

# 10156

regent street

LOS ANGELES | CA 90034

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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01

EXECUTIVE SUMMARY

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## THE OFFERING

The Boyett Team is thrilled to offer an exclusive opportunity to acquire 10156 Regent Street, a stunning four-unit apartment building in the heart of Palms.

Constructed in 2025, this property features a thoughtfully designed mix of one (1) two-bedroom, two-bathroom unit, one (1) three-bedroom, three-bathroom unit, and (2) two three-bedroom, three-and-a-half-bathroom units. Its proximity to Century City and the 405 Freeway situates it within a vibrant community, providing convenient access to a variety of amenities. The neighborhood seamlessly blends residential charm with urban convenience, making it an appealing destination for potential renters.

This exclusive listing from The Boyett Team offers a distinctive opportunity for investors looking to benefit from a robust and consistent income stream. With its modern design and exceptional location, 10156 Regent Street represents a prime investment opportunity in a highly desirable community.

## INVESTMENT HIGHLIGHTS



BRAND NEW 2025  
CONSTRUCTION QUADPLEX



LOCATED IN PALMS. JUST  
THREE MINUTES AWAY  
FROM CENTRY CITY



TWO DUPLEX'S ON  
ONE PARCEL



GRANITE KITCHEN  
COUNTERTOP WITH STAINLESS  
STEEL APPLIANCES



SPACIOUS UNITS WITH  
LOTS OF NATURAL LIGHT



WALK SCORE OF  
91 – WALKER'S PARADISE





02

PROPERTY DESCRIPTION

**10156**  
regent street



## PROPERTY OVERVIEW

	<b>NUMBER OF UNITS</b>	4
	<b>YEAR BUILT</b>	2025
	<b>APN</b>	4313-005-004
	<b>MARKET</b>	Palms
	<b>GROSS S.F.</b>	5,591
	<b>AVERAGE S.F. PER UNIT</b>	1,398
	<b>NO. OF BUILDINGS</b>	2
	<b>LOT SIZE (SQ. FT.)</b>	5,319
	<b>LOT SIZE (ACRES)</b>	0.12
	<b>DENSITY</b>	33
	<b>ZONING</b>	LAR3
	<b>CROSS STREETS</b>	Venice Blvd. & Jasmine Ave





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INTERIOR PHOTOS

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**10156**  
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FINANCIAL ANALYSIS

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**10156**  
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# PROSPECTUS

Property Facts		Investment Summary								
<b>10156 Regent St., Los Angeles CA 90034</b>		Value Range	Price/Unit	Price/ Foot	Current		Next Increase		Market	
Number of Units:	4				Cap Rate	GRM	Cap Rate	GRM	Cap Rate	GRM
Year Built/Renovated:	2025	\$3,600,000	\$900,000	\$643.89	4.90%	14.35	4.90%	14.35	4.90%	14.35
Gross Sq. Ft.:	5,591									
Average S.F. Per Unit:	1,398									
Lot Size (Sq. Ft.):	5,319									
Zoning:	LAR3									

Unit Mix & Scheduled Income								
Total Units	Unit Mix	Unit Mix %	Current		Next Increase		Market	
			Avg. Rent	Monthly Rent	Avg. Rent	Monthly Rent	Avg. Rent	Monthly Rent
1	2+2	25%	\$4,450	\$4,450	\$4,450	\$4,450	\$4,450	\$4,450
1	3+3	25%	\$5,450	\$5,450	\$5,450	\$5,450	\$5,450	\$5,450
2	3+3.5	50%	\$5,500	\$11,000	\$5,500	\$11,000	\$5,500	\$11,000
Scheduled Monthly Rent				\$20,900	\$20,900	\$20,900	\$20,900	\$20,900
Scheduled Yearly Rent				\$250,800	\$250,800	\$250,800	\$250,800	\$250,800

Annual Operating Summary						
	Current		Next Rent Inc.		Market	
Scheduled Gross Income	\$250,800		\$250,800	0% Upside	\$250,800	0% Upside
Less Vacancy Reserve	\$7,524	3.0%	\$7,524	3.0%	\$7,524	3.0%
Gross Operating Income	\$243,276		\$243,276		\$243,276	
Expenses	\$66,780	26.6% <sup>(1)</sup>	\$66,780	26.63% <sup>(1)</sup>	\$66,780	26.63% <sup>(1)</sup>
<b>Net Operating Income</b>	<b>\$176,496</b>		<b>\$176,496</b>		<b>\$176,496</b>	
Pre-Tax Cash Flow	\$176,496	4.90% <sup>(2)</sup>	\$176,496	4.90% <sup>(2)</sup>	\$176,496	4.90% <sup>(2)</sup>
Total Return Before Taxes	\$176,496	4.90% <sup>(2)</sup>	\$176,496	4.90% <sup>(2)</sup>	\$176,496	4.90% <sup>(2)</sup>

(1) As a percent of Scheduled Gross Income

(2) As a percent of Down Payment

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. Buyer must verify the information and bears all risk for any inaccuracies.

# PROSPECTUS

Pro Forma Annual Operating Expenses											
	Pro Forma Estimates		% of SGI	Current	Per Unit	Next Inc.	Per Unit	% of SGI	Market	Per Unit	% of SGI
Property Taxes	1.1997%	x Sale Price	17.75%	\$43,189	\$10,797	\$43,189	\$10,797	17.2%	\$43,189	\$10,797	17.2%
Insurance	\$1.00	x GSF	2.30%	\$5,591	\$1,398	\$5,591	\$1,398	2.2%	\$5,591	\$1,398	2.2%
General & Administrative	\$100	x Months	0.49%	\$1,200	\$300	\$1,200	\$300	0.5%	\$1,200	\$300	0.5%
Repairs & Maintenance	\$600	x Units	0.99%	\$2,400	\$600	\$2,400	\$600	1.0%	\$2,400	\$600	1.0%
Turnover	\$300	x Units	0.49%	\$1,200	\$300	\$1,200	\$300	0.5%	\$1,200	\$300	0.5%
Landscaping	\$100	x Months	0.49%	\$1,200	\$300	\$1,200	\$300	0.5%	\$1,200	\$300	0.5%
Pest Control	\$50	x Units	0.08%	\$200	\$50	\$200	\$50	0.1%	\$200	\$50	0.1%
Utilities \$350 Bi-Monthly	\$2,100	x Units	3.45%	\$8,400	\$2,100	\$8,400	\$2,100	3.3%	\$8,400	\$2,100	3.3%
Trash	\$600	x Units	0.99%	\$2,400	\$600	\$2,400	\$600	1.0%	\$2,400	\$600	1.0%
Reserves	\$250	x Units	0.41%	\$1,000	\$250	\$1,000	\$250	0.4%	\$1,000	\$250	0.4%
<b>Total Expenses</b>			<b>26.63%</b>	<b>\$66,780</b>	<b>\$16,695</b>	<b>\$66,780</b>	<b>\$16,695</b>	<b>26.6%</b>	<b>\$66,780</b>	<b>\$16,695</b>	<b>26.6%</b>
				<b>Current</b>	<b>Per Unit</b>						
Non-controllable expenses				\$49,980	\$12,495			19.9%			
Total Expense without Taxes				\$23,591	\$5,898			9.41%			

\*2023 actual expense

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# RENT ROLL

#	Unit	Mix	Rent	Next Increase	Market Rent	Loss to Lease
1	A	3+3.5	\$5,500	\$5,500	\$5,500	\$0
2	B	3+3.5	\$5,500	\$5,500	\$5,500	\$0
3	C	2+2	\$4,450	\$4,450	\$4,450	\$0
4	D	3+3	\$5,450	\$5,450	\$5,450	\$0
4 Units	Totals		\$20,900	\$20,900	\$20,900	\$0
	Averages		\$5,225	\$5,225	\$5,225	\$0

Monthly Rent Breakdown							
Type	#	Average	Income	Inc. Avg	Inc. Income	Market	%
2+2	1	\$4,450	\$4,450	\$4,450	\$4,450	\$4,450	21%
3+3	1	\$5,450	\$5,450	\$5,723	\$5,450	\$5,450	26%
3+3.5	2	\$5,500	\$11,000	\$5,500	\$11,000	\$5,500	53%
Totals	4	\$5,225	\$20,900	\$5,225	\$20,900	\$20,900	100%

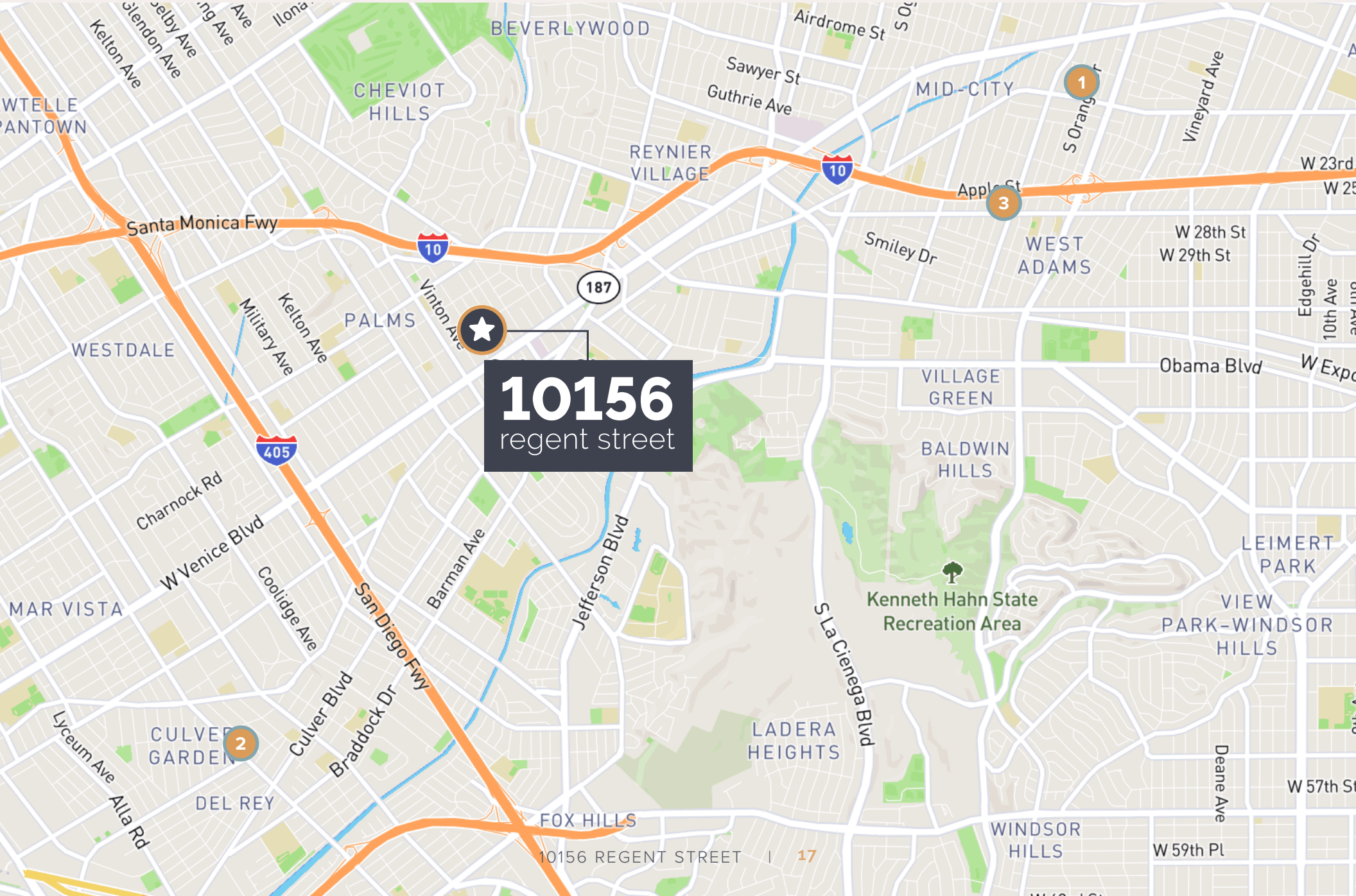
# SALES COMPS

Subject Property	# Of Units	Sale Price	Price Per Unit	Price Per Square Foot	Cap Rate	GRM	Sale Date	Year Built	Studio	1	2	3
 10156 Regent St, Los Angeles, CA 90034	4	\$3,600,000	\$900,000	\$643.89	4.90%	14.35	TBD	2025	0	0	1	3




Sales Comps 5+ UNITS															
Property Address	City	Zip Code	Year Built	No. Of Units	Sale Price	Price Per Unit	Price Per SF	Cap Rate	GRM	Sale Date	Studios	1 Bed	2 Beds	3 Beds	3 Beds
 1844 S Sycamore	Los Angeles	90019	2022	4	\$3,600,000	\$900,000	\$543.56	-	13.94	5/23/2023	-	-	-	-	4
 4432 S Centinela Ave	Culver City	90066	2023	4	\$3,600,000	\$900,000	\$523.48	-	-	9/28/2023	-	-	-	4	-
 2522 S Cloverdale Ave	Los Angeles	90016	2024	4	\$3,300,000	\$825,000	\$528.68	5.17%	14.87	5/6/2024	-	-	-	3	1
<b>Average</b>							<b>\$875,000</b>	<b>\$531.91</b>	<b>5.17%</b>	<b>14.41</b>					



# SALES COMPS MAP



# RENT COMPS

Two Bedroom Units						
Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF
 Subject Property 10156 Regent St, Los Angeles, CA 90034	4	2025	-	-	-	-
 10700 Tabor St, Los Angeles, CA 90034	5+	2024	2+2	\$4,495	1,022	\$4.40
 3644 Overland Ave, Los Angeles, CA 90034	92	2018	2+2	\$4,210	803	\$5.24
<b>Average</b>				<b>\$4,353</b>	<b>913</b>	<b>\$4.82</b>
			High	\$4,495	1,022	\$5.24
			Low	\$4,210	803	\$4.40

Three Bedroom Units						
Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF
 Subject Property 10156 Regent St, Los Angeles, CA 90034	4	2025	3+3	-	-	-
 3672 Jasmine Ave, Los Angeles, CA 90034	17	2020	3+3	\$5,680	-	-
 3618 Dunn Dr, Los Angeles, CA 90034	30	2022	3+3	\$5,295	1,357	\$3.90
<b>Average</b>				<b>\$5,488</b>	<b>1,357</b>	<b>\$3.90</b>
			High	\$5,680	1,357	\$3.90
			Low	\$5,295	1,357	\$3.90



# RENT COMPS MAP







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LOCATION OVERVIEW

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## PALMS

Palms is a vibrant and eclectic neighborhood in West Los Angeles, known for its unique blend of residential charm and urban convenience. Nestled between Culver City and Westwood, Palms offers a dynamic atmosphere with a mix of diverse eateries, trendy cafes, and local shops. The area is well-connected, providing easy access to public transportation and major freeways, making it a desirable location for both young professionals and families.

With its rich cultural scene, Palms is home to various art galleries, parks, and community events that foster a strong sense of belonging. The neighborhood's proximity to major employment hubs, such as Century City and Silicon Beach, adds to its appeal, attracting a mix of residents who appreciate the balance of suburban comfort and city life. Whether you're exploring the local farmer's market or enjoying a weekend brunch, Palms captures the essence of modern Los Angeles living.





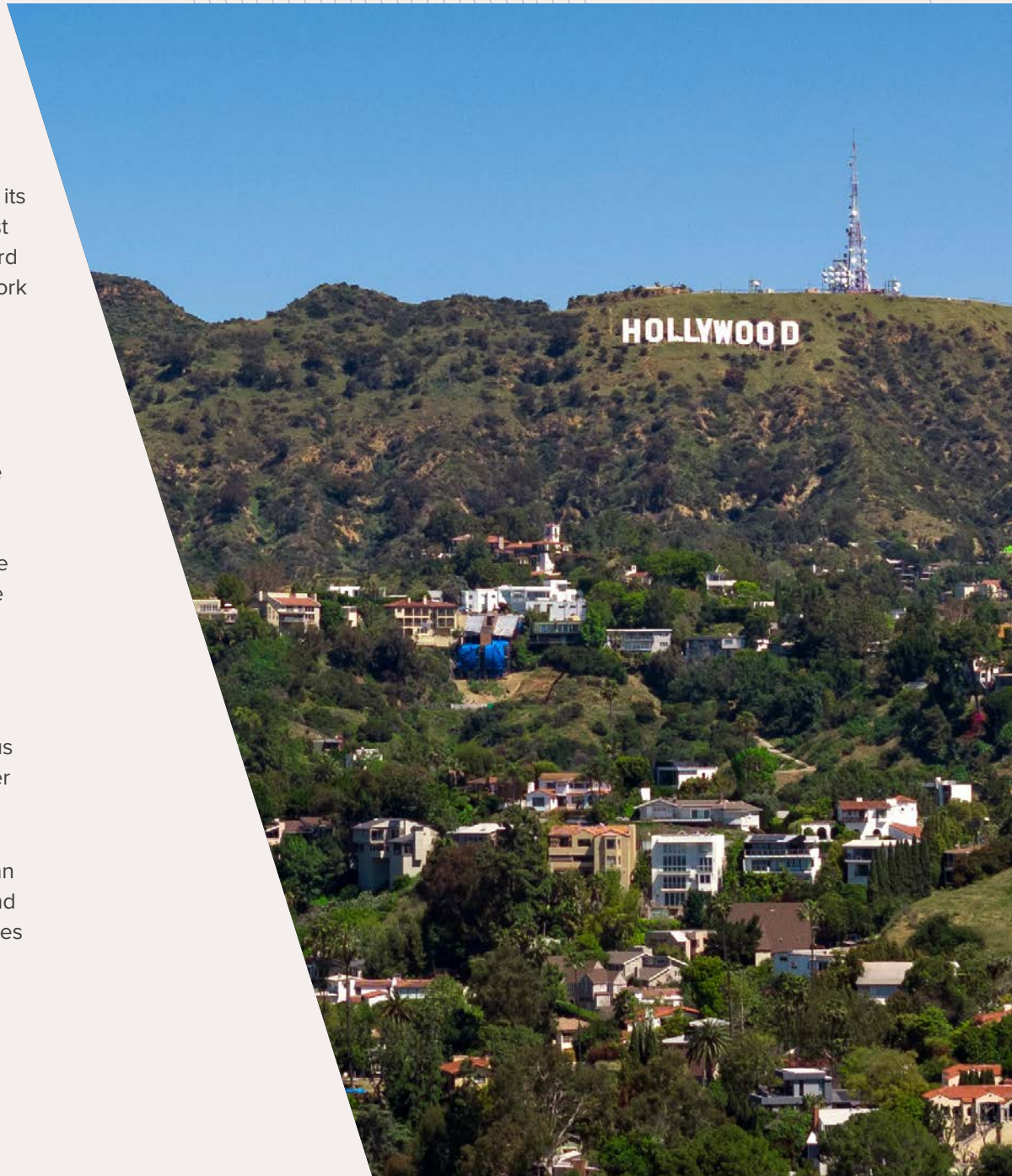
## LOS ANGELES

Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York.

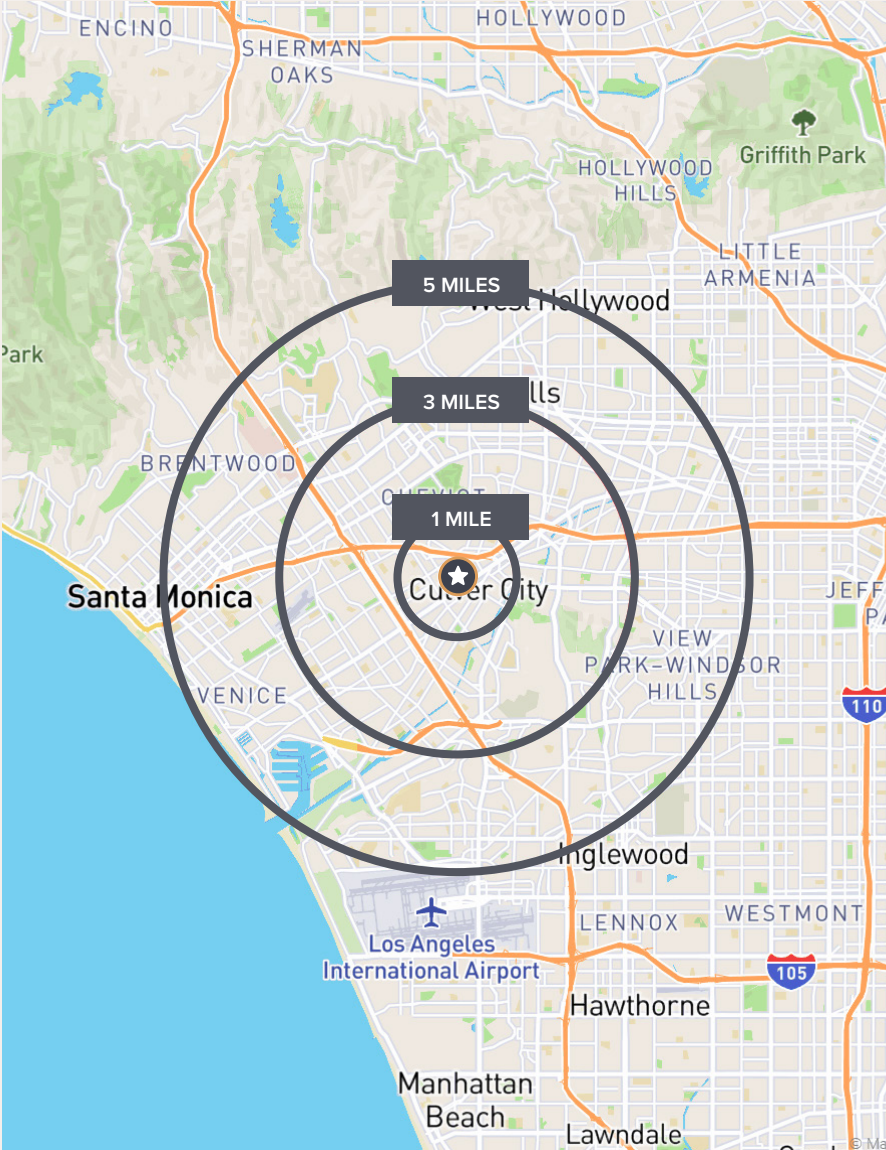
The L.A. five county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.





# DEMOGRAPHICS

Demographic Brief	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Population - Current Year Estimate	48,530	297,675	839,259
2029 Population - Five Year Projection	49,626	299,817	836,082
2020 Population - Census	49,189	298,898	851,248
2010 Population - Census	48,994	291,707	812,894
2020-2024 Annual Population Growth Rate	-0.32%	-0.10%	-0.33%
2024-2029 Annual Population Growth Rate	0.45%	0.14%	-0.08%
<b>Households</b>			
2024 Households - Current Year Estimate	24,006	130,685	379,184
2029 Households - Five Year Projection	25,289	135,377	388,090
2010 Households - Census	23,219	125,111	358,625
2020 Households - Census	23,805	128,248	374,621
2020-2024 Compound Annual Household Growth Rate	0.20%	0.44%	0.29%
2024-2029 Annual Household Growth Rate	1.05%	0.71%	0.47%
2024 Average Household Size	1.98	2.23	2.12
<b>Household Income</b>			
2024 Average Household Income	\$144,278	\$157,185	\$157,055
2029 Average Household Income	\$163,916	\$181,110	\$181,212
2024 Median Household Income	\$102,188	\$106,247	\$105,229
2029 Median Household Income	\$112,597	\$122,435	\$121,566
2024 Per Capita Income	\$71,653	\$69,318	\$71,290
2029 Per Capita Income	\$83,843	\$82,082	\$84,443
<b>Housing Units</b>			
2024 Housing Units	25,986	141,892	415,267
2024 Vacant Housing Units	1,980	11,207	36,083
2024 Occupied Housing Units	24,006	130,685	379,184
2024 Owner Occupied Housing Units	4,348	46,622	125,329
2024 Renter Occupied Housing Units	19,658	84,063	253,855
<b>Education</b>			
2024 Population 25 and Over	39,108	228,305	634,954
HS and Associates Degrees	9,470	65,869	196,007
Bachelor's Degree or Higher	27,841	145,055	391,472
<b>Place of Work</b>			
2024 Businesses	2,979	26,053	75,165
2024 Employees	29,034	211,043	616,166



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## CONTACT US



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