



Reduced to \$2,499,000

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

Brand New Fourplex | 6.49% Cap | Two 3-Beds & Two 4-Beds
½ Mile from Metro E (Expo) & K Line Station

**PARTNERSCRE
SVIDLER**



Property Overview	3
Financial Summary	4
Maps	5
Area Map	6
Metro	7

Walk Score	8
Parcel Map	9
Floor Plans	10
Photos	12
Contact Info	24

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3608 10th Ave.

Property Overview

PartnersCRE is proud to present a **non-RSO Brand New Fourplex with a 6.49% Cap Rate** in one of Los Angeles' **most dynamic and rapidly evolving neighborhoods** - Jefferson Park / Leimert Park. Located at 3608 10th Ave., the property is 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, this two-story structure has been thoughtfully designed with today's renters in mind. The property features **spacious, family-sized units** perfect for roommates, and consists of **two 3-bedroom units** and **two 4-bedroom units**, each 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 **four parking spaces**, and will feature solar panels.

The property's 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 property is 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 a **newly built, transit-oriented Fourplex** with **no rent control** in a neighborhood that is quickly coming of age. With its large unit sizes, modern finishes, and prime location, 3608 10th Ave. presents a compelling long-term hold for cash flow and appreciation and a strong addition to any multifamily portfolio.

BRAND NEW FOURPLEX

\$2,499,000
~~\$2,600,000~~

6.49%
Cap Rate

5,454 SF
Residential Floor Area

5044-012-025
APN



3BR / 3BA
2 Units

4BR / 3BA
2 Units

FEATURES

4 Spacious 2-Story Units
Perfect for Families or Roommates
No Rent Control
In-Unit Washer & Dryer
Striped for 4 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

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3608 10th Ave.

Financial Summary

FINANCIAL INDICATORS

Price	\$2,499,000
Current CAP	6.49%
Current GRM	12.41
Cost Per SF	\$458
Cost Per Unit	\$624,750
Expenses Per Unit	\$9,795
Expenses Per SF	\$7.18

PROPERTY ABSTRACT

Units	4
Year Built	2025
Lot SF	5,800
Building Gross SF	5,454
Parking Striping	4

SOURCE OF INCOME

Unit #	Unit Type	Monthly Rent	
3608	3 + 3	\$3,795	
3608 ½	4 + 3	\$4,595	Section 8
3610	3 + 3	\$3,795	
3610 ½	4 + 3	\$4,595	Approved Section 8 Application
Total Monthly Rental Income		\$16,780	
Total Yearly Rental Income		\$201,360	

ESTIMATED ANNUALIZED EXPENSES

Property Taxes	1.19% of Price	\$29,738
Insurance	\$0.90 / PSF	\$4,909
Utilities	\$15 / Unit / Month	\$720
Repairs + Maintenance	1% of SGI	\$2,014
Miscellaneous	\$150 / Month	\$1,800
Total Expenses		\$39,180

ANNUALIZED OPERATING INCOME

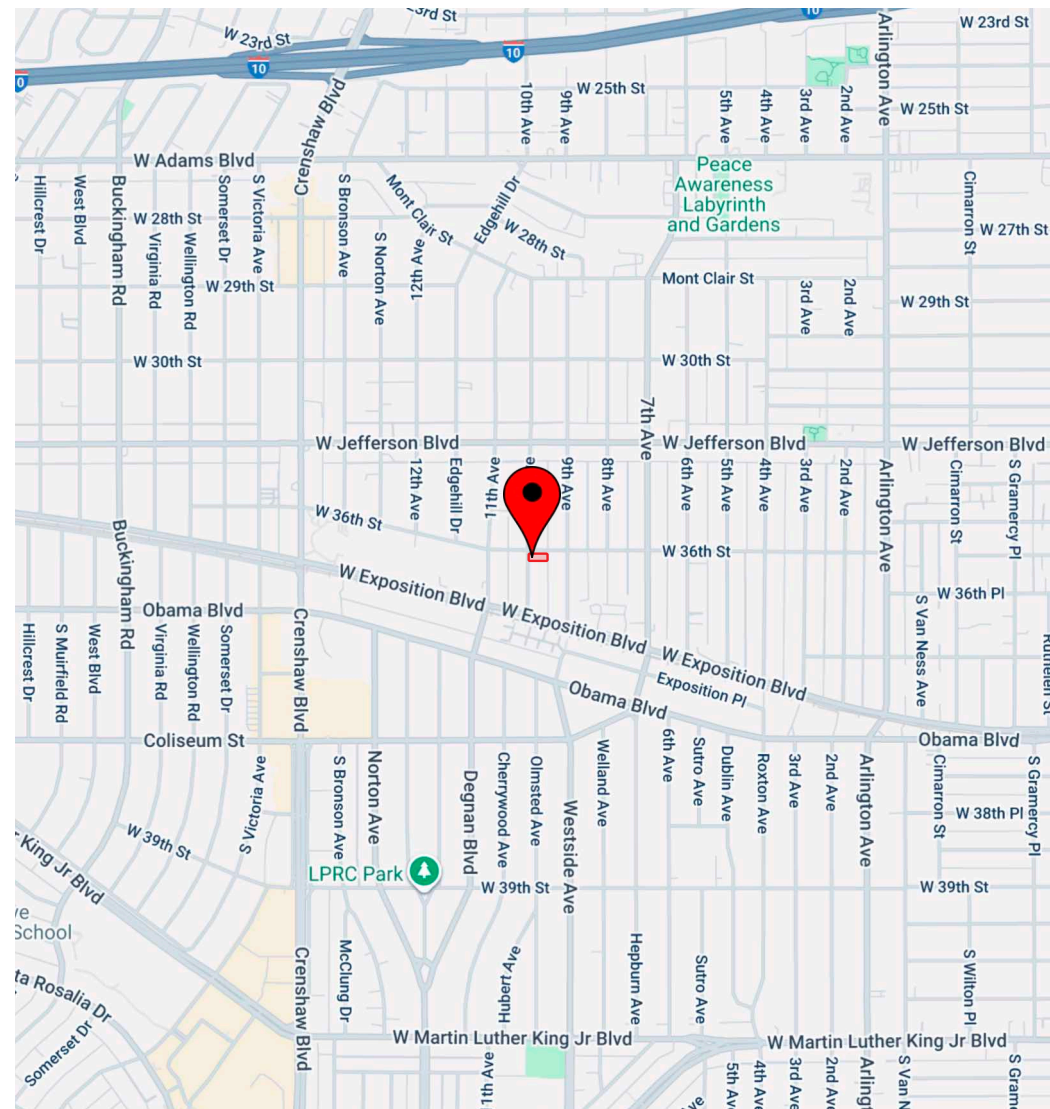
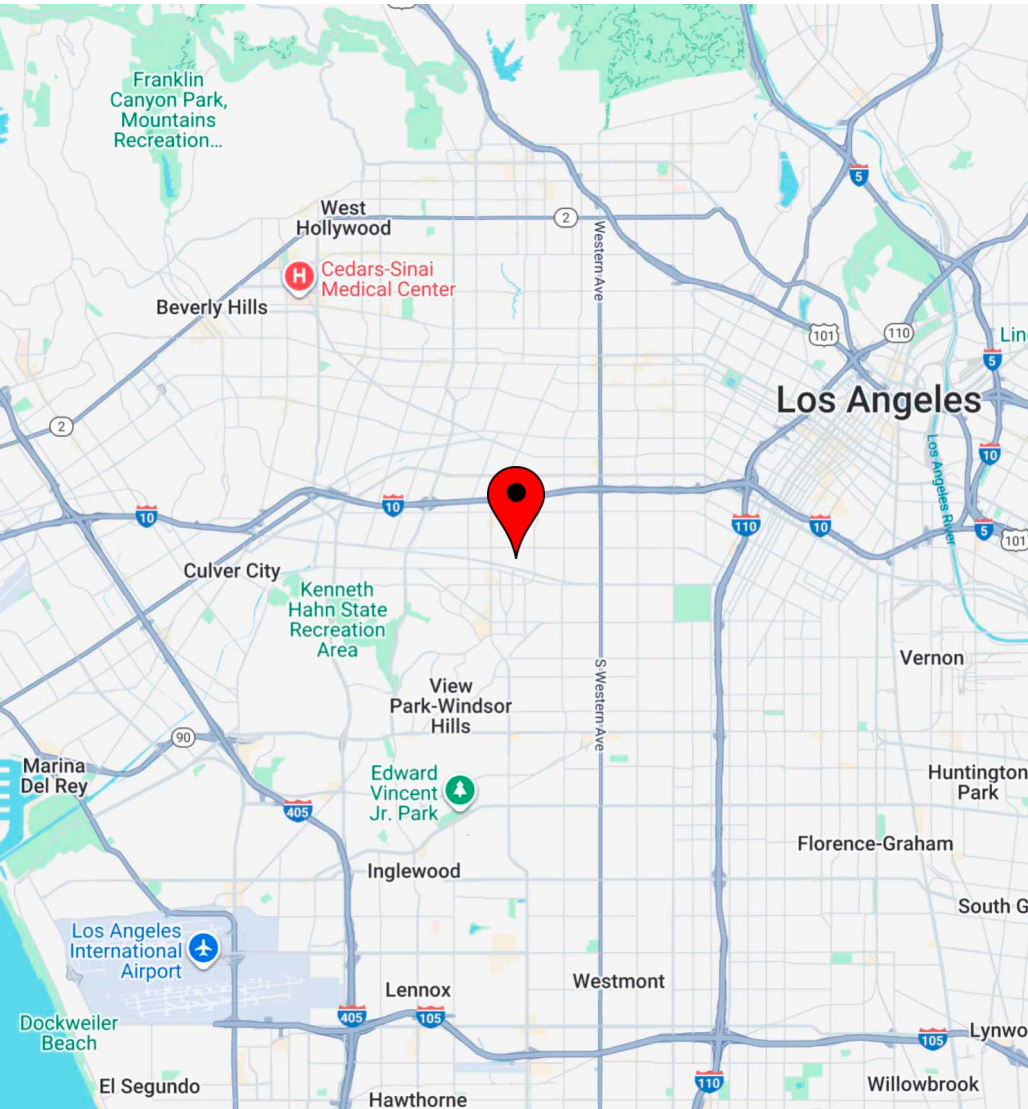
Scheduled Gross Income		\$201,360
Less Vacancy		(\$0)
Gross Operating Income		\$201,360
Less Expenses	19.5%	(\$39,180)
Net Operating Income		\$162,180



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3608 10th Ave.

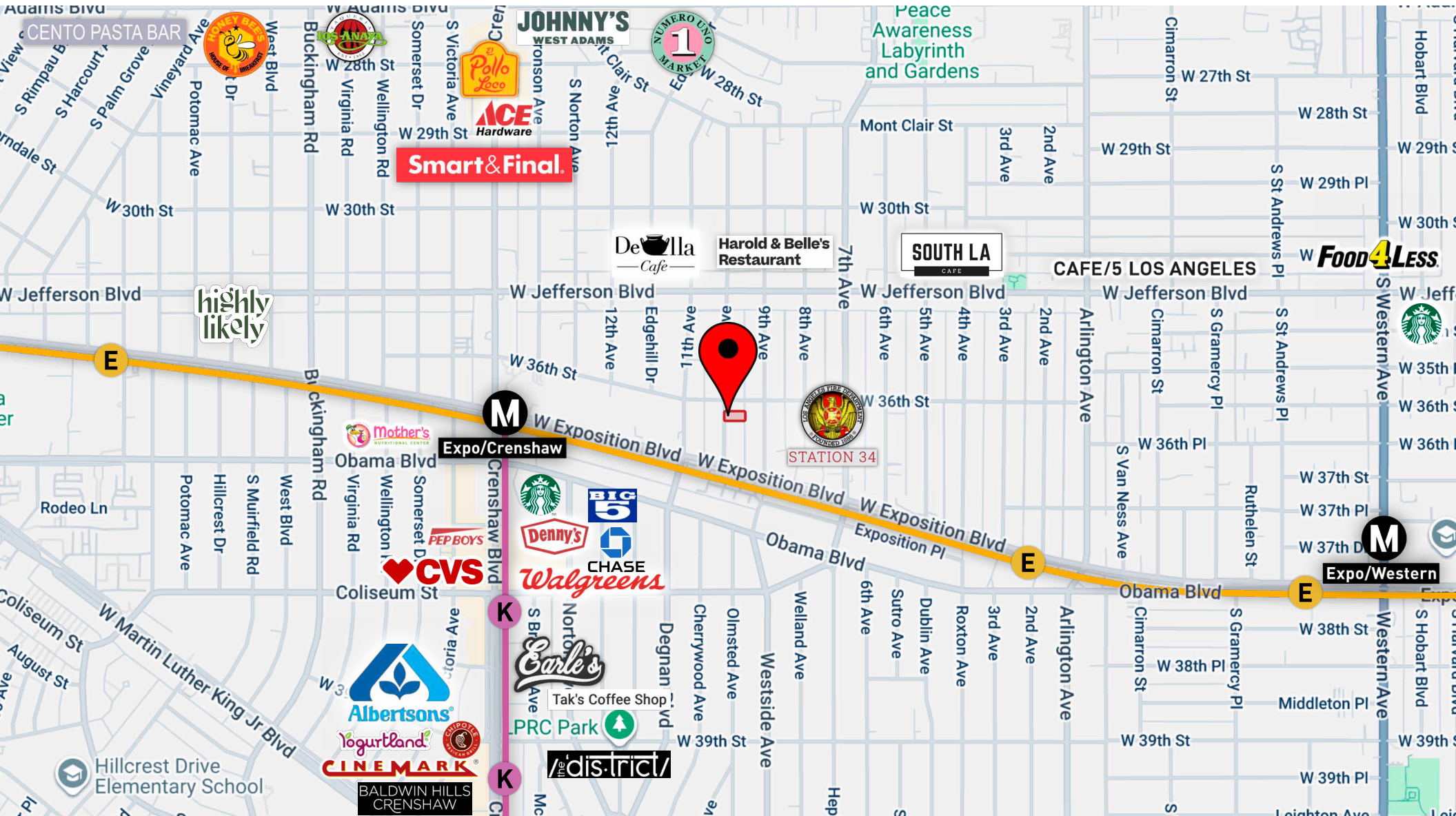
Maps



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3608 10th Ave.

Area Map



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3608 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 10th Ave.

Walk Score



Very Walkable

Most errands can be accomplished on foot.



Good Transit *

Many nearby public transportation options.



Bikeable

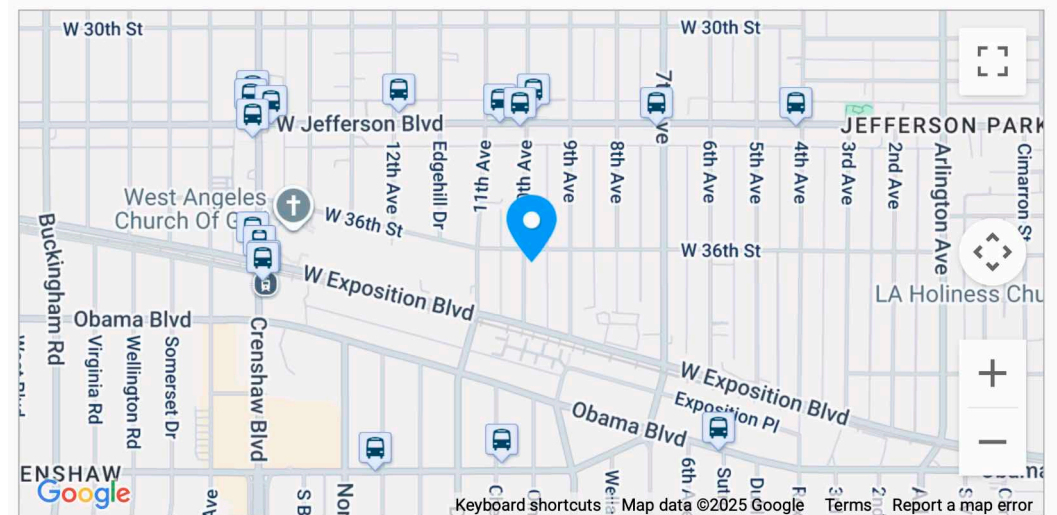
Some bike infrastructure.

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



* 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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3608 10th Ave.

Parcel Map

5044 | 12
SCALE 1" = 80'

2-22-65

REVISED
3-15-60
10-24-61
11-14-62

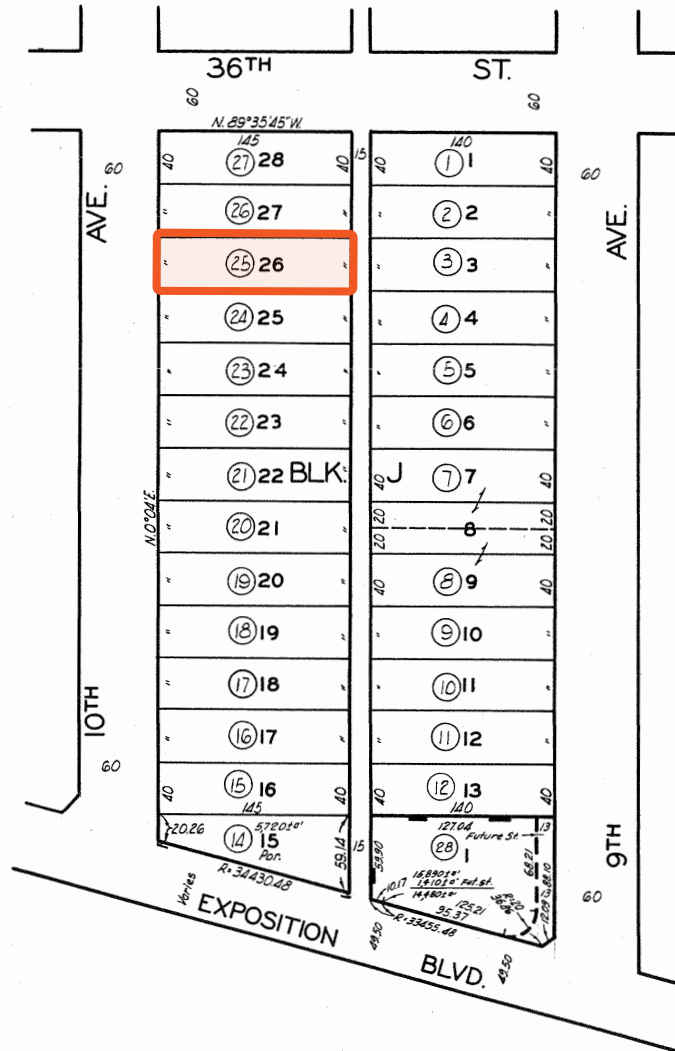
WEST JEFFERSON AND
SEVENTH AVENUE TRACT
M. B. 11-133

TRACT NO. 26668
M. B. 692-94



CODE
67

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



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

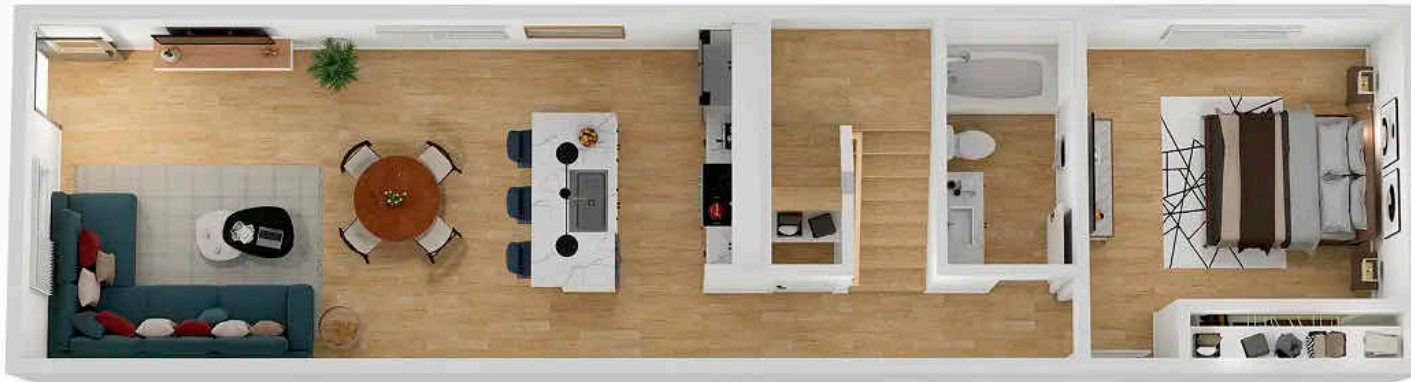
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Floor Plan - 3-Bedroom Units



FLOOR 2



FLOOR 1

UNIT A- 3 BED / 3 BATH

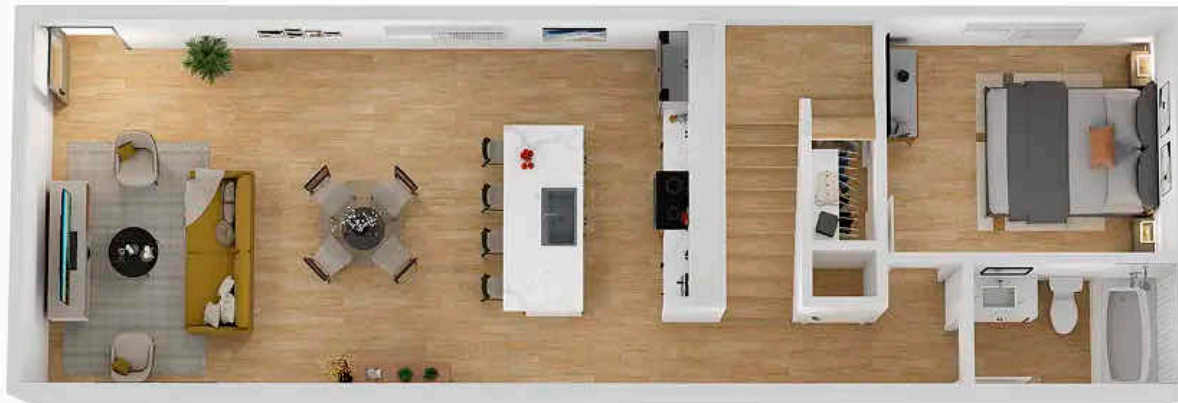
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Floor Plan - 4-Bedroom Units



FLOOR 2



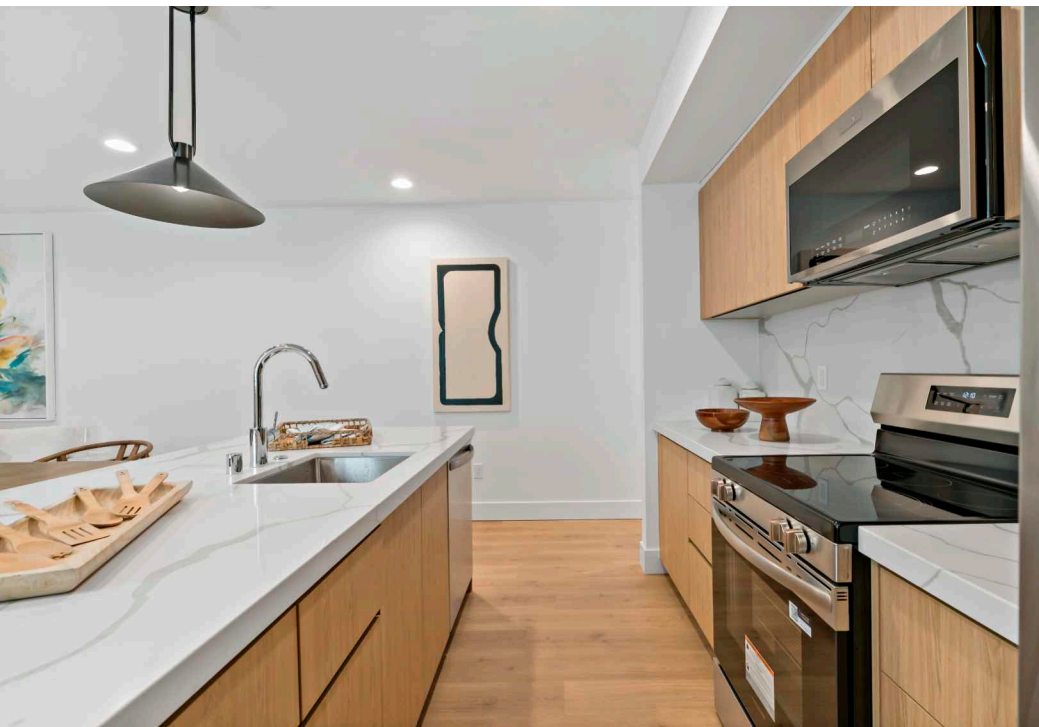
FLOOR 1

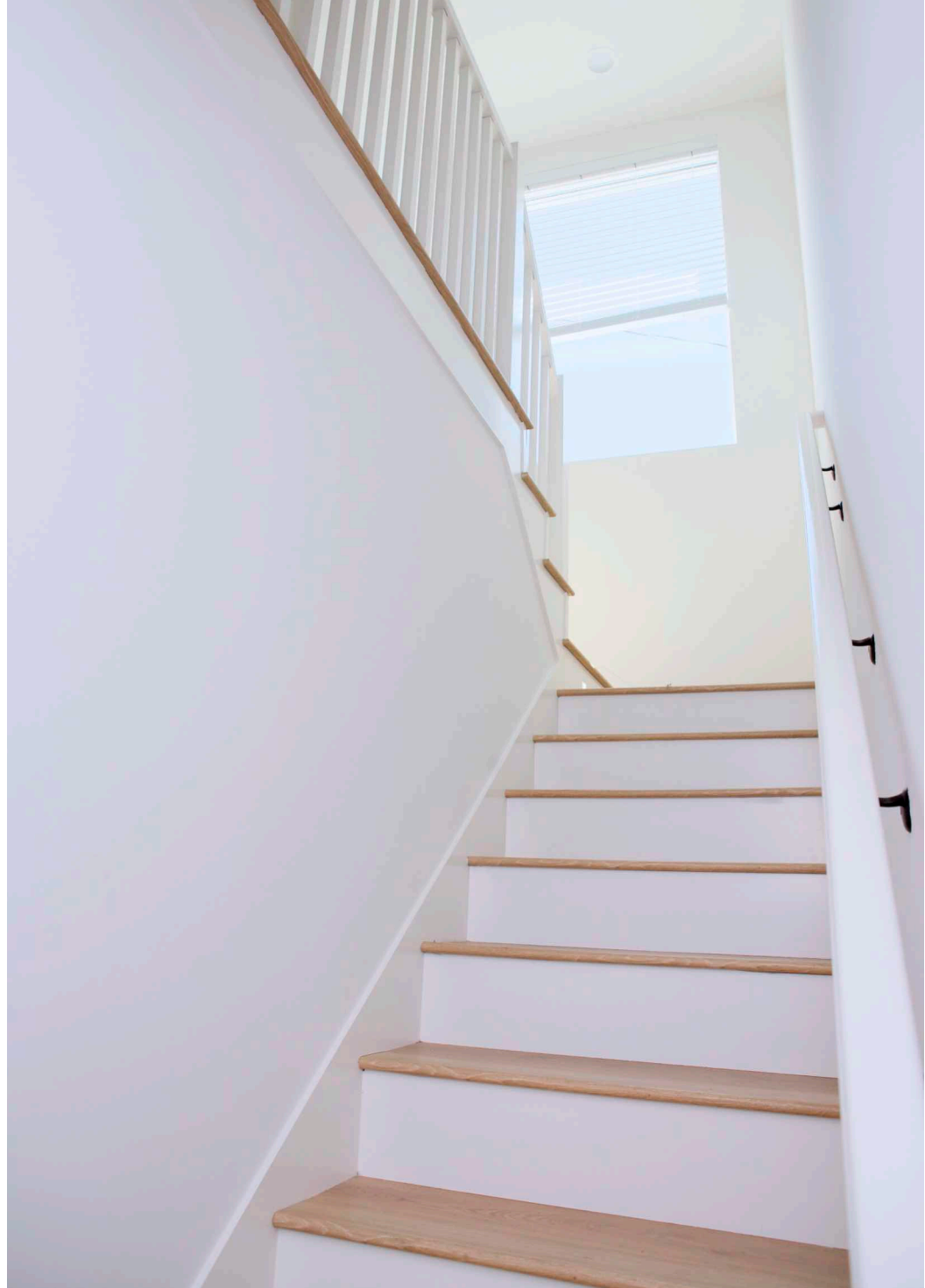
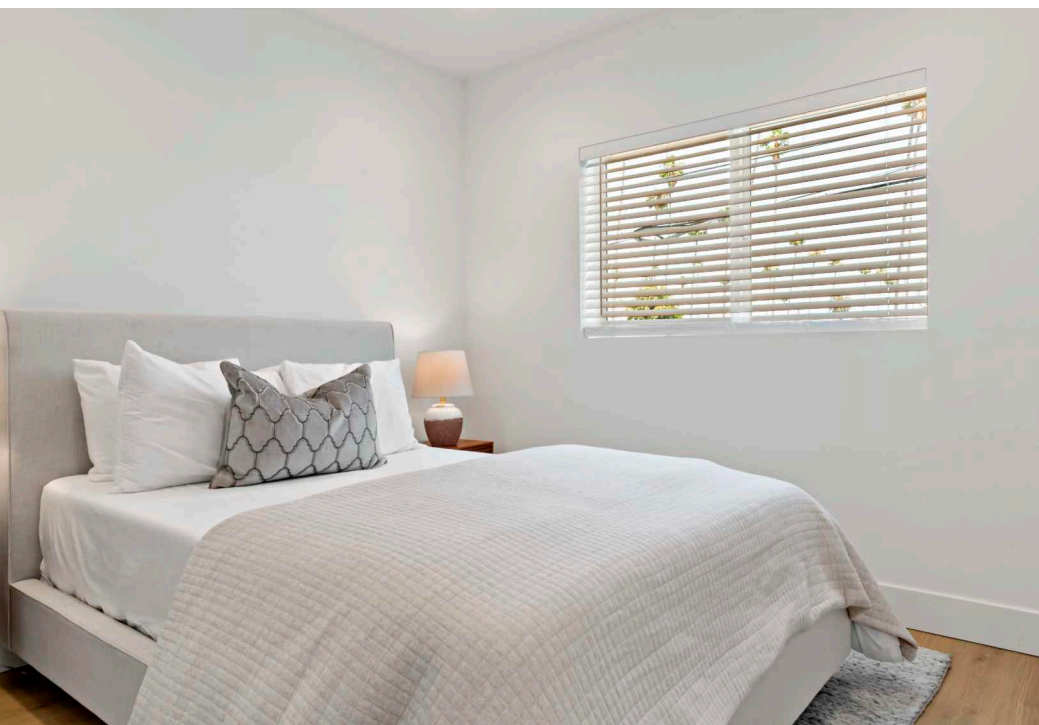
UNIT ADU A - 4 BED / 3 BATH

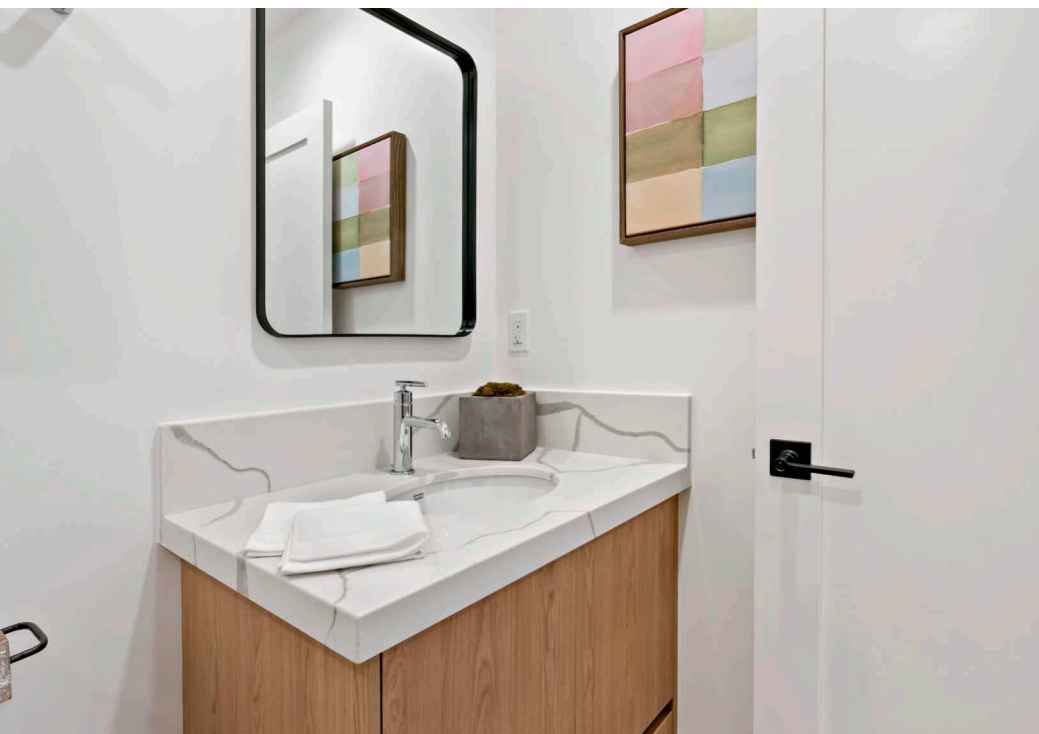
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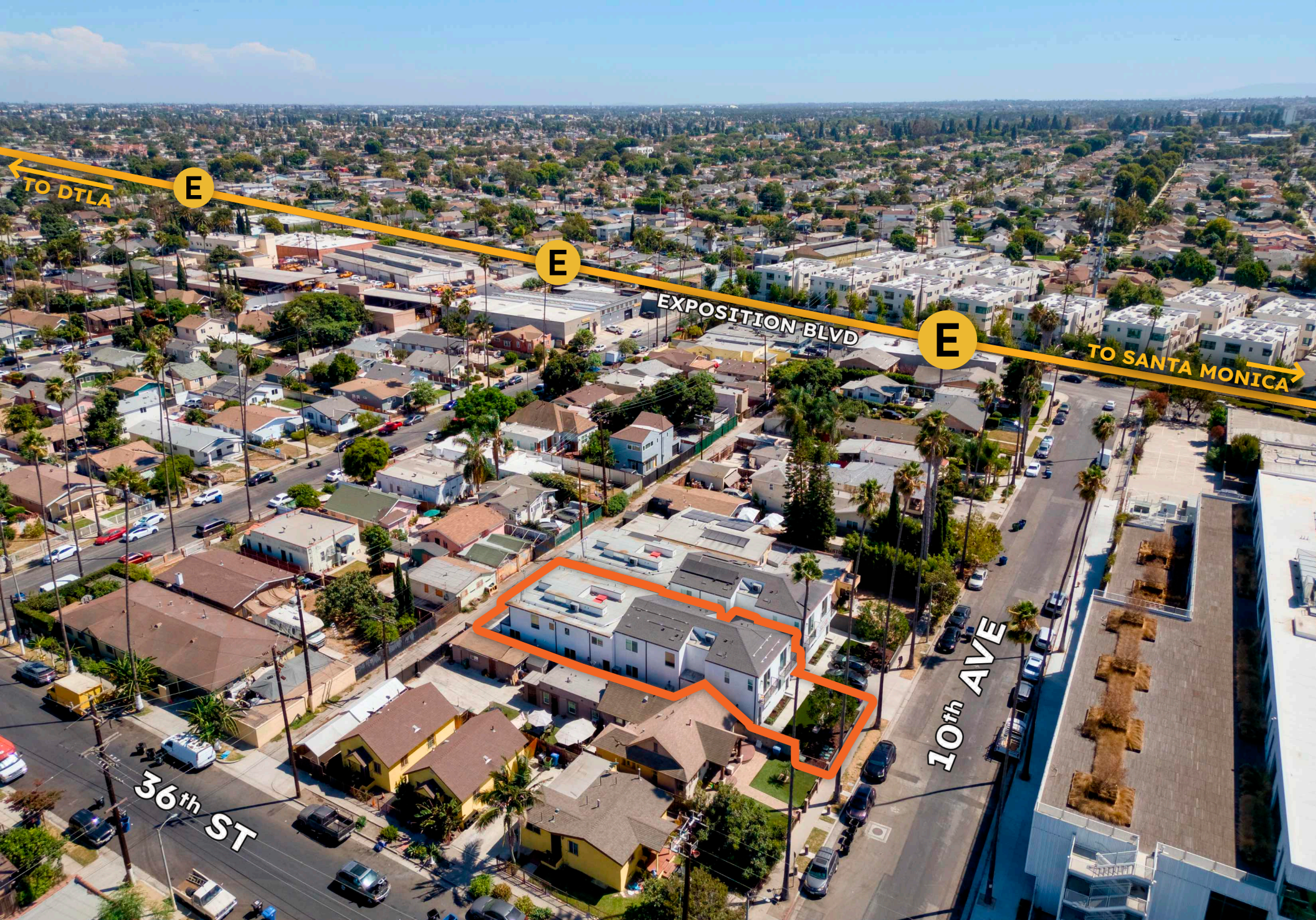




















10th AVE

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