1524 Granville Ave

Los Angeles, CA 90025

OFFERING MEMORANDUM

SERHANT.

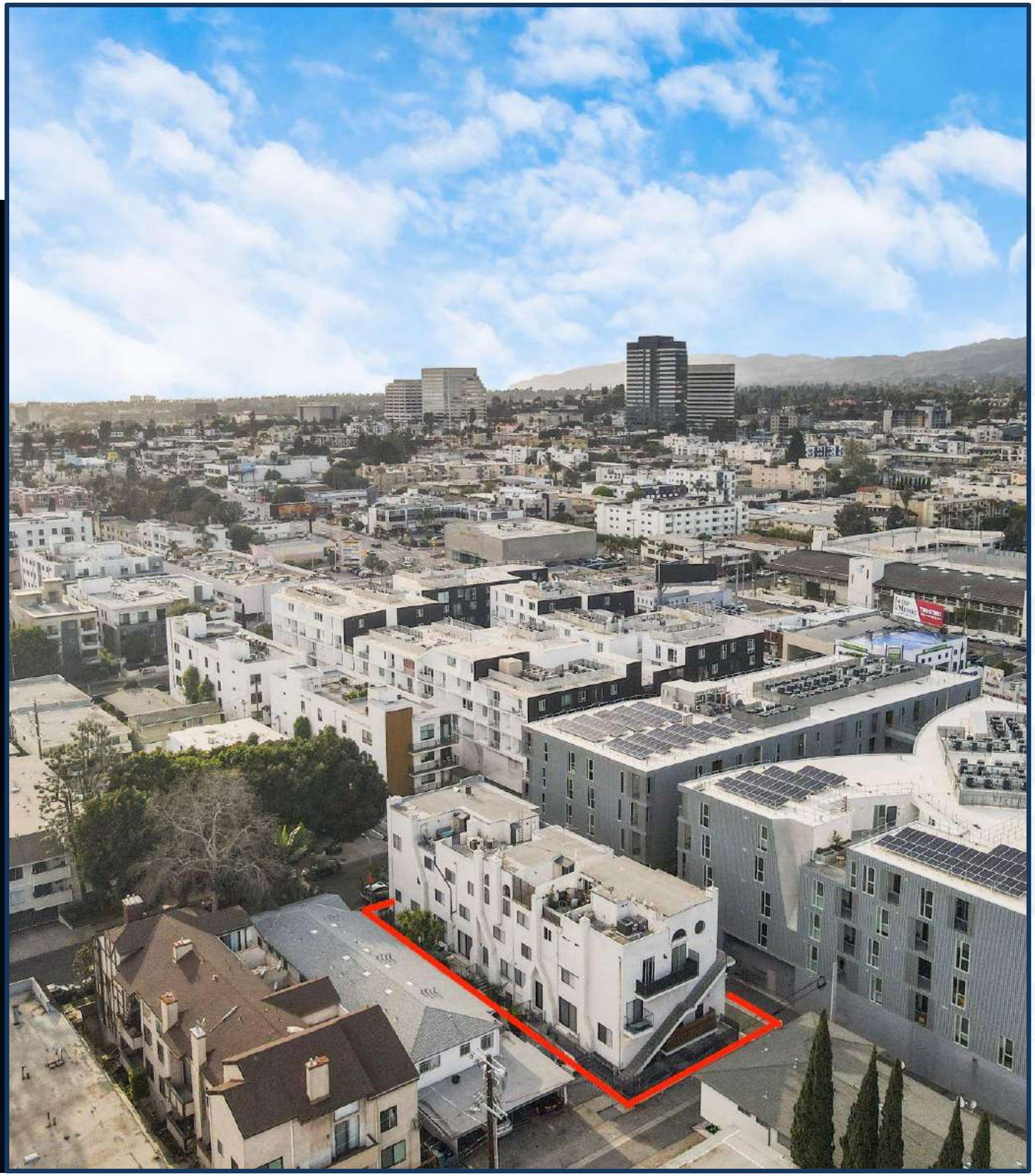
TAKSA INVESTMENT GROUP

RE/MAX COMMERCIAL

GLASER GROUP

LYON STAHL INVESTMENT REAL ESTATE

1524 Granville Ave
Los Angeles, CA 90025



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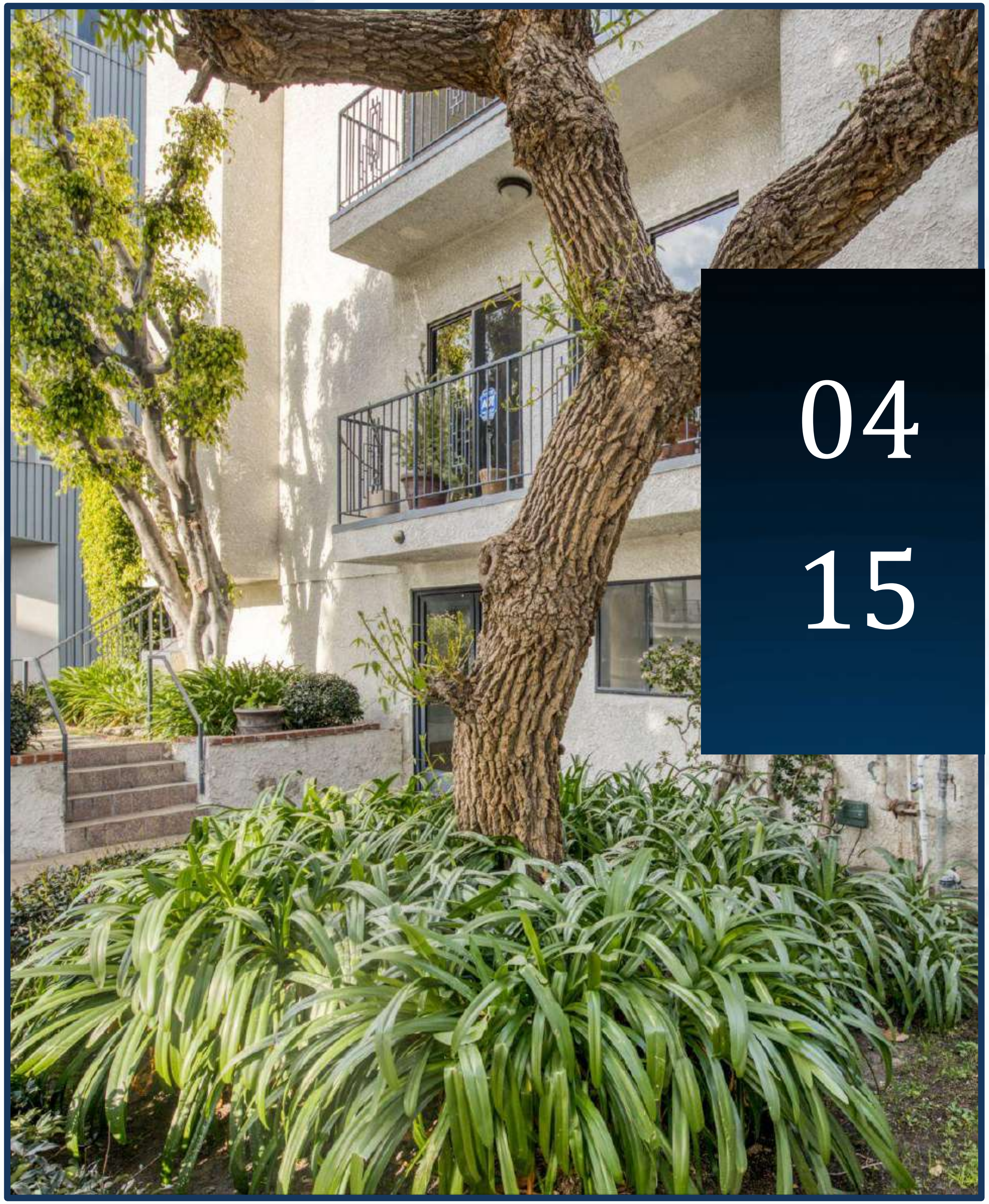

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PROPERTY OVERVIEW

1524 Granville Ave | Los Angeles, CA 90025

The Opportunity

1524 Granville Avenue presents a rare opportunity to acquire a **10-unit**, pride-of-ownership multifamily property in the heart of West Los Angeles' highly desirable Sawtelle neighborhood. **Built in 1988**, the property is entirely **exempt from Los Angeles rent control (Non-RSO)**, with AB 1482 applying, providing a significant advantage over most multifamily properties in the surrounding market. **The property is part of an A+ located, five-building Westside portfolio totaling 60 units, available for acquisition individually or together as a portfolio.**

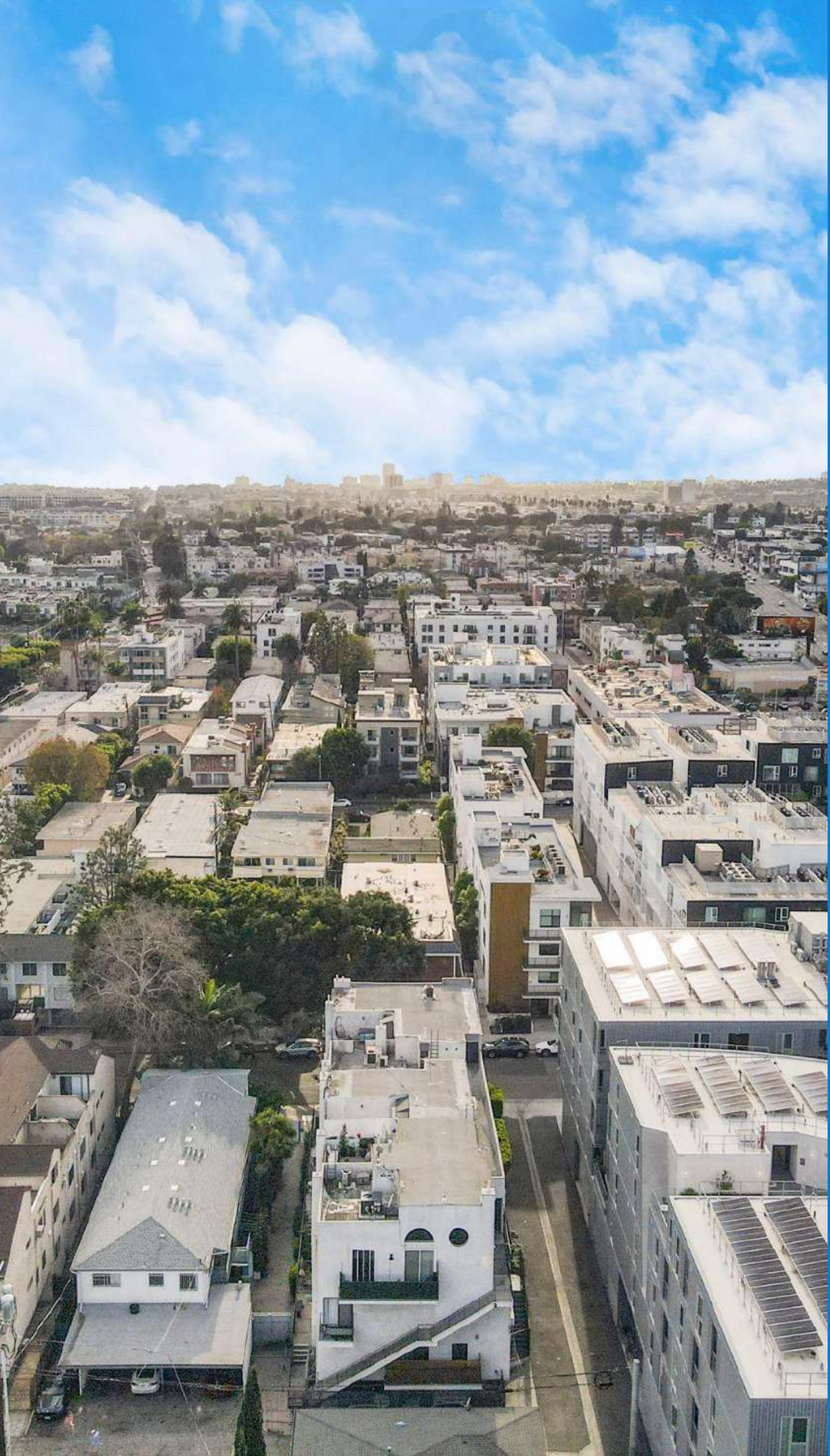
The property is distinguished by an incredible **unit mix of exceptionally large two- and three-bedroom residences averaging** approximately **1,430 square feet per unit**, including **seven 2BR/2.5BA units and three 3BR/3BA penthouse units featuring private rooftop decks. One of the penthouse units will be vacant starting 9/1/2**6. The large, townhouse-style floor plans and penthouse residences offer a level of space and functionality increasingly difficult to replicate in the West Los Angeles rental market. **The property also has updated main and sub electrical panels.**

Adding to the property's long-term investment appeal, **1524 Granville has a final condominium tract map for 10 condominium units**, providing ownership with unique future flexibility. The property is also separately metered for gas and electricity.

Residents enjoy an extensive amenity package including **central heating and air conditioning, fireplaces, in-unit washers and dryers, dishwashers and elevator service**. The property offers **22 on-site parking spaces**, providing at least two spaces per unit, a valuable amenity in this highly sought-after Westside location.

1524 Granville Avenue benefits from an A+ Sawtelle location, offering excellent walkability to the acclaimed restaurants, shopping and entertainment along Sawtelle Boulevard and Sawtelle Japantown, and convenient access to Santa Monica, Westwood, UCLA, Century City, Target, the YMCA, University High School and the broader Westside employment base.

*Note: The other properties comprising the five-building Westside portfolio are **1833 Westholme Avenue** (16 units), **1811 S Bentley Avenue** (15 units), **1507 Berkeley Street** (7 units), and **1518 & 1524 12th Street** (12 units). The properties are available for acquisition separately or together as a portfolio.*



Investment Highlights | 1524 Granville Ave

- 10-unit, pride-of-ownership multifamily property built in 1988, located in West LA's Sawtelle neighborhood
- Part of a five-building, 60-unit Westside portfolio, available separately or together
- Entirely exempt from Los Angeles rent control (Non-RSO), AB 1482 applies
- Unit mix:
  - (7) 2BR/2.5BA
  - (3) 3BR/3BA penthouse units with private rooftop decks
    - PH3 will be vacant as of 9/1/26
- Units average approximately 1,430 SF, among the largest in the Sawtelle submarket
- Main and sub electrical panels fully updated
- Final condominium tract map for 10 condominium units
- Separately metered for gas and electricity
- 22 on-site parking spaces, at least two per unit
- Attractive three-story elevator building
- Central heating and air conditioning, fireplaces, in-unit washers and dryers, dishwashers
- Prime location near Sawtelle Japantown, walking distance to top retail, dining and entertainment along Sawtelle Boulevard
- Convenient to Santa Monica, Westwood, UCLA and Century City
- Close to Target, the YMCA and University High School

Exterior Photos | 1524 Granville Ave

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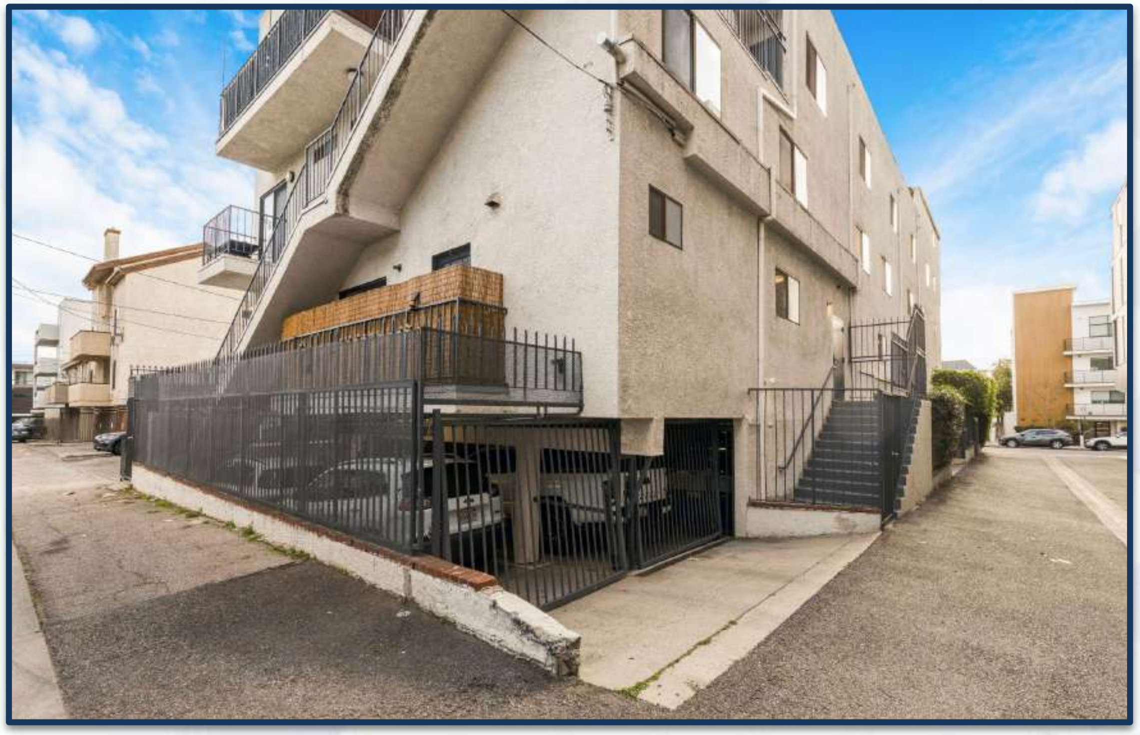

Interior Photos | 1524 Granville Ave

Interior Photos | 1524 Granville Ave

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Virtual Walkthroughs | 1524 Granville Ave

Click the images below to view the virtual walkthroughs of select units:

Unit 102

Unit 107

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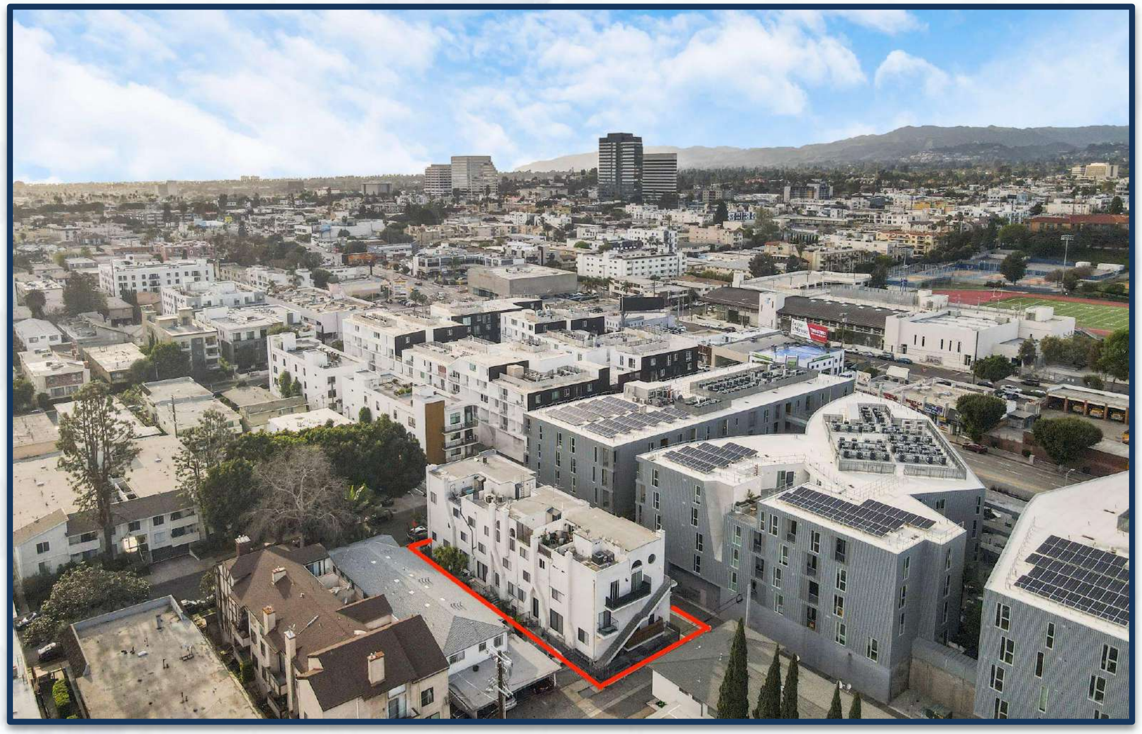
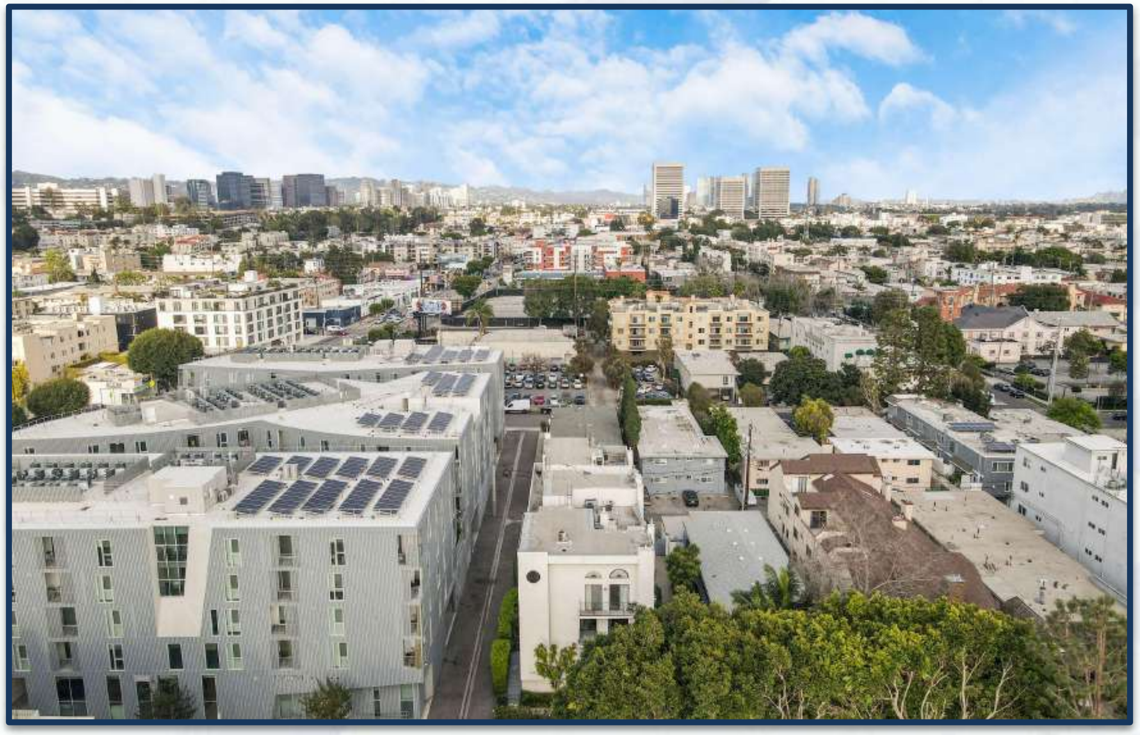
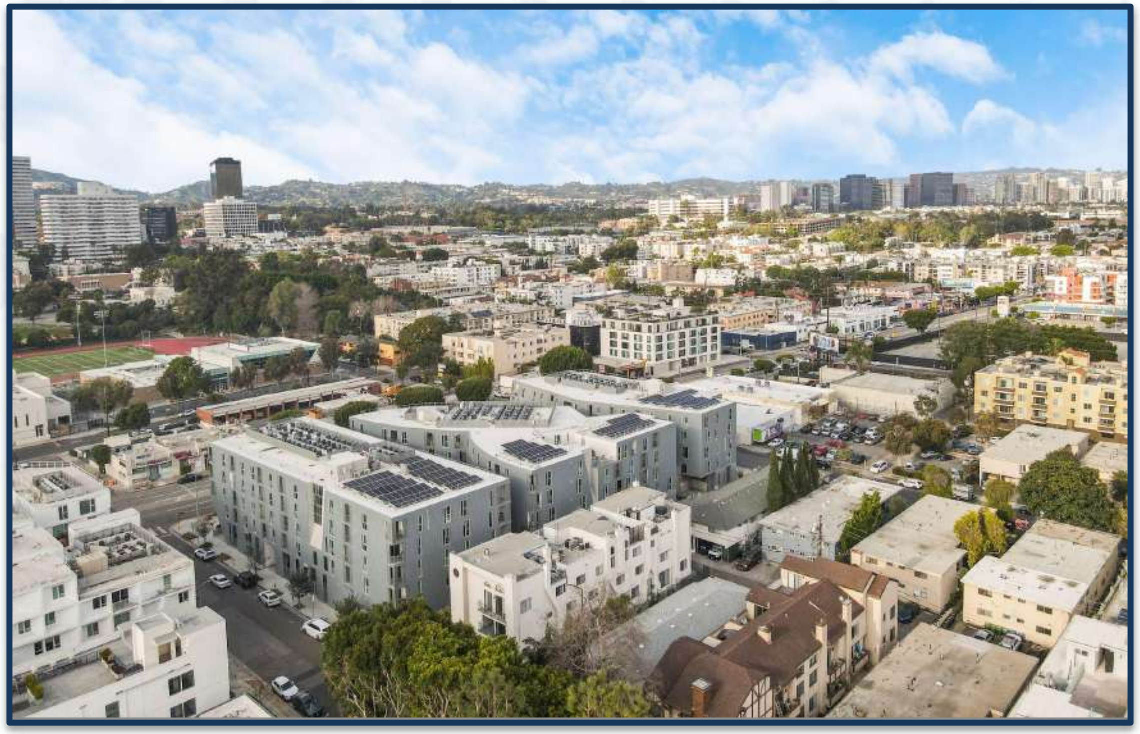
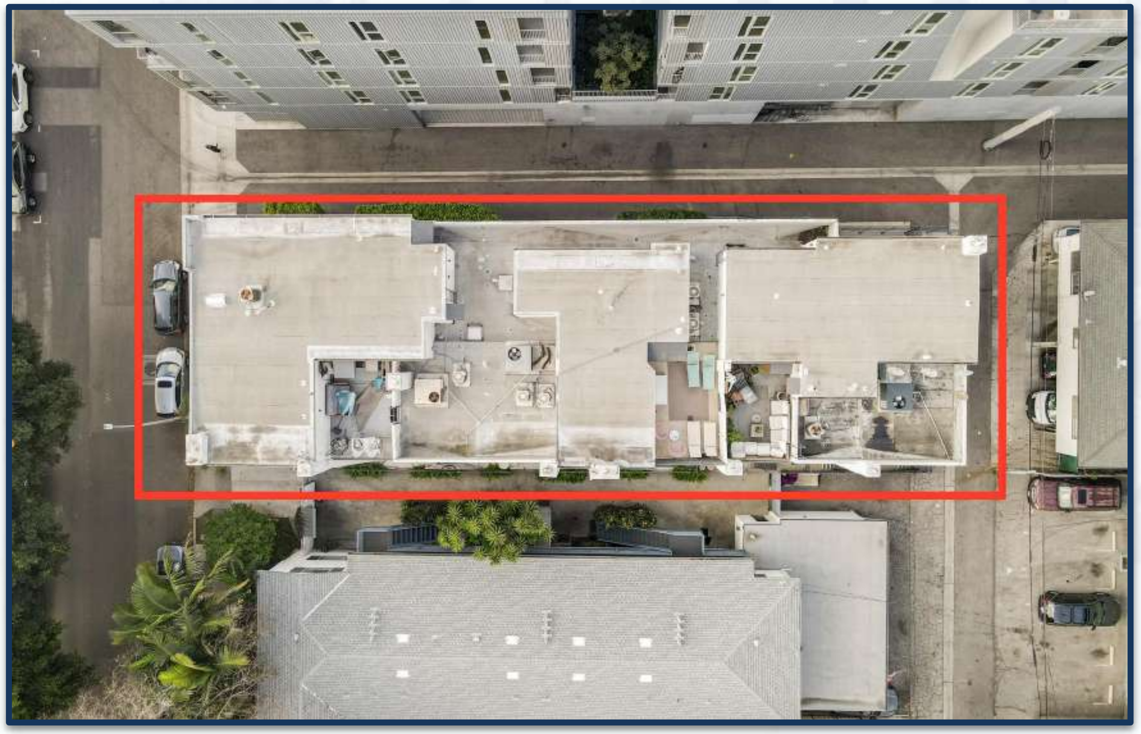
Aerial Photos | 1524 Granville Ave









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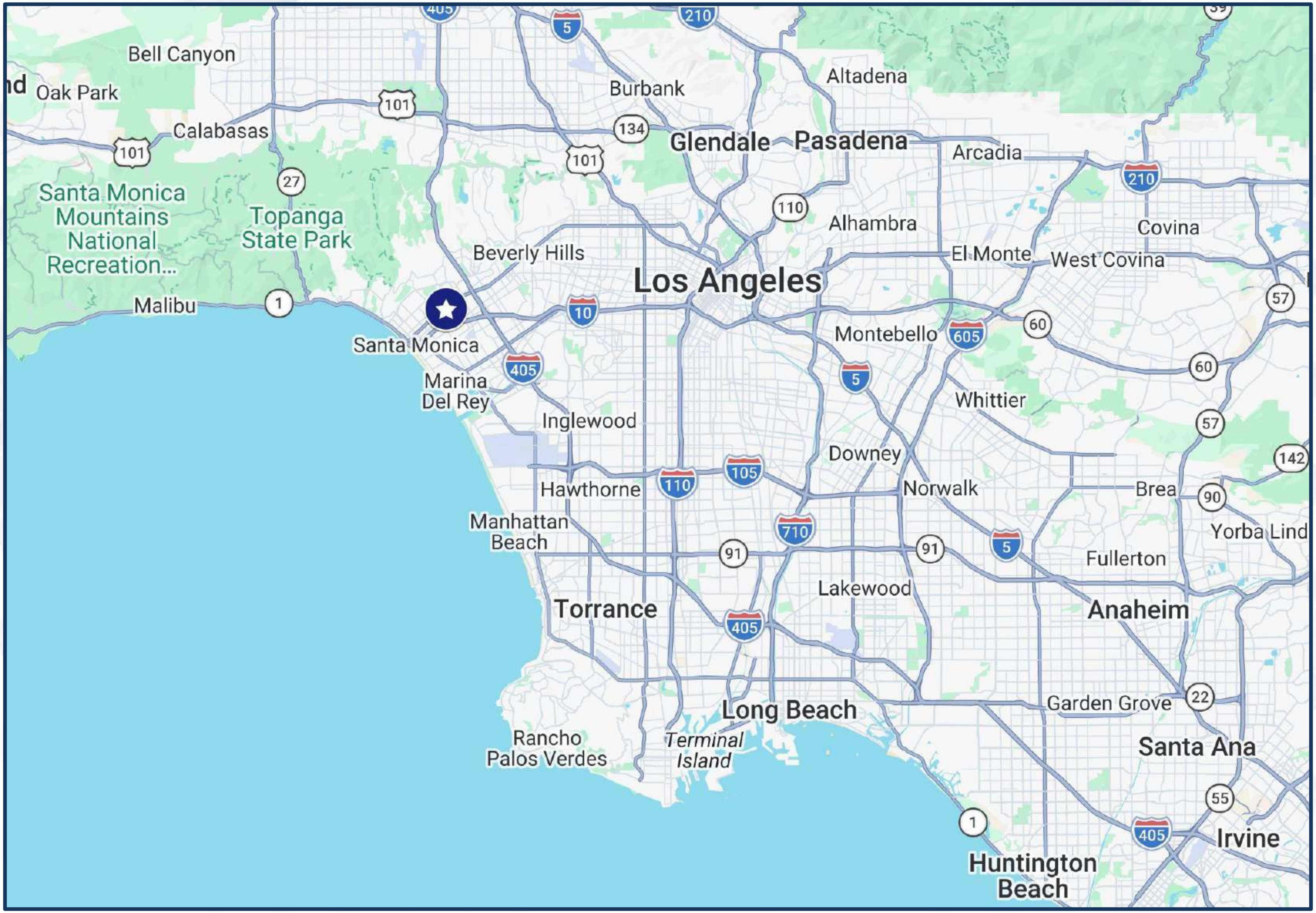
Area Map



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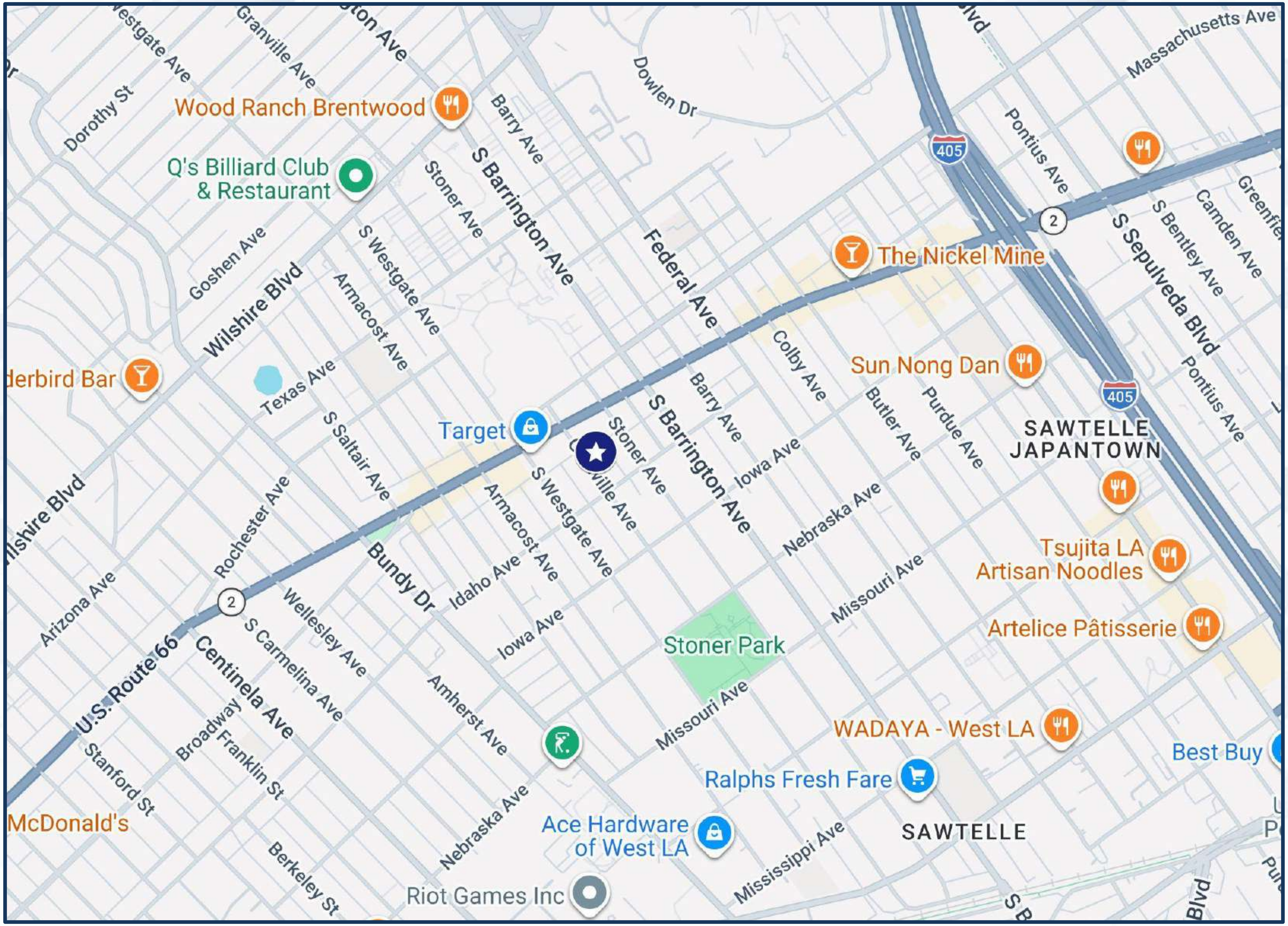
Neighborhood Map



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FINANCIAL OVERVIEW

1524 Granville Ave | Los Angeles, CA 90025

INVESTMENT SUMMARY

Number of Units:	10
Year Built:	1988
APN:	4262-006-031
Gross Sq. Ft.:	14,298
Average S.F. Per Unit:	1,430
Lot Size (Acres):	0.16
Lot Size (SF):	7,001
RSO:	No
Zoning:	LAR3

LISTING FINANCIALS

			CURRENT		MARKET	
List Price	**Price/Unit**	**Price/Foot**	**Cap Rate**	**GRM**	**Cap Rate**	**GRM**
$5,250,000	$525,000	$367.18	**5.54%**	**11.87**	**6.46%**	**10.63**

UNIT MIX & SCHEDULED INCOME

Total Units	Unit Mix	Unit Mix %	Current Avg Rent	Current Monthly Rent	Market Rent	Market Monthly Rent
7	2+2.5	70%	$3,435	$24,045	$3,800	$26,600
3	3+3	30%	$4,267	$12,800	$4,850	$14,550
Scheduled Monthly Rent:				**$36,845**		**$41,150**
Scheduled Yearly Rent:				**$442,140**		**$493,800**

RENT ROLL									
#	Unit	Mix	Rent (Effective 9/1/26)	Market Rents	RSO	Loss to Lease	Notes	Move-In Date	Security Deposit
1	101	2+2.5	$2,910	$3,800	No	-$890		3/1/99	$2,078
2	102	2+2.5	$3,700	$3,800	No	-$100		7/29/26	$3,700
3	103	2+2.5	$3,610	$3,800	No	-$190		7/17/18	$3,200
4	104	2+2.5	$2,915	$3,800	No	-$885		5/1/00	$1,295
5	105	2+2.5	$3,610	$3,800	No	-$190		8/20/19	$3,200
6	106	2+2.5	$3,650	$3,800	No	-$150		7/31/23	$3,500
7	107	2+2.5	$3,650	$3,800	No	-$150		11/23/23	$3,500
8	PH1	3+3	$3,750	$4,850	No	-$1,100		10/2/12	$2,995
9	PH2	3+3	$4,200	$4,850	No	-$650		7/17/23	$4,200
10	PH3	3+3	$4,850	$4,850	No	$0	Vacant as of 9/1/26	N/A	$0
	Totals	**10**	**$36,845**	**$41,150**		**-$4,305**		**6/11/16**	**$27,668**
	Averages		**$3,685**	**$4,115**		**-$431**			**$2,767**

FINANCING ASSUMPTIONS				
Loan Amount		$3,341,000	**Terms:**	30
Down Payment:	36%	$1,909,000	**Interest:**	6.00%
Yearly Pmt:		$240,372	**Monthly Pmt:**	$20,031
Debt Coverage:		1.21		

ANNUAL OPERATING SUMMARY

	Current		Market		
Scheduled Gross Income:	$442,140		$493,800	*12%*	*Upside*
Less Vacancy Reserve:	$13,264	3.0%	$14,814	3.0%	
Gross Operating Income:	$428,876		$478,986		
Expenses:	$138,058	31.2%	$140,062	28.36%	*
Net Operating Income:	**$290,818**		**$338,924**		
Loan Payments:	$240,372		$240,372		
Pre-Tax Cash Flow:	$50,446	2.64%	$98,552	5.16%	**
Plus Principal Reduction:	$41,028		$41,028		
Total Return Before Taxes:	$91,474	4.79%	$139,580	7.31%	**

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

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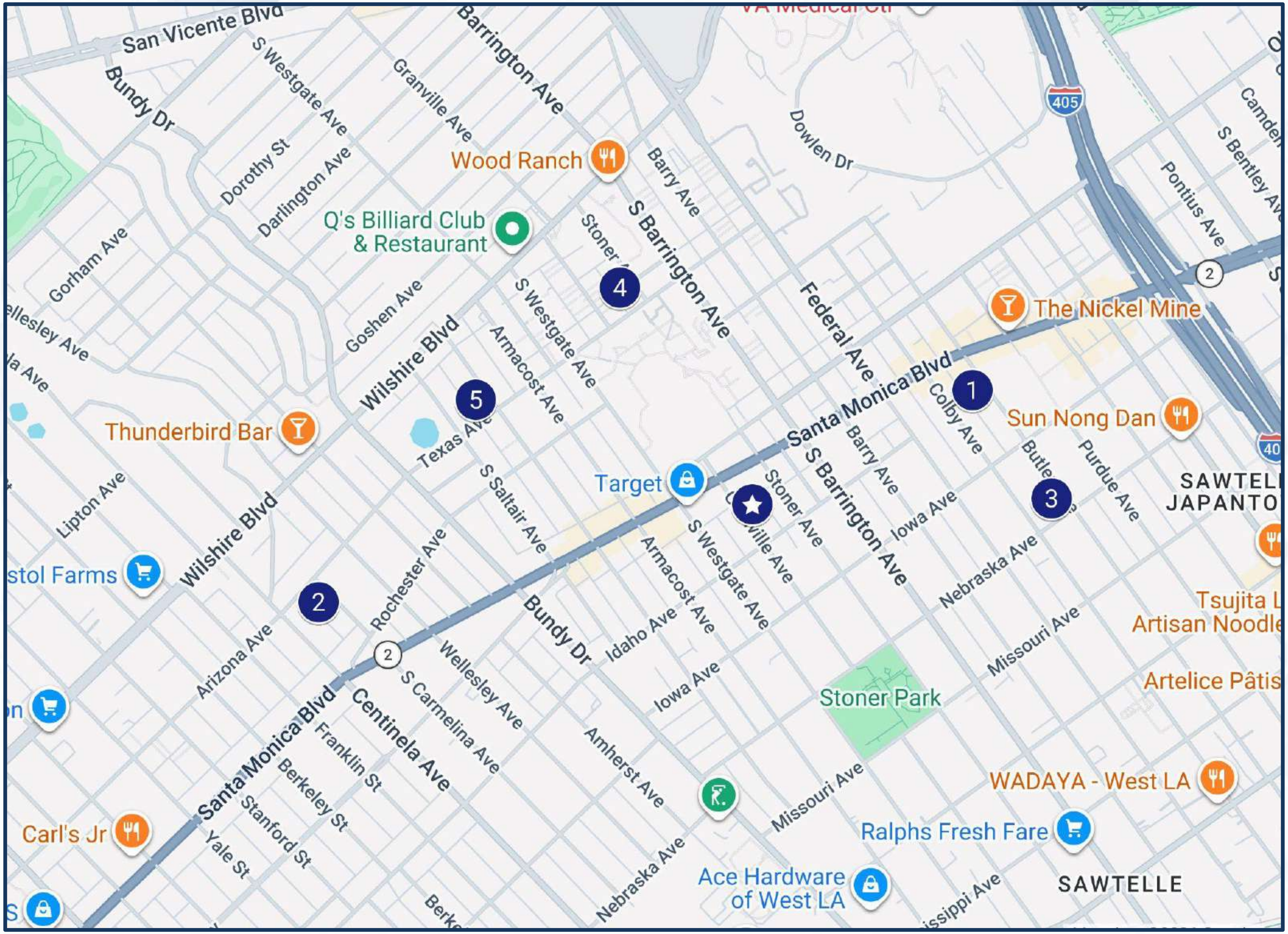
PRO FORMA ANNUAL OPERATING EXPENSES

	Pro Forma Estimates		% of SGI	Current	Per Unit	Market	Per Unit	% of SGI
Property Taxes	1.187%	x Sale Price (Projected)	14.54%	$62,337	$6,234	$62,337	$6,234	12.62%
Off-Site Management	4.0%	x GOI (Projected)	4.00%	$17,155	$1,716	$19,159	$1,916	3.88%
Insurance	$0.51	x GSF (2026 Actual)	1.71%	$7,315	$732	$7,315	$732	1.48%
Direct Assessments	$280	x Months (2026 Annualized)	0.78%	$3,357	$336	$3,357	$336	0.68%
Repairs & Maintenance	$1,200	x Units (2026 Annualized)	2.80%	$12,000	$1,200	$12,000	$1,200	2.43%
Maintenance Supplies	$261	x Months (2026 Annualized)	0.73%	$3,130	$313	$3,130	$313	0.63%
Utilities - Water & Sewer	$1,187	x Months (2026 Annualized)	3.32%	$14,243	$1,424	$14,243	$1,424	2.88%
Utilities - Telephone	$122	x Months (2026 Annualized)	0.34%	$1,461	$146	$1,461	$146	0.30%
Elevator	$186	x Months (2026 Annualized)	0.52%	$2,229	$223	$2,229	$223	0.45%
Garbage & Recycling	$701	x Months (2026 Annualized)	1.96%	$8,409	$841	$8,409	$841	1.70%
Services	$22	x Months (2026 Annualized)	0.06%	$266	$27	$266	$27	0.05%
Gardener	$280	x Months (2026 Annualized)	0.78%	$3,360	$336	$3,360	$336	0.68%
Pest Control	$66	x Months (2026 Annualized)	0.19%	$796	$80	$796	$80	0.16%
Reserves	$200	x Units (Projected)	0.47%	$2,000	$200	$2,000	$200	0.41%
Total Expenses			**31.22%**	**$138,058**	**$13,806**	**$140,062**	**$14,006**	**28.36%**

	Current	Per Unit	% of SGI
Non-controllable expenses: Taxes, Ins., Reserves:	$73,009	$7,301	16.5%
Total Expense without Taxes	$75,720	$7,572	17.13%

Sales Comparables



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Sold Comparables

	Address	City	Zip	Year	Units	SqFt	Sold Price	$/Unit	$/SqFt	Cap Rate	GRM	Sale Date
1	1625 Butler Ave	Los Angeles	90025	2001	10	12,759	$4,700,000	$470,000	$368.37	5.02%	12.46	2/5/26
2	1315 S Carmelina Ave	Los Angeles	90025	1989	8	9,381	$4,605,000	$575,625	$490.89	4.83%	12.72	10/21/25
3	1743 Butler Ave	Los Angeles	90025	1980	8	8,700	$3,250,000	$406,250	$373.56	N/A	N/A	6/13/25
4	1267 Stoner Ave	Los Angeles	90025	1988	9	14,198	$4,700,000	$522,222	$331.03	N/A	N/A	5/22/25
5	1253 Brockton Ave	Los Angeles	90025	1986	8	8,580	$4,175,000	$521,875	$486.60	5.03%	12.99	9/27/24
		Averages						**$499,194**	**$410.09**	**4.96%**	**12.73**	
S	1524 Granville Ave	Los Angeles	90025	1988	10	14,298	$5,250,000	$525,000	$367.18	5.54%	11.87	TBD


1625 Butler Ave


1315 S Carmelina Ave


1743 Butler Ave


1267 Stoner Ave


1253 Brockton Ave

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by the Glaser Group in compliance with all applicable fair housing and equal opportunity laws.

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