

11209 SARDIS AVENUE LOS ANGELES CA

11209 Sardis Avenue | Los Angeles, CA

OFFERING MEMORANDUM



11209 Sardis Avenue Los Angeles CA

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General Demographics

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01 **Executive Summary**

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

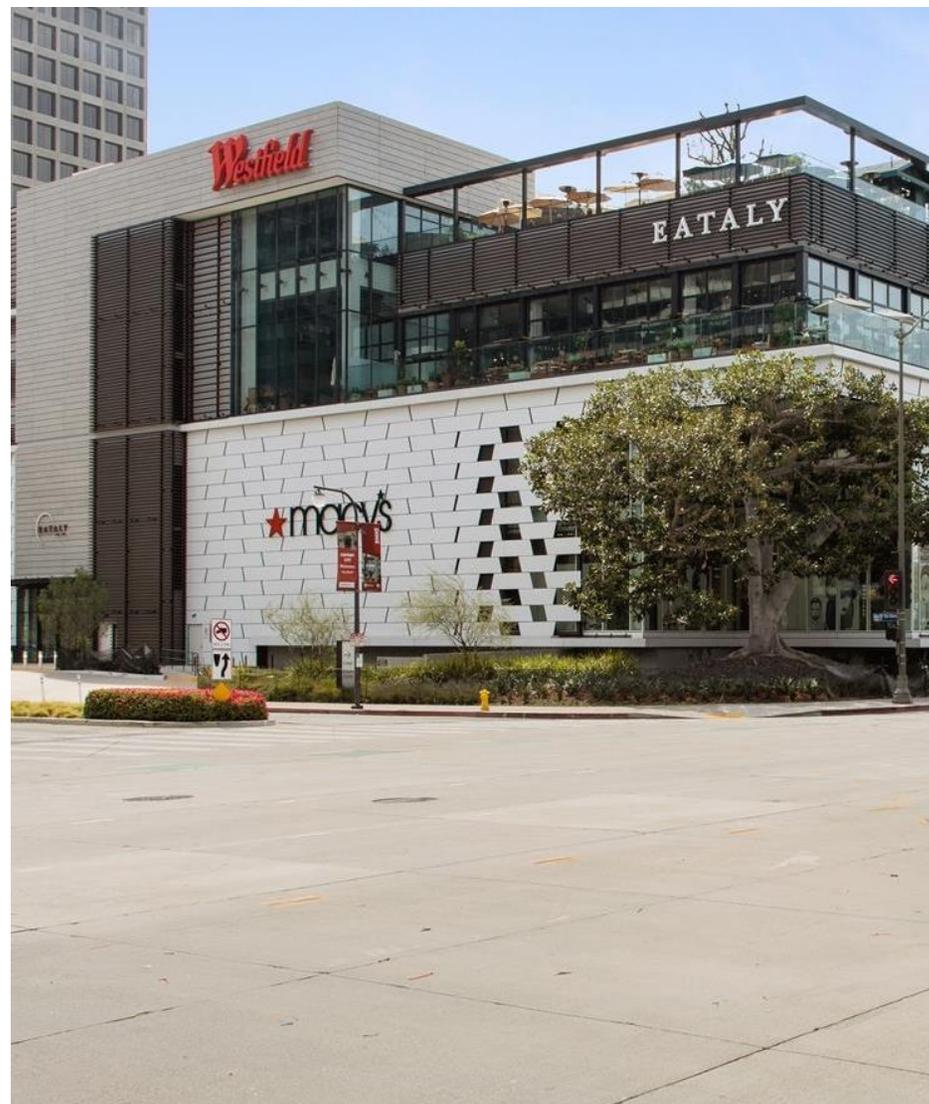
ADDRESS	11209 Sardis Avenue Los Angeles CA 90064
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	West Los Angeles
BUILDING SF	2,438 SF
LAND SF	3,382 SF
LAND ACRES	0.08
NUMBER OF UNITS	3
YEAR BUILT	1980
APN	4251001027
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,320,000
PRICE PSF	\$541.43
PRICE PER UNIT	\$440,000
OCCUPANCY	97.00%
NOI (CURRENT)	\$72,068
NOI (Pro Forma)	\$79,034
CAP RATE (CURRENT)	5.46%
CAP RATE (Pro Forma)	5.99%
CASH ON CASH (CURRENT)	5.42%
CASH ON CASH (Pro Forma)	5.95%
GRM (CURRENT)	12.10
GRM (Pro Forma)	11.32

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	33,584	333,603	690,989
2025 Median HH Income	\$117,144	\$110,799	\$114,931
2025 Average HH Income	\$172,993	\$166,118	\$171,277

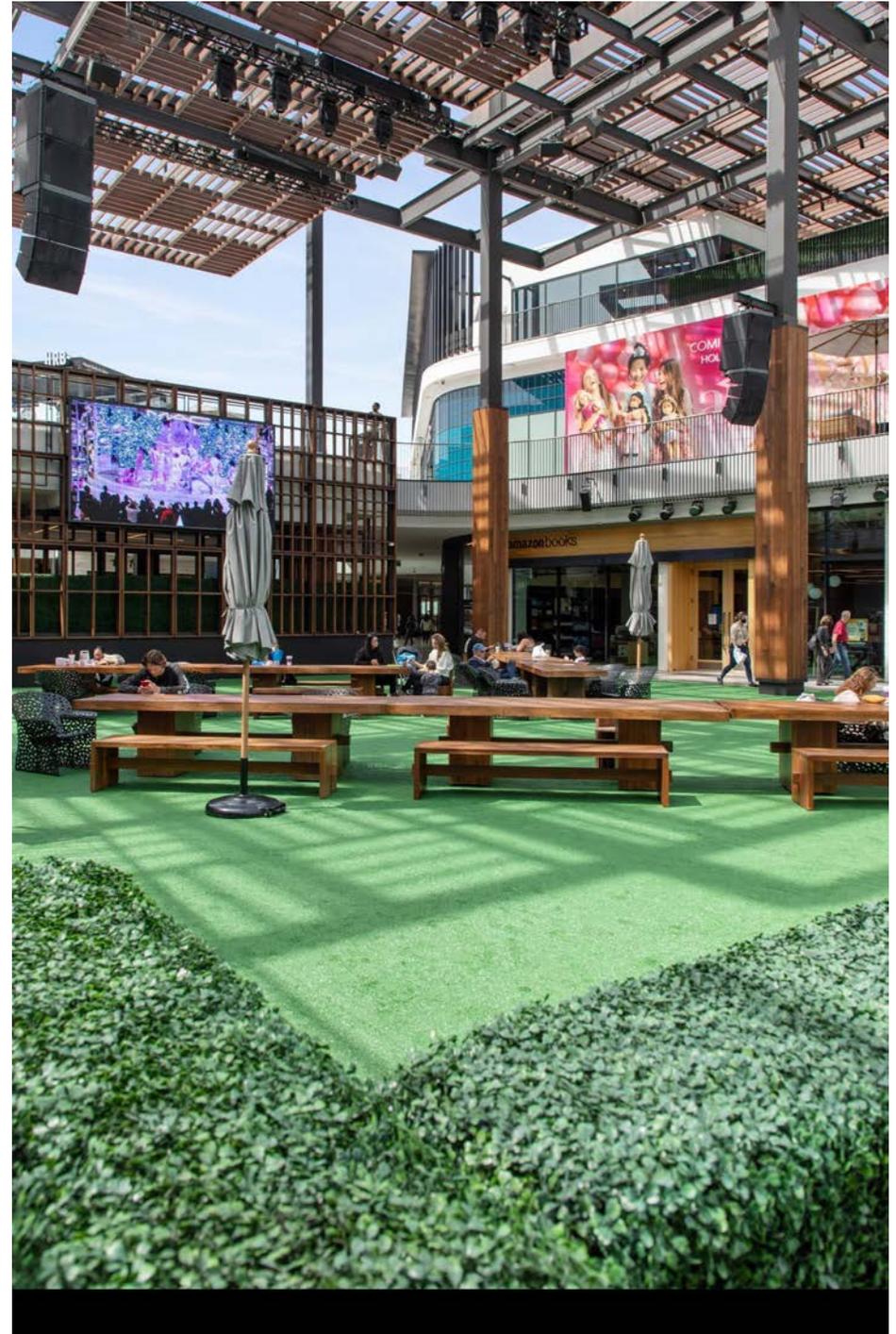


Investment Highlights

- The property located in a heart of West Los Angeles, close to many shops, restaurants and entertainment establishments. Stable occupancy and income stream with some upside potential.

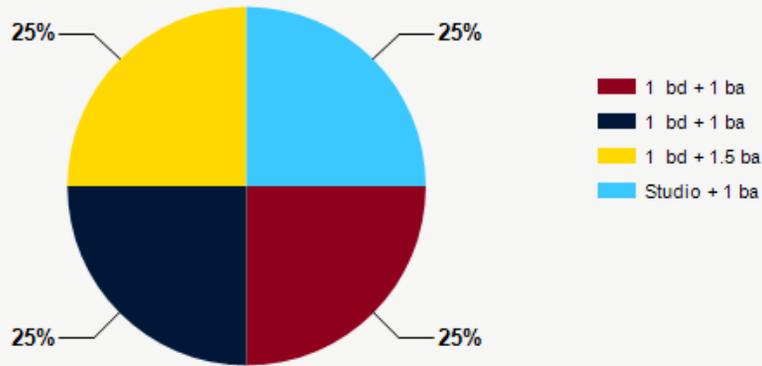
Property Highlights

- High Demand Rental Area with cul-de-sac location
- On-Site Laundry Room for additional income
- All units have recently updated with new kitchen and bathrooms
- Sold "As Is" Condition

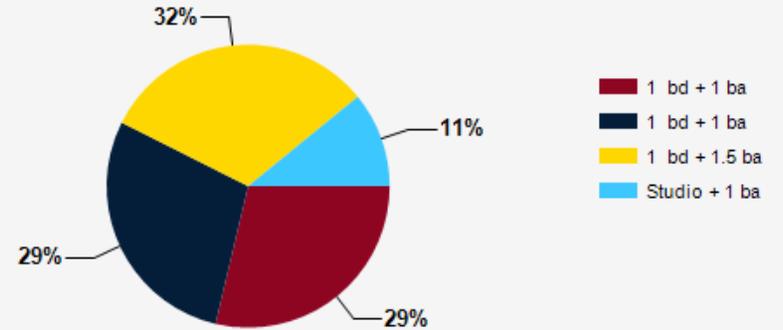


Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	1	715	\$2,500	\$3.50	\$2,500	\$2,700	\$3.78	\$2,700
1 bd + 1 ba	1	715	\$2,600	\$3.64	\$2,600	\$2,700	\$3.78	\$2,700
1 bd + 1.5 ba	1	785	\$2,530	\$3.22	\$2,530	\$2,700	\$3.44	\$2,700
Studio + 1 ba	1	275	\$1,440	\$5.24	\$1,440	\$1,450	\$5.27	\$1,450
Totals/Averages	4	623	\$2,268	\$3.90	\$9,070	\$2,388	\$4.07	\$9,550

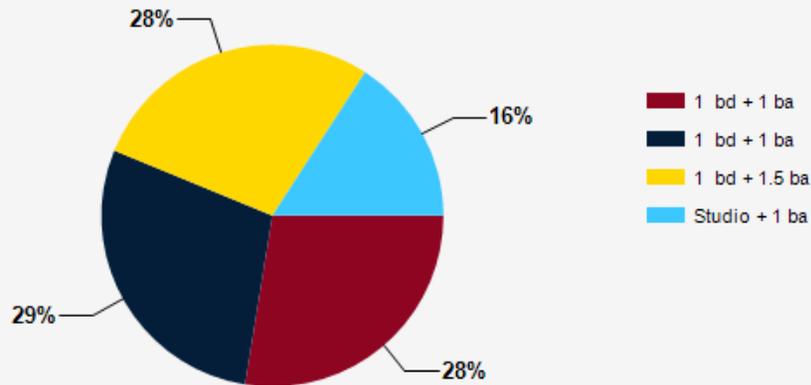
Unit Mix Summary



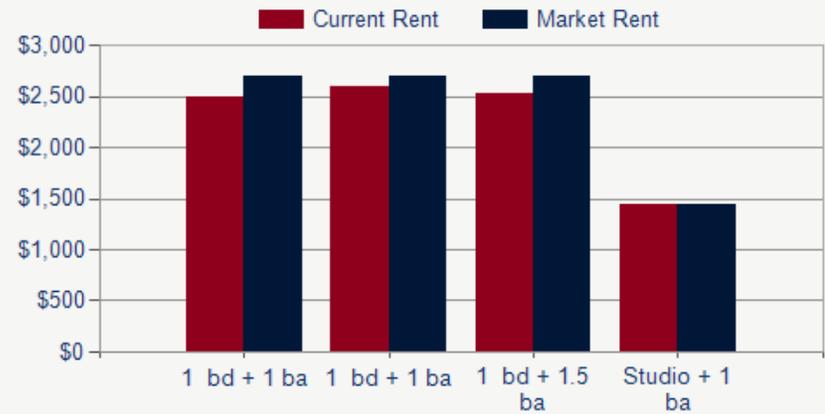
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





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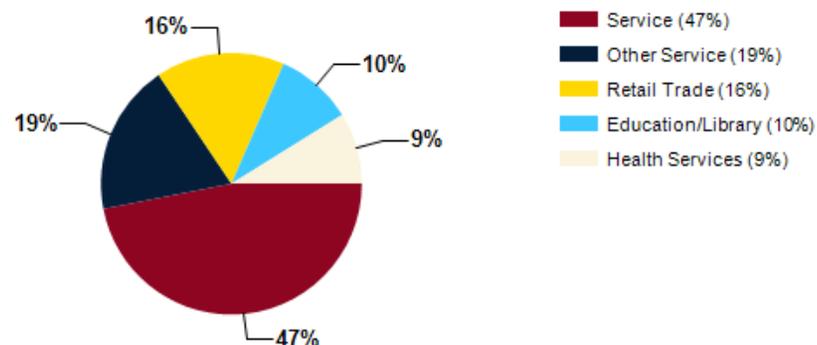
Location

Location Summary

Sawtelle

- Sawtelle a district in the Westside of the city of Los Angeles, California, partially within the West Los Angeles subregion. It was established in 1899 and named after a manager of the Pacific Land Company who was initially responsible for its development and promotion. The incorporated area of Sawtelle, to the south of the unincorporated area, includes the Sawtelle neighborhood, a 1.82-square-mile (4.7 km²) district of Los Angeles. It is roughly bounded by the Interstate 405 freeway to the east, National Boulevard to the south, Centinela Avenue to the west, and Bringham Avenue, San Vicente Boulevard, and the V.A. grounds on the north. The district was once an independent municipality, but was consolidated with Los Angeles in 1922. The area extends about 1.0 mile (1.6 km) to either side of Santa Monica Boulevard, running westward about 1.3 miles (2.1 km) from Interstate 405 (the San Diego Freeway) and Sawtelle Boulevard, toward Santa Monica, ending at Centinela Avenue. Because the incorporated Sawtelle area now represents the northern part of West Los Angeles, it is bounded on the north by Brentwood and Westwood, which bound West Los Angeles. To the south is the rest of West Los Angeles, which is not considered part of the Sawtelle district.
- The smaller unincorporated area of Sawtelle is 576.5 acres, or 0.90 sq mi (2.3 km²), and completely surrounded by Los Angeles. On the south, the unincorporated area abuts the Sawtelle city district that is now part of West Los Angeles and the greater city of Los Angeles. On the north, it is bordered by Brentwood and Westwood. This unincorporated area consists of six parcels near the intersection of the San Diego Freeway and Santa Monica Boulevard, owned either by the US government or the state of California. A private utility company owns the seventh parcel. This area is under the Los Angeles County Board of Supervisors' zoning control within the Third Supervisorial District. The unincorporated area contains the Wilshire Federal Building, the Los Angeles National Cemetery for veterans, the Wadsworth VA Hospital/West Los Angeles Medical Center, the site of a former major veterans' home, and many smaller federal office buildings.

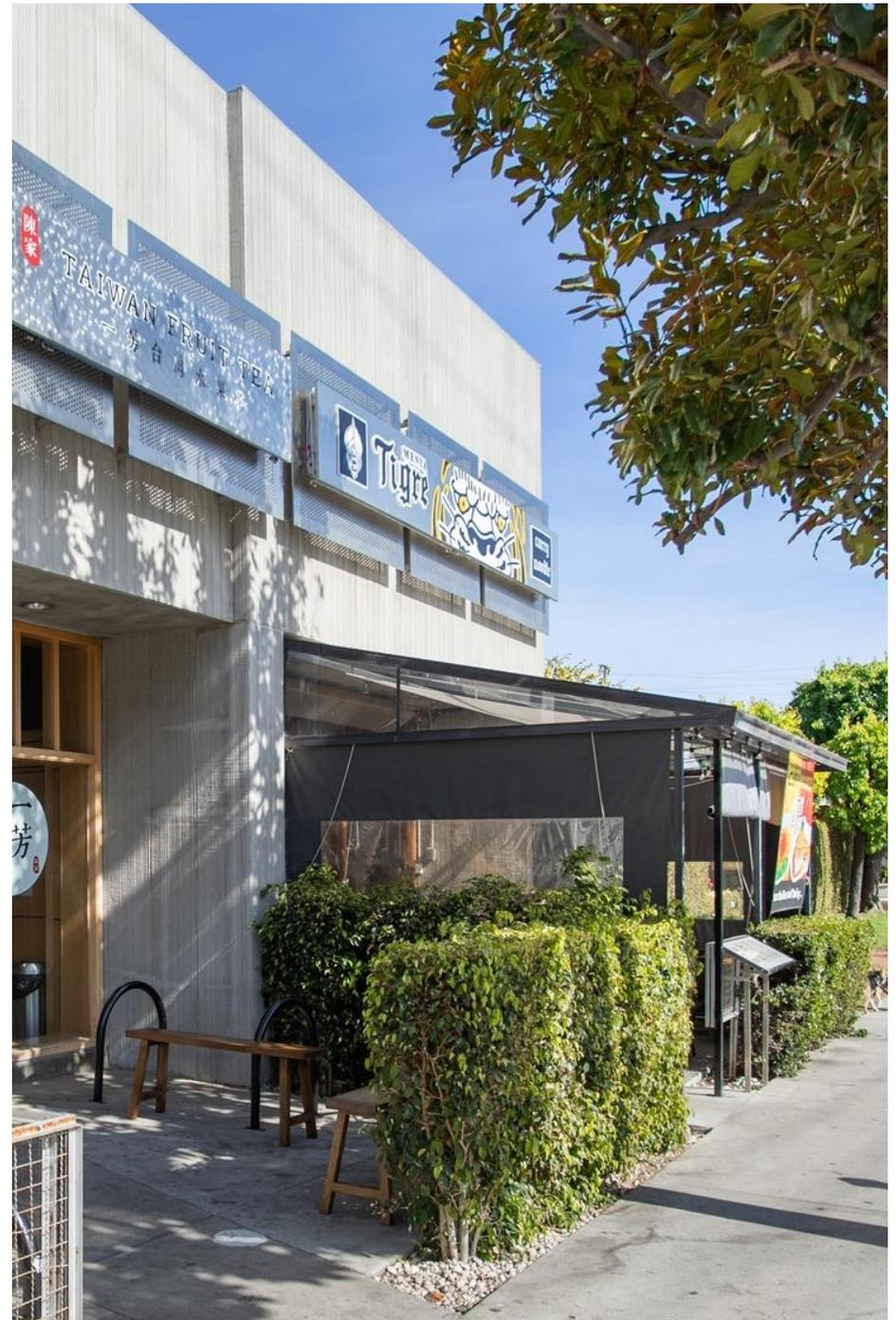
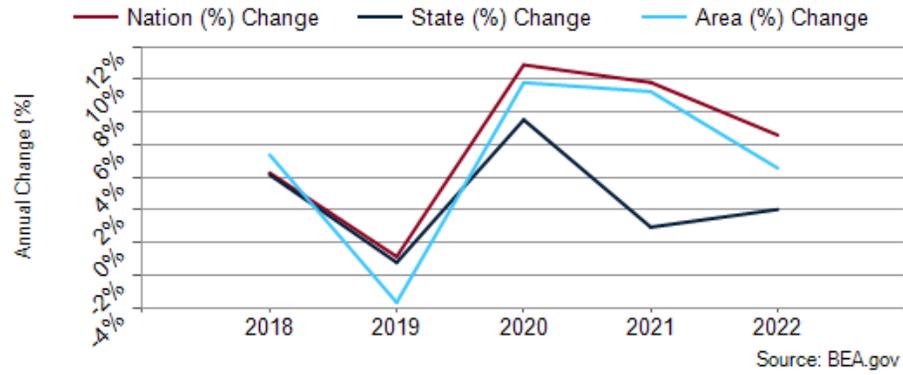
Major Industries by Employee Count

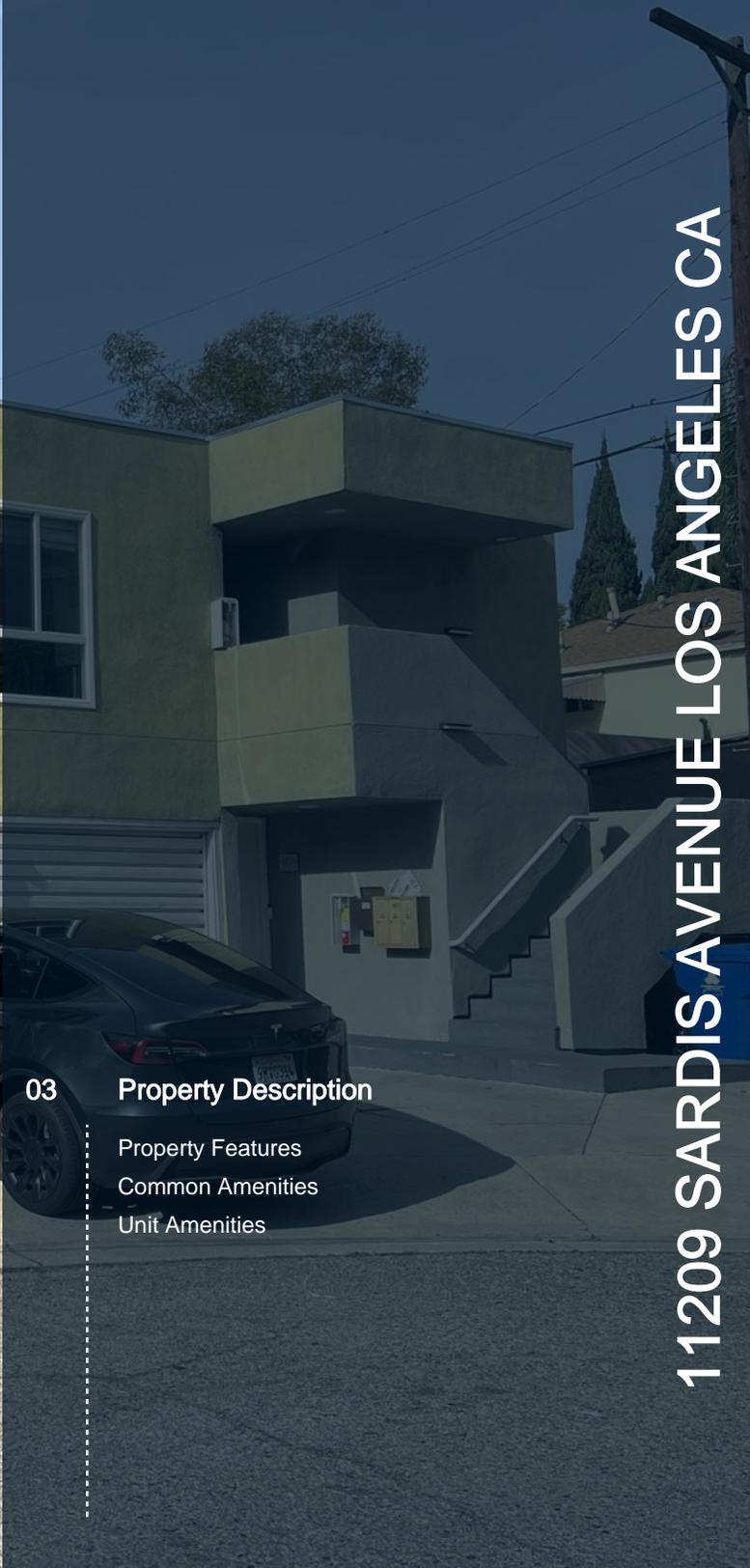


Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

Los Angeles County GDP Trend





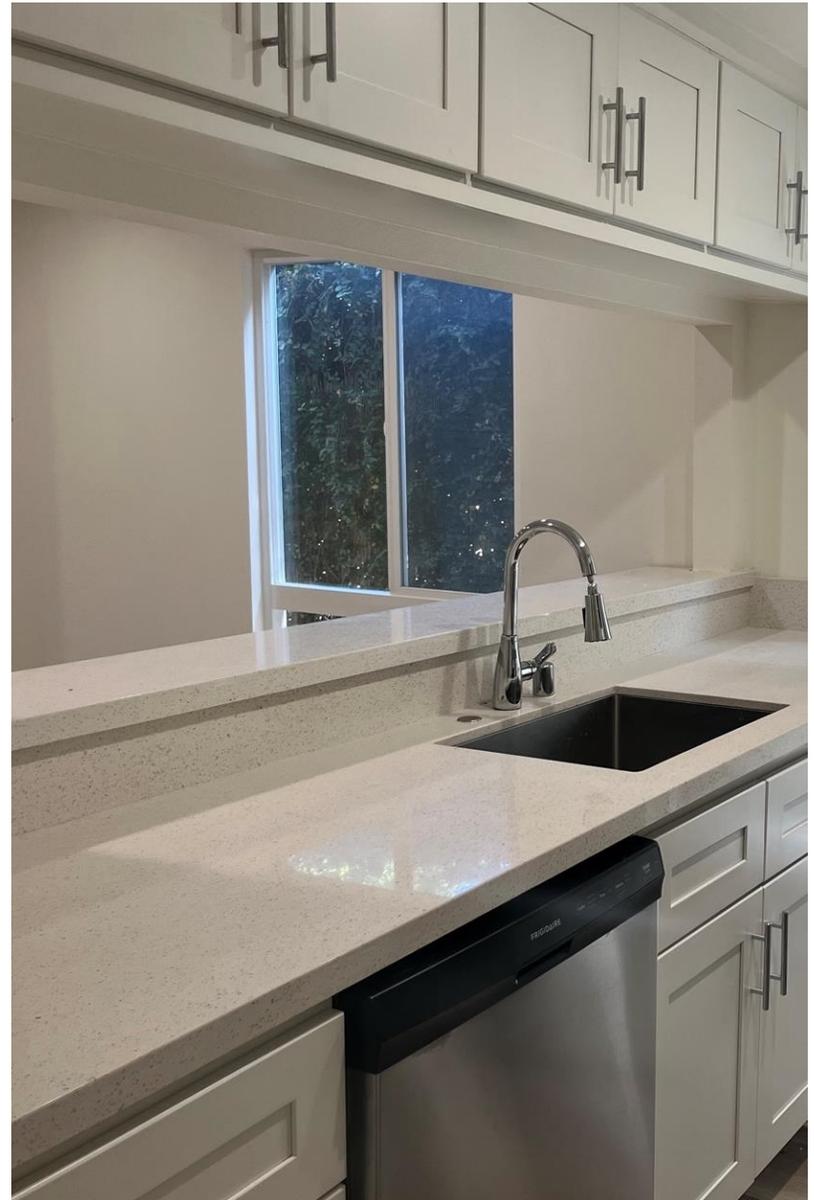
- 03 **Property Description**
- Property Features
- Common Amenities
- Unit Amenities

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	2,438
LAND SF	3,382
LAND ACRES	0.08
YEAR BUILT	1980
# OF PARCELS	1
ZONING TYPE	R3
BUILDING CLASS	D
TOPOGRAPHY	Level
LOCATION CLASS	Urban
NUMBER OF STORIES	Two
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
WASHER/DRYER	Shared

UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant







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04

Rent Roll

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Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
202	1 bd + 1 ba	715	\$3.64	\$2,600.00	\$2,700.00	09/01/2025	08/31/2026	Including \$100 Parking Fee
ADU (102)	Studio + 1 ba	275	\$5.24	\$1,440.00	\$1,500.00	11/01/2025	10/31/2026	Including Pet Rent of \$40.00
201	1 bd + 1 ba	715	\$3.50	\$2,500.00	\$2,700.00	09/01/2024		Including \$100 Parking Fee
101	1 bd + 1.5 ba	785	\$3.22	\$2,530.00	\$2,800.00	11/01/2023		Including gas fee of \$30.00
Totals / Averages		2,490	\$3.90	\$9,070.00	\$9,700.00			



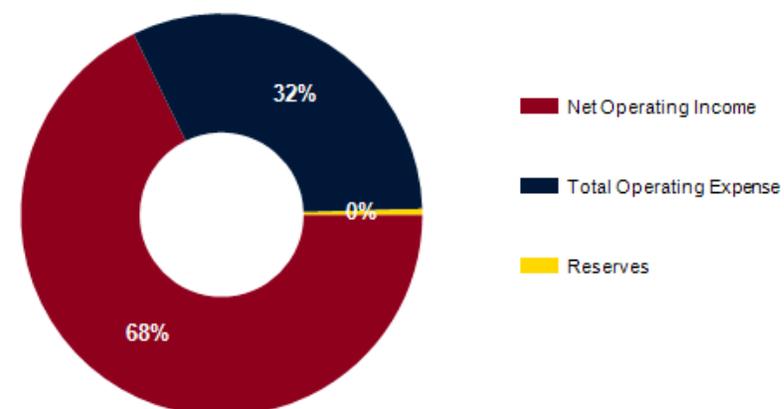
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Financial Analysis

Income & Expense Analysis

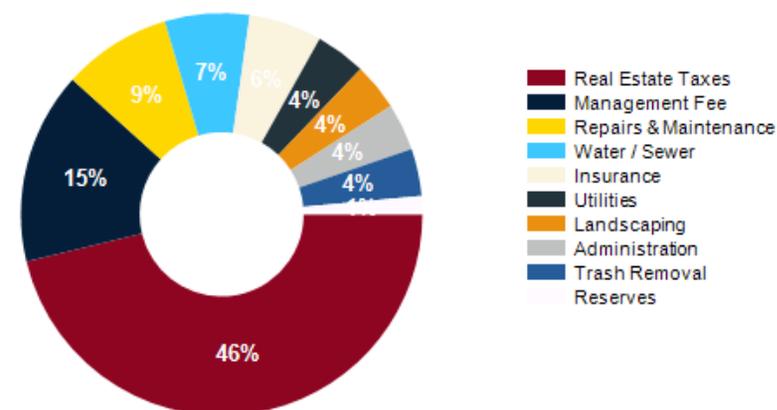
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$108,840	99.8%	\$116,400	99.8%
Other Income	\$250	0.2%	\$250	0.2%
Gross Potential Income	\$109,090		\$116,650	
General Vacancy	-3.00%		-3.00%	
Effective Gross Income	\$105,825		\$113,158	
Less Expenses	\$33,757	31.89%	\$34,124	30.15%
Net Operating Income	\$72,068		\$79,034	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$15,836	\$5,279	\$15,836	\$5,279
Insurance	\$2,020	\$673	\$2,020	\$673
Management Fee	\$5,291	\$1,764	\$5,658	\$1,886
Repairs & Maintenance	\$3,000	\$1,000	\$3,000	\$1,000
Water / Sewer	\$2,330	\$777	\$2,330	\$777
Landscaping	\$1,300	\$433	\$1,300	\$433
Administration	\$1,300	\$433	\$1,300	\$433
Utilities	\$1,380	\$460	\$1,380	\$460
Trash Removal	\$1,300	\$433	\$1,300	\$433
Total Operating Expense	\$33,757	\$11,252	\$34,124	\$11,375
Reserves	\$500	\$167	\$500	\$167
Expense / SF	\$13.85		\$14.00	
% of EGI	31.89%		30.15%	

DISTRIBUTION OF EXPENSES CURRENT





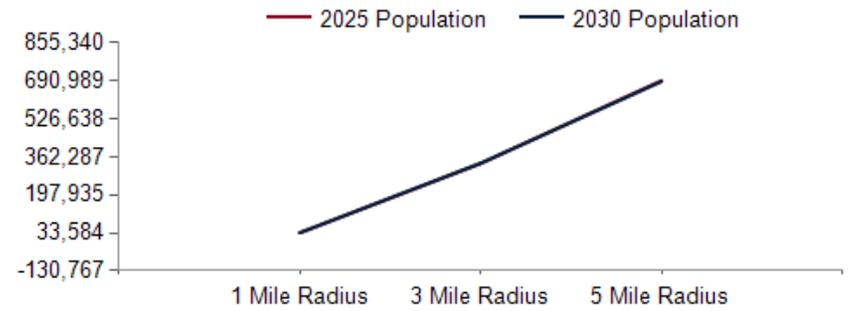
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Demographics

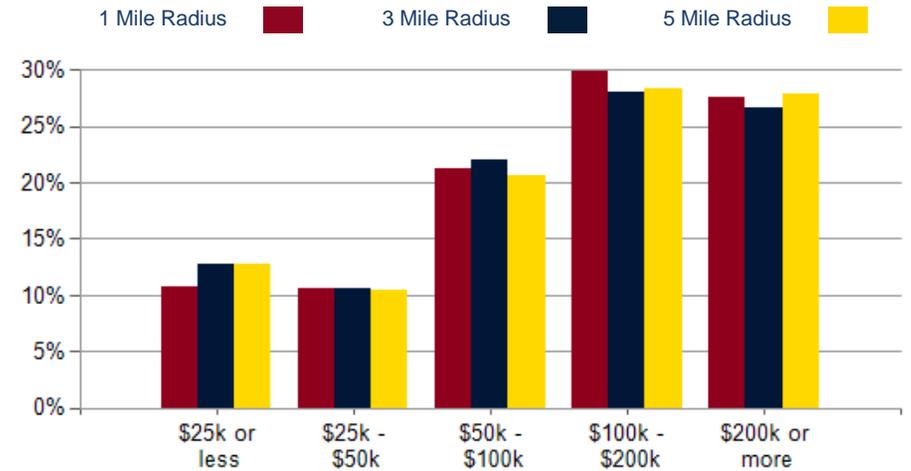
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,336	320,756	641,670
2010 Population	30,835	323,902	664,375
2025 Population	33,584	333,603	690,989
2030 Population	34,021	334,280	687,142
2025 African American	1,247	13,524	56,559
2025 American Indian	159	2,868	5,704
2025 Asian	8,572	56,464	96,811
2025 Hispanic	6,001	69,783	140,613
2025 Other Race	2,620	33,713	70,595
2025 White	16,629	183,421	375,491
2025 Multiracial	4,297	43,062	84,729
2025-2030: Population: Growth Rate	1.30%	0.20%	-0.55%

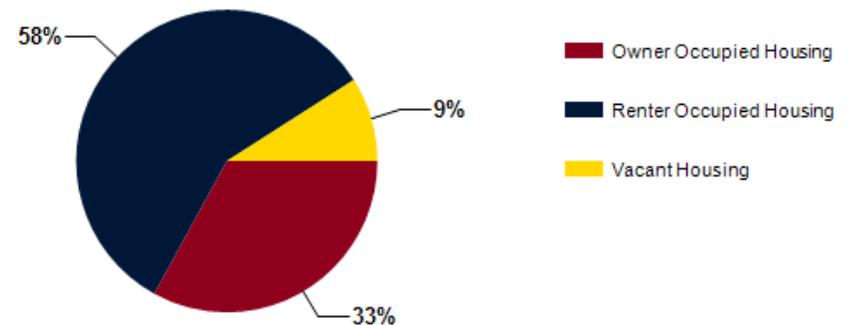
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	967	12,494	26,098
\$15,000-\$24,999	596	7,251	14,731
\$25,000-\$34,999	631	6,757	14,061
\$35,000-\$49,999	913	9,581	19,124
\$50,000-\$74,999	1,465	17,247	33,117
\$75,000-\$99,999	1,606	16,845	32,316
\$100,000-\$149,999	2,456	25,350	51,889
\$150,000-\$199,999	1,867	18,115	38,331
\$200,000 or greater	3,979	41,281	88,908
Median HH Income	\$117,144	\$110,799	\$114,931
Average HH Income	\$172,993	\$166,118	\$171,277



2025 Household Income



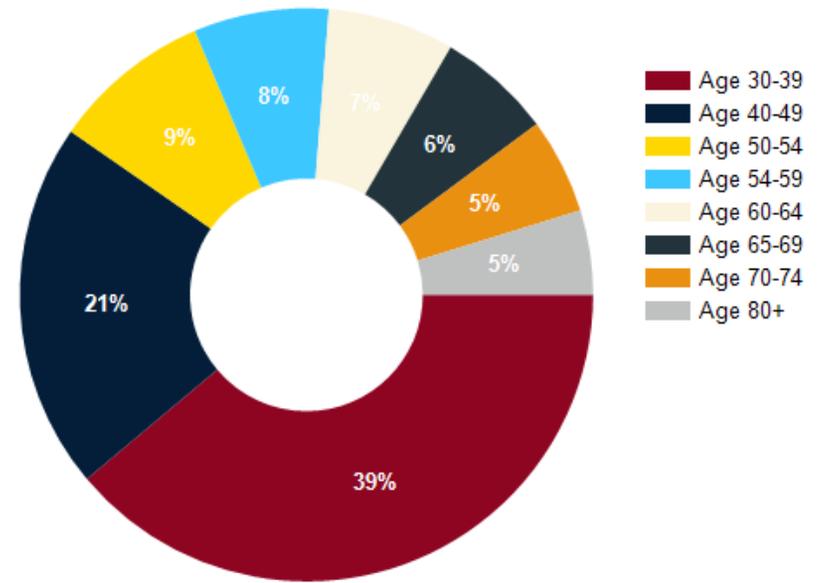
2025 Own vs. Rent - 1 Mile Radius



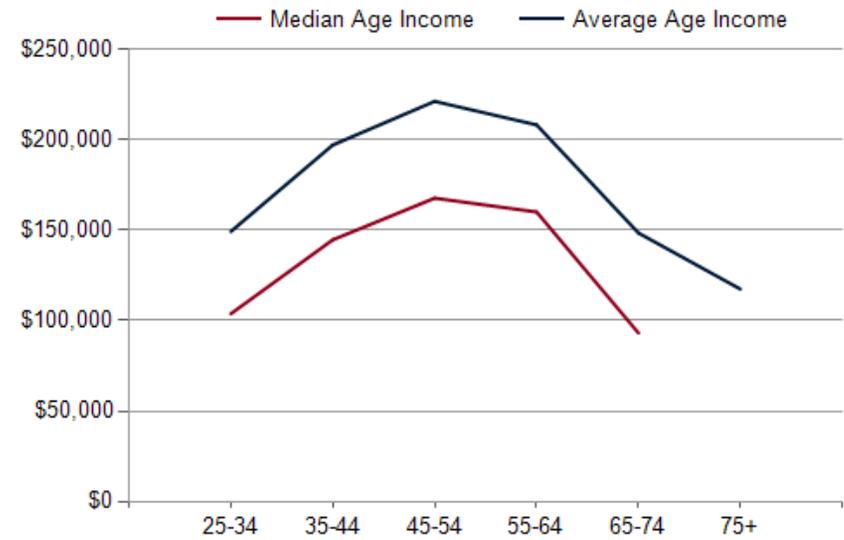
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,878	41,675	77,738
2025 Population Age 35-39	3,234	30,374	61,242
2025 Population Age 40-44	2,424	24,243	50,777
2025 Population Age 45-49	1,907	19,614	41,230
2025 Population Age 50-54	1,874	19,089	41,008
2025 Population Age 55-59	1,586	16,553	36,551
2025 Population Age 60-64	1,492	15,547	35,065
2025 Population Age 65-69	1,345	14,237	31,747
2025 Population Age 70-74	1,126	12,734	28,151
2025 Population Age 75-79	993	10,501	22,981
2025 Population Age 80-84	613	6,849	15,128
2025 Population Age 85+	639	7,830	17,311
2025 Population Age 18+	28,824	287,433	596,169
2025 Median Age	36	37	38
2030 Median Age	38	39	40

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,783	\$104,579	\$109,535
Average Household Income 25-34	\$149,304	\$150,273	\$158,017
Median Household Income 35-44	\$144,734	\$139,411	\$143,386
Average Household Income 35-44	\$197,173	\$192,802	\$196,127
Median Household Income 45-54	\$167,778	\$159,225	\$159,982
Average Household Income 45-54	\$221,336	\$211,880	\$213,396
Median Household Income 55-64	\$160,159	\$143,665	\$141,353
Average Household Income 55-64	\$208,341	\$194,180	\$194,382
Median Household Income 65-74	\$93,158	\$91,510	\$94,237
Average Household Income 65-74	\$148,484	\$147,332	\$152,975
Average Household Income 75+	\$117,444	\$114,910	\$116,971



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