

5100 INGLEWOOD BLVD
Culver City, CA 90230

2
of Units

950
Sqft

2,645/PR
Lot Size

Income
SP \$700,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$736.84
Vacancy	
Total Bedrooms	
Total Bathrooms	
MLS#	SR16765330CN
APN	4218-020-033

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00		\$1,136.00	\$1,136.00	\$1,695.00
Unit 2	1	1	1.00		\$1,695.00	\$1,695.00	\$1,695.00
Unit 3		0	0.00		\$375.00	\$375.00	\$450.00

Directions: CENTINELA AND INGLEWOOD

Remarks: LOCATION LOCATION LOCATION, EXCELLENT INVESTMENT ONE UNIT VACANT FOR OWNER OCCUPIED POSSIBILITY CLOSE TO PLAYA VISTA/SILICON BEACH, EACH UNIT HAS 1 BEDROOM, 1 FULL BATH, KITCHEN, LIVING ROOM AND QUIET NEIGHBORHOOD. BACK UNIT HAS A LAUNDRY ROOM AND 2 CAR GARAGE.

Income Details		Structure Info		Contract Info	
Scheduled or Actual		Type of Units		List Date	12-19-2016
Rent Control %		Year Built/Source	1953/Assessor	List Price	\$675,000
GOI		Stories	1	Orig List Price	\$675,000
Total Expense		Buildings	1	Status Date	04-12-2017
NOI	\$2,600	Security		Sale Type	Standard
Gross Income		Sewer			
Cap Rate		Style			
GRM		Prop Condition			
Actual AGR		View			
Actual GAI		Water	Public, Water District		

DOM 114

Land/Parking Info		Community/Development		Sale/Sold Info	
Zoning	LAR3	Complex/Assoc Name		Contract Date	02-28-2017
Addl Parcel		Tax Mello Roos		Sold Date	04-12-2017
Rent Control				Sold Price	\$700,000
Land Type				Sold Price/SqFt	\$736.84
Parking Type				Sale Terms	
Total Parking				SP/LP	103.70%
Covered Parking					
Uncovered Parking	2				

Interior Features		Exterior Features	
AC/Cooling		Construction	
Heating		Exterior Constr	
Equip/Appl		Pool	None
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		Fence	

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4018 Higuera ST
CULVER CITY, CA 90232

2
of Units

1,340
Sqft

5,403
Lot Size

Income
SP \$1,031,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$769.00
Vacancy	
Total Bedrooms	
Total Bathrooms	
MLS#	OC17040087MR
APN	4206-017-014

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$1,800.00	\$1,800.00	\$2,800.00
Unit 2	1	2	1.00	No	\$1,000.00	\$1,000.00	\$2,800.00

Directions: South of 10 Fwy, 2 blocks east of Venice Blvd.

Remarks: This charming multi-family 2 unit investment property located just a short walk from the heart of Culver City is full of potential and possibilities. Places like this rarely come on the market, so now is the perfect time to seize this unique opportunity. This non-rent control property offers rental income for two units, the option to live in one and rent the other, or as purely an investment. The home is just 10 miles from nearby L.A. beaches, walking distance to public transportation, schools, parks and shops and is conveniently situated in a highly desirable rental community. Each unit offers two bedrooms and one full bathroom single story living, a private yard, laundry access, and garage/carport parking. OFFERS ARE DUE MONDAY MARCH 6th at 5PM.

Income Details	
Scheduled or Actual	
Rent Control %	
GOI	
Total Expense	\$14,720
NOI	\$17,872
Gross Income	
Cap Rate	
GRM	
Actual AGR	\$2,800
Actual GAI	

Structure Info	
Type of Units	
Year Built/Source	1947
Stories	
Buildings	
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 14
List Date	03-02-2017	
List Price	\$975,000	
Orig List Price	\$975,000	
Status Date	05-01-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	No
Land Type	Fee
Parking Type	
Total Parking	4
Covered Parking	
Uncovered Parking	2

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	03-16-2017
Sold Date	05-01-2017
Sold Price	\$1,031,000
Sold Price/SqFt	\$769.00
Sale Terms	
SP/LP	105.74%

Interior Features	
AC/Cooling	
Heating	
Equip/Apppl	
Flooring	
Laundry	Other
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	None
Roofing	
Spa	
Fence	

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11035 CULVER
CULVER CITY, CA 90230

3
of Units

2,130/VN
Sqft

2,564/VN
Lot Size

Income
SP \$1,215,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$570.42
Vacancy	0%
Total Bedrooms	4
Total Bathrooms	3.00
MLS#	17-189250
APN	4213-009-020

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$1,375.00	\$1,375.00	\$1,375.00
Unit 2	1	1	1.00	No	\$1,500.00	\$1,500.00	\$1,500.00
Unit 3	1	2	1.00	No	\$2,045.00	\$2,045.00	\$2,045.00

Directions: West of Overland, East of Sepulveda

Remarks: That's strange, I smell fresh baked bread & warm butter. Wait a second, it's not strange at all... it's 11035 Culver Blvd! This Bread-n-Butter Income property consisting of two 1 bed / 1 bath units and one 2 bed / 1 bath unit nestled quietly behind the Culver Boulevard Bike Path has easy access to downtown Culver City shops, restaurants, movies, parks and Culver City schools. Each unit has it's own private garage and there is an on-site coin operated washer/dryer for additional income. With a great location, great rents, great upside and no rent control, 11035 Culver Blvd. is the missing piece to your investment portfolio or the corner stone property for a new investor. So, now's the time for you to make your own "Bread-n-Butter Investor Sandwich", 11035 Culver Blvd, provides all the right ingredients. All you've got to do is grab a seat at the table and enjoy. !!! OFFER DEADLINE is Friday Jan 13th by 12-Noon !!!

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$59,040
Total Expense	\$0
NOI	\$0
Gross Income	\$59,040
Cap Rate	
GRM	16.85
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	1/1,1/1,2/1
Year Built/Source	1954
Stories	2
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 15
List Date	01-02-2017	
List Price	\$995,000	
Orig List Price	\$995,000	
Status Date	02-24-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR4YY
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Garage
Total Parking	3
Covered Parking	3
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	01-25-2017
Sold Date	02-24-2017
Sold Price	\$1,215,000
Sold Price/SqFt	\$570.42
Sale Terms	
SP/LP	122.11%

Interior Features	
AC/Cooling	None
Heating	Central
Equip/Appl	Other
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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10806 OVERLAND AVE
CULVER CITY, CA 90230

2
of Units

1,665/VN
Sqft

7,755/VN
Lot Size

Income
SP \$1,150,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$690.69
Vacancy	50
Total Bedrooms	4
Total Bathrooms	2.00
MLS#	17-260004
APN	4203-001-084

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$0.00	\$0.00	\$2,500.00
Unit 2	2	2	1.00	No	\$1,965.00	\$1,865.00	\$2,300.00

Directions: South of Jefferson on Overland

Remarks: No Rent Control - Great opportunity in wonderful lower Crest area of Culver City on large approx. 7750 sf lot. Buyer to verify. Duplex with detached two-car garage with extra parking on pad. Approx. 1665 sf total with one unit rented, one vacant after about 8/29/2017. Each unit has two bedrooms and one bath, kitchen, living room with dining area, separate laundry room. Copper plumbing and newer hot water heaters with complete water filtration system. Large back yard. Walk to schools, markets, and more. Culver City schools and fire department. Upside potential with below market rents -- or possible remodel to single family residence. Well maintained, showings with accepted offer.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	0
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Duplex +
Year Built/Source	1948
Stories	1
Buildings	2
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 21
List Date	08-08-2017	
List Price	\$1,100,000	
Orig List Price	\$1,100,000	
Status Date	09-29-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Driveway, Garage, Garage Is Detached
Total Parking	4
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	08-29-2017
Sold Date	09-29-2017
Sold Price	\$1,150,000
Sold Price/SqFt	\$690.69
Sale Terms	
SP/LP	104.55%

Interior Features	
AC/Cooling	None
Heating	Floor Furnace
Equip/Appl	Other
Flooring	Hardwood, Mixed
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	Stucco
Pool	
Roofing	Asphalt Shingle
Spa	
Fence	

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4022 TILDEN AVE
CULVER CITY, CA 90232

2
of Units

2,220/VN
Sqft

6,865/VN
Lot Size

Income
SP \$1,200,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$540.54
Vacancy	0
Total Bedrooms	3
Total Bathrooms	2.00
MLS#	17-286366
APN	4213-008-024

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$950.00	\$950.00	\$2,600.00
Unit 2	1	1	1.00	No	\$950.00	\$950.00	\$1,900.00

Directions: East of Sepulveda between Washington and Culver

Remarks: Culver City duplex zoned R-2 on 6,865 sf lot. Great location and opportunity to develop. One unit is a two bedroom and the other is a one bedroom. Both tenants pay under market rents and have been there for 20+ years. Property in heavy fixer. Inside with accepted offer only. Drive by only. Please don't disturb tenants.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	0
GOI	\$54,000
Total Expense	\$0
NOI	\$54,000
Gross Income	\$54,000
Cap Rate	
GRM	22.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	duplex
Year Built/Source	1939
Stories	0
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 6
List Date	11-03-2017	
List Price	\$1,200,000	
Orig List Price	\$1,200,000	
Status Date	11-28-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Other
Total Parking	2
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	11-09-2017
Sold Date	11-28-2017
Sold Price	\$1,200,000
Sold Price/SqFt	\$540.54
Sale Terms	
SP/LP	100.00%

Interior Features	
AC/Cooling	Other
Heating	Other
Equip/Appl	Other
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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4067 CHARLES AVE
CULVER CITY, CA 90232

1
of Units

1,961/VN
Sqft

6,391/VN
Lot Size

Income
SP \$1,275,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$650.18
Vacancy	0
Total Bedrooms	4
Total Bathrooms	2.00
MLS#	17-214336
APN	4208-025-029

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$0.00	\$0.00	\$0.00
Unit 2	2	2	1.00	No	\$3,000.00	\$3,000.00	\$3,000.00

Directions: S. of Washington Blvd & E. of Sepulveda

Remarks: Charming duplex in the heart of #CulverCity. Situated at the end of a tree-lined Cul-de-Sac each unit offers 2 Bedrooms + 1 Bath with laundry room. Spacious units (about 1,000 sq ft each) featuring dual pane windows, original hardwood floors, recessed lighting, copper plumbing & updated electrical. 3 car garage with extra parking areas. Enjoy the Culver City schools and services. Close proximity to shopping centers, down town Culver City, the Expo Line, freeways and much more. This is an "AS IS" sale.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	duplex
Year Built/Source	1946
Stories	1
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 88
List Date	03-24-2017	
List Price	\$1,299,000	
Orig List Price	\$1,249,000	
Status Date	06-20-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Covered Parking, Driveway
Total Parking	3
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	04-12-2017
Sold Date	06-20-2017
Sold Price	\$1,275,000
Sold Price/SqFt	\$650.18
Sale Terms	
SP/LP	98.15%

Interior Features	
AC/Cooling	Ceiling Fan, None
Heating	Central
Equip/Apppl	Ceiling Fan, Dishwasher, Dryer, Range/Oven, Refrigerator, Washer
Flooring	
Laundry	Inside
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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4932 S Slauson AVE
CULVER CITY, CA 90230

4
of Units

3,641
Sqft

8,498
Lot Size

Income
SP \$1,300,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$357.04
Vacancy	
Total Bedrooms	
Total Bathrooms	
MLS#	IN17007716MR
APN	4217-027-011

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$1,600.00	\$1,600.00	\$2,000.00
Unit 2	1	2	1.00	No	\$1,500.00	\$1,500.00	\$1,700.00
Unit 3	1	2	1.00	No	\$1,600.00	\$1,600.00	\$1,700.00
Unit 4	1	3	2.00	No	\$2,300.00	\$2,300.00	\$2,500.00

Directions: 405FWY- Exit on Culver Blvd - Left on Slauson Ave. pass Braddock Dr.

Remarks: Must See!!! Front house plus a two story level building with 3 units. Lots of parking for all units and front house.

Income Details	
Scheduled or Actual	
Rent Control %	
GOI	
Total Expense	\$18,913
NOI	\$5,300
Gross Income	
Cap Rate	
GRM	
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	
Year Built/Source	1950/Assessor
Stories	
Buildings	
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 35
List Date	01-09-2017	
List Price	\$1,300,000	
Orig List Price	\$1,300,000	
Status Date	03-16-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	LAR3
Addl Parcel	
Rent Control	Yes
Land Type	Fee
Parking Type	
Total Parking	8
Covered Parking	
Uncovered Parking	5

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	02-13-2017
Sold Date	03-16-2017
Sold Price	\$1,300,000
Sold Price/SqFt	\$357.04
Sale Terms	
SP/LP	100.00%

Interior Features	
AC/Cooling	
Heating	
Equip/Apppl	
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	None
Roofing	
Spa	
Fence	

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4084 VAN BUREN PL
CULVER CITY, CA 90232

3
of Units

1,932/VN
Sqft

6,933/VN
Lot Size

Income
SP \$1,300,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$672.88
Vacancy	0%
Total Bedrooms	3
Total Bathrooms	3.00
MLS#	17-224400
APN	4206-024-008

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$1,000.00	\$1,000.00	\$1,800.00
Unit 2	1	1	1.00	No	\$1,700.00	\$1,800.00	\$1,800.00
Unit 3	1	1	1.00	No	\$1,300.00	\$1,300.00	\$1,800.00

Directions: South of Culver Bl. and West of Higuera

Remarks: Culver City triplex located in prime neighborhood just a few blocks from Downtown Culver City. All units are 1+1 with updated kitchens, service porches with laundry in each unit, and well maintained by long time owner. New sewer lines installed about a year ago. Two units have under-market rents. Conservative estimate of rentals for one-bedroom units in this area are \$1,800/mo, probably more. Large lot just under 7,000 sf. Great investment opportunity for quality triplex in highly desirable neighborhood and location. Drive-by viewing only. Inside with accepted offer.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$64,800
Total Expense	\$960
NOI	\$63,840
Gross Income	\$64,800
Cap Rate	
GRM	21.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Triplex
Year Built/Source	1947
Stories	0
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 31
List Date	04-28-2017	
List Price	\$1,300,000	
Orig List Price	\$1,399,000	
Status Date	06-29-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Garage - 3 Car
Total Parking	3
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	06-14-2017
Sold Date	06-29-2017
Sold Price	\$1,300,000
Sold Price/SqFt	\$672.88
Sale Terms	
SP/LP	100.00%

Interior Features	
AC/Cooling	Wall/Window
Heating	Wall
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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3984 TILDEN AVE
CULVER CITY, CA 90232

2
of Units

1,512/AS
Sqft

7,160/AS
Lot Size

Income
SP \$1,275,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$843.25
Vacancy	100
Total Bedrooms	4
Total Bathrooms	2.00
MLS#	17-254696
APN	4213-003-036

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	84	2	1.00	No	\$0.00	\$0.00	\$0.00
Unit 2	86	2	1.00	No	\$0.00	\$0.00	\$0.00

Directions: North of Washington Boulevard. Across from Tellefson Park.

Remarks: This duplex is currently vacant and is perfect for a young couple or family.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	residential
Year Built/Source	1944
Stories	0
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 38
List Date	07-25-2017	
List Price	\$1,375,000	
Orig List Price	\$1,375,000	
Status Date	10-03-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR4*
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Garage - 2 Car
Total Parking	4
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	09-12-2017
Sold Date	10-03-2017
Sold Price	\$1,275,000
Sold Price/SqFt	\$843.25
Sale Terms	
SP/LP	92.73%

Interior Features	
AC/Cooling	None
Heating	Floor Furnace
Equip/Apppl	None
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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3980 TILDEN AVE
CULVER CITY, CA 90232

2
of Units

1,512/VN
Sqft

7,159/VN
Lot Size

Income
SP \$1,399,900

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$925.86
Vacancy	0%
Total Bedrooms	4
Total Bathrooms	2.00
MLS#	17-259524
APN	4213-003-031

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$2,200.00	\$2,200.00	\$2,700.00
Unit 2	1	2	1.00	No	\$2,650.00	\$2,650.00	\$3,000.00

Directions: North of Washington. East of Sepulveda. West of Overland. South of Venice.

Remarks: Perfect owner-user property. Situated on a deep, R4 lot w/the duplex to the south on R4 lot also for sale (a different broker). Both units have: refinished dark stained h/wd floors, front & back doors, private front porches, granite kitchen counters, ceiling fans & pass-thru kitchens from LR. Front unit has lovely bay window, washer/dryer & access to front yard. Back unit has additional French door leading to large private patio, skylight in kitchen & separate utility room w/washer & dryer plus additional storage. Each unit has a 1-car garage. Separate house meter for electricity adjacent to the private, empty back lot filled with fruit trees. Nicely maintained by owner. Adjacent to Tellefson Park. Walk to Culver Corridor w/restaurants galore plus a gym. Not far from downtown CC. . No sign on property-tenants do not know for sale. Please DO NOT walk on property. CC services. See private remarks.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$56,454
Total Expense	\$99,999
NOI	\$99,999
Gross Income	\$58,200
Cap Rate	
GRM	99999.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	duplex
Year Built/Source	1944
Stories	1
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 18
List Date	08-11-2017	
List Price	\$1,399,900	
Orig List Price	\$1,399,900	
Status Date	10-13-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR4*
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Detached, Garage - 2 Car
Total Parking	4
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	09-12-2017
Sold Date	10-13-2017
Sold Price	\$1,399,900
Sold Price/SqFt	\$925.86
Sale Terms	
SP/LP	100.00%

Interior Features	
AC/Cooling	Wall/Window
Heating	Wall
Equip/Appl	Ceiling Fan, Dryer, Gas Dryer Hookup, Range/Oven, Refrigerator, Washer
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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4214 LA SALLE AVE
CULVER CITY, CA 90232

2
of Units

1,516/AS
Sqft

6,740/VN
Lot Size

Income
SP \$1,535,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$1,012.53
Vacancy	Owner Oc
Total Bedrooms	4
Total Bathrooms	2.00
MLS#	17-251320
APN	4207-024-020

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	2	4	2.00	No	\$0.00	\$0.00	\$0.00

Directions: South of Culver Blvd., West of Duquesne Ave.

Remarks: In the heart of Culver City. Located in prime Carlson Park area. Duplex-Two Houses on One Lot. Walking distance to old town Culver City with abundant restaurants, movies theaters, shops, Sony Studios, Kirk Douglas Theater, bike paths, parks, and the expo light rail. Remodel or redevelop. Zoning is CCR2YY. Lot Size is approx. 6,740 s.f. as per public records. Front home is a 2+1 with and additional non-conforming 1+1 downstairs. Also includes an attached two-car garage. Rear home is a cute bungalow consisting of a 2+1 with a detached one-car garage. Also included is a large finished storage building on a concrete pad in the rear area. Large backyard with beautiful shade trees. Hurry, this property wont last.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Duplex
Year Built/Source	1922
Stories	1
Buildings	2
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 42
List Date	07-12-2017	
List Price	\$1,495,000	
Orig List Price	\$1,495,000	
Status Date	08-23-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Driveway - Concrete, Garage - 1 Car, Garage - 2 Car, Garage Is Attached, Garage Is Detached
Total Parking	3
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	07-25-2017
Sold Date	08-23-2017
Sold Price	\$1,535,000
Sold Price/SqFt	\$1,012.53
Sale Terms	Cash to New Loan
SP/LP	102.68%

Interior Features	
AC/Cooling	Air Conditioning
Heating	Wall
Equip/Apppl	None
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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3950 TILDEN AVE
CULVER CITY, CA 90232

3
of Units

1,708/AS
Sqft

7,052/AS
Lot Size

Income
SP \$1,468,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$859.48
Vacancy	100
Total Bedrooms	6
Total Bathrooms	3.75
MLS#	17-203266
APN	4213-003-027

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	1.75	No	\$0.00	\$0.00	\$0.00
Unit 2	2	2	1.00	No	\$0.00	\$0.00	\$0.00
Unit 3	3	1	1.00	No	\$0.00	\$0.00	\$0.00
Unit 4			0.00			\$0.00	

Directions: East of Sepulveda, Between Venice and Washington

Remarks: Great Investor or owner/user complex. All units delivered vacant by May 1, 2017. Property needs work but great upside potential. Three garages and two open parking space. In addition to the three units there is a permitted storage/bonus room with a non-permitted bathroom and kitchen. No rent control. Drive by with accepted offer. Property is a fixer. Back on the market. Buyer failed to perform.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	House & apts
Year Built/Source	
Stories	2
Buildings	2
Security	
Sewer	In Street, Paid
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 14
List Date	02-17-2017	
List Price	\$1,550,000	
Orig List Price	\$1,550,000	
Status Date	05-03-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR4*
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Garage, Uncovered
Total Parking	3
Covered Parking	3
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	03-24-2017
Sold Date	05-03-2017
Sold Price	\$1,468,000
Sold Price/SqFt	\$859.48
Sale Terms	Cash to New Loan
SP/LP	94.71%

Interior Features	
AC/Cooling	None
Heating	Wall
Equip/Appl	Built-Ins, Garbage Disposal
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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4081 VAN BUREN PL
CULVER CITY, CA 90232

2
of Units

2,758/TA
Sqft

7,699/VN
Lot Size

Income
SP \$1,736,500

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$629.00
Vacancy	100
Total Bedrooms	4
Total Bathrooms	3.00
MLS#	17-192308
APN	4206-026-028

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.50	No	\$0.00	\$0.00	\$4,800.00
Unit 2	1	2	1.00	No	\$0.00	\$0.00	\$3,000.00

Directions: 2 blocks south of downtown Culver City

Remarks: Every once in a while an extraordinary property comes on the market and this duplex is that property. Located on a one way, quiet tree lined street, two blocks from vibrant downtown Culver City and walking or biking distance to the art district, studios, the Metro, and Linwood Howe Elementary and Pre-School (up the street), this amazing opportunity consists of a private 1,831sf main home + a private 927sf rear home + sep art studio + garage on a large lot. The main home enjoys 2 large bedrooms, 1.5 baths, living, family, and dining rooms, fireplace, classic details & lots of light throughout, a beautifully landscaped front yard and a charming rear patio garden. The rear home enjoys 2 beds, 1bath, den, w/d & private yard and separate access for parking. This meticulously maintained property is ready for its new owner who will embrace the lifestyle this type of property and this location offers. Property delivered vacant. No rent control in CC. Parking for 5 cars. Cheers!

Income Details	
Scheduled or Actual	Actual
Rent Control %	0
GOI	\$93,600
Total Expense	\$0
NOI	\$0
Gross Income	\$93,600
Cap Rate	
GRM	18.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Detached
Year Built/Source	1941
Stories	2
Buildings	3
Security	
Sewer	In Street
Style	Traditional
Prop Condition	
View	No
Water	

Contract Info		DOM 12
List Date	01-19-2017	
List Price	\$1,695,000	
Orig List Price	\$1,695,000	
Status Date	03-07-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Carport, Carport Attached, Driveway, Garage
Total Parking	5
Covered Parking	2
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	01-31-2017
Sold Date	03-07-2017
Sold Price	\$1,736,500
Sold Price/SqFt	\$629.00
Sale Terms	
SP/LP	102.45%

Interior Features	
AC/Cooling	None
Heating	Other
Equip/Apppl	Cable, Ceiling Fan, Dishwasher, Dryer, Range/Oven, Refrigerator, Washer
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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4181 LINCOLN AVE
CULVER CITY, CA 90232

2
of Units

1,562/AS
Sqft

6,754/VN
Lot Size

Income
SP \$1,689,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$1,081.31
Vacancy	100%
Total Bedrooms	4
Total Bathrooms	2.00
MLS#	17-206966
APN	4207-016-016

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	1.00	No	\$0.00	\$0.00	\$5,000.00
Unit 2		1	1.00				\$2,300.00

Directions: See GPS

Remarks: Gorgeous Duplex nestled in one of Culver City's most highly sought out streets. Hidden behind six foot hedges and mature Camellias, sits this spanish style beauty. Main home features original hardwood floors, farmhouse style sink in kitchen and custom wood framed pocket doors offering an indoor/outdoor cooking and dining experience. The second unit features one bedroom and one bath with laminate flooring throughout and vintage clawfoot tub. The detached two car garage has been tastefully upgraded and used as an indoor/outdoor entertaining area featuring barn style garage doors. Garage upgrades include custom lighting, stained cement floors, laundry area and cabinetry. The property offers ample parking and RV access along with lush green grounds and various fruit trees. This is truly a one of a kind gem with the only California Palm Tree outside on a Ficus tree lined street. Just a short distance to downtown Culver where you can enjoy dining, shopping and entertainment.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Duplex
Year Built/Source	1925
Stories	0
Buildings	2
Security	
Sewer	
Style	Spanish
Prop Condition	Updated/Remodeled
View	No
Water	

Contract Info		DOM 69
List Date	03-02-2017	
List Price	\$1,789,000	
Orig List Price	\$1,898,000	
Status Date	06-20-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Detached, Driveway, Garage, RV Access
Total Parking	4
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	05-10-2017
Sold Date	06-20-2017
Sold Price	\$1,689,000
Sold Price/SqFt	\$1,081.31
Sale Terms	
SP/LP	94.41%

Interior Features	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Barbeque, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator, Solar Panels, Washer
Flooring	Ceramic Tile, Hardwood
Laundry	Garage
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	Stucco
Pool	
Roofing	Spanish Clay Tile
Spa	
Fence	

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9044 LUCERNE AVE
CULVER CITY, CA 90232

2
of Units

2,202/AP
Sqft

7,747/VN
Lot Size

Income
SP \$1,899,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$862.40
Vacancy	100
Total Bedrooms	5
Total Bathrooms	4.00
MLS#	17-242080
APN	4204-001-006

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	3.00	No	\$5,500.00	\$5,500.00	\$5,500.00
Unit 2	1	2	1.00	No	\$3,400.00	\$3,400.00	\$3,400.00

Directions: Downtown Culver City - South of Culver Blvd - West of Higuera - East of Duquesne.

Remarks: Gorgeous Duplex in Downtown Culver City! Feels brand new! Front home is 2 Bedroom & 1 Bathroom. Back home is spacious 3 Bedroom & 3 Bathroom. Detached 486sqft bonus room would make great office or guest house with vaulted ceiling, fireplace and glass doors that open to the big backyard. Detached 2-car garage would make great gym or art studio. Both homes are completely remodeled with beautiful hardwood floors, new windows, central air & heat, new electrical, updated plumbing & remodeled bathrooms with marble counters. Both kitchens have dark wood cabinetry, granite counters & stainless steel appliances. Amazing location next to downtown Culver City's restaurants, shops, Kirk Douglas Theater, Summer Concerts, Tuesday Farmer's Market & Arc Light cinema! Near Ballona Creek Bike Path, Bill Botts Park, Dog Park & Expo Light Rail. Live in the back house with the private garage, bonus room & large backyard and let your front tenant's pay the mortgage!

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$106,800
Total Expense	\$0
NOI	\$106,800
Gross Income	\$106,800
Cap Rate	
GRM	18.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Duplex
Year Built/Source	1950
Stories	1
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 0
List Date	06-15-2017	
List Price	\$1,879,000	
Orig List Price	\$1,879,000	
Status Date	07-13-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	No
Land Type	Fee
Parking Type	Detached, Driveway, Garage - 2 Car
Total Parking	4
Covered Parking	2
Uncovered Parking	2

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	06-15-2017
Sold Date	07-13-2017
Sold Price	\$1,899,000
Sold Price/SqFt	\$862.40
Sale Terms	
SP/LP	101.06%

Interior Features	
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Dishwasher, Range/Oven, Refrigerator
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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4175 DUQUESNE AVE
CULVER CITY, CA 90232

2
of Units

2,517/AS
Sqft

6,753/AS
Lot Size

Income
SP \$1,940,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$770.76
Vacancy	100
Total Bedrooms	5
Total Bathrooms	4.00
MLS#	17-217660
APN	4207-017-015

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$4,300.00	\$4,300.00	\$4,300.00
Unit 2	1	2	2.00	No	\$4,700.00	\$4,700.00	\$4,700.00

Directions: Downtown Culver City!

Remarks: Incredible Duplex in Downtown Culver City! Front home built 1998 & Back home built 2002! Perfect for extended family as both homes can be connected by staircase. Use as huge 5-bedroom home or live in back and let tenants pay your mortgage! Front home opens to private brick Courtyard and has 2 Bedrooms + office/3rd bedroom. Back house, built above garage, has 2 Bedrooms + office, vaulted ceiling and gorgeous backyard with 2 ponds, patio & balcony. Both homes have remodeled kitchens with peninsula counters, bright dining rooms, fireplaces, master suites, central air & heat, spa tubs & hardwood floors. 20 Skylights fill both homes with light! Attached 3-car garage would make great art studio or workshop. Next to restaurants, shops, Kirk Douglas Theater, Summer Concerts, Tuesday Farmer's Market & Arc Light Cinema! Near Ballona Creek Bike Path, Bill Botts Park, Dog Park & Expo Light Rail. (Both homes delivered vacant - No Rent Control)

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$108,000
Total Expense	\$0
NOI	\$108,000
Gross Income	\$108,000
Cap Rate	
GRM	18.00
Actual AGR	\$108,000
Actual GAI	\$108,000

Structure Info	
Type of Units	Duplex
Year Built/Source	2002/Builder
Stories	2
Buildings	1
Security	Prewired for alarm system
Sewer	In Street
Style	Arts and Crafts
Prop Condition	New Construction
View	Tree Top
Water	

Contract Info		DOM 14
List Date	04-03-2017	
List Price	\$1,919,000	
Orig List Price	\$1,999,000	
Status Date	11-06-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR4YY
Addl Parcel	
Rent Control	No
Land Type	Fee
Parking Type	Attached, Garage - 3 Car
Total Parking	6
Covered Parking	3
Uncovered Parking	3

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	09-14-2017
Sold Date	11-06-2017
Sold Price	\$1,940,000
Sold Price/SqFt	\$770.76
Sale Terms	
SP/LP	101.09%

Interior Features	
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Appl	Alarm System, Dishwasher, Dryer, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Laundry	In Unit, Laundry Area
Laundry Equip	Own

Exterior Features	
Construction	
Exterior Constr	
Pool	None
Roofing	
Spa	None
Fence	

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5951 SMILEY DR
CULVER CITY, CA 90232

4
of Units

3,776/VN
Sqft

11,342/AS
Lot Size

Income
SP \$1,955,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$517.74
Vacancy	0
Total Bedrooms	8
Total Bathrooms	4.00
MLS#	17-203954
APN	4205-005-022

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$2,400.00	\$2,400.00	\$2,675.00
Unit 2	2	2	1.00	No	\$2,185.00	\$2,185.00	\$2,675.00
Unit 3	3	2	1.00	No	\$2,245.00	\$2,245.00	\$2,675.00
Unit 4	4	2	1.00	No	\$2,400.00	\$2,675.00	\$2,675.00

Directions: East of Helms, South of Washington, West of La Cienega

Remarks: The Smiley Villas is a well located, non rent-controlled 4 unit multifamily asset. Nestled in a cul-de-sac within the hip and trendy neighborhood of the Culver City Arts District, the property consists of a great unit mix of all spacious two bedroom one bathroom apartment homes. Excellent owner-user opportunity. The property's central location is within minutes to Downtown Culver City, Santa Monica Beach, UCLA, Beverly Hills, and the Blue Line Metro (less than a mile). This two story complex has been well maintained and has benefited from recent upgrades to the units. Building benefits from a new roof, copper plumbing, new gas shut off valves, new water heater, separately metered for electric & gas. Ideal Value-add investment.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$114,166
Total Expense	\$33,926
NOI	\$80,240
Gross Income	\$116,496
Cap Rate	4.03
GRM	17.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	apartments
Year Built/Source	1984
Stories	0
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 58
List Date	02-20-2017	
List Price	\$1,990,000	
Orig List Price	\$1,990,000	
Status Date	04-19-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2*
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Auto Driveway Gate
Total Parking	8
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	02-27-2017
Sold Date	04-19-2017
Sold Price	\$1,955,000
Sold Price/SqFt	\$517.74
Sale Terms	
SP/LP	98.24%

Interior Features	
AC/Cooling	Air Conditioning
Heating	Wall
Equip/Apppl	Built-Ins, Dishwasher, Other
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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4174 BALDWIN AVE
CULVER CITY, CA 90232

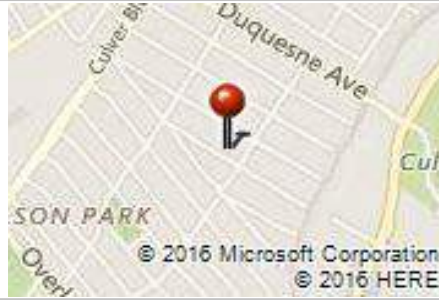
2
of Units

2,922/BL
Sqft

6,755/AS
Lot Size

Income
SP \$2,002,500

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$685.32
Vacancy	50
Total Bedrooms	6
Total Bathrooms	5.00
MLS#	16-181152
APN	4207-014-033

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	3.00	No	\$5,750.00	\$5,750.00	\$5,750.00
Unit 2	1	2	2.00	No	\$4,150.00	\$4,150.00	\$4,150.00

Directions: Culver City's Carlson Park (South of Culver & West of Overland)

Remarks: Gorgeous Culver City Duplex! Two detached homes in Carlson Park! Front 2-story 1810sqft home is new construction (built in 2016) with 3 bedrooms & 3 bathrooms. The bright open home has hardwood flooring, recessed lights, high 9 & 10-foot ceilings, new windows & attached 2-car garage. Gourmet kitchen has dark wood cabinetry, Caesarstone counters, stainless steel appliances and opens to private deck shaded by gorgeous 50 foot pine tree. Upstairs master bedroom has a private balcony with hillside views and beautiful bathroom with soaking tub & tiled shower. The back 1100sqft home (builtin 1923) has been completely remodeled with 2 bedrooms, den, 2 bathrooms, AC, new windows and remodeled kitchen with new cabinets, granite counters & stainless steel appliances. Master bedroom has glass door to large private grass backyard. Covered parking for 4 cars & storage shed. Incredible location near Sony Studios and all the shops, theaters & restaurants in downtown Culver City!

Income Details	
Scheduled or Actual	Actual
Rent Control %	0
GOI	\$118,800
Total Expense	\$0
NOI	\$118,800
Gross Income	\$11,880
Cap Rate	5.80
GRM	17.00
Actual AGR	\$120,600
Actual GAI	\$120,600

Structure Info	
Type of Units	2 Homes
Year Built/Source	1923/Builder
Stories	2
Buildings	2
Security	
Sewer	In Street
Style	Contemporary
Prop Condition	New Construction
View	Hills
Water	

Contract Info		DOM 48
List Date	11-17-2016	
List Price	\$2,049,000	
Orig List Price	\$2,089,000	
Status Date	03-09-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	CCR2YY
Addl Parcel	
Rent Control	
Land Type	Fee
Parking Type	Carport, Garage - 2 Car
Total Parking	4
Covered Parking	3
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	02-17-2017
Sold Date	03-09-2017
Sold Price	\$2,002,500
Sold Price/SqFt	\$685.32
Sale Terms	
SP/LP	97.73%

Interior Features	
AC/Cooling	Air Conditioning
Heating	Central
Equip/Appl	Dishwasher, Range/Oven, Refrigerator
Flooring	Hardwood
Laundry	In Unit
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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4806 SAWTELLE
CULVER CITY, CA 90230

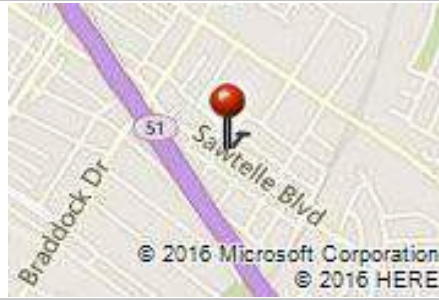
6
of Units

1,507/ES
Sqft

12,425/AS
Lot Size

Income
SP \$4,000,000

\$
Sold



Area	28 Culver City
Subdivision	
Sold Price/SqFt	\$2,654.28
Vacancy	5
Total Bedrooms	20
Total Bathrooms	14.00
MLS#	16-182386
APN	4215-029-030

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$3,100.00	\$3,100.00	\$3,950.00
Unit 2	1	3	2.00	No	\$3,950.00	\$3,950.00	\$3,950.00
Unit 3	1	4	2.50	No	\$3,800.00	\$3,800.00	\$4,300.00
Unit 4	1	3	2.50	No	\$3,700.00	\$3,700.00	\$4,100.00
Unit 5	1	3	2.50	No	\$3,600.00	\$3,600.00	\$4,000.00
Unit 6	1	4	2.50	No	\$3,800.00	\$3,800.00	\$4,300.00

Directions: From 10 west to 405 south, exit Culver Blvd./Washington Blvd. make left to Sawtelle. Corner of Havelock and Sawtelle Blvd.

Remarks: PERFECT FOR OWNER USER or EXCHANGE CLIENT. This unique 6 unit multifamily property is located in a prime residential area in Culver City. Front unit consists of 2 Single Family Residence detached and fully renovated homes built in 1939 and 4 Brand New Town homes completed August 2016. Town homes offer a well designed combination of three and four bedroom units featuring high end technology for modern living. All units are furnished with stainless steel appliances including washer/dryer. One of the three bedroom units offers elevator access directly into the unit, great for ADA compliance. Units are designed with quartz counter tops, laminate flooring throughout, modern vanities, including built in speaker, intelligent intercom system and recessed lighting. 12 parking spaces.

Income Details	
Scheduled or Actual	Actual
Rent Control %	no
GOI	\$263,400
Total Expense	\$79,016
NOI	\$171,214
Gross Income	\$21,950
Cap Rate	
GRM	16.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Townhomes
Year Built/Source	1939
Stories	2
Buildings	3
Security	
Sewer	
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 66
List Date	11-23-2016	
List Price	\$4,300,000	
Orig List Price	\$4,300,000	
Status Date	03-27-2017	
Sale Type	Standard	

Land/Parking Info	
Zoning	LARD2
Addl Parcel	No
Rent Control	
Land Type	
Parking Type	Garage
Total Parking	12
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	01-28-2017
Sold Date	03-27-2017
Sold Price	\$4,000,000
Sold Price/SqFt	\$2,654.28
Sale Terms	
SP/LP	93.02%

Interior Features	
AC/Cooling	Air Conditioning
Heating	Central
Equip/Apppl	Alarm System
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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