

2625 Chariton St Los Angeles 90034

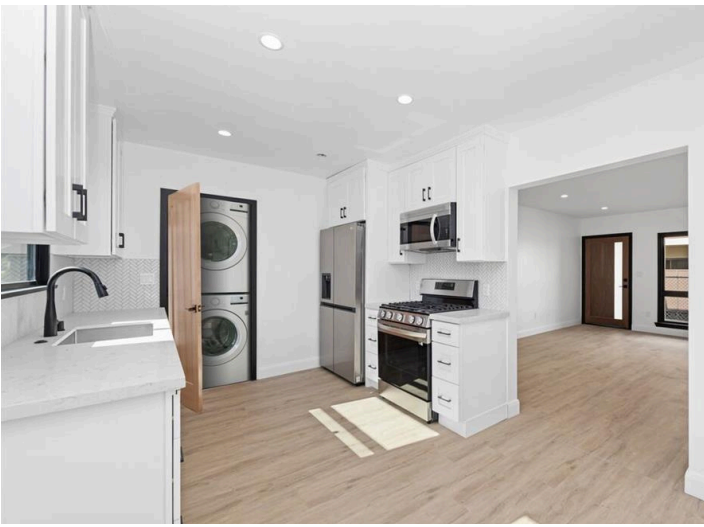
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This meticulously updated four-unit property nestled in the desirable Beverlywood/Culver City neighborhood of Los Angeles, California.

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Renovated Modern Units: Experience the epitome of modern living with completely updated interiors. Every unit has undergone a comprehensive renovation, featuring new plumbing, electrical systems, newer roof, and flooring. Each residence is equipped with a convenient in-unit washer and dryer, dishwasher, stove, oven, and refrigerator, ensuring convenience and comfort for residents.

Contemporary Style & Amenities: The units are styled in a contemporary manner, offering a sleek and inviting atmosphere. The modern appliances and finishes enhance the living experience, making these units highly desirable for renters or prospective buyers.

Additional Features: The property boasts enclosed garages and off-street parking, ensuring residents' vehicles are secure and easily accessible. Each unit is separately metered for gas and electricity, providing flexibility and convenience in utility management.

Investment Opportunity: The recent upgrades and the property's excellent location contribute to a high-income potential for each unit, presenting an exceptional opportunity for investors or owner-users seeking a lucrative investment in the thriving Los Angeles real estate market.

Future Expansion Potential: Furthermore, the property comes with Ready-To-Issue (RTI) plans for two additional units, allowing for future expansion and increased rental potential, providing an added value for the savvy investor.

This property is a rare find, offering updated units, excellent income potential, convenient amenities, and the prospect for future expansion in one of Los Angeles' most sought-after neighborhoods. Don't miss this opportunity to own a prime piece of real estate in Beverlywood/Culver City.

Operating Income Statement

2625 Chariton St. Los Angeles

Unit	Income/ Monthly	Total
Unit 1	\$2,808	\$33,696
Unit 2	\$3068	\$36,816
Unit 3	\$3172	\$38,064
Unit 4 Vacant	\$3000	\$36,000
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Total	\$11,500	\$144,576

Expenses

Water/Utilities	\$191	\$2,292
Gardener	\$150	\$1,800
Insurance	\$250	\$3,000
Property Tax	\$2350	\$28,200
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Total Expenses		\$35,292

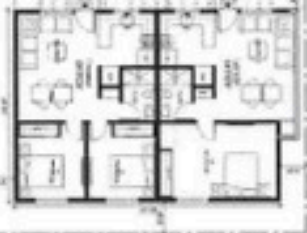
NOI: \$109,284

4.8% Cap Rate

Convert Existing Detached Garage into 2-New ADU

2625 CHARITON ST., LOS ANGELES, CA 90034

SCOPE OF WORK



REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/23	ISSUE FOR PERMITS
2	08/22/23	REVISIONS TO PERMITS
3	09/05/23	FINAL REVISIONS

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DOOR SCHEDULE

NO.	TYPE	FINISH	SWING	OPERATION	MARKING
1	SW	WOOD	IN	SLIP	101
2	SW	WOOD	OUT	SLIP	102
3	SW	WOOD	IN	SLIP	103
4	SW	WOOD	OUT	SLIP	104

WINDOW SCHEDULE

NO.	TYPE	FINISH	MARKING
1	SW	WOOD	101
2	SW	WOOD	102
3	SW	WOOD	103
4	SW	WOOD	104

FINISH NOTES

ALL INTERIORS TO BE FINISHED WITH THE FOLLOWING:

- WALLS: 1/2" GYP BOARD ON STUDS
- CEILING: 5/8" GYP BOARD ON JOISTS
- FLOOR: 3/4" GYP BOARD ON JOISTS
- BASEBOARD: 1" X 4" GYP BOARD
- TRIM: 1" X 4" GYP BOARD
- PAINT: PRIMER AND TWO COATS OF PEARL WHITE



PROJECT INFORMATION

PROJECT NAME: Convert Existing Detached Garage into 2-New ADU

CLIENT: [Redacted]

DATE: 08/15/23

DESIGNER

ARCHITECT: [Redacted]

SCALE: 1/8" = 1'-0"

DATE

08/15/23

WALK SCORE : 2625 Chariton Street

2625 Chariton Street has a Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot. 2625 Chariton Street is a 17 minute walk from the Metro E Line (Expo) at the Culver City Station stop. This location is in the South Robertson neighborhood in Los Angeles. Nearby parks include Reynier Park, McManus Park and Westside Park.

88

Very Walkable

Most errands can be accomplished on foot.

64

Good Transit

Many nearby public transportation options

79

Very Bikeable

Biking is convenient for most trips

