

2531 HILLCREST DRIVE LOS ANGELES, CA 90016



6 UNITS OFFERED @ \$191K PPU & 6.24% CAP & 10.24 GRM ON CURRENT RENTS
APPROX. 38% RENTAL UPSIDE | 9.81% CAP & 7.45 GRM ON MARKET RENTS

COMPASS

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



- Located just north of West Adams Blvd, this charming courtyard-style bungalow is one mile from the heart of a community of emerging and highly-reviewed cafes and restaurants. The property is also in close proximity to the Expo Rail Line and Silicon Beach tech hubs.
- Offered at \$191,667 per unit, 10.24 current GRM and 6.24% current CAP.
- Substantial value-add opportunity, 2531 Hillcrest offers approx. 38% rental upside compared to renovated units in the area
- Charming courtyard-style bungalow complex featuring (6) 1-bdrm. units
- Built in 1925, on a 6,217 SF lot zoned LAR2, this courtyard-style bungalow complex features (6) 1-bdrm. units. Each unit averages approx. 515 SF.
- Property amenities include an uncovered parking space, and a one-car garage that generates additional income.

Price	Units	Price per Unit
\$1,150,000	6	\$191,667
Building Size	Lot Size	Price per SF
3,122 SF	6,217 SF	\$368
Year Built	Zoning	APN
1925	LAR2	5057-005-017

EXTERIOR PHOTOGRAPHY

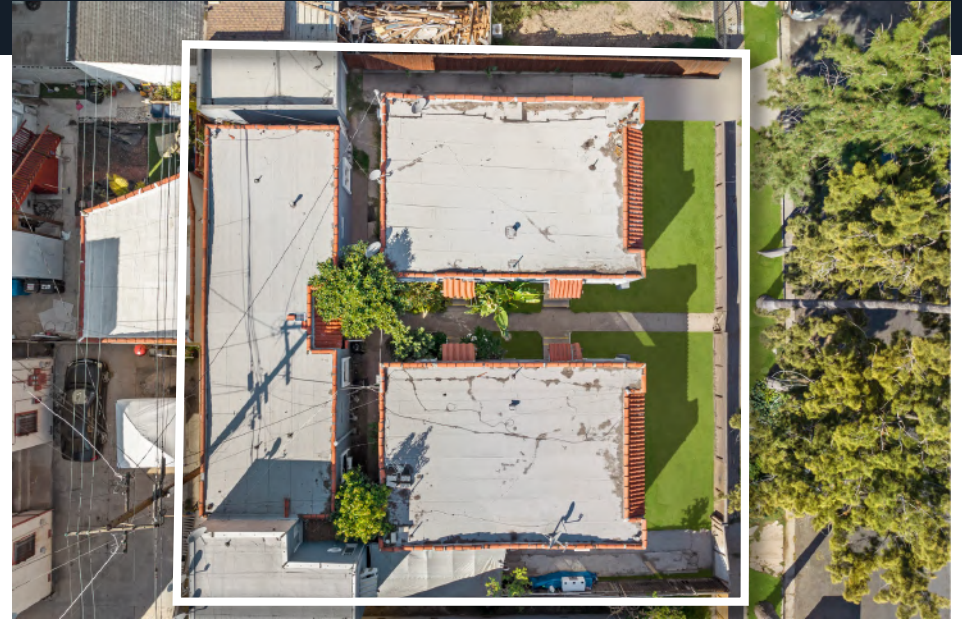


DAYTIME



EXTERIOR PHOTOGRAPHY

DAYTIME





FINANCIALS

Please note, the current income is calculated using a project amount for a vacant unit.

INVESTMENT SUMMARY	
Price:	\$1,150,000
Down Payment:	\$1,150,000 100%
Number of Units:	6
Price per Unit:	\$191,667
Current GRM:	10.24
Potential GRM:	7.45
Proposed Financing:	\$0

Approximate Age:	1925
Approximate Lot Size:	6,217 SF
Approximate Gross RSF:	3,122 SF

Price Per SF:	\$368
Current CAP:	6.24%
Market CAP:	9.81%

ANNUALIZED OPERATING DATA		
	CURRENT RENTS	MARKET RENTS
Scheduled Gross Income:	\$112,309	\$154,440
Vacancy Allowance:	\$2,808 2.5%	\$3,861 2.5%
Gross Operating Income:	\$109,501	\$150,579
Less Expenses:	\$37,707 34%	\$37,707 24%
Net Operating Income:	\$264,488	\$112,872
Less Loan Payment:	-\$0	-\$0
Pre-Tax Cash Flow:	\$71,794 6.24%	\$112,872 9.81%
Plus Principal Reduction:	\$0	\$0
Total Return Before Taxes:	\$71,794 6.24%	\$112,872 9.81%

INCOME					
		CURRENT RENTS		POTENTIAL RENTS	
# of Units	Unit Mix	Rent/Unit	Monthly Income	Rent/Unit	Monthly Income
6	1 + 1	\$846 - \$2,068	\$9,059	\$2,095	\$12,570
Total Scheduled Rent:			\$9,059		\$12,570
Other Income:			\$300		\$300
Monthly Gross Income:			\$9,359		\$12,870
Annual Gross Income:			\$112,309		\$154,440

ESTIMATED EXPENSES	
Taxes (1.25%):	\$14,375
Insurance:	\$5,620
Utilities:	\$5,122
Repairs/Maintenance:	\$5,615
Property Management:	\$5,475
On-Site Manager:	\$0
Misc:	\$1,500
Total Expenses:	\$37,707
Per Sq. Ft:	\$12.08
Per Unit:	\$6,285

Current as of 12/04/25

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NEIGHBORHOOD OVERVIEW



NEIGHBORHOOD AERIAL MAP

THE SUNSET STRIP



NEARBY DEVELOPMENTS



1) 5237 WEST JEFFERSON BOULEVARD

Located just north of Metro's Expo/La Brea station, Center Capital Partners LLC is wrapping up construction on a three-story office campus featuring 72,000 SF of offices above subterranean parking for 185 vehicles. The property will be available for tenants in early September with asking rates of \$66 per SF.

2) 5109 WEST ADAMS BOULEVARD

CIM Group is wrapping up construction on it's latest mixed-use project in West Adams. This project will feature 69 studio, one-, and two-bdrm. units above 5,689 SF of ground-floor retail/restaurant space and basement parking for 63 vehicles.

3) 5217 WEST ADAMS BOULEVARD

CIM Group has plans for another West Adams mixed-use project. The project will consist of 74 one- and two-bdrm. units above 9,000 SF of ground-floor retail space and subterranean parking.

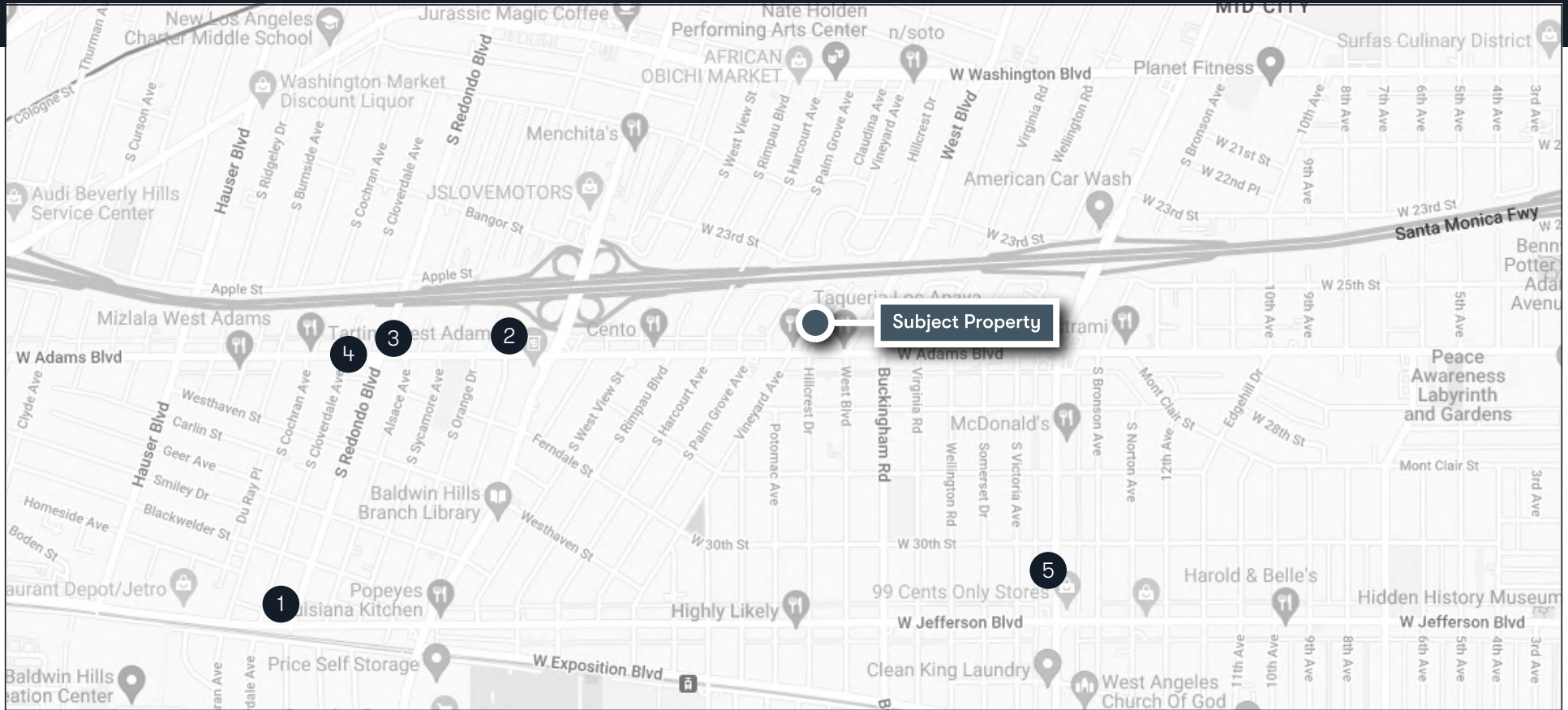
4) 5252 WEST ADAMS BOULEVARD

This approved commercial project by CIM Group will feature a three-story building featuring offices above ground-floor commercial space. The finished property will include 32,600 SF of space for rent and will be available in Summer 2024.

5) 3045 S. CRENSHAW BOULEVARD

CIM Group recently started construction on its largest mixed-use project in West Adams. This six-story building will feature 168 studio, one-, and two-bdrm. apartments above 40,000 SF of ground-floor commercial space.

NEARBY DEVELOPMENTS MAP



DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) 5237 West Jefferson Blvd.	1.3 Miles	Just north of Metro's Expo/La Brea Station and near completion - 72,000 SF office building
2) 5109 West Adams Blvd.	0.6 Mile	Near completion by CIM Group - 69 units above 5,600+ SF of retail/restaurant space
3) 5217 West Adams Blvd.	0.8 Mile	Currently under construction by CIM Group - 74 units above 9,000 SF of ground-floor retail space
4) 5252 West Adams Blvd.	0.9 Mile	Approved commercial project by CIM Group - 32,600 SF of office/retail space available Summer '24
5) 3045 S. Crenshaw Blvd.	0.9 Mile	Currently under construction by CIM Group - 168 units above 40,000 SF of commercial space

NEARBY HOTSPOTS



KENNY STEVENS TEAM

1) WEST ADAMS BOULEVARD

Serving as the neighborhood hub of this historic neighborhood, Adams Boulevard is undergoing a creative renaissance and is home to a walkable stretch of emerging and highly-reviewed restaurants, retailers, and cafes leaving their mark on LA. Notable establishments include [Alta](#), [The Alsace Hotel](#), [Tartine](#), [Centro Pasta Bar](#), [Adams Wine Shop](#), [Mizlala](#), and more.

2) WEST JEFFERSON BOULEVARD

This heavily-used transit corridor is home to a large number of mixed-use or commercial projects that are approved or currently under construction. It is beginning to attract restaurants and cafes that are making a tremendous impact on the neighborhood including [Harold & Belles](#) and [Highly Likely](#).

3) MICHELLE & BARACK OBAMA SPORTS COMPLEX

Nearly three years into a multi-million dollar makeover, this fully renovated sports complex in Baldwin Hills will feature a 23,000 SF swimming pool, 16,000 SF basketball gym, a walking track, tennis center, & enclosed garden.

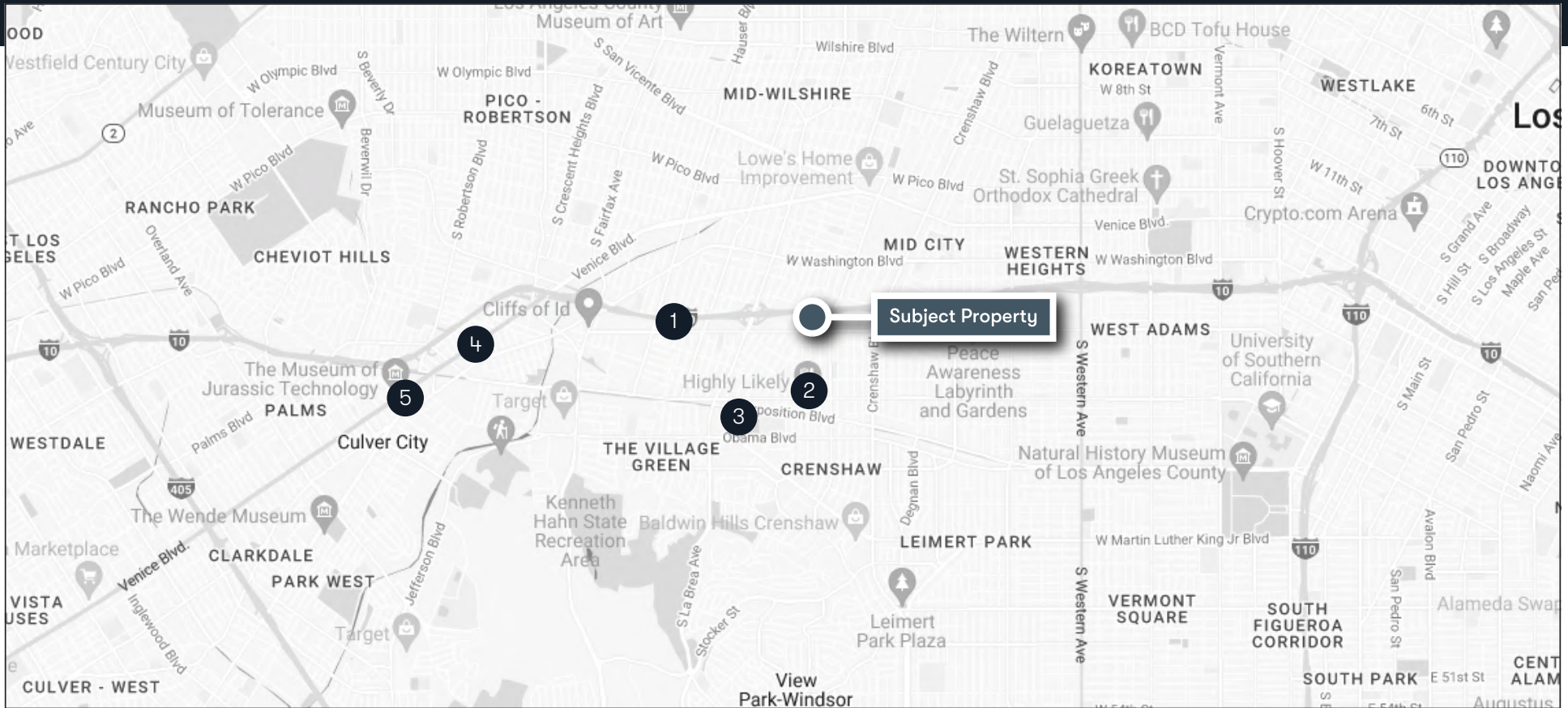
4) CULVER CITY ARTS DISTRICT

The Culver City Arts District is home to art galleries, boutique and design retailers, coffee bars, and specialty restaurants. Notable establishments include [Hi-Lo Market](#), [Pasta Sisters](#), [Father's Office](#), [Brunello's](#), [Cognoscenti Coffee](#), [Industry Cafe & Jazz](#), and the [Helms Design Center](#).

5) DOWNTOWN CULVER CITY

This bustling downtown neighborhood perfectly combines a charming small town feel with a strong Silicon Beach tech presence, the glamour of Hollywood movie making, and phenomenal restaurants. Notable employers include [Sony](#), [Apple](#), [Facebook](#), [NFL Network](#), [MGM](#), [NPR West](#), and more.

NEARBY HOTSPOTS MAP








DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) West Adams Blvd.	1.3 Miles	Walkable stretch of emerging restaurants, cafes, and boutiques - Alta, Tartine, Mizlala, Centro
2) West Jefferson Blvd.	0.6 Mile	Heavily-used transit corridor home to a large number of mixed-use projects under construction
3) Michelle & Barack Obama Sports Complex	0.8 Mile	Near completion, this 29-acre park will feature a 23,000 SF swimming pool, basketball gym, & more
4) Culver City Arts District	0.9 Mile	Hi-Lo Market, Pasta Sisters, Father's Office, Brunello's, Cognoscenti Coffee, Helms Design Center
5) Downtown Culver City	0.9 Mile	Small town feel with a strong Silicon Beach presence, phenomenal restaurants, and large employers

SALES & RENTAL COMPARABLES

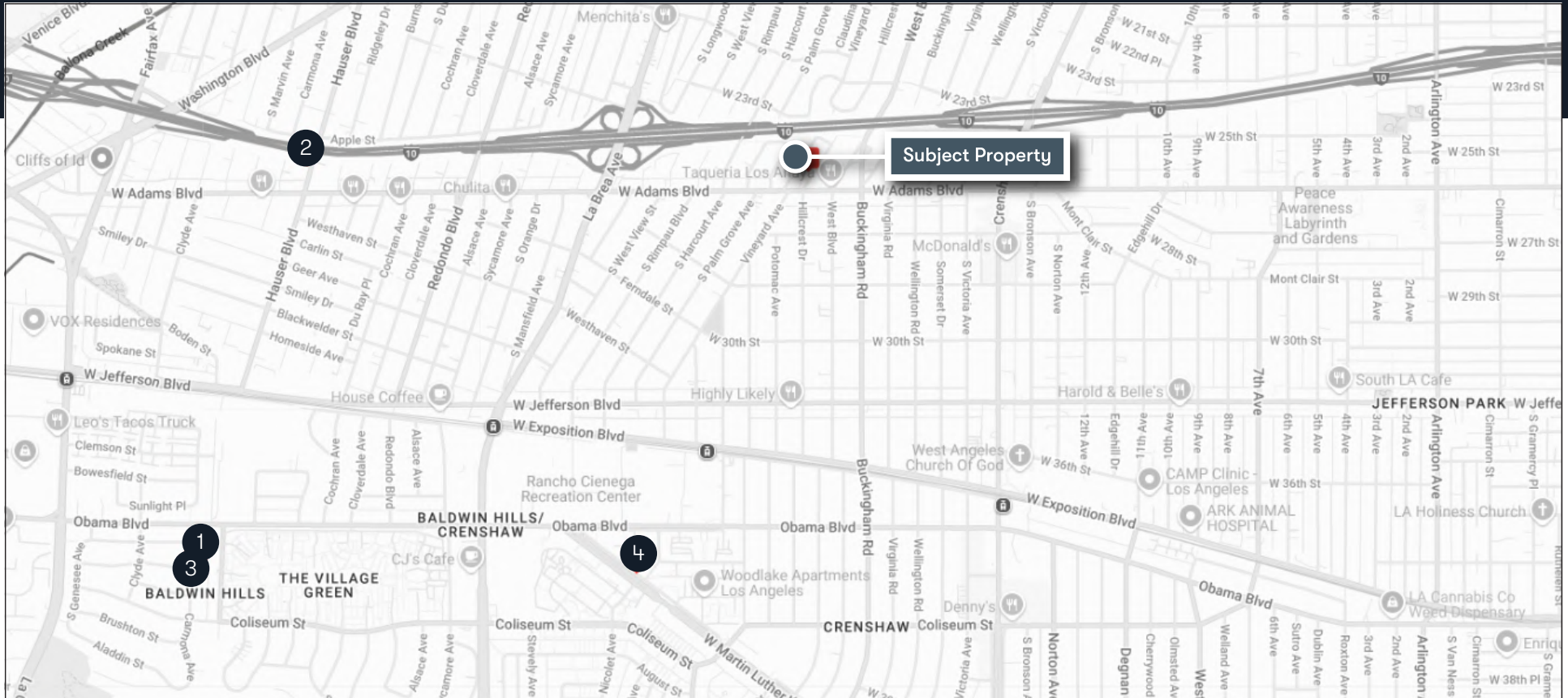


WEST ADAMS SALES COMPARABLES



				
Address: 2531 Hillcrest Ave.	Address: 3644 Carmona Ave.	Address: 2531 Hauser Blvd.	Address: 3712 Carmona Ave.	Address: 4500 MLK Blvd.
Sale Date: Subject Property	Sale Date: 09/19/25	Sale Date: 10/23/25	Sale Date: 10/23/25	Sale Date: 07/25/25
Price: \$1,150,000	Price: \$1,733,550	Price: \$1,070,000	Price: \$1,631,000	Price: \$1,975,000
Year Built: 1925	Year Built: 1951	Year Built: 1940	Year Built: 1950	Year Built: 1958
# of Units: 6	# of Units: 8	# of Units: 5	# of Units: 8	# of Units: 10
Price per Unit: \$191,667	Price per Unit: \$216,694	Price per Unit: \$214,000	Price per Unit: \$203,875	Price per Unit: \$197,500
Building Size: 3,122 SF	Building Size: 9,450 SF	Building Size: 2,735 SF	Building Size: 7,316 SF	Building Size: 11,596 SF
Price per SF: \$368	Price per SF: \$183	Price per SF: \$391	Price per SF: \$223	Price per SF: \$170
Unit Mix: (6) 1+1	Unit Mix: (8) 2+1	Unit Mix: N/A	Unit Mix: N/A	Unit Mix: N/A
Notes: 6.24% CAP 8 10.24 GRM	Notes: 6.15% CAP	Notes: 10.11 GRM	Notes: 10.80 GRM	Notes: N/A

WEST ADAMS SALES COMPS MAP



ADDRESS	SALE DATE	PRICE	YEAR	UNITS	PPU	BLDG. SF	PPSF	NOTES
2531 Hillcrest Dr.	N/A	\$1,150,000	1925	6	\$191,667	3,122 SF	\$368	6.24% CAP & 10.24 GRM
1) 3644 Carmona Ave.	09/19/25	\$1,733,550	1951	8	\$216,694	9,450 SF	\$183	6.15% CAP
2) 2531 Hauser Blvd.	10/23/25	\$1,070,000	1940	5	\$214,000	2,735 SF	\$391	10.11 GRM
3) 3712 Carmona Ave.	10/23/25	\$1,631,000	1950	8	\$203,875	7,316 SF	\$223	10.80 GRM
4) 4500 MLK Blvd.	07/25/25	\$1,975,000	1958	10	\$197,500	11,596 SF	\$170	N/A

WEST ADAMS RENTAL COMPARABLES



2531 HILLCREST | 90016

(6) 1-Bdrm. & 1-Bath

\$2,095



1) 5121 W. 20TH ST.

Rent: Leased on 09/22/25 for \$2,100

Unit Mix: 1-Bdrm. & 1-Bath | N/A SF



2) 2664 S. LA BREA AVE. UNIT #1/2

Rent: Leased on 08/10/25 for \$2,095

Unit Mix: 1-Bdrm. & 1-Bath | 500 SF



3) 2719 RIMPAU BLVD.

Rent: Leased on 11/30/25 for \$2,050

Unit Mix: 1-Bdrm. & 1-Bath | 800 SF

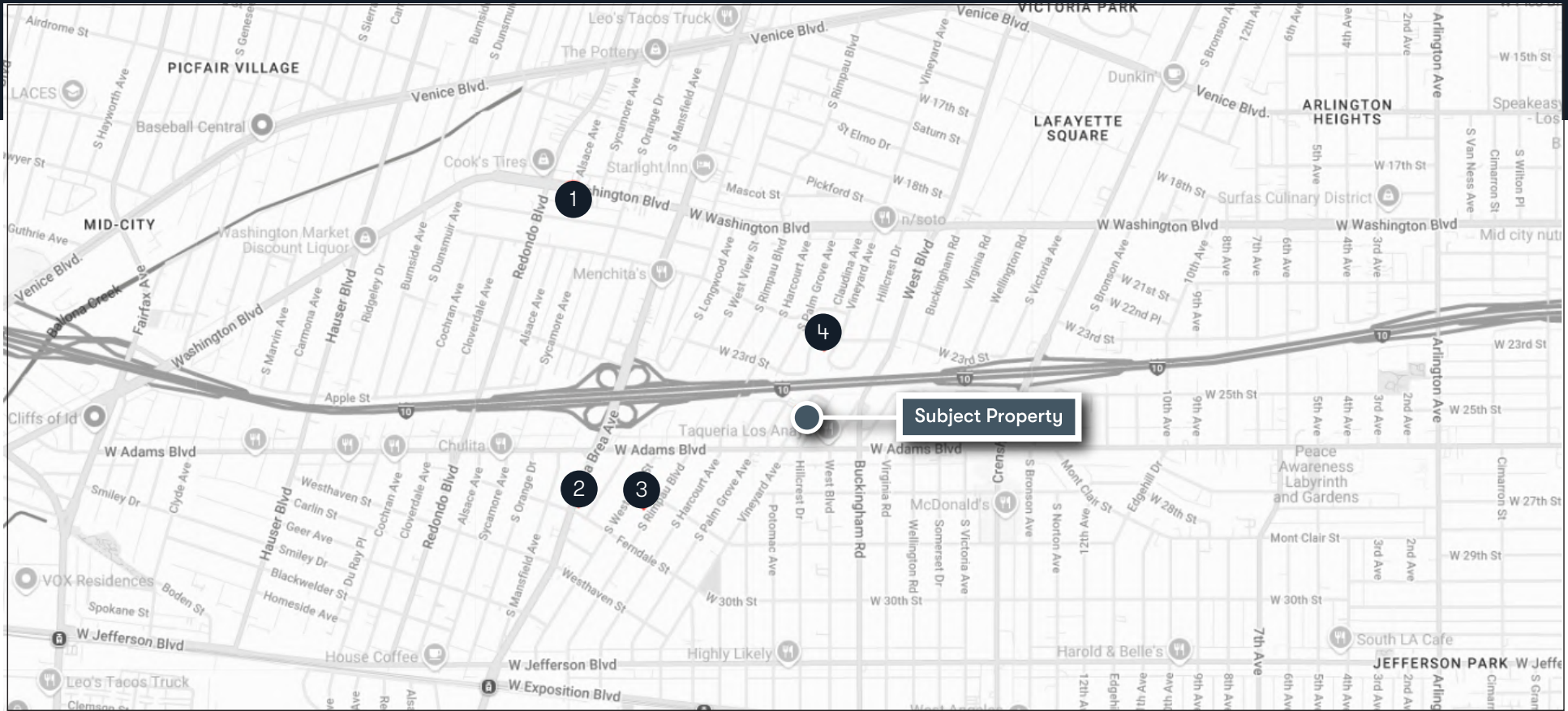


4) 2319 VINEYARD AVE.

Rent: Leased on 11/02/25 for \$1,800

Unit Mix: 1-Bdrm. & 1-Bath | 432 SF

GLENDALE RENTAL COMPS MAP

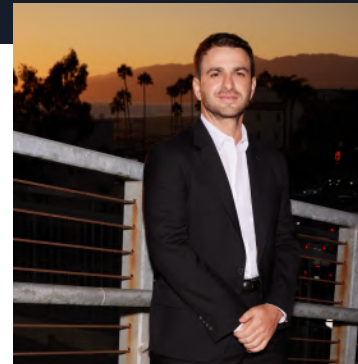


ADDRESS	DISTANCE	RENT	LEASE DATE	UNIT MIX	UNIT SIZE	RENT PER SF
5121 W. 20 th St.	1.0 mile	\$2,100	09/22/25	1-Bdrm. & 1-Bath	N/A	N/A
2) 2664 S. La Brea Ave. Unit #1/2	0.2 mile	\$2,095	08/10/25	1-Bdrm. & 1-Bath	500 SF	\$3.22
3) 2719 Rimpau Blvd.	0.6 mile	\$2,050	11/30/25	1-Bdrm. & 1-Bath	800 SF	\$2.56
4) 2319 Vineyard Ave.	0.9 mile	1,800	11/02/25	1-Bdrm. & 1-Bath	432 SF	\$4.17



2531 HILLCREST DRIVE LOS ANGELES, CA 90016

Wake Up & Smell the Cash Flow.



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