OFFERING MEMORANDUM

6060 CADILLAC AVE

Los Angeles, CA 90034

Exclusively Listed by:

Rob Renshaw
(424) 293-4770
CalDRE# 01332831

TAKSA
INVESTMENT GROUP

RE/MAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

Disclaimer

RE/MAX Commercial & Investment Realty, Taksa Investment Group, and broker/agent (hereinafter “RE/MAX”) are independent contractors and not employees of Owner. RE/MAX has prepared this Offering Memorandum. Neither RE/MAX nor Owner makes any warranties or representations about its contents. The information contained herein has been secured from sources RE/MAX believes to be reliable; however, buyer must verify all of the information contained herein and all facts regarding the property. The purchaser bears all risk for any inaccuracies. By receiving this Offering Memorandum, you agree as follows:

All of the information contained in this Offering Memorandum is proprietary and strictly confidential. It is provided solely for the purpose of review by a perspective purchaser and is not to be used for any other purpose or made available to any person without the express written consent of RE/MAX and Owner. You will hold it in the strictest of confidence.

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of RE/MAX or Owner.

This Offering Memorandum is not to be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the property since the date of this Offering Memorandum. All references to square footage, age, rents, projected rents, zoning, number of units and similar property-specific details are approximations. The purchaser must independently verify all information regarding the property.

The information in this Offering Memorandum has been compiled by RE/MAX from sources deemed reliable. However, neither the information nor the reliability of RE/MAX’s sources are guaranteed by RE/MAX or Owner.

RE/MAX and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum. No legal liability is assumed or shall be implied with respect to the information contained herein. RE/MAX and Owner have not verified any of the information contained herein.

Prospective purchasers are recommended to seek professional advice. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Offering Memorandum or any other information, written or verbal, from RE/MAX or Owner. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a purchaser's active conduct of its own due diligence to determine these and other matters of significance to such purchaser. Neither RE/MAX nor Owner serves as a financial advisor to any purchaser.

All data and assumptions regarding financial performance, including but not limited to that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to, that level. A buyer must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

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.

Table of Contents

T A K S A
INVESTMENT GROUP

RE/MAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

Offering Summary

Rob Renshaw of Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to present 6060 Cadillac Avenue, an 8-unit apartment building located in the highly coveted Palms submarket on LA's Westside. The property was built in 1954 and comprises (8) 1-bedroom, 1-bathroom units. Gross square footage of the building is 5,640, while the parcel itself covers 7,437 square feet with an R3 zoning designation. There are on-site laundry facilities and copious assigned parking at the rear of the building.

6060 Cadillac is directly across the street from the Kaiser Permanente West Los Angeles Medical Center. Tenants further have easy access to the 10 and 405 freeways via La Cienega Boulevard allowing short commutes throughout the greater LA area. 6060 Cadillac is also within walking distance of many nearby houses of worship.

This offering presents the astute investor with a fantastic opportunity to purchase a well-maintained, family-owned asset in a great Westside location at a reasonable basis with much room for growth.

Price	$1,800,000
# of Units	8
Year Built	1954
Building Size	5,640 SQFT
Lot Size	7,437 SQFT
CAP Rate	5.22%
GIM	11.42
Price/Unit	$225,000
Price/SQFT	$319.15

Property & Investment Highlights

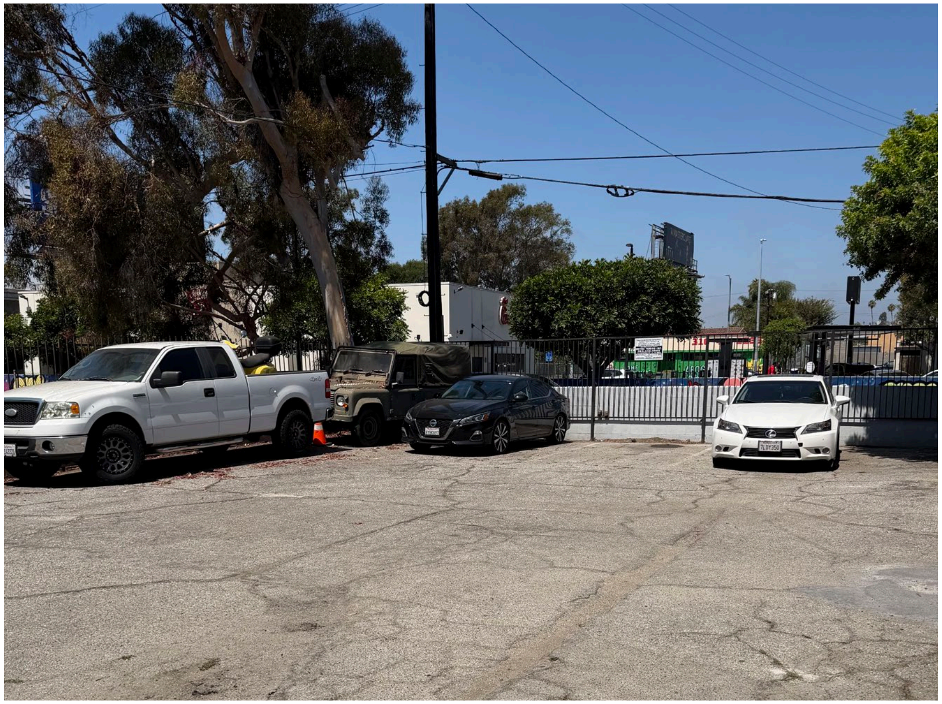
- Long-term family ownership
- Professionally managed
- All units are 1-bed/1-bath averaging nearly 700 SQFT
- Offered at a very attractive cost basis
- Massive rental upside potential
- New exterior paint
- New gate and fencing around full perimeter
- On-site laundry facility
- Central Westside location
- Easy access to 10 and 405 freeways

Transportation in 90034

Very Walkable	86/100
Good Transit	62/100
Very Bikeable	75/100


THIS PROPERTY
CLOSED TO THE PUBLIC
NO ENTRY WITHOUT PERMISSION
6060

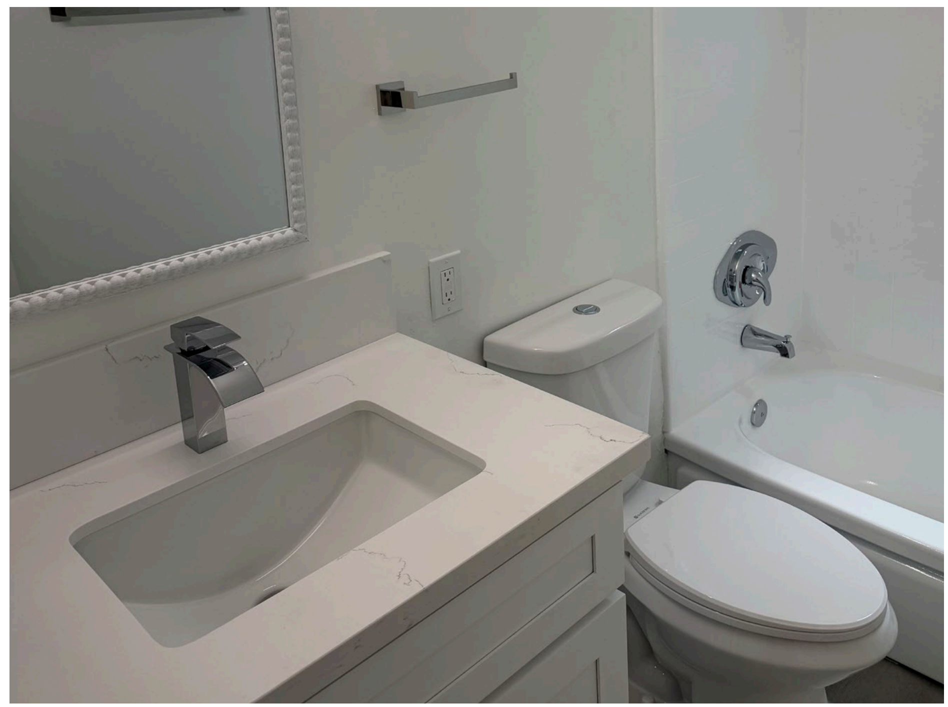




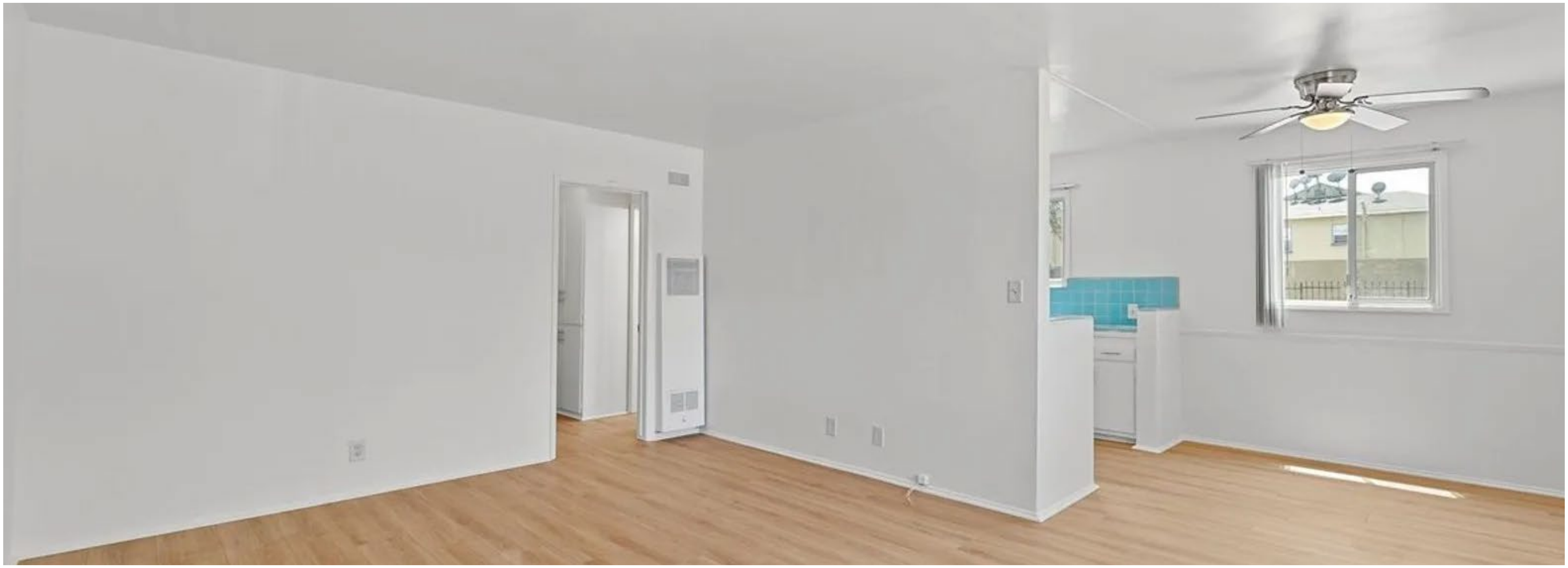


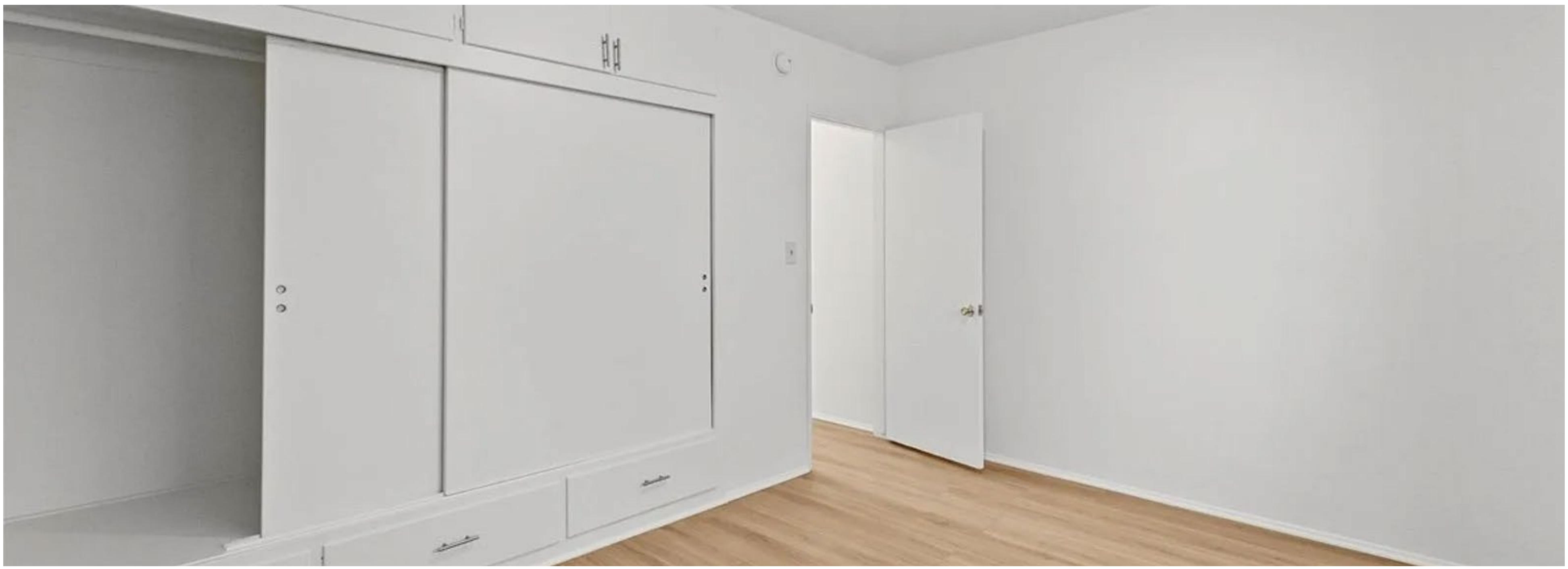
THIS PROPERTY
CLOSED TO THE PUBLIC
NO ENTRY
WITHOUT PERMISSION
L.A.M.C. SEC. 41.24
LAUNDRY ROOM
HOURS
Last Wash 8PM
9AM AM to 9PM PM
Laundry Room Instructions
WASH
TOP LOAD WASHER
DRYER
BRADFORD WHITE
Built to be the Best
MAYTAG
39
02









Property Summary

Price	$1,800,000
# of Units	8
Unit Mix	(8) 1+1
Year Built	1954
Lot Size	7,437 SQFT
Building Size	5,640 SQFT
Zoning	LA-R3
Construction	Wood Frame

Roof Type	Flat
Parking	Surface Lot
Ownership	Fee Simple
Price/Unit	$225,000
Price/SQFT	$319.15
Assessor's Parcel #	5066-001-008
Cross Streets	Between La Cienega Blvd & Venice Blvd

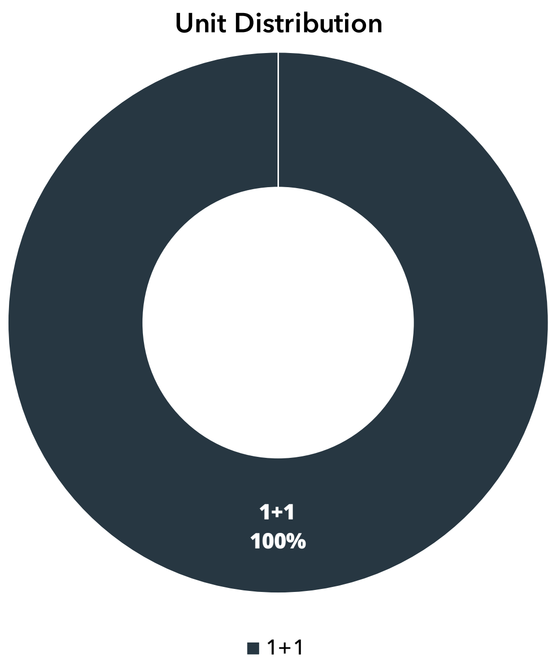
Rent Roll

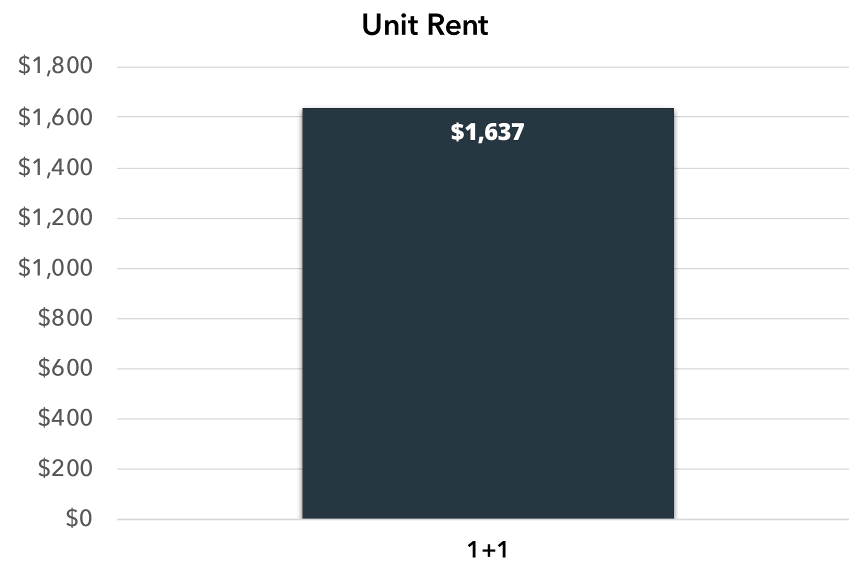
Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent: Monthly Rent	Current Rent: Rent/SQFT	Market Rent (Renovated): Monthly Rent	Market Rent (Renovated): Rent/SQFT	Loss-to-Lease	Move-In Date
Unit 1	Occupied	1+1	675	$1,668	$2.47	$1,995	$2.96	$327	3/1/2019
Unit 2	Occupied	1+1	675	$1,170	$1.73	$1,995	$2.96	$825	6/15/2001
Unit 3	Vacant	1+1	675	$1,995	$2.96	$1,995	$2.96	$0	--
Unit 4	Occupied	1+1	675	$1,750	$2.59	$1,995	$2.96	$245	9/23/2025
Unit 5	Occupied	1+1	675	$1,550	$2.30	$1,995	$2.96	$445	7/1/2022
Unit 6	Occupied	1+1	675	$1,783	$2.64	$1,995	$2.96	$212	4/1/2022
Unit 7	Occupied	1+1	675	$1,279	$1.89	$1,995	$2.96	$716	3/12/2013
Unit 8	Occupied	1+1	675	$1,906	$2.82	$1,995	$2.96	$90	8/13/2024

Units	Occupied	OCC%	Approx. SQFT	Current Rent	Avg. Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease
8	7	88%	5,400	$13,100	$2.43	$15,960	$2.96	$2,860

Rent Roll Summary

			Scheduled			Potential	
Unit Type	**# of Units**	**Avg. SQFT**	**Rental Range**	**Avg. Rent**	**Monthly Income**	**Avg. Rent**	**Monthly Income**
1+1	8	675	$1,170 – $1,995	$1,637	$13,100	$1,995	$15,960
Totals/Weighted Averages	**8**	**675**		**$1,637**	**$13,100**	**$1,995**	**$15,960**
Gross Annualized Rents					**$157,198**		**$191,520**





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

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	$157,198	$19,650	$191,520	$23,940
Pet Rent	$450	$56	$450	$56
Gross Potential Income	**$157,648**	**$19,706**	**$191,970**	**$23,996**
Less Vacancy (3%)	($4,716)	($589)	($5,746)	($718)
Effective Gross Income	**$152,932**	**$19,117**	**$186,224**	**$23,278**

Estimated Expenses	Current	Per Unit	Pro Forma	Per Unit
Taxes (1.199398%)	$21,589	$2,699	$21,589	$2,699
Management	$7,308	$913	$7,308	$913
Insurance	$5,978	$747	$5,978	$747
Repairs & Maintenance	$8,451	$1,056	$8,451	$1,056
Utilities	$10,373	$1,297	$10,373	$1,297
Contract Services	$1,440	$180	$1,440	$180
Cleaning & Janitorial	$2,895	$362	$2,895	$362
RSO / LAHD-SCEP	$854	$107	$854	$107
Total Estimated Expenses	**$58,888**	**$7,361**	**$58,888**	**$7,361**

Expenses per SQFT	$10.44		$10.44	
Expenses per Unit	$7,361		$7,361	
% of Gross Income	37.46%		30.75%	
Net Operating Income	**$94,044**	**$11,756**	**$127,336**	**$15,917**

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.

Financial Summary

Building Data	
# of Units	8
Years Built	1954
Years Renovated	N/A
Lot Size (SQFT)	7,437
Building Size (SQFT)	5,640
APN	5066-001-008
Parking	Surface Lot

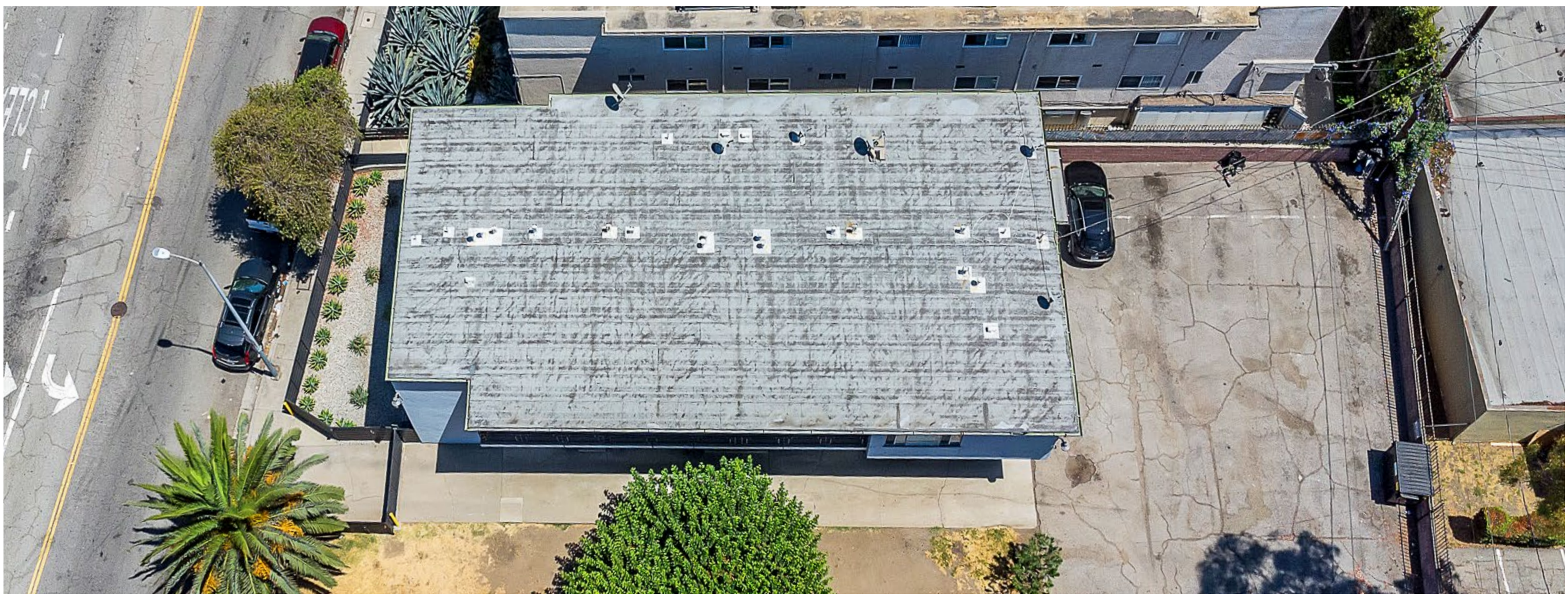
Financial Indicators	
Price	$1,800,000
Down, 100%	$1,800,000
Current CAP	5.22%
Market CAP	7.07%
Price/Unit	$225,000
Price/Gross SQFT	$319.15
Current GIM	11.42
Market GIM	9.38
Current GRM	11.45
Market GRM	9.40
Ownership	Fee Simple

Income Analysis	Current	Market
Gross Potential Income	**$157,198**	**$191,520**
Less: Vacancy	-$4,716	-$5,746
Less: Non-Revenue Units	$0	$0
Less: Bad Debt	$0	$0
Less: Concession Loss	$0	$0
Total Rental Income	**$152,482**	**$185,774**
Pet Rent	$450	$450
Effective Gross Income	**$152,932**	**$186,224**
Less: Expenses	$58,888	$58,888
Net Operating Income	**$94,044**	**$127,336**
Less: Debt Service	$0	$0
Pre-Tax Cash Flow	$94,044	$127,336

Expense Summary	Current	Market
Taxes	$21,589	$21,589
Management	$7,308	$7,308
Insurance	$5,978	$5,978
Repairs & Maintenance	$8,451	$8,451
Utilities	$10,373	$10,373
Contract Services	$1,440	$1,440
Cleaning & Janitorial	$2,895	$2,895
RSO / LAHD-SCEP	$854	$854
Total Expenses	**$58,888**	**$58,888**

Financial Summary

Unit Mix			Current				Market (Renovated)				
Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	Loss-to-Lease
1+1	8	675	$1,170 – $1,995	$1,637	$2.43	$13,100	$1,995	$1,995	$2.96	$15,960	$2,860
Totals/ Weighted Avg.	**8**	**675**		**$1,637**	**$2.43**	**$13,100**		**$1,995**	**$2.96**	**$15,960**	**$2,860**
				Annual Current:		**$157,198**		**Annual Market:**		**$191,520**	



Sales Comparables

Subject: 6060 Cadillac Ave — $1,800,000

Date Sold:	TBD	**Total SQFT:**	5,640
Units:	8	**Price/SQFT:**	$319.15
Years Built:	1954	**GRM:**	11.45
Price/Unit:	$225,000	**CAP Rate:**	5.22%

1: 1937 S Shenandoah St — $3,100,000

Date Sold:	4/6/2026	**Total SQFT:**	9,028
Units:	10	**Price/SQFT:**	$343.38
Year Built:	1956	**GRM:**	--
Price/Unit:	$310,000	**CAP Rate:**	6.10%

2: 3709 S Bentley Ave — $1,900,000

Date Sold:	5/8/2026	**Total SQFT:**	6,710
Units:	8	**Price/SQFT:**	$283.16
Year Built:	1965	**GRM:**	12.02
Price/Unit:	$237,500	**CAP Rate:**	5.25%

Sales Comparables

3: 3121 S Canfield Ave — $2,135,000

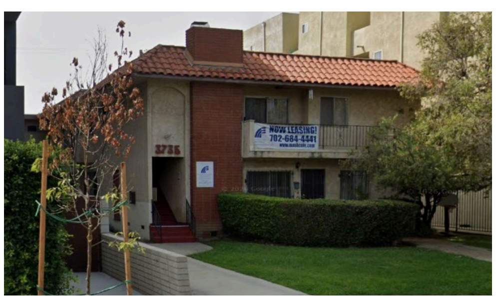
Date Sold:	4/29/2026	**Total SQFT:**	8,602
Units:	9	**Price/SQFT:**	$248.20
Years Built:	1963	**GRM:**	13.49
Price/Unit:	$237,222	**CAP Rate:**	4.41%

4: 3310 Keystone Ave — $2,450,000

Date Sold:	4/21/2026	**Total SQFT:**	7,316
Units:	10	**Price/SQFT:**	$334.88
Year Built:	1957	**GRM:**	11.76
Price/Unit:	$245,000	**CAP Rate:**	5.99%

5: 3525 Jasmine Ave — $4,710,000

Date Sold:	2/19/2026	**Total SQFT:**	15,166
Units:	20	**Price/SQFT:**	$310.56
Year Built:	1960	**GRM:**	11.20
Price/Unit:	$235,500	**CAP Rate:**	5.22%



6: 3735 Cardiff Ave — $1,550,000

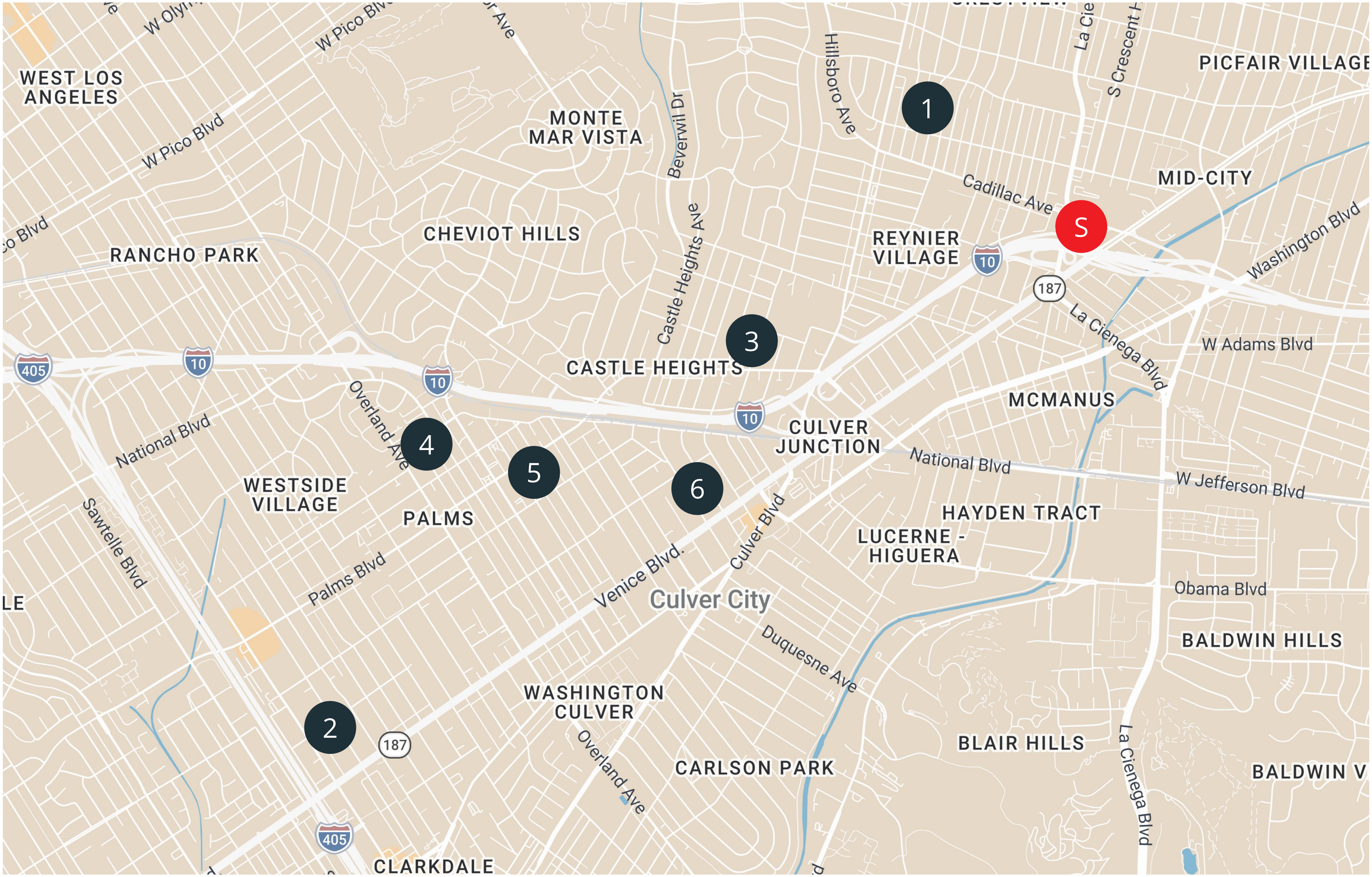
Date Sold:	12/31/2025	**Total SQFT:**	5,010
Units:	6	**Price/SQFT:**	$309.38
Year Built:	1968	**GRM:**	12.86
Price/Unit:	$258,333	**CAP Rate:**	4.62%

Sales Comparables

	Property	Price	Date Sold	Units	Year Built	Price/Unit	Total SQFT	Price/SQFT	GRM	CAP Rate
S	**6060 Cadillac Ave**	**$1,800,000**	**TBD**	**8**	**1954**	**$225,000**	**5,640**	**$319.15**	**11.45**	**5.22%**
1	1937 S Shenandoah St	$3,100,000	4/6/2026	10	1956	$310,000	9,028	$343.38	--	6.10%
2	3709 S Bentley Ave	$1,900,000	5/8/2026	8	1965	$237,500	6,710	$283.16	12.02	5.25%
3	3121 S Canfield Ave	$2,135,000	4/29/2026	9	1963	$237,222	8,602	$248.20	13.49	4.41%
4	3310 Keystone Ave	$2,450,000	4/21/2026	10	1957	$245,000	7,316	$334.88	11.76	5.99%
5	3525 Jasmine Ave	$4,710,000	2/19/2026	20	1960	$235,500	15,166	$310.56	11.20	5.22%
6	3735 Cardiff Ave	$1,550,000	12/31/2025	6	1968	$258,333	5,010	$309.38	12.86	4.62%

	Price		Units	Year Built	Price/Unit	Total SQFT	Price/SQFT	GRM	CAP Rate
Averages:	**$2,640,833**		**11**	**1962**	**$251,508**	**8,639**	**$305.70**	**12.27**	**5.27%**
Subject:	**$1,800,000**		**8**	**1954**	**$225,000**	**5,640**	**$319.15**	**11.45**	**5.22%**

Sales Comparables



Palms

The oldest neighborhood annexed to the City of Los Angeles in 1915, Palms was founded in 1886 by three entrepreneurs who saw potential in a mostly flat parcel of land. These founders subdivided the land for sale to individual families, then transplanted 5,000 palm trees to line the streets.

Although Palms was originally marketed as an agricultural and vacation community, it is now a diverse, residential area of large apartment buildings and single-family houses that are home to a large number of renters.

Palms has an endless supply of entertainment for its residents, from dining to nightlife and everything in between. There are many popular dining areas in the neighborhood, such as The Irish Times Pub & Restaurant, Lobster & Beer, and The Doughroom, known for its pizza, craft beer, and use of local ingredients. While there aren't many fancy restaurants in the neighborhood, there are several options in surrounding neighborhoods like Culver City.

The neighborhood is full of outdoor activities, with countless parks and weekend farmer's markets where residents can get local products and fresh produce. Palms is also home to LA's "Little Brazil," with an abundance of authentic restaurants and street food.

Palms is located on the Westside of Los Angeles, south of Beverly Hills, Rancho Park, Cheviot Hills, and Beverlywood, and just north of Culver City. To the east, you'll find Mid City, and to the west is Mar Vista and Venice. This small neighborhood is one of the most densely populated areas in LA County, with its boundaries marked by signs on Venice, Robertson, and Palms Boulevards.

Demographics (90034)

Population
55,061

Square Miles
3.10

Population Density
17,766 people/sq. mile

Total Households
25,877

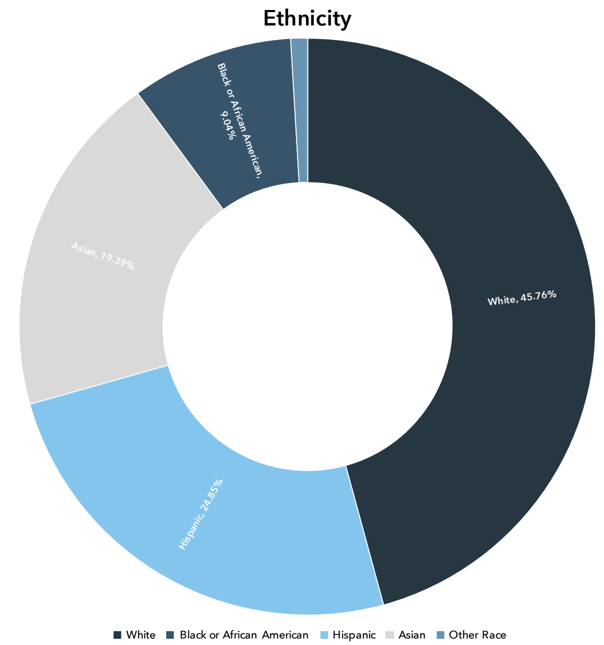
Average Adjusted Gross Income
$553,920

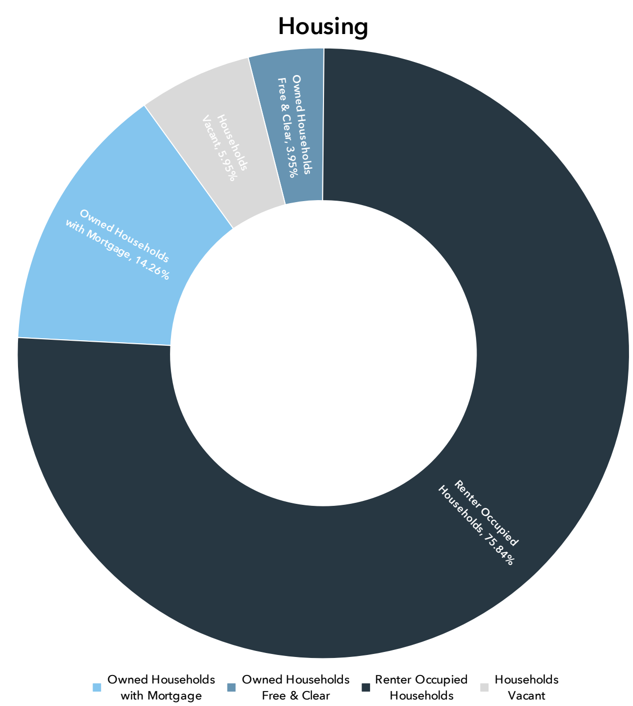
Unemployment Rate
4.8%

Median Household Income
$88,490

% High Income Households
5.8%

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





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

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

6060 CADILLAC AVE

Los Angeles, CA 90034

Exclusively Listed by:

Rob Renshaw
Senior Vice President
RE/MAX Commercial & Investment Realty
Taksa Investment Group
(424) 293-4770
rob@taksainvestment.com
CalDRE# 01332831

TAKSA
INVESTMENT GROUP

RE/MAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"