



OFFERING MEMORANDUM
12.5 25TH PL

VENICE, CA 90291 4 UNITS \$1,699,000

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PROPERTY INFORMATION

THE OFFERING



Corner Lot 4-plex right on the beach currently operating at a **4.93% CAP RATE!** 12.5 25th Pl, Venice is a prime opportunity for any buyer looking to take advantage of residential financing and own in an **A+ neighborhood**. Perfect for owner-user opportunity or investors looking to capitalize on Venice's historic route!

Each unit offers comfortable living spaces and modern amenities, ensuring a desirable rental experience for tenants. Most units are renovated and some units have ocean views!

Whether you're looking to expand your investment portfolio or seeking a lucrative income-generating property, this offering stands as a testament to the allure of coastal California living combined with the promise of substantial financial returns.

12.5 25th Pl is located in the heart of Silicon Beach, an area that has attracted a wide range of technology companies including Facebook, Google, and Snapchat. Residents enjoy the benefits of living in the heart of Venice as the property is close to Abbot Kinney, Santa Monica Pier, and much more.

PROPERTY INFORMATION

PROPERTY DETAILS

Address

**12.5 25th Pl
Venice, CA 90291**

Total Units	4 Units
Total Building Sqft.	2,314 SF
Total Lot Size	1,563 SF
Year Built	1909
Zoning	LARD1.5
APN	4226-018-026



INVESTMENT HIGHLIGHTS

- CURRENT **4.93% CAP Rate** and **14.67 GRM!**
- **4 units** in prime Venice Beach
- **3/4 Units** are extensively renovated
- Located just steps from the beach on a **corner lot**
- Comprised of **(4)** 1-Bed/1-Bath units

PROPERTY PHOTOS









PROPERTY PHOTOS

PROPERTY PHOTOS

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FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

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UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	1	1	\$2,745	\$2,995	-
2	1	1	\$1,561	\$2,995	-
3	1	1	\$2,595	\$2,995	-
4	1	1	\$2,495	\$2,995	-
TOTALS			\$9,396	\$11,980	

Property Address 12.5 25th Pl		Annualized Operating Data		Current Rents		Market Rents		
List Price:	\$1,699,000	Scheduled Gross Income:	\$115,812			\$146,820		
Down Payment:	45.0%	\$764,550	Vacancy Rate Reserve:	\$3,474	3%	*1	\$7,341	5% *1
Number of units:	4	Gross Operating Income:	\$112,338			\$139,479		
Cost per Unit:	\$424,750	Expenses:	\$28,603	25%	*1	\$28,603		19% *1
Current GRM:	14.67	Net Operating Income:	\$83,735			\$110,877		
Market GRM:	11.57	Loan Payments:	\$67,230			\$67,230		
Current CAP:	4.93%	Pre Tax Cash Flows:	\$16,505	2.16%	*2	\$43,647	5.71%	*2
Market CAP:	6.53%	Principal Reduction:	\$11,475			\$11,475		
Year Built / Age:	1909	Total Return Before Taxes:	\$27,980	3.66%	*2	\$55,122	7.21%	*2
Approx. Lot Size:	1,563							
Approx. Gross RSF:	2,314	*1 As a percent of Scheduled Gross Income						
Cost per Net RSF:	\$1,119.64	*2 As a percent of Down Payment						

Proposed Financing			Scheduled Income					
Annualized Expenses					Current Income		Market Income	
# of Units	Bdrms/Baths	Notes	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income		
1	1+1		\$2,745	\$2,745	\$2,995	\$2,995		
1	1+1		\$1,561	\$1,561	\$2,995	\$2,995		
1	1+1		\$2,595	\$2,595	\$2,995	\$2,995		
1	1+1		\$2,495	\$2,495	\$2,995	\$2,995		
Total Scheduled Rent:			\$9,396		\$11,980			
Misc.			\$100		\$100			
Laundry:			\$42		\$42			
RUBS:			\$113		\$113			
Monthly Scheduled Gross Income:			\$9,651		\$12,235			
Annualized Scheduled Gross Income:			\$115,812		\$146,820			
Utilities Paid by Tenant:			Gas & Electric		27% Rental Upsides			
Per Unit			\$7,151					

SALE COMPARABLES

SALE COMPARABLES

SALE COMPS



2207 OCEAN FRONT WALK

Venice, CA 90291

Price:	\$3,775,000	Bldg Size:	2,948 SF
No. Units:	4	Cap Rate:	3.27%
Year Built:	1970	Price/SF:	\$1,280.53



10 27TH AVE

Venice, CA 90291

Price:	\$3,076,000	Bldg Size:	2,632 SF
No. Units:	4	Cap Rate:	2.48%
Year Built:	1925	Price/SF:	\$1,168.69



2814 GRAND CANAL

Venice, CA 90291

Price:	\$3,400,000	Bldg Size:	2,772 SF
No. Units:	4	Cap Rate:	3.67%
Year Built:	1948	Price/SF:	\$1,226.55



SALE COMPARABLES

SALE COMPS



4
205 HORIZON AVE
Venice, CA 90291

Price: \$2,250,000 Bldg Size: 2,602 SF
No. Units: 4 Cap Rate: 5.61%
Year Built: 1922 Price/SF: \$864.72



5
120 BROOKS AVE
Venice, CA 90291

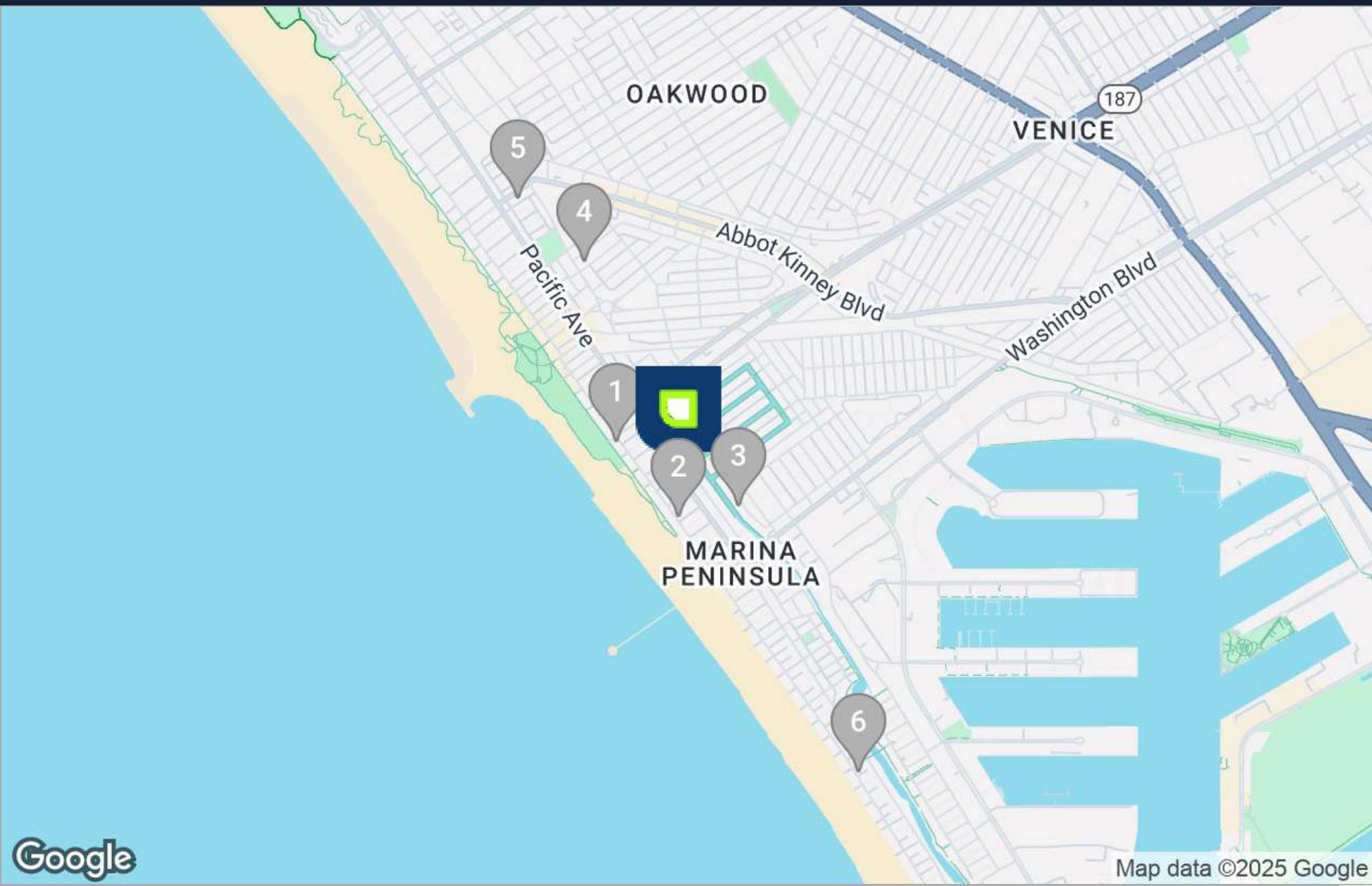
Price: \$2,386,000 Bldg Size: 2,712 SF
No. Units: 4 Cap Rate: 4.68%
Year Built: 1973 Price/SF: \$879.79



6
12 LIGHTHOUSE ST
Marina Del Rey, CA 90292

Price: \$3,166,000 Bldg Size: 3,713 SF
No. Units: 4 Cap Rate: 3.32%
Year Built: 1969 Price/SF: \$852.68





Map data ©2025 Google

SALE COMPARABLES ANALYSIS

DISTANCE	ADDRESS	PRICE	UNITS	YR. BUILT	RSF	GRM	CAP	\$/SQ.FT	\$/UNIT	COE	UNIT MIX
0.1mi	2207 Ocean Front Walk	\$3,775,000	4	1970	2,948	20.19	3.27%	\$1,280.53	\$943,750	4/25/2023	(2) 2+2, (2) 1+1
0.1mi	10 27th Ave	\$3,076,000	4	1925	2,632	20.67	2.48%	\$1,168.69	\$769,000	10/19/2022	(4) 1+1
0.2mi	2814 Grand Canal	\$3,400,000	4	1948	2,772	17.71	3.67%	\$1,226.55	\$850,000	2/24/2023	(3) 2+1, (1) 4+2
0.5mi	205 Horizon Ave	\$2,250,000	4	1922	2,602	16.52	5.61%	\$864.72	\$562,500	4/29/2022	(4) 1+1
0.7mi	120 Brooks Ave	\$2,386,000	4	1973	2,712	14.95	4.68%	\$879.79	\$596,500	11/10/2022	(1) 2+2, (2) 1+1, (1) 0+1
0.8mi	12 Lighthouse St	\$3,166,000	4	1969	3,713	19.58	3.32%	\$852.68	\$791,500	6/24/2022	(2) 2+1, (2) 1+1
	AVERAGES				18.27	3.84%	\$1,045.49	\$752,208			
	12.5 25th PI	\$1,720,000	4	1909	1,563	14.26	5.12%	\$743.30	\$430,000		(4) 1+1

LOCATION OVERVIEW

LOCATION OVERVIEW RETAILER MAP

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12.5 25th Pl - Venice, CA 90291



LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.



The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace.

EXCLUSIVELY MARKETED BY



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