

4852-4854 S CENTINELA AVENUE

4852-4854 S Centinela Avenue | Del Rey, CA

OFFERING MEMORANDUM



4852-4854 S Centinela Avenue

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Exclusively Marketed by:

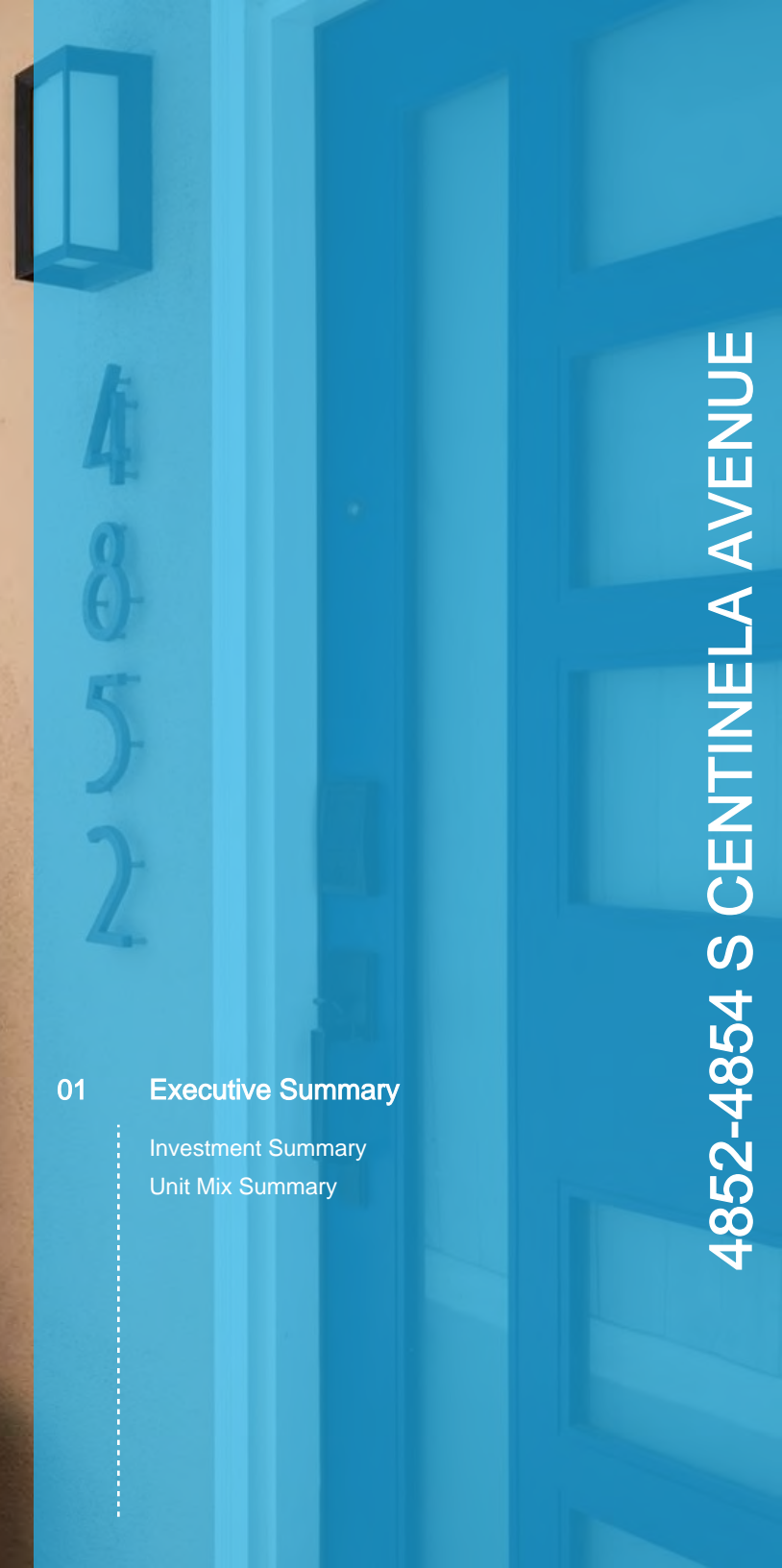


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4852-4854 S CENTINELA AVENUE

01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	4852-4854 S Centinela Avenue Del Rey CA 90066
COUNTY	Los Angeles
BUILDING SF	1,404 SF
LAND SF	2,986 SF
NUMBER OF UNITS	2
YEAR BUILT	1953
APN	4221019001

FINANCIAL SUMMARY

PRICE	\$1,385,000
PRICE PSF	\$986.47
PRICE PER UNIT	\$692,500
NOI (Pro Forma)	\$69,870
CAP RATE (Pro Forma)	5.04%

- DELIVERED VACANT and move-in ready, this updated duplex offers the flexibility to live in one unit and lease the other, accommodate extended family, or add a turnkey asset to your portfolio - all from a desirable corner lot in one of West LA's most sought-after neighborhoods.
- The front residence features 2 bedrooms and 2 bathrooms, thoughtfully renovated with an open-concept layout, wood flooring, abundant natural light, and a clean, contemporary aesthetic. The spacious kitchen is equipped with stainless steel appliances, a gas range, dishwasher, and generous cabinetry, while the adjoining dining area creates an effortless flow for everyday living and entertaining. Both bedrooms offer ample closet space, and modern conveniences include central heat and air conditioning, in-unit laundry, and dual entry access. Outside, a private patio surrounded by mature hedging and a hot tub creates an inviting setting for relaxation or entertaining.

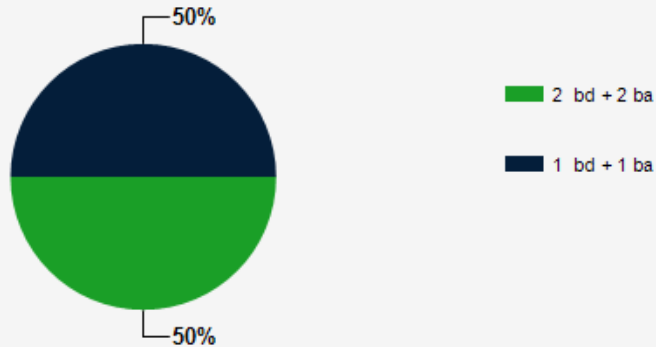


- The rear 1-bedroom, 1-bathroom residence offers the same thoughtful level of comfort and functionality, complete with stainless steel appliances, central heat and air, its own washer and dryer, and a well-designed floor plan suited to a variety of living arrangements.
- Additional amenities include three off-street parking spaces, tankless water heaters, custom window treatments, recessed lighting throughout, Ecobee smart thermostats, smart locks, Ethernet wiring, and security camera infrastructure.
- Whether you're looking to live in one unit and lease the other, accommodate extended family, or add a turnkey asset to your portfolio, this Del Rey duplex offers the ideal combination of location, flexibility, and income potential.

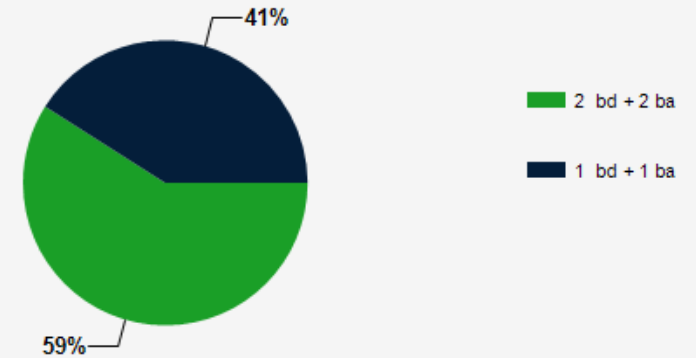


Unit Mix	# Units	Square Feet	Actual		Market		
			Current Rent	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 2 ba	1	831	\$0	\$0	\$4,750	\$5.72	\$4,750
1 bd + 1 ba	1	573	\$0	\$0	\$3,500	\$6.11	\$3,500
Totals/Averages	2	702	\$0	\$0	\$4,125	\$5.92	\$8,250

Unit Mix Summary



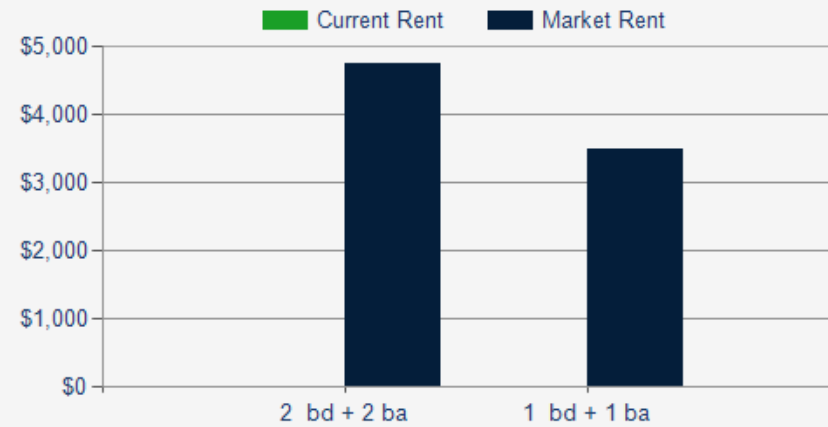
Unit Mix SF



Unit Mix Revenue

Other

Actual vs. Market Revenue

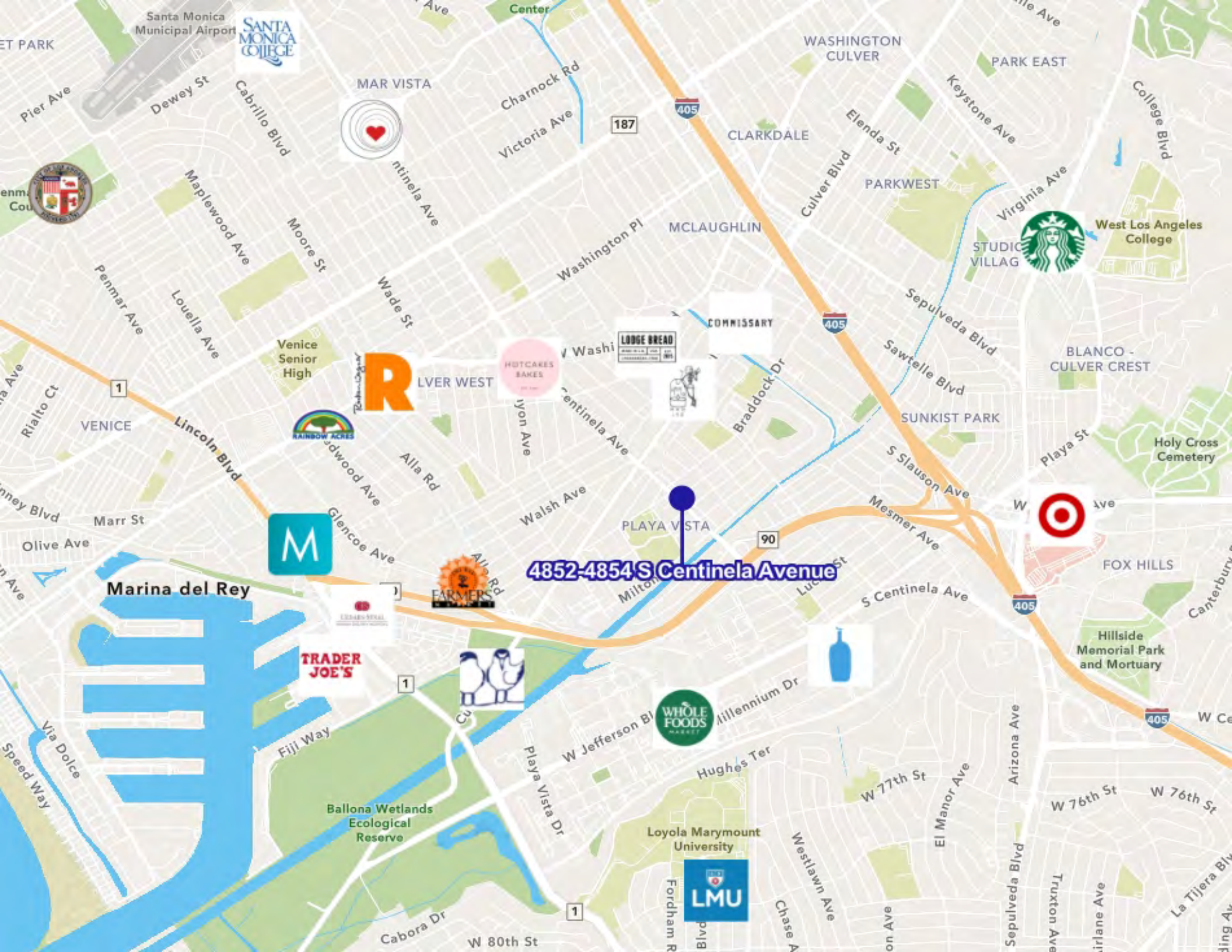




02

Location

Local Business Map



ET PARK



MAR VISTA

Charnock Rd
Victoria Ave

187

405

WASHINGTON
CULVER

PARK EAST

CLARKDALE

Elenda St

Keystone Ave

College Blvd

Culver Blvd

PARKWEST

Virginia Ave



West Los Angeles
College

STUDIC
VILLAG

Sepulveda Blvd

BLANCO -
CULVER CREST

Sawtelle Blvd

SUNKIST PARK

Holy Cross
Cemetery

Venice
Senior
High



RAINBOW
ACRES

CLVER WEST



HOTCAKES
BAKES



LODGE BREAD

COMMISSARY



Washington Pl

MCLAUGHLIN

405

S Slauson Ave

Playa St



FOX HILLS

Hillside
Memorial Park
and Mortuary

PLAYA VISTA

90

4852-4854 S Centinela Avenue

Mesmer Ave

405

S Centinela Ave

405

W 76th St

W 76th St

Marina del Rey



TRADER
JOE'S



WHOLE
FOODS
MARKET

Loyola Marymount
University



Fordham R
Blvd

Westlawn Ave

W 77th St

El Manor Ave

Sepulveda Blvd

W 76th St

W 76th St

Truxton Ave

Marlane Ave

La Tijera Blvd

Cabora Dr
W 80th St

1

Olive Ave

Speed Way

Via Dolce

Speed Way

Speed Way

Speed Way

Speed Way

Speed Way

Speed Way



03

Property Description

Property Images

EXHIBIT A
LEGAL DESCRIPTION

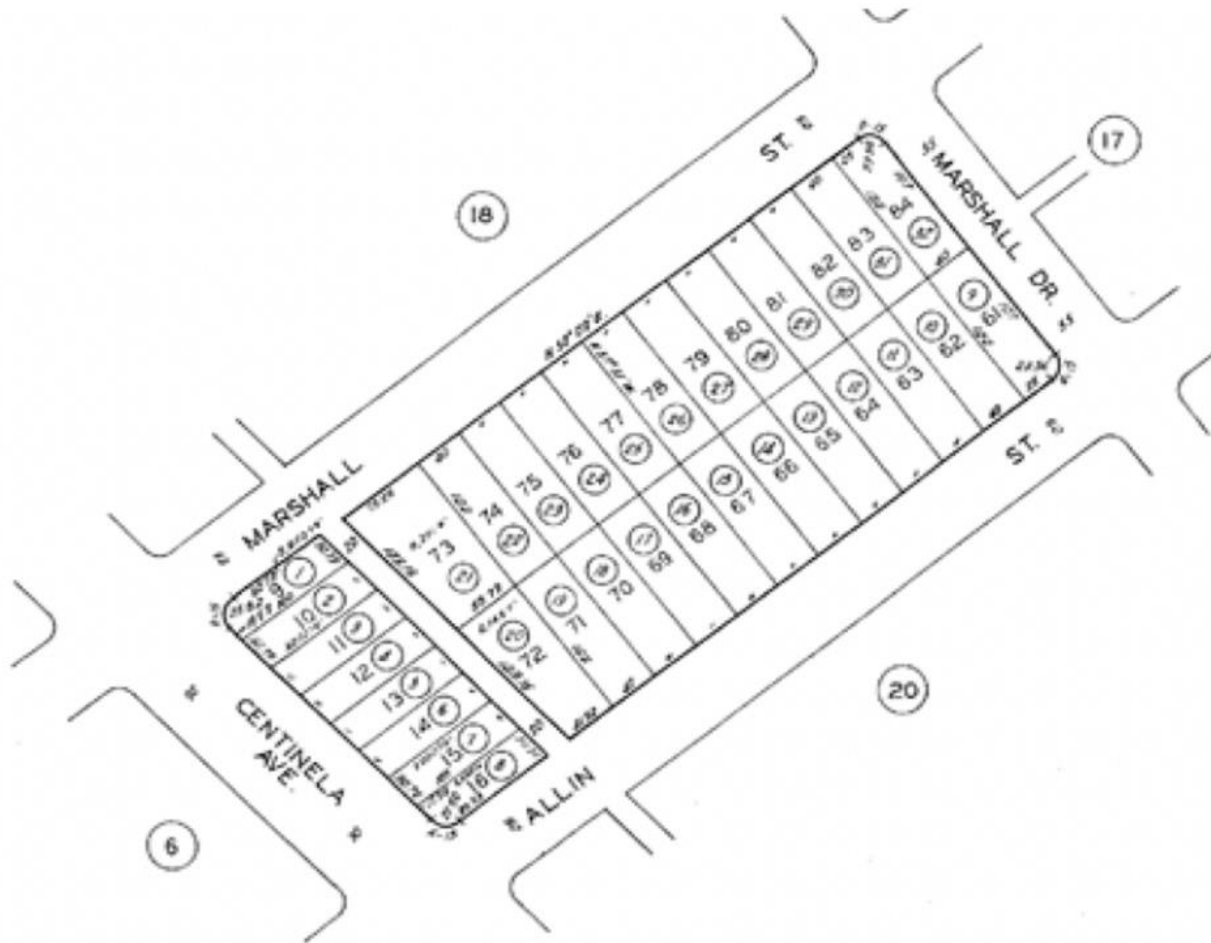
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 9 OF TRACT NO. 7428, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 100, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PLOTTED EASEMENTS

APN:

4221-019-001







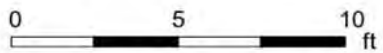






4852 S Centinela Ave, Los Angeles, CA

Main Floor Finished Area 830.84 sq ft



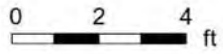
PREPARED: 2025/06/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4854 S Centinela Ave, Los Angeles, CA

Main Floor Finished Area 573.12 sq ft



PREPARED: 2025/06/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

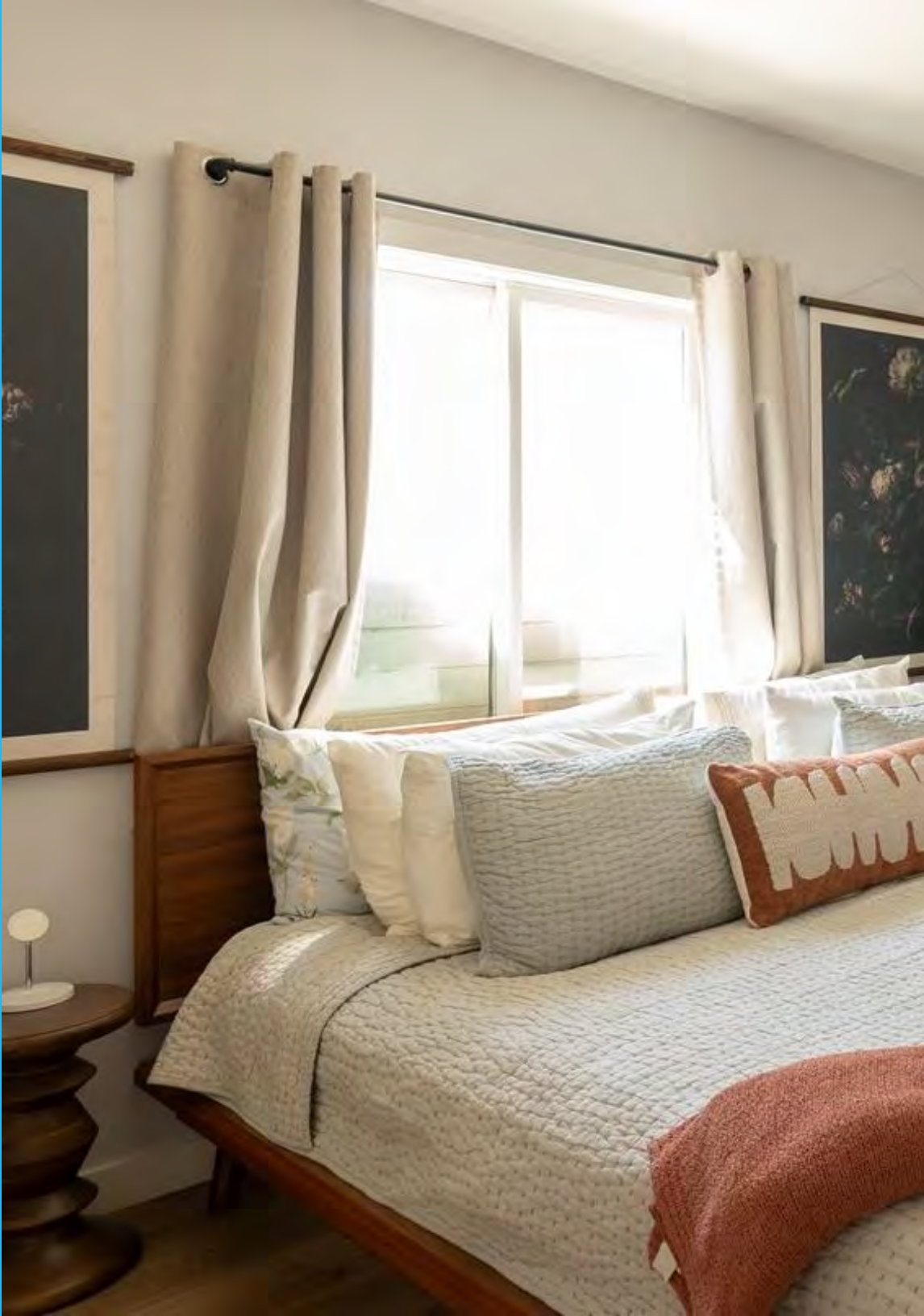


04 Rent Roll
Rent Roll



Unit	Unit Mix	Square Feet	Market Rent	Notes
4852	2 bd + 2 ba	831	\$4,750.00	Vacant
4854	1 bd + 1 ba	573	\$3,500.00	Vacant
Totals / Averages		1,404	\$8,250.00	





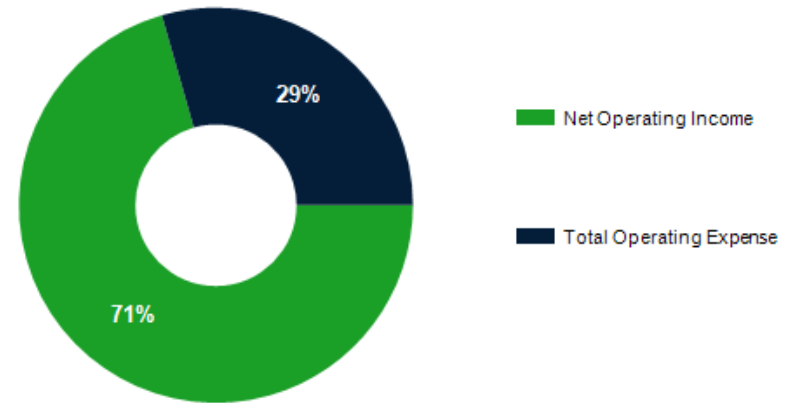
05

Financial Analysis

Income & Expense Analysis

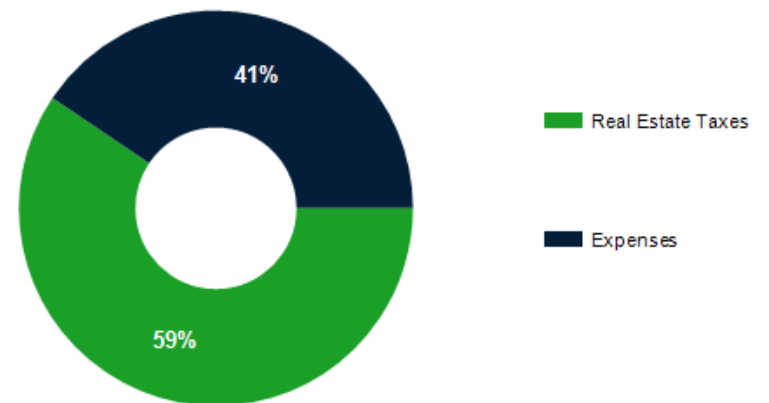
REVENUE ALLOCATION PRO FORMA

INCOME	PRO FORMA	
Gross Scheduled Rent	\$99,000	
General Vacancy	-100.00%	
Effective Gross Income	\$99,000	
Less Expenses	\$29,130	29.42%
Net Operating Income	\$69,870	



EXPENSES	PRO FORMA Per Unit	
Real Estate Taxes	\$17,313	\$8,657
Expenses	\$11,817	\$5,909
Total Operating Expense	\$29,130	\$14,565
Expense / SF	\$20.75	
% of EGI	29.42%	

DISTRIBUTION OF EXPENSES PRO FORMA



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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