

OFFERING MEMORANDUM

FORTY6TWENTY

APARTMENTS

4620 S SLAUSON AVENUE
LOS ANGELES, CA 90230



A fully renovated, 28-unit
apartment building

Marcus & Millichap
NFB GROUP

Turnkey investment opportunity
in prime Culver City location

EXCLUSIVELY
LISTED BY

ROBERT NARCHI

(310) 909-5426
robert.narchi@marcusmillichap.com
CA 01324570

JASON FEFER

(310) 909-2394
jason.fefer@marcusmillichap.com
CA 02100489

TYLER BINDI

(310) 909-2374
tyler.bindi@marcusmillichap.com
CA 02116455

TONY SOLOMON

Broker of Record
23975 Park Sorrento; Suite 400
Calabasas, CA 91302
License # 01238010

Marcus & Millichap

FORTY6TWENTY
APARTMENTS

FORTY6TWENTY
APARTMENTS

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



A 28-UNIT
TROPHY ASSET
LOCATED IN
CULVER CITY

4620 S SLAUSON AVENUE
CULVER CITY, CA 90230

04

Executive
Summary

05

Investment
Highlights

06

Financial
Overview

07

Property
Rent Roll

09

Rising
Demographics

10

Market
Overview

The Offering

Marcus & Millichap is proud to present a rare investment opportunity in the highly sought-after Culver City market. This 28-unit apartment building is located at 4620 S Slauson Ave, Los Angeles, CA 90230, in a convenient location near Downtown Culver City and the 405 freeway.

The building, built in 1988, features 14 one-bedroom units and 14 two-bedroom units, making it an ideal option for a variety of tenants. The units are fully renovated and feature modern finishes, including built-in G.E./Hotpoint electric appliances, quartz countertops, upgraded flooring, and central air conditioning and heat with a Nest thermostat. Each two-bedroom units feature a washer & dryer.

The building also includes an on-site manager, a laundry room, 30 covered parking spaces, and additional storage options. With a rentable SF of 20,043 and a lot size of 22,525, this stabilized apartment building presents an excellent opportunity for investors to acquire a stabilized property with consistent cash flow and predictable appreciation.

A fully renovated, 28-unit apartment building offering modern amenities and strong investment fundamentals for long-term growth.





WESTFIELD CULVER CITY

HHLA

SHOPPING AMENITIES

405 FREEWAY

90 FREEWAY

**FORTY6
TWENTY**



Turnkey investment opportunity with sleek finishes, premium amenities, and consistent cash flow potential.



PRIME INVESTMENT

With a rentable SF of 20,043 and a lot size of 22,525, this stabilized apartment building presents an excellent opportunity for investors to acquire a stabilized property with consistent cash flow and predictable appreciation.

MODERN LUXURY INTERIORS

The units are fully renovated and feature modern finishes, including built-in G.E./ Hotpoint electric appliances, quartz countertops, upgraded flooring, and central air conditioning and heat with a Nest thermostat.

SECURE MODERN LIVING

Fully renovated 28-unit apartment building featuring 14 one-bedroom and 14 two-bedroom units in a private gated community with video surveillance. Each two-bedroom units feature a washer & dryer.

CONVENIENT AMENITIES

The building also includes an on-site manager, a laundry room, 30 covered parking spaces, and additional storage options.



Financials

PROPERTY INFORMATION

Address:	4620 S Slauson Ave
City:	Los Angeles, CA 90230
Number of Units:	28
Year Built/Renovated:	1988/2015
APN:	4217-020-041
Zoning:	R3-1
Approx. Lot Size (SF):	22,525
Approx. RSF:	20,043

PROPERTY VALUATION

Price:	\$10,500,000
Cost per Unit:	\$375,000
Current GRM:	12.57
Market GRM:	12.04
Current GIM:	11.54
Market GIM:	11.10
Current CAP:	5.02%
Market CAP:	5.35%
Cost per RSF:	\$523.87

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate and obtained from Public Records or other sources. Buyer is advised and must independently verify the accuracy of all information through personal inspection and with appropriate professionals and bears all risk for any inaccuracies. ©2025 Marcus & Millichap.

INCOME

	CURRENT		PRO FORMA
Scheduled Gross Rent:	\$835,608		\$871,920
RUBS Income:	\$32,364		\$32,364
Cell Tower Income	\$33,600		\$33,600
Pet Rent Income	\$3,423		\$3,423
Laundry Income:	\$568		\$568
Other Misc Income:	\$3,931		\$3,931
Gross Operating Income:	\$909,493		\$945,805
Less Vacancy Rate Reserve:	\$(25,068)	3% of Gross Rent	\$(26,158)
Less Expenses:	\$(357,215)	39% of Gross Income	\$(358,304)
Net Operating Income:	\$527,210		\$561,344

FOR FINANCING OPTIONS PLEASE REACH OUT TO:

Dan Litman
 Senior Managing Director, Capital Markets
 dan.litman@marcusmillichap.com
 (310) 909-2319

EXPENSES

	NOTES	CURRENT	PRO FORMA
Insurance:	\$1.60/SF	\$32,069	\$32,069
Maintenance/Repairs:	\$750/Unit	\$21,000	\$21,000
G&A:		\$11,321	\$11,321
Comp, Equipment, Tele, & Internet:		\$17,488	\$17,488
Landscaping:		\$3,600	\$3,600
Pest Control:		\$2,616	\$2,616
Janitorial:		\$15,480	\$15,480
Security/Alarm:		\$3,780	\$3,780
Trash:		\$21,321	\$21,321
Utilities - Gas:		\$984	\$984
Utilities - Water & Sewer:		\$15,131	\$15,131
Utilities - Electricity:		\$9,363	\$9,363
Utilities - Sewer & Solid Waste:		\$3,659	\$3,659
Utilities Admin/Billing Service:		\$6,545	\$6,545
Professional Fees/Misc. Expenses:		\$7,500	\$7,500
Mgmt. Fee (On-Site):	See Unit 209	\$31,140	\$31,140
Mgmt. Fee (Off-Site):	3% of Gross Rent	\$25,068	\$26,158
Property Taxes:	1.23% of List Price	\$129,150	\$129,150
Total Expenses:		\$357,215	\$358,304
Per Net Sq. Ft:		\$17.82	\$17.88
Per Unit:		\$12,758	\$12,797

\$10,500,000

LISTING PRICE

\$375,000

PRICE / UNIT

\$523.87

PRICE / SF

±20,043 SF

APPROXIMATE RSF

5.02%

CAP RATE

11.54

GIM

Rent Roll

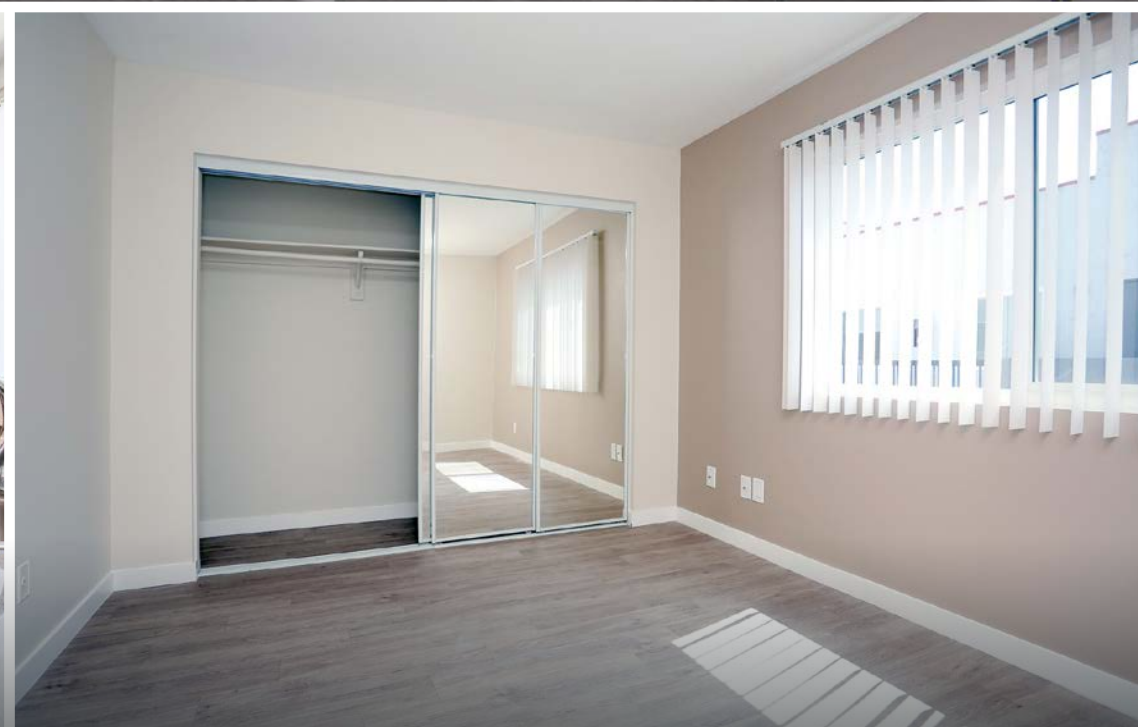
Unit No	Unit Type	Current Rent	Pro Forma
101	2/1.00	\$2,795	\$2,795
102	2/1.00	\$2,712	\$2,795
103	1/1.00	\$2,295	\$2,395
104	2/1.00	\$2,595	\$2,795
105	2/1.00	\$2,595	\$2,795
106	1/1.00	\$2,300	\$2,395
107	2/1.00	\$2,595	\$2,795
108	2/1.00	\$2,745	\$2,795
109	2/1.00	\$2,671	\$2,795
110	1/1.00	\$2,379	\$2,395
111	1/1.00	\$2,095	\$2,395
112	1/1.00	\$2,382	\$2,395
113	1/1.00	\$2,251	\$2,395
114	1/1.00	\$2,150	\$2,395

Unit No	Unit Type	Current Rent	Pro Forma
201	2/1.00	\$2,500	\$2,795
202	2/1.00	\$2,615	\$2,795
203	1/1.00	\$2,490	\$2,395
204	2/1.00	\$2,595	\$2,795
205	2/1.00	\$2,595	\$2,795
206	1/1.00	\$2,379	\$2,395
207	2/1.00	\$2,550	\$2,795
208	2/1.00	\$3,022	\$2,795
209*	2/1.00	\$2,595	\$2,795
210	1/1.00	\$2,382	\$2,395
211	1/1.00	\$2,436	\$2,395
212	1/1.00	\$2,382	\$2,395
213	1/1.00	\$2,358	\$2,395
214	1/1.00	\$2,175	\$2,395
Total:		\$69,634	\$72,660

*Unit 209 Is the On-Site Manager's Unit

# of Unit	Unit Type	CURRENT RENTS		PRO FORMA	
		Avg. Mo. Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
14	1/1.00	\$2,318	\$32,454	\$2,395	\$33,530
14	2/1.00	\$2,656	\$37,180	\$2,795	\$39,130
Monthly Scheduled Rent:			\$69,634		\$72,660
Annual Scheduled Rent:			\$835,608		\$871,920





Silicon Beach Tech Boom Creates a Rise in Demographics

Located at the heart of Los Angeles' thriving Silicon Beach corridor, the Property offers unparalleled access to the booming tech ecosystem that includes giants like Google, Snap Inc., and Amazon Studios. The area is experiencing monumental growth with developments like the Culver Crossings and Cedars Sinai Marina del Rey, while improved infrastructure such as the Crenshaw/LAX Line enhances connectivity. With a highly educated and affluent workforce, rising demographics, and a blend of innovation and culture, this property is perfectly positioned to capitalize on the dynamic transformation of the Culver City area.

700+
TECH COMPANIES
IN SILICON BEACH

2,000+
UNITS UNDER
CONSTRUCTION

\$1.2B
INJECTED INTO THE
LOCAL ECONOMY

\$150,000+
AVERAGE HOUSEHOLD INCOME
REFLECTING THE AFFLUENT
WORKFORCE DRAWN BY THE
TECH AND ENTERTAINMENT
INDUSTRIES



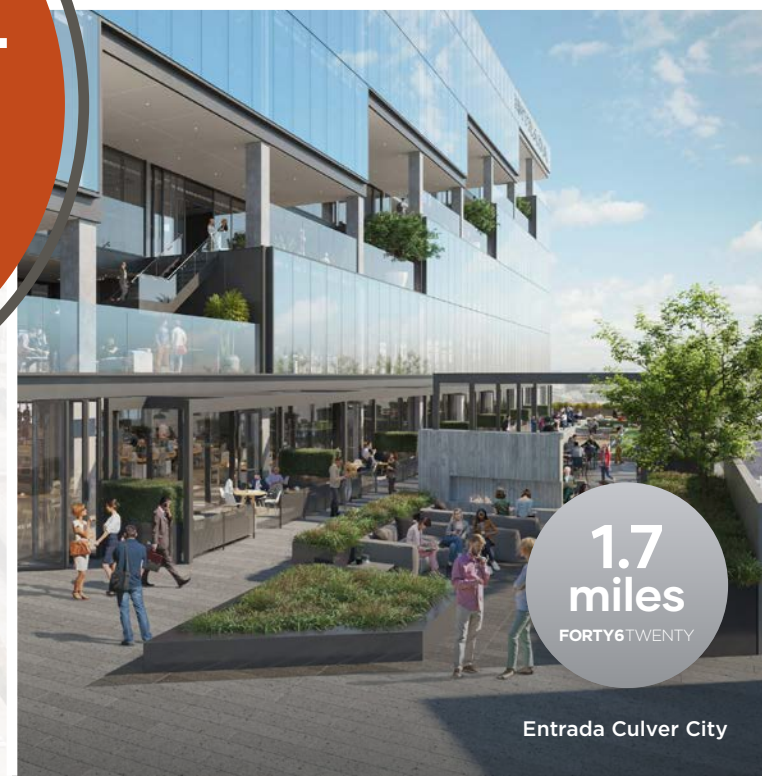
**2.8
miles**
FORTY6TWENTY

Culver Crossings Development



**2.9
miles**
FORTY6TWENTY

Ivy Station Culver City



**1.7
miles**
FORTY6TWENTY

Entrada Culver City



**2.3
miles**
FORTY6TWENTY

Cedars Sinai Development // MDR

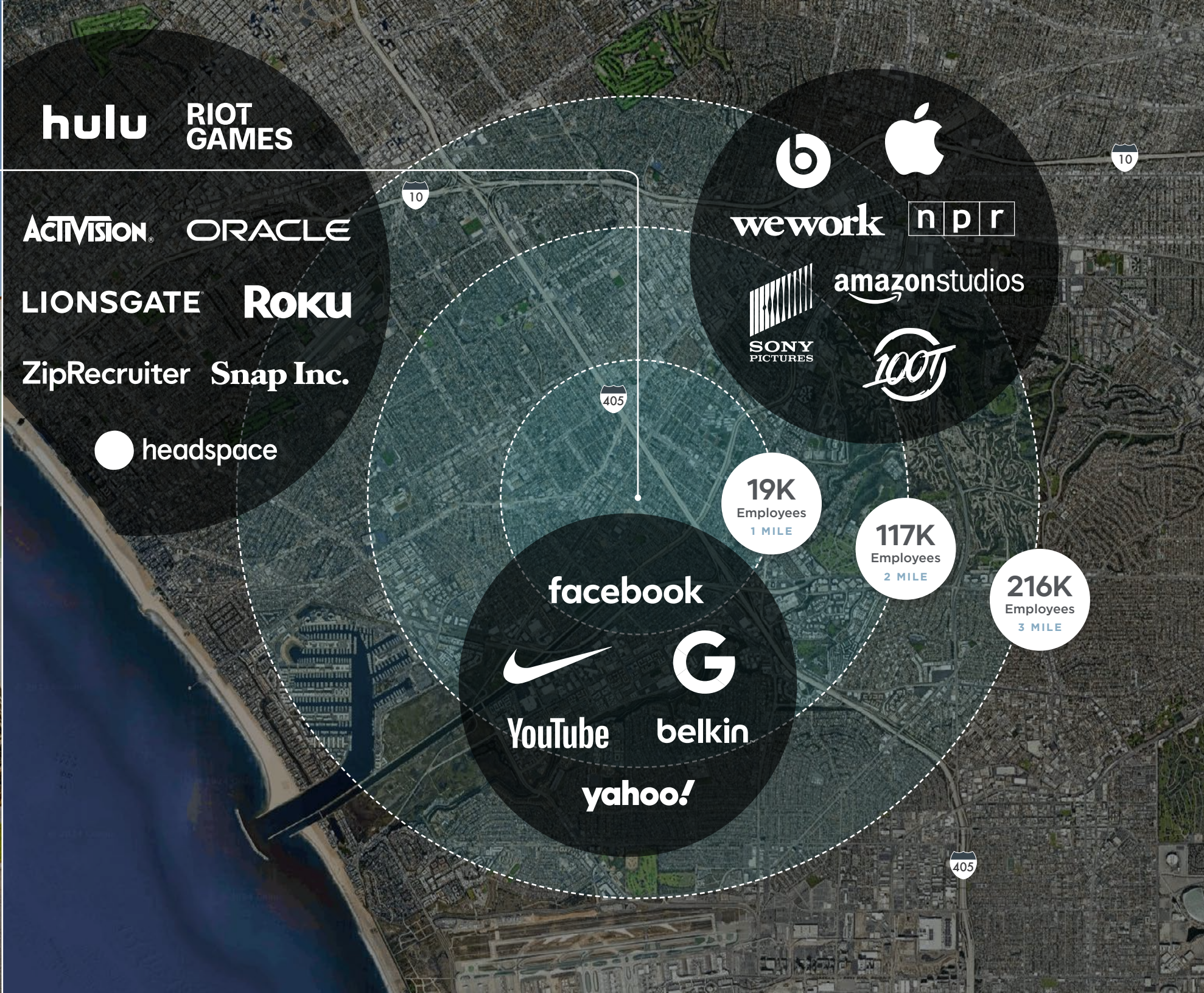


**1.8
miles**
FORTY6TWENTY

Google Campus Playa Vista

FORTY6TWENTY

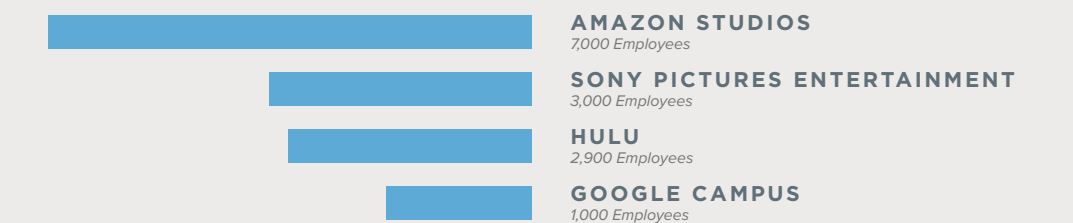
APARTMENTS



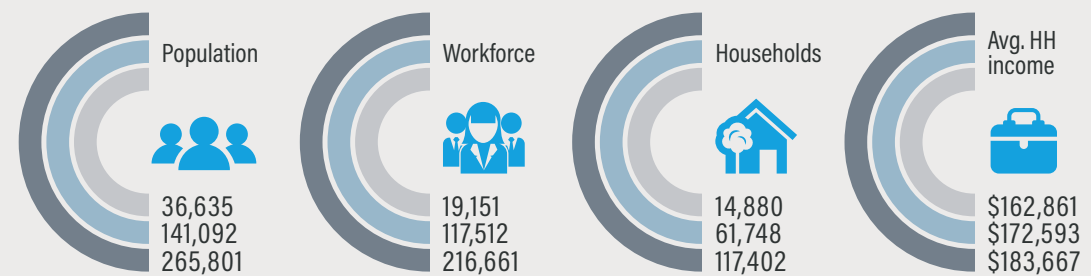
The region has rapidly evolved into a prominent tech hub with over 700 technology companies, ranging from innovative startups to established giants such as Google, Microsoft, and Facebook. The region's appeal is further enhanced by its proximity to the Pacific Ocean, offering a unique blend of work and lifestyle opportunities that attract a diverse and dynamic workforce.

The demographic landscape of Silicon Beach reflects a young, educated, and affluent population with a significant portion of the population holding bachelor's degrees or higher, and an average individual income exceeding \$150,000. This demographic profile underscores the region's status as a magnet for talent, fostering an environment ripe for innovation and economic growth.

TOP EMPLOYERS



DEMOGRAPHICS



**EXCLUSIVELY
LISTED BY**

ROBERT NARCHI

(310) 909-5426

robert.narchi@marcusmillichap.com
CA 01324570

JASON FEFER

(310) 909-2394

jason.fefer@marcusmillichap.com
CA 02100489

TYLER BINDI

(310) 909-2374

tyler.bindi@marcusmillichap.com
CA 02116455

TONY SOLOMON

Broker of Record

23975 Park Sorrento; Suite 400
Calabasas, CA 91302
License # 01238010

Marcus & Millichap

NFB GROUP



FORTY6TWENTY

APARTMENTS