



OFFERING MEMORANDUM

# 9501 NATIONAL BLVD. LOS ANGELES, CA 90034



## SCOTT RICE

DIRECTOR, COMMERCIAL INVESTMENTS

[scott@rbirealestate.com](mailto:scott@rbirealestate.com)

805 844 0021

DRE #: 02034360



9501 N  
TIONAL  
BLVD, L  
ANGEL  
CA 900



## TABLE OF CONTENTS

- I. PROPERTY
- II. FINANCIALS
- III. DEMOGRAPHICS

### OFFERED BY

#### **SCOTT RICE**

DIRECTOR, COMMERCIAL INVESTMENTS

[scott@rbirealestate.com](mailto:scott@rbirealestate.com)

805 844 0021

DRE #: 02034360

Welcome to this unique opportunity located in a highly desirable market.





# THE PROPERTY





# 9501 — NATIONAL BLVD, LOS ANGELES CA 90034

## DESCRIPTION

Discover an exceptional investment opportunity in West Los Angeles with this captivating 4-unit multi-family property with over 40% rental upside. Ideally situated North of the 10 Freeway and West of Robertson on a corner lot, this 1971-built gem spans 4,461 sqft. Property features include: 4 car garage, laundry room for additional income, separate electric meters.

Unit 1: 2 bed / 2.5 bath Townhome. Unit 2: 2 bed / 1 bath.

Unit 3: 2 bed / 2 bath. Unit 4: Large studio / 1 bath.

The two-bedroom units have updated kitchen counter tops and granite countertops. The townhome includes a spacious layout, balcony, and tasteful tile.







## PROPERTY HIGHLIGHTS

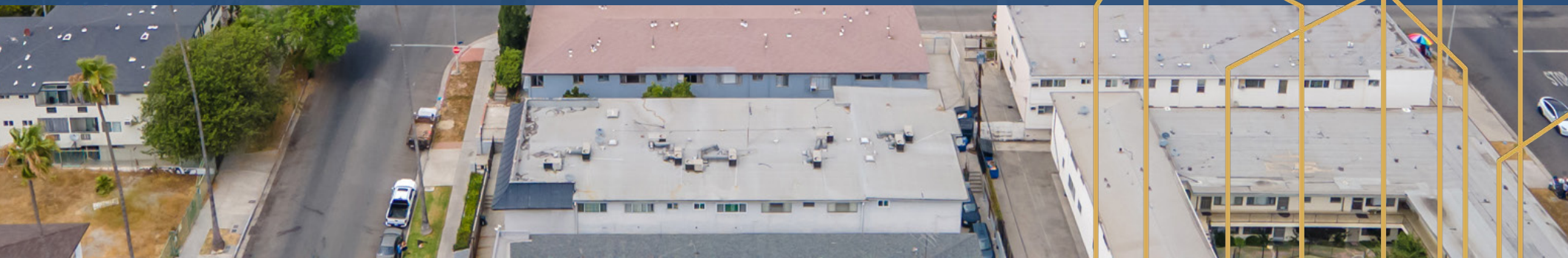
<b>PRICE</b>	\$1,810,000
<b>YEAR BUILT</b>	1971
<b>NO. UNITS</b>	4
<b>NO. STORIES</b>	2
<b>PROPERTY TYPE</b>	MULTIFAMILY
<b>SUBTYPE</b>	APARTMENT
<b>APARTMENT STYLE</b>	LOW RISE
<b>BUILDING SIZE</b>	4,461 SF
<b>LOT SIZE</b>	0.09 AC
<b>PARCEL NUMBER</b>	4311-013-016

- OVER 40% RENTAL UPSIDE
- 4 CAR GARAGE
- SEPARATE ELECTRICAL METERS
- LAUNDRY INCOME
- CORNER LOT
- PRIME LOCATION





# FINANCIALS







## FINANCIALS

EXPENSES		INCOME	GROSS RENT ANNUAL	ADDITIONAL INCOME	TOTAL ANNUAL GROSS	EXPENSES	PROPERTY TAX	INSURANCE
DWP AND SEWER	\$8,411	<b>CURRENT:</b>	95,160	\$720	\$95,880	\$13,622	\$19,270	\$2,408
MISC REPAIRS	\$5,211	<b>PROFORMA:</b>	145,200	\$1,200	\$147,400	\$13,622	\$19,270	\$2,408
INSURANCE	\$2,408							
PROPERTY TAXES	\$19,270		<b>NOI</b>	<b>CAP</b>	<b>GRM</b>			
		<b>CURRENT:</b>	60,580	3.4	18.87			
<b>TOTAL</b>	<b>\$35,300</b>	<b>PROFORMA:</b>	112,100	6.2	16.14			







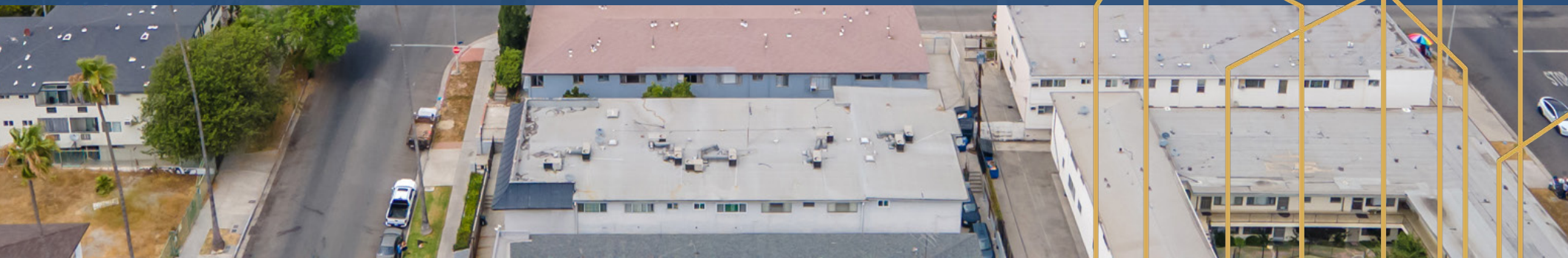
## RENT ROLL

UNIT	FURNISHED	BD	BA	CURRENT RENT	PROFORMA
#1	No	2	2.5	\$2,251	\$3,450
#2	No	2	1	\$2,317	\$3,250
#3	No	2	2	\$1,722	\$3,300
#4	No	1	1	\$1,640	\$2,100





# DEMOGRAPHICS







## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Total Population	41,917	307,965	823,214
Average Age	39	41	41
2023 Total Households	19,014	131,142	355,640
Median Household Income	\$95,365	\$91,900	\$90,522










# MARKET OVERVIEW

COMPARABLES  
NEIGHBORHOOD



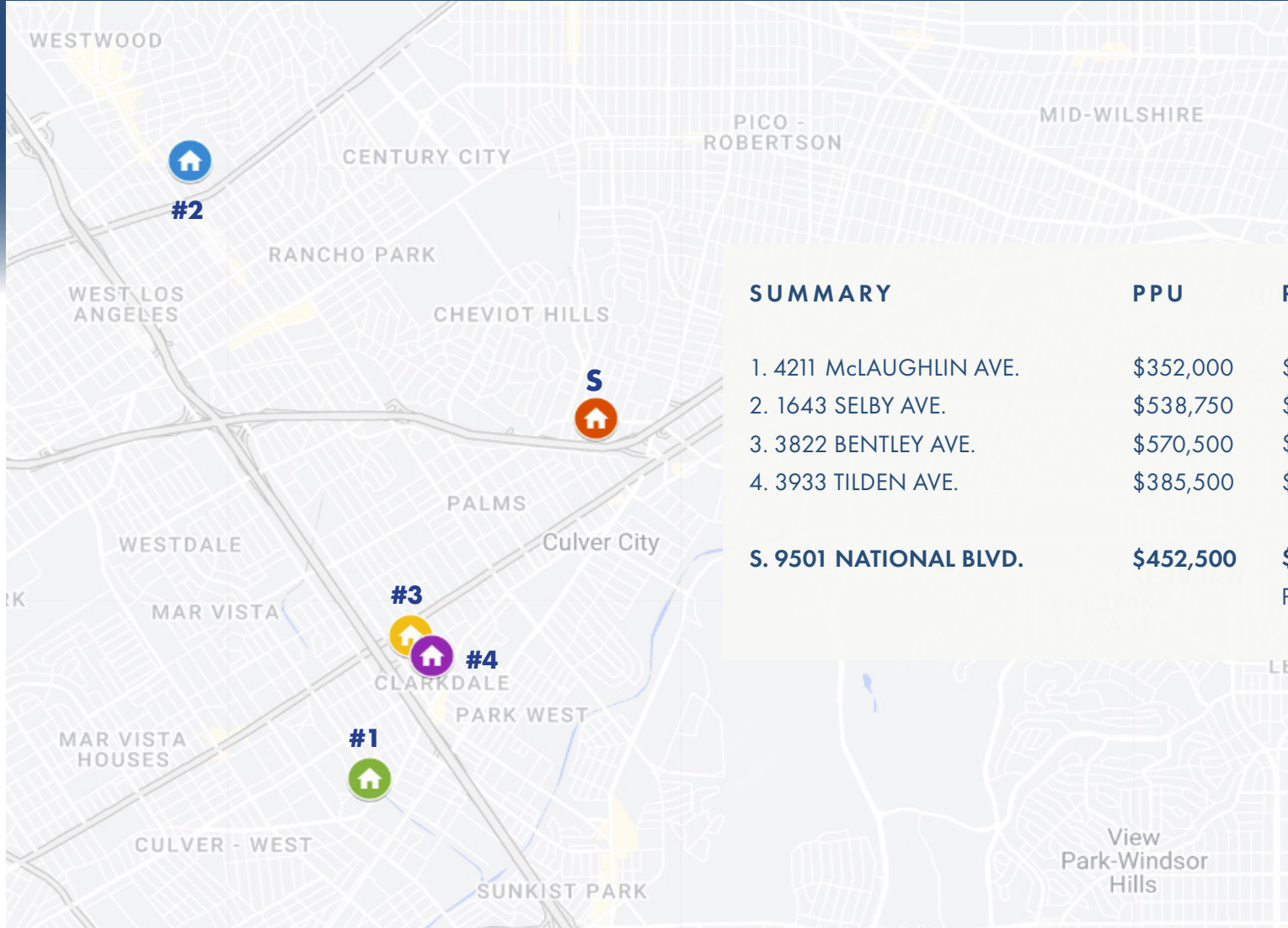


# COMPARABLES

PHOTO	ADDRESS	UNITS	\$/UNIT	PRICE	SQ FT	\$/SF	CAP	GRM
	1.) 4211 MCLAUGHLIN AVE.	5	\$352,000	\$1,760,000	4,536	\$388.01	4.25	15.79
	2.) 1643 SELBY AVE.	4	\$538,750	\$2,155,000	4,604	\$468.07	4.5	
	3.) 3822 BENTLEY AVE.	4	\$570,500	\$2,282,000	3,598	\$643.24	3.9	18
	4.) 3933 TILDEN AVE.	4	\$385,500	\$1,542,500	4,046	\$381.24	3.76	16.82
	<b>AVERAGES:</b>	<b>4.25</b>	<b>\$461,688</b>	<b>\$1,934,875</b>	<b>4,196</b>	<b>\$470.14</b>	<b>4.10</b>	<b>16.87</b>
	S.) 9501 NATIONAL BLVD.	4	\$452,500	\$1,810,000	4,461	\$405.73		
	CAP: CURRENT 3.4   PROFORMA 6.2 - GRM: CURRENT 18.87   PROFORMA 16.14							



# COMPARABLES



SUMMARY	PPU	PSF	CAP	GRM
1. 4211 McLAUGHLIN AVE.	\$352,000	\$388.01	4.25	15.79
2. 1643 SELBY AVE.	\$538,750	\$468.07	4.5	-
3. 3822 BENTLEY AVE.	\$570,500	\$643.24	3.9	18
4. 3933 TILDEN AVE.	\$385,500	\$381.24	3.76	16.82
<b>S. 9501 NATIONAL BLVD.</b>	<b>\$452,500</b>	<b>\$405.73</b>	<b>3.4</b>	<b>18.87</b>
		Proforma	<b>6.2</b>	<b>16.14</b>

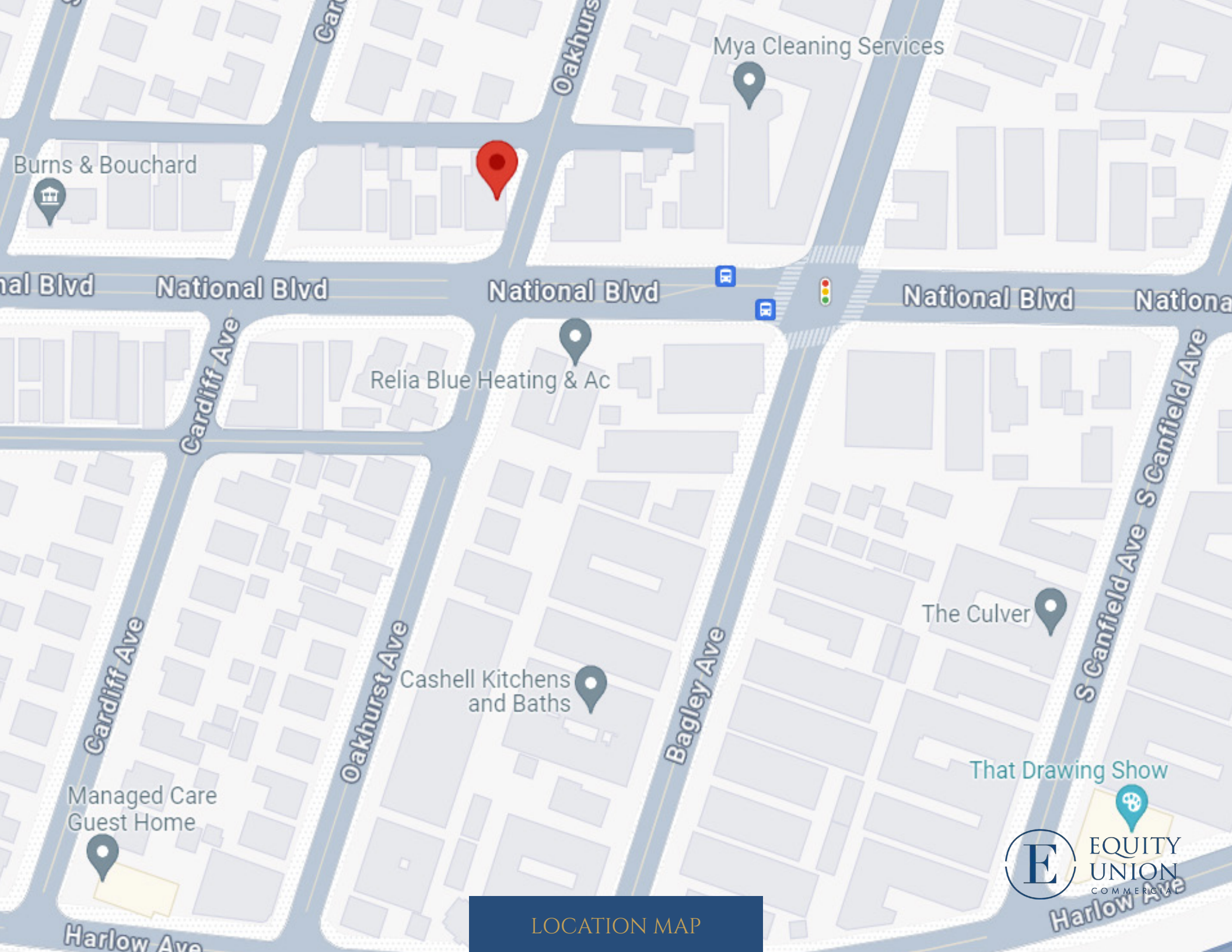




# THE AREA







Mya Cleaning Services

Burns & Bouchard

National Blvd

National Blvd

National Blvd

National Blvd

Cardiff Ave

Oakhurst Ave

Relia Blue Heating & Ac

Cardiff Ave

Oakhurst Ave

Cashell Kitchens and Baths

Bagley Ave

The Culver

S Canfield Ave

Managed Care Guest Home

That Drawing Show

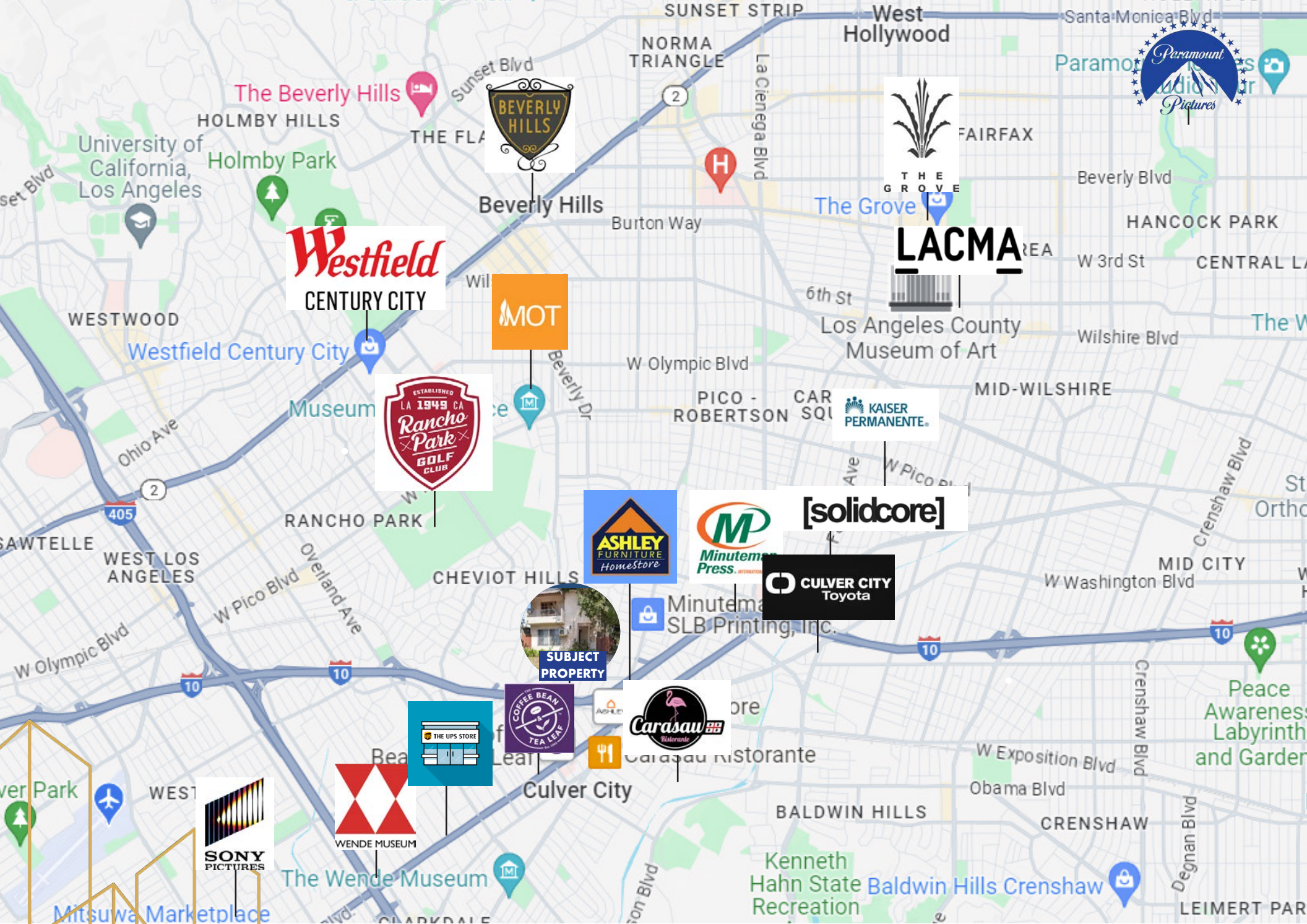


EQUITY UNION COMMERCIAL

Harlow Ave

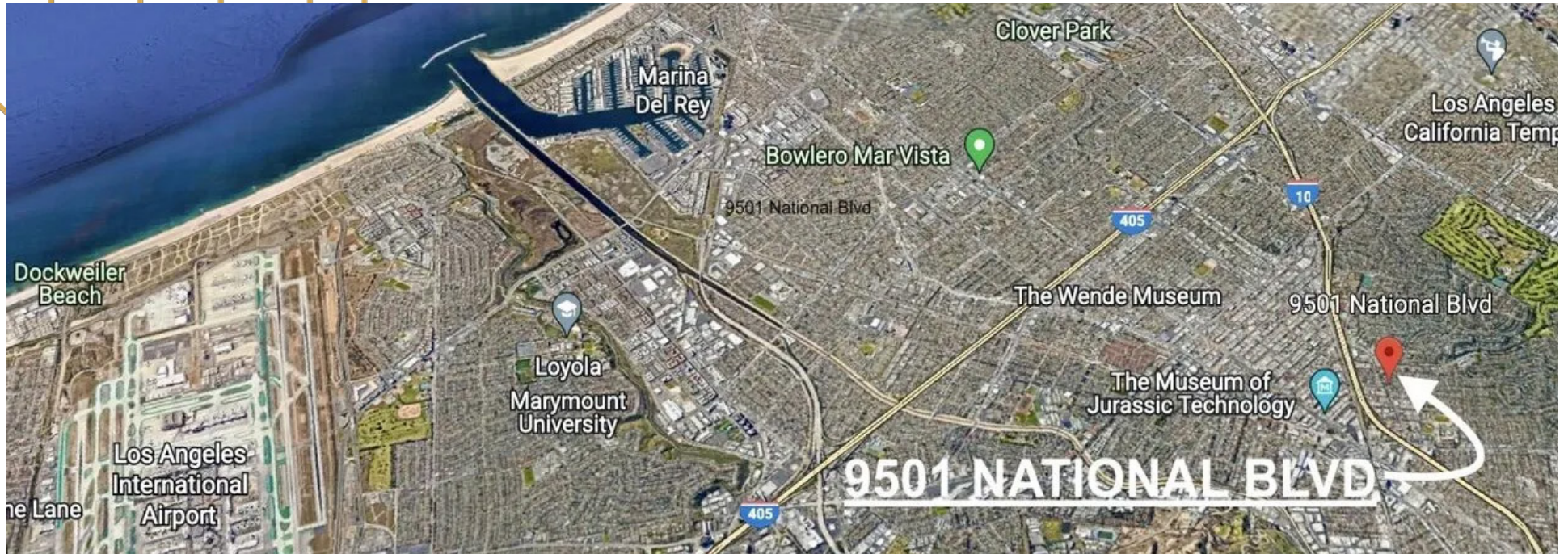
LOCATION MAP





AERIAL MAP

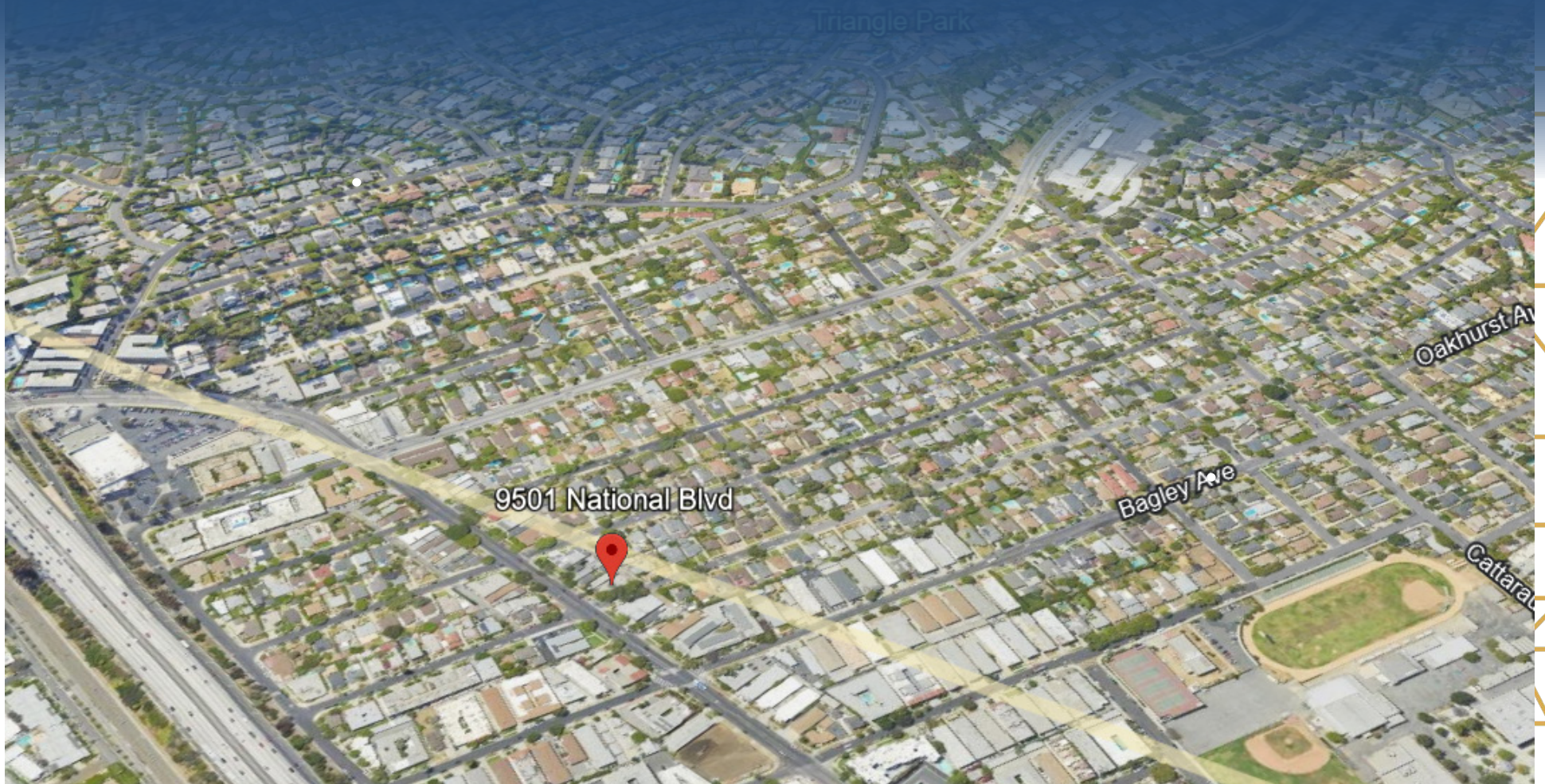






Palms is located on the Westside of Los Angeles, south of Beverly Hills, Rancho Park and Beverlywood and just north of Culver City. Small in size it covers only a two-square mile area marked by signs on Venice, Robertson and Palms boulevards. With 45,475 people in the small plot of land, it is currently one of the most densely populated areas in Los Angeles County.

Palms was recently declared the best neighborhood in Los Angeles for Millennials and with good reason; while ethnically diverse, nearly half of the population falls within the 19-35 age range and a high proportion identifies as single or never married. The population is educated, with about 45% of residents in possession of at least a four year degree, while many residents have masters degrees or higher. It is not unusual to see UCLA Bruins gold and blue throughout the neighborhood, as many residents are either grad students or alumni at the nearby UCLA campus.



AERIAL MAP



An aerial photograph of a city, likely Los Angeles, with mountains in the background. The sky is filled with large, white clouds. In the foreground, there are several buildings, including a prominent dark skyscraper on the left with 'COMCAST NBCUNIVERSAL' written on top. A large blue rectangular box is centered in the image, containing the text 'OVER \$2 BILLION IN SALES VOLUME IN 2023' in a gold, serif font. The city below is a mix of greenery, residential areas, and commercial buildings.

OVER \$2 BILLION  
IN SALES  
VOLUME IN 2023

COMCAST NBCUNIVERSAL



# EQUITY UNION COMMERCIAL

From highly specialized brokers to an extensive range of expert services, Equity Union equips our agents to provide buyers and sellers with the confidence they need for investments of this sale.

Your client-broker relationship begins with a thorough Needs Analysis to ascertain the specific details of your unique situation. We ensure you have the ideal broker at your service, complemented by industry-leading analytical resources and technologies, and from there we design a comprehensive strategy to meet and exceed even the most complex and ambitious objectives.

WHETHER YOU'RE AN AGENT, A BUYER, OR A SELLER,

OUR VISION IS YOUR FUTURE.

WITH UNPARALLELED EXCELLENCE, INTEGRITY AND SERVICE,

EQUITY UNION IS HERE TO HELP YOU.

MOVE  
*FORWARD*







**BRENTWOOD**

2528 San Vicente Boulevard



**ENCINO**

16820 Ventura Boulevard



**PALM DESERT**

44-495 Town Center Way, Suite B



**WOODLAND HILLS**

22144 Clarendon Street #115



**PALM SPRINGS**

460 S. Palm Canyon Drive



**RANCHO MIRAGE**

70-115 Highway 111



**SANTA CLARITA**

25124 Springfield Court



**CORPORATE OFFICES**

13412 Ventura Blvd #350



**SHERMAN OAKS**

13400 Ventura Boulevard



**TOLUCA LAKE**

4404 Riverside Drive, Suite D



**WESTLAKE VILLAGE**

4353 Park Terrace Dr #100

THE FASTEST GROWING REAL ESTATE BROKERAGE  
IN SOUTHERN CALIFORNIA





# EXPERT SPECIALIZATIONS

## MULTIFAMILY

Our brokers and agents have expertise in sales, acquisition, development, finance and valuation. That extends to conventional apartment properties, condo development and conversions, student housing, and development of land for residential income.



## RETAIL

Location, speed to market, and economic performance are just as important to our brokers as they are to our clients. Whether you're an investor, developer, landlord, or tenant, our commercial real estate professionals provide the local perspective and market knowledge you need.



## NET LEASE

Our brokers and agents locate and facilitate single, double, and triple net leases for stable, sustainable income streams, whether you are an institutional investor, a partnership, an individual investor, or a potential tenant.



## OFFICE

Commercial landlords and tenants rely on Equity Union brokers and their intimate knowledge of the local office market, existing tenant base, and upcoming trends to find, navigate, and negotiate office projects.

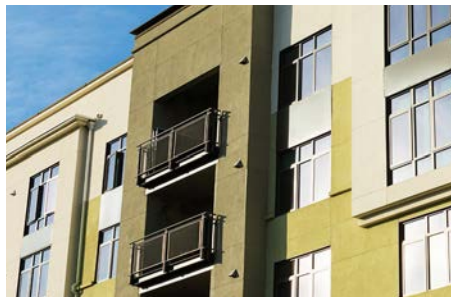
## INDUSTRIAL

Our industrial brokers and agents are plugged into the latest local, regional, national, and international markets. They command an incomparable, dynamic combination of insight, experience, talent, and resources.



## RESTAURANT AND HOSPITALITY

Our Equity Union restaurant and hospitality specialists are experienced in restaurant and hotel sales, operations, and development.



## AFFORDABLE HOUSING

We offer hands-on experience, real-time market intelligence, knowledgeable expertise, and strategic, successful execution of affordable housing purchases and sales.



## LAND AND REDEVELOPMENT

Equity Union brokers specializing in land brokerage and development services possess a deep understanding of the complexities of land brokerage transactions.

While most real estate firms promote a "me first" mentality by competitively pitting brokers and agents against one other, Equity Union values collaborative, selfless teamwork with only the best interests and success of our clients in mind. With that mindset, we specialize in the areas listed here, and our experts are always eager to customize services to help you solve unique and unusual challenges.



# TOOLS & RESOURCES TO MARKET YOUR PROPERTY

Equity Union Commercial offers our commercial brokers a vast suite of marketing tools to expose your property to the largest pool of potential buyers to get you the highest price for your investment properties in the quickest amount of time. Whether you're a buyer or seller looking to increase or scale down your investment portfolio, we provide the ultimate in service with a personalized and high end experience.



**COSTAR**

We equip our brokers with CoStar, the largest commercial real estate data provider, with the information and tools they need to succeed in every aspect of their business, across all asset classes. We take pride in empowering our associates with the most comprehensive data to make decisions with confidence. That's the power that comes with knowing.



**LOOPNET**

Exclusive database that includes market information and comps for up to 275 metropolitan areas and more than 6,300 markets and segments. Provides First Glance Reports, Quarterly Observer Reports and the option to upgrade access to market data and comps in additional Commercial Real Estate sectors



**APARTMENTS.COM**

Apartments.com is the leading online apartment listing website, offering renters access to information on more than 1,000,000 available units for rent. Equity Union partners with the conglomerate's nine sites and offer expansive exposure for our commercial brokers' available commercial rental listings. Apartments.com is supported by the industry's largest professional research team, which has visited and photographed over 500,000 properties nationwide.



**REALNEX**

RealNex is a commercial real estate technology company focused on providing data management, analytics, and marketing tools to enhance productivity. The RealNex Suite takes CRE professionals through an entire deal cycle. CORE, as the central hub, manages people, property and project information while MarketEdge leverages the data in your CRM to produce cash flow projections, DCF analysis and ROI. Analyze and compare multiple, comprehensive lease proposals or consolidate lease expenses, security deposits, CAM and commissions into professional, branded proposals, collateral and offering memoranda.



**MASTERSUITE STUDIO**

Access to an entire greenroom with professional cameras, and audio equipment. No cost for shooting, and includes professional audio help. Video post-production can be added at an additional cost.



**MASTERSUITE**

A complete tech ecosystem to put your business growth on autopilot. Customizable websites, powerful built-in lead engine, marketing on autopilot, listing and transaction management, and much more.

**EQUITY UNION FULL-SERVICE MARKETING**

Our full-service marketing team is ready to assist you in creating beautiful property marketing, offering memorandums, signage, and social media assets.







# EQUITY UNION COMPANY VALUES

## 1. SERVICE

We provide robust, intuitive, white glove service to our clients for an elevated buying, selling, and investing experience.

## 2. EXPERTISE

Our in-depth knowledge of the area will assure clients that Equity Union realtors know and care about their neighborhood, providing a level of service beyond all others.

## 3. ACCESSIBLE

Whether a buyer or seller is seeking to increase your portfolio or disposing of your assets, we provide the ultimate in service with a personalized and high-end experience.

## 4. VALUE FOCUSED

We raise awareness of our company culture to consumers, as clients increasingly want to feel they're supporting a business with high integrity, marketshare and positive impact.

## 5. INTEGRITY

Trust, loyalty and respect are a two-way street. Agents can trust Equity Union has your best interests at heart - as your clients can trust you to have theirs.

## 6. OPPORTUNITY

We believe in seeking and maximizing the opportunity to build wealth and make smart business moves - for buyers, sellers, and agents.

## 7. COMMUNITY

Our **community** is everything – from our connections to each other in business, to our connection to the communities we serve. We earn local visibility and goodwill through strategic local sponsorships and engagement, leveraged and amplified via strategic PR and marketing.





**SCOTT RICE**

DIRECTOR, COMMERCIAL INVESTMENTS

CONTACT INFO

OFFICE: 818 989 2000

MOBILE: 805 844 0021

EMAIL: [SCOTT@RBIREALESTATE.COM](mailto:SCOTT@RBIREALESTATE.COM)

WEB: [WWW.EQUITYUNION.COM](http://WWW.EQUITYUNION.COM)



9501 National Blvd, Los Angeles, CA 90034

