



**Reduced to \$4,750,000**

**3608 & 3612 10th Ave.  
Los Angeles, CA 90018**

8 Unit New Construction | 6.19% Cap | Four 3-Beds & Four 4-Beds  
½ Mile from Metro E (Expo) & K Line Station

**PARTNERSCRE  
SVIDLER**



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# 3608 & 3612 10th Ave.

## Property Overview

PartnersCRE is proud to present **8 Brand New non-RSO Units with a 6.19% Cap Rate** in one of Los Angeles' **most dynamic and rapidly evolving neighborhoods** - Jefferson Park / Leimert Park. Located at 3608 and 3612 10th Ave., the properties, consisting of two Fourplexes, are strategically located a ten minute **walk to the Expo / Crenshaw E and K Metro Station**, helping tenants to take advantage of the **notable job market** in the area, while opening up all of Los Angeles to those who choose to avoid relying on a car!

Designed for modern living, these two-story structures have been thoughtfully designed with today's renters in mind. The properties features **spacious, family-sized units** perfect for roommates, and each consist of **two 3-bedroom units** and **two 4-bedroom units**, boasting **open floor plans**, generous living areas, and **in-unit laundry** with new washers and dryers. The cooks-kitchens are appointed with **quartz-style countertops**, **stainless steel appliances**, and **custom cabinetry**, creating a clean, contemporary aesthetic that appeals to families and young professionals alike.

Each residence has its **own private entry** for an exclusive feel, with **two-story layouts**, stylish lighting and one entry-level bedroom. The back of the property is striped for **8 parking spaces**, and will feature solar panels.

The properties' location is equally compelling. Very centrally located for Los Angeles, residents benefit from the **E and K Metro Lines**, which will connect to the **People Mover** for quick access to **LAX**, placing the entire city (and the world) within easy reach, creating a rare convenience for professionals, students, and frequent travelers.

Just north of **Leimert Park** and the **Crenshaw Mall**, the properties are also only minutes from **West Adams**, one of Los Angeles' most dynamic neighborhoods, celebrated for its rapid revitalization, **vibrant dining scene**, and influx of creative professionals. With continued reinvestment driving new **restaurants, nightlife, and retail**, this submarket is emerging as one of the city's **most desirable places to live and invest**.

This offering provides investors with the rare chance to acquire two **newly built, transit-oriented Fourplexes** with **no rent control** in a neighborhood that is quickly coming of age. With its large unit sizes, modern finishes, and prime location, 3608 & 3612 10th Ave. present a compelling long-term hold for cash flow and appreciation and a strong addition to any multifamily portfolio.

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## BRAND NEW FOURPLEXES

**\$4,750,000**  
~~\$4,990,000~~

**6.19%**  
Cap Rate

**10,908 SF**  
Residential Floor Area

**5044-012-024/25**  
APNs

**3BR / 3BA**  
4 Units

**4BR / 3BA**  
4 Units

## FEATURES

**8 Spacious 2-Story Units**  
**Perfect for Families or Roommates**  
**No Rent Control**  
**In-Unit Washer & Dryer**  
**Striped for 8 Cars**  
**Solar Panels (to be installed)**

## AREA HIGHLIGHTS

**Metro  &  Lines Station 1/2 Mile Away**  
**Just North of Leimert Park**  
**and Baldwin Hills Crenshaw Plaza Mall**

# 3608 & 3612 10th Ave.

## Financial Summary

### FINANCIAL INDICATORS

<b>Price</b>	<b>\$4,750,000</b>
Current Cap	6.19%
Market Cap	6.65%
Current GRM	12.47
Market GRM	11.79
Cost Per SF	\$435
Cost Per Unit	\$593,750
Expenses Per Unit	\$10,840
Expenses Per SF	\$7.95

### PROPERTY ABSTRACT

Units	8
Year Built	2025
Lot SF	11,600
Building Gross SF	10,908
Parking Striping	8

### ESTIMATED ANNUALIZED EXPENSES

Property Taxes	1.19% of Price	\$56,525
Insurance	\$0.90 / PSF	\$9,817
Utilities	\$15 / Unit / Month	\$1,440
Repairs + Maintenance	1% of SGI	\$3,808
Off-Site Management	3.5% of SGI	\$13,329
Miscellaneous	\$150 / Month	\$1,800
<b>Total Expenses</b>		<b>\$86,719</b>

### ANNUALIZED OPERATING INCOME

	CURRENT	MARKET
<b>Scheduled Gross Income</b>	<b>\$380,820</b>	<b>\$402,720</b>
Less Vacancy	0% \$0	0% 0
Gross Operating Income	\$380,820	\$402,720
Less Expenses	22.8% (\$86,719)	21.5% (\$86,719)
<b>Net Operating Income</b>	<b>\$294,101</b>	<b>\$316,001</b>

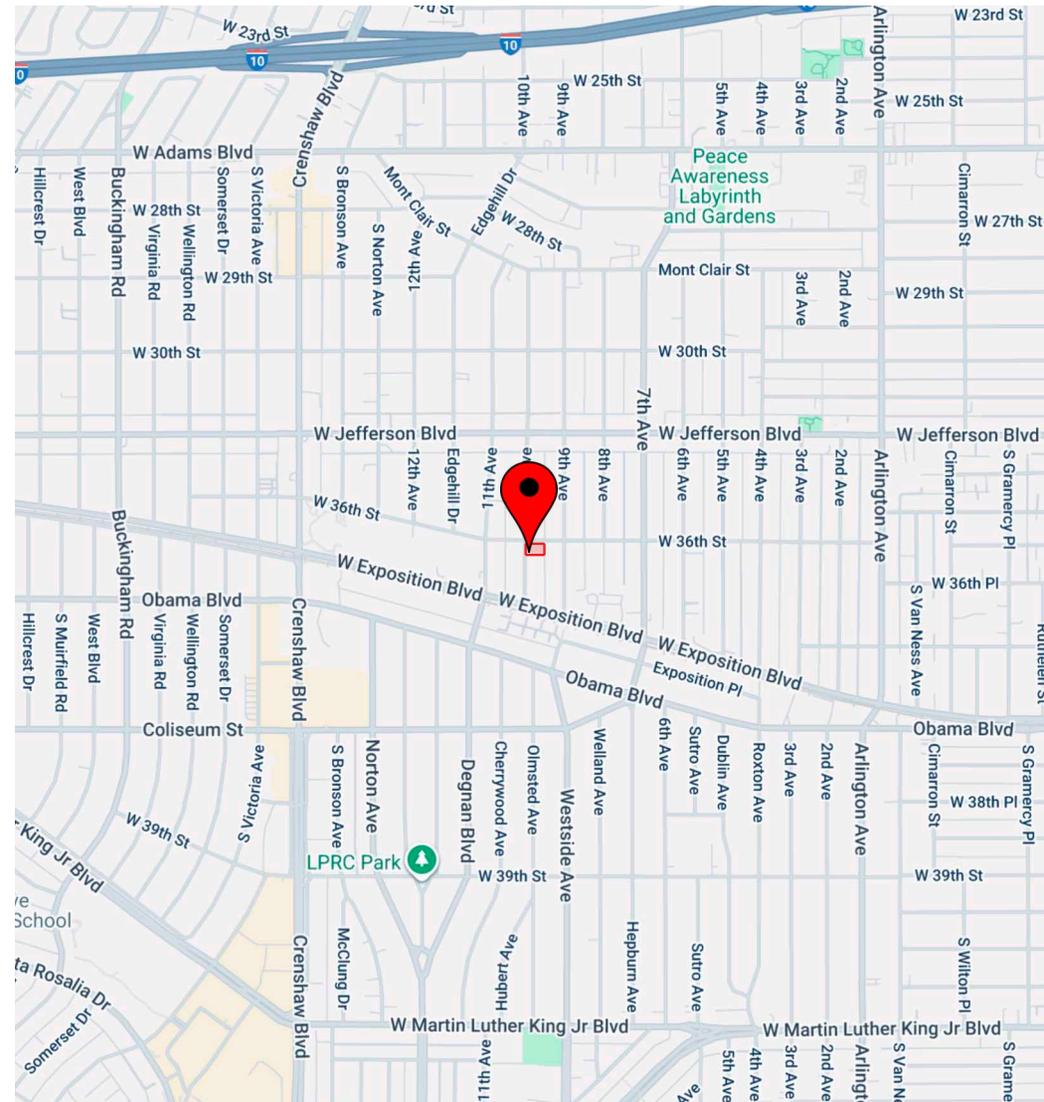
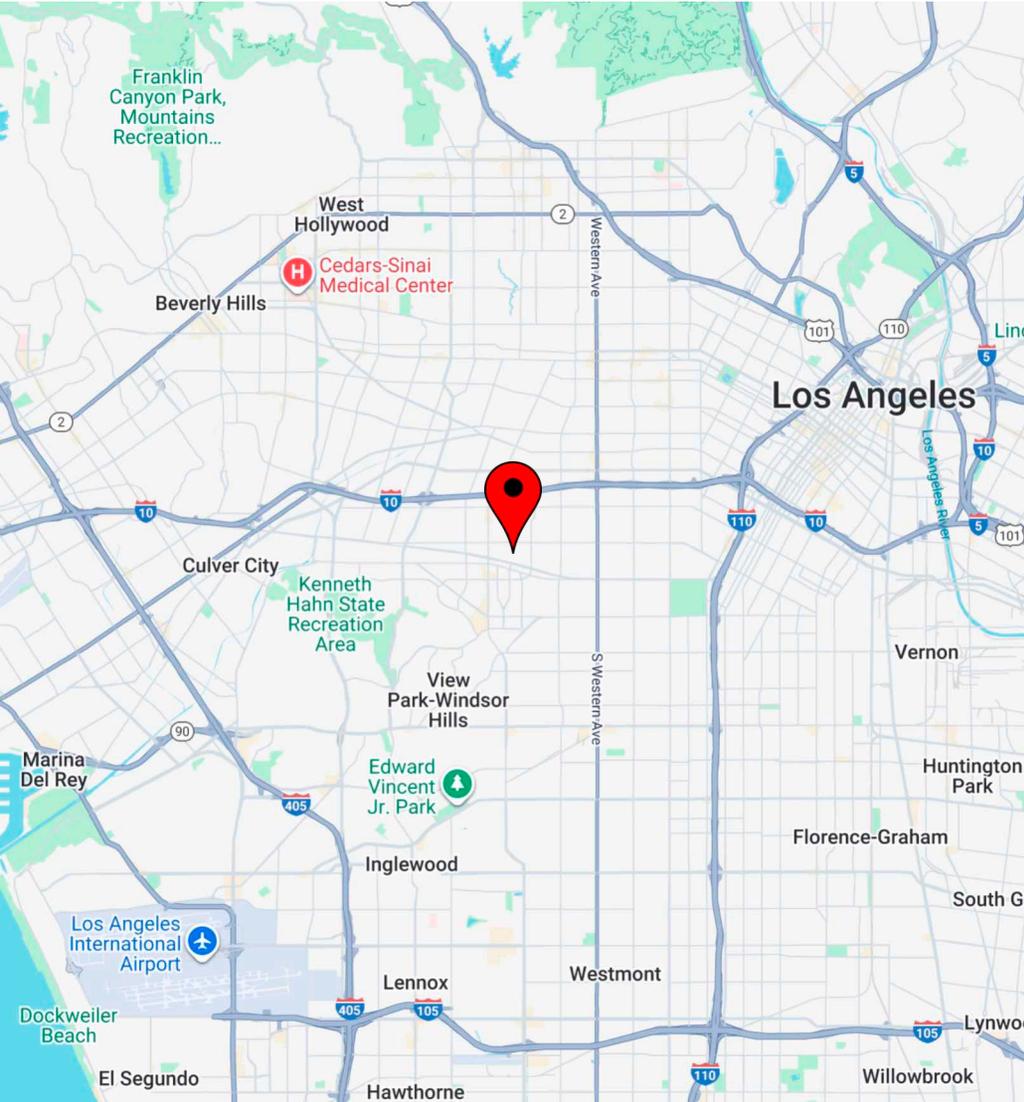
### SOURCE OF INCOME

3608 & 3610 10 <sup>th</sup> Ave.				3612 & 3614 10 <sup>th</sup> Ave.			
Unit #	Unit Type	Monthly Rent		Unit #	Unit Type	Monthly Rent	
3608	3 + 3	\$3,795		3612	3 + 3	\$3,795	
3608 ½	4 + 3	\$4,595	Section 8	3612 ½	4 + 3	\$3,910	Section 8
3610	3 + 3	\$3,795		3614	3 + 3	\$3,795	
3610 ½	4 + 3	\$4,180	Section 8	3614 ½	4 + 3	\$3,870	Section 8
<b>Total Monthly Rental Income</b>		<b>\$16,365</b>		<b>Total Monthly Rental Income</b>		<b>\$15,370</b>	
<b>Total Yearly Rental Income</b>		<b>\$196,380</b>		<b>Total Yearly Rental Income</b>		<b>\$184,440</b>	
<b>Combined Monthly Rental Income Total</b>				<b>\$31,735</b>			
<b>Combined Yearly Rental Income Total</b>				<b>\$380,820</b>			

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# 3608 & 3612 10th Ave.

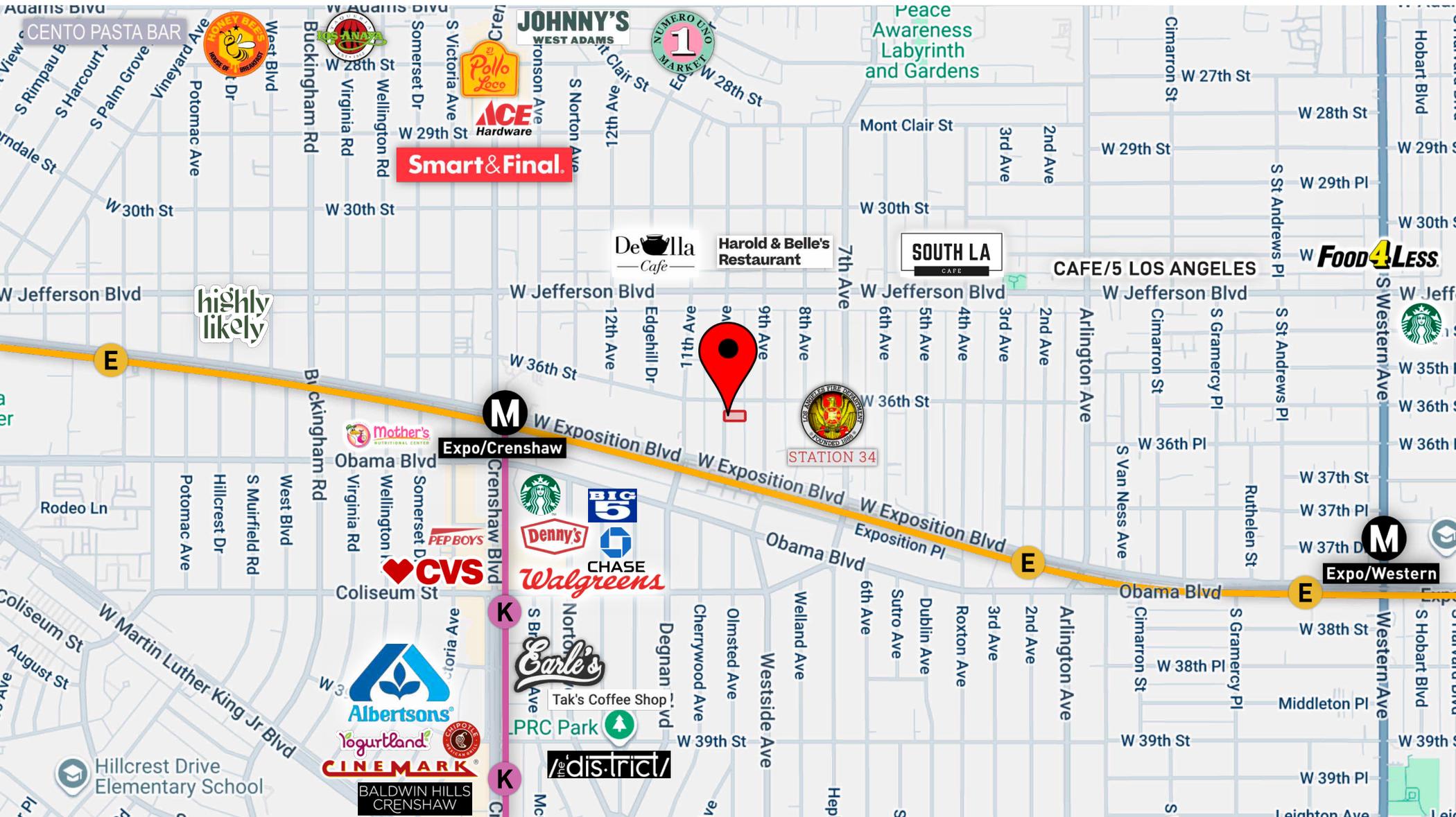
## Maps



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## Area Map



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# 3608 & 3612 10th Ave.

## Metro

**Prime Transit Access:** Living within a half-mile of Metro’s **Expo / Crenshaw Station** means effortless connections across Los Angeles.

The **E Line** offers a direct east-west link between Santa Monica, Culver City, USC, and Downtown LA—perfect for commuting or enjoying the Westside’s beaches and DTLA’s nightlife.

The new **K Line** runs north-south through historic neighborhoods and will soon connect directly to **LAX via the People Mover**, giving residents quick airport access without driving.

Together, these lines put jobs, schools, entertainment, and the airport within easy reach, reducing car dependence and adding lasting value to the neighborhood.



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# 3608 & 3612 10th Ave.

## Walk Score

Walk Score  
**75**

### Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**55**

### Good Transit \*

Many nearby public transportation options.

Bike Score  
**66**

### Bikeable

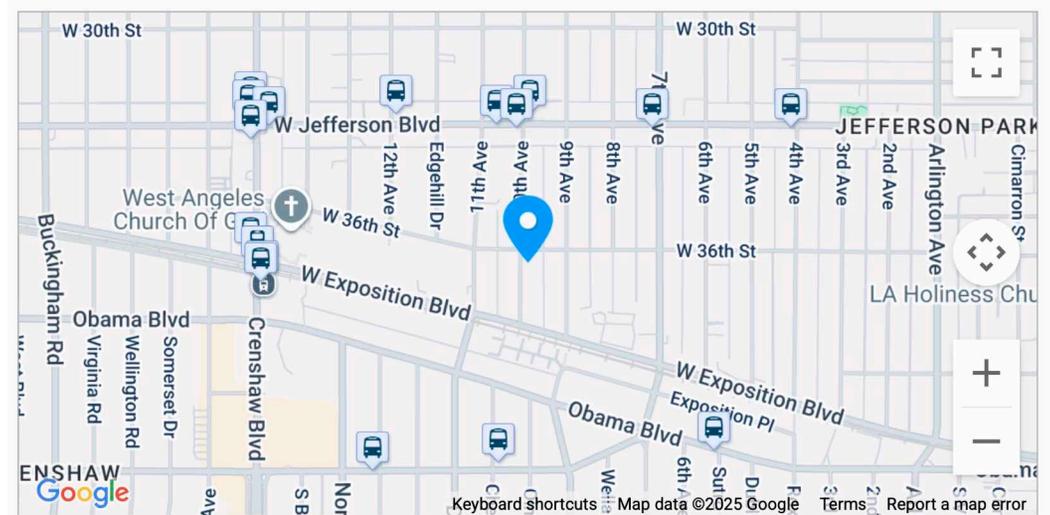
Some bike infrastructure.

### About this Location

3608 10th Avenue has a Walk Score of **75 out of 100**. This location is **Very Walkable** so most errands can be accomplished on foot.

3608 10th Avenue is a **nine minute walk** from the Metro E Line (Expo) at the Expo / Crenshaw Station stop.

This location is in the UNNC neighborhood in Los Angeles. Nearby parks include Leslie N Shaw Park, Second Avenue Park and Stocker Plaza.



### Rail lines:

Metro E Line (Expo) 0.4 mi

### Bus lines:

35/38 Metro Local Line	0.2 mi	209 Metro Local Line	0.2 mi
210 Metro Local Line	0.4 mi	Midtown DASH Midtown	0.4 mi

**Walk Score**

\* Metro K Line's recent opening not reflected in Walk Score calculation

<https://www.walkscore.com/score/3608-10th-ave-los-angeles-ca-90018>

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## Parcel Map

5044 | 12  
SCALE 1" = 80'

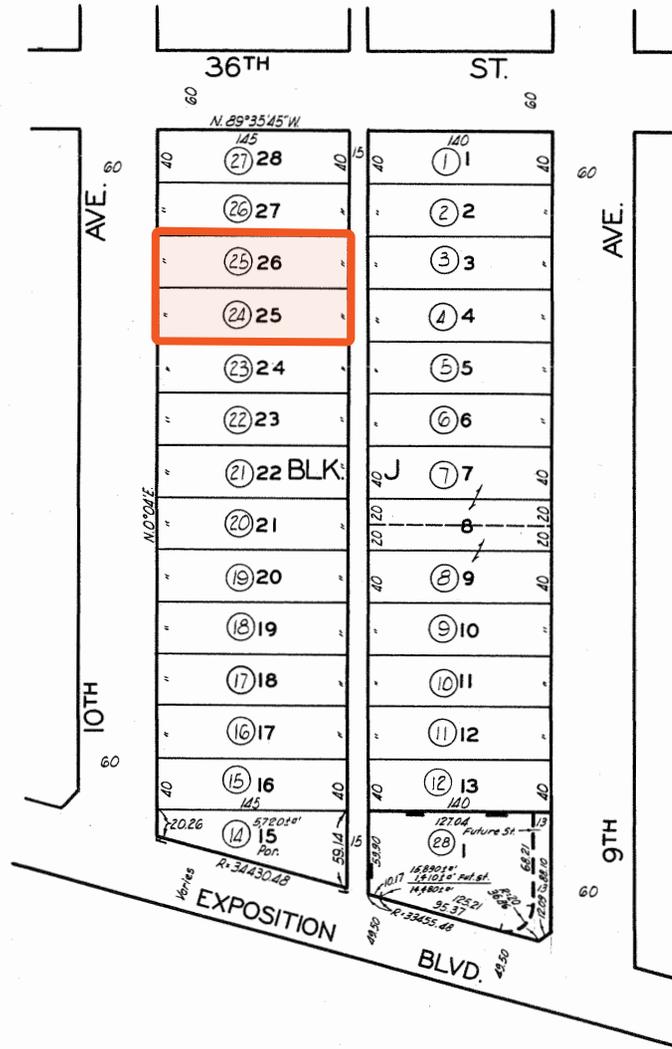
2-22-65  
REVISED  
3-15-60  
10-24-61  
11-14-62

WEST JEFFERSON AND SEVENTH AVENUE TRACT  
M. B. 11-133  
TRACT NO. 26668  
M. B. 692-94



CODE  
67

FOR PREV. ASSM'T. SEE: 502-25

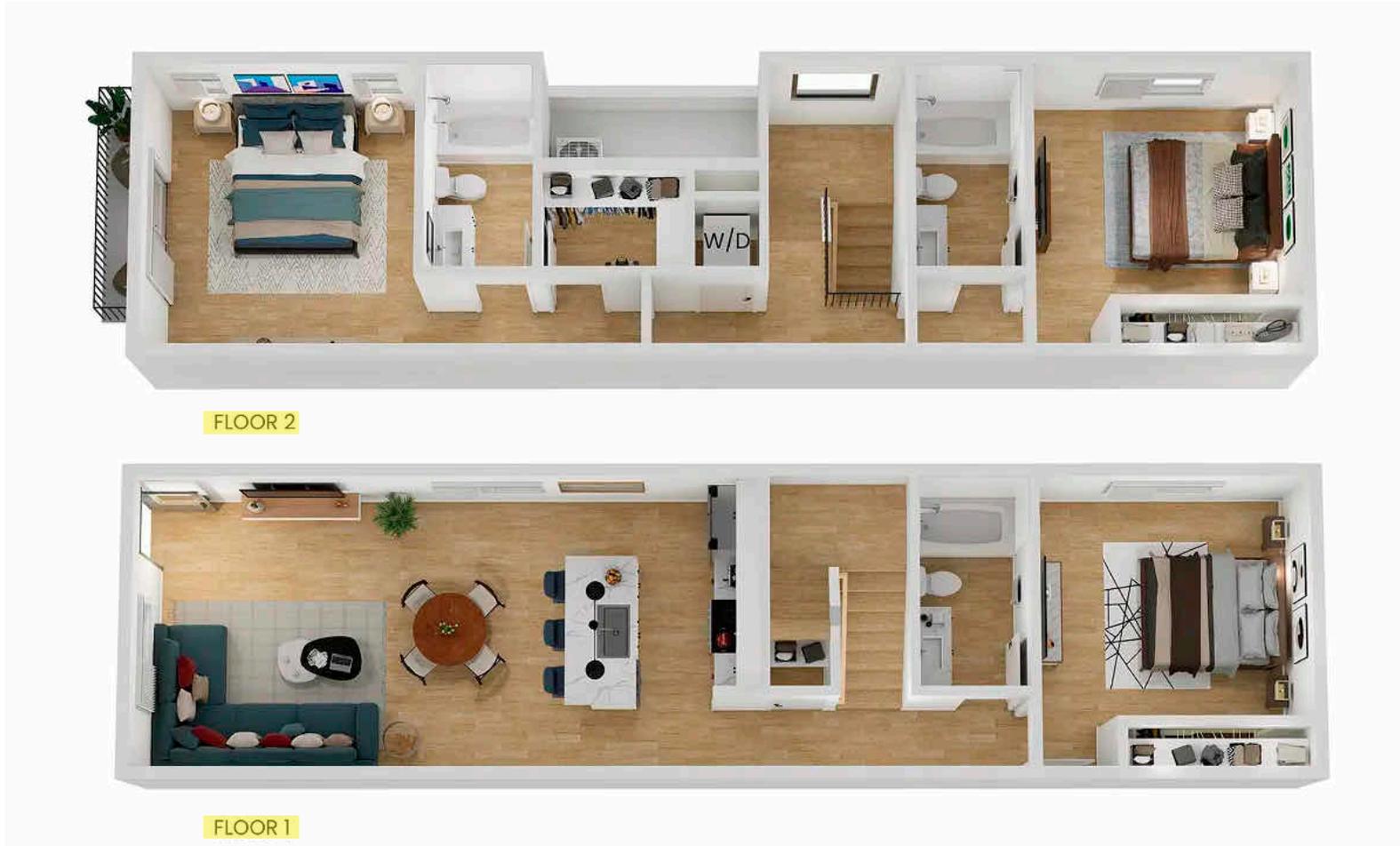


ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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# 3608 & 3612 10th Ave.

## Floor Plan - 3 Bedroom Units



### UNIT A - 3 BED / 3 BATH

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## Floor Plan - 4 Bedroom Units



FLOOR 2



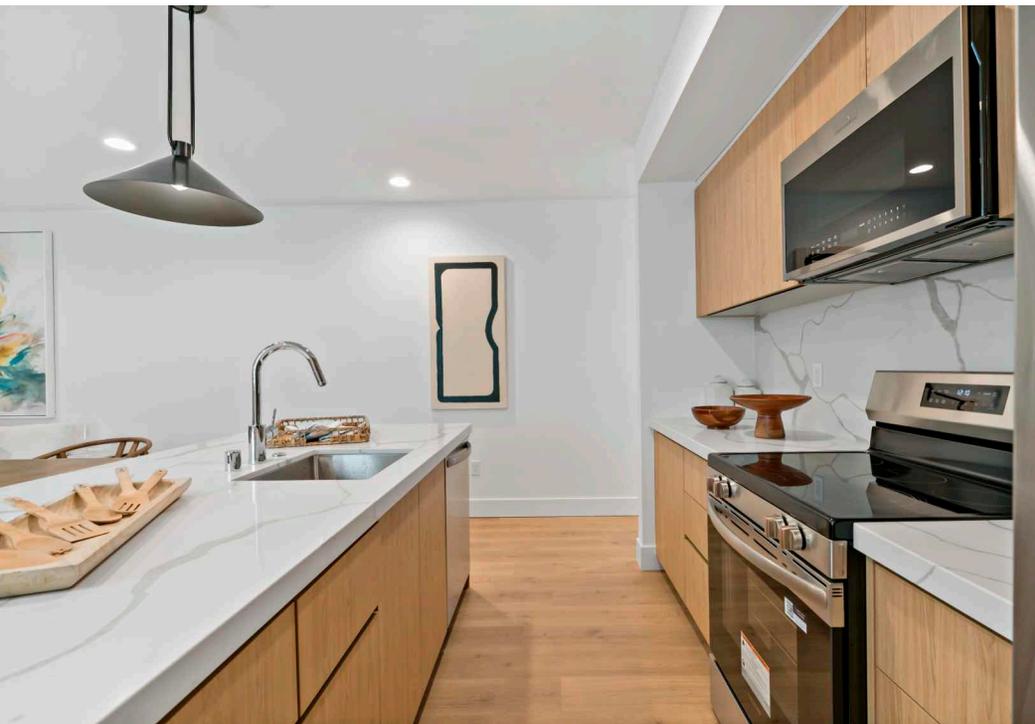
FLOOR 1

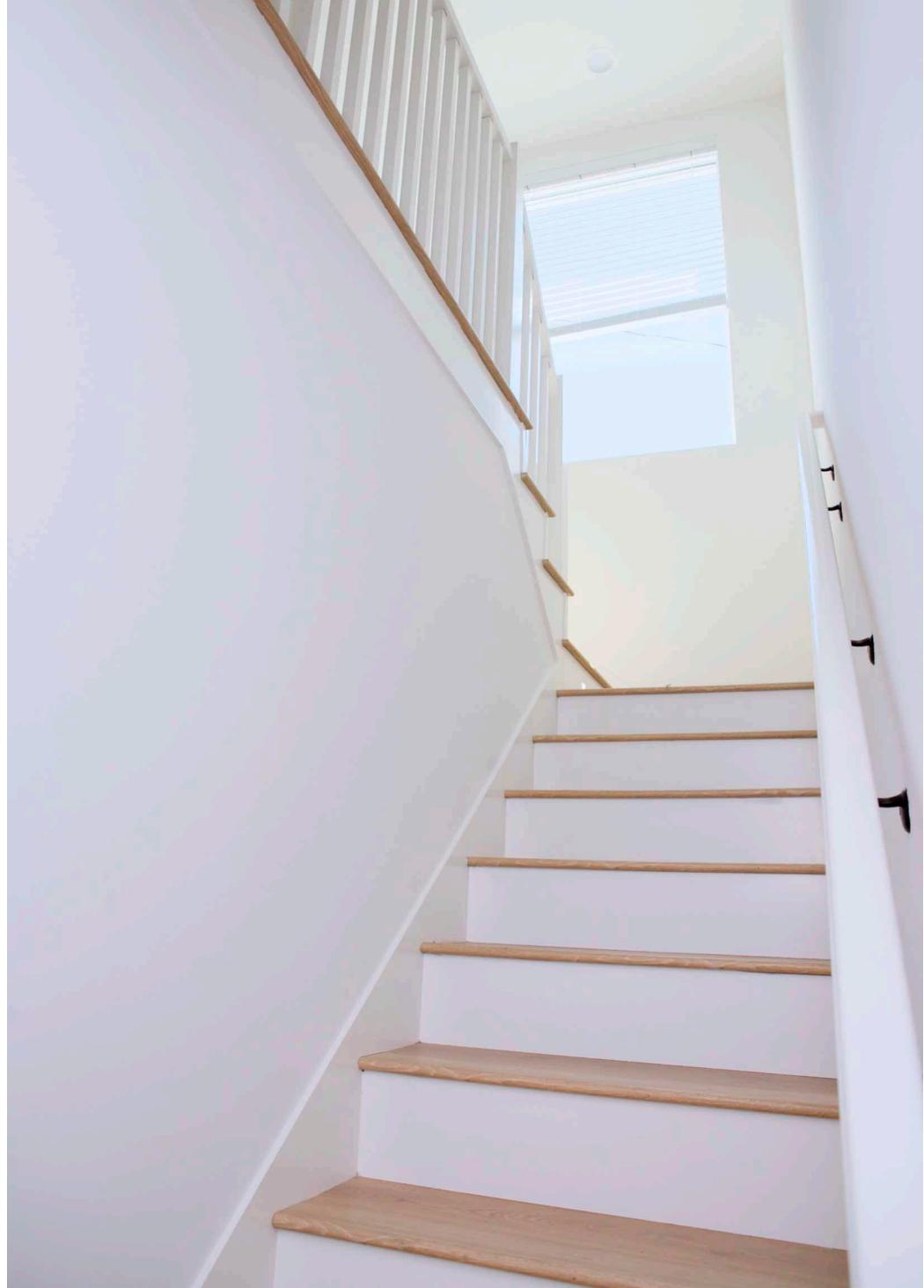
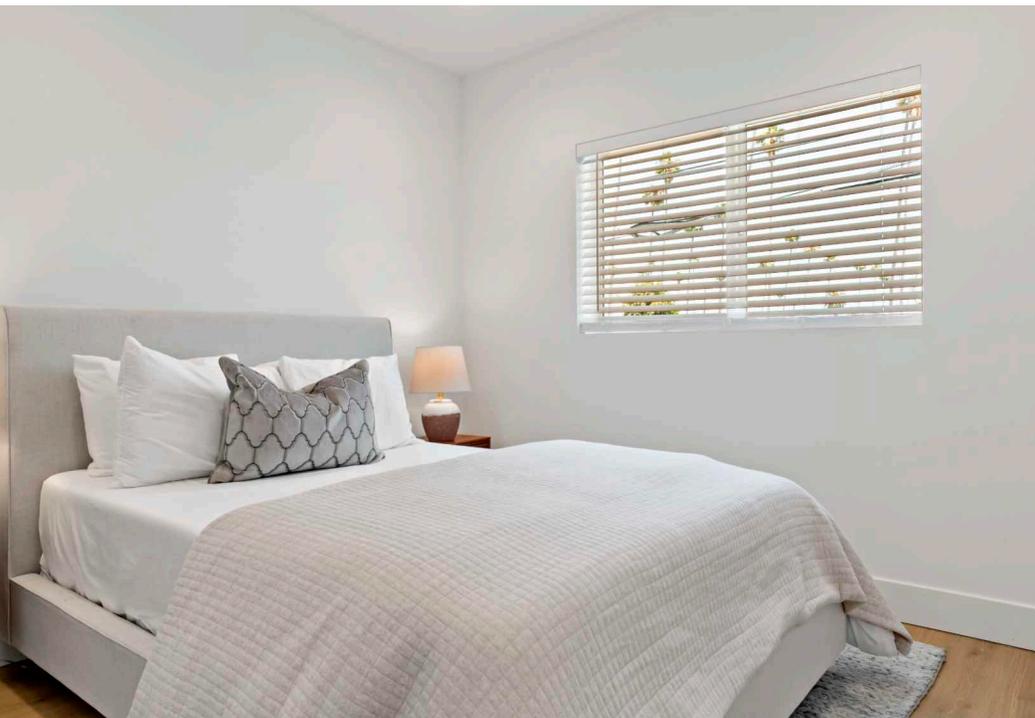
## UNIT ADU A - 4 BED / 3 BATH

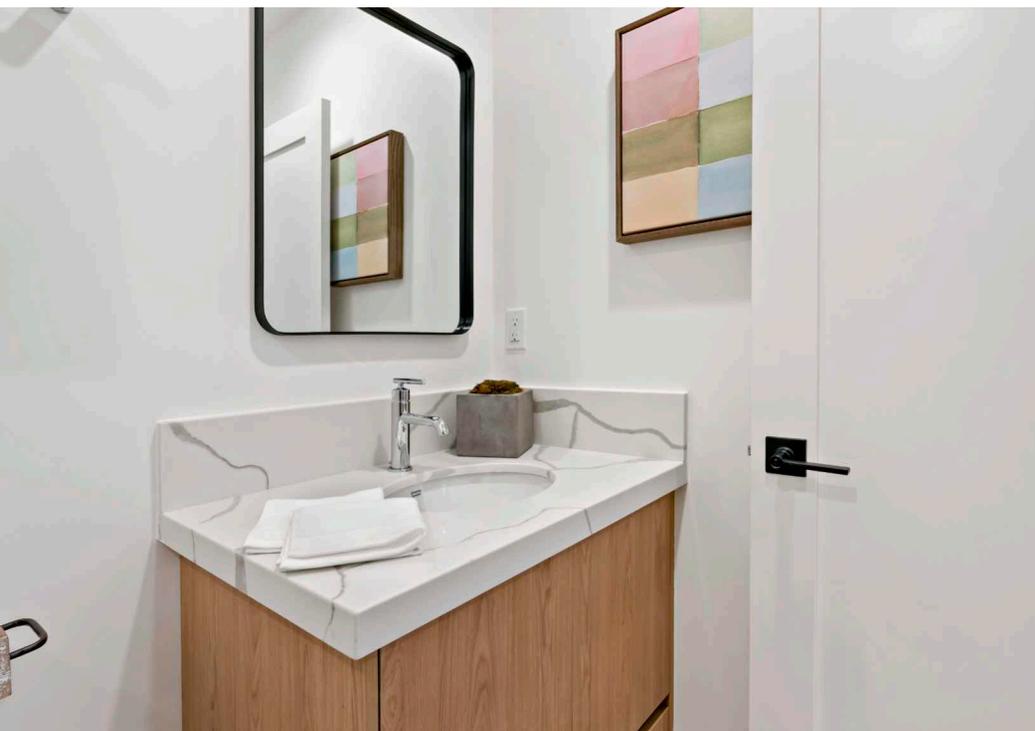
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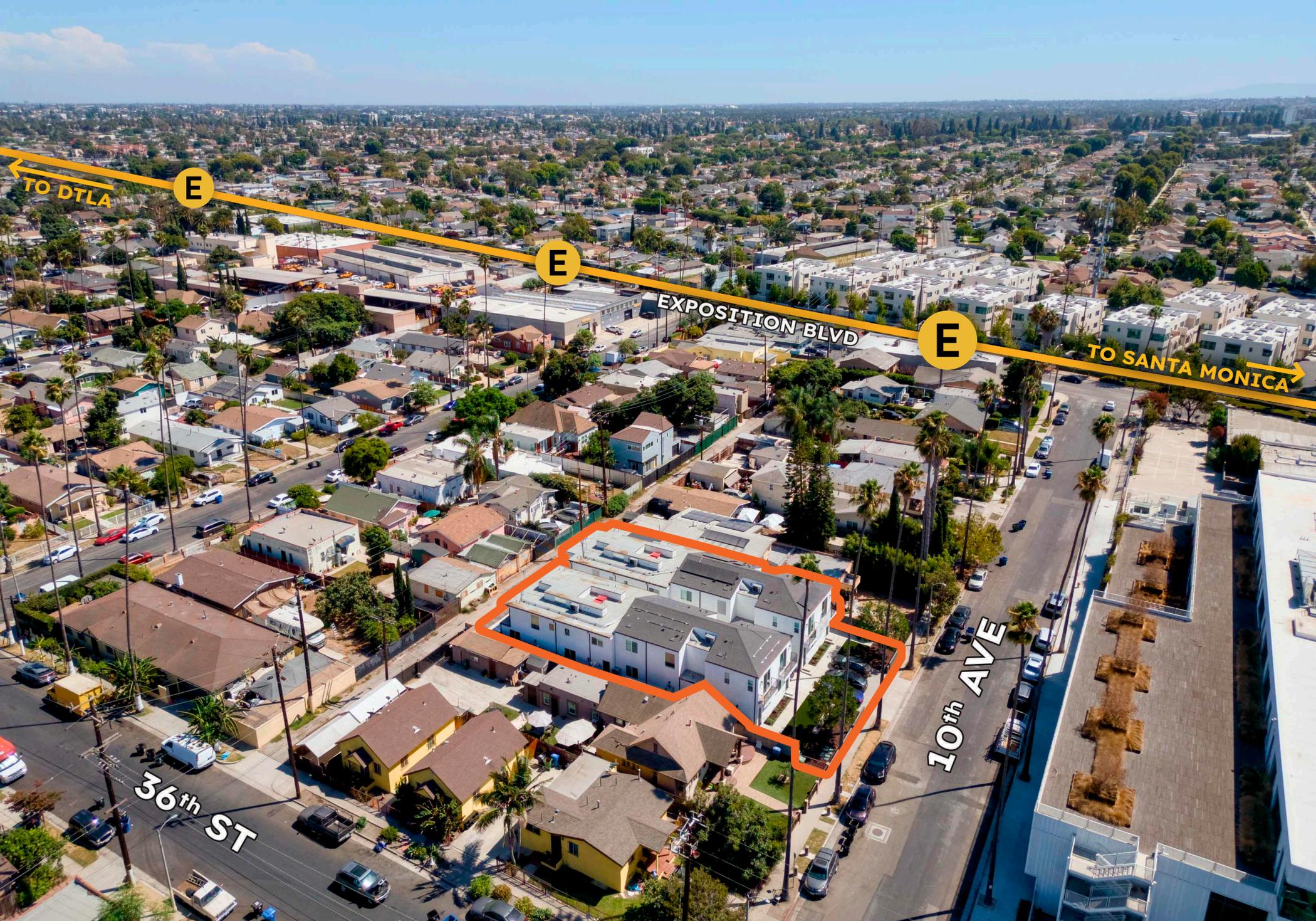




















10th AVE

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For more information please contact  
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**kw**  
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