

OFFERING MEMORANDUM

# FORTY6TWENTY

## APARTMENTS

4620 S SLAUSON AVENUE  
LOS ANGELES, CA 90230



A fully renovated, 28-unit  
apartment building

**Marcus & Millichap**  
NFB GROUP

Turnkey investment opportunity  
in prime Culver City location



EXCLUSIVELY  
LISTED BY

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**Marcus & Millichap**

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A 28-UNIT  
**TROPHY ASSET**  
 LOCATED IN  
 CULVER CITY

**4620 S SLAUSON AVENUE**  
**CULVER CITY, CA 90230**

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# The Offering

**Marcus & Millichap is proud to present a rare investment opportunity in the highly sought-after Culver City market. This 28-unit apartment building is located at 4620 S Slauson Ave, Los Angeles, CA 90230, in a convenient location near Downtown Culver City and the 405 freeway.**

The building, built in 1988, features 14 one-bedroom units and 14 two-bedroom units, making it an ideal option for a variety of tenants. The units are fully renovated and feature modern finishes, including built-in G.E./Hotpoint electric appliances, quartz countertops, upgraded flooring, and central air conditioning and heat with a Nest thermostat. Each two-bedroom units feature a washer & dryer.

The building also includes an on-site manager, a laundry room, 30 covered parking spaces, and additional storage options. With a rentable SF of 20,043 and a lot size of 22,525, this stabilized apartment building presents an excellent opportunity for investors to acquire a stabilized property with consistent cash flow and predictable appreciation.

A fully renovated, 28-unit apartment building offering modern amenities and strong investment fundamentals for long-term growth.







*Turnkey investment opportunity with sleek finishes, premium amenities, and consistent cash flow potential.*



**PRIME INVESTMENT**

With a rentable SF of 20,043 and a lot size of 22,525, this stabilized apartment building presents an excellent opportunity for investors to acquire a stabilized property with consistent cash flow and predictable appreciation.

**MODERN LUXURY INTERIORS**

The units are fully renovated and feature modern finishes, including built-in G.E./ Hotpoint electric appliances, quartz countertops, upgraded flooring, and central air conditioning and heat with a Nest thermostat.

**SECURE MODERN LIVING**

Fully renovated 28-unit apartment building featuring 14 one-bedroom and 14 two-bedroom units in a private gated community with video surveillance. Each two-bedroom units feature a washer & dryer.

**CONVENIENT AMENITIES**

The building also includes an on-site manager, a laundry room, 30 covered parking spaces, and additional storage options.





# Financials

## PROPERTY INFORMATION

Address:	4620 S Slauson Ave
City:	Los Angeles, CA 90230
Number of Units:	28
Year Built/Renovated:	1988/2015
APN:	4217-020-041
Zoning:	R3-1
Approx. Lot Size (SF):	22,525
Approx. RSF:	20,043

## PROPERTY VALUATION

<b>Price:</b>	<b>\$10,500,000</b>
Cost per Unit:	\$375,000
Current GRM:	12.57
Market GRM:	12.04
Current GIM:	11.54
Market GIM:	11.10
Current CAP:	5.02%
Market CAP:	5.35%
Cost per RSF:	\$523.87

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate and obtained from Public Records or other sources. Buyer is advised and must independently verify the accuracy of all information through personal inspection and with appropriate professionals and bears all risk for any inaccuracies. ©2025 Marcus & Millichap.

## INCOME

	CURRENT		PRO FORMA
<b>Scheduled Gross Rent:</b>	<b>\$835,608</b>		<b>\$871,920</b>
RUBS Income:	\$32,364		\$32,364
Cell Tower Income	\$33,600		\$33,600
Pet Rent Income	\$3,423		\$3,423
Laundry Income:	\$568		\$568
Other Misc Income:	\$3,931		\$3,931
Gross Operating Income:	\$909,493		\$945,805
Less Vacancy Rate Reserve:	\$(25,068)	3% of Gross Rent	\$(26,158)
Less Expenses:	\$(357,215)	39% of Gross Income	\$(358,304)
<b>Net Operating Income:</b>	<b>\$527,210</b>		<b>\$561,344</b>

### FOR FINANCING OPTIONS PLEASE REACH OUT TO:

Dan Litman  
 Senior Managing Director, Capital Markets  
 dan.litman@marcusmillichap.com  
 (310) 909-2319

## EXPENSES

	NOTES	CURRENT	PRO FORMA
Insurance:	\$1.60/SF	\$32,069	\$32,069
Maintenance/Repairs:	\$750/Unit	\$21,000	\$21,000
G&A:		\$11,321	\$11,321
Comp, Equipment, Tele, & Internet:		\$17,488	\$17,488
Landscaping:		\$3,600	\$3,600
Pest Control:		\$2,616	\$2,616
Janitorial:		\$15,480	\$15,480
Security/Alarm:		\$3,780	\$3,780
Trash:		\$21,321	\$21,321
Utilities - Gas:		\$984	\$984
Utilities - Water & Sewer:		\$15,131	\$15,131
Utilities - Electricity:		\$9,363	\$9,363
Utilities - Sewer & Solid Waste:		\$3,659	\$3,659
Utilities Admin/Billing Service:		\$6,545	\$6,545
Professional Fees/Misc. Expenses:		\$7,500	\$7,500
Mgmt. Fee (On-Site):	See Unit 209	\$31,140	\$31,140
Mgmt. Fee (Off-Site):	3% of Gross Rent	\$25,068	\$26,158
Property Taxes:	1.23% of List Price	\$129,150	\$129,150
<b>Total Expenses:</b>		<b>\$357,215</b>	<b>\$358,304</b>
<b>Per Net Sq. Ft:</b>		<b>\$17.82</b>	<b>\$17.88</b>
<b>Per Unit:</b>		<b>\$12,758</b>	<b>\$12,797</b>

**\$10,500,000**

LISTING PRICE

**\$375,000**

PRICE / UNIT

**\$523.87**

PRICE / SF

**±20,043 SF**

APPROXIMATE RSF

**5.02%**

CAP RATE

**11.54**

GIM



# Rent Roll

Unit No	Unit Type	Current Rent	Pro Forma
101	2/1.00	\$2,795	\$2,795
102	2/1.00	\$2,712	\$2,795
103	1/1.00	\$2,295	\$2,395
104	2/1.00	\$2,595	\$2,795
105	2/1.00	\$2,595	\$2,795
106	1/1.00	\$2,300	\$2,395
107	2/1.00	\$2,595	\$2,795
108	2/1.00	\$2,745	\$2,795
109	2/1.00	\$2,671	\$2,795
110	1/1.00	\$2,379	\$2,395
111	1/1.00	\$2,095	\$2,395
112	1/1.00	\$2,382	\$2,395
113	1/1.00	\$2,251	\$2,395
114	1/1.00	\$2,150	\$2,395

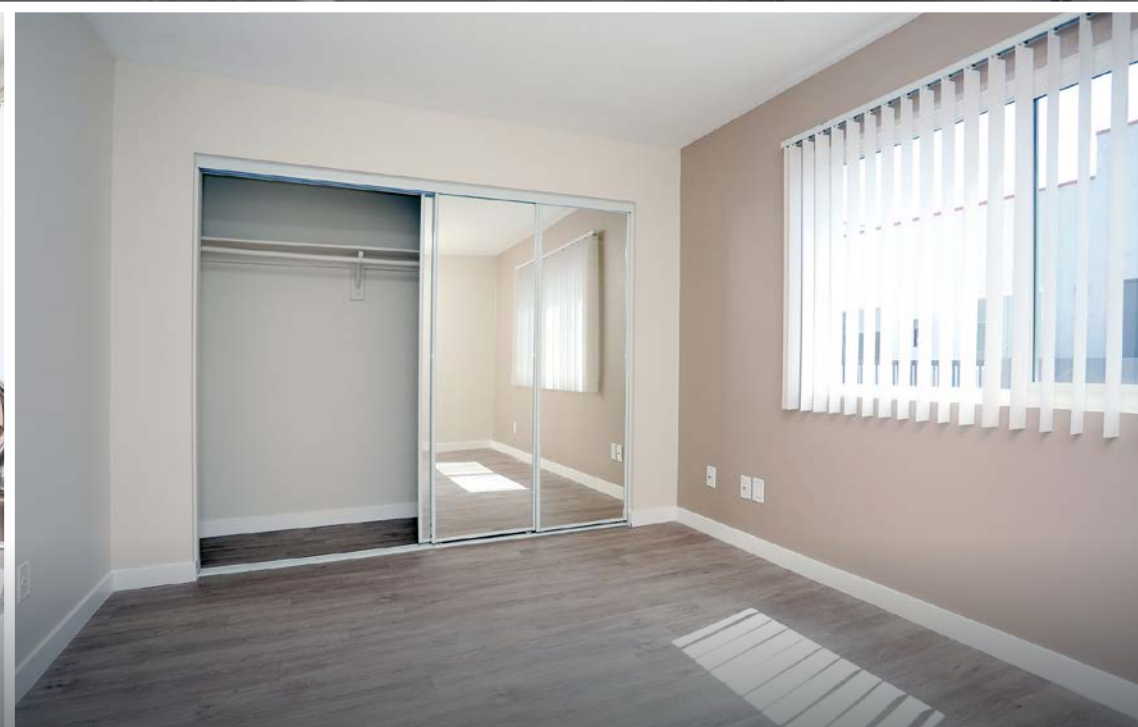
Unit No	Unit Type	Current Rent	Pro Forma
201	2/1.00	\$2,500	\$2,795
202	2/1.00	\$2,615	\$2,795
203	1/1.00	\$2,490	\$2,395
204	2/1.00	\$2,595	\$2,795
205	2/1.00	\$2,595	\$2,795
206	1/1.00	\$2,379	\$2,395
207	2/1.00	\$2,550	\$2,795
208	2/1.00	\$3,022	\$2,795
209*	2/1.00	\$2,595	\$2,795
210	1/1.00	\$2,382	\$2,395
211	1/1.00	\$2,436	\$2,395
212	1/1.00	\$2,382	\$2,395
213	1/1.00	\$2,358	\$2,395
214	1/1.00	\$2,175	\$2,395
<b>Total:</b>		<b>\$69,634</b>	<b>\$72,660</b>

\*Unit 209 Is the On-Site Manager's Unit

# of Unit	Unit Type	CURRENT RENTS		PRO FORMA	
		Avg. Mo. Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
14	1/1.00	\$2,318	\$32,454	\$2,395	\$33,530
14	2/1.00	\$2,656	\$37,180	\$2,795	\$39,130
Monthly Scheduled Rent:			\$69,634		\$72,660
Annual Scheduled Rent:			\$835,608		\$871,920









# Silicon Beach Tech Boom Creates a Rise in Demographics

Located at the heart of Los Angeles' thriving Silicon Beach corridor, the Property offers unparalleled access to the booming tech ecosystem that includes giants like Google, Snap Inc., and Amazon Studios. The area is experiencing monumental growth with developments like the Culver Crossings and Cedars Sinai Marina del Rey, while improved infrastructure such as the Crenshaw/LAX Line enhances connectivity. With a highly educated and affluent workforce, rising demographics, and a blend of innovation and culture, this property is perfectly positioned to capitalize on the dynamic transformation of the Culver City area.

**700+**  
TECH COMPANIES  
IN SILICON BEACH

**2,000+**  
UNITS UNDER  
CONSTRUCTION

**\$1.2B**  
INJECTED INTO THE  
LOCAL ECONOMY

**\$150,000+**  
AVERAGE HOUSEHOLD INCOME  
REFLECTING THE AFFLUENT  
WORKFORCE DRAWN BY THE  
TECH AND ENTERTAINMENT  
INDUSTRIES



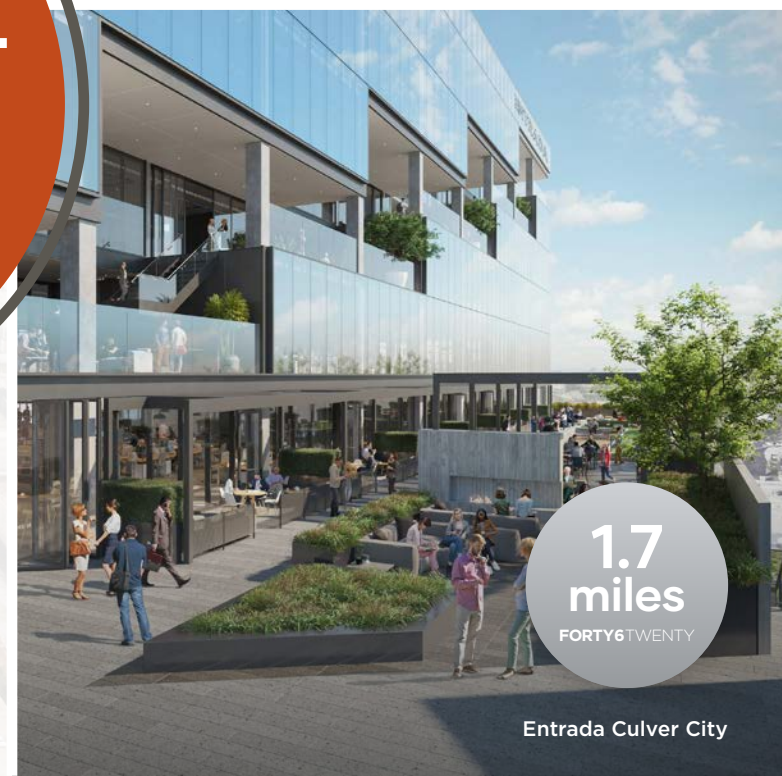
**2.8**  
miles  
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Culver Crossings Development



**2.9**  
miles  
FORTY6TWENTY

Ivy Station Culver City



**1.7**  
miles  
FORTY6TWENTY

Entrada Culver City



**2.3**  
miles  
FORTY6TWENTY

Cedars Sinai Development // MDR



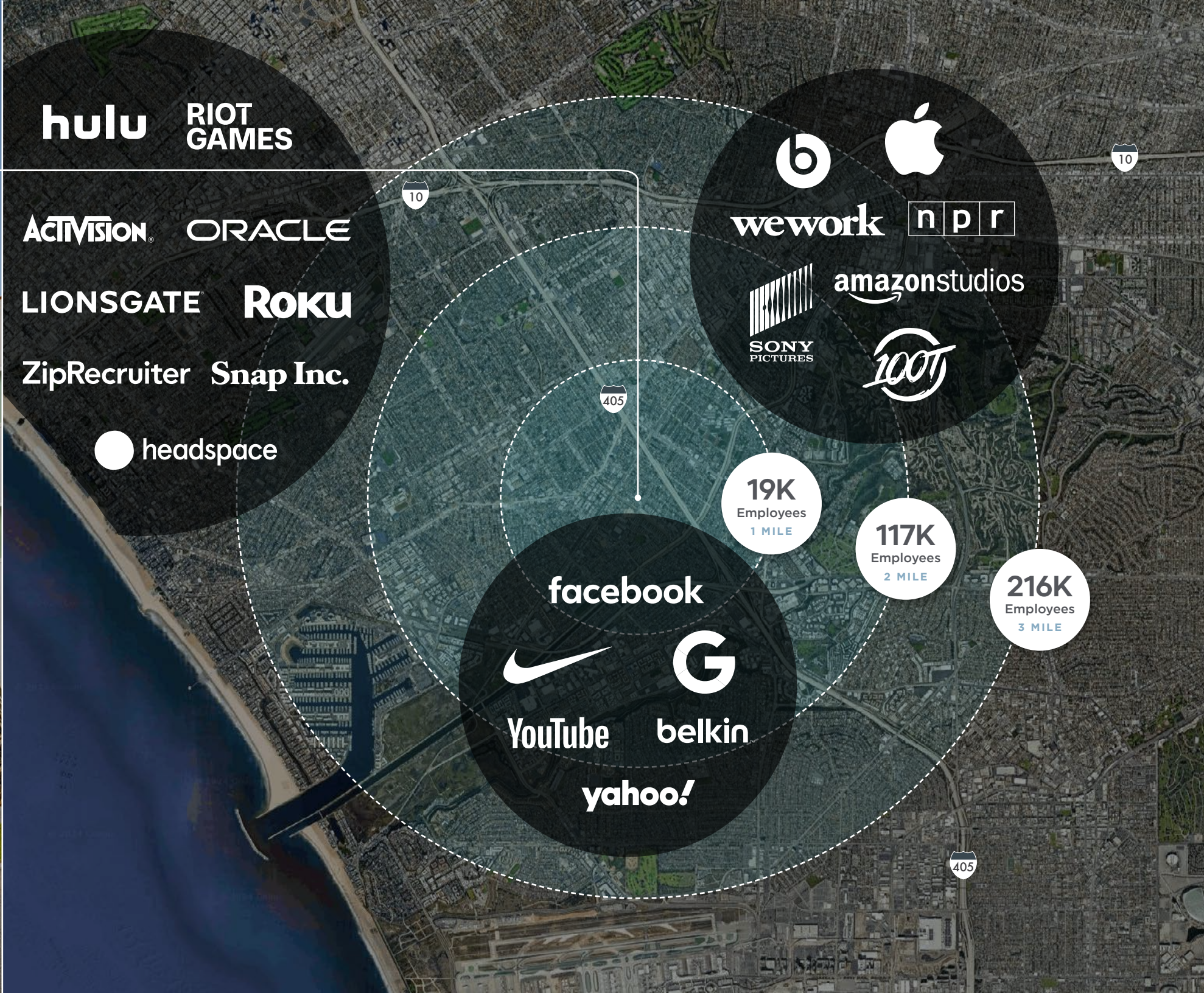
**1.8**  
miles  
FORTY6TWENTY

Google Campus Playa Vista



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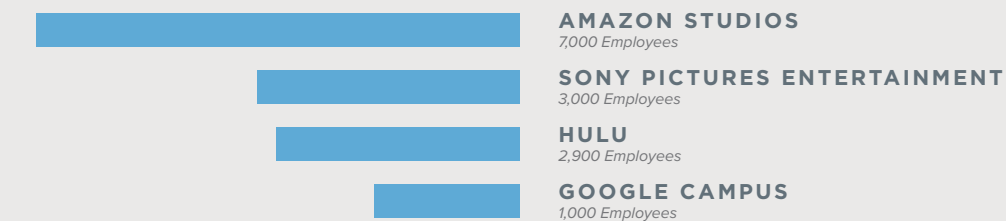
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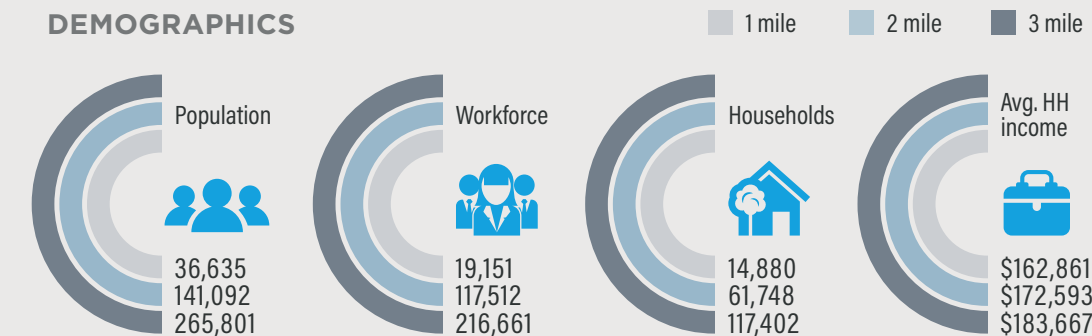
The region has rapidly evolved into a prominent tech hub with over 700 technology companies, ranging from innovative startups to established giants such as Google, Microsoft, and Facebook. The region's appeal is further enhanced by its proximity to the Pacific Ocean, offering a unique blend of work and lifestyle opportunities that attract a diverse and dynamic workforce.

The demographic landscape of Silicon Beach reflects a young, educated, and affluent population with a significant portion of the population holding bachelor's degrees or higher, and an average individual income exceeding \$150,000. This demographic profile underscores the region's status as a magnet for talent, fostering an environment ripe for innovation and economic growth.

## TOP EMPLOYERS



## DEMOGRAPHICS





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