

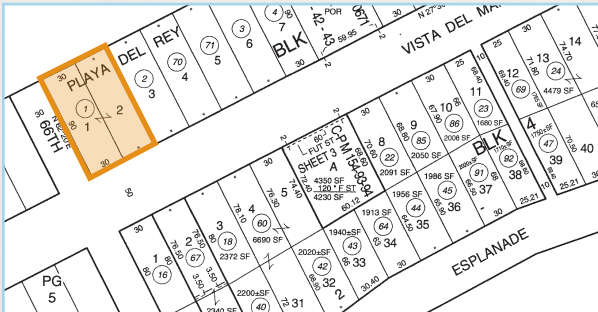
INVESTMENT SUMMARY

Asking Price:	\$3,500,000
Product Type:	Multifamily
Building Size:	Building Size: 5,984 SF (5,184 Building + 800 Built-In Garage)
Land Size:	5,400 SF
Residential Units:	6
Price Per Unit:	\$583,300
Price Per SF:	\$585
Unit Mix:	4 x 1Bd + 1Ba 2 x 2Bd + 1Ba



KEY INVESTMENT HIGHLIGHTS

- Excellent demographics in the Playa del Rey-Marina del Rey-Venice submarket, more commonly known as Silicon Beach
- Pent-up demand due to lack of buildable land, restrictive zoning for new residential construction
- Pride of ownership
- Potential rental upside $\pm 29.09\%$
- Vacancy rate below 2.4% in this coastal community
- Excellent unit mix of 1- and 2-bedroom units with garage and open space parking
- Extra storage space: Potential to lease for additional income
- Unobstructed view of the Ballona Wetlands and Marina del Rey
- Coastal submarket, with highest effective rents in the county, continues to show rent growth (currently 4%)
- Well-maintained property
- Steps away from Dockweiler State Beach, Playa del Rey Lagoon and Marina del Rey, the property offers easy access to the Pacific Coast (1) Hwy, the Marina (90) Fwy, the San Diego (405) Fwy
- R3 zoning allows for investor to hold for future redevelopment



APN: 4116-006-001



Two-car garages for some units



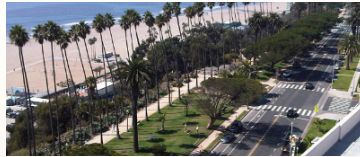
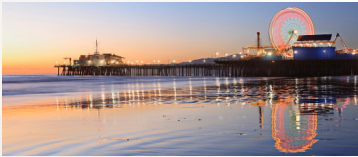
Gorgeous views of the Ballona Wetlands



Private garden area patios for some units

Presented By:

PLAYA DEL REY & SURROUNDING HIGHLIGHTS



- Beachside community nestled between Marina del Rey, Playa Vista, Westchester, LAX and the Pacific Ocean
- Minutes from Marina del Rey, the Santa Monica Pier and Third Street Promenade, economic and entertainment business hubs of Century City-Culver City-Playa Vista, and the beautiful beaches of Venice, Manhattan Beach and Malibu
- Updated and new developments include: Westfield Culver City Shopping Center (Best Buy, Target, Macy's, Coach, etc.) and The Runway in Playa Vista (1,000 acres master plan with 6,000 residential units and nearly 4 million square feet of commercial)
- U.S. Army Corps of Engineers and the CA Dept. of Fish & Wildlife plan major restorations for the Ballona Wetlands (566-acre ecological reserve)
- Playa del Rey pedestrian bridge connecting to sister city Marina del Rey
- Favorable location for residents who like to eat, shop, walk, bike, hike and enjoy outdoor beach and recreational activities
- Playa del Rey Lagoon, Krauch Field, the Pacific Ocean, art galleries, restaurants, wine bars and coffee shops and other local shops
- Public schools include Paseo del Rey Fundamental. Private Schools include St. Bernard High School.
- Nearby higher education includes UCLA, Loyola Marymount, and Otis College of Art & Design
- Neighboring companies include LAX, Boeing Aerospace, Other Multiple Aerospace Companies (i.e Space X), Northrop Grumman, Airforce and Other Government Institutions

Presented By:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Demographics

	1 Mile	2 Mile	3 Mile
2017 Est. Population	12,030	108,384	108,384
2017 Est. Households	6,689	24,030	52,913
2017 Est. Average HH Income	\$124,668	\$122,348	\$110,245
2017 Est. Median All Owner-Occupied Housing Value	\$502,967	\$669,104	\$758,701

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