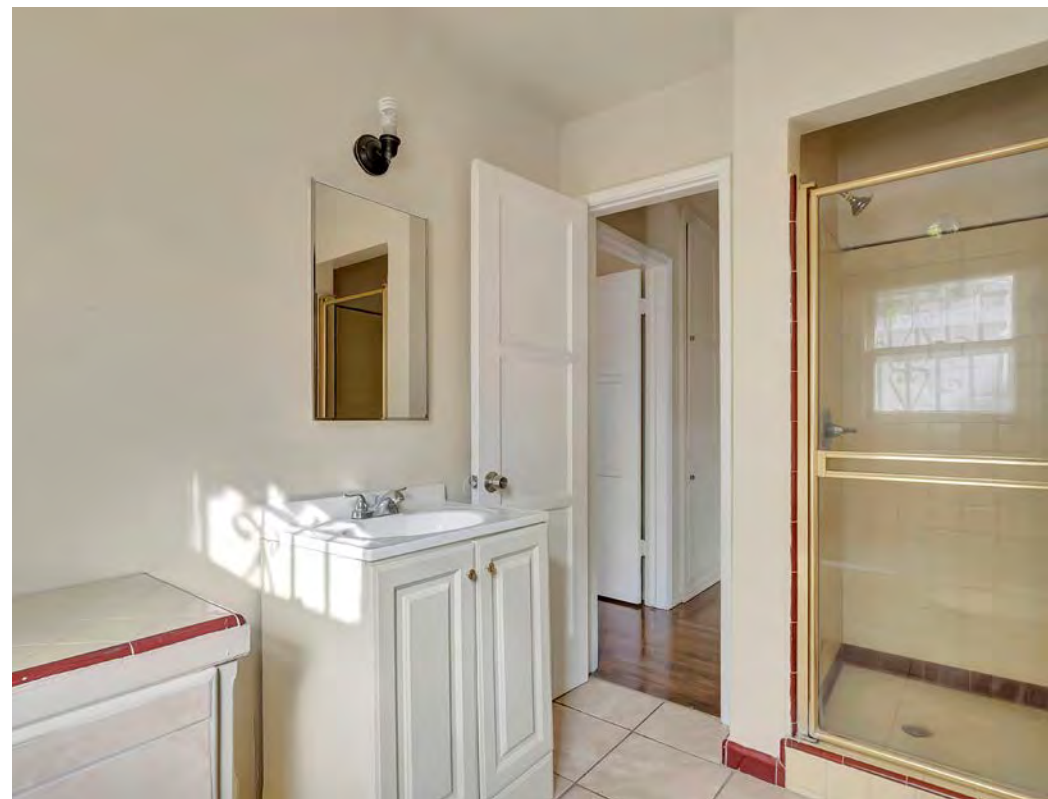


## INTERIOR PHOTOS



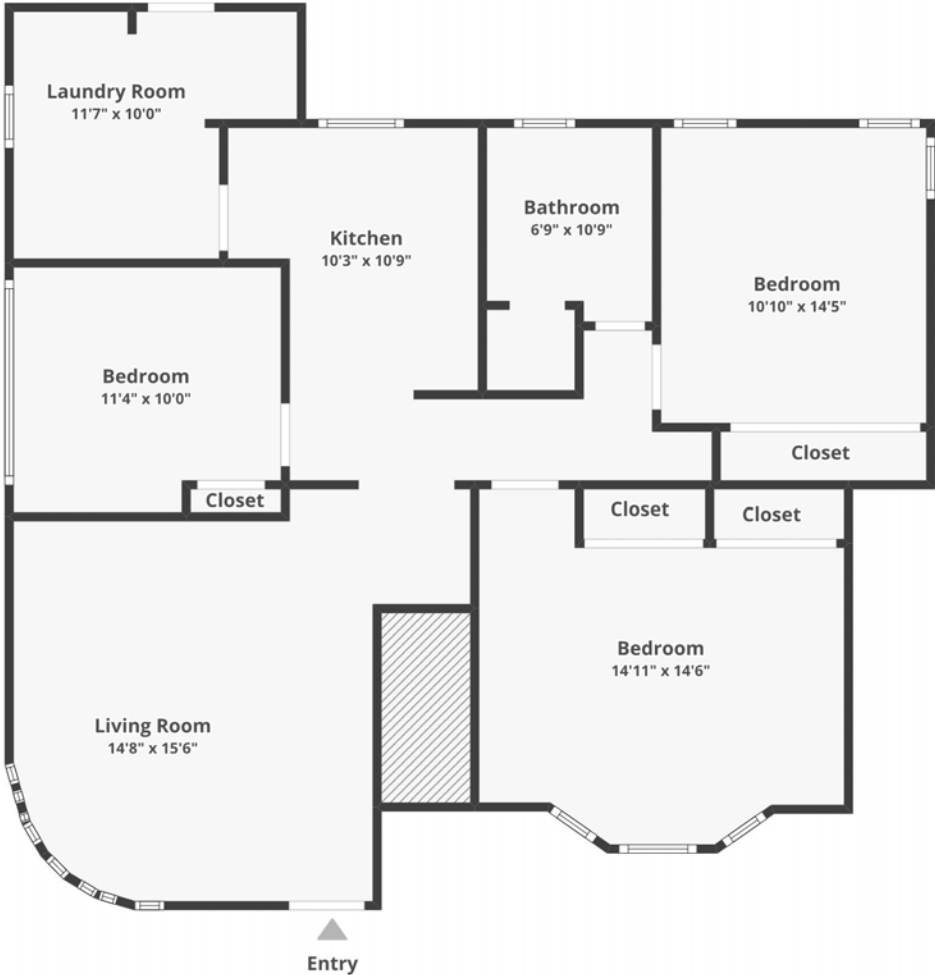


## INTERIOR PHOTOS





FLOOR PLAN - 3Bed/1Bath Unit



3725 S Victoria Ave, Los Angeles, CA 90016

Floor 1

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



# AERIAL PHOTOS





# AERIAL PHOTOS





The background of the slide is a photograph of a city skyline at sunset. The sky is a mix of blue and orange, with some clouds. In the foreground, there is a multi-lane highway with several cars driving. A blue semi-transparent overlay covers the middle portion of the image, where the title is located. In the bottom right corner, there is a logo for 'EQUITY UNION COMMERCIAL' and some white line art of building outlines.

# MARKET OVERVIEW



## LOS ANGELES METRO APARTMENT MARKET OVERVIEW

Vacancies rose slightly in Q2 2025 from 4.9% to 5.3%. A positive sign for landlords is that new apartment construction has been relatively limited compared to other U.S. cities. Even with the recent rise in vacancies, Los Angeles still has a much lower vacancy rate than the national average. Rents in L.A. grew 0.5% over the past year, slightly below the national average of 0.7%. Growth has been modest and steady. Looking ahead, conditions are expected to stabilize in late 2025 and improve in 2026, with rent growth likely reaching around 2% annually.

### WEST ADAMS SUBMARKET OVERVIEW

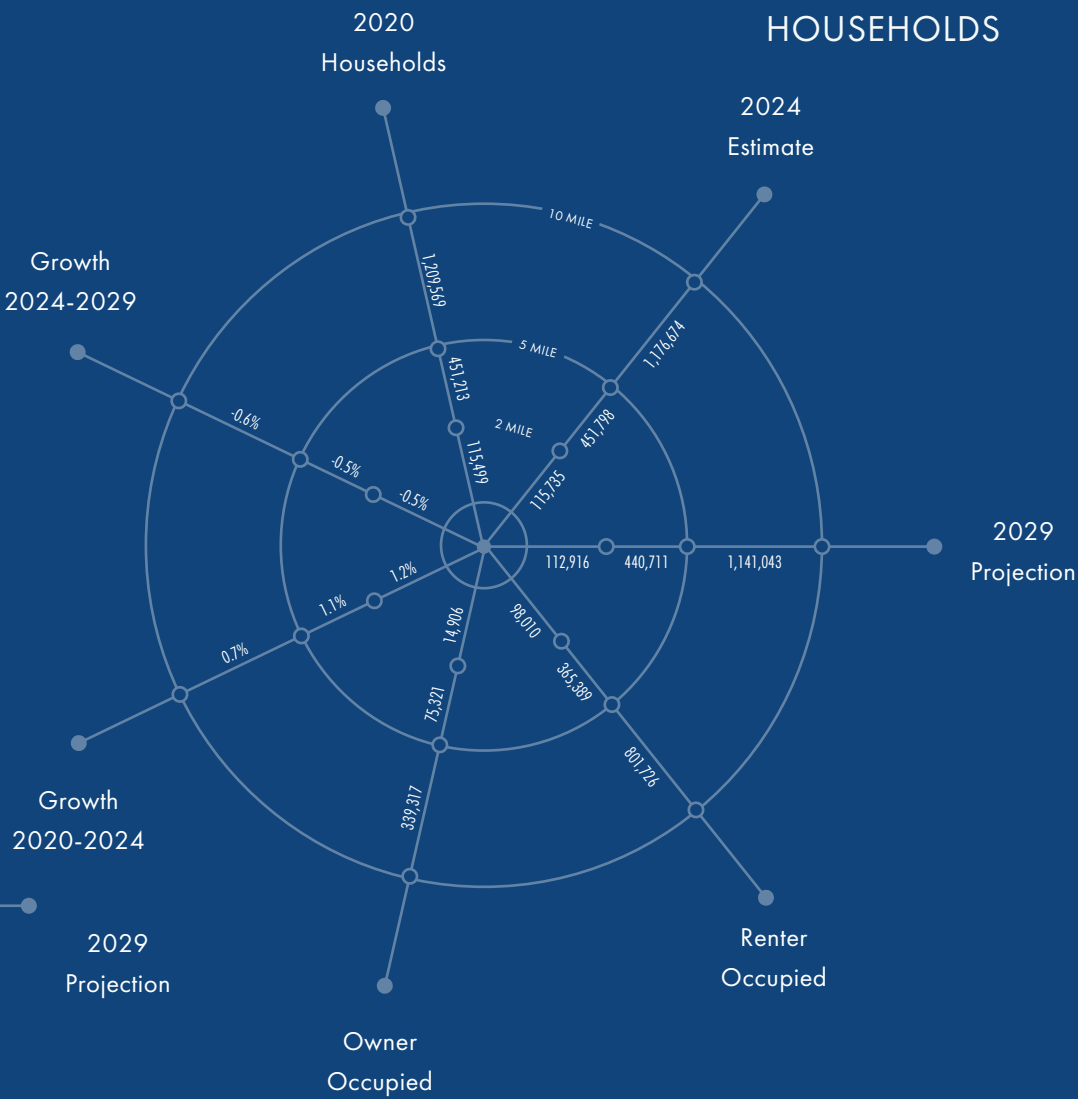
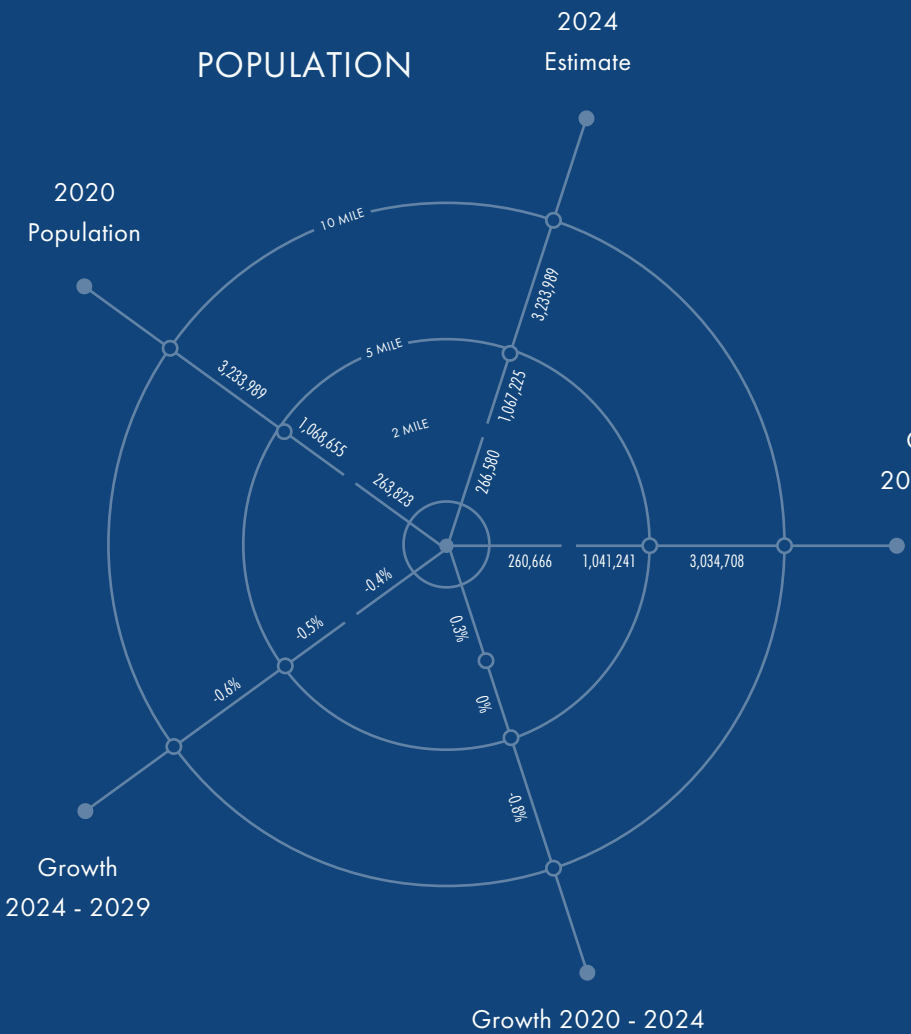
The West Adams submarket has rapidly evolved into one of Los Angeles' most desirable infill investment zones. Centered between Culver City, Mid-City, and Baldwin Hills, the area has seen substantial revitalization fueled by creative office conversions, boutique retail, and multifamily redevelopment. Proximity to major transit lines, including the Crenshaw/LAX (E) Line and quick access to the 10 and 110 freeways have made the corridor increasingly attractive to young professionals seeking convenient connectivity to both Downtown and the Westside. New commercial activity along Adams Blvd, Jefferson Blvd, and Crenshaw Blvd continues to push rental growth and investor demand, while housing affordability relative to adjacent neighborhoods positions this pocket for continued long-term appreciation. With limited new supply and strong tenant retention, West Adams Adjacent offers investors a rare combination of cash flow stability and near-term upside.





# DEMOGRAPHICS

3725 S Victoria  
Los Angeles, CA 90016



<b>\$58,675</b> Median Household Income (2 Mile)	<b>\$84,194</b> Avg Household Income (2 Mile)	<b>INCOME</b>





# FINANCIAL SUMMARY



# FINANCIAL SUMMARY

## PROPERTY HIGHLIGHTS

PRICE	\$1,599,000
PRICE PER UNIT	\$399,750
PRICE PER SF	\$421
CURRENT NOI	\$75,293
PRO FORMA NOI	\$91,310
CURRENT CAP RATE	4.83% (1)
PRO FORMA CAP RATE	5.74%
GRM	14.3x (1)
PRO FORMA GRM	12.6x

## PROPERTY SUMMARY

YEAR BUILT	1947
TOTAL UNITS	4
BUILDING AREA	3,796
APN	5046-025-015
LAND AREA*	6,479
ZONING*	RD1.5
PARKING	Yes

## RENT ROLL SUMMARY

Current						Pro Forma			
No. Units	Floor Plan	Avg SF	Avg. In Place Rent	Ave Rent PSF	Total Monthly Income	Loss To Lease	Avg. Pro Forma Rent	Avg Rent PSF	Total Monthly Income
2	1B+1BA	N/A	\$1,889	N/A	\$3,777	\$721	\$2,249	N/A	\$4,498
1	2B+1BA	N/A	\$2,026	N/A	\$2,026	\$524	\$2,550	N/A	\$2,550
1	3B+1BA	N/A	\$3,450	N/A	\$3,450	\$0	\$3,450	N/A	\$3,450
Total/WTD Avg.	4	3,796	\$2,313	\$2.44	\$9,253	\$1,245	\$2,625	\$2.77	\$10,498
Gross Potential Income					\$111,038	\$14,940	\$125,978		

\*Source TitlePro247

(1) Assumes vacant 3bed+1bath Unit 1 is leased at market rent.

## OPERATING STATEMENT SUMMARY

Revenue		In-Place	Pro Forma		
Gross Potential Rent		\$111,038	\$125,978		
Vacancy		\$ (3,331)	\$(3,779)		
Net Rental Income		\$107,707	\$122,198		
Other Revenue (1)	Estimated	500	500		
Effective Gross Income		\$108,207	\$122,698		
Estimated Expenses		In-Place	Per Unit	Pro Forma	Per Unit
Repairs & Maintenance	Estimated	\$2,000	\$500	\$2,000	\$500
Turnover Expense	Estimated	\$800	\$200	\$800	\$200
Utilities	Estimated	\$2,600	\$650	\$2,600	\$650
Contract Services	Estimated	\$1,200	\$300	\$1,200	\$300
Taxes	1.20% of Sale Price	\$19,188	\$4,797	\$19,188	\$4,797
Insurance	Estimated	\$4,400	\$1,100	\$4,400	\$1,100
CapEx Reserves	Estimated	\$800	\$200	\$800	\$200
Total Expenses		\$30,988	\$7,747	\$30,988	\$7,747
Net Operating Income		\$77,219	\$91,710		
Expense Ratio (% of EGI)		29%	25%		



## RENT ROLL

Current					Pro Forma				
Unit	Occupied/Vacant	Unit Type	Unit Size	Current Rent	Scheduled Gross Income	Current Rent PSF	Market Rent	Market Rent PSF	Loss To Lease
1	Vacant	3B+1BA	N/A	\$3,450	\$41,400	N/A	\$3,450	N/A	\$0
2	Occupied	2B+1BA	N/A	\$2,026	\$24,312	N/A	\$2,550	N/A	\$524
3	Occupied	1B+1BA	N/A	\$1,379	\$16,548	N/A	\$2,100	N/A	\$721
4	Occupied	1B+1BA	N/A	\$2,398	\$28,778	N/A	\$2,398	N/A	\$0
Total /Average		4	3,796	\$9,253	\$111,038	\$2.44	\$10,498	\$2.77	\$1,245

LTL 13.5%

### RENT ROLL SUMMARY

Current						Pro Forma			
No.Units	Floor Plan	Avg SF	Avg. In-Place Rent	Ave Rent PSF	Total Monthly Income	Loss To Lease	Avg. Pro Forma Rent	Avg Rent PSF	Total Monthly Income
2	1B+1BA	N/A	\$1,889	N/A	\$3,777	\$721	\$2,249	N/A	\$4,498
1	2B+1BA	N/A	\$2,026	N/A	\$2,026	\$524	\$2,550	N/A	\$2,550
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Total/WTD Avg.	4	3,796	\$2,313	\$2.44	\$9,253	\$1,245	\$2,625	\$2.77	\$10,498
Gross Potential Income					\$111,038	\$14,940	\$125,978		





## SALES COMPARABLES SUMMARY

Property Address	Zip Code	Yr Built	Sale Date	Sale Price	CAP Rate	GRM	\$ PSF	\$ Per Unit	Bldg. SF	Avg. Unit SF	# Of Units
4075 8th Ave	90008	1941	Mar-2025	\$1,180,000	N/A	15.2	\$473	\$393,333	2,494	831	3
3020 West Blvd	90016	1927	Jan-2025	\$1,974,000	N/A	N/A	\$568	\$493,500	3,476	869	4
5869 Dauphin St	90034	1965	Dec-2024	\$1,515,750	5.14%	15.1	\$467	\$378,938	3,244	811	4
2822 7th Ave	90018	1906	Dec-2024	\$1,040,000	3.97%	N/A	\$503	\$346,667	2,068	689	3
Total/Average				\$5,709,750	4.66%	15.1	\$506	\$407,839	11,282	806	14
3725 S Victoria Ave - Mid		1947		\$1,599,000	4.83%	14.3	\$421	\$399,750	3,796	949	4





4075 8TH AVE  
LOS ANGELES, CA 90008



3020 WEST BLVD  
LOS ANGELES, CA 90016

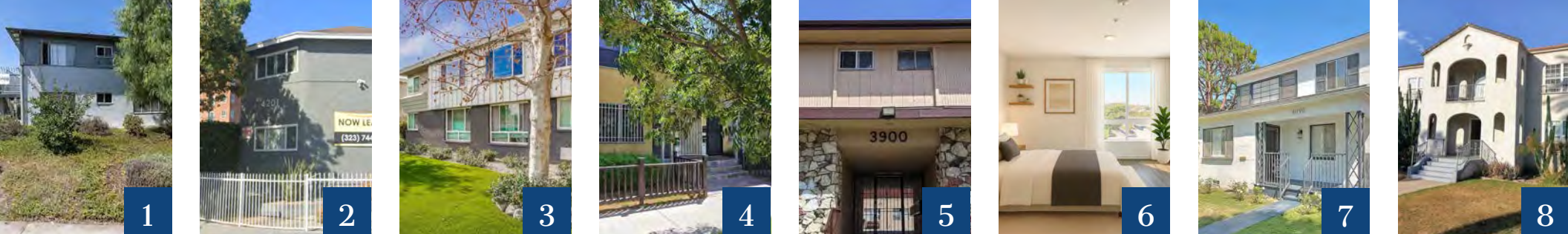


5869 DAUPHIN ST  
LOS ANGELES, CA 90034



2822 7TH AVE  
LOS ANGELES, CA 90018





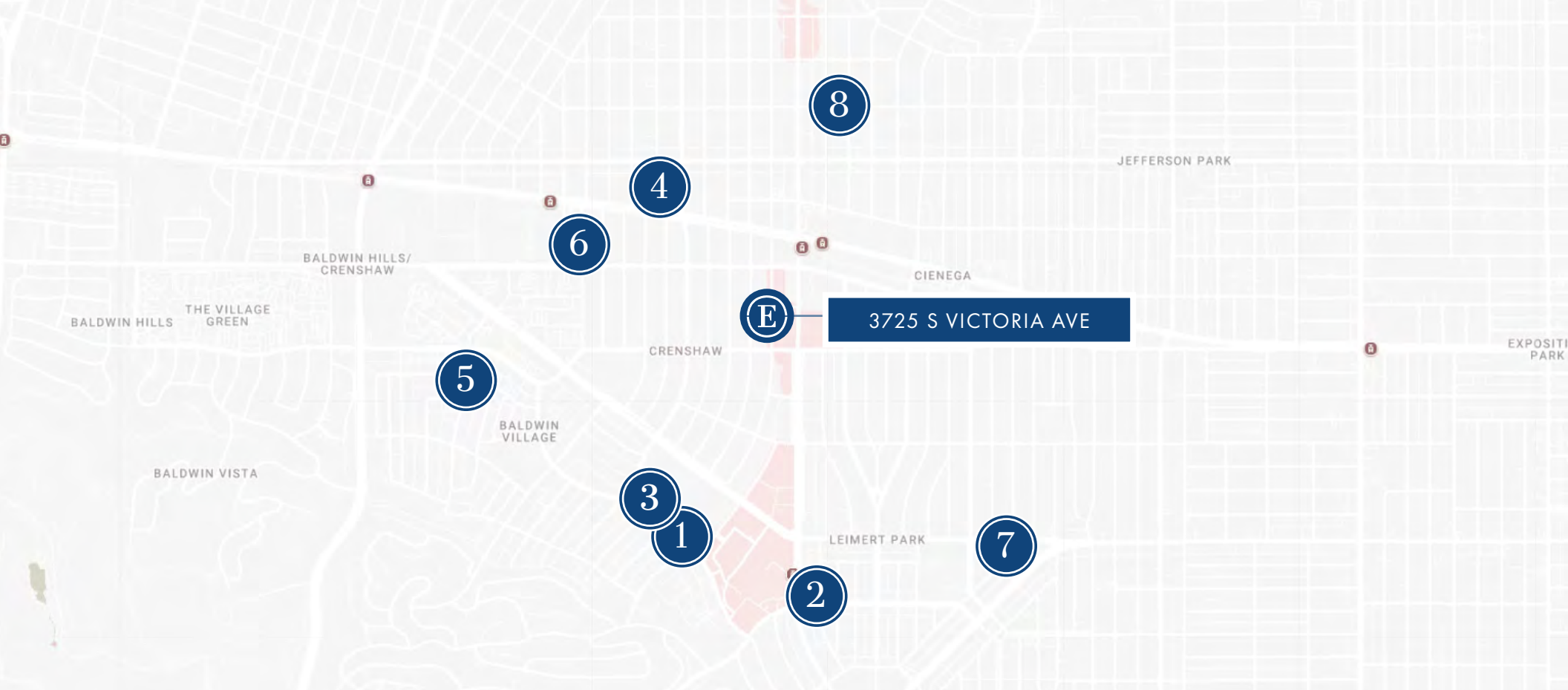
## RENT COMPARABLES SUMMARY

Address	Unit Type	Rent	Comments
4119 Marlton Ave	1B+1BA	\$1,975	Sleek hardwood laminate floors   Modern kitchen with contemporary countertops   Refreshed bathroom with newer vanity, tiles & fixtures   Close to Leimert Park Village art, music & community events   Near local favorites like Highly Likely & Hot and Cool Cafe
4201 McClung Dr	1B+1BA	\$2,085	Cable ready   Security system   Microwave   Oven   Refrigerator   Freezer   Hardwood floors   Furnished
4105 Somerset Dr	1B+1BA	\$2,295	Gated & secure property   Private gated parking   Closed-circuit video monitoring   Pet friendly   Online rent payments   Utilities not included
3454 West Blvd	2B+1BA	\$2,500	Downstairs unit in 4-plex   Spacious open floor plan, hardwood flooring throughout   Large living room, bedrooms, and closets   Kitchen with ample cabinet space   No pets allowed   \$2,500 deposit, 12-month lease   Walking distance to Metro (Crenshaw/Exposition line), close to Downtown & Santa Monica access
3900 Nicolet Ave	2B+1BA	\$2,666	Air conditioning   Smoke-free property   Tub/shower   Stainless steel appliances   Kitchen   Oven   Range   Refrigerator   Freezer   Gas range   Vinyl flooring
3567 Chesapeake Ave	2B+2BA	\$2,595	Modern finishes, quartz counters, stainless steel appliances   In-unit laundry, large closets, energy-efficient systems   Controlled access, pet-friendly, bike storage
4090 Creed Ave	3B+2BA	\$3,750	Washer/dryer   Heating   Ceiling fans   Storage space   Tub/shower   Stainless steel appliances   Kitchen   Hardwood floors   Dining room   Office   Den
3015 S Norton Ave	3B+1BA	\$3,500	Washer/dryer   Air conditioning   Dishwasher   Disposal   Microwave   Range   Refrigerator

### RENT COMPARABLES SUMMARY

Unit Type	# of Units	Avg. Rent	Subject Property
1B+1BA	3	\$2,118	\$2,100
2B+1BA	3	\$2,587	\$2,550
3B+1BA	2	\$3,625	\$3,450





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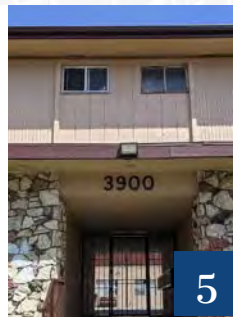
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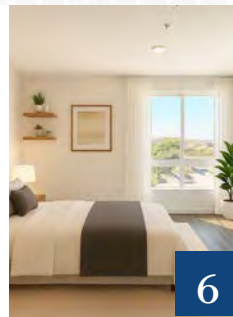
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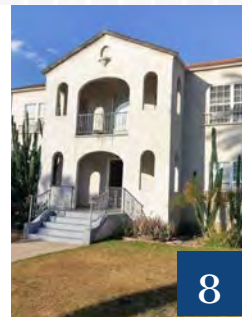
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8

1. 4119 MARLTON AVE

2. 4201 MCCLUNG DR

3. 4105 SOMERSET DR

4. 3454 WEST BLVD

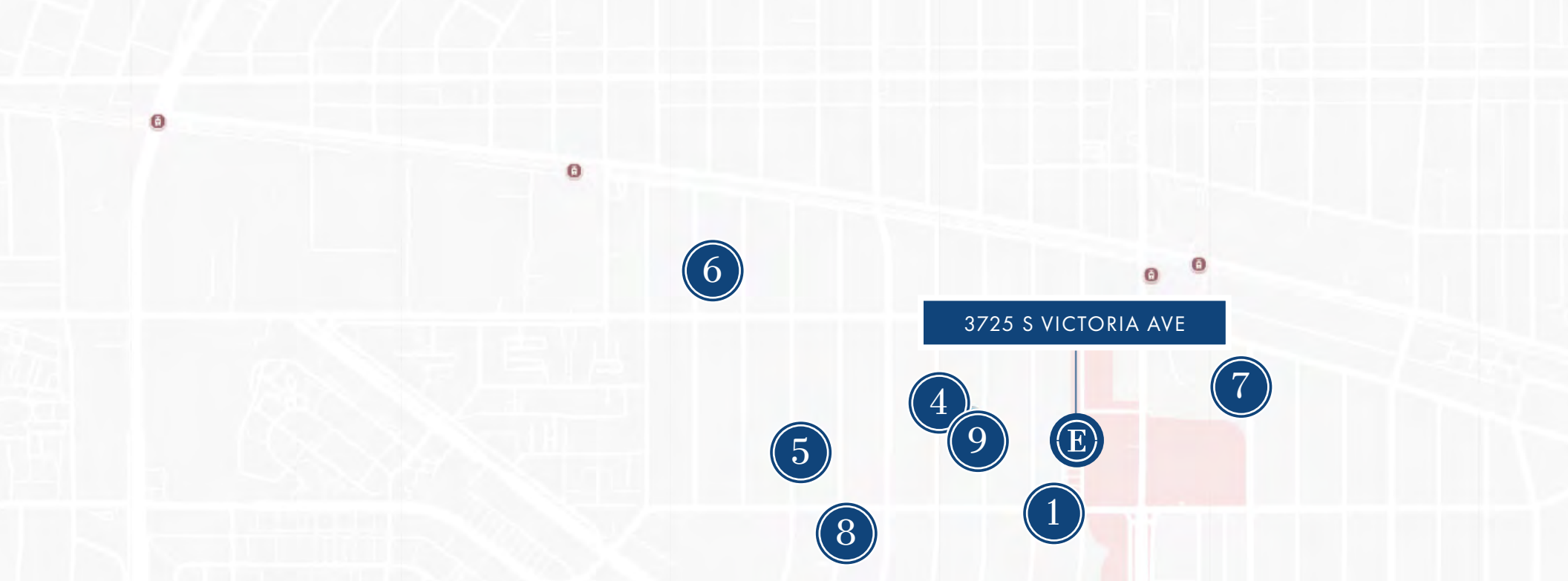
5. 3900 NICOLET AVE

6. 3567 CHESAPEAKE AVE

7. 4090 CREED AVE

8. 3015 S NORTON AVE





3725 S VICTORIA AVE

	Property Address	Yr Built	Sale Date	Sale Price	\$ PSF	Bldg. SF	# Of 3 Beds
1	3770 Somerset Dr	1941	Oct-2025	\$1,020,000	\$501	2,036	1
2	3976 Olmsted Ave	1941	Aug-2025	\$1,531,000	\$901	1,700	1
3	3840 S Norton Ave	1956	Jul-2025	\$1,500,000	\$827	1,814	1
4	3712 Virginia Rd	1938	Jun-2025	\$1,125,000	\$609	1,847	1
5	3738 S Muirfield Rd	1945	Jun-2025	\$1,337,000	\$887	1,508	1
6	3558 Potomac Ave	1944	Apr-2025	\$1,150,000	\$875	1,314	1
7	3691 S Norton Ave	1941	Mar-2025	\$1,289,000	\$709	1,817	1
8	3776 West Blvd	1944	Mar-2025	\$1,350,099	\$1,014	1,332	1
9	3719 Wellington Rd	1938	Jan-2025	\$1,488,000	\$916	1,625	1
Total/Average				\$11,790,099	\$786	14,993	9

# SINGLE FAMILY SALES COMPARABLES





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