



3735 Mentone Ave  
Los Angeles, CA 90034

OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:



David Schuchman  
Sales Associate  
Mobile: 310-903-7706  
david@roque-mark.com  
CADRE #: 01472937

3735 Mentone Ave  
Los Angeles, CA 90034

Roque & Mark Co.  
2802 Santa Monica Blvd.  
Santa Monica, CA 90404  
Office: 310.828.7525  
www.roque-mark.com  
CADRE #: 02186101



## PROPERTY SUMMARY

Offering Price	\$2,375,000
Units	8
Price/Unit	\$296,875
Price/SqFt	\$324
GRM	11.0
CAP Rate	6.0%
Building SqFt	7,318
Lot Size ((feet)	7,502
Parking Spaces	8 individual, 11 as tandem
Year Built	1967
Stories	2
City	Los Angeles (Palms)
County	Los Angeles
Parcel ID / APN	4314-002-005

## INVESTMENT SUMMARY

Roque & Mark Co. is pleased to present the exclusive opportunity to acquire 3735 Mentone Ave., a multi-family building comprised of 8 units ideally located in the Palms submarket of Los Angeles and close to downtown Culver City.

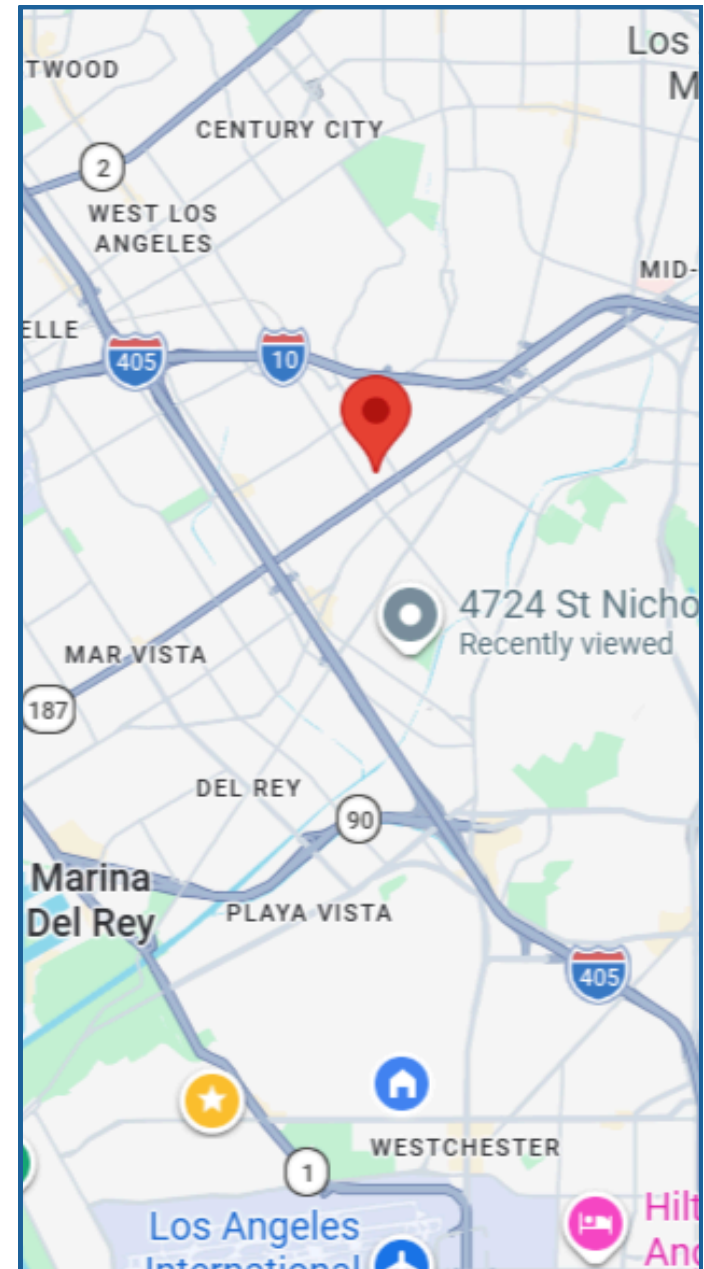
This can be purchased separately or with 3625 Mentone Ave.

Priced at at only \$324/sf and only \$297,000 per unit! Most units have spacious balconies or patios. Significant upside rent potential. Subject to City of LA Rent Stabilization.



# INVESTMENT HIGHLIGHTS

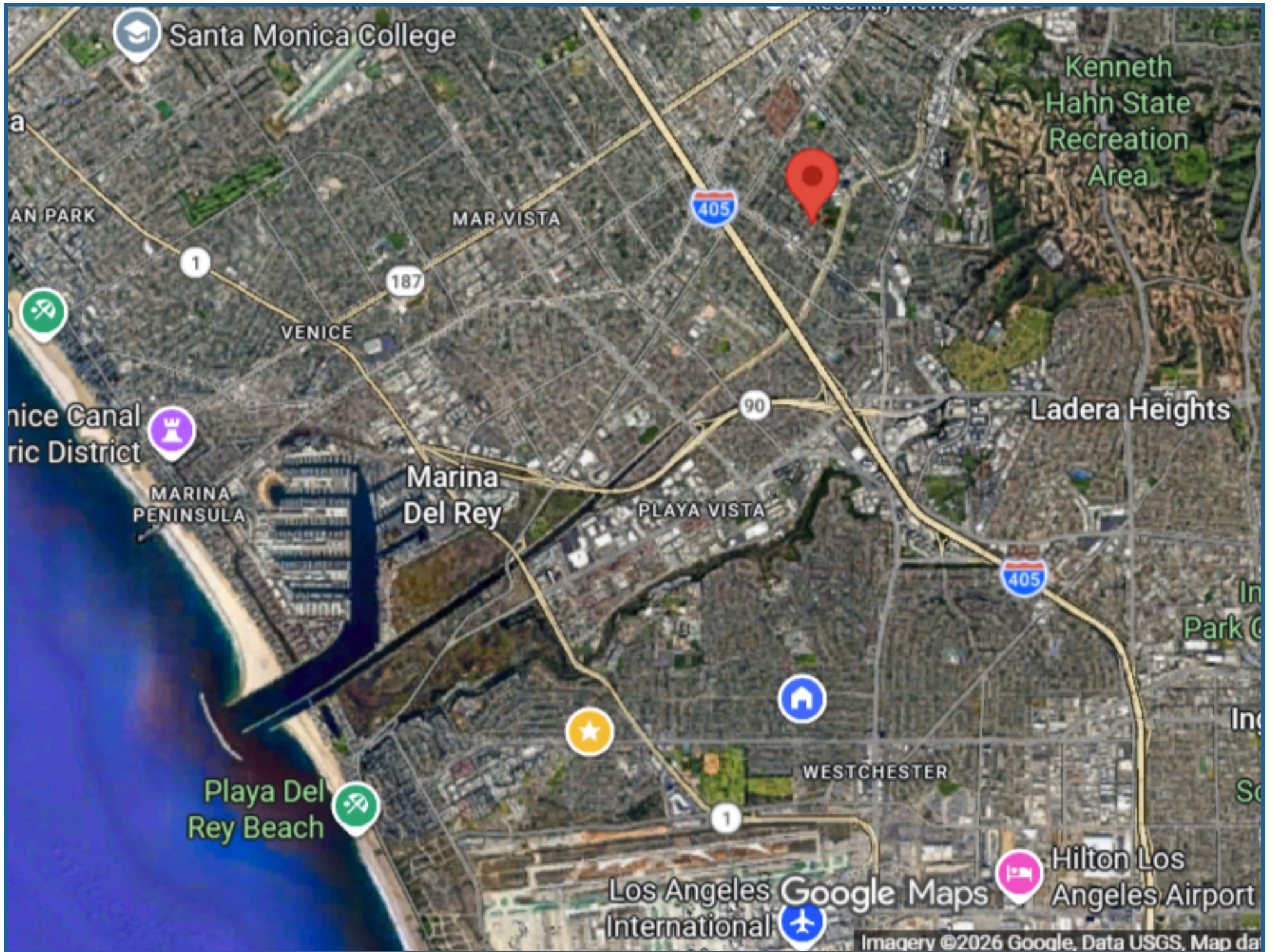
- Excellent unit mix consisting of (3) 2 beds + 2 baths, (1) 1 bed + large den + 1 bath, (3) 1 bed + 1 bath, and (1) Studio unit. Most units have huge patios and balconies.
- 11.0 GRM and 6.0% CAP Rate at current rents
- 8 individual parking spaces and 11 spaces total if used as tandem.
- Balcony inspections have been completed
- Soft story (EQ) retrofit has been completed
- Copper Plumbing
- Community laundry room
- Over 15% upside rent potential











Santa Monica College

Kenneth Hahn State Recreation Area

AN PARK

MAR VISTA

405

1

187

VENICE

Venice Canal  
vic District

MARINA PENINSULA

Marina Del Rey

PLAYA VISTA

90

Ladera Heights

405

In  
Park C

Playa Del Rey Beach

WESTCHESTER

Los Angeles International

Google Maps

Hilton Los Angeles Airport

Imagery ©2026 Google, Data USGS, Map data

# RENT ROLL

<u>Unit</u>	<u>Occupancy</u>	<u>Unit Type</u>	<u>Approx. SqFt</u>	<u>Monthly Rent</u>	<u>Market Rent</u>	<u>Move-in Date</u>
1	Occupied	2 + 2	1300	\$2,704	\$3,300	10/14/2020
2	Occupied	1 + 1	700	\$1,949	\$2,300	6/15/2021
3	Occupied	1 + 1 + large den	1000	\$2,195	\$2,500	2/1/2026
4	Occupied	0 + 1	400	\$1,087	\$1,800	9/24/2012
5	Occupied	2 + 2	1200	\$2,895	\$3,300	10/17/2025
6	Occupied	1 + 1	700	\$2,295	\$2,300	12/1/2025
7	Occupied	2 + 2	1,300	\$2,695	\$3,300	8/20/2025
8	Occupied	1 + 1	700	\$2,032	\$2,295	6/1/2022
Laundry				\$100	\$100	
			Monthly Total	\$17,952	\$21,195	
			Annual Total	\$215,424	\$254,340	

# Financial Overview

## Pricing Summary

Listing price	\$2,375,000
# of Units	8
Building Size (SqFt)	7,318
Lot Size (SqFt)	7,502
Parking Spaces	8 individ, 11 as tandem

## Income Analysis

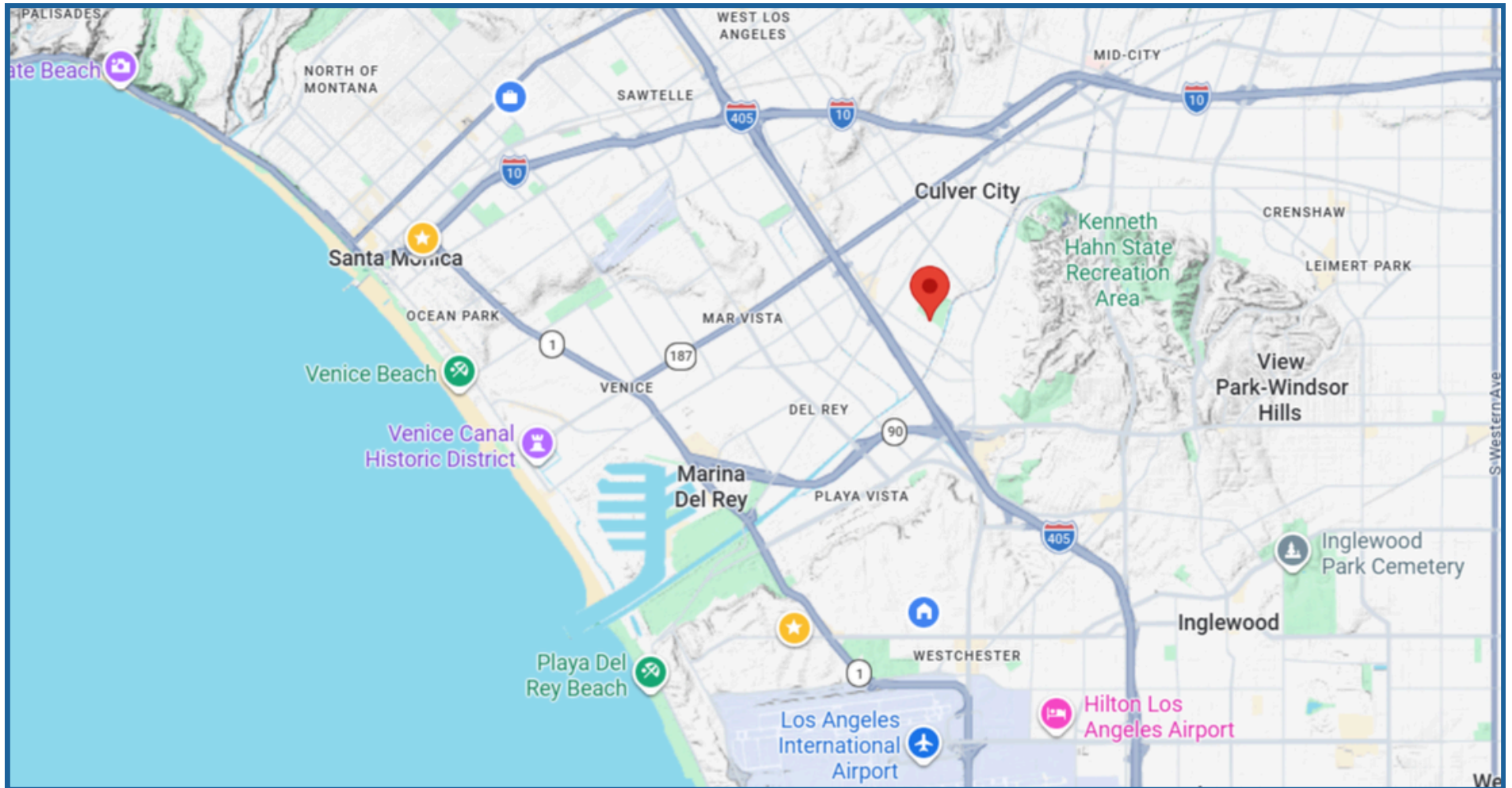
	Current	Market
Annual Gross Income	\$215,424	\$254,340
Vacancy Rate (2%)	\$4,308	\$5,087
Gross Operating Income	\$211,116	\$249,253
Less Operating Expenses	\$67,762	\$67,762
<b>Net Operating Income</b>	<b>\$143,354</b>	<b>\$181,491</b>
Gross Rent Multiplier	11.00	9.3
CAP Rate	6.00%	7.65%

## Expense Breakdown

Property Tax (new)	\$26,125
Property Insurance	\$6,000
Management Fee	\$10,555
Water/Sewer/Electricity	\$5,718
Rubbish service	\$5,462
Gas	\$2,372
Repairs (est)	\$8,000
Rent Control Fee	\$310
Gardening	\$1,920
Janitorial	\$300
Misc.	\$1,000
<b>TOTAL EXPENSES</b>	<b>\$67,762</b>

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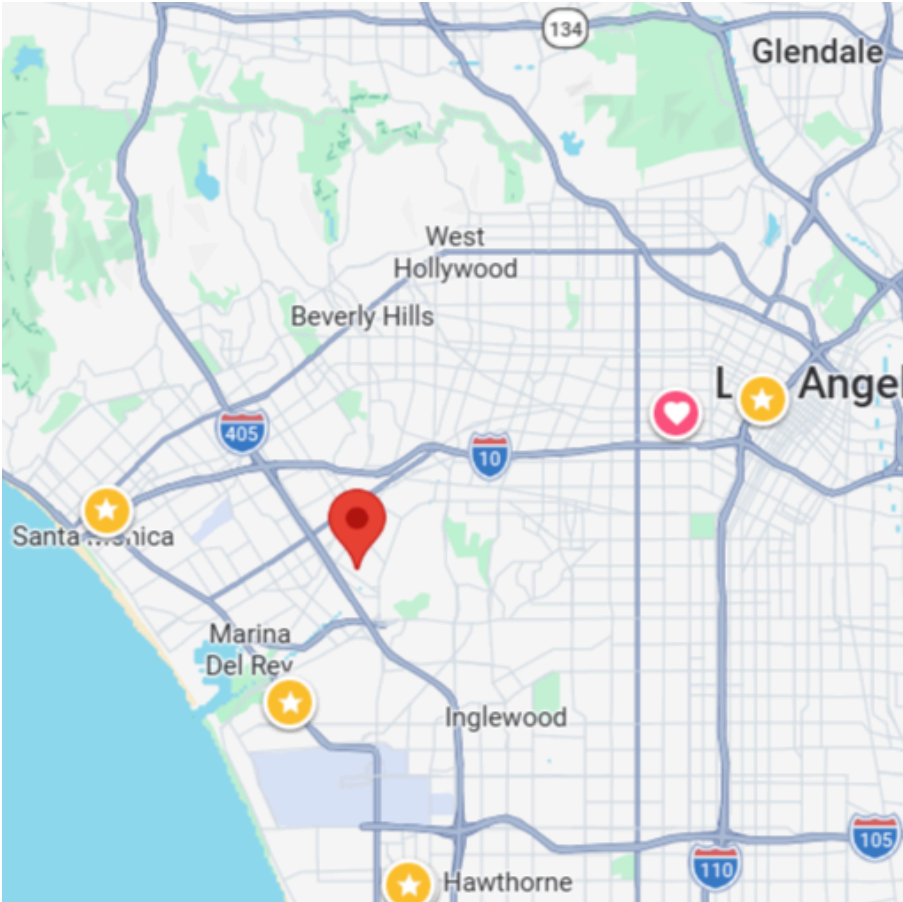
Steps to Downtown Culver City!



# DEMOGRAPHICS

POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	29,239	144,227	337,137
	Population	2024	32,135	149,232	350,601
	Population	2029	32,541	151,589	366,401
	Population	2024-2029	32,081	150,639	363,673
Growth	Rate	2024	-0.28 %	-0.13 %	-0.15 %
Daytime Population			51,488	219,250	509,87

2024 HOUSEHOLD INCOME			1 MILE	3 MILE	5 MILE
less than \$15000			2,314	7,182	14,575
\$15000-24999			802	3,645	8,089
\$25000-34999			692	3,124	7,111
\$35000-49999			814	3,817	8,778
\$50000-74999			1,328	6,988	16,240
\$75000-99999			1,275	6,544	15,204
\$100000-149999			3,028	11,494	26,858
\$150000-199999			2,374	9,394	20,319
\$200000 or greater			5,854	24,657	54,227
Median HH Income			\$ 129,085	126,754 \$	124,822 \$
Average HH Income			\$ 183,906	185,393	184,339



HOUSEHOLDS			1 MILE	3 MILE	5 MILE
2000	Total	Households 2010	17,142	73,097	160,961
	Total	Households 2024 Total	18,502	74,869	165,376
	Total	Households 2029 Total	18,480	76,846	171,400
	Average	Households 2024 Average	18,738	78,549	174,665
	Owner	Household Size 2024 Owner	1.71	1.93	1.99
	Owner	Occupied Housing 2029 Owner	4,085	24,159	59,263
	Renter	Occupied Housing 2024 Renter	4,160	24,758	60,949
	Renter	Occupied Housing 2029 Renter	14,395	52,687	112,137
	Vacant	Occupied Housing 2024 Vacant	14,578	53,791	113,716
	Total	Housing 2024 Total Housing	2,510	9,186	19,767
			20,990	86,032	191,167

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE ROQUE & MARK CO. ADVISOR FOR MORE DETAILS.

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