OFFERING MEMORANDUM

3653 VINTON AVENUE

LOS ANGELES, CA 90034



4-UNIT WESTSIDE VALUE-ADD ON A 7,489 SF R3 LOT OWNED BY THE SAME FAMILY SINCE 2002 | ONE UNIT DELIVERED VACANT | ED1 DEVELOPMENT UPSIDE

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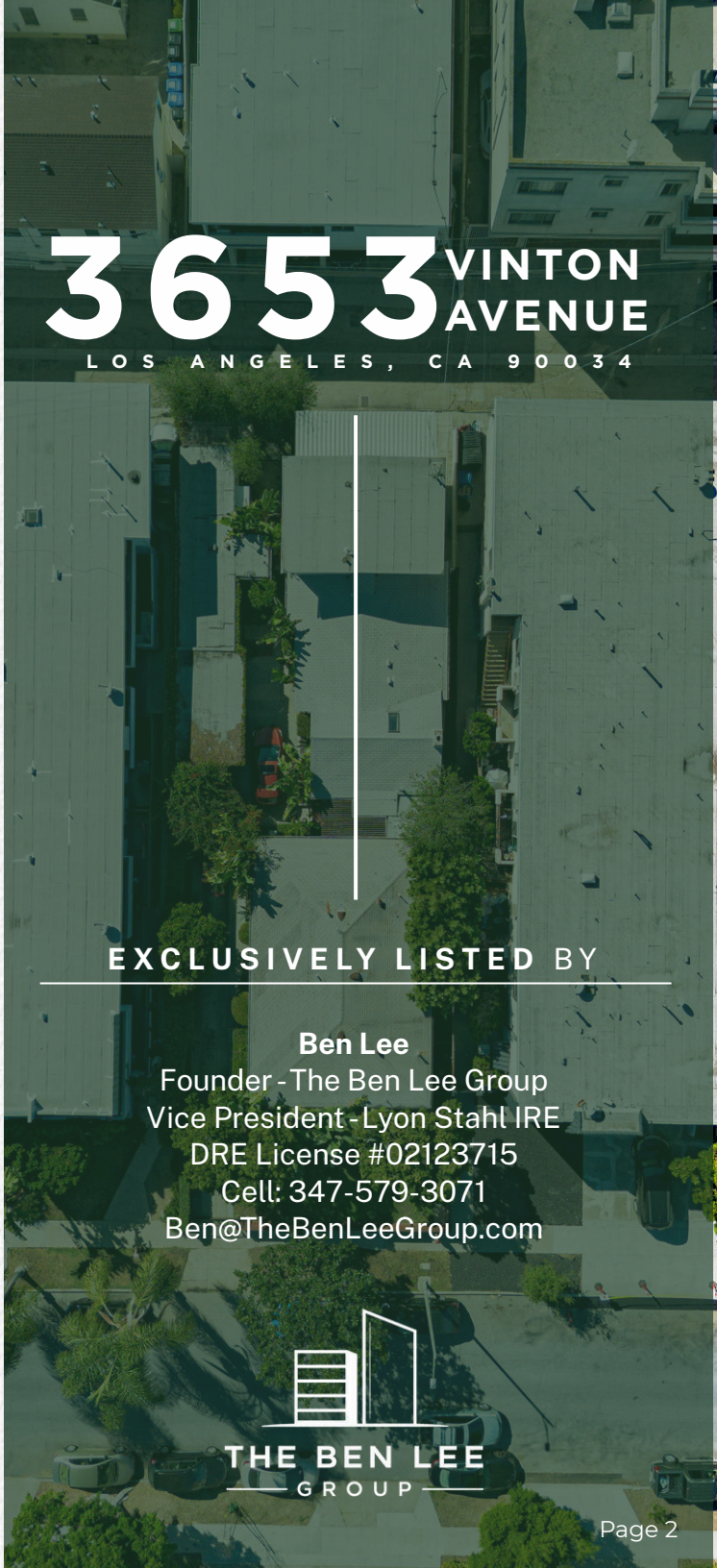
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PRICING INFORMATION

Sale Price:	$1,600,000
Price per Unit:	$400,000
Price per SF:	$517
Current CAP Rate:	5.04%
Current GIM:	13.24
Market CAP Rate:	6.71%
Market GIM:	10.74

PROPERTY INFORMATION

Address:	3653 Vinton Ave, Los Angeles, CA 90034
Number of Units:	4
Approx. Gross SF:	3,096 SF
Approx. Lot Size:	7,489 SF
Year Built:	1928
Parcel Number:	4314-007-022
Property Type:	Apartments
Unit Mix:	(2) x 1+1 (1) x 1+1 (ADU) (1) x 3+1.5



INVESTMENT HIGHLIGHTS

§

The Ben Lee Group is pleased to present 3653 Vinton Ave, a four-unit multifamily property in the Palms neighborhood of Los Angeles. The offering consists of two one-bedroom, one-bath units, a one-bedroom ADU and a 1,336 SF three-bedroom, 1.5-bath house across two buildings on a 7,489 SF R3-1 lot. Priced at $1,600,000, or $400,000 per unit and $517 per square foot, the property offers a 5.04% in-place cap rate and a 13.24 GRM, with the three-bedroom house delivered vacant for an owner-user.

§

The property offers immediate rent upside. Current rents total $10,020 per month against projected market rents of $12,370 per month, a 23% increase. At market, the cap rate rises to 6.71%. The one-bedroom units are projected at $2,700 per month and the three-bedroom house at $4,270 per month, giving a new owner a clear path to higher income through turnover and repositioning.

§

The three-bedroom, 1.5-bath house is delivered vacant, so an owner-user can move in at close of escrow and collect rent from the remaining three units. In-place rents on those units total $6,520 per month, or $78,240 per year, a meaningful offset to ownership costs. With four units, the property also qualifies for owner-occupied residential financing, which typically requires a lower down payment than an investor loan.

§

The property sits at the center of a major Westside employment cluster. Sony Pictures Studios is approximately half a mile away, and Amazon MGM Studios at the Culver Studios lot is 0.6 miles away. Apple's 536,000 SF Culver Crossings campus, planned for up to 2,400 employees, is about 1.1 miles away, near Warner Bros. Discovery's offices at Ivy Station. The UCLA Research Park is 1.6 miles north. The unit mix of one-bedrooms and a three-bedroom house across two buildings gives the property a range of unit sizes close to these job centers.

§

The property sits approximately 0.4 miles from the Metro E Line Palms Station, which connects to Downtown Santa Monica and Downtown Los Angeles. The I-10 is under a mile north and the 405 is about two miles west. Century City is 2.4 miles away and UCLA is under four miles.

§

The R3-1 lot provides long-term development upside. As a 100% affordable project, the site may qualify for unlimited density under AB 2334, zero parking under AB 2097, and up to 78' of height through a ministerial ED1 path. Conceptual scenarios show approximately 40 to 73 units. The site is in a TCAC Highest Resource Opportunity Area. An investor can collect income today with future redevelopment as an option.

**Buyer to conduct own due diligence and verify all presented information. Lyon Stahl Investment Real Estate and the Seller have not made any investigation nor makes any warranty or representation with respect to the information above. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.*

3653 VINTON AVENUE

LOS ANGELES, CA 90008







THE BEN LEE GROUP

3653 VINTON AVENUE

LOS ANGELES, CA 90034



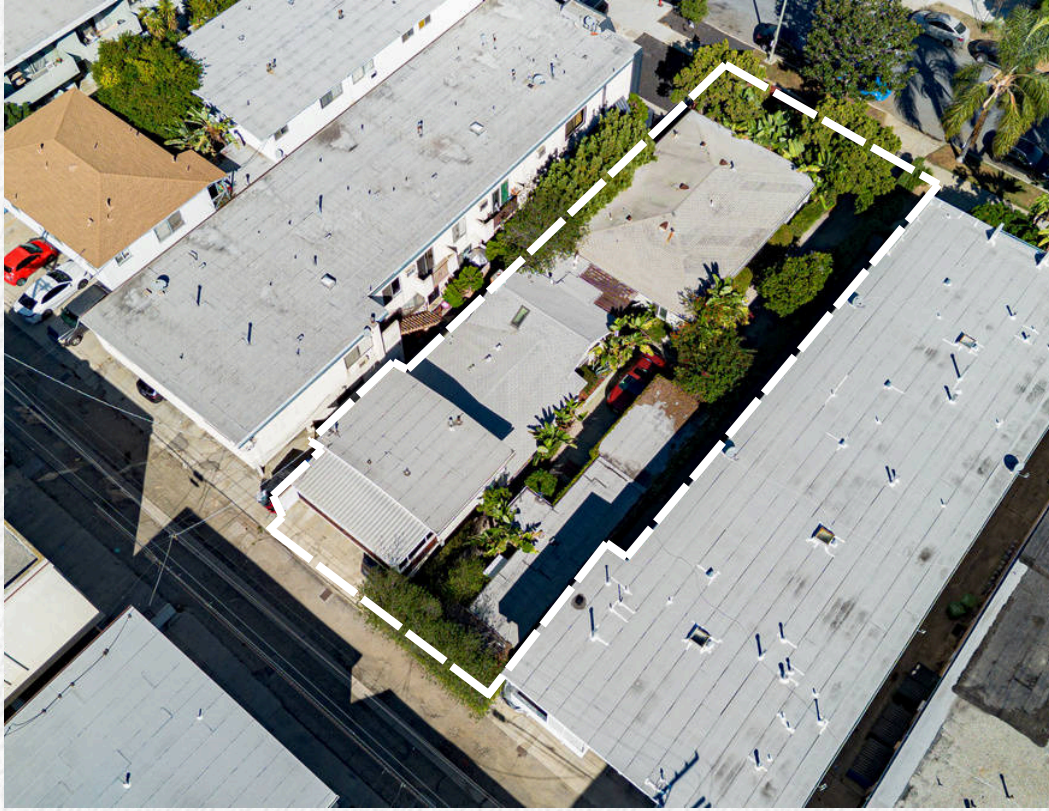




3653 VINTON AVENUE

LOS ANGELES CA 90034









3653 VINTON AVENUE

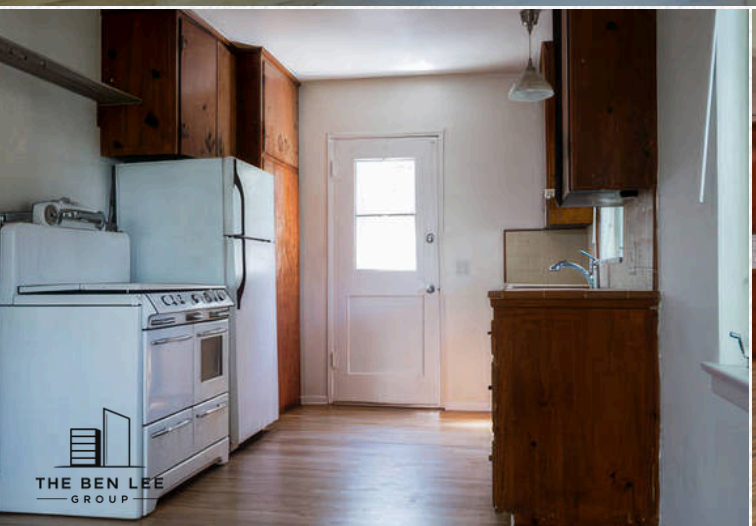
LOS ANGELES, CA 90034







UNIT 3653 1 BEDROOM + 1 BATHROOM







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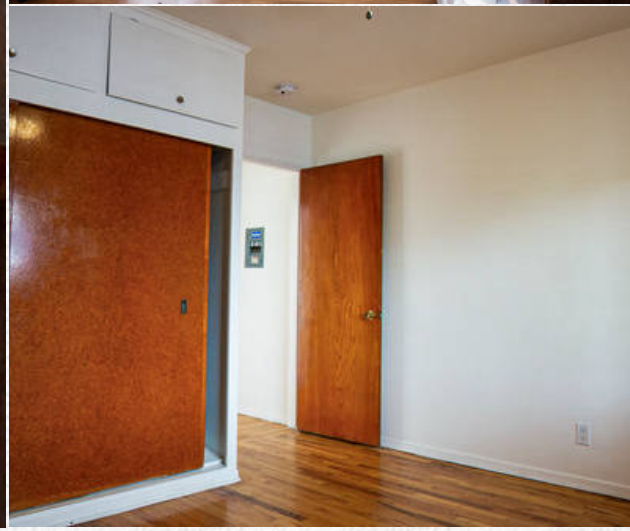
3653 VINTON AVENUE

LOS ANGELES, CA 90064



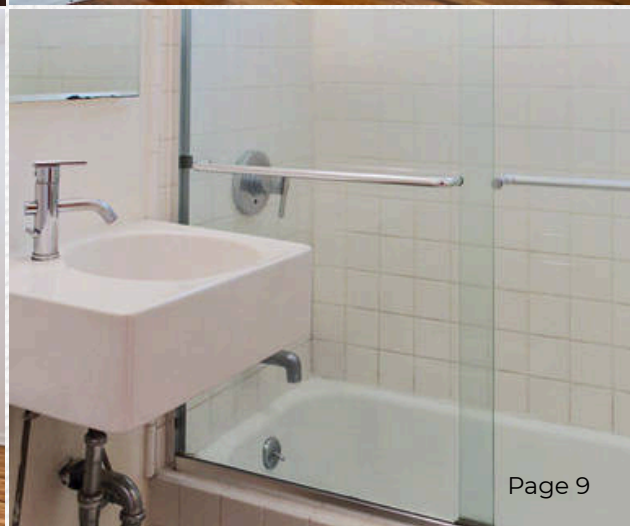
UNIT 3653 1/2 1 BEDROOM + 1 BATHROOM











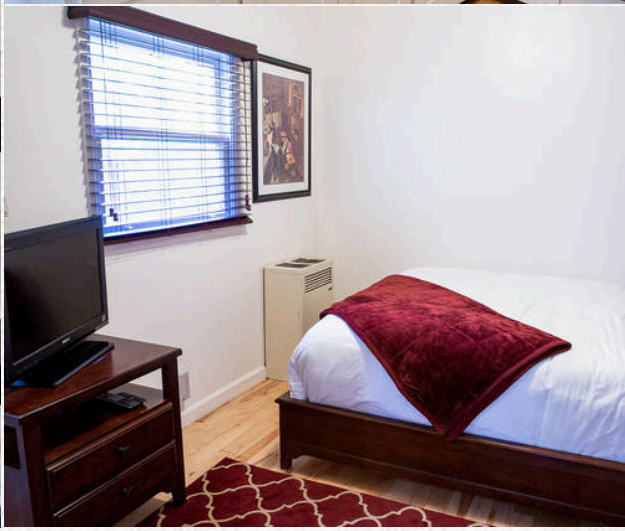
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LOS ANGELES, CA 90034



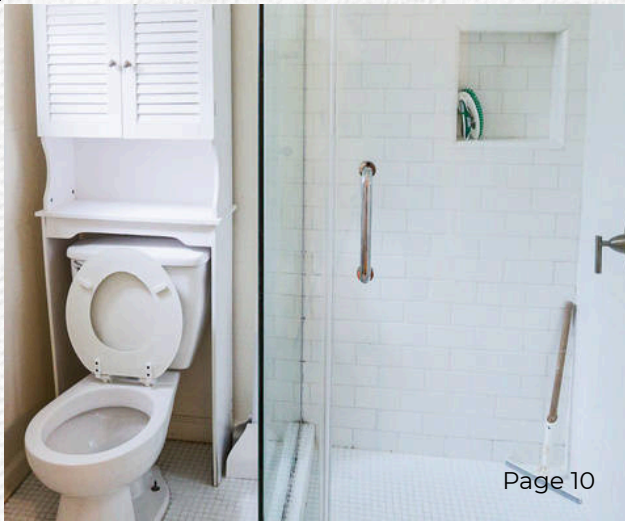




UNIT 3655 1/2 1 BEDROOM + 1 BATHROOM



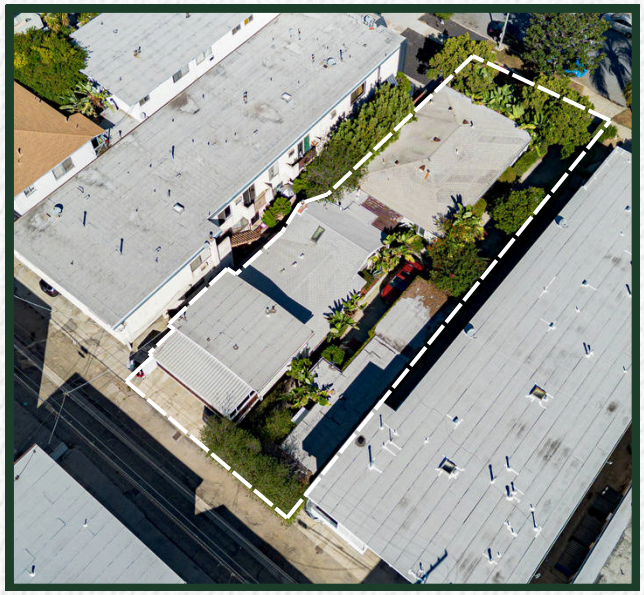


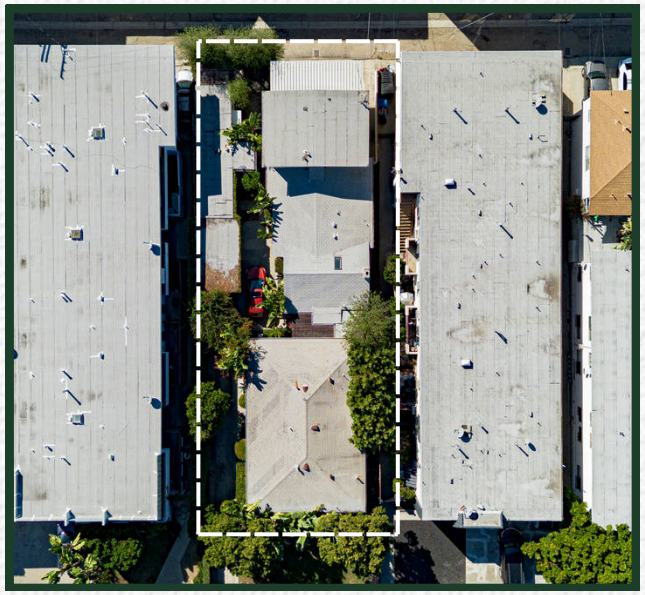



Westwood
Westfield Century City
Century City
INTERSTATE
CALIFORNIA
10
Palms Elementary School
3653 VINTON AVENUE
LOS ANGELES, CA 90034

RENT ROLL

	Unit No.	Unit Type	Unit Size	Current Rent	Market Rent	Notes
1	3653	1+1	675	$2,400	$2,700	
2	3653 1/2	1+1	675	$1,920	$2,700	
3	3655 1/2	1+1 (ADU)	410	$2,200	$2,700	Midterm Rental ADU
4	3655	3+1.5	1,336	$3,500	$4,270	Delivered Vacant
				$10,020	$12,370	







***Buyer to conduct their own due diligence and independently verify all square footage. Square footage measurements are inherently subjective and can vary materially depending on the methodology used; the figures referenced herein were obtained from ZIMAS (Zone Information & Map Access System) and have not been independently measured or verified. Lyon Stahl Investment Real Estate and the Seller have not made any investigation, nor make any warranty or representation, with respect to the square footage of the property or any improvements thereon, and assume no responsibility for its accuracy. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.*

FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA	CURRENT RENTS	MARKET RENTS
Scheduled Gross Income:	**$120,840**	**$149,040**
Less Vacancy Rate Reserve:	($6,042) 5.0%	($7,452) 5.0%
Gross Operating Income:	$114,798	$141,588
Less Expenses:	($34,186) 28.3%	($34,186) 22.9%
Net Operating Income:	**$80,612**	**$107,402**
Reserves:	($800)	($800)
Less Debt Service:	($80,945)	($80,945)
Pre-Tax Cash Flow:	**($1,133) -0.2%**	**$25,657 4.6%**
Plus Principal Reduction:	$11,084	$11,084
Total Return Before Taxes:	**$9,951 1.8%**	**$36,741 6.6%**

ESTIMATED ANNUAL EXPENSES

Taxes:	$19,200
Insurance:	$1,025
Utilities:	$5,070
Property Management:	$5,740 5%
Repairs & Maintenance:	$2,000
Contract Services:	$640
Direct Assessment:	$511
Total Expenses	**$34,186**

SCHEDULED INCOME

		CURRENT RENTS		MARKET RENTS	
Number of Units:	**Unit Type:**	**Current Avg. Monthly Rent/Unit:**	**Current Monthly Income:**	**Market Avg. Monthly Rent/Unit:**	**Market Monthly Income:**
2	1+1	$2,160	$4,320	$2,700	$5,400
1	1+1 (ADU)	$2,200	$2,200	$2,700	$2,700
1	3+1.5	$3,500	$3,500	$4,270	$4,270
Total Scheduled Rent:			**$10,020**		**$12,370**
		Other Income:	$50		$50
Monthly Scheduled Gross Income:			**$10,070**		**$12,420**
Yearly Scheduled Gross Income:			**$120,840**		**$149,040**

PRICING SUMMARY

PRICE:	**$1,600,000**
NUMBER OF UNITS:	**4**
PRICE PER UNIT:	**$400,000**
CURRENT GIM:	13.24
CURRENT CAP:	5.04%
YEAR BUILT:	1928
APPROX. GROSS SF:	3,096 SF
APPROX. LOT SIZE:	7,489 SF
PRICE PER SF:	$517

NEW POTENTIAL FINANCING

Down Payment (35%)	$560,000
New First Loan:	$1,040,000
Interest Rate:	6.75%
Amortization:	30
Monthly Payment:	$6,745
DCR:	1.00

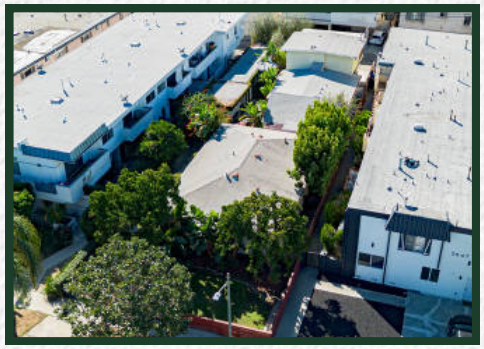
Debt terms are illustrative only and subject to change based on market conditions, lender approval, and borrower qualifications; contact listing agents for updated quotes.



*All financial information must be verified and all interested parties must complete their own investigations

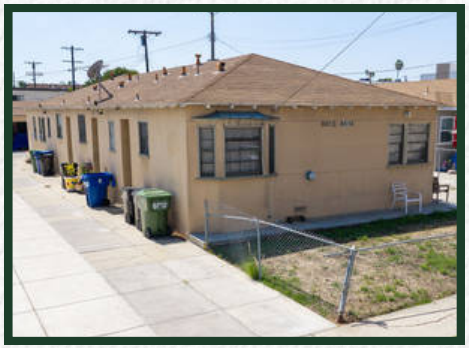
ON MARKET COMPARABLES

★3653 VINTON AVE
LOS ANGELES, CA 90034



Price	$1,600,000
Number of Units	4
Cost per Unit	$400,000
Current CAP	5.04%
Current GIM	13.24
Year Built	1928
Cost per Net Sqft	$517
Sale Date	Subject Property

8612 BEVERLYWOOD ST
LOS ANGELES, CA 90034



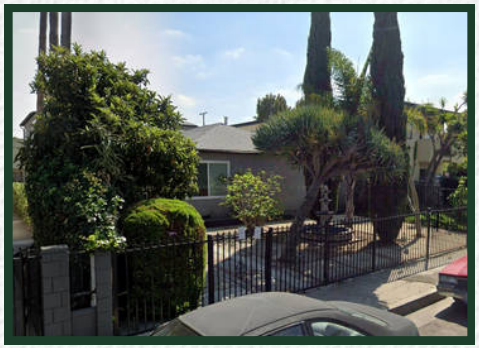
Price	$1,150,000
Number of Units	4
Cost per Unit	$287,500
Current CAP	2.42%
Current GIM	20.44
Year Built	1941
Cost per Net Sqft	$461
Sale Date	On Market

10734 PALMS BLVD
LOS ANGELES, CA 90034



Price	$1,610,000
Number of Units	4
Cost per Unit	$402,500
Current CAP	4.35%
Current GIM	12.85
Year Built	1962
Cost per Net Sqft	$401
Sale Date	On Market

2012 S HOLT AVE
LOS ANGELES, CA 90034



Price	$1,760,000
Number of Units	4
Cost per Unit	$440,000
Current CAP	4.12%
Current GIM	14.47
Year Built	1949
Cost per Net Sqft	$546
Sale Date	On Market

COMP AVERAGES

3.63%	15.92	$469
AVG. CAP RATE	AVG. GIM	AVG. $ / NET SF

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SOLD COMPARABLES

10945 NATIONAL BLVD
LOS ANGELES, CA 90064



Price	$1,199,000
Number of Units	3
Cost per Unit	$399,667
Current CAP	4.67%
Current GIM	16.70
Year Built	1949
Cost per Net Sqft	$512
Sale Date	7/17/2026

10591 AYRES AVE
LOS ANGELES, CA 90064



Price	$1,626,000
Number of Units	4
Cost per Unit	$406,500
Current CAP	4.71%
Current GIM	14.87
Year Built	1930
Cost per Net Sqft	$633
Sale Date	5/15/2026

3115 S CURTS AVE
LOS ANGELES, CA 90034



Price	$1,130,000
Number of Units	2
Cost per Unit	$565,000
Current CAP	4.60%
Current GIM	15.19
Year Built	1923
Cost per Net Sqft	$805
Sale Date	5/4/2026

3450 VINTON AVE
LOS ANGELES, CA 90034



Price	$1,300,000
Number of Units	3
Cost per Unit	$433,333
Current CAP	4.97%
Current GIM	13.41
Year Built	1954
Cost per Net Sqft	$641
Sale Date	2/25/2026

COMP AVERAGES

4.74%	15.04	$648
AVG. CAP RATE	AVG. GIM	AVG. $ / NET SF

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AREA OVERVIEW

PALMS | WESTSIDE LOS ANGELES

ONE OF THE WESTSIDE'S DEEPEST RENTER MARKETS

Palms is one of the most renter-heavy neighborhoods on the Westside. 20,337 or 79% of the households in Palms are renter-occupied. Average rent in Palms rose 1.69% over the past year, from $2,779 to $2,826. Founded in 1886, Palms is the oldest neighborhood annexed to the city, joining in 1915. Today it is a dense, established apartment district between Culver City, Cheviot Hills and Century City.

STEPS TO THE E LINE AND THE 10 FREEWAY

The property sits approximately 0.4 miles from the Metro E Line Palms Station. The E Line runs from Downtown Santa Monica to Downtown Los Angeles without using the 10 Freeway. The area around Palms Station has the largest residential population along the E Line's Westside extension, according to Metro. The I-10 is under a mile north, and the 405 is about two miles west.

MINUTES FROM THE WESTSIDE'S ENTERTAINMENT AND TECH HUB

Sony Pictures Studios is about half a mile from the property. To the west on Washington Boulevard, Amazon has leased more than 600,000 SF between the Culver Studios complex and the neighboring Culver Steps. Across National Boulevard from Apple's new campus, Warner Bros. Discovery leases 240,000 SF at the $350 million Ivy Station complex. Century City is 2.4 miles away and UCLA is under four miles.

SURROUNDED BY INSTITUTIONAL INVESTMENT

Apple is building Culver Crossings, a 536,000 SF office and production campus straddling Los Angeles and Culver City, expected to host up to 2,400 employees. It is approximately 1.1 miles from the property. 1.6 miles north, the University of California purchased the former Westside Pavilion for $700 million in December 2023. A newly released environmental study outlines plans to convert it into an 800,000 SF research and innovation campus.

DEMAND FOR AFFORDABLE HOUSING ON THE WESTSIDE

The property sits in a TCAC Highest Resource Opportunity Area, the top tier for tax credit scoring. Westside sites in that tier that also qualify for unlimited density and zero parking are rare. For an investor holding through entitlements, high rents and renter depth support occupancy in the existing four units. For a developer, the same depth supports lease-up of a 100% affordable building.



SONY PICTURES STUDIOS - 0.5 MILES



APPLE CULVER CROSSINGS - 1.1 MILES



UCLA RESEARCH PARK - 1.6 MILES

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EXCLUSIVELY LISTED BY

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