



OFFERING MEMORANDUM

12.5 25TH PL

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

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CalDRE #02035763

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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





12.5 25th Pl - Venice, CA 90291



PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



12.5 25th Pl - Venice, CA 90291

PROPERTY PHOTOS

PROPERTY PHOTOS



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

| 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 |
| Number of units: | | 4 | Gross Operating Income: | | \$112,338 | | | \$139,479 |
| Cost per Unit: | | \$424,750 | Expenses: | | \$28,603 | 25% | *1 | \$28,603 |
| 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 |
| 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 |
| 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 | | | | | | | | |
|----------------------------|--|-----------|----------|------------------------------------|------------|-----------------|----------------|----------------------|----------------------|-------------------|--------------|---------|
| First Loan Amount: | | \$934,450 | Amort: | 30 | # of Units | Bdrms/ Baths | Notes | Current Income | | Market Income | | |
| Terms: | | 6.00% | Fixed: | 5 | | | | Monthly Rent/Average | Total Monthly Income | Monthly Rent/Unit | Total Income | |
| Payment: | | \$5,602 | DCR: | 1.25 | | | | | | | | |
| | | | | 1 | | | | 1+1 | \$2,745 | \$2,745 | \$2,995 | \$2,995 |
| | | | | 1 | | | | 1+1 | \$1,561 | \$1,561 | \$2,995 | \$2,995 |
| Annualized Expenses | | | | 1 | 1+1 | \$2,595 | \$2,595 | \$2,995 | \$2,995 | | | |
| *Estimated | | | | 1 | 1+1 | \$2,495 | \$2,495 | \$2,995 | \$2,995 | | | |
| New Taxes (New Estimated): | | | \$21,238 | | | | | | | | | |
| Maintenance: | | | \$2,000 | | | | | | | | | |
| Insurance (\$1/SF): | | | \$2,314 | | | | | | | | | |
| Utilities: | | | \$1,611 | | | | | | | | | |
| Landscaping (\$120/mo): | | | \$1,440 | | | | | | | | | |
| | | | | Total Scheduled Rent: | | | \$9,396 | \$11,980 | | | | |
| | | | | Misc. | | | \$100 | \$100 | | | | |
| | | | | Laundry: | | | \$42 | \$42 | | | | |
| | | | | RUBS: | | | \$113 | \$113 | | | | |
| Total Expenses: | | | \$28,603 | Monthly Scheduled Gross Income: | | | \$9,651 | \$12,235 | | | | |
| Expenses as %/SGI | | | 24.70% | Annualized Scheduled Gross Income: | | | \$115,812 | \$146,820 | | | | |
| Per Net Sq. Ft: | | | \$12.36 | Utilities Paid by Tenant: | | | Gas & Electric | 27% Rental Upsides | | | | |
| Per Unit | | | \$7,151 | | | | | | | | | |

SALE COMPARABLES



SALE COMPARABLES

SALE COMPS



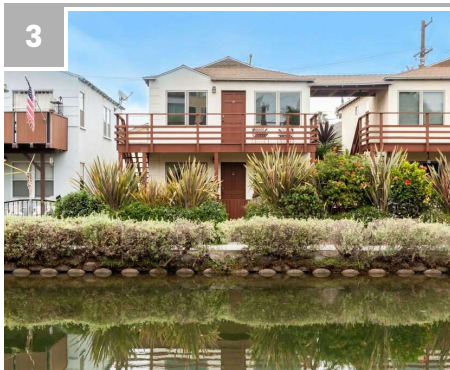
2207 OCEAN FRONT WALK
Venice, CA 90291

| | | | |
|-------------|-------------|------------|------------|
| 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



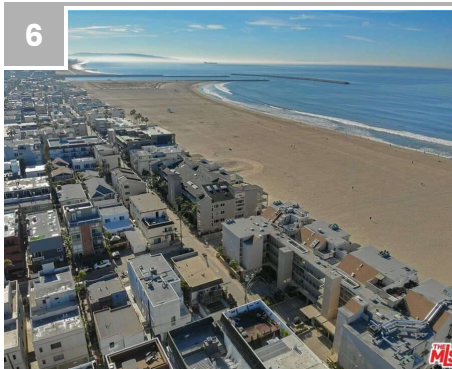
205 HORIZON AVE
Venice, CA 90291

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



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 |



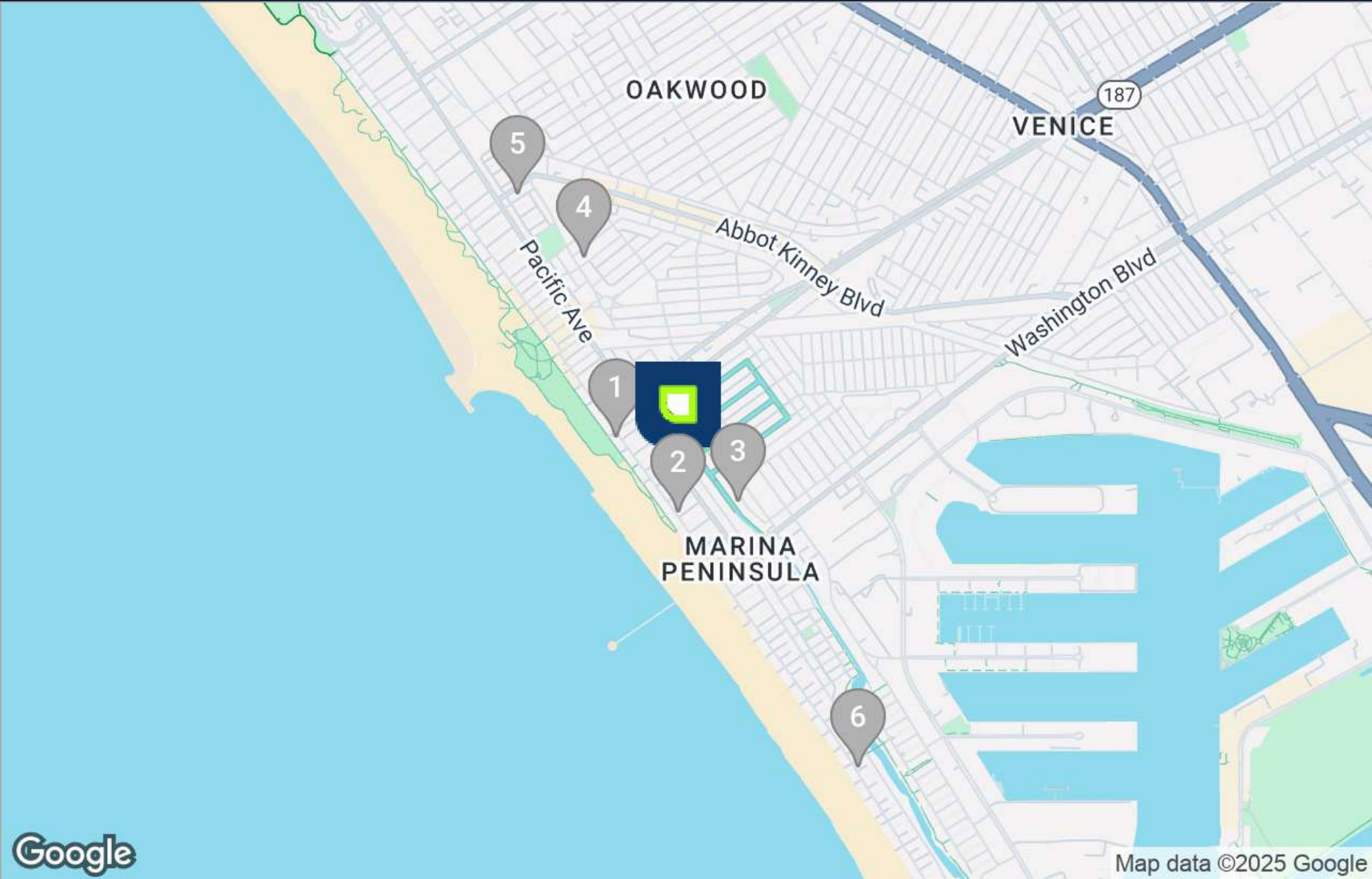
12 LIGHTHOUSE ST
Marina Del Rey, CA 90292

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



SALE COMPARABLES

SALE COMPS MAP



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 Pl | \$1,720,000 | 4 | 1909 | 1,563 | 14.26 | 5.12% | \$743.30 | \$430,000 | | (4) 1+1 |

LOCATION OVERVIEW



LOCATION OVERVIEW

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

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.

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