

OFFERING MEMORANDUM

1334 BARRY AVE



LOS ANGELES, CA 90025

WP

WYDOWN PARTNERS

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
MAPS

03

FINANCIAL
ANALYSIS

04

MARKET
OVERVIEW

*Exclusively
listed by*

JACK LEVIS

+1 310 890 3208

Lic. 01886278

jack@wydownpartners.com

MATT LEVIS

+1 310 227 3861

Lic. 01900634

matt@wydownpartners.com



Wydown Partners © 2023 All Rights Reserved. All information included in this letter/proposal pertaining to Wydown Partners, Inc.—including but not limited to its operations, employees, technology and clients—is proprietary and confidential and supplied with the understanding that such information will be held in confidence and not disclosed to any third party without Wydown Partners prior written consent. This letter/proposal is intended solely as a preliminary expression of general intentions, is for discussion purposes only, and does not create any agreement or obligation by Wydown Partners to negotiate or continue negotiations. Wydown Partners shall have no contractual obligation with respect to the matters referred to herein unless and until a definitive, fully-executed agreement has been delivered by the parties. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

This valuation analysis or broker opinion of value is not an appraisal and has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice. Neither you, nor any third parties, may rely on this analysis for any tax purposes, estate work, litigation, lending or any other matter other than your direct use in connection with a contemplated transaction.

EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF WEST LA

PRICE	\$5,000,000
ADDRESS	1334 Barry Ave, Los Angeles, CA 90025
APN	4263-014-034
ZONING	LAR3
BUILDING SIZE	±7,212 SF
LAND SIZE	±7,016 SF
LAND USE	Apartment Building
YEAR BUILT	1963/2022
TOTAL UNITS	8
CURRENT OCCUPANCY	100%
PARKING	8 tuck-under spaces
UNIT MIX	(4) 2 Bed/2 Bath (4) 1 Bed/1 Bath
PRICE PER UNIT	\$625,000
PRICE PER FOOT	\$693
CAP RATE	4.29%
GRM	15.15



INVESTMENT HIGHLIGHTS

Excellent Location

This premier West LA location features extremely strong demographics for multifamily investment, making it one of the region's most sought-after submarkets. A true live-work-play location offers residents an environment within close proximity to Santa Monica, Brentwood, Sawtelle, Westwood, and Culver City.

High Quality Asset

Barry Ave is well maintained and in excellent condition. Six of the eight units were completely renovated in 2022/2023 and an additional unit was renovated in 2025. These units feature entirely new interiors. Importantly, the plumbing and electrical systems and cable/internet infrastructure were all upgraded as well. The property's landscaping was also redone to highlight the natural light of the elevated, corner lot.

Unique Property Characteristics

With one unit remaining to upgrade, 1334 Barry offers a proven renovation scope and leasing history for investors to follow and capture the remaining rental income upside.



EXTERIOR RENOVATION HIGHLIGHTS

- Painted entire exterior of building
- Repaired stucco
- Stairway, walkway, and balcony railings
- Stairway, walkway, and balcony flooring
- Concrete walkway at front entrance and in courtyard
- Front doors
- Windows
- Gutters and fascia
- Plumbing lines
- Main water line to street
- Main electrical panel
- Individual unit electrical panels and wiring
- Property entry door and paneling
- Landscaping
- Exterior lighting
- Mailboxes



INTERIOR RENOVATION HIGHLIGHTS

- Flooring
- Kitchens 7
- Appliances
- Bathroom vanities
- Showers and sinks
- Closets and closet doors
- Curtains
- Heaters
- Paint
- Balcony doors
- Recessed lighting
- In-unit washers and dryers
- Cabinetry
- Countertops and backsplash



EXECUTIVE SUMMARY

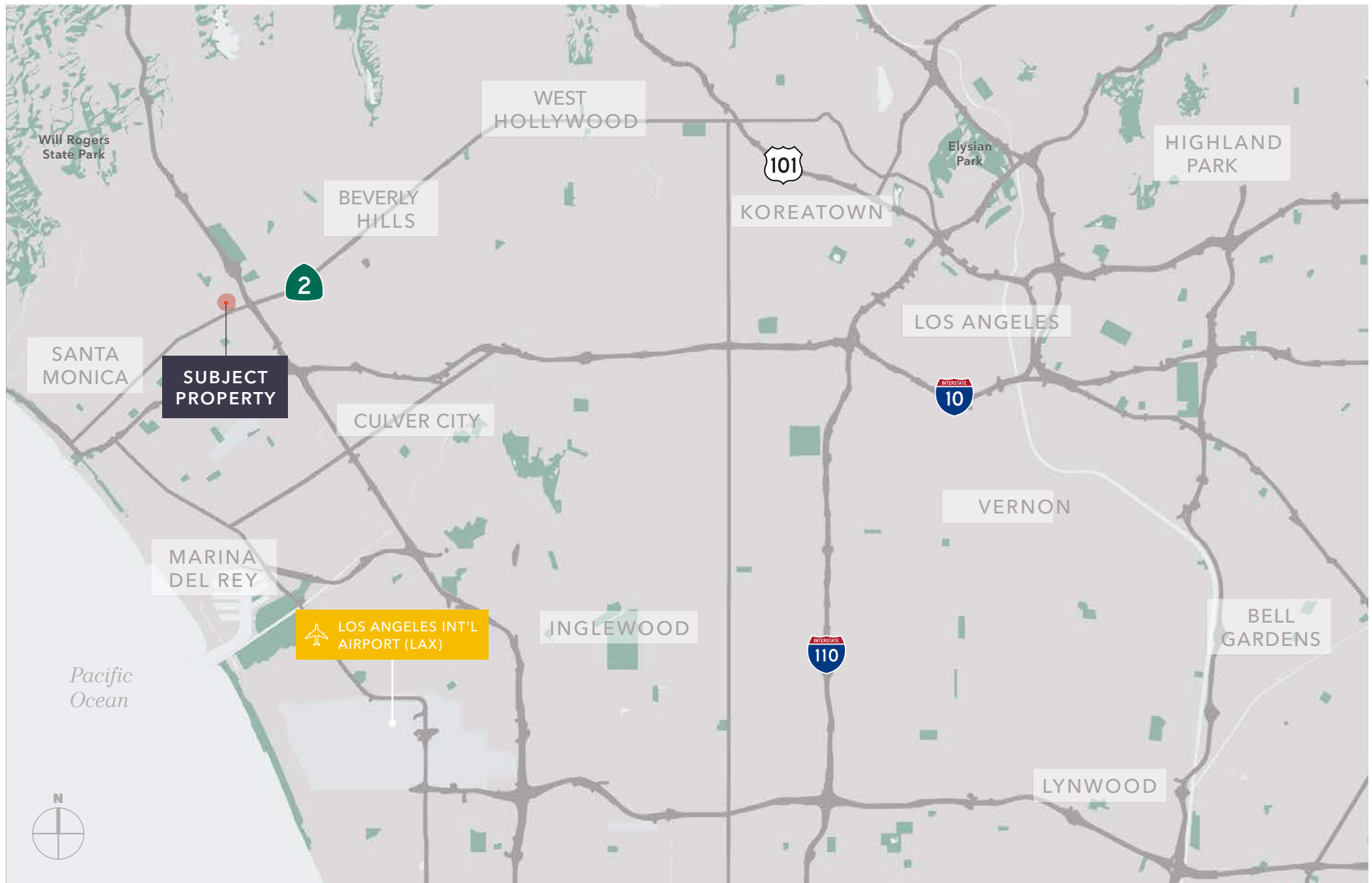


EXECUTIVE SUMMARY



PROPERTY MAPS

PROPERTY OVERVIEW



PROPERTY OVERVIEW



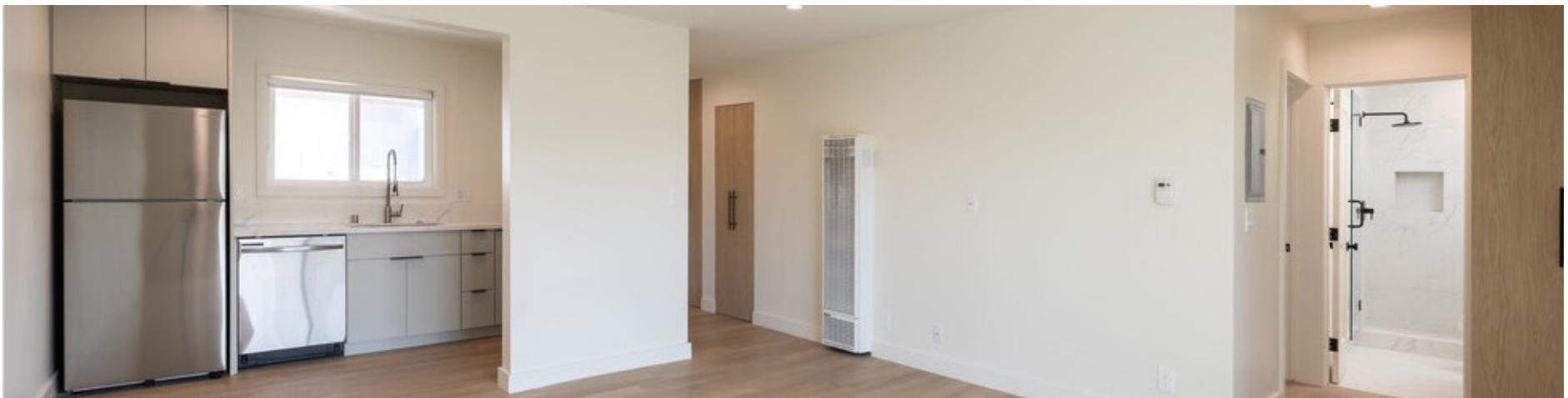
PROPERTY OVERVIEW



FINANCIALS

RENT ROLL

Unit	Unit Type	Sq Ft	Rent	Move-In Date	Last Rent Increase
1	2B / 2B	1,100	\$4,000.00	9/1/2025	N/A
2	1B / 1B	700	\$2,502.24	7/14/2017	2/1/2026
3	1B / 1B	700	\$2,912.00	5/1/2025	5/1/2026
4	2B / 2B	1,100	\$3,952.00	2/1/2025	2/1/2026
5	2B / 2B	1,100	\$3,744.00	4/1/2025	4/1/2026
6	1B / 1B	700	\$3,080.00	8/1/2025	N/A
7	1B / 1B	700	\$3,000.00	11/1/2025	N/A
8	2B / 2B	1,100	\$3,640.00	3/1/2025	3/1/2026
	Laundry		\$35.00		
	RUBS		\$600.00		
	Registrations		\$35.52		
Total			\$27,500.76		



OPERATING STATEMENT

	Year-End 2025	2026 Projected
REVENUE		
Gross Scheduled Rent	\$256,018	\$321,963
Registrations	\$400	\$426
Laundry	\$375	\$400
RUBS	\$6,750	\$7,200
Vacancy (3%)	-	\$(9,659)
Gross Rental Income	\$263,542	\$320,330
EXPENSES		
Administrative	\$1,200	\$1,200
Management Fee (5%)	\$12,801	\$16,098
Landscaping	\$2,160	\$2,160
Repairs & Maintenance	\$2,901	\$4,000
Utilities	\$7,425	\$7,920
Real Estate & Property Taxes	\$51,717	\$61,172
Property Insurance	\$12,924	\$13,311
Total Operating Expenses	\$91,128	\$105,861
Net Operating Income (Loss)	\$172,414	\$214,470

*Property taxes based off a purchase price of \$5,000,000.

**2025 income was off projections primarily due to unit 6 being vacant for renovation.



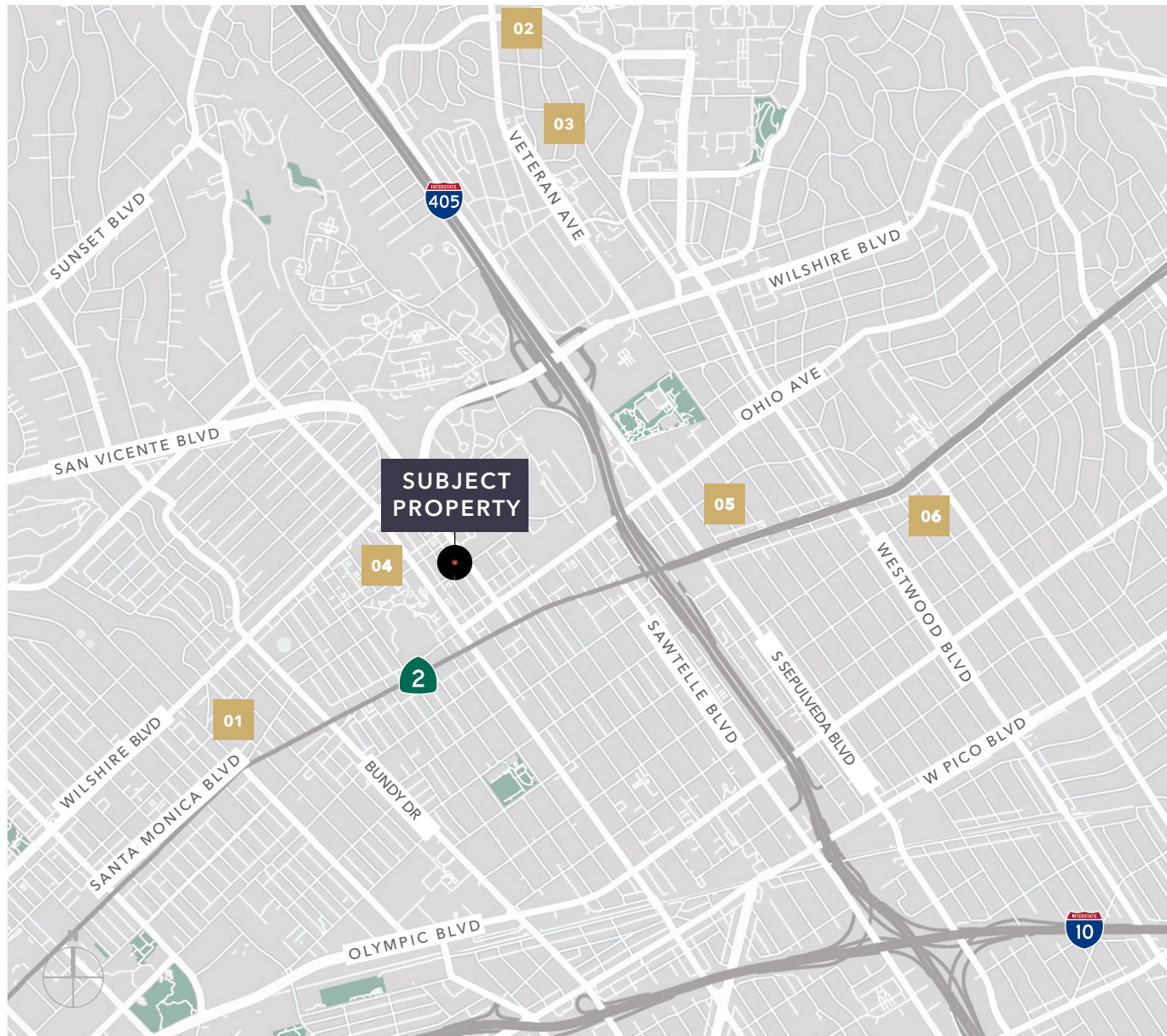
SALE COMPARABLES

	Property Name	Year Built	Units	Building SF	Unit Mix Studio / 1 / 2 / 3 Bed	Sale Price	Price Per Unit	PSF	Cap Rate	Land Area SF	Sale Date
01	1315 S Carmelina Ave Los Angeles, CA 90025	1989	8	10,260	8, 2 Beds	\$4,605,000	\$575,625	\$449	4.83%	7,289	10/21/25
02	406 Veteran Ave Los Angeles, CA 90024	1963	15	12,744	9, 1 Beds 6, 2 Beds	\$7,625,000	\$508,333	\$598	3.80%	7,405	9/12/25
03	630-634 Midvale Ave Los Angeles, CA 90024	1947	6	7,224	2, 1 Beds 4, 2 Beds	\$4,150,000	\$691,667	\$574	4.50%	8,276	8/12/25
04	1267 Stoner Ave Los Angeles, CA 90025	1988	9	14,198	9, 2 Beds	\$4,700,000	\$522,222	\$331	-	6,970	5/22/25
05	1600 Camden Ave Los Angeles, CA 90025	1985	8	9,918	8, 2 Beds	\$5,100,000	\$637,500	\$514	4.85%	7,645	12/5/24
06	1906 Malcolm Ave Los Angeles, CA 90025	1963	8	6,151	4, 1 Beds 4, 2 Beds	\$3,400,000	\$425,000	\$553	4.70%	6,970	11/15/24
Average							\$560,058	\$503	4.54%		
Median							\$548,924	\$533	4.70%		
	1334 Barry Ave	1963 /2022	8	7,212	4, 1 Beds 4, 2 Beds	\$5,000,000	\$625,000	\$693	4.29%	7,016	

FINANCIALS



- 01 **1315 S Carmelina Ave**
Los Angeles, CA 90025
- 02 **406 Veteran Ave**
Los Angeles, CA 90024
- 03 **630-634 Midvale Ave**
Los Angeles, CA 90024
- 04 **1267 Stoner Ave**
Los Angeles, CA 90025
- 05 **1600 Camden Ave**
Los Angeles, CA 90025
- 06 **1906 Malcolm Ave**
Los Angeles, CA 90025



LOCATION OVERVIEW

WEST LA — HOME TO LA'S BEST COMMUNITIES

*Located between the beach and downtown,
West Los Angeles is one of the best places to
live in California and Los Angeles.*

West Los Angeles is a thriving hub of business and commerce, boasting a concentration of prominent companies and major media studios in nearby areas like Culver City, Santa Monica, and Beverly Hills. Situated between the Pacific Ocean and downtown Los Angeles, the region also offers a vibrant lifestyle with a diverse array of trendy restaurants, cafes, and bars. West Los Angeles is also home to the prestigious University of California, Los Angeles (UCLA), a leading public research university contributing significantly to the area's intellectual and cultural life. Residents and visitors alike can explore world-renowned cultural institutions such as the Getty Center and the Hammer Museum or enjoy the sunny Southern California weather at one of the area's beautiful beaches. The West Los Angeles multifamily market remains as a highly desirable location within Los Angeles demonstrated by its high average asking rent of \$3,051 per unit as of 2024. Since 2015, average asking rents per unit have increased by 9.7%. Year-over-year vacancy has fallen to 7.9%, and there are currently 779 multifamily units under construction.

NOTABLE SPOTS

GETTY CENTER

The Getty Center in Los Angeles is an astounding place to spend a day marveling at world-class art and relaxing in beautifully manicured gardens. Take the tram up to this lavish postmodern complex, which houses a sprawling museum featuring masterpieces by the likes of Van Gogh, Monet, and Cezanne. You can also enjoy superb views of the city from the Cactus Garden, and savor a delicious contemporary menu at the center's restaurant.

VENICE BEACH

This lively beach close to Los Angeles draws crowds to its busy boardwalk, where street performers and colorful characters make an appearance. Surfers gather around the Venice Breakwater while bodybuilders flock to the open-air gym on Muscle Beach. Take your time to explore the countless cafes and souvenir shops that line the waterfront or bike along the 4-mile boardwalk that runs from the southern end of Venice Beach to the neighboring Santa Monica Beach.

VENICE CANALS

The century-old canals within this iconic L.A. district recreate the dreamy landscape of the Italian city of Venice. Stroll along the waterside walkway and stop along the picture-perfect bridges. You'll spot ducks, tiny boats, and historic houses along the way. Kids will enjoy the playground at Linnie Canal Park.

SANTA MONICA PIER

A historic pier located in the city of Santa Monica. The Santa Monica Pier features an amusement park, aquarium, and numerous restaurants and shops. The pier is also a popular spot for fishing and a tourist destination.

UCLA CAMPUS

The University of California, Los Angeles (UCLA) is a public land-grant research university in Los Angeles, California, United States. Its academic roots were established in 1881 as a normal school then known as the southern branch of the California State Normal School which later evolved into San José State University. The branch was transferred to the University of California to become the Southern Branch of the University of California in 1919, making it the second-oldest of the ten-campus University of California system after the University of California, Berkeley.

LACMA

Since its inception in 1965, the Los Angeles County Museum of Art (LACMA) has been devoted to collecting works of art that span both history and geography, in addition to representing Los Angeles's uniquely diverse population. Today LACMA is the largest art museum in the western United States, with a collection that includes over 120,000 objects dating from antiquity to the present, encompassing the geographic world and nearly the entire history of art.

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2020 TOTAL POPULATION	53,347	264,975	555,813
2024 TOTAL POPULATION	53,110	260,322	549,032
2029 TOTAL POPULATION	53,437	259,771	546,140
RESIDENTS	19,662	124,407	250,343



Household Income

	1 Mile	3 Miles	5 Miles
2024 AVG HH INCOME	\$164,591	\$178,829	\$177,966
2029 PROJECTED INCOME	\$189,812	\$204,864	\$203,310
2024 MEDIAN	\$113,133	\$119,727	\$119,156
2029 MEDIAN PROJECTED	\$129,987	\$141,920	\$140,091



Exclusively listed by

JACK LEVIS

+1 310 890 3208

Lic. 01886278

jack@wydownpartners.com

MATT LEVIS

+1 310 227 3861

Lic. 01900634

matt@wydownpartners.com

