1811 S Bentley Ave

Los Angeles, CA 90025

OFFERING MEMORANDUM

TAKSA INVESTMENT GROUP

RE/MAX COMMERCIAL

SERHANT.

GLASER GROUP

LYON STAHL INVESTMENT REAL ESTATE

1811 S Bentley Ave

Los Angeles, CA 90025

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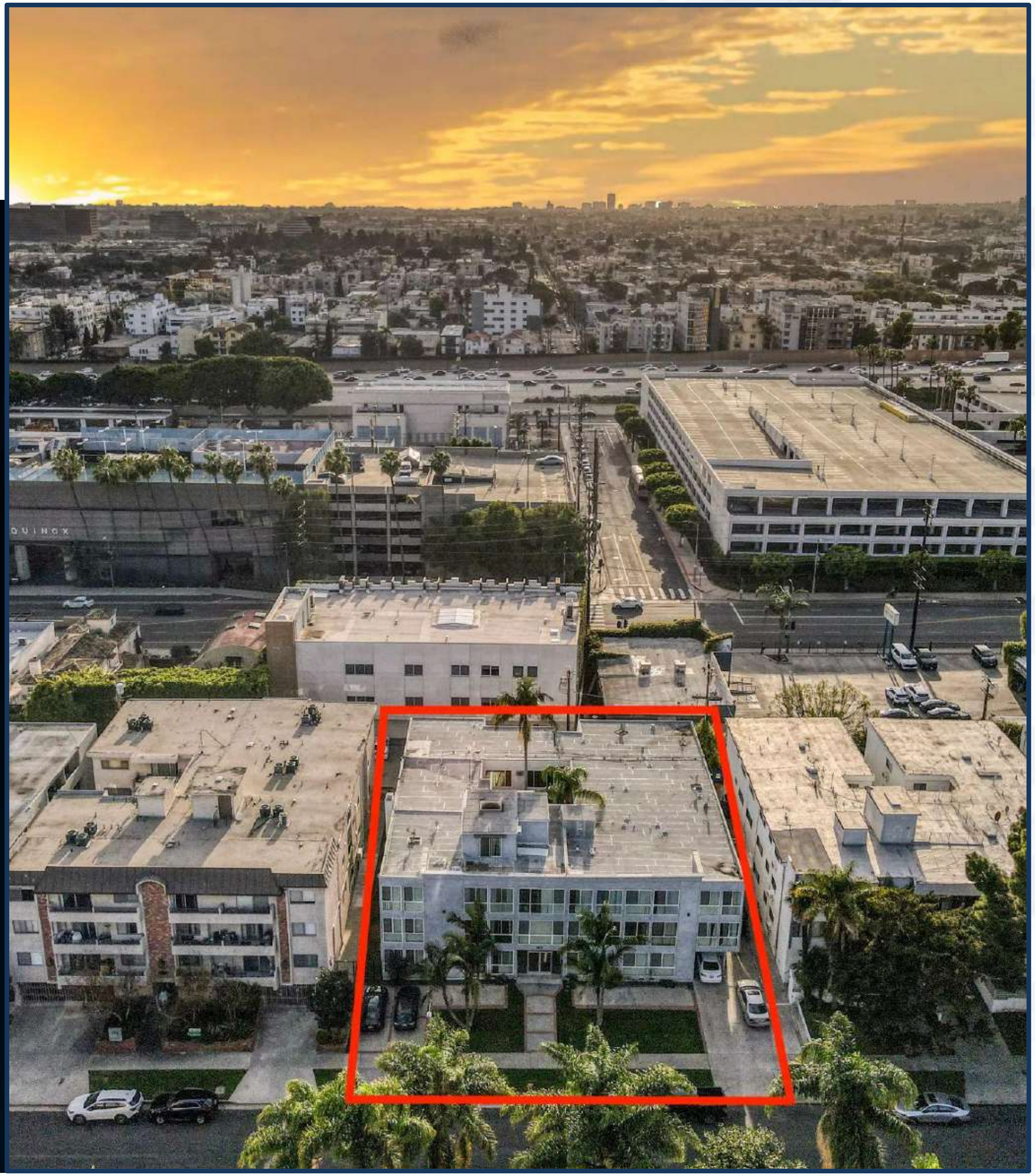

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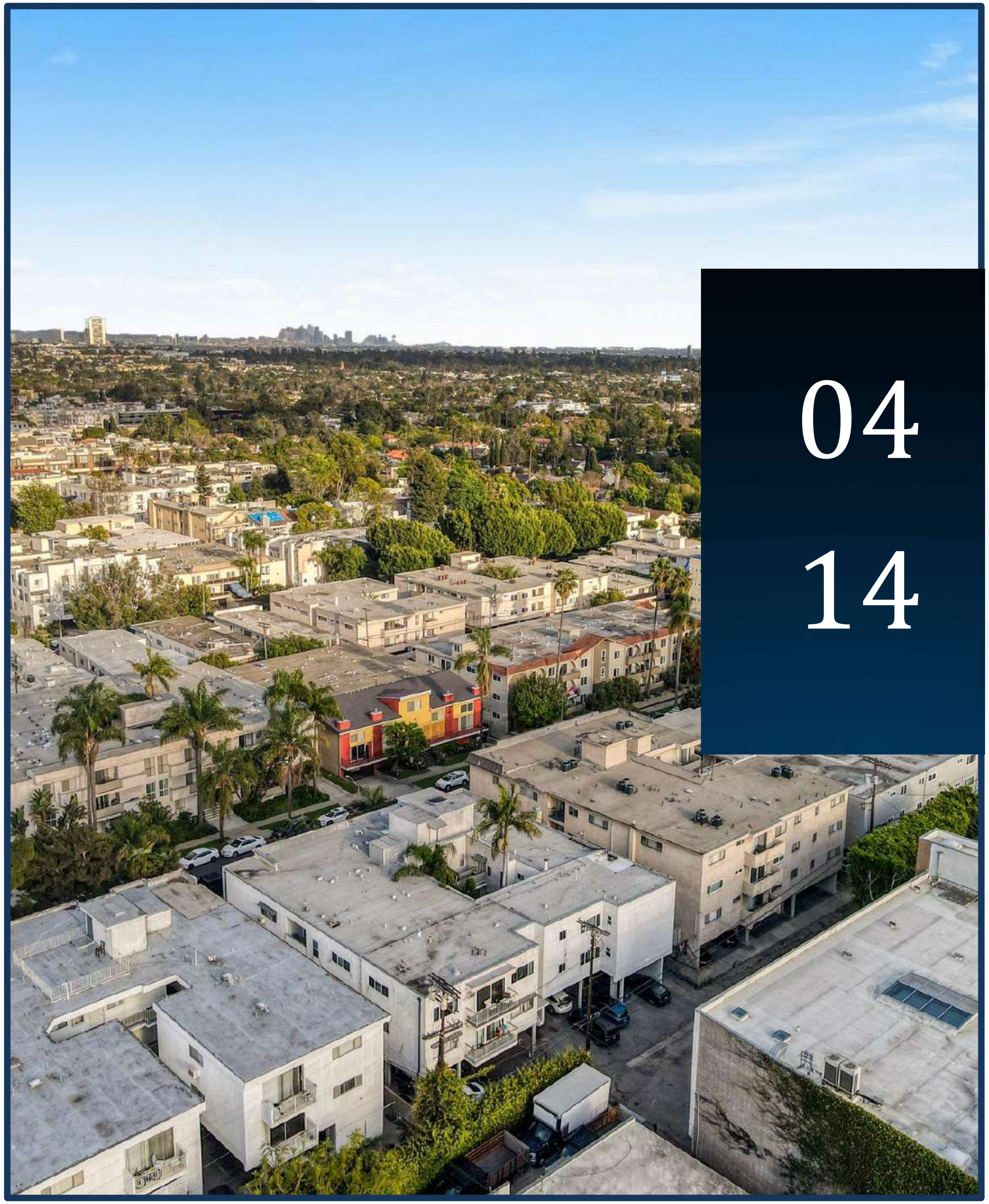

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PROPERTY OVERVIEW

1811 S Bentley Ave | Los Angeles, CA 90025

The Opportunity

1811 S Bentley Avenue presents an exceptional opportunity to acquire a **15-unit** multifamily property in a **prime West Los Angeles location**, just south of Santa Monica Boulevard and **moments from Sawtelle Japantown, Westwood and UCLA**. **The property is part of an A+ located, five-building Westside multifamily portfolio totaling 60 units, with the properties available for acquisition separately or together as a portfolio.**

A particularly compelling attribute of the property is that **6 of the 15 units are exempt from Los Angeles City rent control (Non-RSO) due to luxury exemptions**, providing ownership with enhanced flexibility and distinguishing the asset from many competing vintage multifamily properties in West Los Angeles.

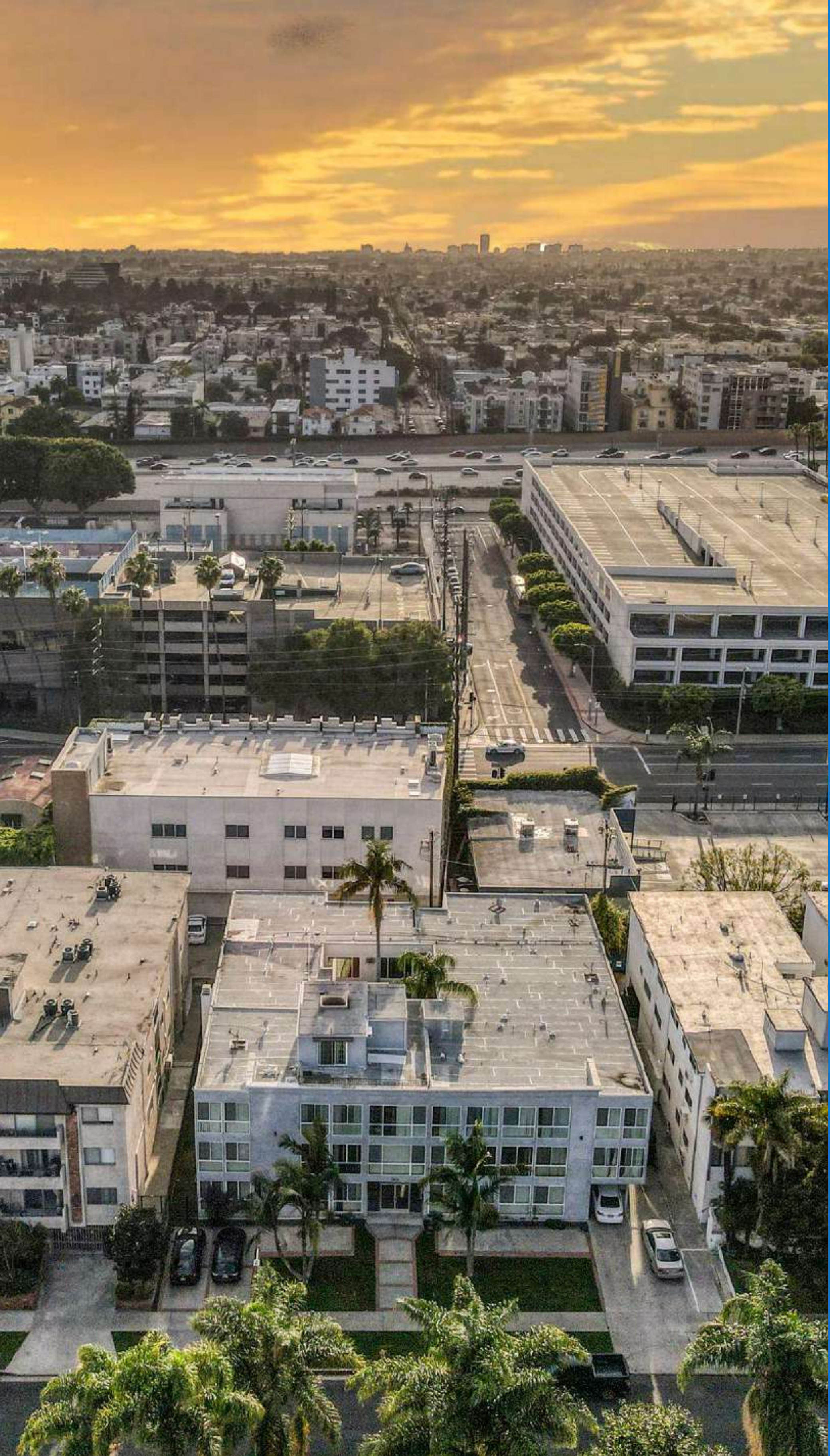
Built in 1964, the attractive **three-story elevator building** features an exceptional and diverse unit **mix of large three-bedroom, two-bedroom and one-bedroom residences averaging approximately 1,105 square feet per unit**. The property includes six 3-bedroom/2-bath units, providing a concentration of larger residences that are increasingly difficult to replicate and well suited to the strong renter demographics of the surrounding Westside neighborhoods.

The **majority of the units have undergone interior renovations**, providing an attractive existing unit base while offering continued opportunity for future income growth. The property has also benefited from meaningful capital improvements, including the replacement of **25 windows with new dual-glazed windows in 2019, updated main and sub electrical panels, and completion of the seismic soft-story retrofit in April 2020.**

Additional amenities include elevator service, **on-site laundry** providing additional income, and substantial **on-site parking consisting of six single spaces and nine tandem spaces**.

Located just south of Santa Monica Boulevard, 1811 S. Bentley Avenue offers residents excellent walkability to Sawtelle Japantown and convenient access to Westwood, UCLA, Century City, Santa Monica and the 405 Freeway. The combination of its six Non-RSO units, oversized floor plans, renovated interiors, desirable unit mix and A+ Westside location creates a compelling opportunity for both current income and long-term appreciation.

Note: The other properties comprising the five-building Westside portfolio are [1833 Westholme Avenue] (16 units), [1524 Granville Avenue] (10 units), [1507 Berkeley Street] (7 units), and [1518 & 1524 12th Street] (12 units). The properties are available for acquisition separately or together as a portfolio.



Investment Highlights | 1811 S Bentley Ave

- 15-unit multifamily property in a prime West Los Angeles location, just south of Santa Monica Boulevard
- Part of a five-building, 60-unit Westside portfolio, available separately or together
- 6 of 15 units are exempt from LA rent control (Non-RSO) due to luxury exemptions
- Unit mix:
    - (6) 3BR/2BA
    - (7) 2BR/2BA
    - (1) 2BR/1BA
    - (1) 1BR/1BA
- Units average approximately 1,105 SF, with a strong concentration of large 3-bedroom residences
- Majority of units have undergone interior renovations
- 25 windows replaced with new dual-glazed windows in 2019
- Seismic soft-story retrofit completed April 3, 2020
- Main and sub electrical panels fully updated
- Three-story elevator building
- On-site parking with (6) single spaces and (9) tandem spaces
- On-site laundry provides additional income
- Walkable to Sawtelle Japantown
- Close to Westwood, UCLA, Century City and Santa Monica
- Convenient access to the 405 Freeway and major Westside employment centers

Exterior Photos | 1811 S Bentley Ave

Exterior Photos | 1811 S Bentley Ave

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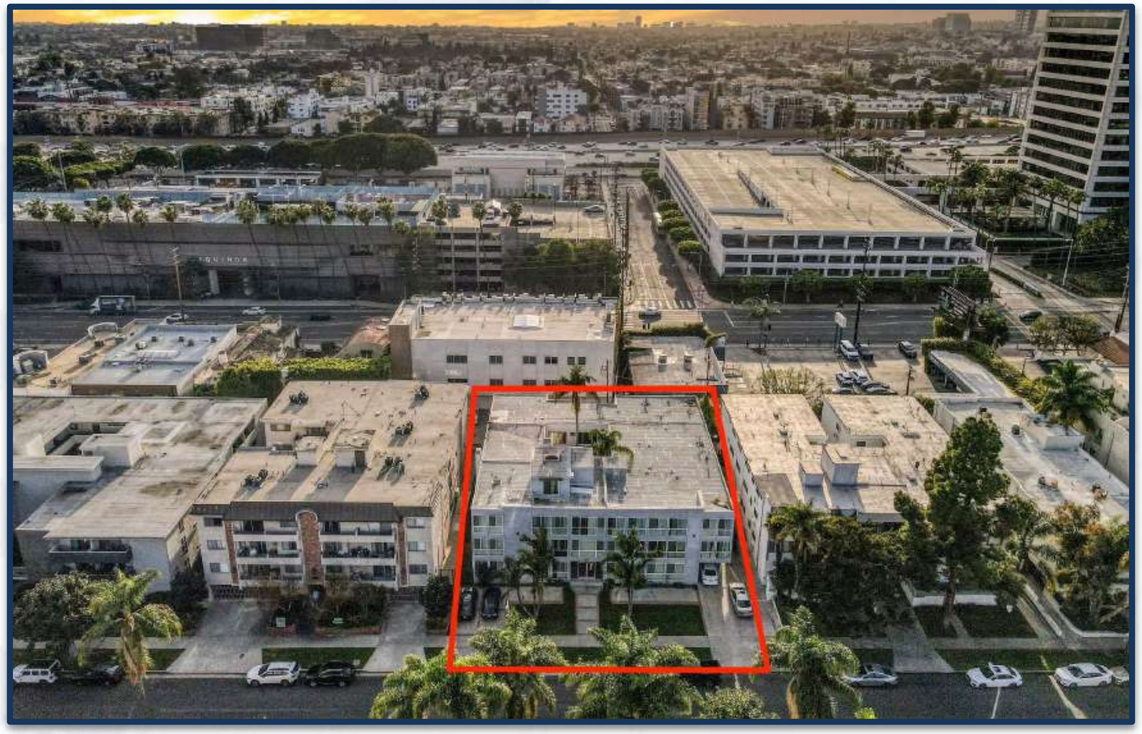
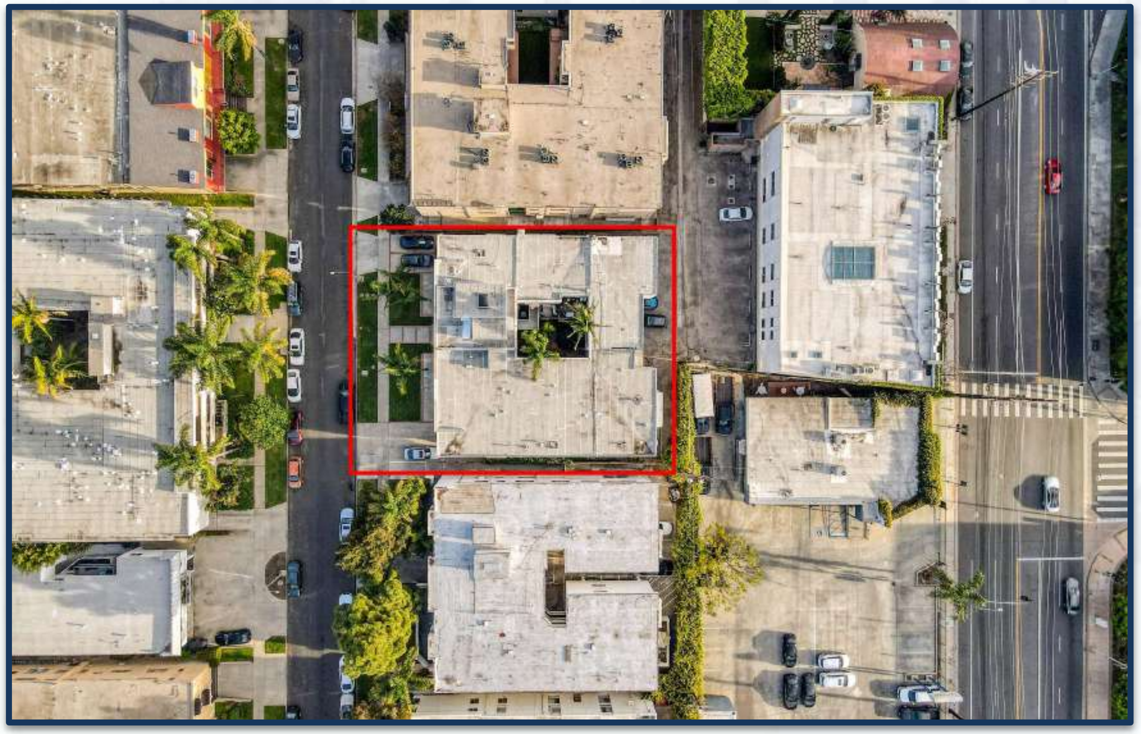
Aerial Photos | 1811 S Bentley Ave





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Interior Photos | 1811 S Bentley Ave

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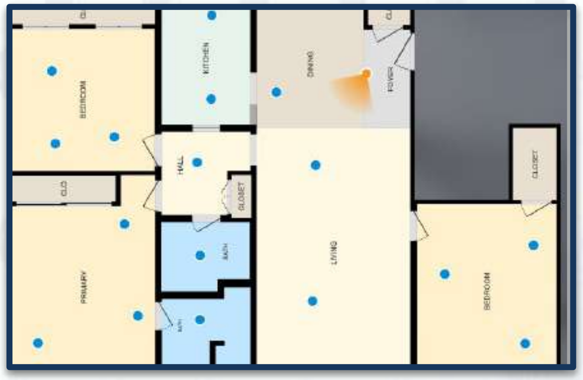
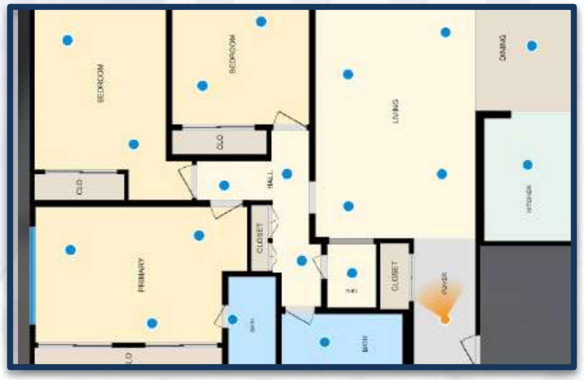
Virtual Walkthroughs | 1811 S Bentley Ave

Click the images below to view the virtual walkthroughs of select units:

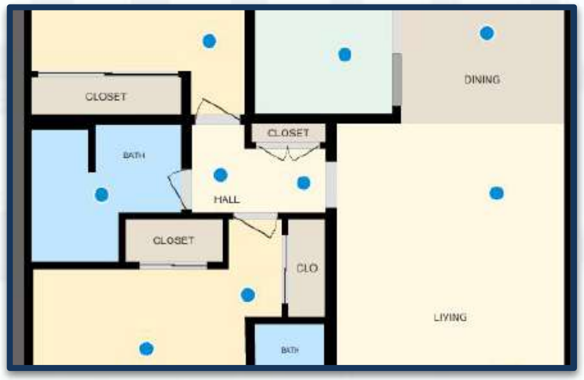
Unit 103



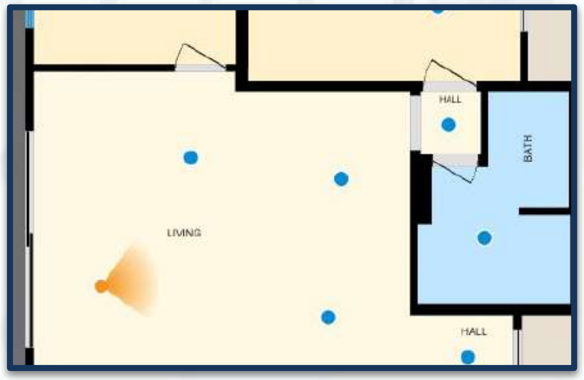
Unit 301



Unit 302



Unit 303



Unit 304

Unit 305

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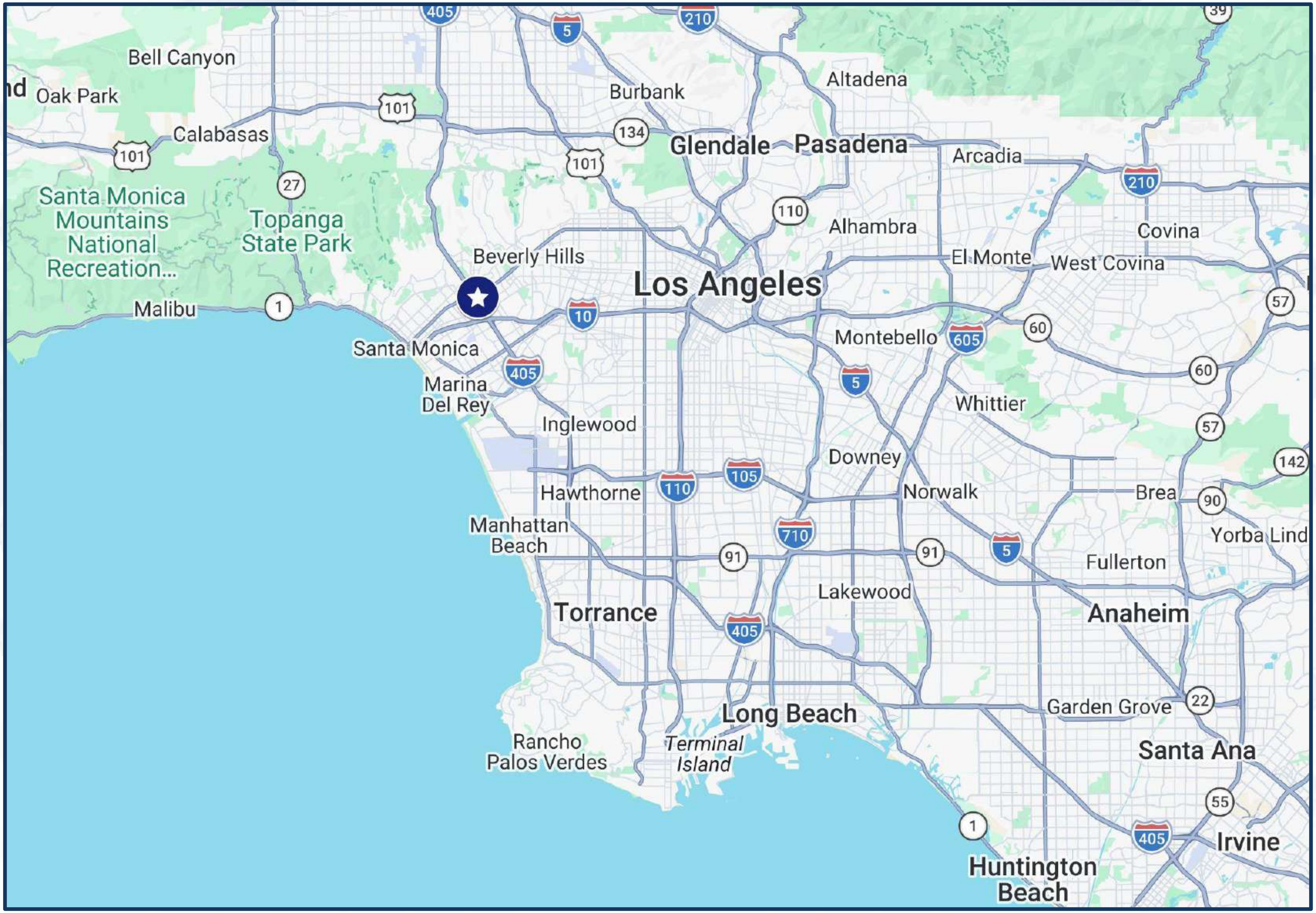
Area Map



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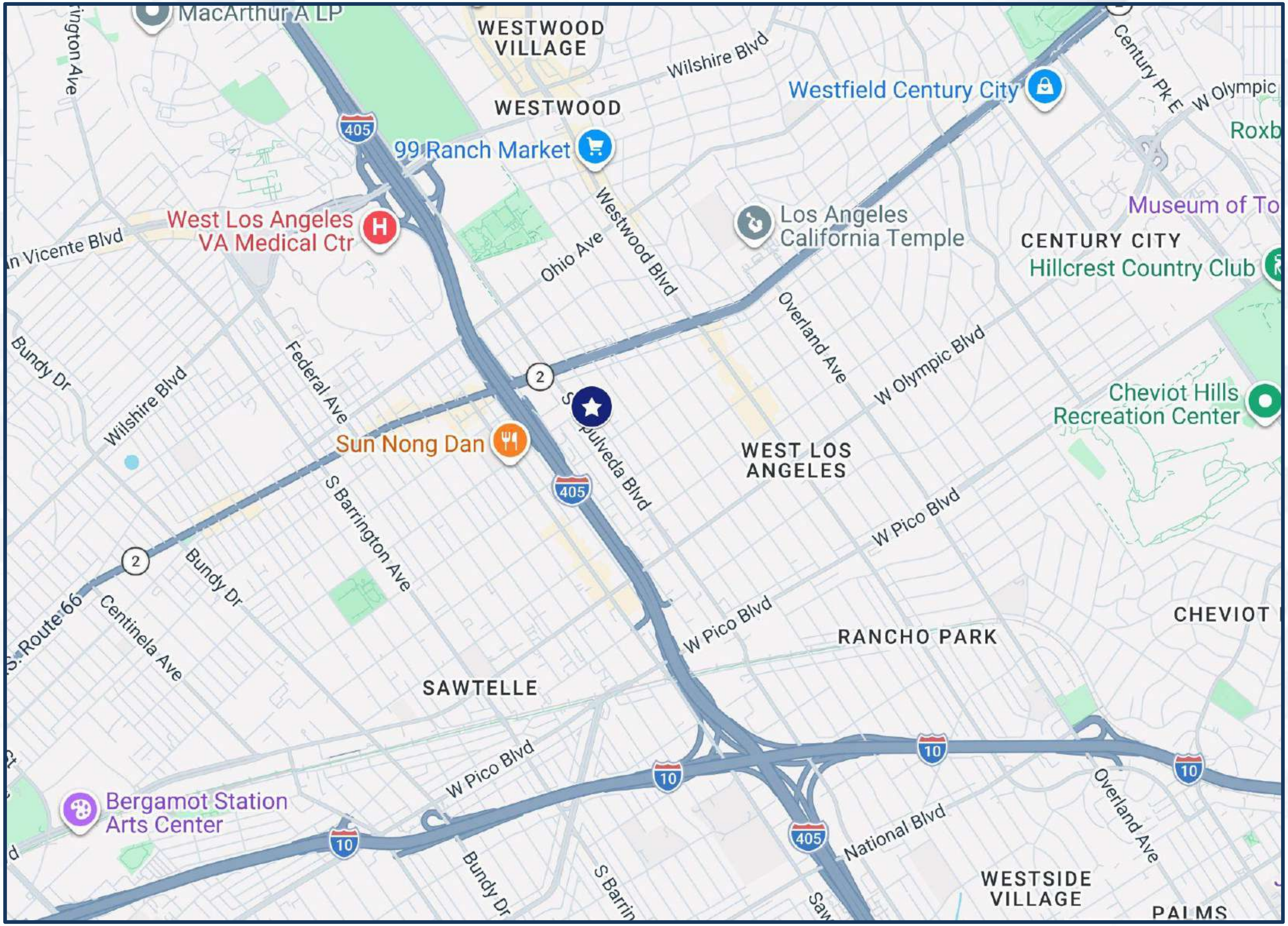
Neighborhood Map



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FINANCIAL OVERVIEW

1811 S Bentley Ave | Los Angeles, CA 90025

INVESTMENT SUMMARY

Number of Units:	15
Year Built:	1964
APN:	4323-021-022
Gross Sq. Ft.:	16,568
Average S.F. Per Unit:	1,105
Lot Size (Acres):	0.27
Lot Size (SF):	11,903
RSO:	Yes, 6 Units Exempt
Zoning:	LAR3

LIST PRICE

			CURRENT		MARKET	
Price	**Price/Unit**	**Price/Foot**	**Cap Rate**	**GRM**	**Cap Rate**	**GRM**
$6,350,000	$423,333	$383.27	**5.66%**	**11.23**	**7.29%**	**9.38**

UNIT MIX & SCHEDULED INCOME

Total Units	Unit Mix	Unit Mix %	Current Avg Rent	Current Monthly Rent	Market Rent	Market Monthly Rent
1	1+1	7%	$2,900	$2,900	$2,900	$2,900
1	2+1	7%	$2,648	$2,648	$3,100	$3,100
7	2+2	47%	$2,699	$18,896	$3,600	$25,200
6	3+2	40%	$3,780	$22,683	$4,200	$25,200
Scheduled Monthly Rent:				**$47,127**		**$56,400**
Scheduled Yearly Rent:				**$565,525**		**$676,800**

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RENT ROLL

#	Unit	Mix	Rent (Effective 9/1/26)	Market Rents	Non-RSO	Notes	Loss to Lease	RSO / SCEP Pass Through Amount	Move-In Date
1	100	2+2	$2,196	$3,600		Rent Excludes SCEP + RSO Fee	-$1,405	$4.44	12/1/11
2	101	2+2	$3,345	$3,600	**Yes**		-$255	N/A	8/24/15
3	102	2+2	$2,500	$3,600	**Yes**		-$1,100	N/A	8/1/97
4	103	2+2	$2,987	$3,600	**Yes**		-$613	N/A	6/30/25
5	200	2+2	$2,131	$3,600		Rent Excludes SCEP + RSO Fee	-$1,469	$4.44	2/18/09
6	201	3+2	$3,952	$4,200		Rent Excludes SCEP + RSO Fee	-$248	$4.44	9/28/23
7	202	3+2	$3,531	$4,200		Rent Excludes SCEP + RSO Fee	-$669	$4.44	8/15/21
8	203	2+2	$2,648	$3,600		Rent Excludes SCEP + RSO Fee	-$952	$4.44	8/14/19
9	204	2+1	$2,648	$3,100		Rent Excludes SCEP + RSO Fee	-$452	$4.44	7/20/21
10	205	3+2	$3,800	$4,200	**Yes**		-$400	N/A	9/30/21
11	301	3+2	$3,800	$4,200			-$400	$0.00	9/1/24
12	302	3+2	$3,800	$4,200			-$400	$0.00	1/16/24
13	303	2+2	$3,090	$3,600			-$510	$0.00	8/31/25
14	304	1+1	$2,900	$2,900	**Yes**		$0	N/A	1/18/25
15	305	3+2	$3,800	$4,200	**Yes**		-$400	N/A	6/8/26
	Totals	**17**	**$47,127**	**$56,400**			**-$9,273**	**$26.64**	**2/8/19**
	Averages		**$3,142**	**$3,760**			**-$618**		

FINANCING ASSUMPTIONS

Loan Amount		$4,129,000	**Terms:**	30
Down Payment:	35%	$2,221,000	**Interest:**	6.00%
Yearly Pmt:		$297,065	**Monthly Pmt:**	$24,755
Debt Coverage:		1.21		

ANNUAL OPERATING SUMMARY

	Current		Market		
Scheduled Gross Income:	$565,525		$676,800	*20%*	*Upside*
Less Vacancy Reserve:	$16,966	3.0%	$20,304	3.0%	
Laundry Income (2026 Annualized):	$2,791		$2,791		
Gross Operating Income:	$551,351		$659,287		
Expenses:	$191,916	33.9%	$196,233	28.99%	*
Net Operating Income:	**$359,435**		**$463,054**		
Loan Payments:	$297,065		$297,065		
Pre-Tax Cash Flow:	$62,369	2.81%	$165,989	7.47%	**
Plus Principal Reduction:	$50,705		$50,705		
Total Return Before Taxes:	$113,074	5.09%	$216,693	9.76%	**

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

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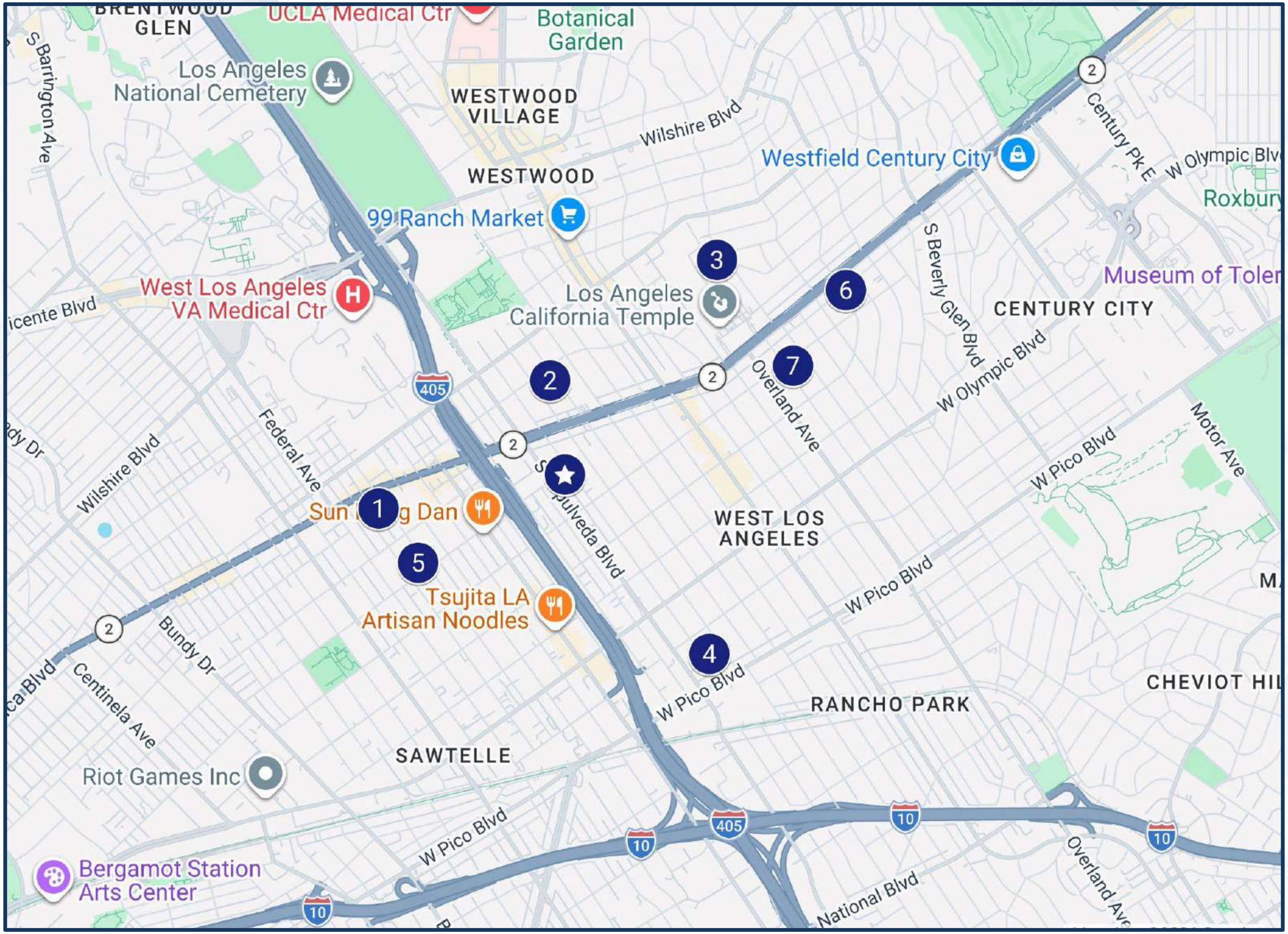
PRO FORMA ANNUAL OPERATING EXPENSES

	Pro Forma Estimates		% of SGI	Current	Per Unit	Market	Per Unit	% of SGI
Property Taxes	1.187%	x Sale Price (Projected)	13.68%	$75,399	$5,027	$75,399	$5,027	11.14%
Off-Site Management	4.0%	x GOI (Projected)	4.00%	$22,054	$1,470	$26,371	$1,758	3.90%
Insurance	$1.18	x GSF (Actual)	3.54%	$19,527	$1,302	$19,527	$1,302	2.89%
Direct Assessments	$213	x Months (2026 Actual)	0.46%	$2,554	$170	$2,554	$170	0.38%
Repairs & Maintenance	$1,500	x Units (Projected)	4.08%	$22,500	$1,500	$22,500	$1,500	3.32%
Maintenance Supplies	$245	x Months (2026 Annualized)	0.53%	$2,935	$196	$2,935	$196	0.43%
Utilities - Water & Sewer	$1,194	x Months (2026 Annualized)	2.60%	$14,326	$955	$14,326	$955	2.12%
Utilities - Gas	$420	x Months (2026 Annualized)	0.91%	$5,041	$336	$5,041	$336	0.74%
Utilities - Telephone	$64	x Months (2026 Annualized)	0.14%	$767	$51	$767	$51	0.11%
Elevator	$227	x Months (2026 Annualized)	0.49%	$2,724	$182	$2,724	$182	0.40%
Garbage & Recycling	$777	x Months (2026 Annualized)	1.69%	$9,325	$622	$9,325	$622	1.38%
Cleaning & Other Services	$63	x Months (2026 Annualized)	0.14%	$760	$51	$760	$51	0.11%
Gardener	$293	x Months (2026 Annualized)	0.64%	$3,510	$234	$3,510	$234	0.52%
Pest Control	$178	x Months (2026 Annualized)	0.39%	$2,136	$142	$2,136	$142	0.32%
Reserves	$350	x Units (Projected)	0.95%	$5,250	$350	$5,250	$350	0.78%
Total Expenses			**33.94%**	**$191,916**	**$12,794**	**$196,233**	**$13,082**	**28.99%**

	Current	Per Unit	% of SGI
Non-controllable expenses: Taxes, Ins., Reserves:	$97,479	$6,499	17.2%
Total Expense without Taxes	$116,517	$7,768	20.60%

Sales Comparables



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Sales Comparables

	Address	City	Zip	Year	Units	SqFt	Sold Price	$/Unit	$/SqFt	Cap Rate	GRM	Sold Date
1	1625 Butler Ave	Los Angeles	90025	2001	10	12,759	$4,700,000	$470,000	$368.37	5.02%	12.46	2/5/26
2	1615 Greenfield Ave	Los Angeles	90025	1962	14	18,385	$7,000,000	$500,000	$380.75	6.27%	10.05	11/14/25
3	1585 Manning Ave	Los Angeles	90024	1987	8	10,143	$3,300,000	$412,500	$325.35	N/A	N/A	10/1/25
4	2332 S Bentley Ave	Los Angeles	90064	1972	17	17,974	$6,300,000	$370,588	$350.51	6.22%	10.35	8/29/25
5	1743 Butler Ave	Los Angeles	90025	1980	8	8,700	$3,250,000	$406,250	$373.56	N/A	N/A	6/13/25
6	1812 Westholme Ave	Los Angeles	90025	1968	12	7,994	$3,700,000	$308,333	$462.85	4.91%	12.93	4/8/25
7	1906 Pelham Ave	Los Angeles	90025	1964	12	13,448	$5,000,000	$416,667	$371.80	4.58%	12.88	3/31/25
			Averages					**$412,048**	**$376.17**	**5.40%**	**11.74**	
S	1811 S Bentley Ave	Los Angeles	90025	1964	15	16,568	$6,350,000	$423,333	$383.27	5.66%	11.23	TBD


1625 Butler Ave


1615 Greenfield Ave


1585 Manning Ave


2332 S Bentley Ave


1743 Butler Ave


1812 Westholme Ave


1906 Pelham Ave

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party 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 by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by the Glaser Group in compliance with all applicable fair housing and equal opportunity laws.

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