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OFFERING MEMORANDUM

3831 Motor Ave, Los Angeles, CA 90232

13 Units | \$2,295,000 | Year Built: 1966

EXCLUSIVELY LISTED BY

Jordan Polon

Direction of Rental Home Management

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OVERVIEW

This well maintained generational asset is on the market for the first time in almost 30 years. Located in the coveted Palms neighborhood, the property is located South of Venice Blvd with a Culver City ZIP. The neighborhood enjoys high demand from professionals in media, tech, and entertainment. Vacancy rates remain low for 1 bedrooms and efficiency units while rents have consistently improved. With in-place rents 42% below market rates and the opportunity to add 1 or more ADUs, this is prime for investors seeking rental upside. As development/revitalization efforts expand throughout the area, properties in this pocket are poised to benefit from continued rent growth, improved neighborhood amenities, and increasing investor demand for stabilized buildings.

13 UNITS

Market rate units comprised of:

(3) 0+1 Efficiency
(10) 1+1 Bedroom

ON SITE PARKING
Covered Parking
Garage Offered

8,159

Gross square footage.

1966

Year Built.

FINANCIAL SETUP

FINANCIAL INDICATORS	
Price:	\$2,295,000
Down Payment:	\$1,147,500
Down Payment %:	50%
Current CAP:	4.97%
Market CAP:	10.77%
Current GRM:	12.71
Market GRM:	7.22
Cost Per Sq. Ft.:	\$281
Cost Per Unit:	\$176,538
Cash on Cash Return:	4.19%
Expenses Per Unit:	\$4,694
Expenses Per Sq Ft:	\$7.48
PROPERTY ABSTRACT	
Units:	13
Year Built:	1966
Lot Sq Ft:	7,550
Bldg Gross Sq Ft:	8,159
Parking Spaces:	13
Zoning:	LAR3
APN #:	4208-007-023

SOURCE OF INCOME						
# of Units	Unit Type	Approx. SF	CURRENT		MARKET	
			Avg. Rent	Total	Rent	Income
3	0+1		\$1,053	\$3,158	\$1,800	\$5,400
10	1+1		\$1,182	\$11,820	\$2,100	\$21,000
Total Rental Income:				\$14,978		\$26,400
Laundry (est.):				\$65		\$85
Total Monthly Income:				\$15,043		\$26,485
ESTIMATED ANNUALIZED OPERATING DATA:						
			CURRENT		MARKET	
Scheduled Gross Income:				\$180,515		\$317,820
Less Vacancy:	3.0%			(\$5,415)	3.0%	(\$9,535)
Gross Operating Income:				\$175,100		\$308,285
Less Expenses:	-34.8%			(\$61,016)	-19.8%	(\$61,016)
Net Operating Income:				\$114,084		\$247,269
Less Loan Payments				(\$65,981)		(\$65,981)
Pre-Tax Cash Flow:				\$48,103		\$181,288
Percentage Return:				4.19%		15.80%

ESTIMATED ANNUALIZED EXPENSES		
Taxes:	1.19% of Price	\$27,311
Insurance:	\$500 per unit	\$6,500
Utilities:	\$70 per unit/mo.	\$10,920
License/Fees:	\$105 per unit	\$1,365
Gardener:	\$100 per mo.	\$1,200
Repairs & Maint.:	\$500 per unit	\$6,500
Prop Mgmt	4% of SGI	\$7,221
Total Expenses:		\$61,016

PROPOSED FINANCING (ESTIMATE)	
Loan Amount	\$1,147,500
Rate	5.75%
Term	360
Annual Payment	\$65,981.25

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.

SALES COMPARABLES

SOLD

Property Address	City	Year Built	#Units	Sale Date	Sale Price	Price Per Unit	Sale Status	Asking Price	Actual Cap Rate	GRM	Land Area SF	Building SF	Price Per SF
3608 Mentone Ave	Los Angeles	1957	9	4/25/2025	\$2,175,000	\$241,667	Sold	\$2,300,000	3.00	14.30	7,573	7,782	\$279
3647 Vinton Ave	Los Angeles	1970	9	12/24/2024	\$2,400,000	\$266,667	Sold	\$2,475,000	n/a	13.39	7,536	11,242	\$213
3720 Midvale Ave	Los Angeles	1964	9	10/7/2025	\$2,700,000	\$300,000	Sold	\$2,840,000	5.86	11.39	7,841	7,229	\$374
3760 Vinton Ave	Los Angeles	1970	9	1/29/2024	\$2,050,000	\$227,778	Sold	\$2,350,000	3.94	16.51	7,405	7,470	\$274
3820 Mentone Ave	Culver City	1969	10	1/3/2024	\$3,001,400	\$300,140	Sold	\$3,100,000	4.25	14.80	7,492	7,060	\$425
3836 Mentone Ave	Culver City	1957	9	2/13/2025	\$2,405,000	\$267,222	Sold	\$2,550,000	4.90	12.52	7,667	7,606	\$316
AVERAGE:		1965	9		\$2,455,233	\$267,246		\$2,602,500	4.39	13.82	7,586	8,065	\$314
SUBJECT PROPERTY:		1966	13		\$2,295,000	\$176,538		\$2,295,000	4.97%	12.71	7,550	8,159	\$281

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RENT ROLL

RENT ROLL Jan 2026

Unit	Type	Status	Move-In Date	Rent	Market
101	1+1	Occupied	3/1/2013	\$819.36	\$2,100.00
102	0+1	Occupied	10/01/2014	\$1,062.80	\$1,700.00
103	1+1	Occupied	3/1/13	\$695.14	\$2,100.00
104	0+1	Occupied	4/10/22	\$1,428.50	\$1,700.00
105	1+1	Occupied	12/4/21	\$1,531.50	\$2,100.00
106	1+1	Occupied	03/01/2013	\$900.11	\$2,100.00
201	1+1	Occupied	3/1/13	\$908.35	\$2,100.00
202	1+1	Occupied	7/7/20	\$1,068.00	\$2,100.00
203	0+1	Occupied	3/1/13	\$667.11	\$1,700.00
204	1+1	Vacant	-	\$2,100.00	\$2,100.00
205	1+1	Occupied	3/1/13	\$935.52	\$2,100.00
206	1+1	Occupied	3/1/13	\$866.56	\$2,100.00
207	1+1	Occupied	11/1/23	\$1,995.00	\$2,100.00

Monthly Income	\$14,978	\$26,100
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Annual Income	\$179,735	\$313,200
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Unit #204 - New Lease Projected @ \$2,100

Average Income Per Unit Type

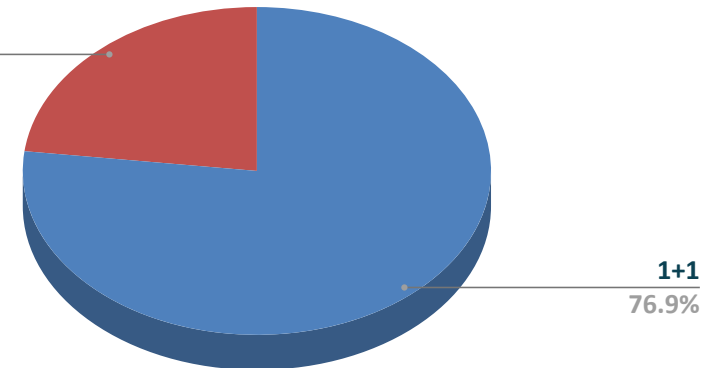
0+1	\$1,052.80
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1+1	\$1,181.95
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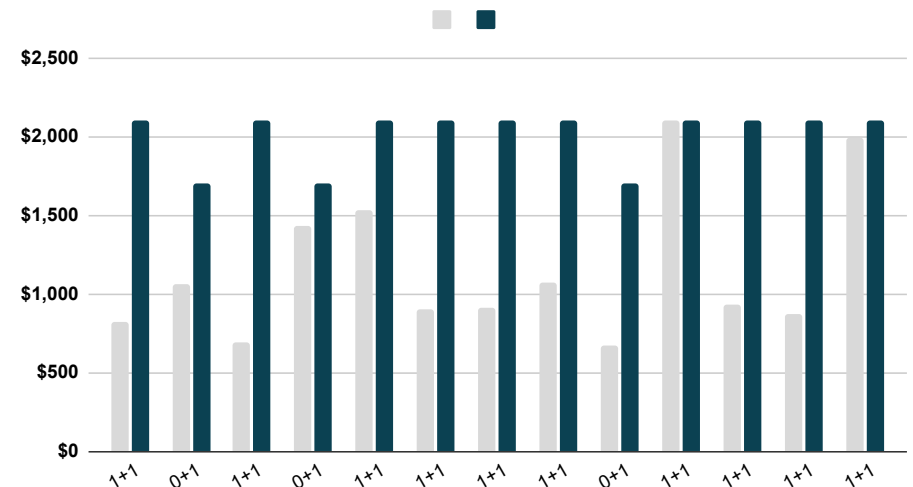
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UNIT MIX

0+1
23.1%



ACTUAL VS. MARKET RENT



PROPERTY OVERVIEW

- » Located in the coveted Palms neighborhood, 3831 Motor Avenue offers an exceptional value-add opportunity with substantial rent growth potential. The neighborhood has evolved into one of Los Angeles' premier rental hubs, driven by its central location, strong employment base in media and tech, and continued redevelopment around downtown Culver City, Ivy Station, and the Hayden Tract.
- » Recent upgrades include a new water heater installed in 2023, new concrete driveway poured in 2025, and a completed soft-story seismic retrofit, providing a solid foundation for long-term stability and future rent growth.
- » Given the property's existing parking configuration, there is strong potential for the addition of one or more ADUs to further enhance income and long-term value.
- » Comparable sales in the immediate Culver City and Palms sub markets reflect price-per-unit averages near \$270,000. This property presents an opportunity to enter the market at a low cost per unit with significant upside.



PROPERTY PROFILE

ADDRESS

3831 Motor Ave,
Los Angeles, CA 90232

APN

4208-007-023

YEAR BUILT

1966

ZONING

LAR3

SCHOOL DISTRICT

LAUSD

UNITS

13

LOT AREA

7,550 SQFT

GLA

8,159 SQFT



PROPERTY PHOTOS



PROPERTY PHOTOS



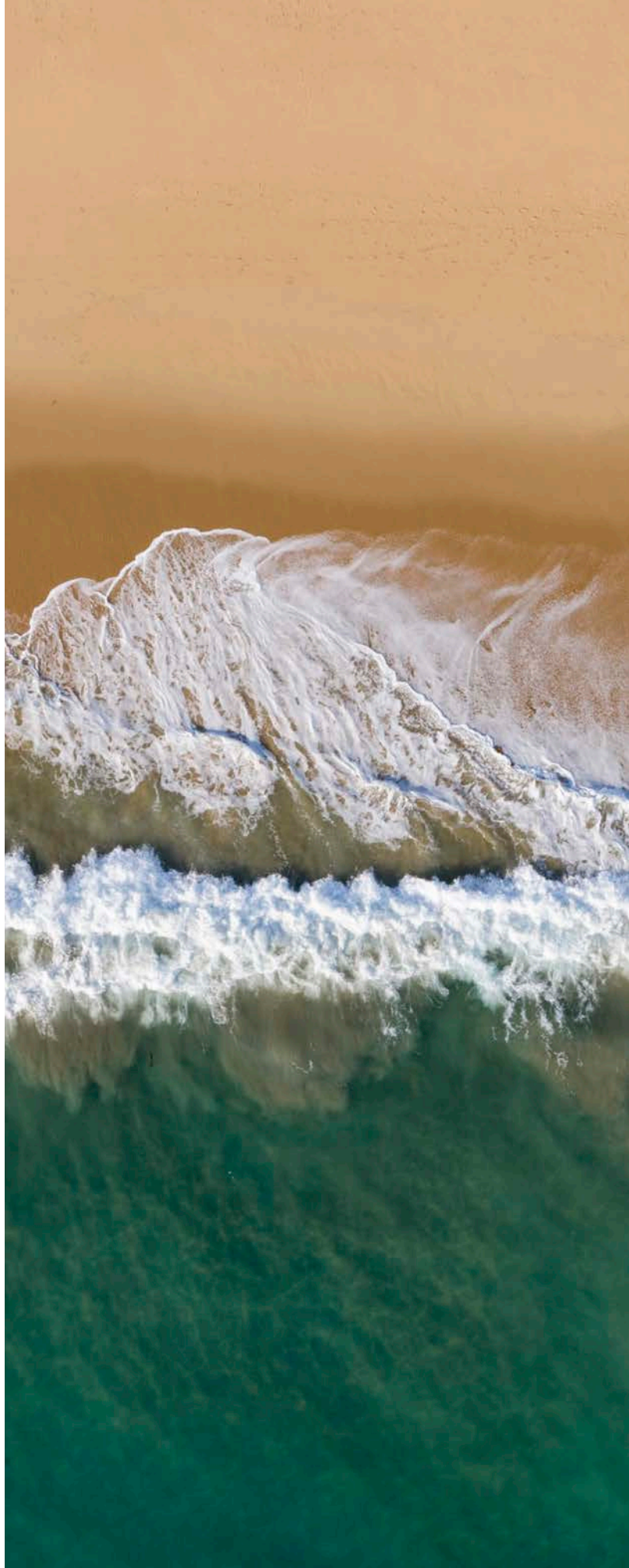
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This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, LBPM and Seller have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation whatsoever concerning these issues. The information contained in this information package has been obtained from sources we believe to be reliable; however, LBPM and Seller have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any pro formas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

LBPM and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

All parties are advised that in any property the presence of certain kinds of molds, fungi, or other organisms may adversely affect the property and the health of some individuals. LBPM recommend, if prospective buyers have questions or concerns regarding this issue, that prospective buyers conduct further inspections by a qualified professional. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.





CONTACT INFORMATION



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Thank you for your consideration.

We look forward to taking our next steps, *together*.

