



Exclusively Listed by:

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TAKSA
INVESTMENT GROUP

REMAX
COMMERCIAL

OFFERING MEMORANDUM

1453 S WESTGATE AVE

Los Angeles, CA 90025



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Offering Summary

Jonathan Taksa of the Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to offer for sale a timeless mid-century gem located in prime West Los Angeles. 1453 S Westgate Avenue, perfectly positioned along a tree-lined street, presents the unique opportunity to acquire a quintessential turn-key property situated in one of the strongest rental locations in Los Angeles. The property boasts an ideal unit mix for the area consisting of all large 1-bedroom units, with some units featuring outdoor patios or a separate office space. Each of the units has a terrific floor plan and offers an abundance of natural light.

Many units have been designer remodeled and luxury upgraded with top of the line appliances, hardwood flooring, and updated kitchens and bathrooms. Other property features include well landscaped grounds, a pitched roof, copper plumbing, an on-site laundry facility, and ample on-site parking. All soft story seismic retrofit has been completed by ownership (Buyer to verify).

Close to some of Los Angeles' best dining, retail, and nightlife, this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a premier turnkey asset in one of the best rental locations in all of Los Angeles.

Price	\$2,695,000
# of Units	9
Year Built	1956
Lot Size	6,995 SQFT
Building Size	4,872 SQFT
CAP Rate	5.57%
GRM	11.75
GIM	11.51
Price/Unit	\$299,444
Price/SQFT	\$553.16





Property & Investment Highlights

- Premier Westside location
- 9 units situated in prime West Los Angeles
- Designer remodeled interiors
- Excellent unit mix (all 1-bedroom units)
- Significant rental upside (current rent/SQFT of \$3.94)
- Turn-key and easy to manage asset
- Large 6,955 SQFT lot zoned R3
- Nicely manicured grounds
- Soft story seismic retrofit completed by Seller (Buyer to verify)
- In close proximity to high-end dining, retail, entertainment venues, UCLA, and the beach

An aerial photograph of a city street. The street is paved with asphalt and has a white bicycle symbol painted on it. Several cars are parked along the sides of the street, including a silver SUV, a dark green sedan, a white sedan, and a green pickup truck. On the left side, there are large trees and a sidewalk. On the right side, there is a modern white building with large windows and a blue fence. In the background, more buildings and palm trees are visible under a clear sky.

93/100

63/100

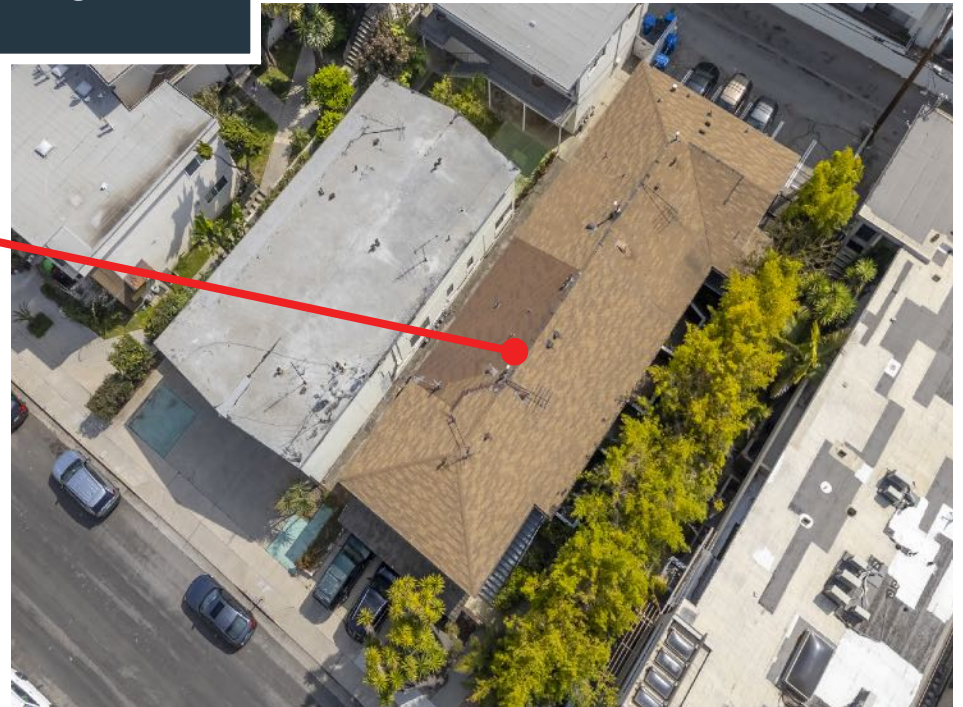
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Exterior Images



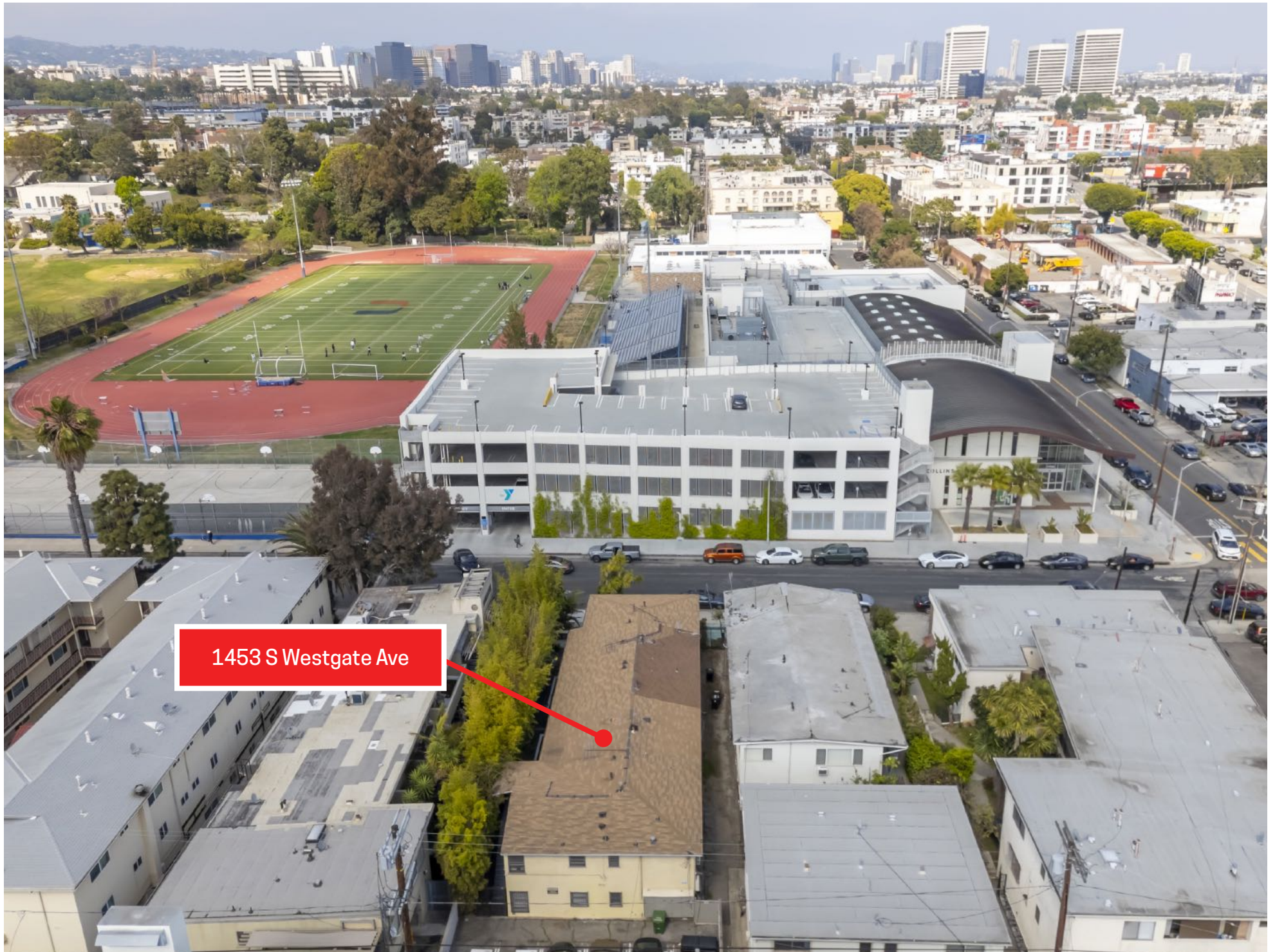
1453 S Westgate Ave

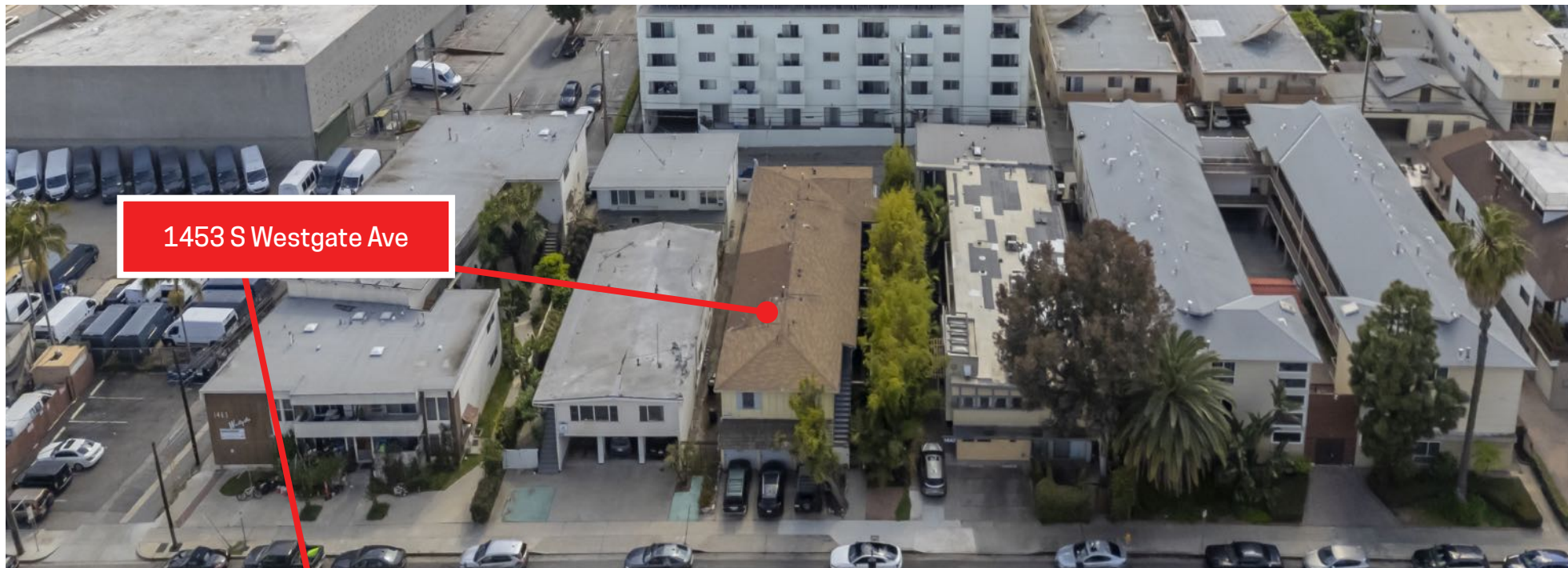






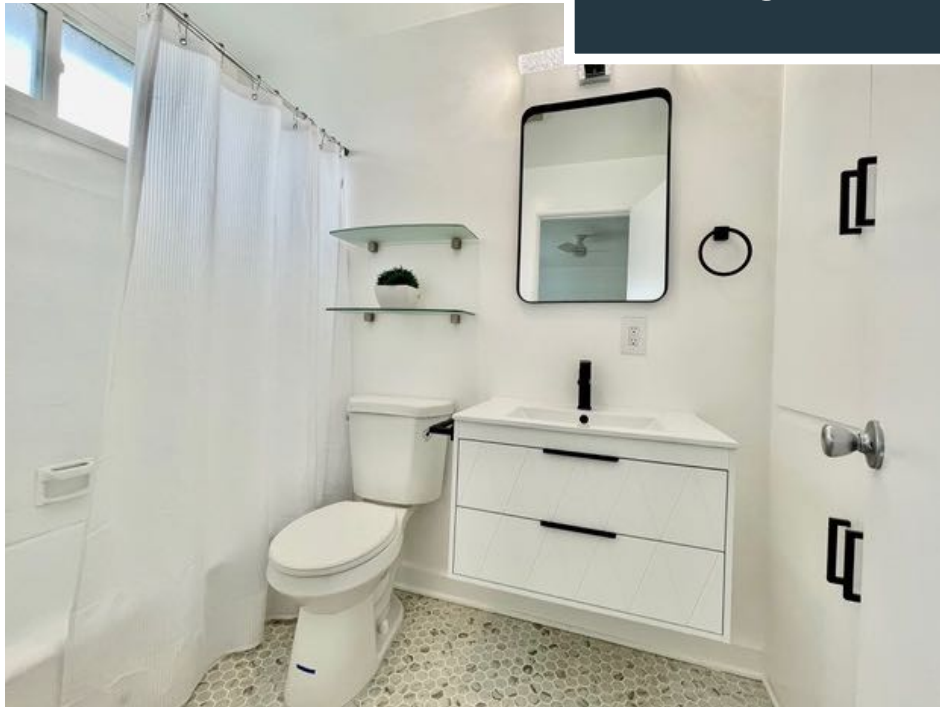


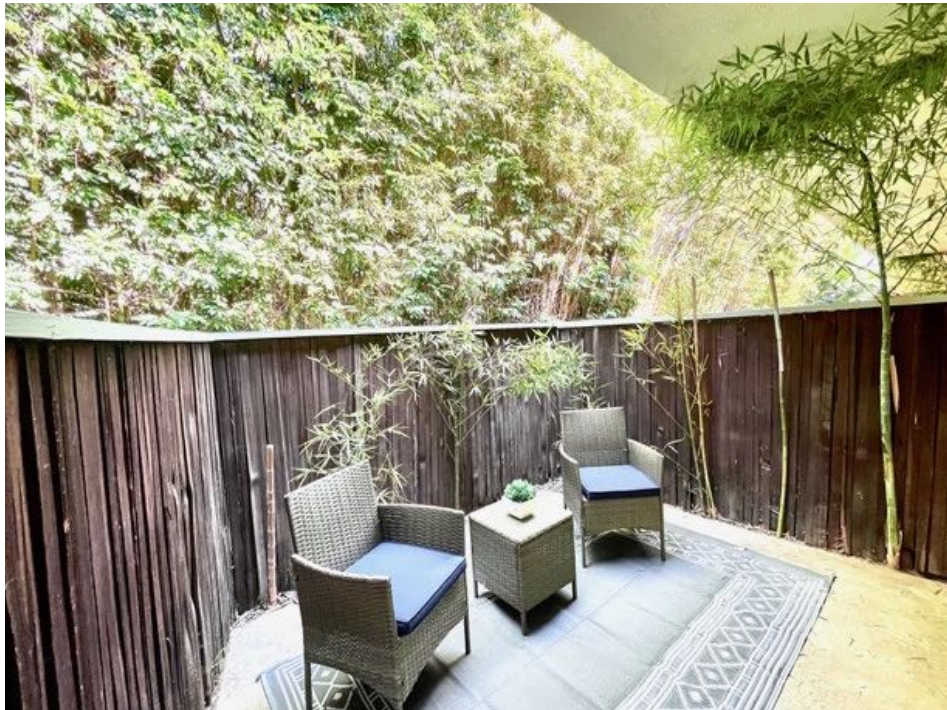






Designer Remodeled Interiors





























Property Summary

Price	\$2,695,000
# of Units	9
Unit Mix	(2) 1+1+Office, (3) 1+1+Patio, (4) 1+1
Year Built	1956
Lot Size	6,995 SQFT
Building Size	4,872 SQFT
Zoning	LAR3
Construction	Wood Frame

Roof Type	Pitched
Parking	(3) Single Car Garages & Surface Parking
Ownership	Fee Simple
Price/Unit	\$299,444
Price/SQFT	\$553.16
Assessor's Parcel #	4263-032-022
Cross Streets	Between Rochester Ave & Santa Monica Blvd

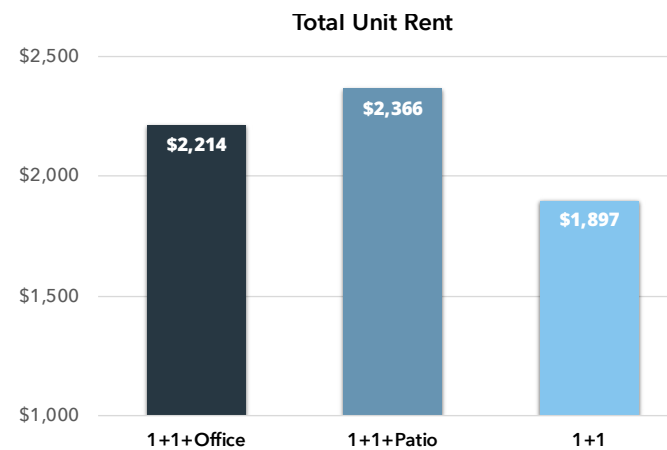
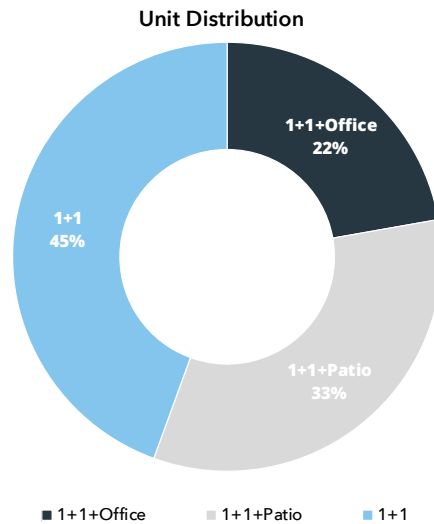
Rent Roll

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent				Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Soft Story Retrofit Pass Through	Total Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
1	Vacant *	1+1+Patio	500	\$2,400	--	\$2,400	\$4.80	\$2,400	\$4.80	\$0	--
2	Occupied	1+1+Patio	500	\$2,298	--	\$2,298	\$4.60	\$2,400	\$4.80	\$102	2024
3	Vacant	1+1+Patio	500	\$2,400	--	\$2,400	\$4.80	\$2,400	\$4.80	\$0	--
4	Occupied	1+1+Office	650	\$2,019	\$34.26	\$2,053	\$3.16	\$2,600	\$4.00	\$547	2014
5	Occupied	1+1	550	\$1,571	\$34.26	\$1,605	\$2.92	\$2,300	\$4.18	\$695	1989
6	Occupied	1+1	500	\$1,903	\$34.26	\$1,937	\$3.87	\$2,200	\$4.40	\$263	2020
7	Occupied	1+1	500	\$1,983	\$34.26	\$2,017	\$4.03	\$2,200	\$4.40	\$183	2020
8	Occupied	1+1	500	\$2,029	--	\$2,029	\$4.06	\$2,200	\$4.40	\$171	2025
9	Occupied	1+1+Office	650	\$2,340	\$34.26	\$2,374	\$3.65	\$2,600	\$4.00	\$226	2019
Units	Occupied	OCC%	Approx. SQFT	Current Rent	Total Soft Story Retrofit Pass Through	Total Monthly Rent	Avg. Total Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease	
9	7	78%	4,850	\$18,943	\$171	\$19,114	\$3.94	\$21,300	\$4.39	\$2,186	

* Vacant as of December 19, 2025

Rent Roll Summary

Unit Type	# of Units	Avg. SQFT	Scheduled			Potential	
			Total Rental Range	Avg. Total Rent	Total Monthly Income	Avg. Rent	Monthly Income
1+1+Office	2	650	\$2,019 - \$2,374	\$2,214	\$4,428	\$2,600	\$5,200
1+1+Patio	3	500	\$2,298 - \$2,400	\$2,366	\$7,098	\$2,400	\$7,200
1+1	4	513	\$1,605 - \$2,029	\$1,897	\$7,589	\$2,225	\$8,900
Totals/Weighted Averages	9	539		\$2,124	\$19,114	\$2,367	\$21,300
Gross Annualized Rents					\$229,372		\$255,600



Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

Operating Data

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	\$229,372	\$25,486	\$255,600	\$28,400
Laundry Income	\$1,200	\$133	\$1,200	\$133
Garage / Storage Income *	\$3,600	\$400	\$3,600	\$400
Gross Potential Income	\$234,172	\$26,019	\$260,400	\$28,933
Less Vacancy (3%)	(\$6,881)	(\$765)	(\$7,668)	(\$852)
Effective Gross Income	\$227,290	\$25,254	\$252,732	\$28,081
Estimated Expenses	Current	Per Unit	Pro Forma	Per Unit
Taxes (1.199398%)	\$32,324	\$3,592	\$32,324	\$3,592
Management (3½%)	\$8,028	\$892	\$8,946	\$994
Insurance	\$6,970	\$774	\$6,970	\$774
Repairs & Maintenance **	\$9,000	\$1,000	\$9,000	\$1,000
Utilities	\$10,519	\$1,169	\$10,519	\$1,169
Contract Services ***	\$4,500	\$500	\$4,500	\$500
Cleaning	\$595	\$66	\$595	\$66
Trash	\$4,063	\$451	\$4,063	\$451
Business Licenses & Taxes	\$1,193	\$133	\$1,193	\$133
Total Estimated Expenses	\$77,192	\$8,577	\$78,110	\$8,679
Expenses per SQFT	\$15.84		\$16.03	
Expenses per Unit	\$8,577		\$8,679	
% of Gross Income	33.65%		30.56%	
Net Operating Income	\$150,098	\$16,678	\$174,622	\$19,402

* Will be vacant at the close of escrow

** Assumes \$1,000/unit/year

*** Assumes \$500/unit/year

Financial Summary

Building Data

# of Units	9
Year Built	1956
Year Renovated	N/A
Lot Size (SQFT)	6,995
Building Size (SQFT)	4,872
APN	4263-032-022
Parking	(3) Single Car Garages & Surface Parking

Income Analysis	Current	Market
Gross Potential Income	\$229,372	\$255,600
Less: Vacancy	(\$6,881)	(\$7,668)
Less: Non-Revenue Units	\$0	\$0
Less: Bad Debt	\$0	\$0
Less: Concession Loss	\$0	\$0
Total Rental Income	\$222,490	\$247,932
Laundry Income	\$1,200	\$1,200
Garage / Storage Income	\$3,600	\$3,600
Effective Gross Income	\$227,290	\$252,732
Less: Expenses	\$77,192	\$78,110
Net Operating Income	\$150,098	\$174,622
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$150,098	\$174,622

Financial Indicators

Price	\$2,695,000
Down, 100%	\$2,695,000
Current CAP	5.57%
Market CAP	6.48%
Price/Unit	\$299,444
Price/Gross SQFT	\$553.16
Current GIM	11.51
Market GIM	10.35
Current GRM	11.75
Market GRM	10.54
Ownership	Fee Simple

Expense Summary	Current	Market
Taxes	\$32,324	\$32,324
Management	\$8,028	\$8,946
Insurance	\$6,970	\$6,970
Repairs & Maintenance	\$9,000	\$9,000
Utilities	\$10,519	\$10,519
Contract Services	\$4,500	\$4,500
Cleaning	\$595	\$595
Trash	\$4,063	\$4,063
Business Licenses & Taxes	\$1,193	\$1,193
Total Expenses	\$77,192	\$78,110

Financial Summary

Unit Mix			Current				Market (Renovated)				Loss-to-Lease
Unit Type	# of Units	Unit Size	Total Rental Range	Avg. Total Rent	Avg. Total Rent/SQFT	Total Monthly Income	Rental Range	Avg. Rent	Avg. Rent/SQFT	Monthly Income	
1+1+Office	2	650	\$2,019 - \$2,374	\$2,214	\$3.41	\$4,428	\$2,600	\$2,600	\$4.00	\$5,200	\$772
1+1+Patio	3	500	\$2,298 - \$2,400	\$2,366	\$4.73	\$7,098	\$2,400	\$2,400	\$4.80	\$7,200	\$102
1+1	4	513	\$1,605 - \$2,029	\$1,897	\$3.70	\$7,589	\$2,225	\$2,225	\$4.34	\$8,900	\$1,311
Totals/ Weighted Avg.	9	539		\$2,124	\$3.94	\$19,114		\$2,367	\$4.39	\$21,300	\$2,186
			Annual Current:		\$229,372		Annual Market:		\$255,600		



West Los Angeles

Home to world-famous cultural institutions, retail centers, educational establishments, and business hubs, West Los Angeles offers a culturally rich experience for locals and visitors alike. Located in the western region of Los Angeles County, this area is comprised of some of the nation's most prestigious communities, including Beverly Hills, Brentwood, Westwood, Bel-Air, and Century City.

The neighborhood's soaring skyscrapers are home to some of the nation's most influential names in law, finance, and entertainment, making West LA one of the most prominent business and entertainment districts. Nearby attractions include the Getty Center, LA County Museum of Art, Skirball Cultural Center, the Paley Center for Media, La Brea Tar Pits, and much more.

The westside is also a luxury shopping destination with retail centers such as the Beverly Center and over 200 shops and restaurants, including Javiers and the West Coast's first Early. West LA boasts cuisines from around the world, from high-end eateries with menus curated by world-renowned chefs to gourmet food trucks.

West Los Angeles is also home to numerous educational establishments, including some of the most prestigious public and private schools in Los Angeles. The most notable, the University of California Los Angeles (UCLA), lies on 419 acres and has an attendance of over 45,000 students along with 7,790 faculty members.



Demographics (90025)



Population
44,429



Square Miles
2



Population Density
17,821 people/sq. mile



Total Households
20,954



Average Adjusted Gross Income
\$1,152,600



Unemployment Rate
5.2%

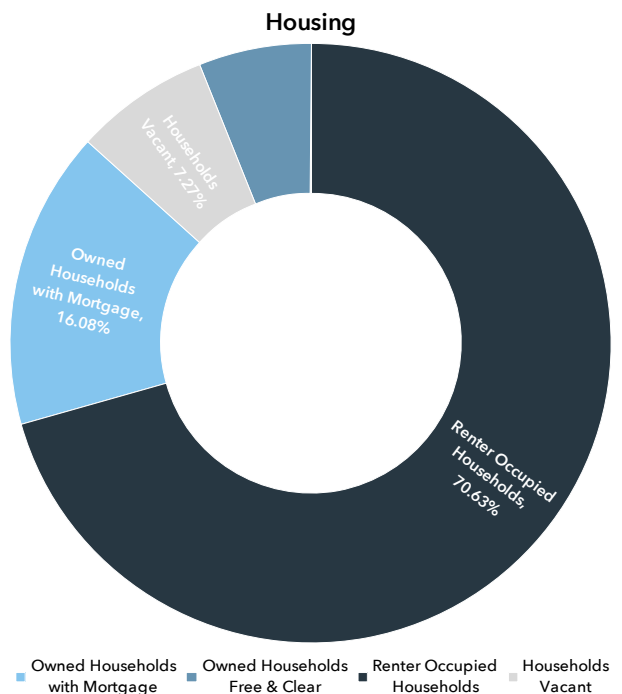
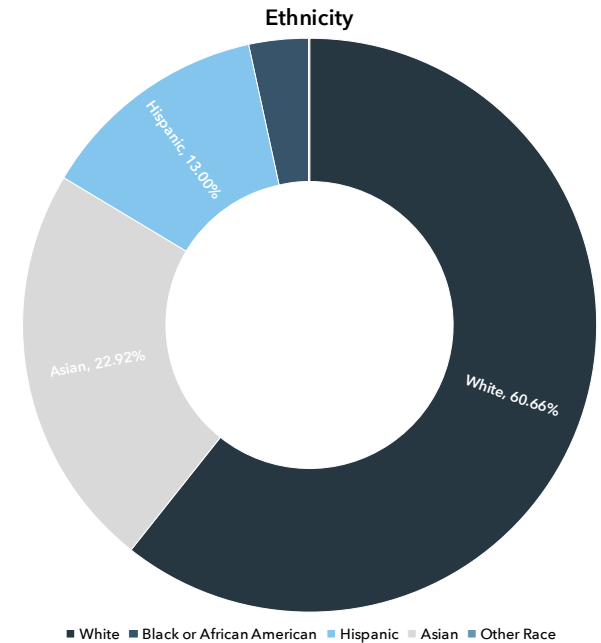


Median Household Income
\$100,453



% High Income Households
9.3%

**All information gathered from the most recent United States Census data*



Los Angeles County Overview



Population
10,014,009



**Median Household
Income**
\$83,411



Housing Units
3,591,981



**Renter-Occupied
Housing Units**
50.3%



Square Miles
4,084



Median Rent
\$1,666



Cities
88



**Unemployment
Rate**
6.1%

Source: data.lacounty.gov

Top Employers in the County

Employer	Number of Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California (Non-Education)	33,900
University of Southern California	21,000
Northrop Grumman Corp.	16,600
Amazon	16,200
Providence Health & Services	15,900
Target Corp.	15,000
Kroger Co.	14,900
Cedars-Sinai Medical Center	14,900
Walt Disney Co.	13,000
LA County Metropolitan Transportation	12,900
Allied Universal	12,800
NBCUniversal	12,000
Long Beach Unified School District	11,900

Source: *laalmanac.com*





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Disclaimer

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The information in this Offering Memorandum has been compiled by RE/MAX from sources deemed reliable. However, neither the information nor the reliability of RE/MAX's sources are guaranteed by RE/MAX or Owner.

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Prospective purchasers are recommended to seek professional advice. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Offering Memorandum or any other information, written or verbal, from RE/MAX or Owner. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a purchaser's active conduct of its own due diligence to determine these and other matters of significance to such purchaser. Neither RE/MAX nor Owner serves as a financial advisor to any purchaser.

All data and assumptions regarding financial performance, including but not limited to that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to, that level. A buyer must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Any warranties or representations shall be limited to those expressly provided in an executed purchase and sale agreement. In no event shall a prospective purchaser have any claims against RE/MAX or Owner for any damages, liability, or causes of action relating to this Offering Memorandum. Each prospective purchaser proceeds at his own risk.

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President

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