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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

8,159

1966

Market rate units
comprised of:

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

ON SITE PARKING
Covered Parking
Garage Offered

Gross square
footage.

Year Built.

FINANCIAL SETUP

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

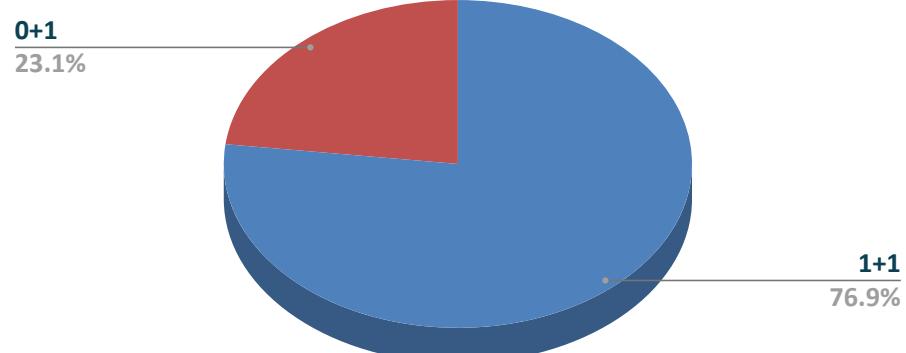
RENT ROLL Jan 2026

| 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 |

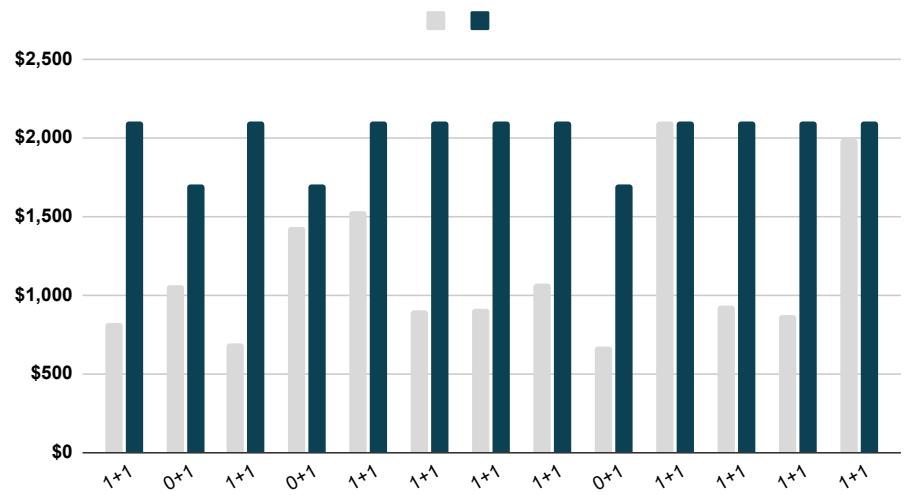
| | | |
|---|------------|-----------|
| Monthly Income | \$14,978 | \$26,100 |
| Annual Income | \$179,735 | \$313,200 |
| Unit #204 - New Lease Projected @ \$2,100 | | |
| Average Income Per Unit Type | | |
| 0+1 | \$1,052.80 | |
| 1+1 | \$1,181.95 | |

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UNIT MIX



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

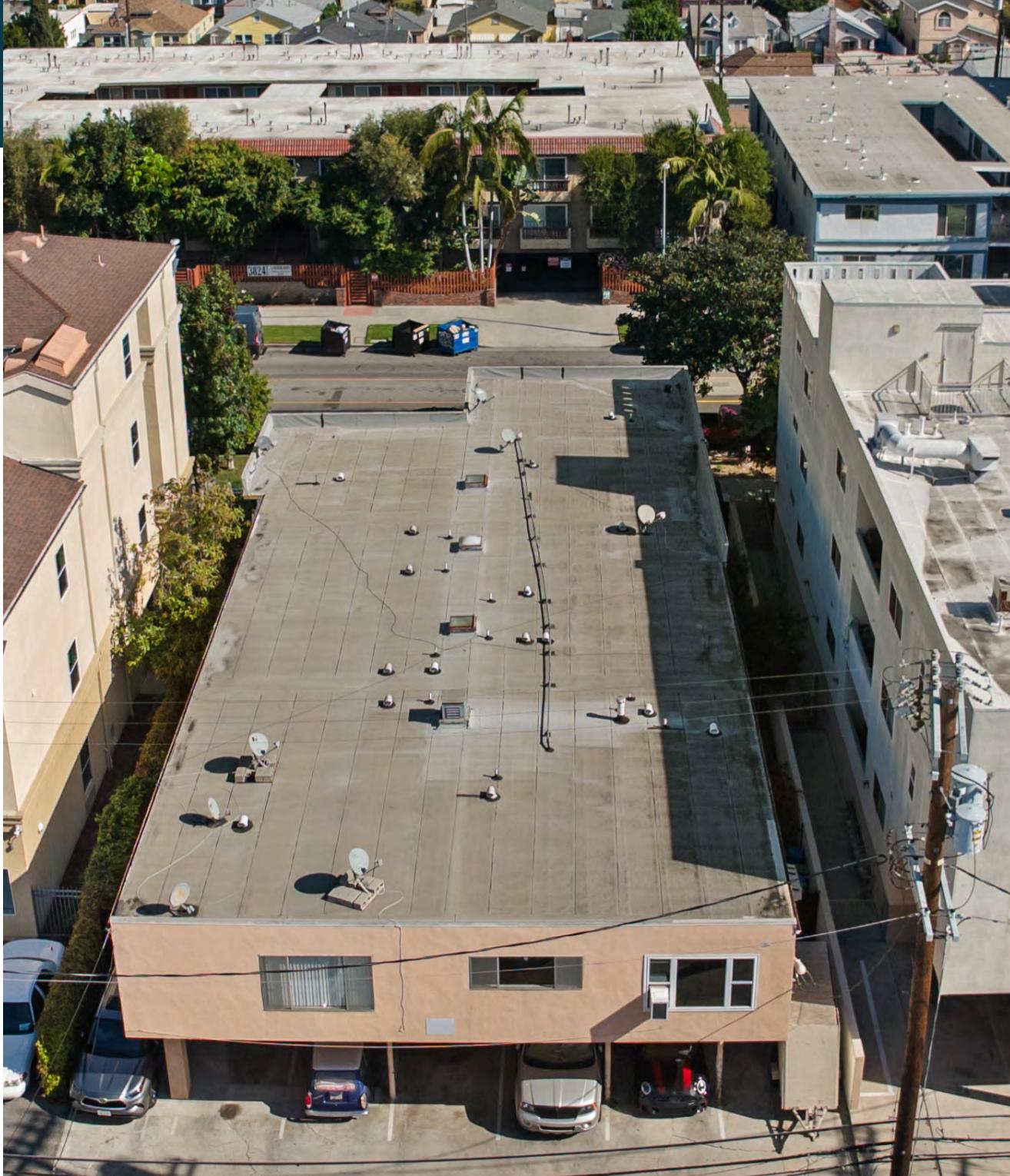
13

LOT AREA

7,550 SQFT

GLA

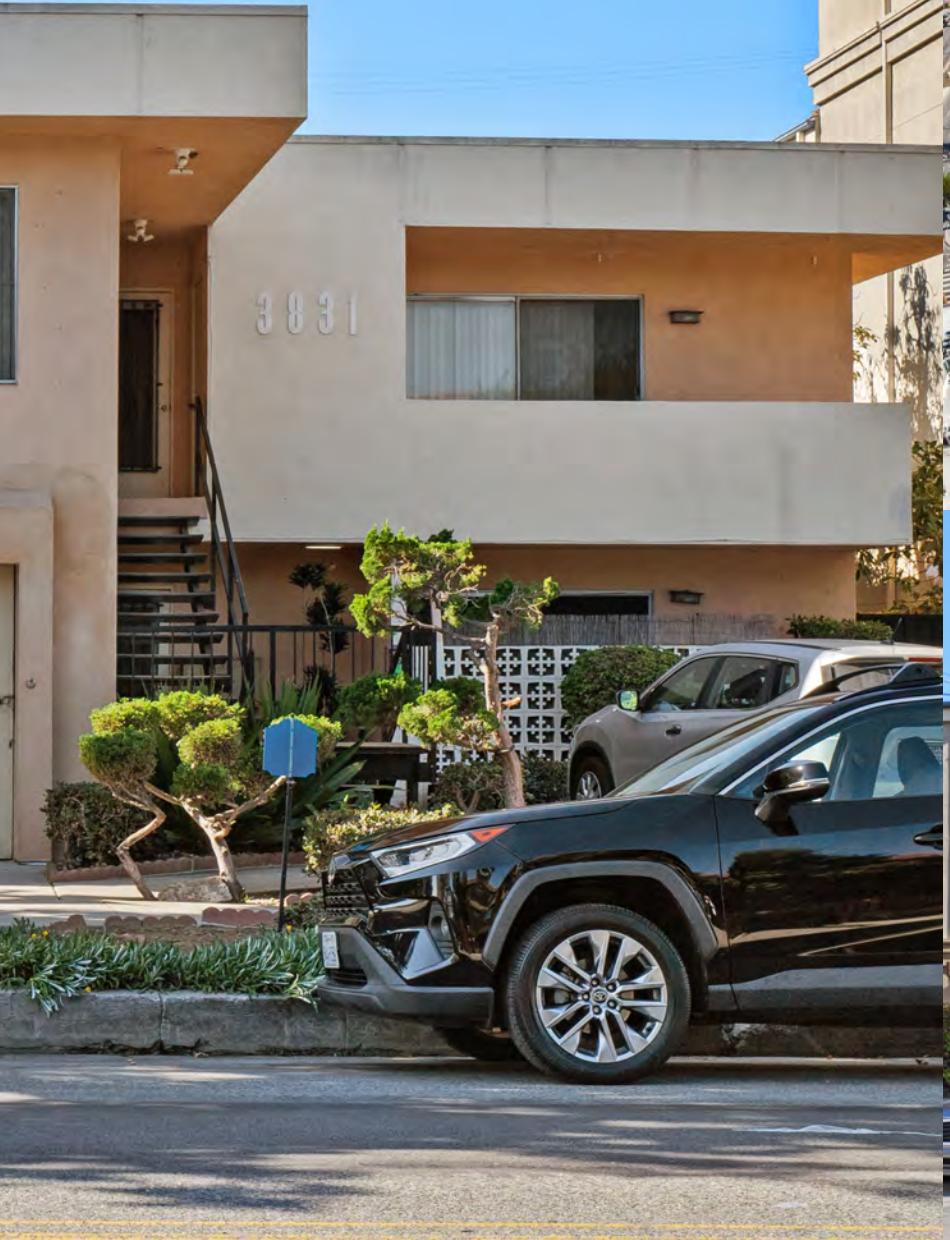
8,159 SQFT



PROPERTY PHOTOS



PROPERTY PHOTOS



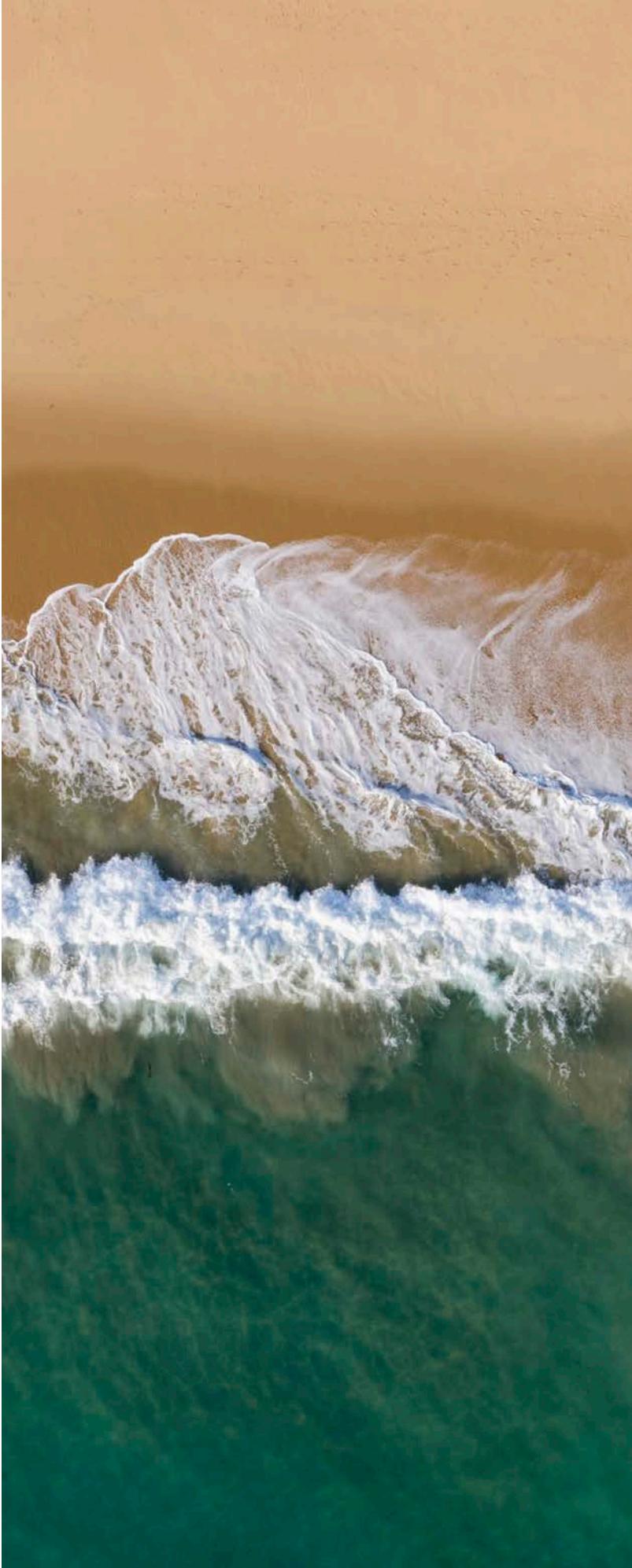
DISCLAIMER & CONFIDENTIALITY

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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*.

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