

2113 Venice Boulevard



Los Angeles, CA 90006

Charming 8-Unit | Mid-Los Angeles



RE/MAX LuXe

2113 Venice Boulevard

Los Angeles, CA 90006



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Executive Summary

2113 Venice Boulevard

Property SUMMARY

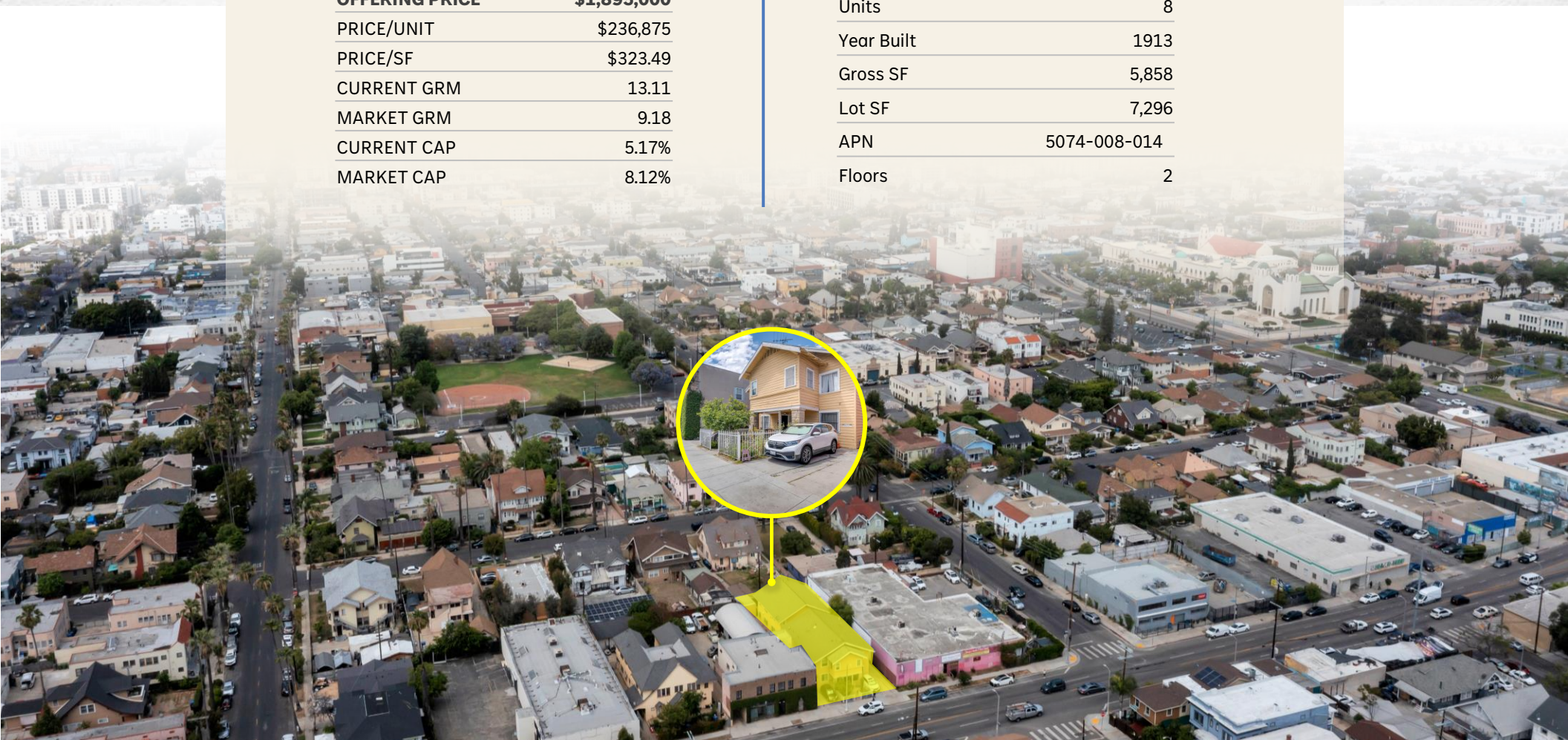
PRICING SUMMARY

PRICING

OFFERING PRICE	\$1,895,000
PRICE/UNIT	\$236,875
PRICE/SF	\$323.49
CURRENT GRM	13.11
MARKET GRM	9.18
CURRENT CAP	5.17%
MARKET CAP	8.12%

THE ASSET

Units	8
Year Built	1913
Gross SF	5,858
Lot SF	7,296
APN	5074-008-014
Floors	2





Facing North

Toward Koreatown



Investment Overview

THE PROPERTY

Nestled in the vibrant Mid-Los Angeles neighborhood, this charming 8-unit property at 2113 Venice Boulevard offers a compelling investment opportunity. Comprised of two separate structures with four units each, the property features a desirable unit mix of seven one-bedroom, one-bath units and one spacious two-bedroom, two-bath unit, catering to a broader tenant base. The total living area spans approximately 5,858 square feet on a generous 7,294-square-foot lot.

The property generates approximately \$144,588 in annual rental income and includes four assigned parking spaces for added convenience. Ideally situated, this location blends the accessibility of Mid-City with close proximity to the vibrant cultural and culinary hub of nearby Koreatown. Residents benefit from easy access to dining, entertainment, and major transit corridors, while investors will appreciate the consistent rental demand driven by this central location. With no soft-story retrofit required, the asset is well-positioned for ease of ownership and long-term stability. This is a prime opportunity to acquire a well-located multifamily property in one of Los Angeles' most dynamic and evolving neighborhoods.



An aerial photograph of a city, likely Los Angeles, with a blue color overlay. The image shows a dense urban landscape with various buildings, streets, and greenery. In the background, mountains are visible under a clear sky. The overall tone is professional and modern.

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Financial Analysis

2113 Venice Boulevard

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
7	1+1	\$1,410	\$9,869	\$2,100	\$14,700
1	2+2	\$2,180	\$2,180	\$2,500	\$2,500
Total Scheduled Rent			\$12,049		\$17,200

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$144,588	\$206,400
Less: Vacancy/Deductions	3% (\$4,338)	5% (\$10,320)
Effective Gross Income	\$140,250	\$196,080

ANNUALIZED EXPENSES

	Current	Market
Taxes	\$20,845	\$20,845
Insurance	\$8,160	\$8,160
Gardener	\$1,200	\$1,200
Water Sewer	\$12,000	\$12,000

ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$5,276	\$5,276
Expenses/SF	\$7.20	\$7.20
% of GOI	30.1%	21.5%

RETURN

	Current	Market
NOI	\$98,045	\$153,875

Rent Roll

2113 Venice Boulevard

Unit #	Type	Current Rent	Market Rent
1	1+1	\$1,155	\$2,100
2	1+1	\$1,850	\$2,100
3	1+1	\$1,180	\$2,100
4	1+1	\$1,267	\$2,100
5	1+1	\$1,370	\$2,100
6	1+1	\$1,600	\$2,100
7	2+2	\$2,180	\$2,500
8	1+1	\$1,447	\$2,100
Totals:		\$12,049	\$17,200



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Location Overview

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Mid Los Angeles

Prime Central Location

Situated along Venice Boulevard in the heart of Mid-City Los Angeles, 2113 Venice Boulevard benefits from a highly central location that provides residents with convenient access to many of the region's largest employment centers, cultural destinations, and transportation corridors. The property is strategically positioned between Downtown Los Angeles and the Westside, offering tenants a desirable balance of accessibility, urban amenities, and neighborhood character.

165,000

RELATED JOBS

4.1M

ANNUAL VISITORS

\$97,680

AVG HH INCOME





E-line Synergy



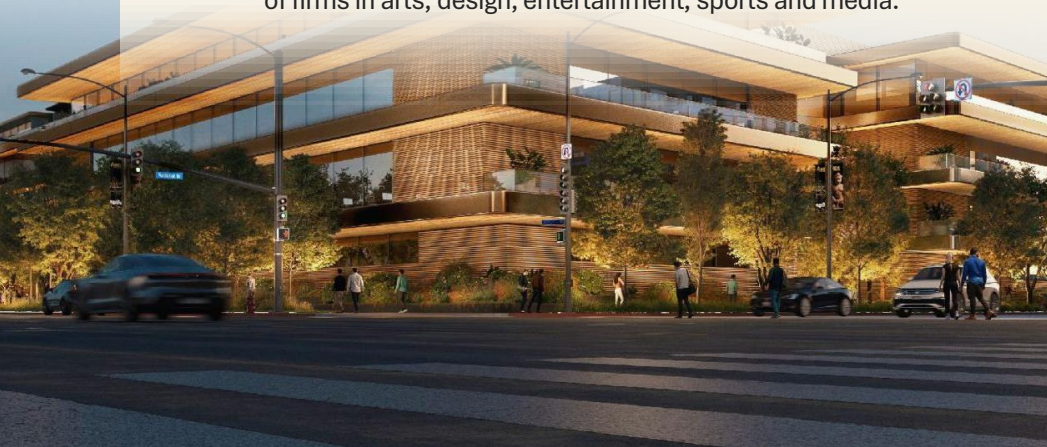
CULVER CITY



DOWNTOWN LA



The subject property sits between the major jobs centers of Downtown Los Angeles and Culver City. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more creative, with a mix of firms in arts, design, entertainment, sports and media.





Connectivity



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