



3575, 3585 & 3595 S. Sepulveda Blvd.

\$9,995,000

Los Angeles, CA 90034

Prime Palms 42-Unit Apartment Investment

41,000+ SF Lot | Strong In-Place Tenancy
Separately Metered Units with Value-Add Upside



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Rare opportunity to acquire a 42-unit apartment community in the highly desirable Palms area. The property is comprised of low-rise buildings featuring primarily studio and one-bedroom units, supported by a stable tenant base with many long-term residents.

Situated on approximately 41,275 Sq Ft across two separate APNs, the asset offers over 350 Ft of frontage along Sepulveda Blvd, providing strong visibility and long-term positioning. Units are separately metered for gas and electricity, helping to reduce operating expenses. Additional income is generated through three on-site laundry rooms.

The property includes approximately 45 parking spaces consisting of open, garage, and carport parking. A central courtyard with a swimming pool enhances tenant appeal and livability. Ideally located near major retail amenities including Trader Joe's, CVS, and the upcoming Whole Foods Market.



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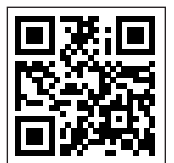
Property Highlights

Price	\$9,995,000
Building Size (SF)	25,050 *
Price/SF	\$399
Price per Unit	\$238,000
APN	4252-003-006, 4252-003-012
Zoning	LAR3
Lot Size (SF)	41,279
Year Built	1948 and 1956
TOC	Tier 2

*Per LA County Assessor's records

Annualized Operating Data

Gross Income	\$855,046
Vacancy (3%)	(\$25,651)
Gross Operating Income	\$829,395
Expenses	(\$375,259)
Net Operating Income	\$454,136
Cap Rate	4.5%
Gross Rent Multiplier	11.7



Income

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Unit A	3 Bd	1 Ba	\$3,095.00 *
Unit B	2 Bd	1 Ba	\$2,318.05

*Vacant

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Unit 1	1Bd	1Ba	\$1,604.67
Unit 2	1Bd	1Ba	\$1,825.00
Unit 3	1Bd	1Ba	\$1,262.66
Unit 4	1Bd	1Ba	\$1,348.40
Unit 5	1Bd	1Ba	\$1,510.54
Unit 6	Studio	1Ba	\$1,595.00
Unit 7	1Bd	1Ba	\$1,799.62
Unit 8	1Bd	1Ba	\$1,618.59
Unit 9	1Bd	1Ba	\$1,259.88
Unit 10	1Bd	1Ba	\$1,603.00
Unit 11	1Bd	1Ba	\$2,095.00
Unit 12	Studio	1Ba	\$1,545.00
Unit 14	1Bd	1Ba	\$1,806.47
Unit 15	1Bd	1Ba	\$1,323.37
Unit 16	1Bd	1Ba	\$1,537.82
Unit 17	1Bd	1Ba	\$1,557.32
Unit 18	1Bd	1Ba	\$1,300.00
Unit 19	Studio	1Ba	\$1,673.75
Unit 20	1Bd	1Ba	\$1,895.00
Unit 21	1Bd	1Ba	\$1,715.63
Unit 22	1Bd	1Ba	\$1,553.43
Unit 23	1Bd	1Ba	\$1,445.91
Unit 24	1Bd	1Ba	\$1,489.93
Unit 25	Studio	1Ba	\$1,542.28

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Unit 1	1Bd	1Ba	\$1,995.00
Unit 2	1Bd	1Ba	\$1,975.00
Unit 3	1Bd	1Ba	\$1,950.00
Unit 4	Studio	1Ba	\$1,440.76
Unit 5	Studio	1Ba	\$1,601.44
Unit 6	1Bd	1Ba	\$1,845.00
Unit 7	Studio	1Ba	\$1,285.44
Unit 8	1Bd	1Ba	\$1,603.00
Unit 9	1Bd	1Ba	\$1,970.80
Unit 10	1Bd	1Ba	\$1,720.77
Unit 11	1Bd	1Ba	\$1,713.92
Unit 12	Studio	1Ba	\$1,740.70
Unit 13	1Bd	1Ba	\$1,267.12
Unit 14	1Bd	1Ba	\$1,925.00
Unit 15	1Bd	1Ba	\$1,335.07
Unit 16	1Bd	1Ba	\$1,806.47

Garage G06 \$150.00

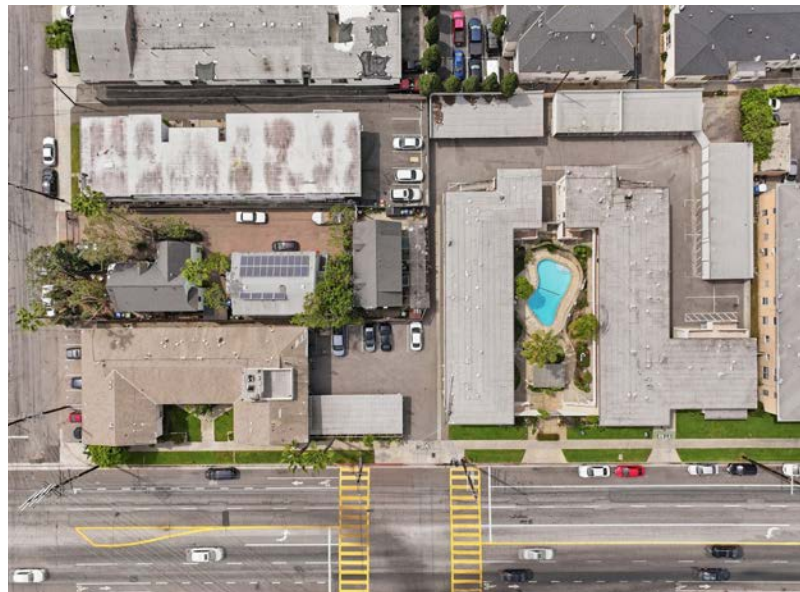
Garage G17 \$125.00

Laundry \$482.00 **

Total Monthly Income \$71,253.00

Total Annual Income \$855,046.00

**Average, income varies



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Expenses

Property Taxes	\$112,000 *
Insurance	\$49,114
DWP	\$31,689
Gas	\$3,931
Trash	\$18,972
Janitorial	\$4,410
Gardening	\$4,435
Pool Service	\$6,495
RSO/SCEP	\$4,481
Business License	\$1,000
Building Inspections	\$2,540
On-Site Manager	\$17,119
Management + Administration	\$37,115
Maintenance + Repair	\$81,958
Total Annual Expenses	\$375,259

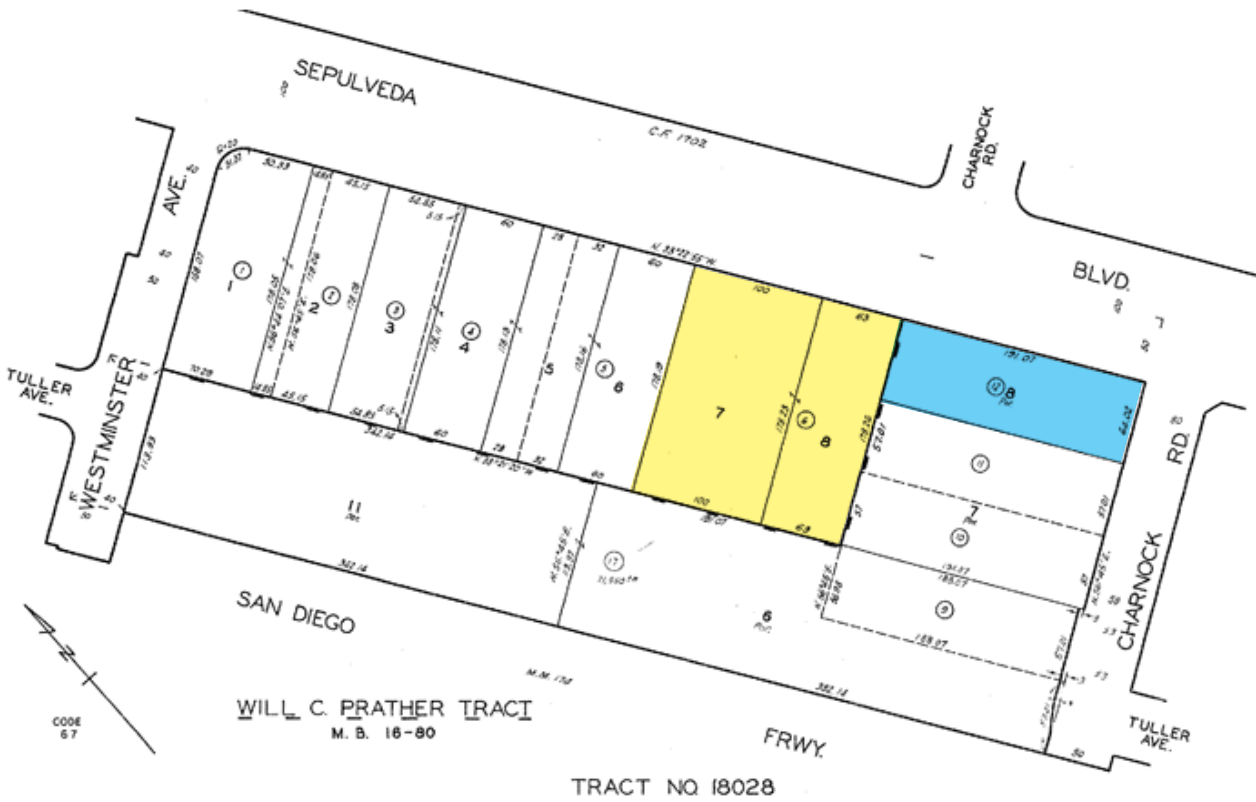
*Projected


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 **APN# 4252-003-006:** 3575 and 3585 S. Sepulveda Blvd.

 **APN# 4252-003-012:** 3595 S. Sepulveda Blvd.

