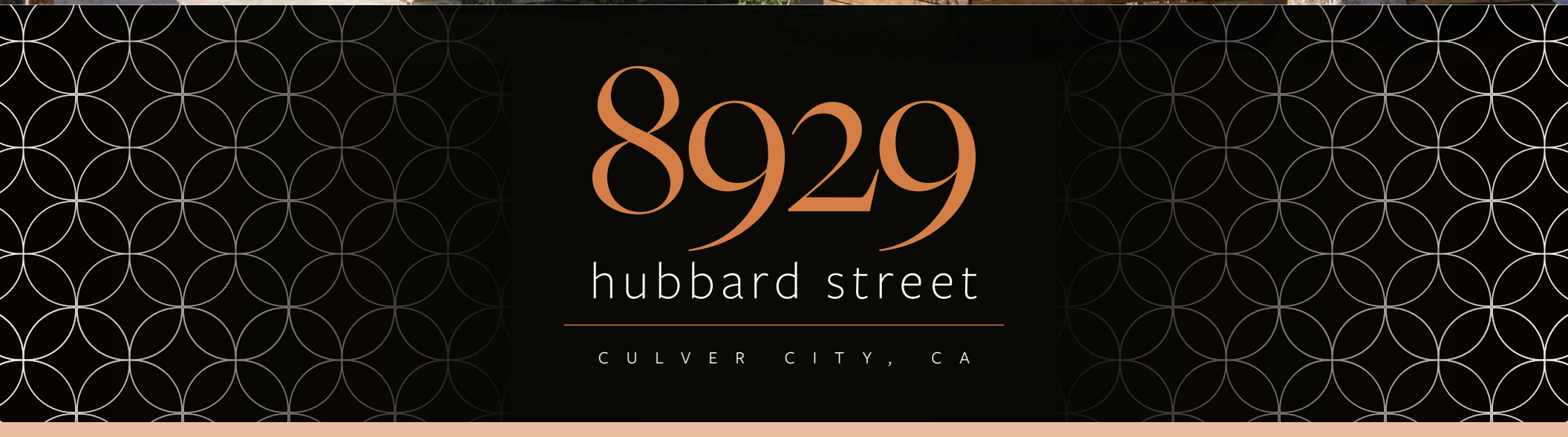


CBRE

8929  
8931  
8929A  
8929B

8931



# 8929

hubbard street

C U L V E R C I T Y , C A



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

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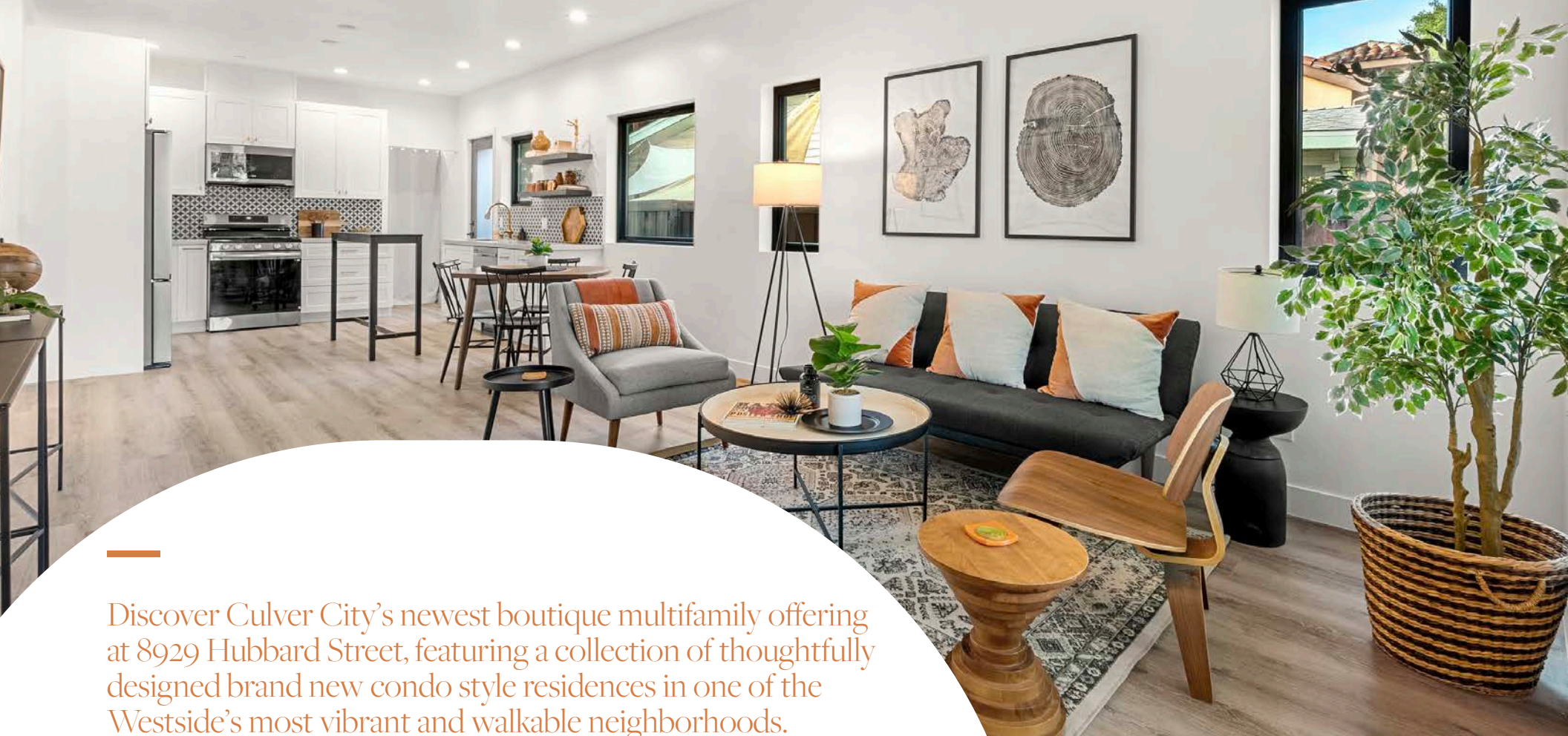


8929  
hubbard street

one

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EXECUTIVE  
SUMMARY



Discover Culver City's newest boutique multifamily offering at 8929 Hubbard Street, featuring a collection of thoughtfully designed brand new condo style residences in one of the Westside's most vibrant and walkable neighborhoods.

This modern development blends contemporary architecture with highly functional layouts, offering both 2-bedroom and 3-bedroom floor plans ideal for residents seeking comfort, style, and convenience. Each residence is crafted with elevated finishes, generous natural light, and open-concept living spaces that seamlessly connect kitchen, dining, and lounge areas—perfect for modern lifestyles. In-unit laundry and spacious bedrooms provide an exceptional living experience. Sustainability is built into the foundation of the property, with solar panels installed to reduce energy usage and help keep operating expenses minimal. With limited owner expenses, this low-maintenance asset is an attractive option for both long-term investors and owner users.



**PRICE**  
\$4,495,000



**UNITS**  
4



**NOI**  
\$205,099



**YEAR BUILT**  
2025



**UTILITIES**  
Separately Metered



**TROPHY**  
Asset



**BUILDING SIZE**  
4,764 SF (Est.)



**ZONING**  
CCR2YY



## INVESTMENT HIGHLIGHTS

- Multi-Generational Ownership Opportunity
- Pride of Ownership Asset
- Artfully Designed New Construction
- Condo-Style Residences
- Superb Rental Location
- Free From Local & State Rent Control Laws!
- Minutes From Metro E Line Which Provides Easy Access to Santa Monica, USC, & DTLA
- Located on a Mature "Tree-Lined" Street & Affluent Neighborhood.
- Minimal Owner Operating Expenses
- Additional Parking & Pet Income





8929  
hubbard street

two

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PROPERTY  
DESCRIPTION



## PROPERTY OVERVIEW

<b>Property Name</b>	Casa Oliva
<b>Address</b>	8929 Hubbard Street, Culver City CA
<b>Market/Submarket</b>	Culver City
<b>Square Footage</b>	4,764 (Est.)
<b>Lot Size</b>	5,565 (Est.)

<b>Year Built</b>	2025
<b>APN</b>	4206-017-023
<b>Occupancy</b>	100%
<b>Operating Expenses</b>	\$68,188
<b>Unit Mix</b>	2 (2+2)'s, 2 (3+3)'s

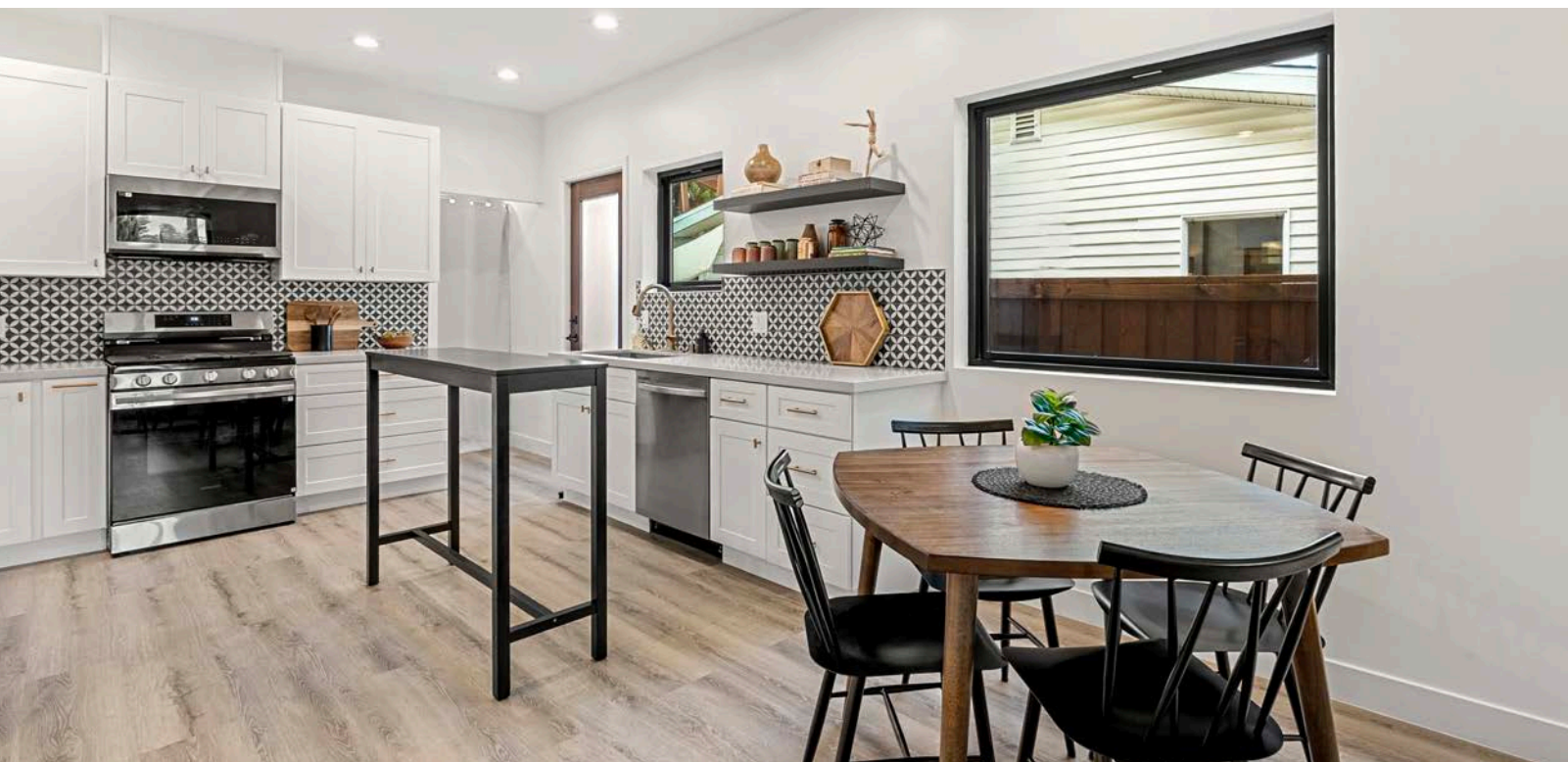


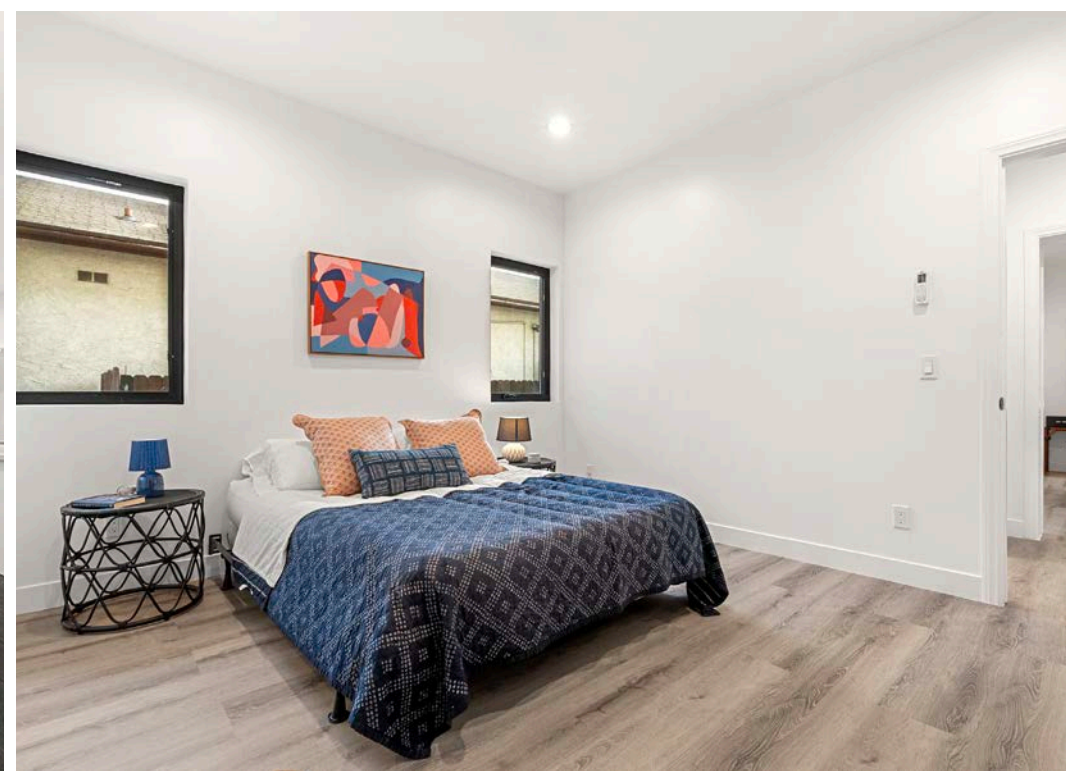
8929  
hubbard street

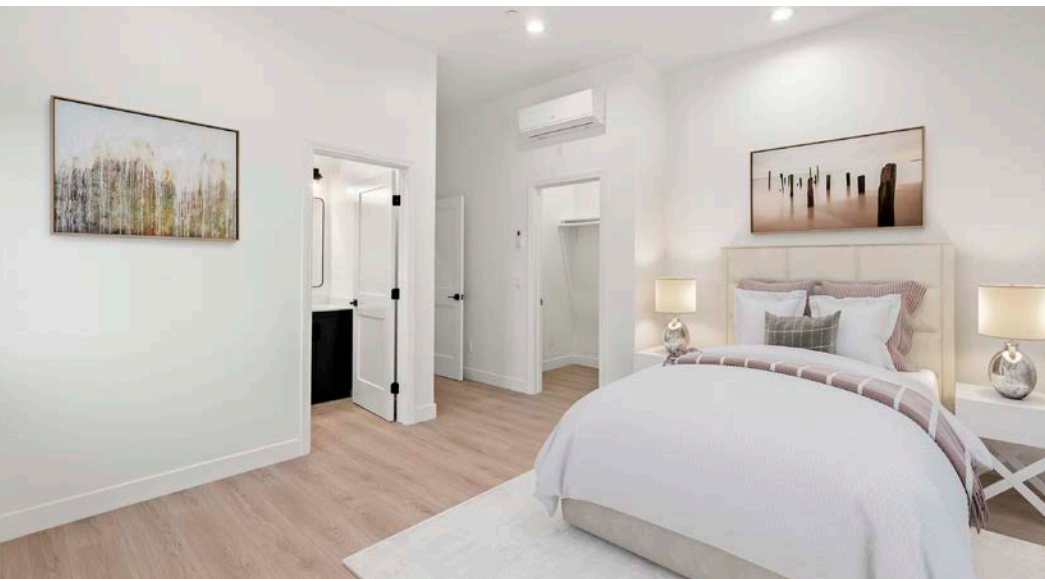
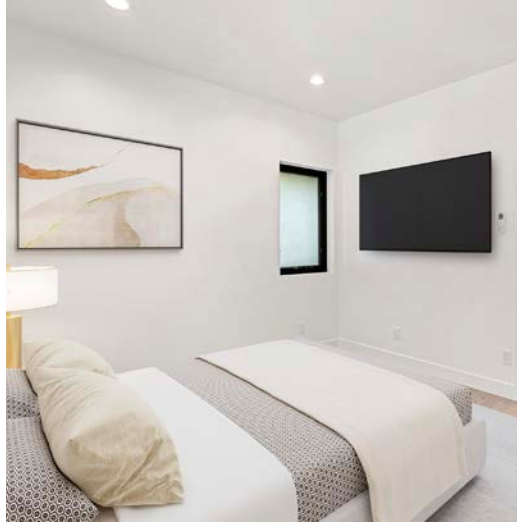
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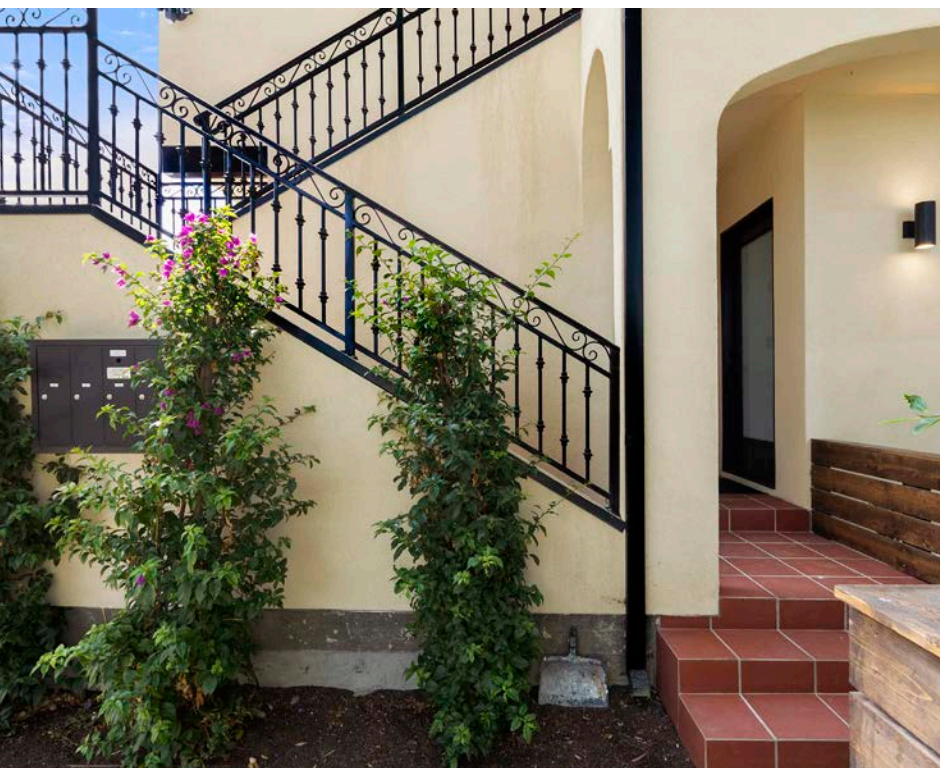
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PROPERTY  
PHOTOS



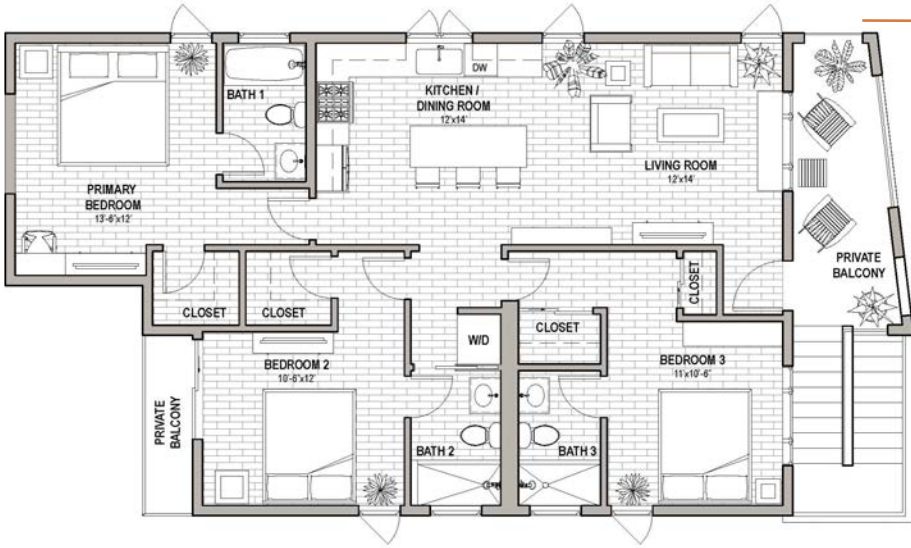






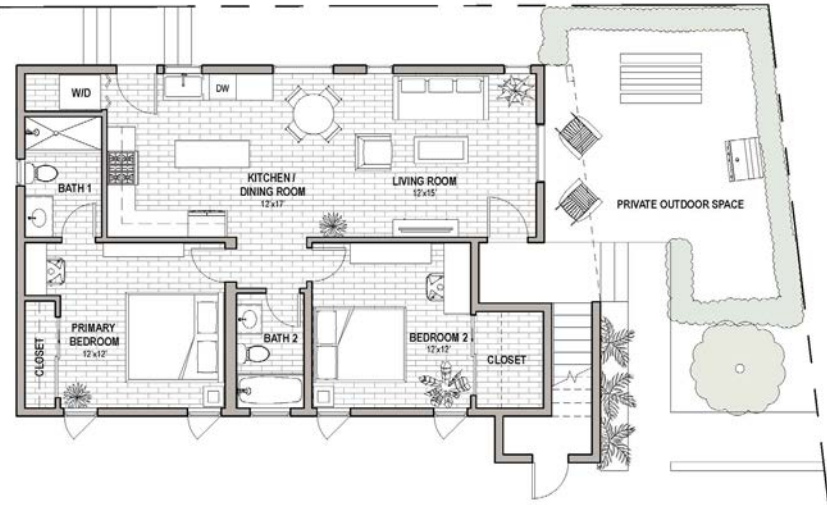
# FLOOR PLANS

## FRONT BUILDING



8931 (2ND FLOOR)  
3+3 | 1,357 SF

8929 (1ST FLOOR)  
2+2 | 1,350 SF



## REAR BUILDING



8929B (2ND FLOOR)  
3+3 | 1,175 SF

8929A (1ST FLOOR)  
2+2 | 882 SF



# PARCEL MAP



670775  
764267



8929  
hubbard street

four

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FINANCIAL  
ANALYSIS

# FINANCIAL ANALYSIS

INVESTMENT SUMMARY		
Price:		\$4,495,000
<b>Down Payment:</b>	<b>40%</b>	<b>\$1,798,000</b>
<b>Number of Units:</b>		<b>4</b>
Cost per Unit:		\$1,123,750
<b>Current GRM:</b>		<b>16.03</b>
<b>Current CAP:</b>		<b>4.56%</b>
Market GRM:		16.03
Market CAP:		4.56%
Approx. Age:		2025
Approx. Lot Size:		5,567 SF
Approx. Building Size:		4,764 SF
Price per Square Foot		\$943.53
Zoning		CCR2YY
Assessor's Parcel Number		4206-017-023

PROPOSED FINANCING			
First Loan Amount:		\$2,697,000	Financing-LTV <b>60%</b>
Terms:	6.75%	\$15,170.62	Monthly (10-Yr IO)

ANNUALIZED OPERATING DATA				
	Current		Pro-Forma	
<b>Scheduled Gross Income:</b>	<b>\$280,440</b>		<b>\$280,440</b>	
Less Vacancy Rate Reserve:	8,413	3.0%	8,413	3.0%
<b>Effective Gross Income:</b>	<b>272,027</b>		<b>272,027</b>	
Other Income:	1,260		1,260	
<b>Gross Operating Income</b>	<b>273,287</b>		<b>273,287</b>	
Less Expenses:	68,188	24.31%	68,188	24.31%
<b>Net Operating Income:</b>	<b>\$205,099</b>		<b>\$205,099</b>	
Less Debt Service:	182,047	1.13 DCR	182,047	
<b>Pre-Tax Cash Flow:</b>	<b>\$23,052</b>	<b>1.28%</b>	<b>\$23,052</b>	<b>1.28%</b>

ANNUALIZED OPERATING DATA							
Unit Mix				Current Rents		Pro-Forma	
Unit	Type	Level	Building	Ave. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
8929	2+2	1	Front	\$5,975	\$5,975	\$5,975	\$5,975
8931	3+3	2	Front	\$6,450	\$6,450	\$6,450	\$6,450
8929 A	2+2	1	Rear	\$4,550	\$4,550	\$4,550	\$4,550
8929 B	3+3	2	Rear	\$6,395	\$6,395	\$6,395	\$6,395
Total Scheduled Rent					\$23,370		\$23,370
Pet Income					\$105		\$105
<b>Total Monthly Income:</b>					<b>\$23,475</b>		<b>\$23,475</b>

INVESTMENT SUMMARY	
Taxes: Rate (1.25%)	\$56,188
Insurance	\$7,200
Maintenance	\$4,000
Landscaping	\$300
City Licenses	\$500
<b>Total Expenses:</b>	<b>\$68,188</b>
Per Sq. Ft.:	\$14.31
Per Unit:	\$17,047

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8929  
hubbard street

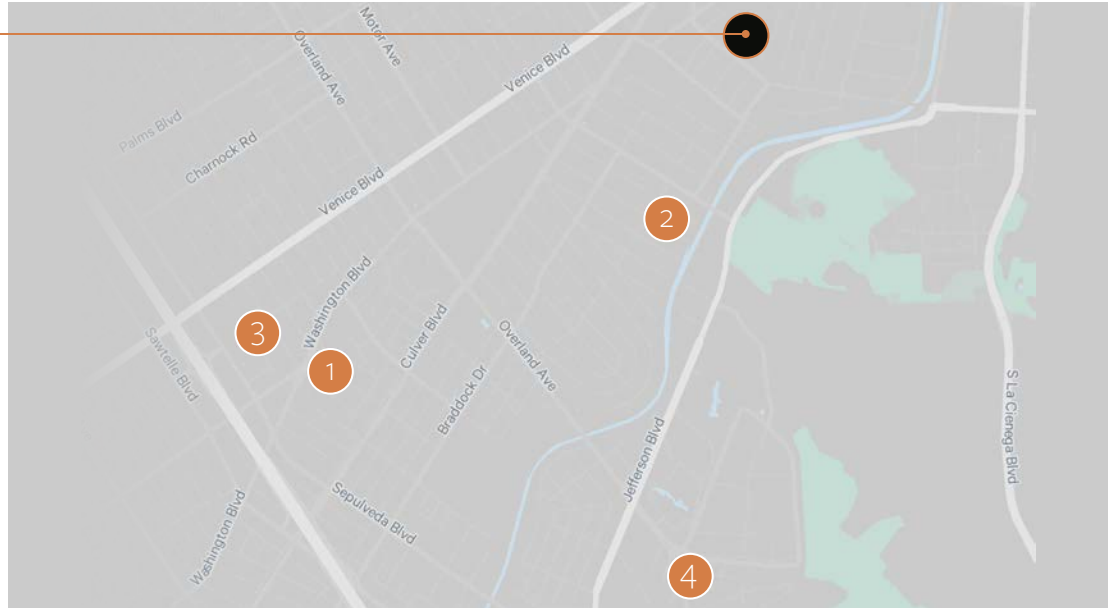
five

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SALES  
COMPARABLES

# SALES COMPARABLES

**8929**  
hubbard street



Address	4053 Huron Avenue Culver City, CA	4224 Madison Avenue Culver City, CA	3908 Bentley Avenue Culver City, CA	10784 Northgate Street Culver City, CA
Units	2	2	2	2
Price	\$2,000,000	\$2,738,888	\$2,750,000	\$1,720,000
Price/Unit	\$1,000,000	\$1,369,444	\$1,375,000	\$860,000
Price/Sq. Ft.	\$1,267.43	\$701.92	\$883.39	\$1,011.76
Unit Mix	1 (3+2), 1 (1+1)	1 (3+2), 1 (2+2)	1 (5+3), 1 (1+1)	1 (3+1), 1 (1+1)
Year Built	1946	2004	1940	1948
Closed Date	Oct-25	Jan-26	Nov-25	Mar-26



8929  
hubbard street

six

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LOCATION  
OVERVIEW

## LOCATION OVERVIEW

Culver City blends a vibrant food culture with a thriving creative community, offering tenants an array of boutique restaurants, specialty coffee bars, and international dining options—particularly concentrated in the renowned Culver City Arts District. This district, celebrated as one of the nation’s top arts districts, also provides a mix of galleries, shops, and culinary experiences that create a lively, walkable environment.

Entertainment continues to expand in Downtown Culver City, where the city is moving toward establishing an official entertainment zone encompassing Town Plaza, The Culver Steps, and Main Street. This initiative would allow outdoor consumption of alcoholic beverages during special events, enhancing nightlife and positioning Culver City to compete with regional destinations like Santa Monica and Century City.

The area is also a major employment hub for entertainment and technology. Global media anchor Sony Pictures Entertainment and visual effects leader Sony Pictures Imageworks are headquartered here, complemented by a growing roster of tech and digital content firms—including TikTok, ChowNow, Sweetgreen, Omaze, Scopely, and Jam City—particularly concentrated in the Hayden Tract creative district. These companies attract a strong tenant base of creatives and tech professionals drawn to the neighborhood’s amenities and dynamic work live atmosphere.

These companies attract a strong tenant base of creatives and tech professionals drawn to the neighborhood’s amenities and dynamic work live atmosphere.



**Westchester/Veterans**  
LAX/Metro Transit Center  
Opening Soon

**Aviation/Century**  
To Redondo Beach

**C & K Line Link**  
Free bus service that connects Westchester/Veterans Station, Aviation/Century Station, and Aviation/LAX Station

**Aviation/LAX (SH)**  
To Burbank

**Metro Busway**

**6 Line** Chatsworth to North Hollywood  
**J Line** El Monte to San Pedro  
Street Service in Downtown LA and San Pedro

**Regional Rail**

**Amtrak**  
amtrak.com  
Amtrak Pacific Surfliner

**Metrolink**  
metrolinktrains.com  
Arrow Service  
Antelope Valley Line  
Inland Empire - Orange County Line  
Orange County Line  
Tulare Valley Line  
San Bernardino Line  
Ventura County Line  
T/Perris Valley Line

**Airport Shuttle**

**LAX FlyAway™**  
flyax.com/away

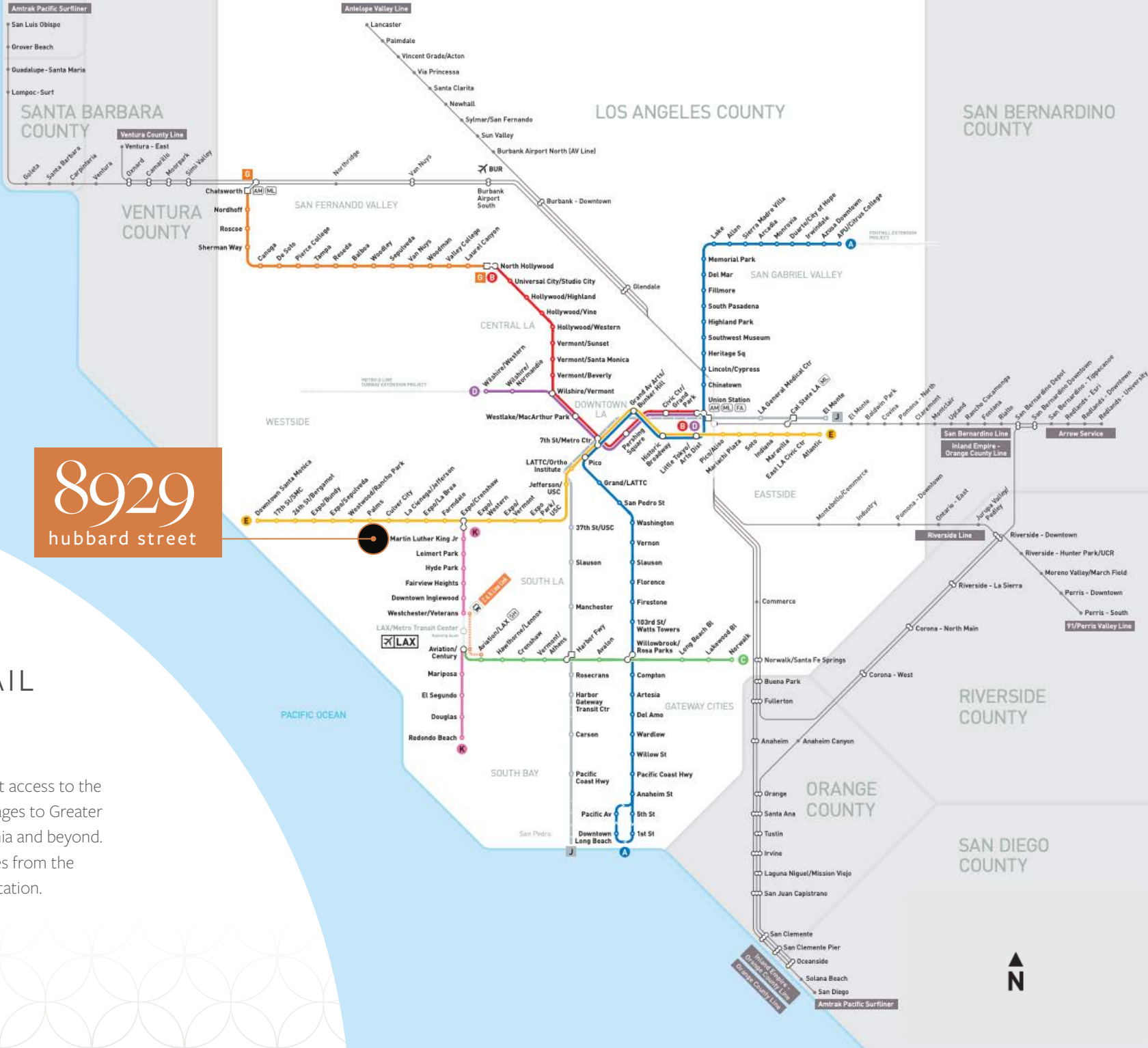
**LAX Shuttle (free)**  
flyax.com

SEP 2024 Subject to Change

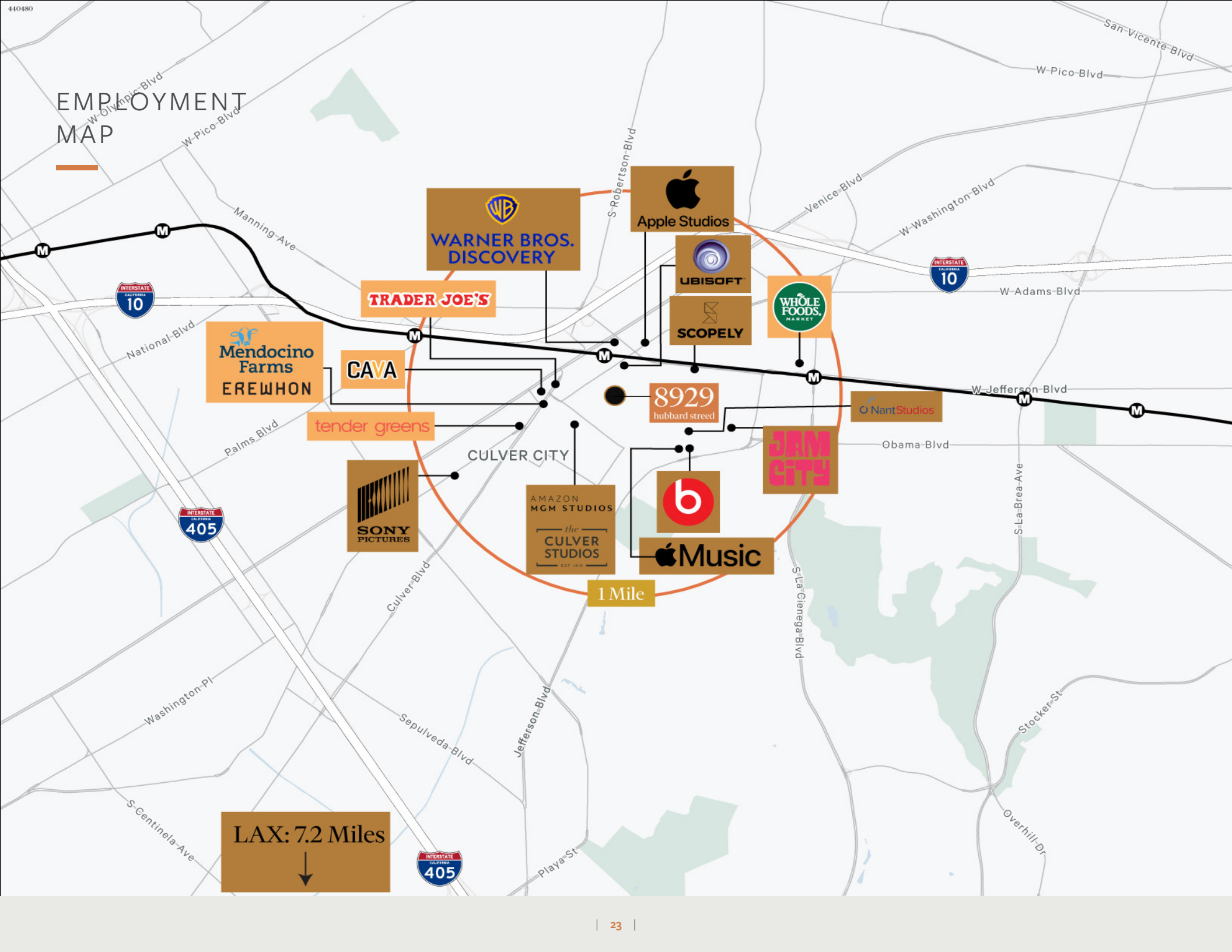
8929  
hubbard street

# METRO AND REGIONAL RAIL

Casa Oliva provides convenient access to the 10 and 405 Freeways with linkages to Greater Los Angeles, Southern California and beyond. 8929 Hubbard Street is minutes from the Metro Rail E Line Culver City Station.

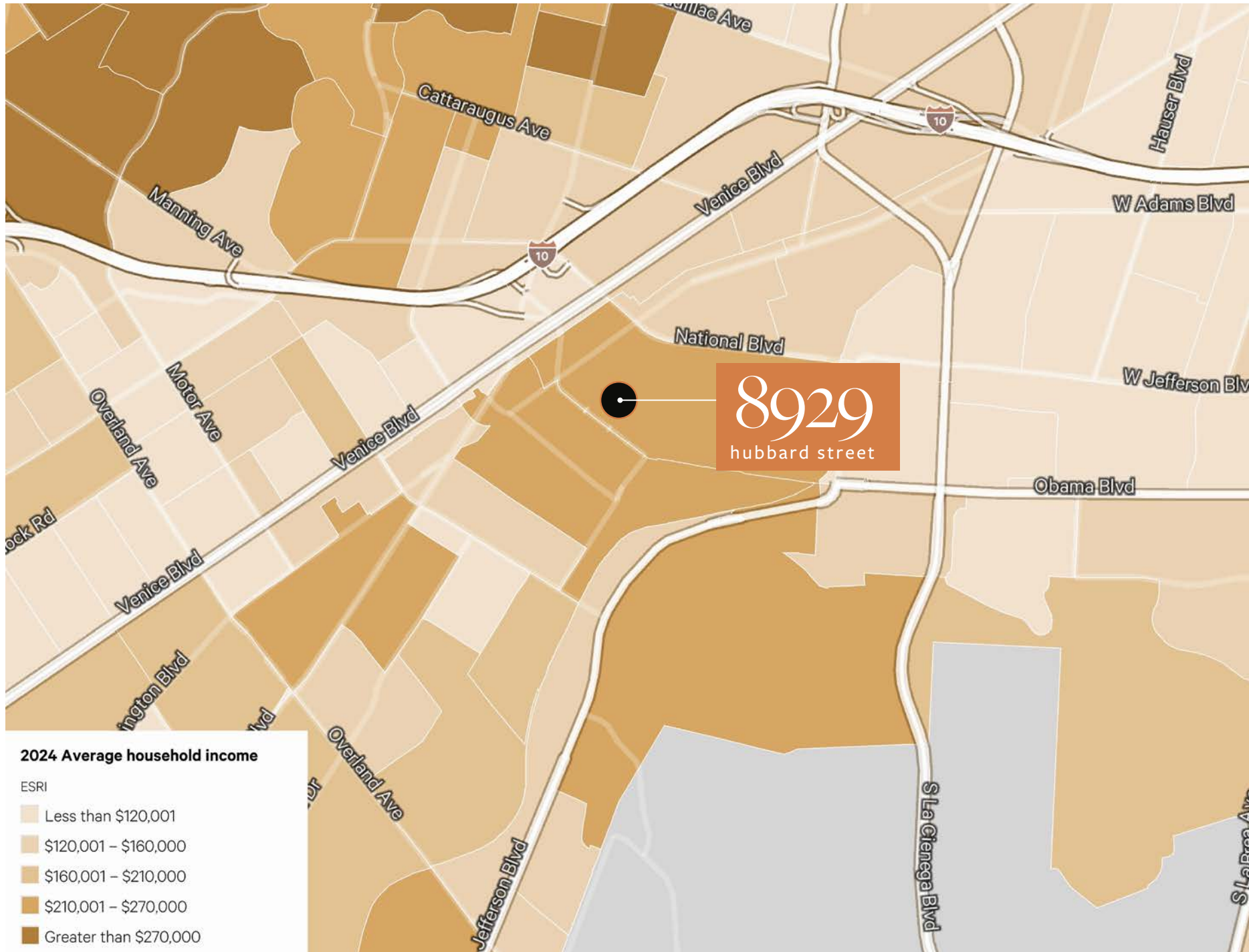


# EMPLOYMENT MAP



LAX: 7.2 Miles  
↓

HEAT  
MAP





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Vice President

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