

OFFERING MEMORANDUM

3714 CORINTH AVE

LOS ANGELES, CA 90066

SUBJECT PROPERTY



km Kidder
Mathews

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COMPARABLES

INTRODUCING

3714-3718 CORINTH AVE

A classic 1950's multifamily investment opportunity, perfectly positioned for investors looking to establish or expand a Westside real estate portfolio.

Prime location in the highly desirable Mar Vista neighborhood, known for its central Westside location and exceptional access to Culver City, Santa Monica, Playa Vista, and Venice. This property is surrounded by vibrant restaurants, neighborhood shopping, local parks, and coveted nightlife, making it a desirable residential area with a strong sense of community.

Significant upside potential with an 7.21% CAP rate at market rents and a 28% increase in NOI, offering a rare value-add opportunity in one of Los Angeles' most dynamic markets.

Attractive rental growth opportunity through turnover, renovation, and continued market appreciation.

Features a desirable mix of 3+2 and 2+1 units, appealing for students, young professionals, and families.

Proven strong rental demand and high occupancy rates in the area, fueled by a robust employment base, continued population growth, and excellent access to major freeways, public transportation, and neighboring communities.



\$2.3M

ASKING PRICE

5.21%

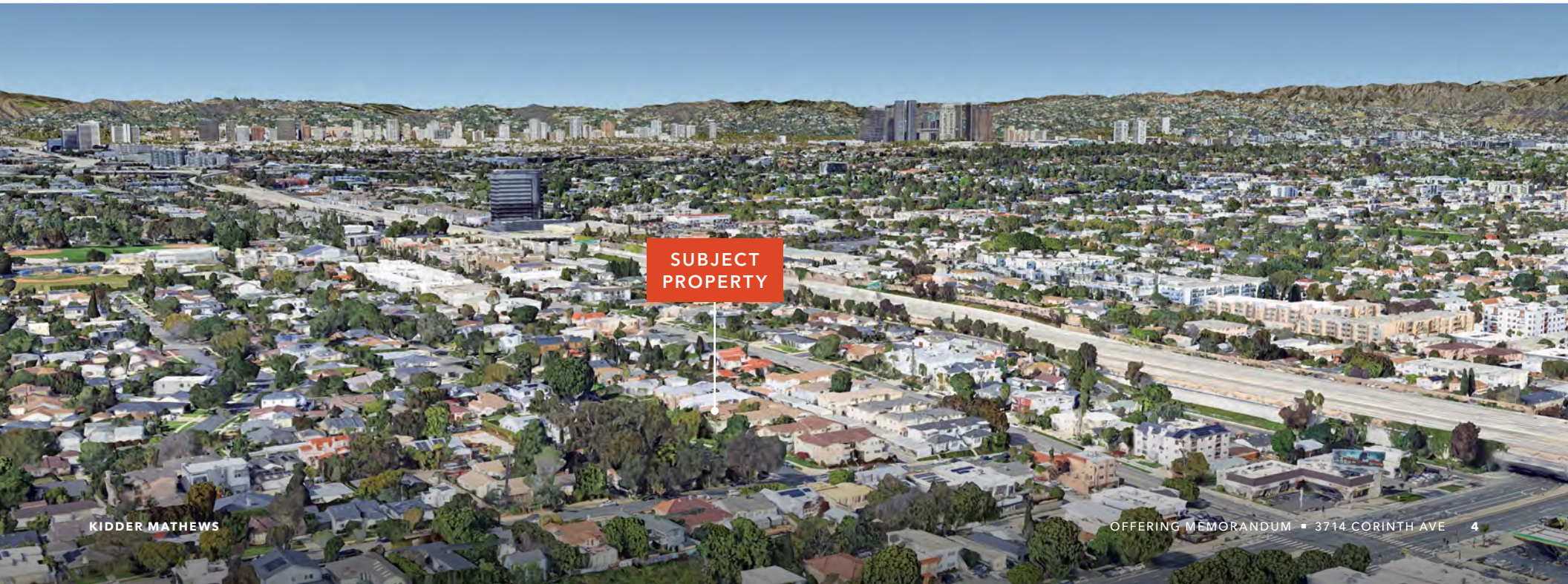
CAP RATE

6

UNITS

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Market Rent	\$/SF	Market \$/SF
3714 1/2	3+2	1,450	\$3,995	\$4,000	\$2.76	\$2.76
3714	2+1	1,000	\$2,421	\$2,850	\$2.42	\$2.85
3716 1/2	3+2	1,450	\$2,695	\$4,000	\$1.86	\$2.76
3716	2+1	1,000	\$1,296	\$2,850	\$1.30	\$2.85
3718 1/2	2+1	1,000	\$2,500	\$2,850	\$2.50	\$2.85
3718	2+1	1,000	\$2,356	\$2,850	\$2.36	\$2.85
Total		6,900	\$15,263	\$19,400	\$2.20	\$2.82



PRO FORMA SUMMARY

INVESTMENT SUMMARY

PRICE	\$2,300,000
YEAR BUILT	1956
UNITS	6
\$/UNIT	\$383,333
RSF	6,900
\$/SF	\$333.33
LOT SF	8,102
FLOORS	2
APN	4234-003-010
ZONING	LAR3
CAP RATE	5.21%
MARKET CAP RATE	7.21%
GRM	12.56
MARKET GRM	9.88

FINANCING

LOAN 1 (FIXED)	\$1,100,000
INITIAL EQUITY	\$1,200,000
INTEREST RATE	6.00%
TERM	30
MONTHLY PAYMENT	\$6,595
DCR	1.51

RENT ROLL

Residential Units	Total	Market Total
6	\$15,263.00	\$19,400.00

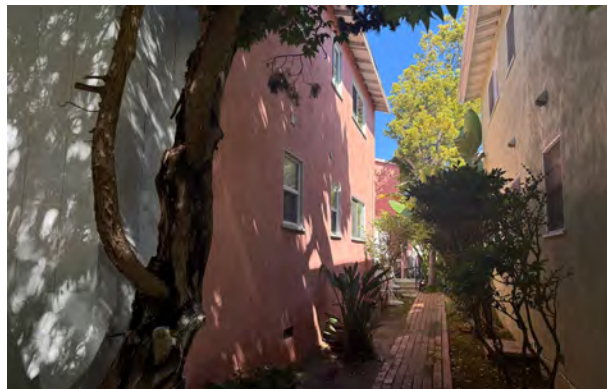
ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$183,156	\$232,800
VACANCY	\$5,495	\$6,984
Effective Gross Income	\$177,661	\$225,816
- LESS: EXPENSES	\$57,908	\$60,041
Net Operating Income	\$119,754	\$165,775
- REPLACEMENT RESERVES	\$1,800	\$1,800
- DEBT SERVICE	\$79,141	\$79,141
Net \$ Flow After Debt Service	\$38,813	\$84,835
+ PRINCIPAL REDUCTION	\$13,141	\$13,141
Total Return	\$51,954	\$97,975

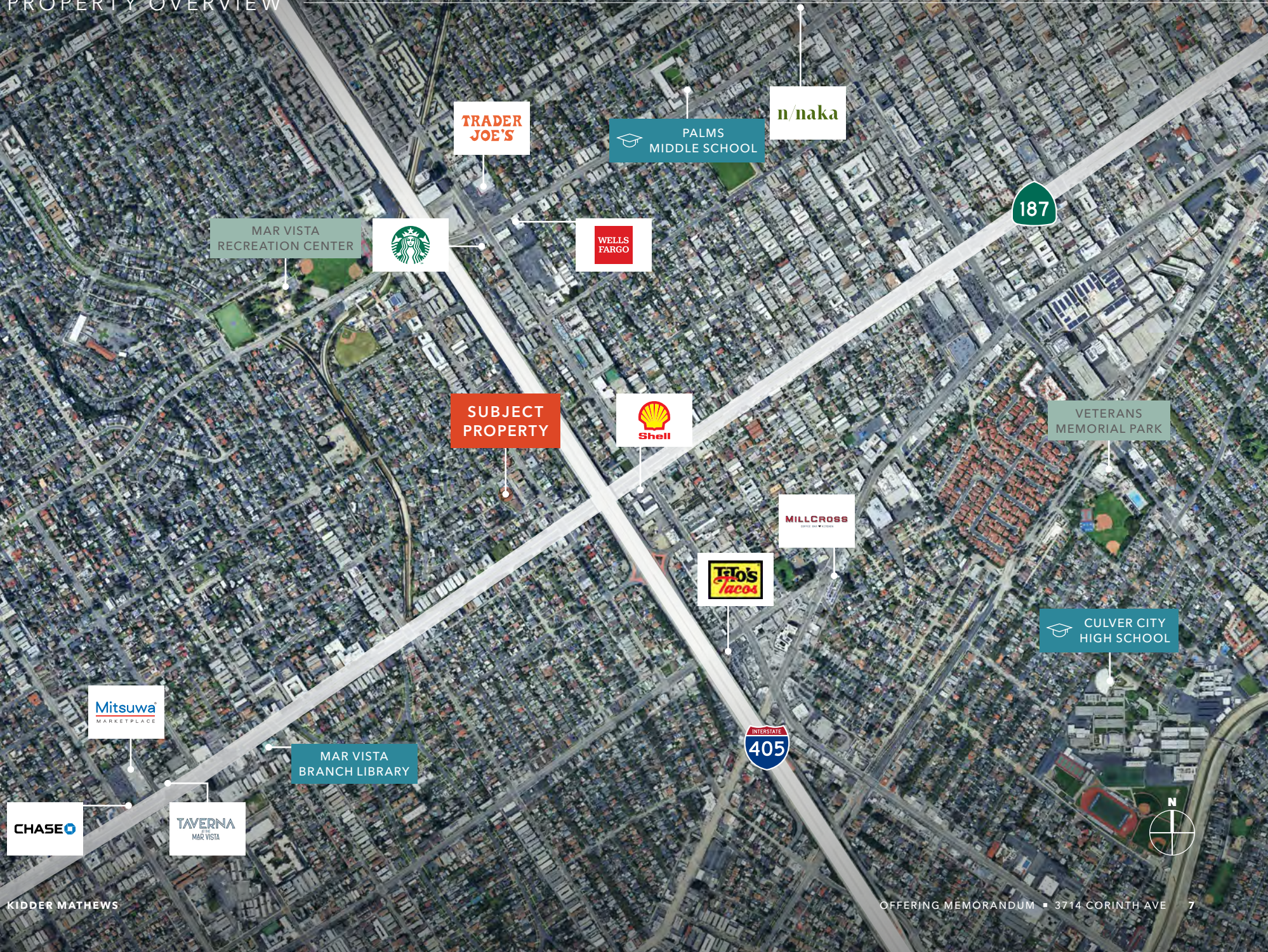
ANNUALIZED EXPENSES

PROPERTY MANAGEMENT FEE (5% GSI)	\$9,158	\$11,291
REPAIRS/MAINTENANCE (\$1K/UNIT/YR)	\$6,000	\$6,000
UTILITIES (\$1K/UNIT/YR)	\$6,000	\$6,000
BUILDING INSURANCE (\$1/SF)	\$6,900	\$6,900
TAXES - REAL ESTATE (1.23%)	\$28,290	\$28,290
GARDENING/LANDSCAPING (\$100/MO)	\$1,200	\$1,200
LEGAL + REGISTRATION (\$60/UNIT)	\$360	\$360
Total Expenses	\$57,908	\$60,041
Expenses Per RSF	\$8.39	\$8.70
Expenses Per Unit	\$9,651	\$10,007

PROPERTY OVERVIEW



PROPERTY OVERVIEW



TRADER
JOE'S

PALMS
MIDDLE SCHOOL

n/naka

MAR VISTA
RECREATION CENTER



SUBJECT
PROPERTY



MILLCROSS



VETERANS
MEMORIAL PARK

CULVER CITY
HIGH SCHOOL

Mitsuwa
MARKETPLACE

MAR VISTA
BRANCH LIBRARY

CHASE

TAVERNA
MAR VISTA

MAR VISTA OVERVIEW









Situated in Los Angeles' Westside between Venice and Culver City, Mar Vista is a residential and commercial neighborhood known for its suburban feel, community pride, and proximity to Silicon Beach.

The area has recently experienced a significant transformation driven by the expansion of the tech industry, resulting in new residential developments and a growing commercial district. A community that has seen property values and rental rates increase significantly in recent years, this strong growth indicates robust demand in the local real estate market.

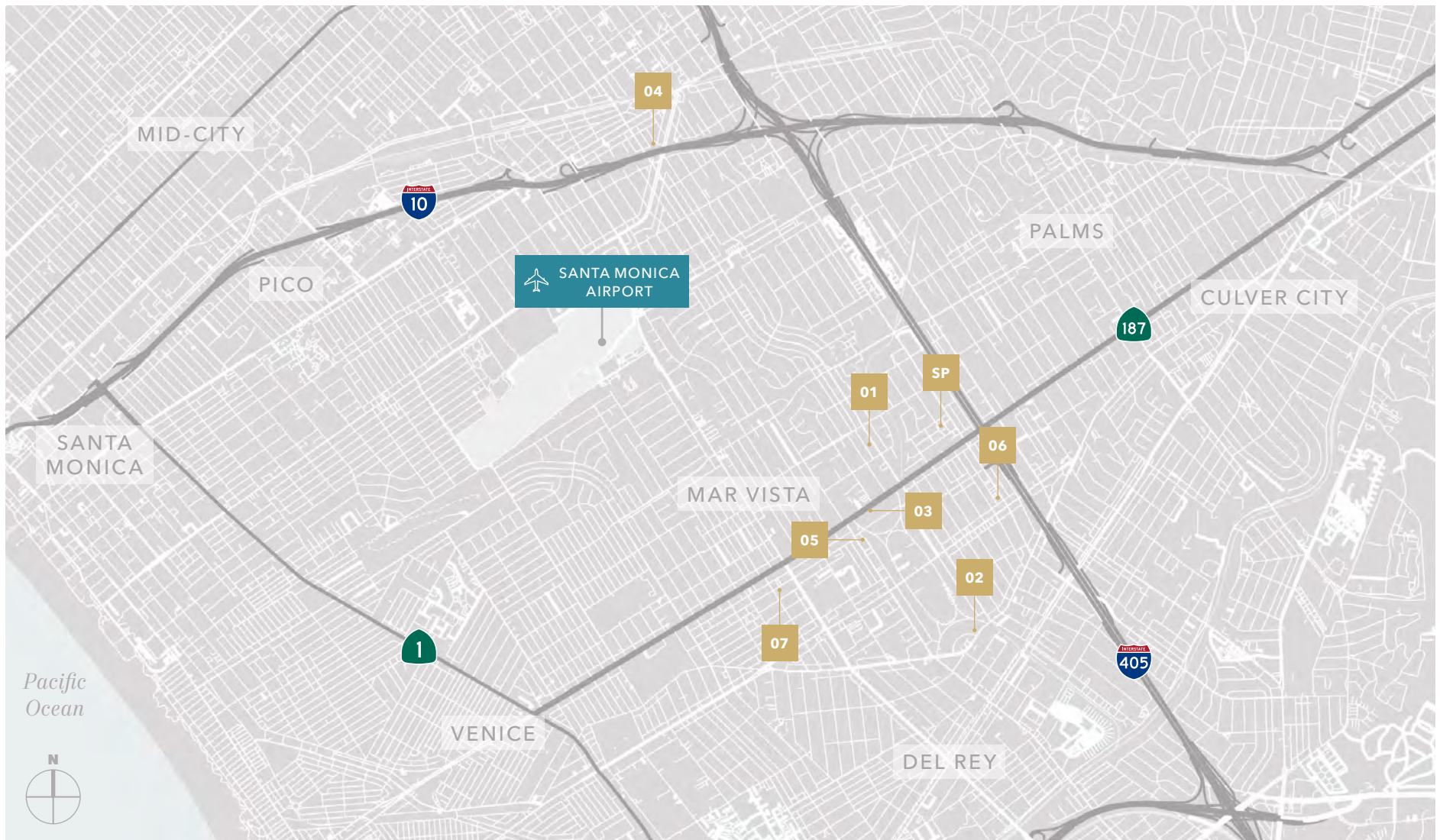
Mar Vista features a blend of historic charm and modern development with tree-lined streets and a mix of architectural styles, from 1920s bungalows to contemporary apartments. Venice Boulevard, a key thoroughfare, is lined with a mix of popular eateries and local shops. Its location offers residents easy access to the beaches of Venice and Santa Monica.

The neighborhood's lifestyle and strategic location near tech hubs drive property value appreciation, supported by strong demand from renters and buyers. The mix of older, rent-controlled properties and newer construction offers avenues for both value-add strategies and new development. The ongoing update to the Palms-Mar Vista-Del Rey Community Plan, which focuses on targeted growth along mixed-use boulevards, also provides a favorable regulatory environment.

COMPARABLE PROPERTIES

		Property Name	Sale Price	Units	Price/Unit	RSF	Price/SF	Cap Rate	GRM	Year Built	Sale Date
SP		3714-3718 CORINTH AVE Los Angeles, CA 90066	\$2,300,000	6	\$383,333	6,900	\$333.33	5.21%	12.56	1956	
01		3651 MCLAUGHLIN AVE Los Angeles, CA 90066	\$3,260,000	10	\$326,000	7,414	\$439.71	5.23%	12.66	1961	9/9/2025
02		11741 W WASHINGTON BLVD Los Angeles, CA 90066	\$1,650,000	6	\$275,000	4,396	\$375.34	N/A	N/A	1955	8/29/2025
03		11910 VENICE BLVD Los Angeles, CA 90066	\$2,799,000	9	\$311,000	6,900	\$405.65	5.40%	11.9	1984	4/28/2025
04		3764-3768 1/2 BARRY AVE Los Angeles, CA 90066	\$2,219,500	6	\$369,917	7,172	\$309.47	5.25%	13.78	1953	2/5/2025
05		3854 INGLEWOOD BLVD Los Angeles, CA 90066	\$2,350,000	9	\$261,111	6,826	\$344.27	N/A	N/A	1969	12/31/2024
06		3971-3977 SAWTELLE BLVD Los Angeles, CA 90066	\$3,400,000	12	\$283,333	7,344	\$462.96	5.08%	14	1953	12/17/2024
07		12442 PACIFIC AVE Los Angeles, CA 90066	\$1,850,000	6	\$308,333	5,432	\$340.57	5.12%	12.85	1954	10/31/2024
Averages					\$304,956		\$382.57	5.22%	13.04		

COMPARABLE PROPERTIES MAP





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