



# Alison Betts

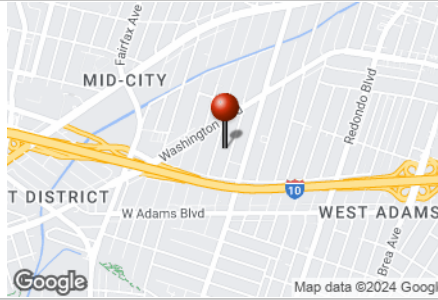
Douglas Elliman

11990 San Vicente Blvd #100, LA, CA 90049  
Office/Cell: 323-309-3976 | abetts23@gmail.com

**2315 Carmona Ave**  
Los Angeles, CA 90016

**4** # of Units  
**4,789**/Assessor Sqft  
**6,011** Lot Size Assessor

Income **\$**  
**LP \$1,550,000** **Active**



Area	16 Mid Los Angeles
Subdivision	
List Price Per Sqft	\$323.66
Vacancy	0
Total Bedrooms	11
Total Bathrooms	7.00
MLS#	24-408209
APN	5063-012-061

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$1,268.80	\$1,268.80	\$1,600.00
Unit 2	2	3	2.00	No	\$1,939.70	\$1,939.70	\$2,600.00
Unit 3	3	3	2.00	No	\$1,878.70	\$1,878.70	\$2,600.00
Unit 4	4	2	2.00	No	\$1,366.10	\$1,366.10	\$1,700.00

**Directions:** South of Washington Blvd and West of Hauser Blvd.

**Remarks:** Welcome to 2315 Carmona Avenue, an impeccably designed 4-unit apartment complex offering premier multi-tenant living and unmatched convenience to the best of Los Angeles. With 2 units on each floor, this exceptional investment opportunity maximizes space and ensures optimal privacy. Two of the units feature 3 bedrooms and 2 baths each, providing ample accommodation for families or groups. The remaining units offer 2 bedrooms and 2 baths, and 2 bedrooms with 1 bath respectively, catering to diverse tenant needs. Each unit is equipped with assigned covered parking and additional on-site parking. Centrally located right off of the 10 freeway, this complex offers easy access to Culver City and beyond, making it highly attractive to a wide pool of tenants. With its strategic location and well-designed units, this property is poised to deliver strong and consistent returns on investment. Don't miss out on the chance to secure a prime asset in a thriving area.

**Agent Remarks:** Buyer to independently verify square footage of both the lot and the building(s) as well as building permits to their satisfaction and rely solely on their own investigation. Apartment being sold "As Is" condition. Property to be sold with tenants occupied. Buyer to cooperate with sellers 1031 exchange at no cost to the buyer. Offering Memorandum available upon request.

**Showing Remarks:** Please email showings@janculagroup.com with clients names. Call LA 1 / Call LA 2

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$0
Total Expense	\$28,675
NOI	\$48,761
Gross Income	\$90,036
Cap Rate	
GRM	0.00
Actual AGR	\$77,436
Actual GAI	

Structure Info	
Type of Units	Apartments
Year Built/Source	1964/Assessor
Stories	2
Buildings	1
Security	
Sewer	
Style	Traditional
Prop Condition	
View	
Water	

Contract Info		DOM 1
List Date	06-25-2024	
List Price	\$1,550,000	
Orig List Price	\$1,550,000	
Status Date	06-25-2024	
Change Date/Type	06-25-2024/New Listing	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Agency	
Disclosure	As Is	

Land/Parking Info	
Zoning	LARD1.5
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Carport Attached, Other
Total Parking	4
Covered Parking	4
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	24-hr Notice, Call Seller's Agent 1, Call Seller's Agent 2
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

Interior Features	
AC/Cooling	None
Heating	Wall
Equip/Apppl	Dishwasher, Other, Range/Oven, Refrigerator
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

Angela Von Detten Compass DRE#: 01991628 Seller's Agent1 CALDRE#: 01913656	
Phone / Cell	p: 626-922-7836 / c: 626-922-7836
Email	angela.vondetten@compass.com
Office Phone	310-437-7500

Alison Betts Douglas Elliman of California, Inc. DRE#: 01947727 Seller's Agent2 CALDRE#: 01392565	
Phone / Cell	p: 323-309-3976 / c: 323-309-3976
Email	abetts23@gmail.com
Office Phone	424-203-1800

**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Alison Betts CALDRE# 01392565

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