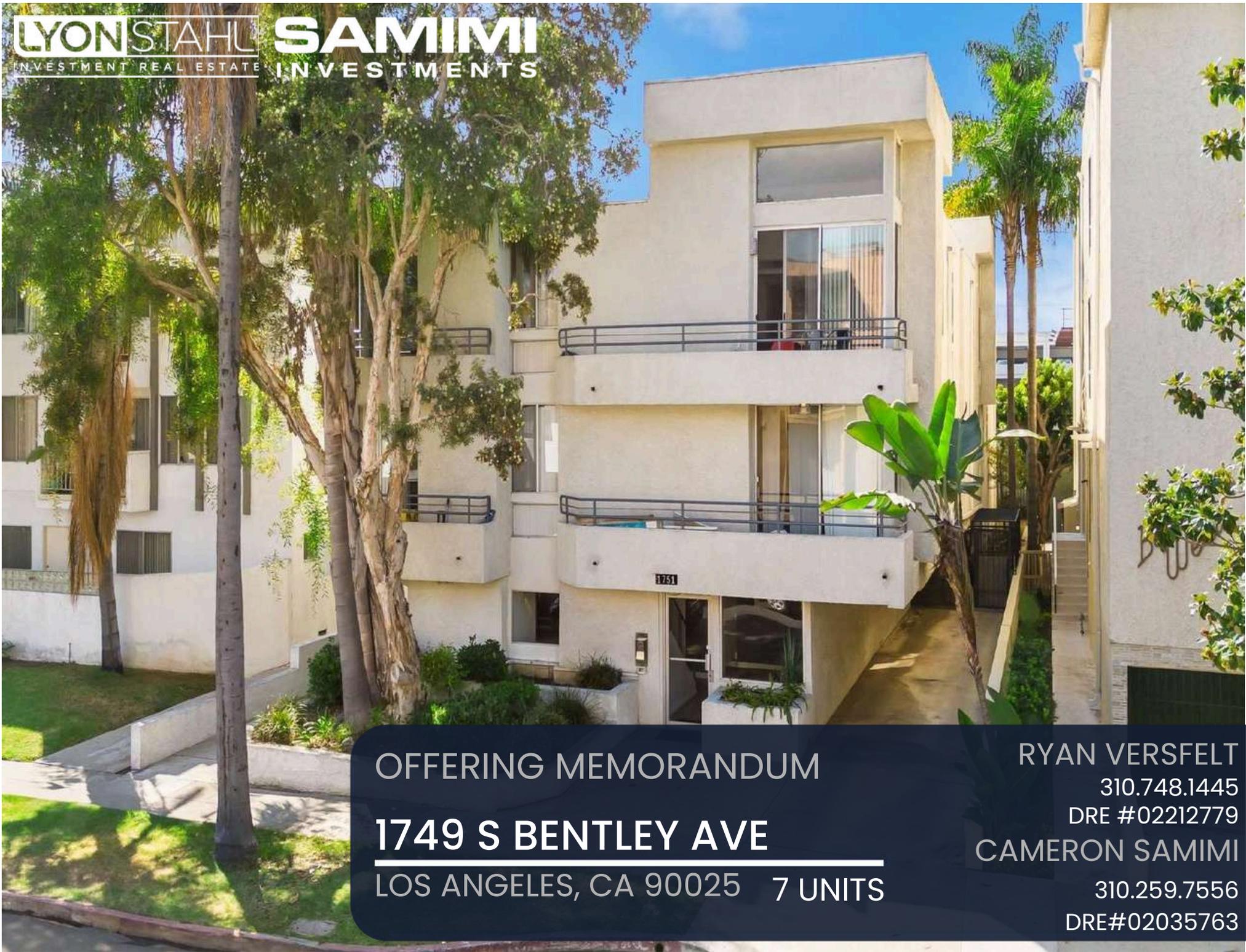


LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

1749 S BENTLEY AVE

LOS ANGELES, CA 90025 7 UNITS

RYAN VERSFELT

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PROPERTY INFORMATION

1749 S Bentley Ave - Los Angeles, CA 90025

THE OFFERING



Nestled in the heart of West Los Angeles, **1749 S Bentley Ave** presents a rare opportunity to acquire a well-maintained 7-unit apartment building offering both strong current income and long-term upside. **Built in 1986**, the property spans 7,674 square feet on a 6,240 square foot lot and is **not subject to the LA Rent Stabilization Ordinance (RSO)**, allowing for 5% + CPI annual rent increases (currently 8%).

All seven units are spacious 2-bedroom/2-bathroom layouts averaging approximately **1,096 square feet** and feature bright, open floor plans ideal for today's renters. One of the units is a townhouse layout, offering additional privacy. Select units include fireplaces, private balconies, central air conditioning and heat, upgraded kitchens with stainless steel appliances, renovated bathrooms, new flooring, and fresh paint.

Residents enjoy on-site amenities such as a **laundry facility**, a **secured entry** with coded access, and **gated parking with two spaces per unit**. Additional upgrades include a **newer roof (2019)**, new 100 gallon water heater with expansion tank (2024), and refinished common area flooring (2019). Each unit is separately metered for gas and electric.

The property is well-positioned for flexibility and growth with **two vacancies—one recently renovated unit is currently vacant and another unit will be delivered vacant at close of escrow**—offering investors immediate market-rate leasing or owner-user potential.

Located in an **A+ West LA location**, Bentley Ave sits just minutes from UCLA, Westwood Village, Century City, and Santa Monica, providing exceptional accessibility to major employment centers, shopping, dining, and transit.

Buyer to investigate & verify all information, including, but not limited to, bed/bath count, square footages, permits, rent control, ADUs, and potential uses.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1749 S Bentley Ave Los Angeles, CA 90025
Total Units	7
Total Building Sqft.	7,674 SF
Total Lot Size	6,240 SF
Year Built	1986
Zoning	LAR3
APN	4323-020-014



INVESTMENT HIGHLIGHTS

- **7 Units** – All spacious 2-bed/2-bath layouts averaging 1,096 SF
- **Built in 1986** – Not subject to LA Rent Stabilization Ordinance (RSO) | 5% + CPI annual rent increases allowed (currently 8%)
- **Unit Amenities** – Select units include fireplaces, private balconies, central air conditioning & heat, upgraded kitchens with stainless steel appliances, renovated bathrooms, new flooring & fresh paint
- **On-Site Amenities** – Laundry facility, secured entry with coded access, gated parking with 2 spaces per unit, separate gas & electric meters
- **Additional Upgrades** – Newer roof (2019), new 100 gallon water heater with expansion tank (2024) & refinished common area flooring (2019)
- **2 Vacancies** – One recently renovated unit is currently vacant & another unit will also be delivered vacant at the close of escrow
- **Prime West LA Location** – A+ location just minutes from UCLA, Westwood Village, Century City & Santa Monica

PROPERTY INFORMATION
PROPERTY PHOTOS - UNIT #3



UNIT #3 FLOOR PLAN

1751 S Bentley Ave

Los Angeles, CA 90025



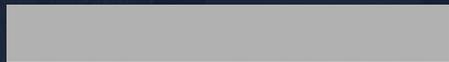
Main Floorplan

DISCLAIMER: Floorplan rendering created by The Luxury Level. Measurements are approximate and fairly exact but not State authorized. It is the responsibility of the buyer to verify the property's measurements and square footage independently. Multiple independent floors or spaces may not be representative of actual location on property.

PROPERTY INFORMATION
PROPERTY PHOTOS



FINANCIAL OVERVIEW



1749 S Bentley Ave - Los Angeles, CA 90025

FINANCIAL OVERVIEW
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT
1	2	2	1,096 SF	\$3,295	\$3,995
2	2	2	1,096 SF	\$3,550	\$3,995
3	2	2	1,096 SF	\$3,995	\$3,995
4	2	2	1,096 SF	\$3,230	\$3,995
5	2	2	1,096 SF	\$3,995	\$4,295
6	2	2	1,096 SF	\$3,330	\$3,995
7	2	2	1,096 SF	\$3,550	\$3,995
TOTALS			7,672 SF	\$24,945	\$28,265

FINANCIAL OVERVIEW SET UP SHEET

1751 S Bentley Ave, Los Angeles, CA 90025



List Price:		\$4,600,000
Down Payment:	50.0%	\$2,300,000
Number of units:		7
Price per Unit:		\$657,143
Current GRM:		15.32
Pro Forma GRM:		13.53
Current Cap Rate:		4.26%
Pro Forma Cap Rate:		4.92%
Year Built:		1986 Non-RSO
Approximate Lot Size:		6,240
Approximate Building SF:		7,674
Price per Building SF Lot SF:		\$599.43 \$737.18

Zoning:	LAR3	APN:	4323-020-014
Proposed Financing	Principal and Interest	LTV:	50.0%
First Loan Amount:	\$2,300,000	Amort:	30
Terms:	5.440%	Fixed/Term:	5
Payment:	\$12,973	DCR:	1.26

Annualized Operating Data		Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$ 300,240	\$ 300,240		\$ 340,080	
Vacancy Rate Reserve:	\$ 9,007		3% 1	\$ 17,004	5% 1
Gross Operating Income:	\$ 291,233			\$ 323,076	
Expenses:	\$ 95,332		32% 1	\$ 96,606	28% 1
Net Operating Income:	\$ 195,901			\$ 226,470	
Debt Service:	\$ 155,672			\$ 155,672	
Pre Tax Cash Flows:	\$ 40,229		1.75% 2	\$ 70,798	3.08% 2
Principal Reduction:	\$ 31,326			\$ 31,326	
Total Return Before Taxes:	\$ 71,554		3.11% 2	\$ 102,124	4.44% 2

1 As a percent of Scheduled Gross Income 2 As a percent of Down Payment

Scheduled Income:				Current Income				Pro Forma Income				Annualized Expenses:					
# of Units	Bdrms/Baths	Notes	+/- Sq. Ft	Monthly		Monthly		Monthly		Monthly		*Estimated		Current		Pro Forma	
				Rent/Average	Total Monthly Income	Rent/Unit	Total Monthly Income	Rent/Unit	Total Monthly Income								
1	2+2	#1	1096	\$ 3,295	\$ 3,295	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	New Taxes (% Purchase Price):	1.20%	\$ 55,200	\$ 55,200				
1	2+2	#2	1096	\$ 3,550	\$ 3,550	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	Repairs & Maintenance (\$/Unit):	\$650	\$ 4,550	\$ 4,550				
1	2+2	#3; Renovated; Vacant	1096	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	Insurance (\$/SF):	\$1.25	\$ 9,593	\$ 9,593				
1	2+2	#4	1096	\$ 3,230	\$ 3,230	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	Utilities (\$/Unit):	\$1,200	\$ 8,400	\$ 8,400				
1	2+2	#5; Delivered Vacant	1096	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	Trash (\$/Month):	\$375	\$ 4,500	\$ 4,500				
1	2+2	#6	1096	\$ 3,330	\$ 3,330	\$ 3,995	\$ 3,995	\$ 3,995	\$ 3,995	Landscaping (\$/Month):	\$120	\$ 1,440	\$ 1,440				
1	2+2	#7; Townhouse	1096	\$ 3,550	\$ 3,550	\$ 4,295	\$ 4,295	\$ 4,295	\$ 4,295	Property Management (% GOI):	4%	\$ 11,649	\$ 12,923				
Total Scheduled Rent:				\$24,945		\$28,265		\$28,265		Total Expenses:		\$95,332	\$96,606				
Parking:				\$0		\$0		\$0		Expenses as % of SGI		31.75%	28.41%				
Laundry:				\$75		\$75		\$75		Per Net Sq. Ft:		\$12.42	\$12.59				
Rent Registration:				\$0		\$0		\$0		Per Unit:		\$13.619	\$13.801				
Monthly Scheduled Gross Income:				\$25,020		\$28,340		\$28,340									
Annualized Scheduled Gross Income:				\$300,240		\$340,080		\$340,080									
Utilities Paid by Tenant:				Gas & Electric		Rental Upside:		13%									

Presented by LYON | STAHL

SALES COMPARABLES

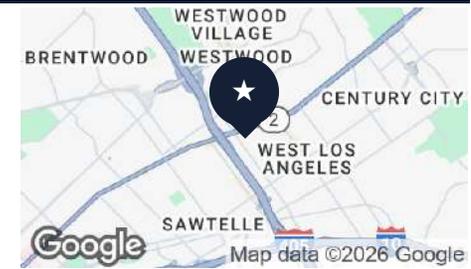
SALES COMPARABLES SALE COMPS



1749 S BENTLEY AVE
Los Angeles, CA 90025

Subject Property

Price: Subject To Offer Bldg Size: 7,674 SF
No. Units: 7 Year Built: 1986



1951 GLENDON AVE
Los Angeles, CA 90025

On Market

Price: \$6,380,000 Bldg Size: 11,981 SF
No. Units: 8 Year Built: 1998



1421 GREENFIELD AVE
Los Angeles, CA 90025

On Market

Price: \$4,400,000 Bldg Size: 8,453 SF
No. Units: 5 Year Built: 1987



1906 PELHAM AVE
Los Angeles, CA 90025

Sold 3/31/2025

Price: \$5,000,000 Bldg Size: 13,448 SF
No. Units: 12 Year Built: 1964



SALES COMPARABLES

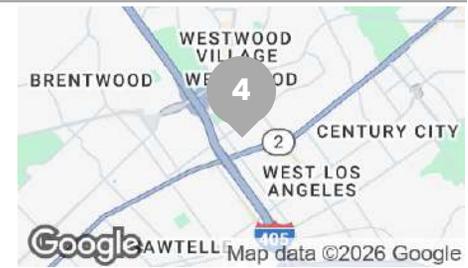
SALE COMPS



4
1600 CAMDEN AVE
Los Angeles, CA 90025

Sold 11/19/2024

Price: \$5,100,000 Bldg Size: 7,648 SF
No. Units: 8 Year Built: 1985



5
10750 MISSOURI AVE
Los Angeles, CA 90025

Sold 6/6/2024

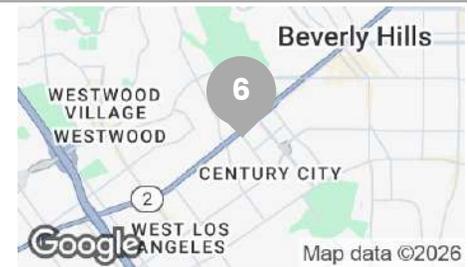
Price: \$4,997,000 Bldg Size: 7,658 SF
No. Units: 8 Year Built: 1963



6
10275 MISSOURI AVE
Los Angeles, CA 90025

Sold 5/24/2024

Price: \$7,300,000 Bldg Size: 15,772 SF
No. Units: 14 Year Built: 2002



7
1939 SELBY AVE
Los Angeles, CA 90025

Sold 3/15/2024

Price: \$2,617,600 Bldg Size: 6,238 SF
No. Units: 5 Year Built: 1966



SALES COMPARABLES

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
1951 Glendon Ave, 90025	\$6,380,000	8	1998	11,981	6,755	22.93	2.83%	\$533	\$797,500	Active	(8) 2+2
1421 Greenfield Ave, 90025	\$4,400,000	5	1987	8,453	6,752	15.78	3.92%	\$521	\$880,000	Active	(5) 2+3
1906 Pelham Ave, 90025	\$5,000,000	12	1964	13,448	14,195	13.26	4.58%	\$372	\$416,667	3/31/2025	(3) 1+1, (6) 2+2, (3) 3+3
1600 Camden Ave, 90025	\$5,100,000	8	1985	7,648	9,918	13.01	4.61%	\$667	\$637,500	11/19/2024	(8) 2+2
10750 Missouri Ave, 90025	\$4,997,000	8	1963	7,658	7,434	13.14	4.57%	\$653	\$624,625	6/6/2024	(4) 2+1, (1) 2+1, (2) 3+2, (1) 4+2
10275 Missouri Ave, 90025	\$7,300,000	14	2002	15,772	8,436	13.73	4.37%	\$463	\$521,429	5/24/2024	(3) 0+1, (4) 1+1, (5) 2+2, (1) 3+3
1939 Selby Ave, 90025	\$2,617,600	5	1966	6,238	6,753	16.03	3.74%	\$420	\$523,520	3/15/2024	(5) 2+2
Average				10,171	8,606	15.41	4.09%	\$518	\$628,749		
1751 S Bentley Ave, Los Angeles, CA 90025	\$4,600,000	7	1986	7,674	6,240	15.32	4.26%	\$599	\$657,143	N/A	(7) 2+2

LOCATION OVERVIEW

1749 S Bentley Ave - Los Angeles, CA 90025

LOCATION OVERVIEW RETAILER MAP



2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



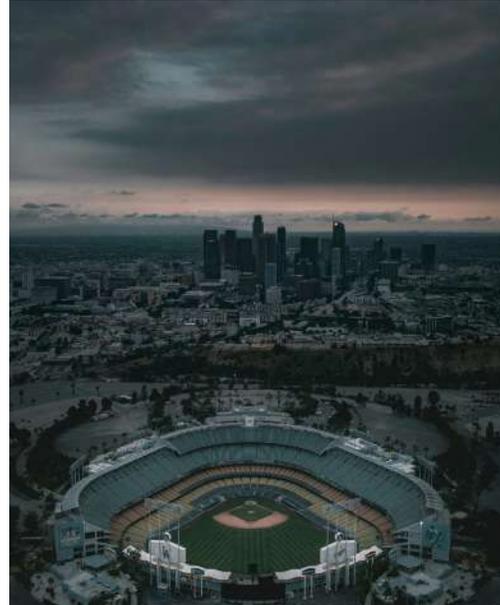
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



LOS ANGELES OVERVIEW

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy

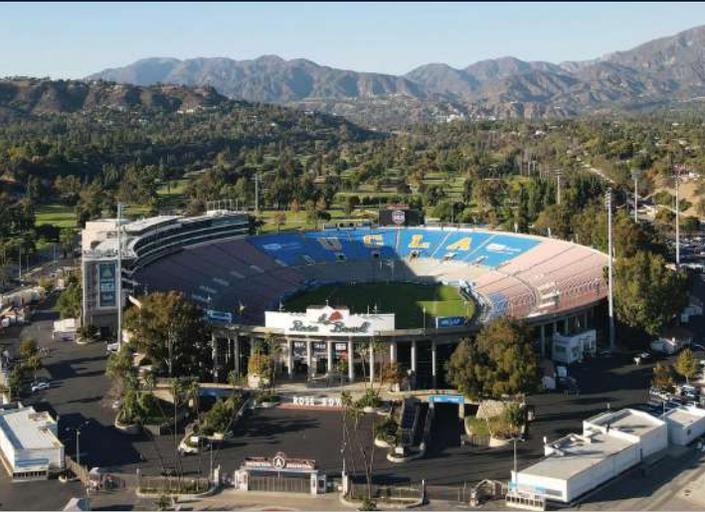


950B

Gross Domestic Product



LOS ANGELES OVERVIEW



100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.



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