

VENICE BEACH

PORTFOLIO | CA, 90291

Total Rentable SF - 21,391
Total Lot SF - 15,691
Total Units - 50



30
DUDLEY AVE



49
DUDLEY AVE

53
DUDLEY AVE



101
DUDLEY AVE

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TABLE OF CONTENTS

5 The Investment

13 30 Dudley Ave

21 53 & 49 Dudley Ave

31 101 Dudley Ave

41 Venice

49 Demographics



THE ROSE VENICE

Google



CVS pharmacy

Metro

Main St

101
DUDLEY AVE



53
DUDLEY AVE



49
DUDLEY AVE



30
DUDLEY AVE

Dudley MARKET

Speedway Ave

the Waterfront

Freedom

Venice Beach

FIG TREE
VENICE, CA

THE INVESTMENT

LBPM and IREA, as exclusive listing agents, are pleased to present The Dudley Portfolio – an unbelievable opportunity to purchase four properties that are all less than one block from the sand in a highly desirable Venice Beach location. The portfolio is being offered "unpriced."

Here is a once-in-a-lifetime opportunity to purchase a portfolio in one of Los Angeles' hottest and trendiest rental markets. The Dudley Portfolio consists of one of Venice's most iconic buildings, 101 Dudley Avenue, that has been a Venice mainstay since its inception in 1914. A highly visible property on Pacific Avenue, 101 Dudley Avenue is in a premier Venice location just steps from The World-Famous Venice Beach & Boardwalk.

It consists of 29 total units, made up of twenty-two guest rooms with common area bathrooms that lock for privacy and are kept clean by property management, five large singles, and two 1-bedroom/1 bath units. The property also features 11 surface parking spaces (a luxury for the area), all of which collect additional income. The rest of the portfolio is comprised of 30 Dudley Ave (an 18-unit apartment building made up of eighteen large single units), and 49 & 53 Dudley Ave (two charming craftsman SFR's that are currently being rented out and have tremendous upside with the ability to add ADU's).

Given the ideal location and unit-mix, there's unique optionality in targeting long or short-term rentals. The properties feature on-site laundry. Parking includes 11 spaces at 101 Dudley Ave, 2 garage spaces at 53 Dudley Ave, and 3 outdoor spaces at 49 Dudley Ave for 16 total spaces.



101 Dudley has an assumable loan of approximately \$4.2M at 4.35% through July 2025. 30 Dudley has an assumable loan of approximately \$3.5M at 3.69% I/O through April 2027. Buyer to verify all info.

PLEASE SUBMIT ALL OFFERS. This is a RARE opportunity to acquire Venice history. The portfolio is well-located in one of the most celebrated and sought-after locations in the country. There's no shortage of options with immediate proximity to well-known retail destinations, eateries, and entertainment. The area is anchored by Main Street, Abbot Kinney, and Rose Avenue – All within a short walk. Adjacent neighborhoods include Santa Monica, Marina Del Rey, and Silicon Beach.

ABBOT & KINNEY
EREWHON
ORGANIC GROCER & CAFE
GJELINA
THE BUTCHER'S DAUGHTER **SCOPA**
ITALIAN ROOTS
WARBY PARKER
BUCK MASON
EVERLANE **vuori**

MARINA DEL REY



101
DUDLEY AVE

53
DUDLEY AVE

49
DUDLEY AVE

Parking

Pacific Ave



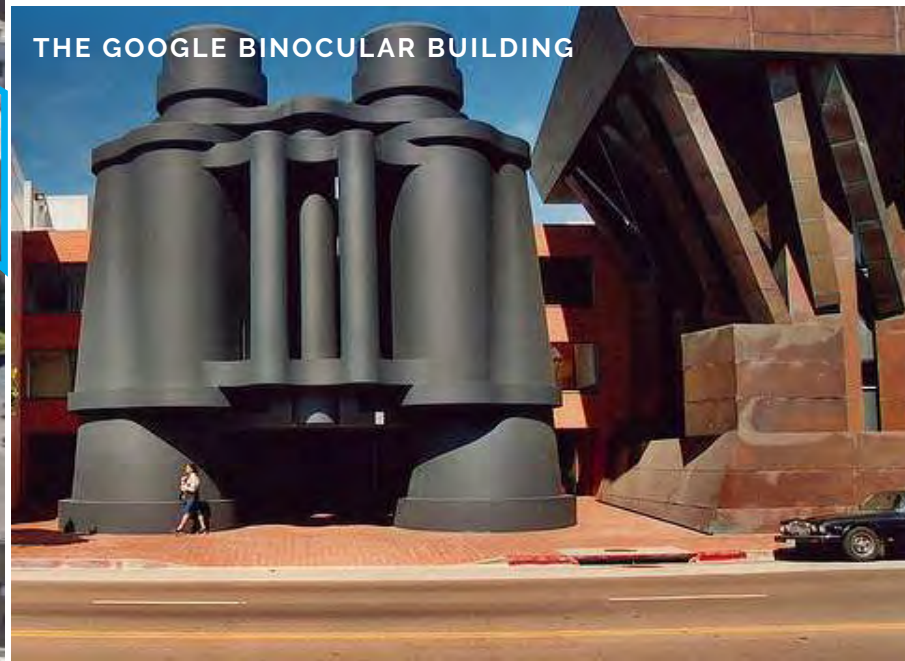
VENICE BEACH



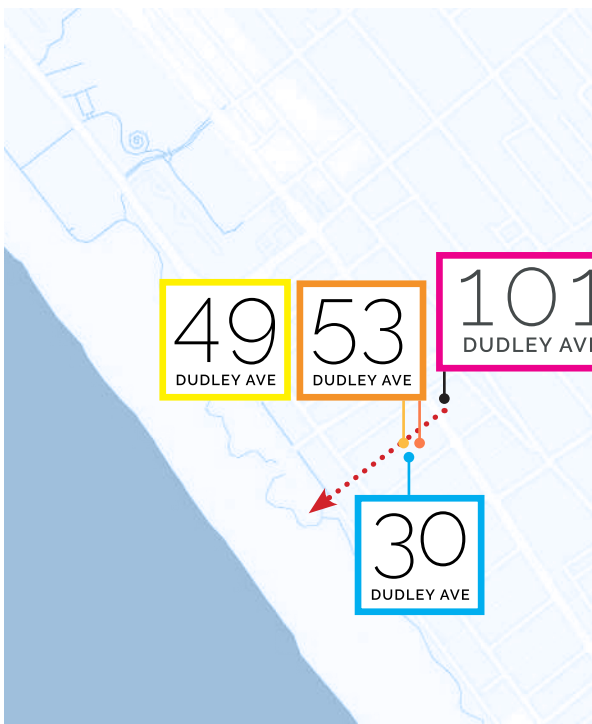
Google Venice Campus AKA The Google Binocular Building by Frank Gehry

If you've ever walked down Venice's Main Street, you might have noticed a pair of giant binoculars facing west on the facade of a building just south of Rose Avenue. If you are a longtime westsider or Venice local, you might be aware that behind these giant binoculars, sit Google's Southern California hub of engineering operations and North American advertising sales. This massive unique sculpture might seem like a cheeky modern installation, custom-designed for the global search colossus. In fact, these binoculars predate Google's arrival in Southern California by almost a decade, and have been a Venice landmark since 1991, thanks to legendary architect Frank Gehry.

Over the last few years, 101 Dudley Ave has played host to many Google employees because of its immediate proximity to Google Venice Campus



BEACH ACCESS



Venice Beach Portfolio

THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.

INVESTMENT HIGHLIGHTS



**TROPHY
VENICE BEACH
LOCATION**



STEPS FROM THE SAND
All within 1-block
of the beach



ASSUMABLE LOAN(S)
101 Dudley - \$4.2M @ 4.35%
30 Dudley - \$3.5M @ 3.69% I/O



GREAT FOR OWNER-USER
Live in SFR and manage
the rest of the portfolio



**TREMENDOUS
VALUE-ADD
OPPORTUNITY**



VENICE BEACH PORTFOLIO

30 DUDLEY AVE | Venice, CA 90291

Property Type	Multifamily
Units	18 Units
Year Built	1908
Lot Size	3,752 SF
Building Size	8,490 SF
Zoning	LARD1.5
APN	4286-021-009

49 DUDLEY AVE | Venice, CA 90291

Property Type	Single Family Res* (*Duplex per Title Profile)
Year Built	1908
Parking	3 Surface Spaces
Lot Size	2,985 SF
Building Size	1,670 SF
Zoning	LARD 1.5
ADU Option	Available
APN	4286-020-026



53 DUDLEY AVE | Venice, CA 90291

Property Type	Single Family Res
Year Built	1910
Parking	2 Garage Spaces
Lot Size	2,938 SF
Building Size	1,835 SF
Zoning	LARD 1.5
ADU Option	Available
APN	4286-020-028



101 DUDLEY AVE | Venice, CA 90291

Property Type	Multifamily
Units	29 Units
Year Built	1914
Parking	11 Surface Spaces
Lot Size	6,098 SF
Building Size	9,396* SF
Zoning	R3-1
APN	4286-016-046



30 DUDLEY AVE | Venice, CA 90291

Property Type	Multifamily
Units	18 Units
Year Built	1908
Lot Size	3,752 SF
Building Size	8,490 SF
Zoning	LARD1.5
APN	4286-021-009

Situated less than 100 yards from the beach on a treelined Venice footpath, 30 Dudley Avenue is one of Venice's oldest inhabitants! The pre-war building is truly in the heart of Venice just steps from The World-Famous Venice Boardwalk with wonderful access to area amenities (no car needed). The property is comprised of eighteen units – all of which are large singles. Two of the eighteen units have private balconies with ocean views down the footpath. Outside, a charming entry courtyard and patio area welcomes residents with alleyway access available at the rear for vehicle pick-ups and drop-offs. Laundry facilities available on site. From the roof, 30 Dudley offers unobstructed views of the Ocean and Santa Monica Mountains, which could present an opportunity to add an incomparable rooftop deck and lounge! Please note, within the last 60 days the property got a new coat of roofing. The property has an assumable loan of approximately \$3.5M at 3.69% I/O through April 2027. Buyer to verify all information and potential possibilities. PLEASE SUBMIT ALL OFFERS.



NEW COAT OF ROOFING IN THE LAST 60 DAYS

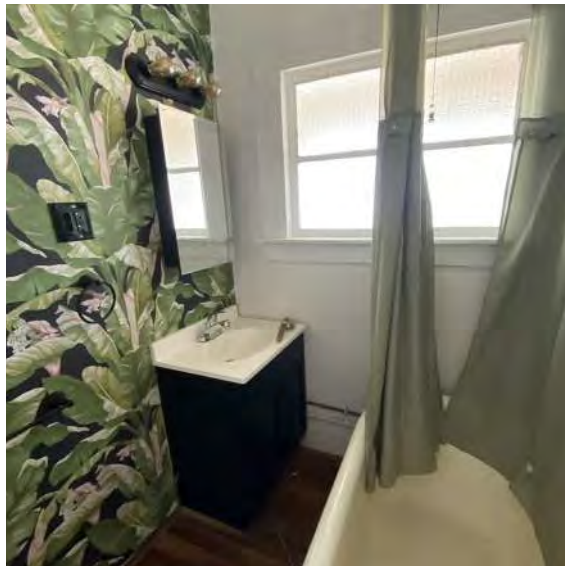


30
DUDLEY AVE

30
DUDLEY AVE

INTERIORS

30
DUDLEY AVE



UNIT #16 AVAILABLE

- Spacious Single
- Lots of Natural Light
- Hardwood Floors
- Updated Bathroom with Clawfoot Tub
- Private Desk Nook
- Dining/Breakfast Nook

FINANCIALS

30 DUDLEY

PROPERTY ABSTRACT		SOURCE OF INCOME		CURRENT		MARKET	
Units:	18	# of Units	Unit Type	Avg Rent	Income	Avg Rent	Income
Year Built:	1908/1924	18	Singles	\$2,154	\$38,772	\$2,600	\$46,800
Lot Sq Ft:	3,752						
Building Gross Sq Ft:	8,490	Total Rental Income:			\$38,772		\$46,800
Zoning:	LARD 1.5						
APN:	4286-021-009		Laundry:		\$150		\$300
		Total Monthly Income:			\$38,922		\$47,100

Assumable \$3.5M (I/O) Loan@3.69% until 4/27

ESTIMATED ANNUALIZED OPERATING DATA:		CURRENT		MARKET	
	Scheduled Gross Income:		\$467,064		\$565,200
	Less Vacancy:	3.0%	(\$14,012)	3.0%	(\$16,956)
	Gross Operating Income:		\$453,052		\$548,244

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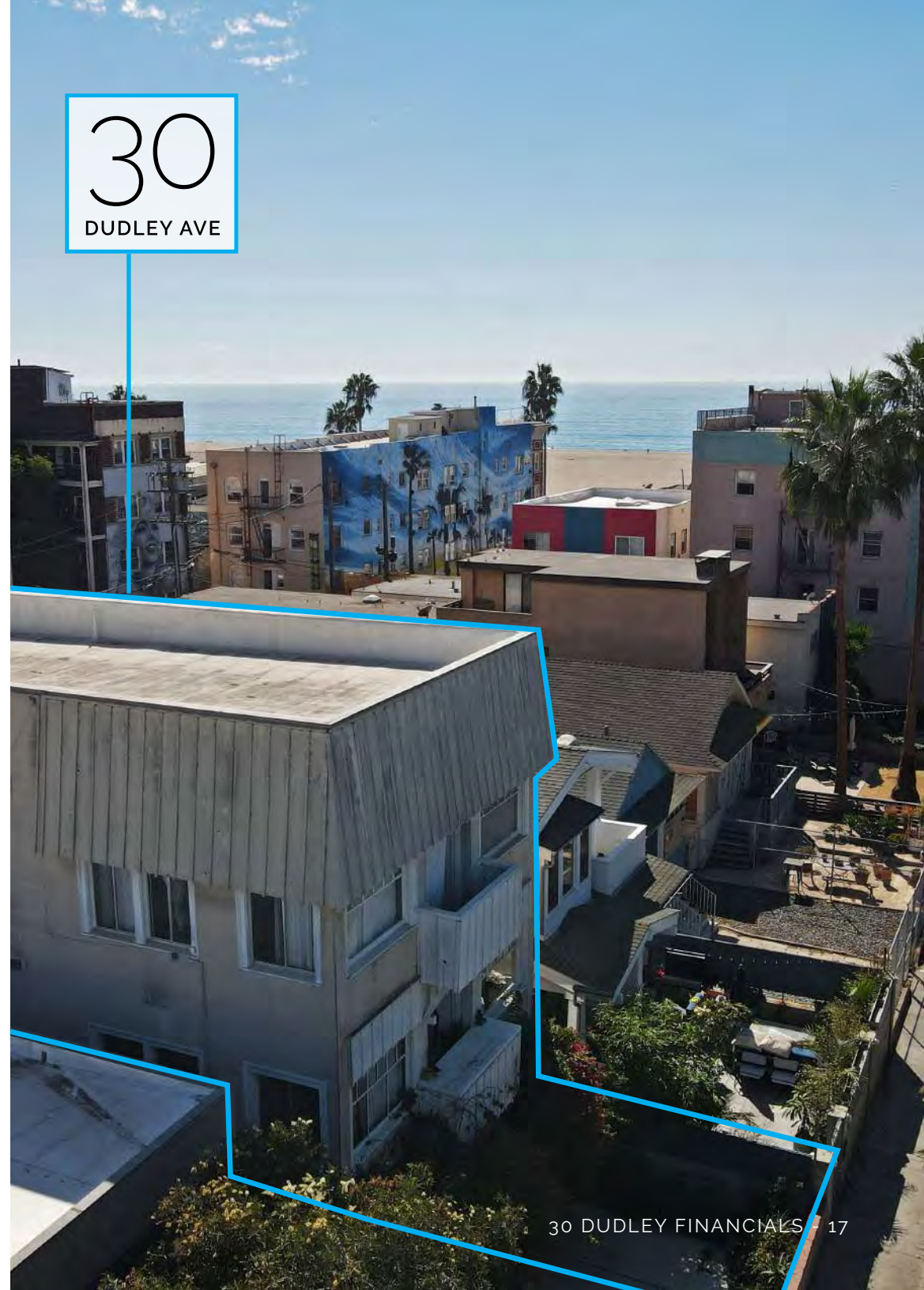


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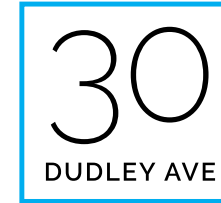
EXPENSES

ESTIMATED ANNUALIZED EXPENSES

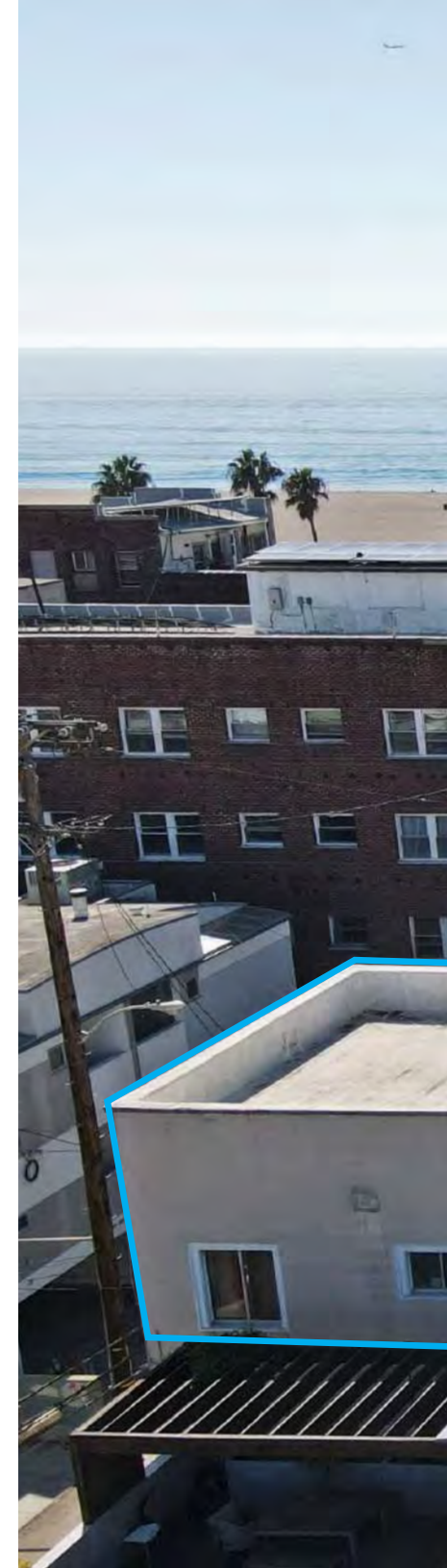
Insurance:	Actual	\$4,000
Utilities:	Actual	\$23,110
Repairs & Maintenance:	\$750 per unit	\$13,500
Trash:	Actual	\$3,642
Pest Control:	\$75 per month	\$900
On-Site Management	\$500 per unit	\$9,000
Off-Site Management:	4% of SGI	\$18,683
Total Expenses:		\$72,835



RENT ROLL



UNIT	UNIT TYPE	CURRENT	MARKET
		RENT	RENT
1	Single	\$2,598	\$2,600
2	Single	\$2,598	\$2,600
3	Single	\$1,898	\$2,600
4	Single	\$2,098	\$2,600
5	Single	\$1,898	\$2,600
6	Single	\$2,098	\$2,600
7-PB (M)	Single	\$1,600	\$2,600
8	Single	\$2,400	\$2,600
9	Single	\$1,984	\$2,600
10	Single	\$2,298	\$2,600
11	Single	\$1,998	\$2,600
12	Single	\$1,798	\$2,600
14-PB	Single	\$2,598	\$2,600
15	Single	\$2,084	\$2,600
16	Single	\$2,498	\$2,600
17	Single	\$2,698	\$2,600
18	Single	\$1,730	\$2,600
19	Single	\$1,898	\$2,600
Monthly Rent:		\$38,772	\$46,800
Annual Rent:		\$465,264	\$561,600



30

DUDLEY AVE





49 Dudley Avenue is a beautiful craftsman situated along a treelined Venice footpath and less than a block away from the beach! The charming single-family residence was built in 1908 (per title profile: duplex) and has four bedrooms and two bathrooms, large living room, dining area, and laundry room. As you enter the from Dudley Avenue (a public footpath), there's a private front yard and covered porch. Towards the rear you'll find a private back yard and three surface parking spaces off alleyway access. Please note there's a potential opportunity to add an ADU in the back of the property. 49 Dudley is also directly adjacent to 53 Dudley Avenue, also for sale by the same owner. Buyer to verify all information and potential possibilities. PLEASE SUBMIT ALL OFFERS.



Less than half a block from the beach, 53 Dudley Avenue is a charming craftsman (built in 1910) and fantastic single-family residence that has four bedrooms and two bathrooms, a large attic, a living and separate dining area, and laundry room. This unique property has the feel of a historic hotel, but the coziness of a beach cottage. As you enter from Dudley Avenue (a public footpath), there's a private front yard and covered porch. Towards the rear you'll find a private patio and detached 2-car garage with storage room off an alleyway access. From the 2nd floor there's a front and rear balcony with fresh ocean breeze! The large attic even features peek-a-boo ocean views! Currently the property is being rented out to roommates who live and work from home. Please note there's a potential opportunity to add an ADU in the back of the property. 53 Dudley is also directly adjacent to 49 Dudley Avenue, also for sale by the same owner. Buyer to verify all information and potential possibilities. PLEASE SUBMIT ALL OFFERS.

49 DUDLEY AVE | Venice, CA 90291

Property Type	Single Family Res* <small>(*Duplex per Title Profile)</small>
Year Built	1908
Parking	3 Surface Spaces
Lot Size	2,985 SF
Building Size	1,670 SF
Zoning	LARD 1.5
ADU Option	Available
APN	4286-020-026

53 DUDLEY AVE | Venice, CA 90291

Property Type	Single Family Res
Year Built	1910
Parking	2 Garage Spaces
Lot Size	2,938 SF
Building Size	1,835 SF
Zoning	LARD 1.5
ADU Option	Available
APN	4286-020-028

53
DUDLEY AVE

49
DUDLEY AVE



INTERIORS

49
DUDLEY AVE





FINANCIALS

49 DUDLEY

PROPERTY ABSTRACT		SOURCE OF INCOME		CURRENT		MARKET	
Use Per Title Profile:	Duplex	Use	Unit Type	<i>Avg Rent</i>	Income	<i>Avg Rent</i>	Income
Current Use:	SFR	SFR	4+3+	\$10,000	\$10,000	\$15,000	\$15,000
Year Built:	1908/1918		Living/Dinning Area				
Lot Sq Ft:	2,985		Laundry Room				
Building Gross Sq Ft:	1,670						
Zoning:	LARD 1.5						
APN:	4286-020-026						
Parking:	33 Spaces						
		Total Monthly Income:		\$10,000		\$15,000	

Notes:		ESTIMATED ANNUALIZED OPERATING DATA:		CURRENT		MARKET	
Directly Adjacent to 53 Dudley		<i>Scheduled Gross Income:</i>		\$120,000		\$180,000	
Private front & backyards							
Alleyway Access @ Rear		Gross Operating Income:		\$120,000		\$180,000	
Potential for ADU							

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EXPENSES

ESTIMATED ANNUALIZED EXPENSES

Insurance:	Actual	\$1,000
Repairs & Maintenance:	Estimate	\$2,500
Pest Control:	Estimate	\$250
Trash:	Tenants Pay	\$0
Utilities:	Tenants Pay	\$0

Total Expenses: **\$3,750**



49
DUDLEY AVE

INTERIORS

53
DUDLEY AVE



53
DUDLEY AVE



FINANCIALS

53 DUDLEY

PROPERTY ABSTRACT

Use:	SFR
Year Built:	1910/1916
Lot Sq Ft:	2,938
Building Gross Sq Ft:	1,835
Zoning:	LARD 1.5
APN:	4286-020-028
Parking:	2 (Garage)

SOURCE OF INCOME

SOURCE OF INCOME		CURRENT		MARKET	
Use	Unit Type	Avg Rent	Income	Avg Rent	Income
SFR	4+2+	\$7,095	\$7,095	\$10,000	\$10,000
	Garage	\$500	\$500	\$500	\$500
	Storage	For Rent		\$500	\$500
	Laundry Room				
	Large Attic				
Total Monthly Income:			\$7,595		\$11,000

Notes:

Directly Adjacent to 49 Dudley
Private front & backyards
Alleyway Access @ Rear
Potential for ADU

ESTIMATED ANNUALIZED OPERATING DATA:

	CURRENT	MARKET
<i>Scheduled Gross Income:</i>	\$91,140	\$132,000
Gross Operating Income:	\$91,140	\$132,000

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53
DUDLEY AVE

EXPENSES

ESTIMATED ANNUALIZED EXPENSES

Insurance:	Actual	\$1,000
Repairs & Maintenance:	Estimate	\$2,500
Pest Control:	Estimate	\$250
Trash:	Tenants Pay	\$0
Utilities:	Tenants Pay	\$0
Total Expenses:		\$3,750



101 DUDLEY AVE



101 DUDLEY AVE

101 DUDLEY AVE | Venice, CA 90291

Property Type	Multifamily
Units	29 Units
Year Built	1914
Parking	11 Surface Spaces
Lot Size	6,098 SF
Building Size	9,396* SF
Zoning	R3-1
APN	4286-016-046

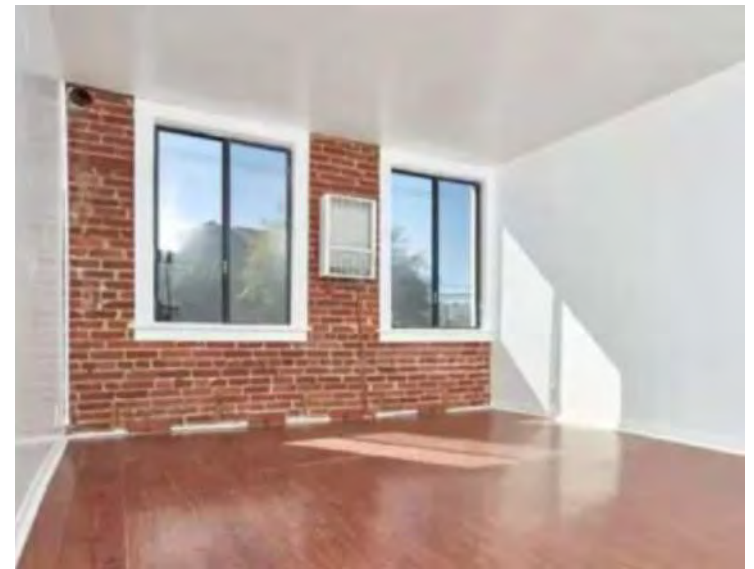
One of Venice's most iconic buildings, 101 Dudley Avenue has been a Venice mainstay since its inception in 1914. A highly visible property on Pacific Avenue, 101 Dudley is a premier Venice location just steps from The World-Famous Venice Beach & Boardwalk. Dudley Avenue is a public footpath what provides convenient beach access. The property is comprised of twenty-two guest rooms with common area bathrooms, five singles, and two 1-bed/1-bath units. Eleven surface parking spaces (a luxury for the area), all of which collect additional income, is an added bonus. Given the ideal location and unit-mix, there's a unique option to target long or short-term tenants. The property features on-site laundry, entry courtyard, and is a secured access building. From the roof, 101 Dudley offers unobstructed views of the Ocean and Santa Monica Mountains, which could present an opportunity to add an incomparable rooftop deck and lounge that residents would surely make use of! The property has an assumable loan of approximately \$4.2M at 4.35% through July 2025. Buyer to verify all information and potential possibilities. PLEASE SUBMIT ALL OFFERS.

101
DUDLEY AVE



INTERIORS

101
DUDLEY AVE

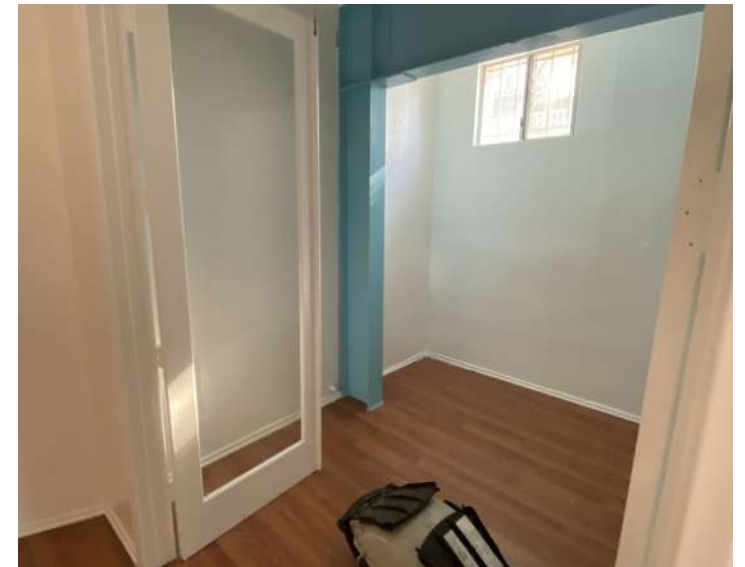


101
DUDLEY AVE



UNIT #A AVAILABLE

- Spacious Studio
- Great Lighting
- One of the Largest 101 Units
- Flex Space or Office
- Exposed Iron Beam Framing
- High Ceilings



101 DUDLEY AVE



FINANCIALS

101 DUDLEY

PROPERTY ABSTRACT		SOURCE OF INCOME		CURRENT		MARKET	
Units:	29	# of Units	Unit Type	<i>Avg Rent</i>	Income	<i>Avg Rent</i>	Income
Year Built:	1914	22	Guest Room (shared bath)	\$1,340	\$29,477	\$1,600	\$35,200
Lot Sq Ft:	6,016	6	Studio	\$2,357	\$14,141	\$2,600	\$15,600
Building Gross Sq Ft:	9,396	1	1 Bed/1 Bath	\$2,598	\$2,598	\$2,698	\$2,698
Parking:	11	Total Rental Income:			\$46,215		\$53,498
Assumable \$4.19 M Loan@4.35% until 7/25		11	Parking Spaces	\$203	\$2,238	\$400	\$4,400
			SCEP Fees:		\$47		\$105
			Laundry:		\$200		\$400
		Total Monthly Income:			\$48,700		\$58,403

ESTIMATED ANNUALIZED OPERATING DATA:		CURRENT		MARKET	
<i>Scheduled Gross Income:</i>			\$584,406		\$700,836
Less Vacancy:		3.0%	(\$17,532)	3.0%	(\$21,025)
Gross Operating Income:			\$566,874		\$679,811

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101 DUDLEY AVE

EXPENSES

ESTIMATED ANNUALIZED EXPENSES

Insurance:	Actual	\$3,583
Utilities:	Actual	\$30,789
Repairs & Maintenance:	\$500 per unit	\$14,500
Trash:	Actual	\$3,345
Pest Control:	\$75 per month	\$900
On-Site Management	\$500 per unit	\$14,500
Off-Site Management:	Actual	\$20,324
Total Expenses:		\$87,941

Assumable \$4.19MM loan @4.35% through July 2025



RENT ROLL

UNIT	UNIT TYPE	CURRENT	MARKET
		RENT	RENT
A	Studio	\$2,698	\$2,700
B	Studio	\$1,998	\$2,700
C	Studio	\$2,598	\$2,700
D	Studio	\$2,398	\$2,700
E	Studio	\$2,698	\$2,700
F	Studio	\$1,751	\$2,700
201	Guest Room	\$1,598	\$1,600
202	Guest Room	\$746	\$1,600
203	1 Bed/1 Bath	\$2,598	\$2,698
205	Guest Room	\$1,698	\$1,600
206	Guest Room	\$1,400	\$1,600
207	Guest Room	\$1,498	\$1,600
208	Guest Room	\$686	\$1,600
209	Guest Room	\$1,498	\$1,600
210 (Mgr)	Guest Room	\$1,098	\$1,600
212	Guest Room	\$1,398	\$1,600
300	Guest Room	\$1,798	\$1,600
301	Guest Room	\$1,698	\$1,600
302	Guest Room	\$1,698	\$1,600
303	Guest Room	\$598	\$1,600
304	Guest Room	\$998	\$1,600
305	Guest Room	\$1,598	\$1,600
306	Guest Room	\$1,224	\$1,600
307	Guest Room	\$1,155	\$1,600
308	Guest Room	\$1,598	\$1,600
309	Guest Room	\$998	\$1,600
310	Guest Room	\$1,698	\$1,600
311	Guest Room	\$1,298	\$1,600
315	Guest Room	\$1,498	\$1,600
Monthly Rent:		\$46,215	\$54,098
Annual Rent:		\$554,586	\$649,176

PARKING

PARKING INCOME		
P01	\$198	\$400
P02	\$198	\$400
P03	\$200	\$400
P04	\$200	\$400
P05	\$200	\$400
P06	\$250	\$400
P07	\$198	\$400
P08	\$198	\$400
P09	\$198	\$400
P10	\$198	\$400
P11	\$200	\$400
Monthly Income:	\$2,238	\$4,400
Annual Income:	\$26,856	\$52,800



Google

101
DUDLEY AVE

Public Parking

Main St

THE ROSE VENICE

Pacific Ave

IN THE NEIGHBORHOOD

VENICE BEACH
PORTFOLIO | CA, 90291



ABBOT & KINNEY

ABBOT & KINNEY

EREWHON

ORGANIC GROCER & CAFE

GUELINEA

THE BUTCHER'S DAUGHTER

WARBY PARKER

BUCK MASON

EVERLANE



SCOPA

ITALIAN ROOTS



gorjana

VUORI

WEST

SUNKIST PARK

DEL REY

FOX H

ALSACE

PLAYA VISTA

PLAYA VISTA

WESTCHESTER

SOUTH BEACH PARK, 2 BLOCK FROM PROPERTY



CLOWNERINA - CVS, ADJACENT TO PROPERTY



FIG TREE, 3 BLOCK FROM PROPERTY



SILICON BEACH A

Silicon Beach is the technology capital of Southern California. Spanning the Pacific Ocean to the Hollywood Hills, from Santa Monica to LAX, Silicon Beach is home to an innovative collection of tech companies in Los Angeles. The region has attracted an estimated 500 tech companies, ranging from startups to established tech giants. Recognizable names, like Google and Facebook, are neighbors with buzzy startups, like Bird and Fair. In an analysis of over 175 local startups, Mediakix found Silicon Beach startups to be worth over an estimated \$155 billion in valuation. This valuation will continue to grow as Silicon Beach expands, attracting more entrepreneurs and investors to the region.



Major Employers



VENICE

Known for its famous Venice Beach and Boardwalk, the city of Venice thrives in its diversity, vibrancy, and coastal vibes.

The Venice Beach Boardwalk features a sandy beach along the Pacific with lively local restaurants and shops, along with street vendors and performers that line the boardwalk.

As one of the more diverse areas in Southern California, Venice is a wonderful place to immerse yourself in. Enjoy local eats at Venice Ale House on the boardwalk, or bring your furry friend to nearby Westminster Off-Leash Park for some dog-friendly

fun. If waterfront views are your style, try Killer Shrimp, a fun eatery that overlooks runoff basins from the Pacific Ocean.

Restaurants line the streets of Venice, and since it's always fun to eat local, try C&O Trattoria for unbeatable garlic rolls with even better prices. This Venice Beach landmark is enjoyed by locals and tourists from all over the world, so don't hesitate to stop by!

At the south end of town, enjoy the beautiful Dockweiler State Beach, or take a trip four miles north to Santa Monica for even more scenic beaches, local restaurants, and boutique shopping.



90291 RENTS UP 6% FOR 2022
VENICE, CALIFORNIA AVG RENT \$3,160



Google Inc.'s new space in Playa Vista, California is a mix of old meets new, featuring exposed wooden beams and open workspaces spread over 450,000 square feet in the historic Spruce Goose hangar. The hangar was constructed in 1943 by businessman and aviator Howard Hughes to house the world's largest wooden airplane.

The reformed office space, which ZGF calls a "building-within-a-building," now features large skylights to bring light into the cavernous building, as well as elevated walkways and zigzagging stairs and to encourage workers to walk around.

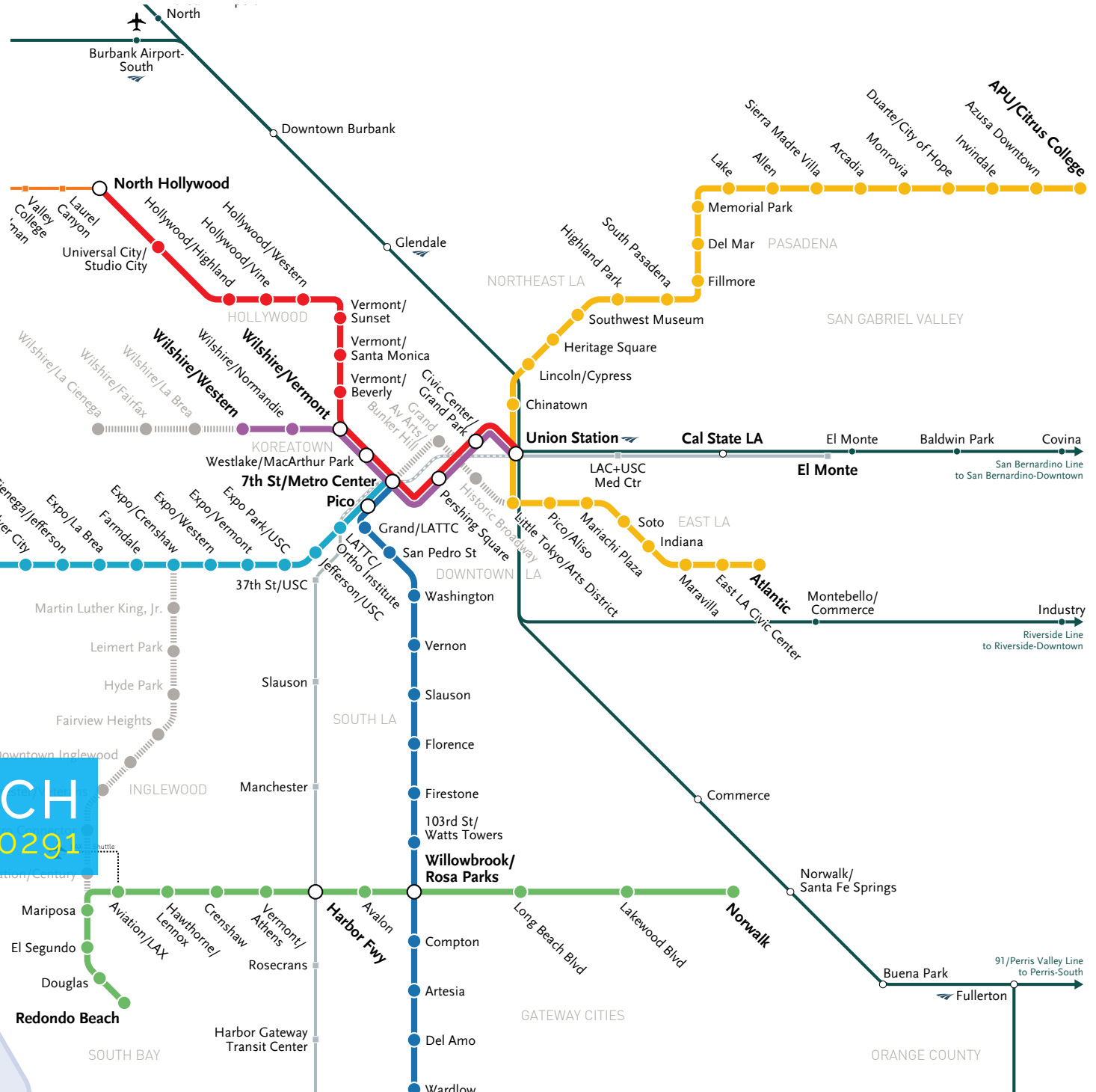




PLAYA VISTA CAMPUS

- LMU School of Film and Television
- 180LA
- 72andSunny
- Annenberg PetSpace
- Belkin
- Brookfield Residential
- California Pizza Kitchen Corporate HQ
- Canvas Worldwide
- Centerfield
- Chernin Group
- CyberCoders
- Facebook
- FOX Interactive Media
- FOX Sports
- Fullscreen, Inc.
- Gehry Technologies
- Google
- Hines
- ICANN
- IMAX HQ
- Kantar Media
- Kelton Global
- LA Chargers
- LA Clippers
- LA Rams
- LMU Playa Vista Campus
- m/SIX Agency
- Mindshare
- Millward Brown
- Mirum
- Ogilvy & Mather
- Phelps
- POSSIBLE Global Marketing
- Rovi Corporation
- Rubicon Project
- Samsung
- Science 37
- Star Energy Partners
- Strange Frog Productions
- The Honest Company
- Tishman Speyer
- USC Institute for Creative Technologies
- Verizon
- YouTube Space LA





VENICE BEACH

PORTFOLIO | CA, 90291

Venice Beach Portfolio

THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.

TRANSPORTATION

Getting into and around Venice is easier than ever



The Venice Beach Portfolio location has a Walk Score of 92 out of 100. This location is a Walker's Paradise so daily errands do not require a car. Nearby parks include Westminster Park, Ozone Park and Venice Recreation Center.

The location has good transit which means many nearby public transportation options. Car sharing is available from RelayRides and Getaround.



WALKER'S PARADISE

Daily errands
do not require a car



BIKER'S PARADISE

Flat as a pancake,
excellent bike lanes.

DEMOGRAPHICS



Pacific Ave

Rose Ave

Dudley Ave

Dudley Ct

Pacific Ave

49
DUDLEY AVE

53
DUDLEY AVE

101
DUDLEY AVE

30
DUDLEY AVE

DEMOGRAPHICS

1 Mile Radius from Property



Population

1 Mile Radius	28,033
3 Mile Radius	176,073
5 Mile Radius	435,226



Median Age



Average Household Size



Education

Bachelor/Grad/Prof Degree	72%
Some College	15%
High School Grad	8%
No High School Diploma	4%

\$171,176

Average Household Income

Income

Median Household	\$108,070
Per Capita Income	\$89,693
Median Net Worth	\$80,124



Employment

White Collar	87%
Blue Collar	4%
Services	8%



Total Businesses

Total Businesses	2,533
Total Employees	12,305



Unemployment Rate

Sources: IREA; ESRI Information Services; U.S. Census Bureau of Labor Statistics; Wikipedia; Fortune/Money.CNN.com; Forbes; Business Insider; Moody's; Zillow; Trulia; City of Glendale; Los Angeles County; Los Angeles Times; REIS; California Association of Realtors; DataQuick; Curbed LA; Glendale News-Press; San Fernando Valley Business Journal; Glendale Unified School District; Glendale Community College; ThinkGlendale.com; Los Angeles Times.

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30
DUDLEY AVE

DEMOGRAPHICS

1 Mile Radius from Property



2010	28,767
2020	28,482
2027	27,535

TOTAL POPULATION



2010	15,729
2020	15,266
2027	15,017

TOTAL HOUSEHOLDS



2020	\$164,848
2027	202,888

AVERAGE HOUSEHOLD
INCOME



2010	11,898
2020	10,883
2027	10,645

RENTER OCCUPIED
HOUSING UNITS

* Projected Growth Rate 2021-2026

101
DUDLEY AVE

53
DUDLEY AVE

49
DUDLEY AVE

30
DUDLEY AVE



Dudley Ave

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David Leibowitz | Partner
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VENICE BEACH

PORTFOLIO | CA, 90291

Total Rentable
Total Lot SF - 1,
Total Units - 50



30
DUDLEY AVE

49
DUDLEY AVE

53
DUDLEY AVE

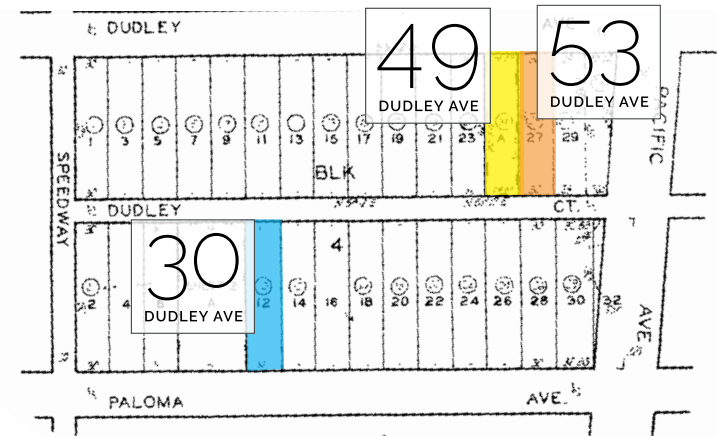
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DUDLEY AVE

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49 DUDLEY AVE | Venice, CA 90291

Property Type	Single Family Res
Year Built	1908
Lot Size	2,985/.07
Building Size	1,670 SF
Zoning	LARD 1.5
APN	4286-020-026



49
DUDLEY AVE



FINANCIALS

49 DUDLEY

PROPERTY ABSTRACT		SOURCE OF INCOME		CURRENT		MARKET	
Use Per Title Profile:	Duplex	Use	Unit Type	<i>Avg Rent</i>	Income	<i>Avg Rent</i>	Income
Current Use:	SFR	SFR	4+3+	\$10,000	\$10,000	\$15,000	\$15,000
Year Built:	1908/1918		Living/Dinning Area				
Lot Sq Ft:	2,985		Laundry Room				
Building Gross Sq Ft:	1,670						
Zoning:	LARD 1.5						
APN:	4286-020-026						
Parking:	33 Spaces						
		Total Monthly Income:		\$10,000		\$15,000	

Notes:		ESTIMATED ANNUALIZED OPERATING DATA:		CURRENT	MARKET
Directly Adjacent to 53 Dudley		<i>Scheduled Gross Income:</i>		\$120,000	\$180,000
Private front & backyards					
Alleyway Access @ Rear		Gross Operating Income:		\$120,000	\$180,000
Potential for ADU					

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EXPENSES

ESTIMATED ANNUALIZED EXPENSES

Insurance:	Actual	\$1,000
Repairs & Maintenance:	Estimate	\$2,500
Pest Control:	Estimate	\$250
Trash:	Tenants Pay	\$0
Utilities:	Tenants Pay	\$0

Total Expenses:		\$3,750
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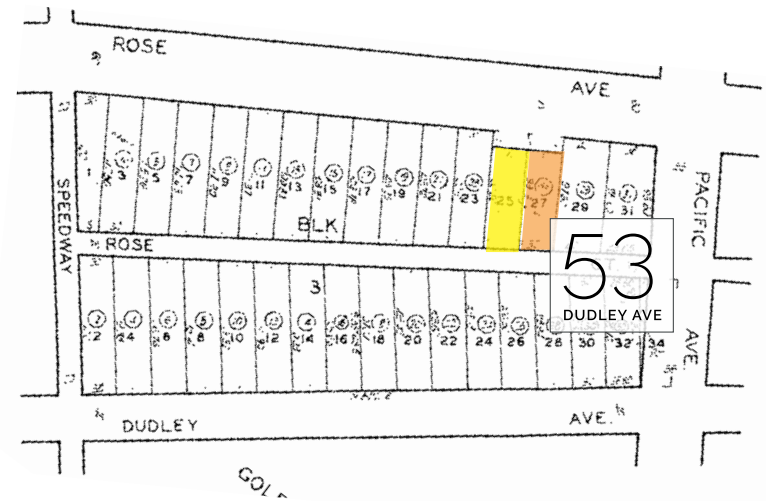


49
DUDLEY AVE



53
DUDLEY AVE





53 DUDLEY AVE | Venice, CA 90291

Property Type	Single Family Res
Year Built	1910
Lot Size	2,938 .07 AC
Building Size	1,835 SF
Zoning	LARD 1.5
APN	4286-020-028



