



1527 Veteran Ave

Exclusively Listed by:

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**TAKSA**  
INVESTMENT GROUP

**REMAX**  
COMMERCIAL & INVESTMENT REALTY  
*"Serving Southern California for over 20 years"*

OFFERING MEMORANDUM

# 1527 VETERAN AVE

Los Angeles, CA 90024

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Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed 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 with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Any warranties or representations shall be limited to those expressly provided in an executed purchase and sale agreement. In no event shall a prospective purchaser have any claims against RE/MAX or Owner for any damages, liability, or causes of action relating to this Offering Memorandum. Each prospective purchaser proceeds at his own risk.

# Offering Summary

Jonathan Taksa of the Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to present for sale 1527 Veteran Avenue, an 8-unit property ideally located in the heart of LA's vibrant Westside. The building was built in 1986, and as such, is NOT subject to the City of Los Angeles Rent Stabilization Ordinance (AB 1482 applies). The property consists of one building with three floors of residential units over one level of gated parking (exempt from seismic soft story retrofit). The ideal unit mix consists of (5) 2-bedroom, 2-bathroom units and (3) two-story spacious 1-bedroom, 2-bathroom units with lofts.

Many interiors have been finished with beautiful wood flooring, modern cabinetry, and upgraded kitchens and bathrooms. The building offers its residents a secure intercom entry, balconies, fireplaces, beautiful landscaping, an on-site laundry room, and ample gated parking (8 tandem spaces for a total of 16 spots). Each unit has a fireplace, central HV/AC, large bedrooms, and a dynamite floor plan flooded with natural light.

Within walking distance to some of the best high-end dining and nightlife, this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.

Price	\$4,995,000
# of Units	8
Year Built	1986
Building Size	10,683 SQFT
Lot Size	7,694 SQFT
CAP Rate	5.09%
GIM	12.99
Price/Unit	\$624,375
Price/SQFT	\$467.57





# Property & Investment Highlights

- Premier Westside location
- Rare 1980s vintage property NOT subject to LA City rent control (AB 1482 applies)
- Significant rental upside
- Incredible unit mix of all very large 1 and 2-bedroom units (1-bedroom units have 2 bathrooms and a loft)
- Ample gated parking (16 spaces for 8 units)
- Central HV/AC, fireplaces, balconies, and luxuriously upgraded interiors
- In close proximity to high-end dining, shopping, and nightlife

# Transportation in 90024

Very Walkable 86/100

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Excellent Transit 71/100

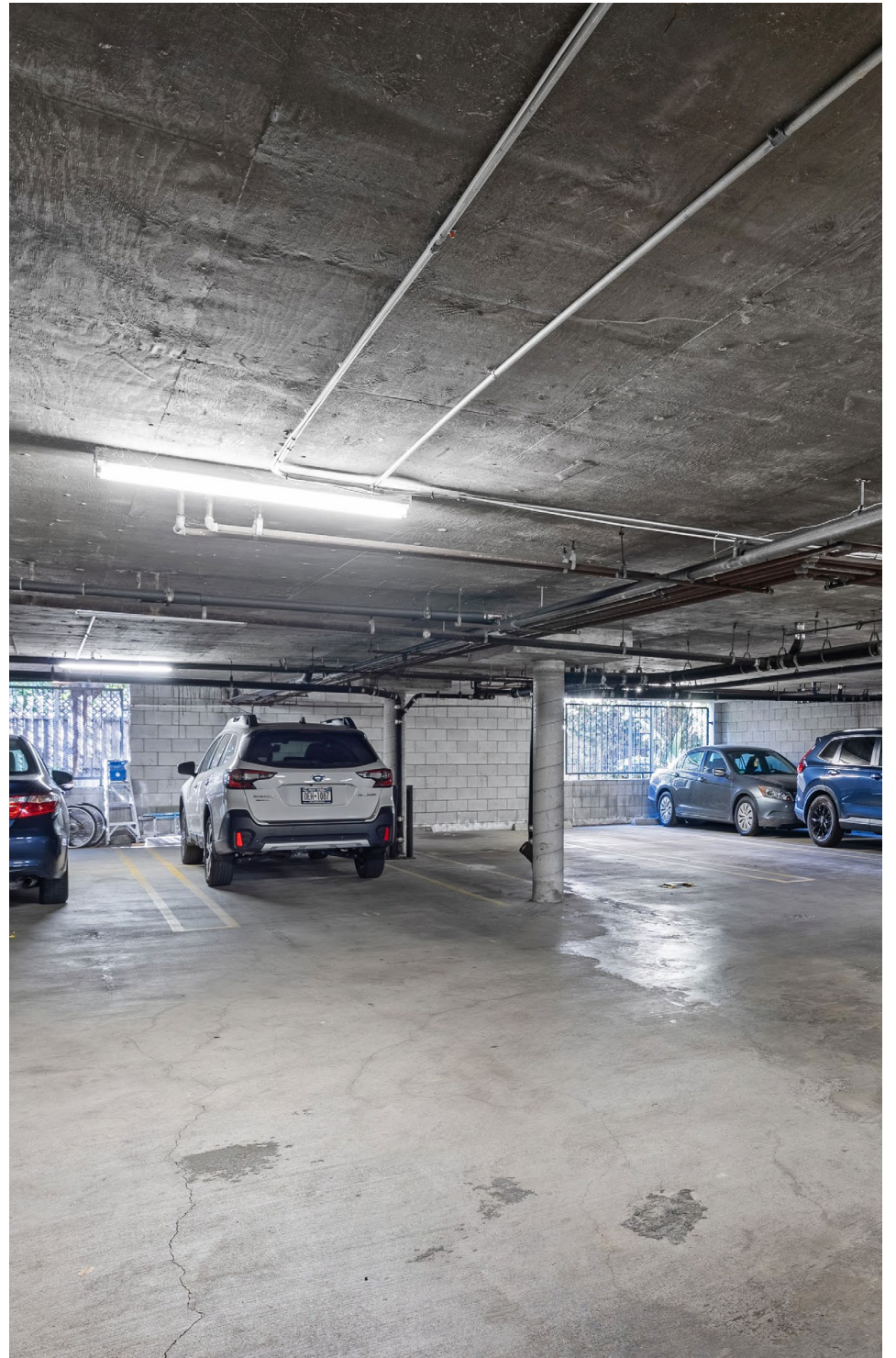
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Very Bikeable 78/100









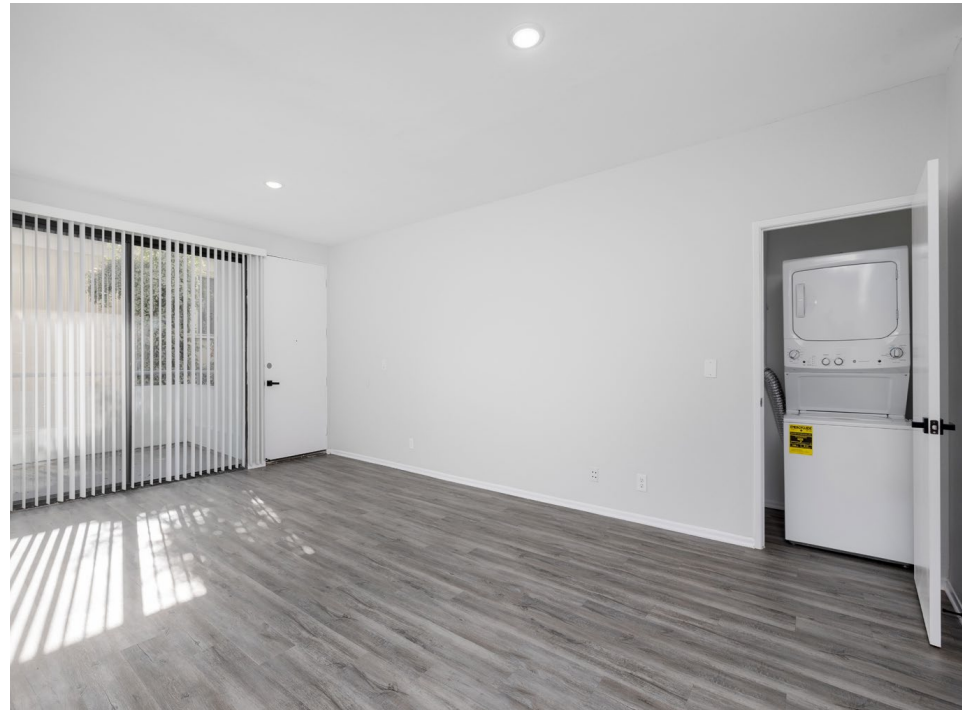
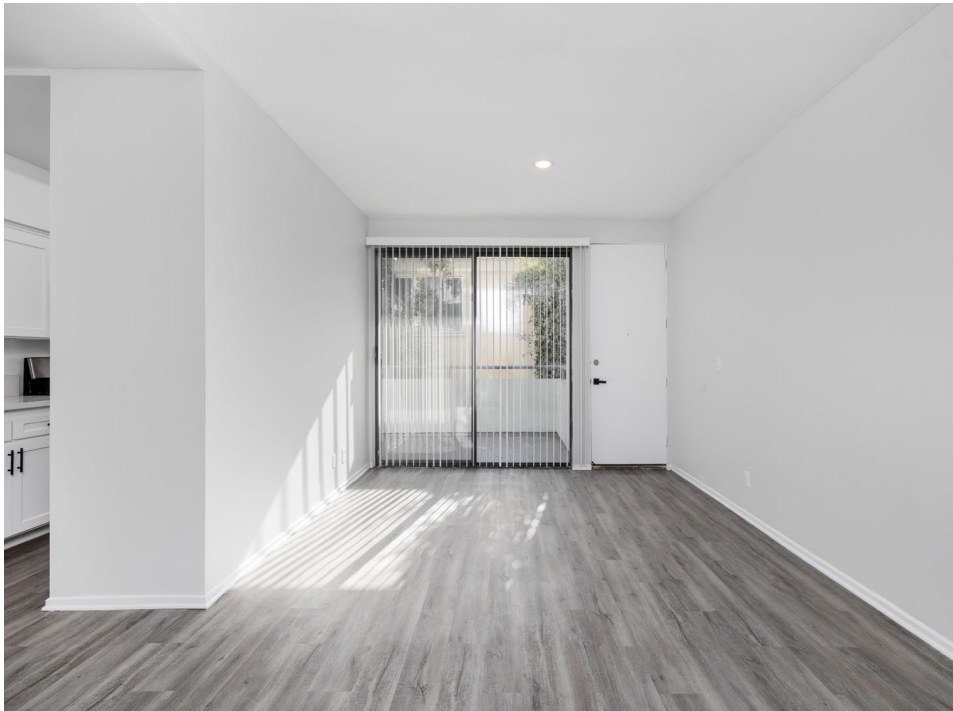


























# Property Summary

<b>Price</b>	\$4,995,000
<b># of Units</b>	8
<b>Unit Mix</b>	(5) 2+2, (3) 1+2+Loft
<b>Year Built</b>	1986
<b>Lot Size</b>	7,694 SQFT
<b>Building Size</b>	10,683 SQFT
<b>Zoning</b>	LAR3
<b>Construction</b>	Wood Frame

<b>Roof Type</b>	Flat
<b>Parking</b>	Gated Parking Garage
<b>Ownership</b>	Fee Simple
<b>Price/Unit</b>	\$624,375
<b>Price/SQFT</b>	\$467.57
<b>Assessor's Parcel #</b>	4324-023-127
<b>Cross Streets</b>	North of Santa Monica Blvd & South of Ohio Ave

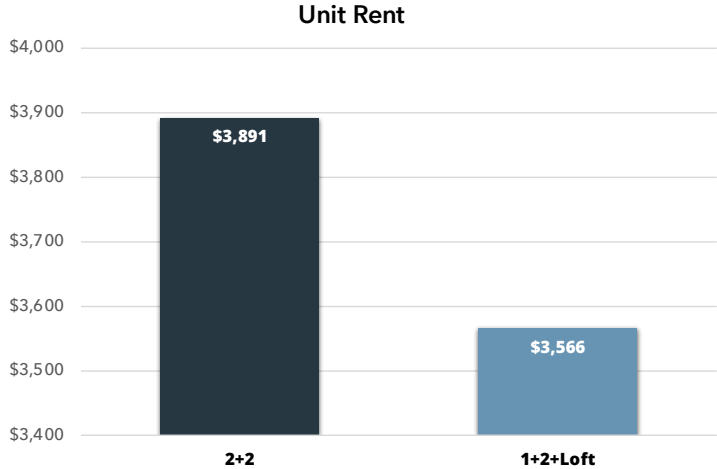
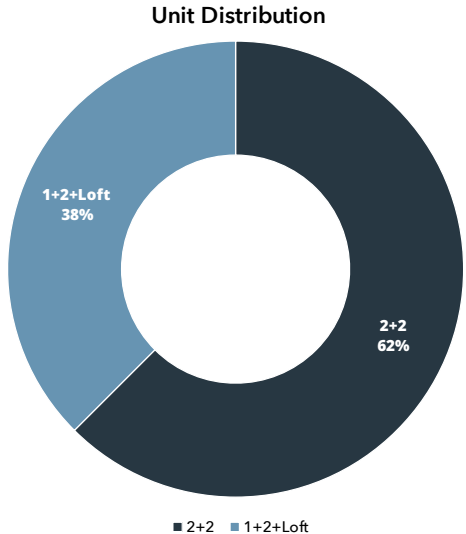
# Rent Roll

Unit	Occupancy	Unit Type	Approx. SQFT			Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Rent/SQFT	Monthly Rent	Rent/SQFT		
1	Occupied	2+2	1,300	\$3,798	\$2.92	\$3,995	\$3.07	\$197	5/22/26
2	Occupied	1+2+Loft	1,300	\$3,067	\$2.36	\$3,995	\$3.07	\$928	4/1/12
3	Occupied	2+2	1,300	\$3,698	\$2.84	\$3,995	\$3.07	\$297	6/5/26
4	Occupied	1+2+Loft	1,300	\$3,633	\$2.79	\$3,995	\$3.07	\$362	12/1/25
5	Occupied	2+2	1,300	\$3,800	\$2.92	\$3,995	\$3.07	\$195	12/21/25
6	Occupied	1+2+Loft	1,300	\$3,998	\$3.08	\$3,995	\$3.07	(\$3)	1/30/26
7	Occupied	2+2	1,300	\$4,063	\$3.13	\$3,995	\$3.07	(\$68)	3/24/26
8	Occupied	2+2	1,300	\$4,098	\$3.15	\$3,995	\$3.07	(\$103)	9/19/25
Units	Occupied	OCC%	Approx. SQFT	Total Rent	Avg. Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease	
8	8	100%	10,400	\$30,155	\$2.90	\$31,960	\$3.07	\$1,805	

Note: Public records show the building as having 16 bedrooms and 16 bathrooms. Buyer to verify.

# Rent Roll Summary

Unit Type	# of Units	Avg. SQFT	Scheduled			Potential	
			Rental Range	Avg. Rent	Monthly Income	Avg. Rent	Monthly Income
2+2	5	1,300	\$3,698 - \$4,098	\$3,891	\$19,457	\$3,995	\$19,975
1+2+Loft	3	1,300	\$3,067 - \$3,998	\$3,566	\$10,698	\$3,995	\$11,985
<b>Totals/Weighted Averages</b>	<b>8</b>	<b>1,300</b>		<b>\$3,769</b>	<b>\$30,155</b>	<b>\$3,995</b>	<b>\$31,960</b>
<b>Gross Annualized Rents</b>					<b>\$361,865</b>	<b>\$383,520</b>	



Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

# Operating Data

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

<b>Income</b>	<b>Current</b>	<b>Per Unit</b>	<b>Pro Forma</b>	<b>Per Unit</b>
Scheduled Rent Income	\$361,865	\$45,233	\$383,520	\$47,940
Parking Income	\$11,400	\$1,425	\$11,400	\$1,425
RUBS Income	\$10,200	\$1,275	\$10,200	\$1,275
Laundry Income	\$1,200	\$150	\$1,200	\$150
<b>Gross Potential Income</b>	<b>\$384,665</b>	<b>\$48,083</b>	<b>\$406,320</b>	<b>\$50,790</b>
Less Vacancy (3%)	(\$10,856)	(\$1,357)	(\$11,506)	(\$1,438)
<b>Effective Gross Income</b>	<b>\$373,809</b>	<b>\$46,726</b>	<b>\$394,814</b>	<b>\$49,352</b>
<b>Estimated Expenses</b>	<b>Current</b>	<b>Per Unit</b>	<b>Pro Forma</b>	<b>Per Unit</b>
Taxes (1.199%)	\$59,890	\$7,486	\$59,890	\$7,486
Off-Site Management (4%)	\$14,475	\$1,809	\$15,341	\$1,918
Insurance	\$10,989	\$1,374	\$10,989	\$1,374
Repairs, Cleaning, & Maintenance	\$15,698	\$1,962	\$15,698	\$1,962
Utilities *	\$8,000	\$1,000	\$8,000	\$1,000
Contract Services (Gardening, Pest Control, etc.)	\$2,832	\$354	\$2,832	\$354
Rubbish	\$4,694	\$587	\$4,694	\$587
Miscellaneous	\$3,000	\$375	\$3,000	\$375
<b>Total Estimated Expenses</b>	<b>\$119,577</b>	<b>\$14,947</b>	<b>\$120,444</b>	<b>\$15,055</b>
Expenses per SQFT	\$11.19		\$11.27	
Expenses per Unit	\$14,947		\$15,055	
% of Gross Income	33.04%		31.40%	
<b>Net Operating Income</b>	<b>\$254,232</b>	<b>\$31,779</b>	<b>\$274,371</b>	<b>\$34,296</b>

\* Assumes \$1,000/unit/year

# Financial Summary

## Building Data

# of Units	8
Year Built	1986
Year Renovated	N/A
Lot Size (SQFT)	7,694
Building Size (SQFT)	10,683
APN	4324-023-127
Parking	Gated Parking Garage

## Income Analysis

	Current	Market
<b>Scheduled Rent Income</b>	<b>\$361,865</b>	<b>\$383,520</b>
Less: Vacancy	(\$10,856)	(\$11,506)
Less: Non-Revenue Units	\$0	\$0
Less: Bad Debt	\$0	\$0
Less: Concession Loss	\$0	\$0
<b>Total Rental Income</b>	<b>\$351,009</b>	<b>\$372,014</b>
Parking Income	\$11,400	\$11,400
RUBS Income	\$10,200	\$10,200
Laundry Income	\$1,200	\$1,200
<b>Effective Gross Income</b>	<b>\$373,809</b>	<b>\$394,814</b>
Less: Expenses	\$119,577	\$120,444
<b>Net Operating Income</b>	<b>\$254,232</b>	<b>\$274,371</b>
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$254,232	\$274,371

## Financial Indicators

Price	\$4,995,000
Down, 100%	\$4,995,000
Current CAP	5.09%
Market CAP	5.49%
Price/Unit	\$624,375
Price/Gross SQFT	\$467.57
Current GIM	12.99
Market GIM	12.29
Current GRM	13.80
Market GRM	13.02
Ownership	Fee Simple

## Expense Summary

	Current	Market
Taxes	\$59,890	\$59,890
Off-Site Management	\$14,475	\$15,341
Insurance	\$10,989	\$10,989
Repairs, Cleaning, & Maintenance	\$15,698	\$15,698
Utilities	\$8,000	\$8,000
Contract Services	\$2,832	\$2,832
Rubbish	\$4,694	\$4,694
Miscellaneous	\$3,000	\$3,000
<b>Total Expenses</b>	<b>\$119,577</b>	<b>\$120,444</b>

# Financial Summary

Unit Mix			Current				Market (Renovated)				Loss-to-Lease
Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	
2+2	5	1,300	\$3,698 - \$4,098	\$3,891	\$2.99	\$19,457	\$3,995	\$3,995	\$3.07	\$19,975	\$518
1+2+Loft	3	1,300	\$3,067 - \$3,998	\$3,566	\$2.74	\$10,698	\$3,995	\$3,995	\$3.07	\$11,985	\$1,287
<b>Totals/ Weighted Avg.</b>	<b>8</b>	<b>1,300</b>		<b>\$3,769</b>	<b>\$2.90</b>	<b>\$30,155</b>		<b>\$3,995</b>	<b>\$3.07</b>	<b>\$31,960</b>	<b>\$1,805</b>
<b>Annual Current:</b>						<b>\$361,865</b>	<b>Annual Market:</b>				<b>\$383,520</b>



# Westwood Village

Bordering the UCLA campus, Westwood Village is a walkable historic commercial district that is now home to a number of chain boutiques, coffee shops, and casual eateries. The Village's cultural attractions include the innovative Hammer Museum, the acclaimed Geffen Playhouse, and the Fox Theater, a landmark movie palace that regularly hosts well-attended premieres.

Westwood Village was originally created and controlled by the Janss Investment Company. The district's growth was augmented by the expansion of University of California, Los Angeles into Westwood Hills in 1925. The Village quickly developed as the go-to shopping district for Westwood residents and the University.



Developers created a master plan for the Village as a Mediterranean-style shopping area. Opening in 1929, the design was considered one of the nation's most well-planned, beautiful commercial areas. Buildings at strategic points, including theaters, used towers to serve as beacons for drivers on Wilshire Boulevard. The Village opened with 34 businesses in the 1920s and today hosts over 260 neighborhood-serving businesses, retail, and restaurants.

# Demographics (90024)



**Population**  
50,392



**Square Miles**  
3



**Population Density**  
17,169 people/sq. mile



**Total Households**  
17,520



**Average Adjusted Gross Income**  
\$1,518,900



**Unemployment Rate**  
6.1%



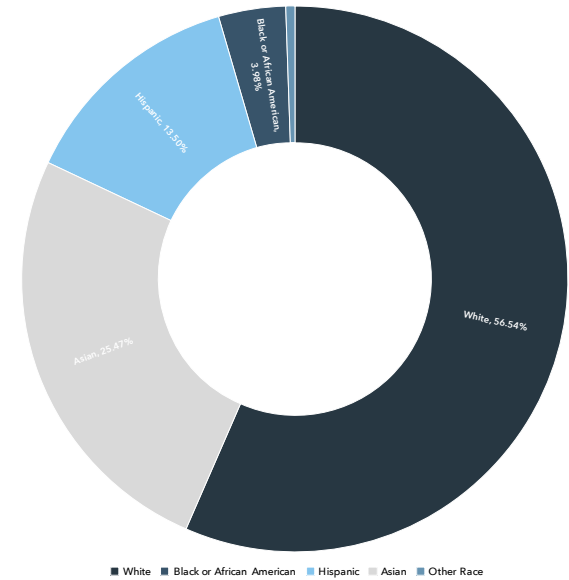
**Median Household Income**  
\$67,422



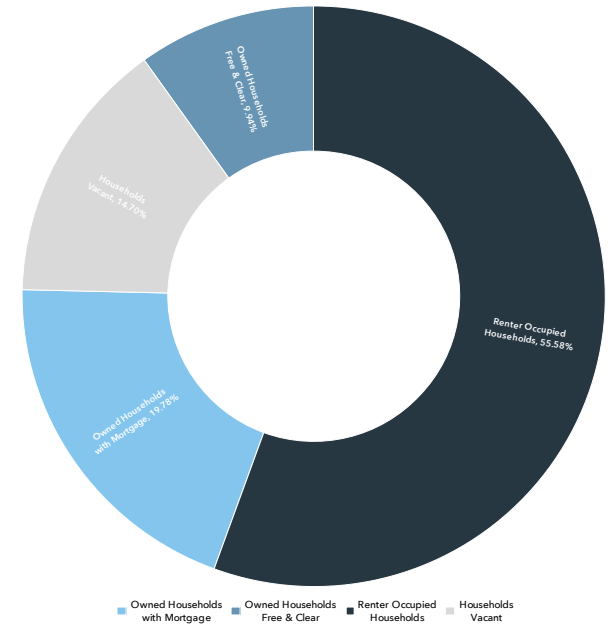
**% High Income Households**  
15.7%

*\*All information gathered from the most recent United States Census data*

**Ethnicity**



**Housing**



# Los Angeles County Overview



**Population**  
10,014,009



**Median Household  
Income**  
\$83,411



**Housing Units**  
3,591,981



**Renter-Occupied  
Housing Units**  
50.3%



**Square Miles**  
4,084



**Median Rent**  
\$1,666



**Cities**  
88



**Unemployment  
Rate**  
6.1%

Source: [data.lacounty.gov](https://data.lacounty.gov)

# Top Employers in the County

Employer	Number of Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California (Non-Education)	33,900
University of Southern California	21,000
Northrop Grumman Corp.	16,600
Amazon	16,200
Providence Health & Services	15,900
Target Corp.	15,000
Kroger Co.	14,900
Cedars-Sinai Medical Center	14,900
Walt Disney Co.	13,000
LA County Metropolitan Transportation	12,900
Allied Universal	12,800
NBCUniversal	12,000
Long Beach Unified School District	11,900

Source: [laalmanac.com](http://laalmanac.com)





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