2680 S. BARRINGTON AVE

LOS ANGELES, CA 90064

OFFERING MEMORANDUM



COLDWELL BANKER COMMERCIAL REALTY



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TABLE OF CONTENTS

02 EXECUTIVE OVERVIEW

04 PROPERTY SUMMARY

12 LOCATION OVERVIEW

16 FINANCIAL ANALYSIS

COLDWELL BANKER COMMERCIAL REALTY

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EXECUTIVE OVERVIEW



THE OPPORTUNITY

Coldwell Banker Commercial Realty is pleased to present 2680 South Barrington Avenue, a 15-unit apartment building in Mar Vista offered for sale for the first time in over 40 years. Built in 1972 and held by the same ownership for more than four decades, the property is fully occupied and has completed its mandatory earthquake soft-story retrofit.

The building has an efficient unit mix of thirteen two-bedroom, two-bath units and two one-bedroom, one-bath units, with 14 parking spaces on a 10,997 SF LAR3 lot. At $277 per square foot, it is offered at one of the lowest price points per square foot for comparable buildings in the area.

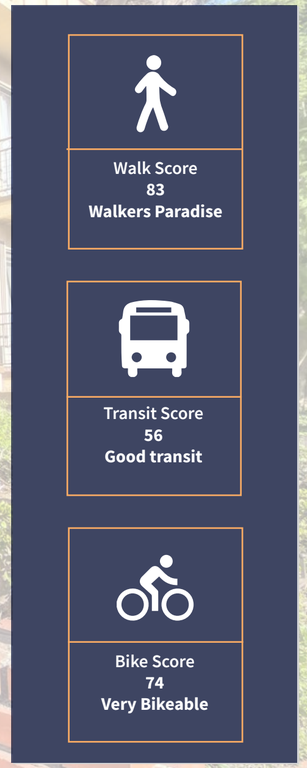
Rents are well below market. Many of the tenancies date back a decade or more, which leaves substantial room to grow income as units turn over and are brought to market. The property is offered at a 4.6% current cap rate, with a pro forma cap rate of over 8% at market rents. Few Westside offerings combine generational ownership, full occupancy, and this level of upside.

ASKING PRICE: $4,600,000

PROPERTY OVERVIEW

Located in Mar Vista, 2680 South Barrington Avenue offers investors a premier Westside address with convenient access to Santa Monica, Culver City, Westwood, and UCLA. Supported by immediate access to the 405 and 10 Freeways, an established residential neighborhood, and a strong base of nearby dining and retail, the property presents an attractive long-term investment in one of Los Angeles' most desirable multifamily markets.

Price	$4,600,000
Number of Units	15
Total BLDG SF approx	16,588
Total LOT SF approx	10,997
Price/SF	$277.31
Price/Unit	$306,667
CAP Rate Current CAP Rate Proforma	4.6% 8.14%
GRM Current GRM Proforma	12.49 8.46
# of Parking	14
# of Stories	2
Year Built	1972
Zoning	LAR3
APN	4258-007-029
EQ Soft Story	Completed
Vacancy	None
Unit Mix	13 X 2BD & 2X 1BD
Laundry	On-Site (Owned)



INVESTMENT HIGHLIGHTS

- **Mar Vista Location: –** Positioned on Barrington Avenue in Mar Vista (90064), one of the Westside's most established rental neighborhoods, bordered by West Los Angeles, Palms, Culver City, and Venice.
- **Silicon Beach & Culver City Employment Base –** Minutes from the Playa Vista, Santa Monica, and Culver City tech and media corridors, supporting a deep renter pool of professionals in technology, entertainment, and creative industries. UCLA and Westwood remain a short drive north.
- **Freeway & Transit Access–** Immediate access to the 405 and 10 Freeways, with Venice Boulevard, National Boulevard, and Sepulveda Boulevard providing direct routes to Santa Monica, Culver City, Century City, and LAX. The Metro E Line (Expo/Sepulveda Station) is nearby, offering rail service to Santa Monica and Downtown Los Angeles.
- **Significant Rental Upside: –** Several long-term tenancies date to 2010 through 2019 at low rents of $1,445 to $1,928 for two-bedroom, two-bath units, while recent two-bedroom leases are at $2,700 to $2,900, providing a clear mark-to-market opportunity through natural turnover. Post Renovation 2bd market rents are well over $3,000 marker.
- **Walkable Lifestyle & Amenity Base –** Close to the Venice Boulevard and Sawtelle dining corridors, the Mar Vista Farmers' Market, Mar Vista Recreation Center, grocery, fitness, and everyday retail.
- **Proximity to Santa Monica, Venice & Culver City –** Minutes from the beach, Abbot Kinney, downtown Culver City, and Santa Monica, giving residents access to premier dining, shopping, and entertainment across the Westside.

PARCEL MAP



AERIAL PHOTO



EXTERIOR PHOTOS





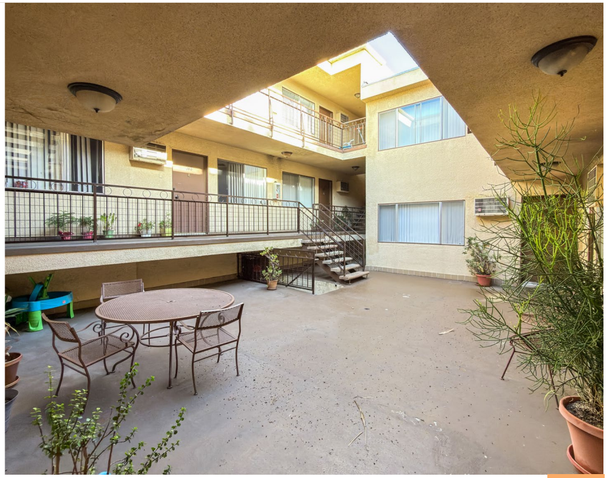












LOCATION OVERVIEW



A PREMIER LOCATION OPPORTUNITY

2680 South Barrington Avenue is ideally situated in Mar Vista, one of the Westside's most established and strategically positioned residential communities. The property offers close proximity to Santa Monica, Culver City, Playa Vista, Venice, Sawtelle Japantown, Westwood, and UCLA, providing residents with convenient access to major employment centers, dining, shopping, entertainment, and the beach. Barrington Avenue connects directly to National, Venice, and Olympic Boulevards, while immediate access to the 405 and 10 Freeways and the nearby Metro E Line provides regional connectivity throughout Los Angeles. The surrounding area combines established single-family neighborhoods with a strong concentration of apartments and condominiums, creating an attractive, amenity-rich environment for Westside renters.

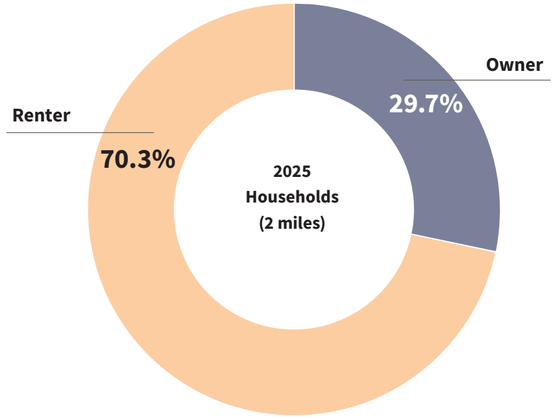
Mar Vista represents an established multifamily market supported by its central Westside location, employment density, and proximity to the Silicon Beach technology corridor. The area attracts a diverse renter base that includes technology and entertainment professionals working in Playa Vista, Santa Monica, and Culver City, medical professionals, UCLA students and faculty, and established households seeking access to the Westside lifestyle. The broader 90064 market currently has a median rental price of approximately $4,000 per month, while two-bedroom apartments in the area average approximately $3,608, reflecting the area's high-cost rental environment. Nearby employers including Amazon Studios, Apple, Sony Pictures, and the Playa Vista tech campuses further strengthen housing demand. With convenient transportation access, an extensive amenity base, and limited land availability across the Westside, the location offers a compelling setting for multifamily investment.

TIFACT®
CARTIFACT · DATA © BROADMAP

DEMOGRAPHICS

West Los Angeles Prime

- Prime Westside location near UCLA and Westwood
- Minutes from Century City employment hub
- Convenient access to Santa Monica and Brentwood
- Excellent connectivity via 405 and 10 Freeways
- Walkable access to dining, retail, and services
- Near Sawtelle Japantown's dining and entertainment
- Strong, established Westside multifamily market



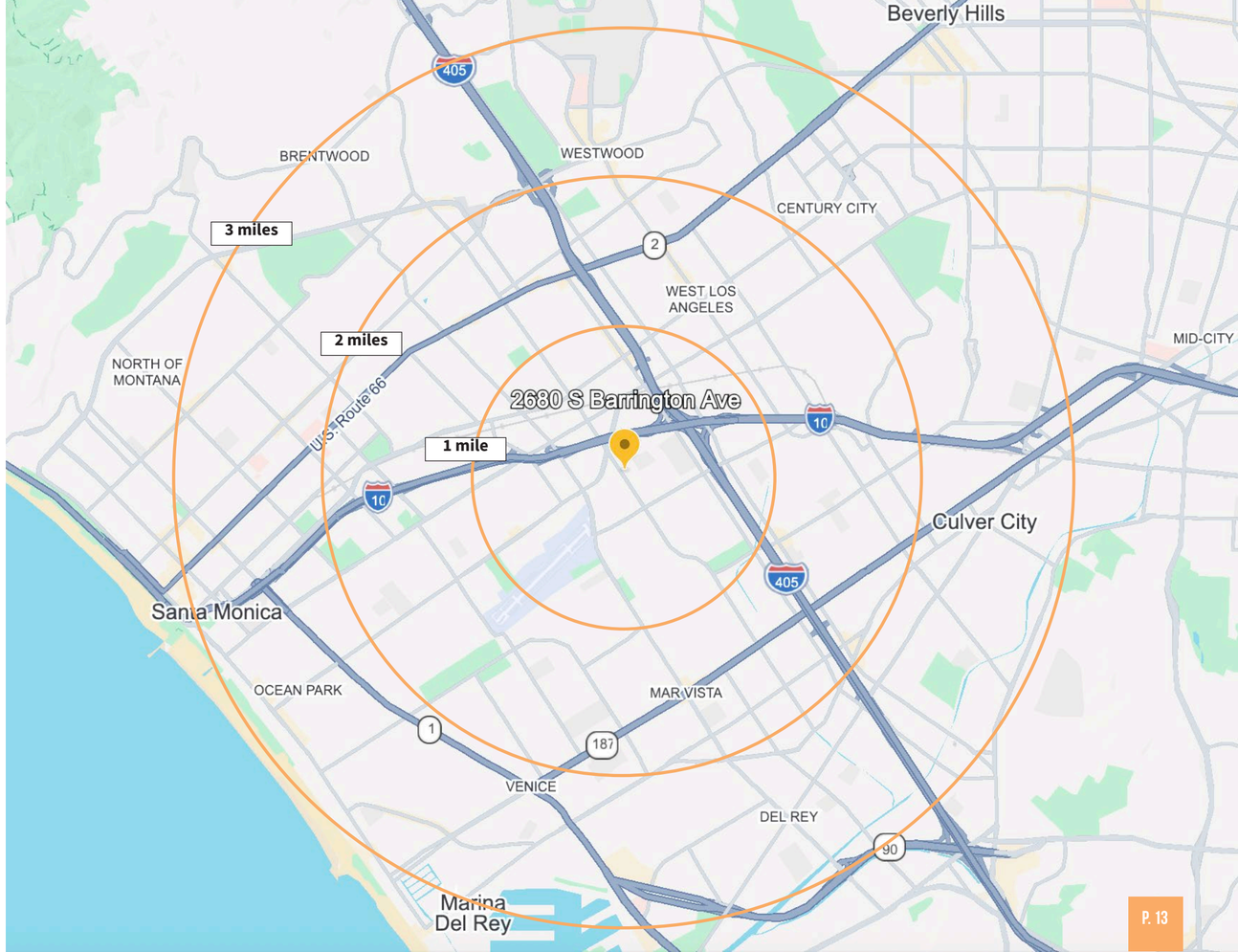
Demographics

POPULATION	1 MILE	2 MILE	3 MILE
Total	28,784	159,526	363,053

HOUSEHOLDS	1 MILE	2 MILE	3 MILE
Total Households	12,129	72,711	168,661
Owner Households	4,957	21,600	52,652
Renter Households	7,171	51,112	116,009

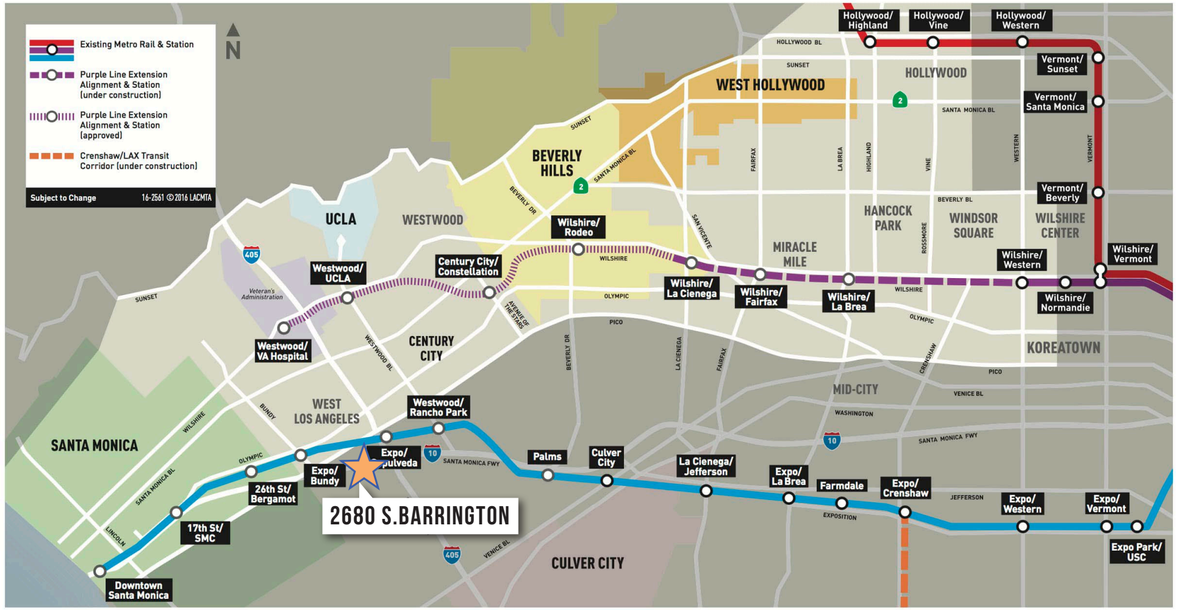
INCOME	1 MILE	2 MILE	3 MILE
Avg HH Income	$151,824	$141,411	$146,381
Median HH Income	$115,890	$107,732	$113,211





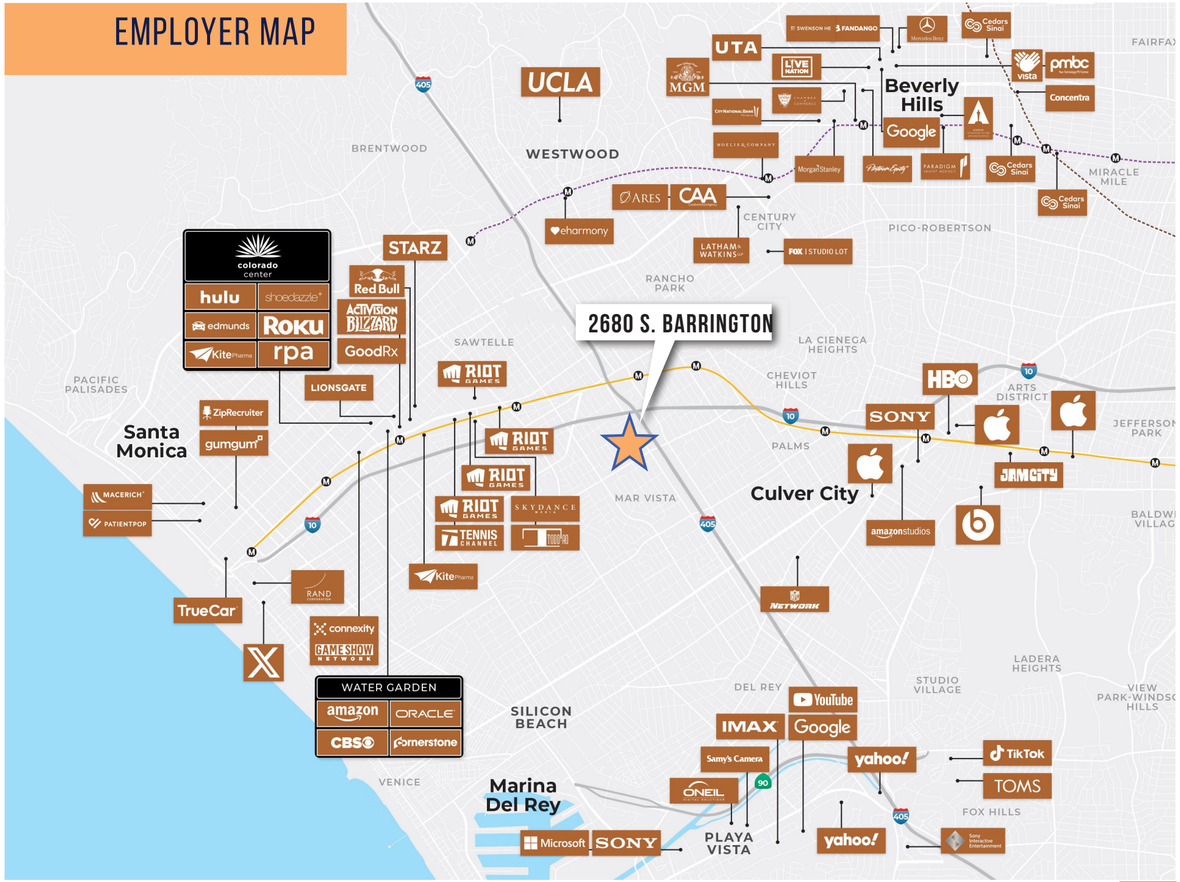
TRANSIT MAP

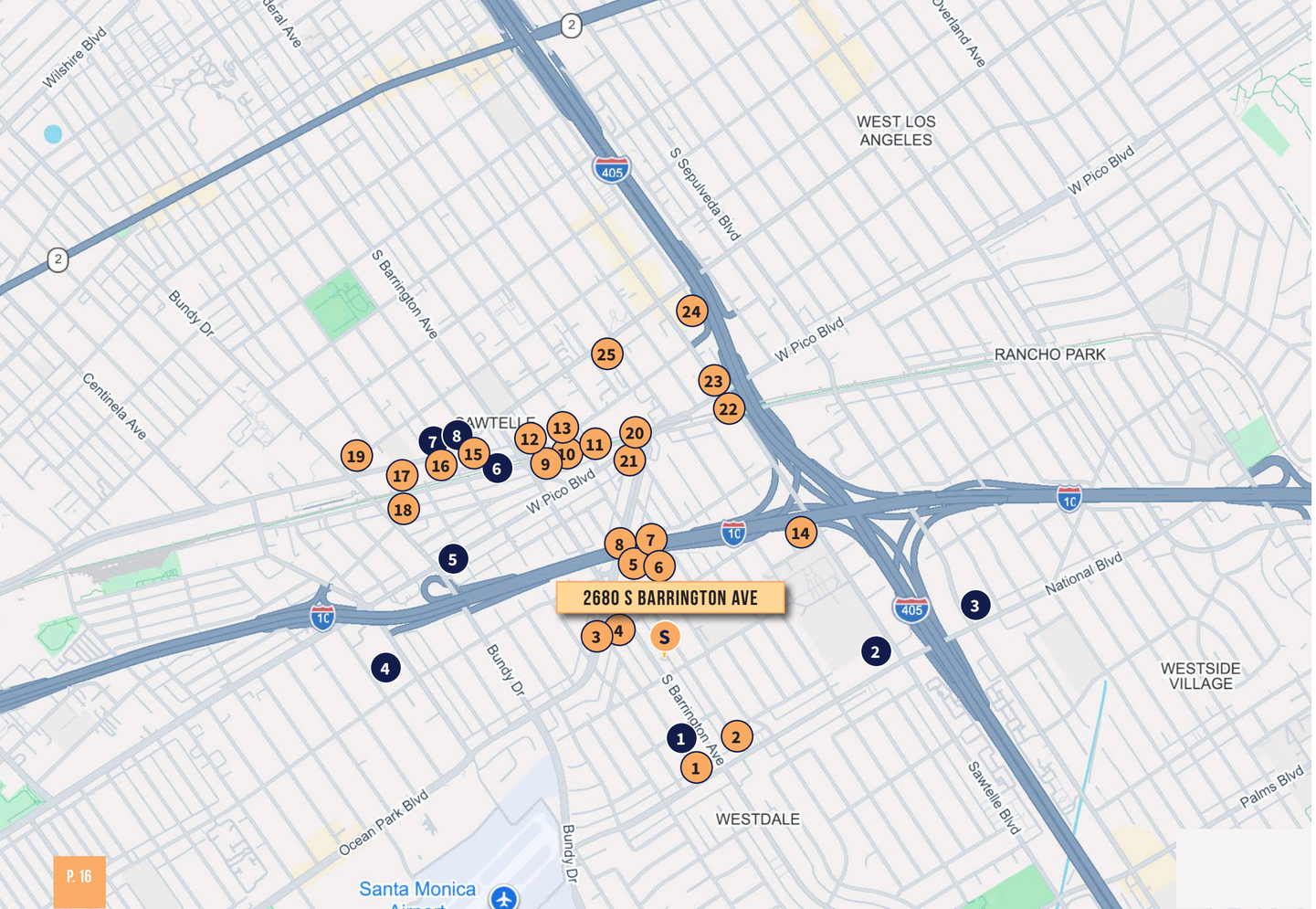
Metro Purple Line Extension



Metro

EMPLOYER MAP





LOCAL AMENITIES

Restaurants

1. The Hive
2. Lazy Daisy
3. Ultimaro Sushi Izakaya
4. Tacos Zempol
5. La La Rice Thai Eatery
6. The Carving Board
7. Ramenya
8. Tokyo Kalbi
9. Subway
10. Chutneys
11. Pho Fever Bistro
12. That Pizza Place
13. Ciccero's
14. Federal Coffee
15. The Talpa Restaurant & Bar
16. Don Antonio's
17. Habayit Restaurant
18. Tiny's Hi-Dive
19. Teddys Cafe
20. KAIF
21. Sorry Not Sorry
22. El Super Taco
23. Big Tomy's
24. Organico
25. Il Moro Restaurant

Shops

1. Yama Sushi Marketplace
2. Ralphs
3. CVS
4. Trader Joes
5. Murakai Marketplace
6. Trader Joes
7. Ralphs
8. Staples

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

PRICE	$4,600,000
Price / SF	$277.31
Price Per Unit	$306,667
CAP Rate - Current	4.59%
CAP Rate - Proforma	8.14%
GRM - Current	12.49
GRM - Pro Forma	8.46

LOAN SUMMARY - PROPOSED

Down Payment %	50%
Loan Amount	2,300,000
Down Payment	2,300,000
Interest Rate	6.50%
Amortized	30
Term	5

PROPERTY SUMMARY - BUILDING DATA

Number of Units	15
Total BLDG SF	16,588
Total LOT SF	10,997
# of Parking	14
# of Stories	2
Year Built	1972
Zoning	LAR3
APN	4258-007-029

ANNUALIZED OPERATING DATA

Annualized Income (Est.)	Current Rents	Market Rents
Potential Rental Income / Gross Income (GI)	**$368,284**	**$543,600**
Less: Vacancy & Cr. Losses	$(11,049)	$(16,308)
Effective Rental Income	**$357,236**	**$527,292**
Other Income (Collectable)	$-	$-
Gross Operating Income (GOI)	**$357,236**	**$527,292**
Less: Operating Expenses	$(146,033)	$(152,836)
Expense % of GI	39.65%	28.12%
Net Operating Income (NOI)	**$211,202**	**$374,456**

Debt Service - Proposed	Current Rents	Market Rents
Loan Payment YR 1	$174,451	$174,451
DCR	1.21	2.15
Pre-Tax Cash Flow	**$36,752**	**$200,006**
%	1.60%	8.70%
Plus Principal Reduction	$24,951	$24,951
Total Return Before Taxes	**$61,702**	**$224,956**
%	2.68%	9.78%

Annualized Expenses	Figures	@Current Rents	@Market Rents
RE Taxes - 1.19%	ESTIMATE	$54,740	$54,740
Management - 4.0%	ESTIMATE	$14,289	$21,092
Repairs & MTN	ESTIMATE	$7,500	$7,500
Reserve	ESTIMATE	$7,500	$7,500
Water & Power	Actual	$20,468	$20,468
Gas	Actual	$3,291	$3,291
Trash	Actual	$9,389	$9,389
Contract Services (Gardening)	ESTIMATE	$1,200	$1,200
Contract Services (Pest)	ESTIMATE	$1,200	$1,200
Insurance	Actual	$23,595	$23,595
License and Fees + Administrative	Actual	$2,861	$2,861
Total Expenses		**$146,033**	**$152,836**
Expenses Per RSF		**$8.80**	**$9.21**
Expense as % of GI		**39.65%**	**28.12%**

RENT ROLL DETAIL

Unit	Beds	Baths	Monthly Rent	Market Rent Post Renovation	Deposits Held	Lease Start	Lease End
101	1	1	$1,900.00	$2,500	$1,900.00	07/15/2026	07/14/2027
102	2	2	$1,713.92	$3,100	$1,500.00	07/23/2013	MTM
103	2	2	$1,739.92	$3,100	$1,450.00	02/25/2012	MTM
104	2	2	$1,739.92	$3,100	$1,475.00	04/17/2013	MTM
105	2	2	$2,700.00	$3,100	$2,700.00	06/21/2023	MTM
106	2	2	$1,445.60	$3,100	$1,000.00	11/01/2019	MTM
107	2	2	$1,713.92	$3,100	$1,648.00	06/01/2019	MTM
108	2	2	$1,739.92	$3,100	$1,000.00	01/27/2010	MTM
201	1	1	$1,900.00	$2,500	$1,900.00	08/17/2026	08/16/2027
202	2	2	$1,928.16	$3,100	$1,800.00	06/01/2019	MTM
203	2	2	$2,900.00	$3,100	$2,900.00	02/01/2025	MTM
204	2	2	$2,750.00	$3,100	$2,750.00	02/01/2026	01/31/2027
205	2	2	$2,300.00	$3,100	$2,300.00	03/14/2019	MTM
206	2	2	$2,700.00	$3,100	$2,700.00	06/20/2023	MTM
207	2	2	$1,519.00	$3,100	$1,000.00	06/01/2019	MTM
Total			**$30,690.36**	**$45,300.00**	**$28,023.00**		

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