

# ASHTON APARTMENTS

10361 Ashton Avenue  
LOS ANGELES, CA 90024

Asking price:  
\$2,195,000

MILLER & DESATNIK REALTY CORP.  
(310) 666-2314  
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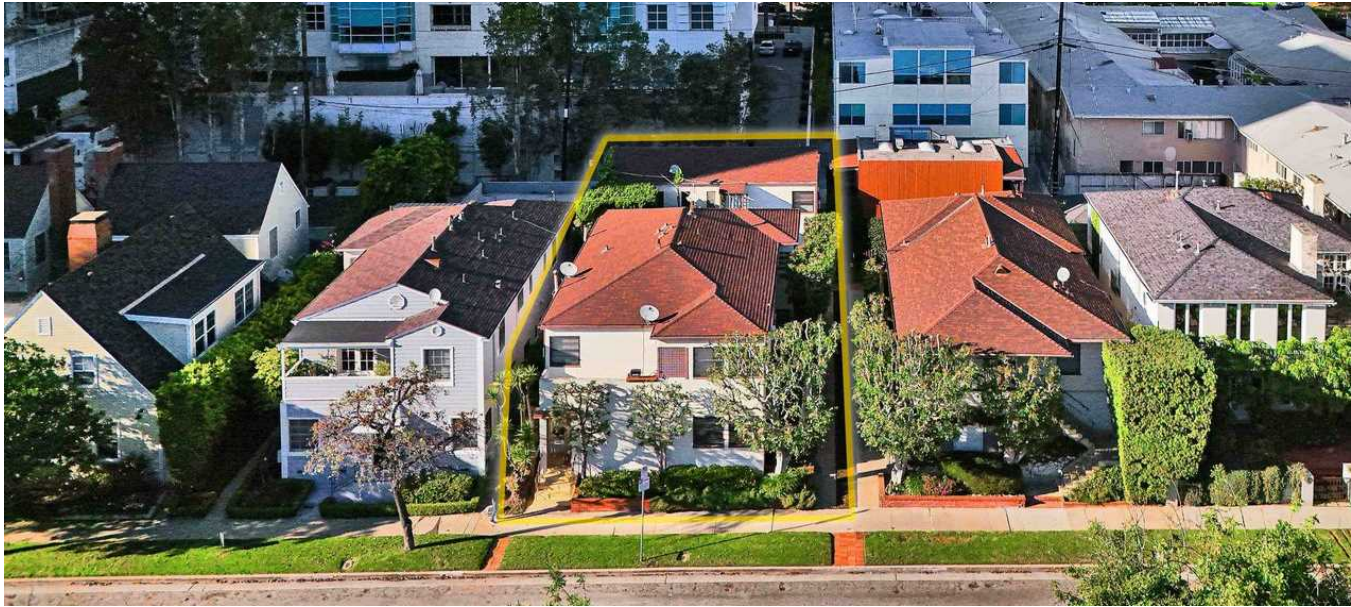
MILLER & DESATNIK REALTY CORP

3627 Motor Avenue

Los Angeles, CA 90034

# PROPERTY SUMMARY

10361 ASHTON AVENUE | LOS ANGELES, CA 90024



## Property Summary

Price:	\$2,195,000
Units:	5
Price / Unit:	439,000
NOI:	\$83,448
CAP Rate:	3.80
Building SF:	3,954
Price / SF:	555
Lot Size:	4,251 SF
Parking:	5
Year Built:	1937

## Property Overview

10361 Ashton Avenue is the western parcel and consists of approximately 3,954 square feet of living space across five well-sized one-bedroom/one-bathroom units. Built in 1937, the property showcases classic wood-frame and stucco construction, with each unit retaining its own distinct character. The building also benefits from ample parking, including two two-car garages and one one-car garage, all accessible from the rear alley. Like its neighboring parcel, the property is arranged around the shared central courtyard, enhancing tenant appeal and usability. This parcel is also situated on approximately 4,250 square feet of land and is zoned LARD1.5, making it well-positioned for continued strong rental demand and future value growth. 10357 Ashton Ave. 4 units, the neighboring property is also available for Sale.

## Location Overview

Both properties are ideally located one block south of Wilshire Boulevard and east of South Beverly Glen Boulevard, providing convenient access to Beverly Hills, Century City, UCLA, and the greater Westside. The premier Westwood location supports consistent rental demand and makes this a compelling long-term investment opportunity.

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# PRO FORMA SUMMARY

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## Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	1	\$2,808	\$2,808	\$3,100	\$3,100
1+1	1	\$2,500	\$2,500	\$3,100	\$3,100
1+1	1	\$1,876	\$1,876	\$3,100	\$3,100
1+1	1	\$2,450	\$2,450	\$3,100	\$3,100
1+1	1	\$2,487	\$2,487	\$3,100	\$3,100
<b>Totals</b>	<b>5</b>		<b>\$12,121</b>		<b>\$15,500</b>

## Annualized Income

Description	Actual	Market
Gross Potential Rent	\$145,452	\$186,000
- Less: Vacancy	(\$4,364)	(\$5,580)
Effective Gross Income	\$141,088	\$180,420
- Less: Expenses	(\$57,640)	(\$57,640)
Net Operating Income	\$83,448	\$122,780

## Annualized Expenses

Description	Actual	Market
Total Expenses	\$57,640	\$57,640
Expenses Per RSF	\$14.58	\$14.58
Expenses Per Unit	\$11,528	\$11,528

## Investment Summary

Price	\$2,195,000
Year Built	1937
Units	5
Price/Unit	\$439,000
RSF	3,954
Price/RSF	\$555.13
Floors	2
APN	4327-013-017
Cap Rate	3.8%
Market Cap Rate	5.59%
GRM	15.09
Market GRM	11.8

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# PROPERTY PHOTOS

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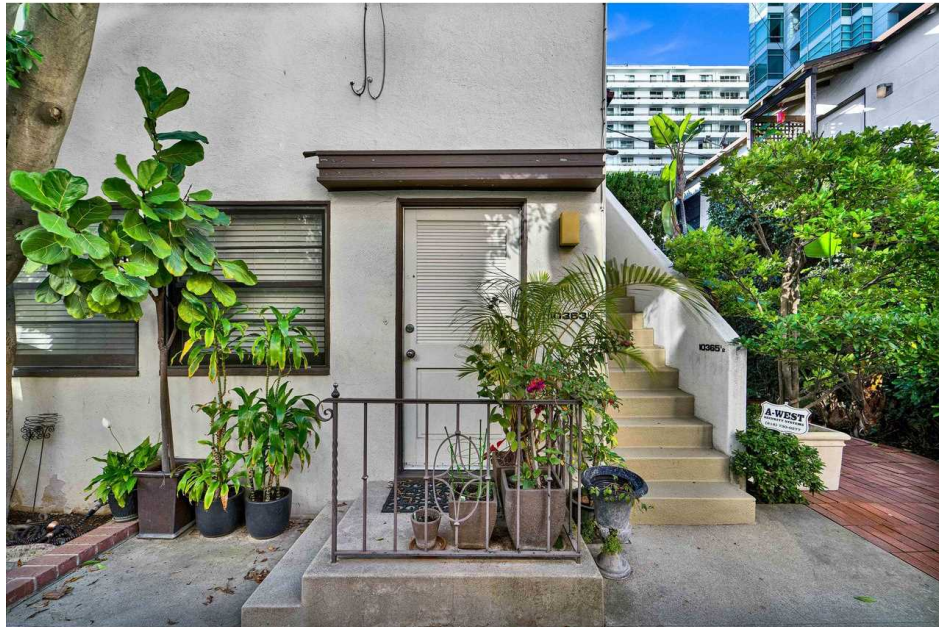


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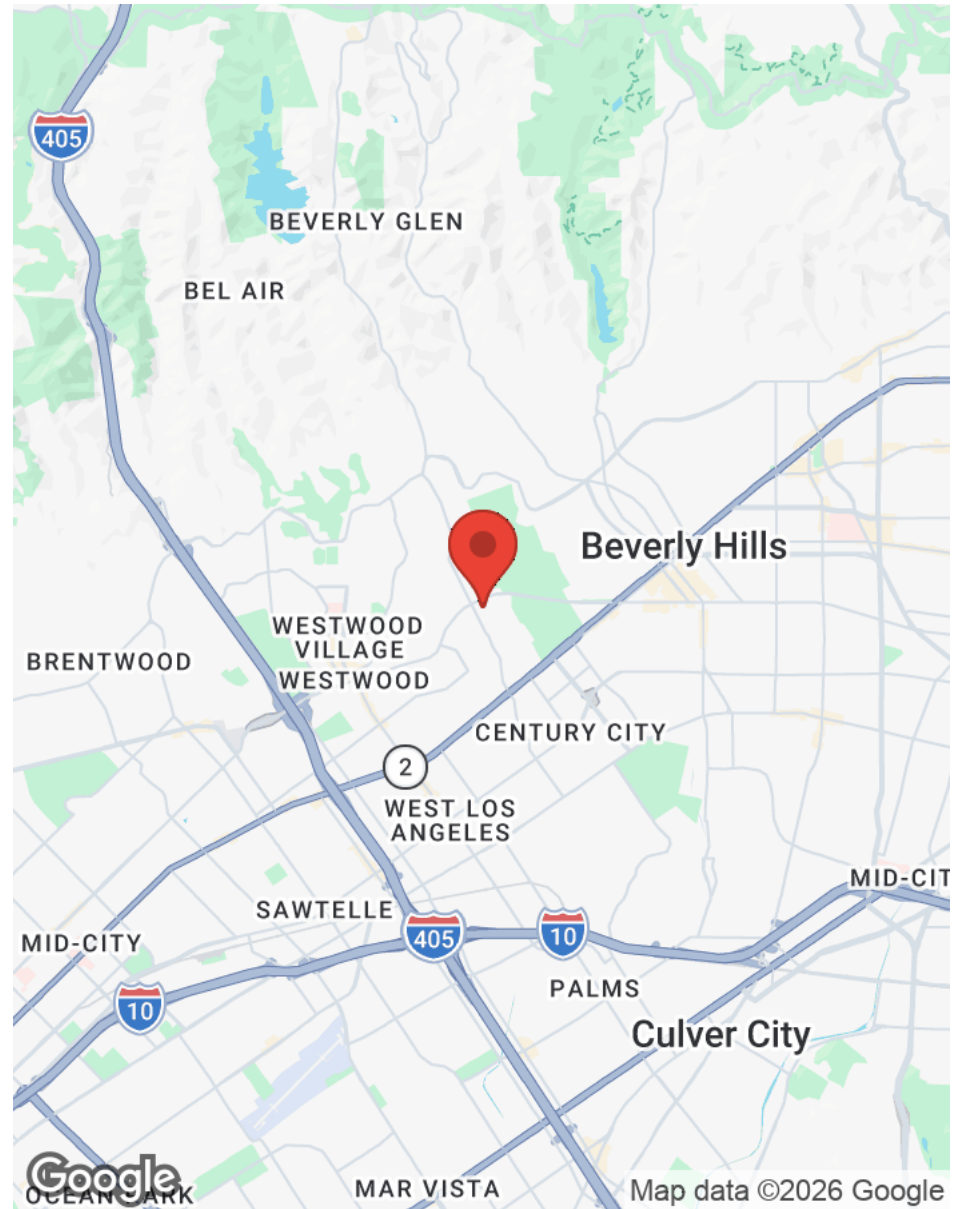
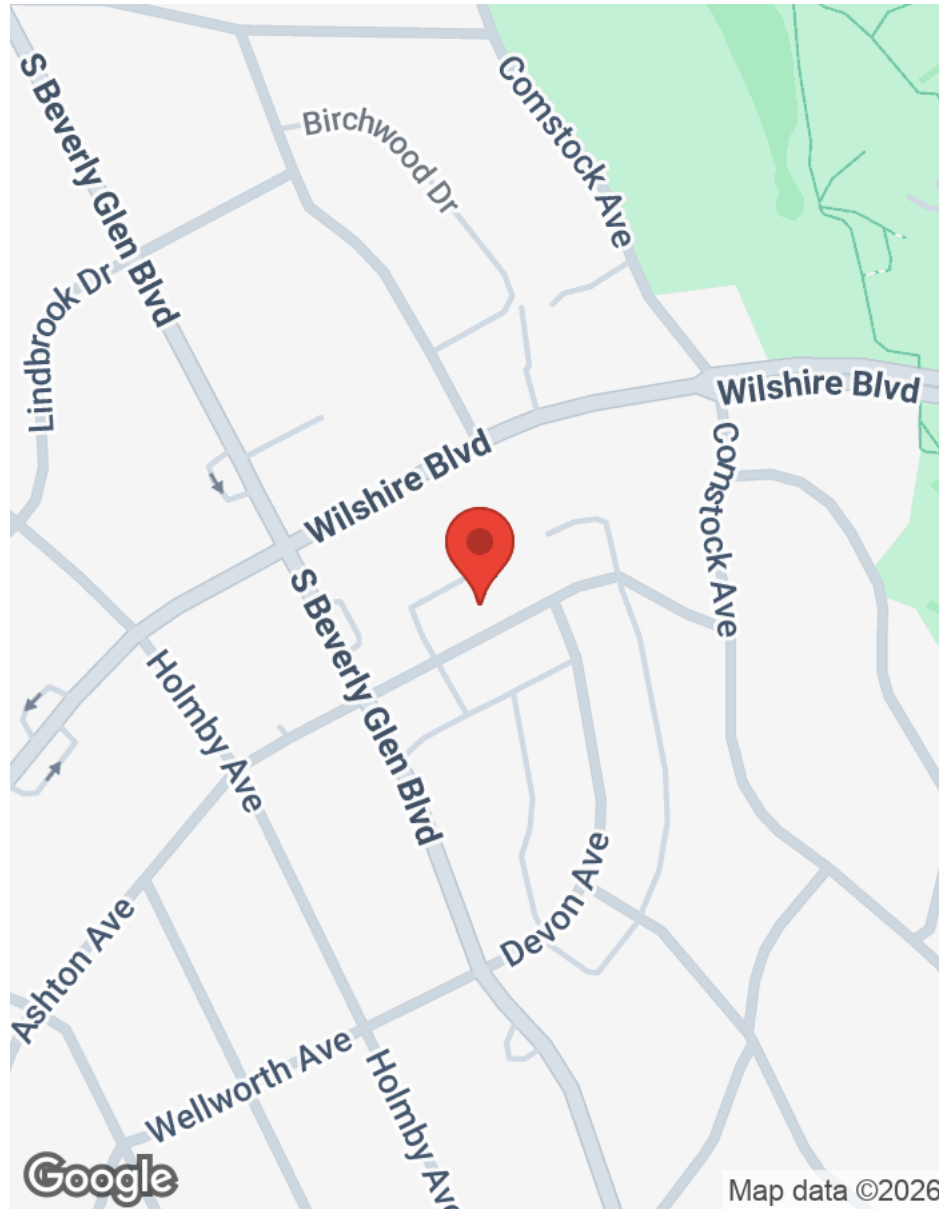


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# LOCATION MAPS

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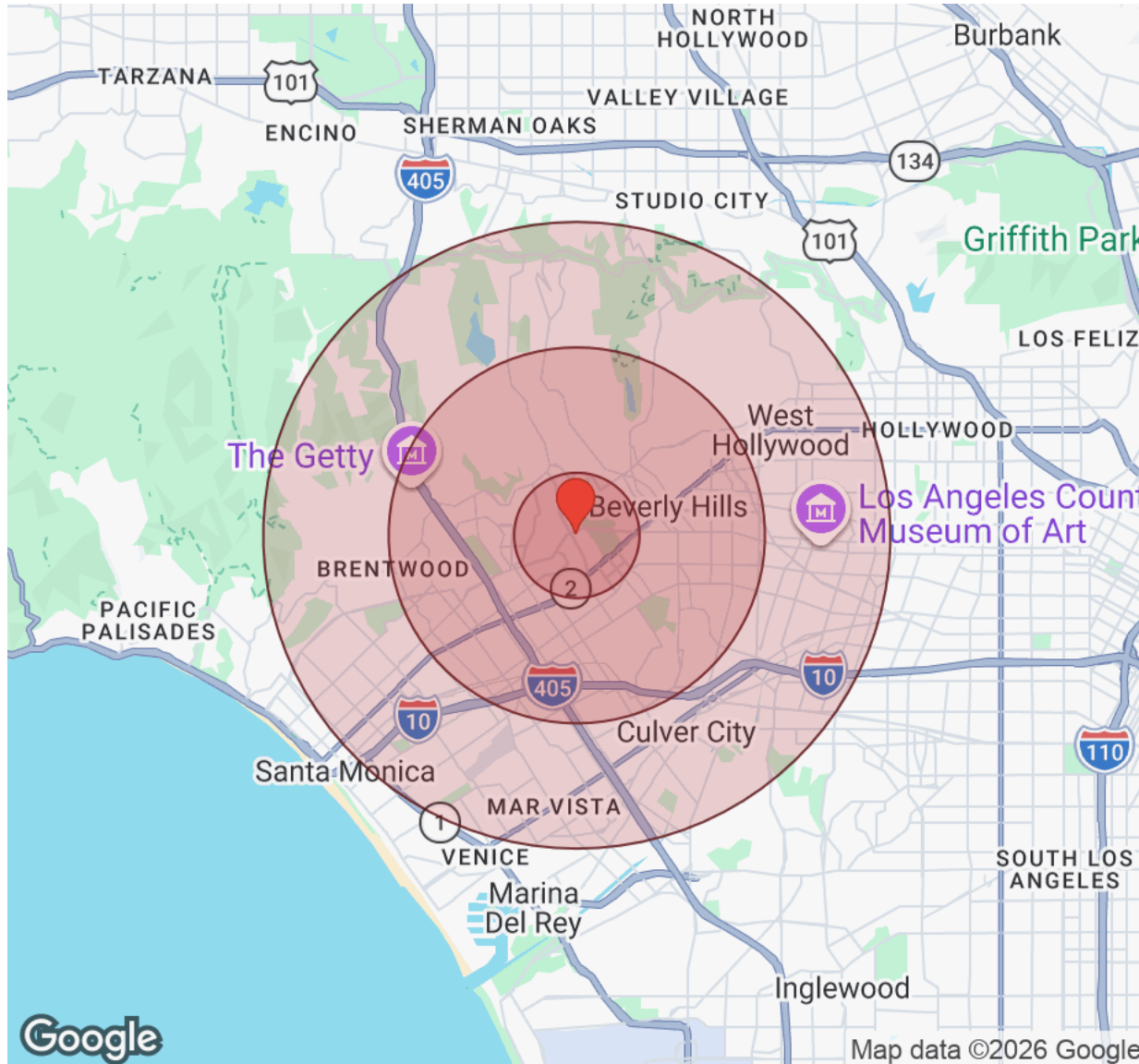


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# DEMOGRAPHICS

10361 -65 ASHTON AVENUE | LOS ANGELES, CA 90024



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	12,114	133,894	328,318
Female	13,601	121,334	312,094
Total Population	25,715	255,228	640,413
<b>Race / Ethnicity</b>			
White	16,152	137,491	318,926
Black	733	10,720	43,164
Am In/AK Nat	18	306	833
Hawaiian	10	204	576
Hispanic	3,996	49,361	152,739
Asian	3,850	47,166	99,072
Multiracial	874	8,397	21,326
Other	85	1,557	3,714
<b>Housing</b>			
Total Units	14,193	124,465	321,206
Occupied	12,491	111,334	290,081
Owner Occupied	6,352	40,156	97,475
Renter Occupied	6,139	71,178	192,606
Vacant	1,702	13,131	31,125
<b>Age</b>			
Ages 0 - 14	3,204	30,782	79,598
Ages 15 - 24	2,285	40,500	73,534
Ages 25 - 54	9,223	105,768	293,278
Ages 55 - 64	3,068	26,552	71,424
Ages 65+	7,936	51,627	122,579
<b>Income</b>			
Median	\$127,552	\$119,914	\$115,261
Under \$15k	1,260	9,051	22,087
\$15k - \$25k	702	4,989	13,399
\$25k - \$35k	503	4,450	13,019
\$35k - \$50k	741	6,613	18,647
\$50k - \$75k	951	11,322	30,690
\$75k - \$100k	1,083	11,678	31,212
\$100k - \$150k	1,655	16,429	45,798
\$150k - \$200k	1,260	12,293	32,477
Over \$200k	4,338	34,509	82,752

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