

OFFERING MEMORANDUM

1305 Ocean Front Walk

VENICE, CA 90291





LAMBERT INVESTMENTS, INC.

*Proudly offers for sale
A 31 unit apartment building in prime
Venice Beach California*

1305 Ocean Front Walk, Venice, CA 90291
\$12,500,000



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THE PROPERTY

Lambert Investments, Inc. proudly offers for sale a 31-unit apartment building located directly on the World-Renowned Venice Beach Boardwalk. This is a rare unique opportunity to purchase a great asset that has been in the same family for decades.

The property is very clean and well maintained. The building is fully sprinklered and is master metered. Roof, deck and balconies are approximately 3 years old, water heater is approximately 5 years old.

The property consists of 31 single apartment units and one leasing office fronting the famous Venice Beach Boardwalk. Situated in a very high demand area with a strong rental market. Spectacular large roof top deck with beautiful Ocean, Boardwalk and City Views. Many units have Ocean Views and 7 units have classic claw foot bathtubs. The building is approximately 11,600 square feet sitting on a 4,215 square foot lot and was built in 1912.

Currently the building is mostly vacant and must be rented for a minimum of 30 days or more either furnished or unfurnished. This property has been operating as a hotel for over a decade. It is subject to Los Angeles Rent Control and the Rent Stabilization Ordinance (RSO.) As such, the unoccupied units must be rented at the rent levels on the attached schedule. There are currently several long-term rent-controlled tenants. The rent roll will be revised according to any tenant turnover. Any vacancy occurring after January 22, 2020, can be rented at market rents. Some of the Operational Expenses on Offering will no longer be applicable.

Prime location close to the neighboring communities of Marina Del Rey, Playa Del Rey, Santa Monica and West Los Angeles. Located in the happening World-Renowned Silicon Beach.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
Population (2018)	26,687	166,774	422,443
Est Population (2023)	27,242	174,221	440,707
HOUSEHOLDS			
Households	14,327	85,642	200,746
Est Households (2023)	14,539	89,270	208,776
INCOME			
Avg. HH Income	\$137,101	\$132,492	\$132,993
Est. HH Income (2023)	\$168,694	\$160,301	\$159,639
BUSINESS			
Business (2018)	1,699	12,197	26,953
Employees (2018)	10,881	119,209	303,349

FOR SALE

31 unit Building

1305 Ocean Front Walk, Venice, CA 90291

Purchase Price: \$12,500,000

UNIT MIX

31 Residential Studio Units

1 Office

1 Common Area Studio Lounge

Purchase Price: \$12,500,000

Price Per SQFT: \$1,078

Price Per Unit: \$403,226

Year Built: 1912

Lot Size (SF): 4,215

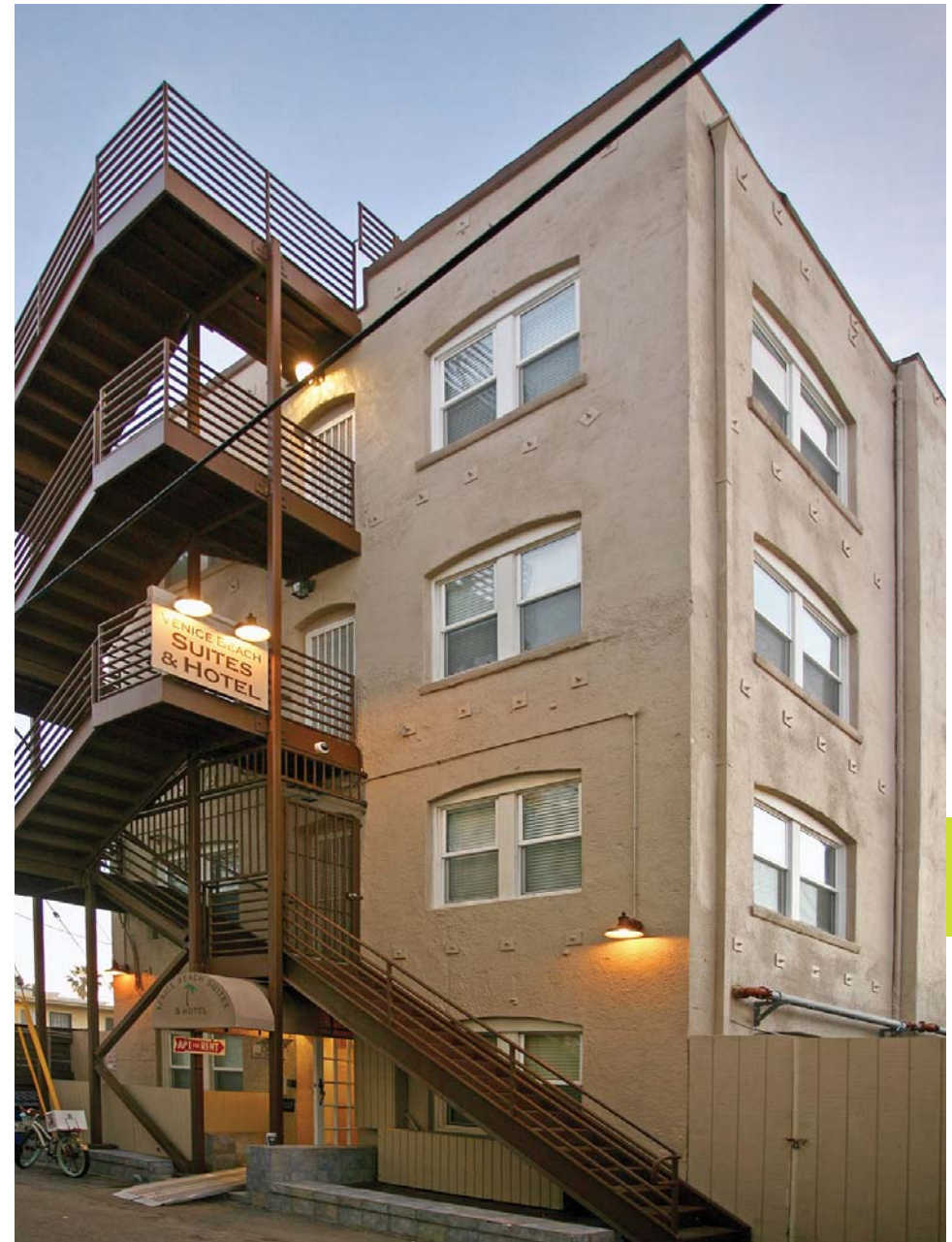
Building Size (SF): 11,600

Zoning: LAC-1

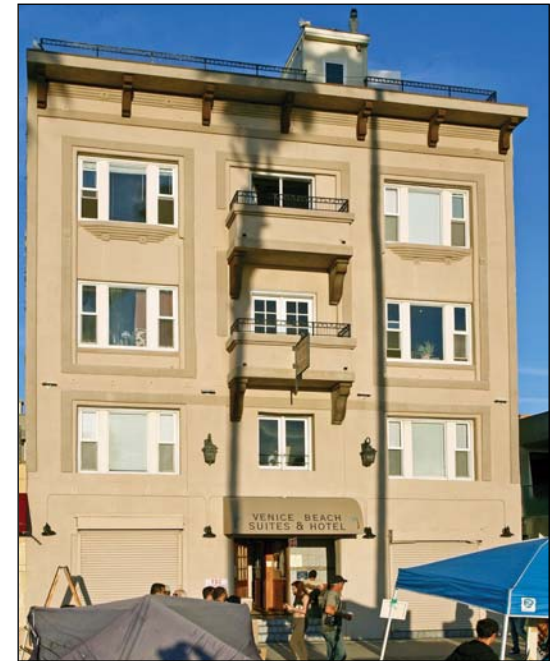
CAP Rate: 5.2%

GRM: 12.9

Parking: NONE



PROPERTY PHOTOS





Rooftop Deck



Inside Stairwell



Queen Studio



Queen Studio



Shower - Unit #208



Kitchen - Unit #305



Clawfoot Tub - Unit #305



Boardwalk View - South



Unit #208



Boardwalk View - North



Queen Studio- Unit #106



Queen Studio- Unit #106



Queen Studio- Unit #106



Queen Studio- Unit #106



Ocean Front Studio - Unit #402



Ocean Front Studio - Unit #402



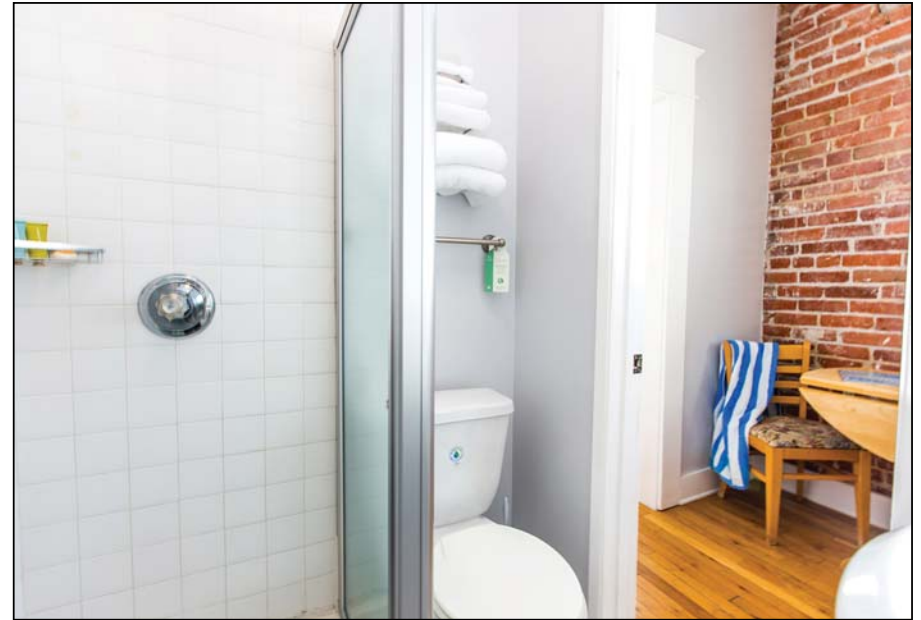
Ocean Front Studio - Unit #402



Ocean Front Studio - Unit #402



Queen Studio - Unit #405



Queen Studio - Unit #405

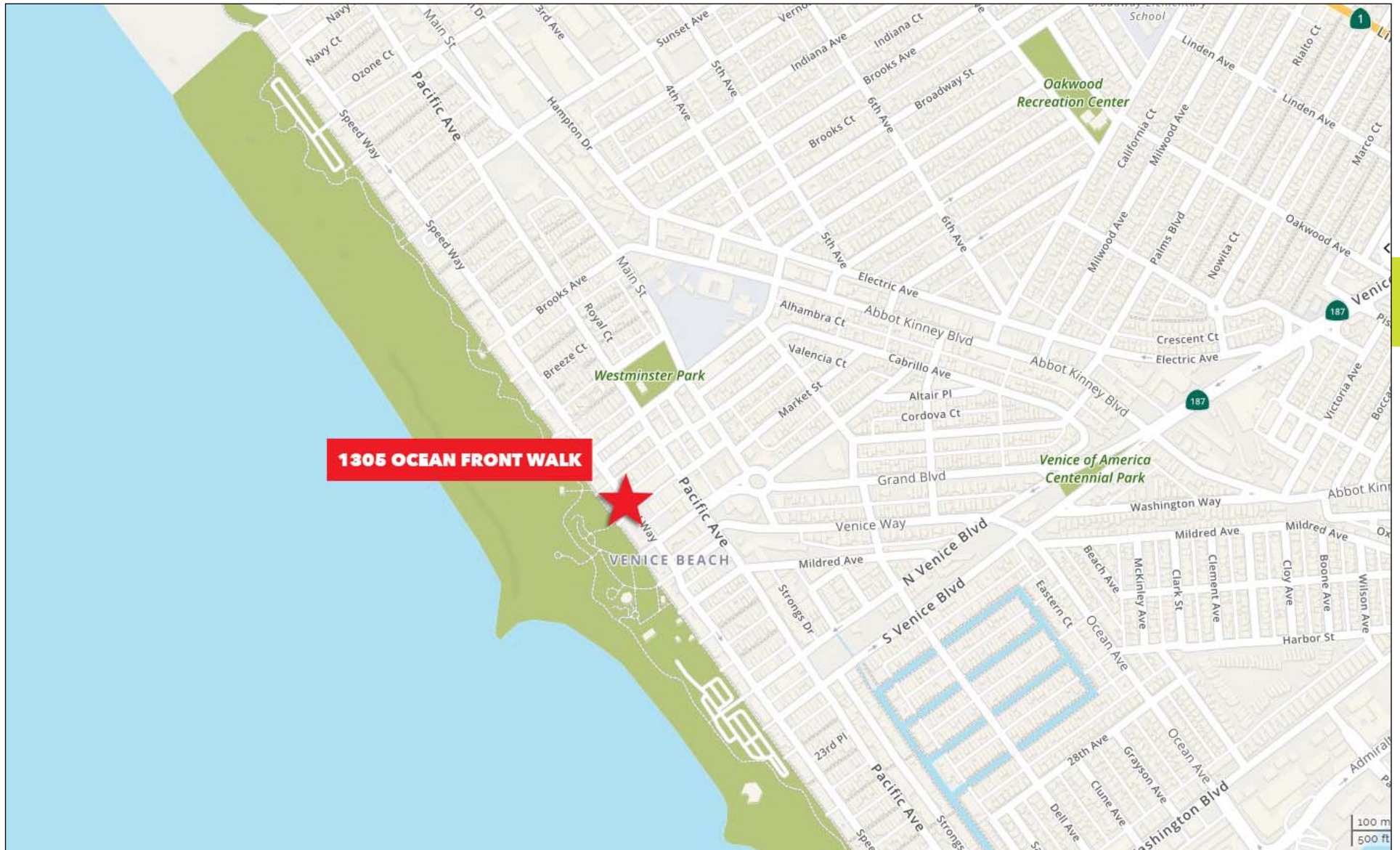


Queen Studio - Unit #405

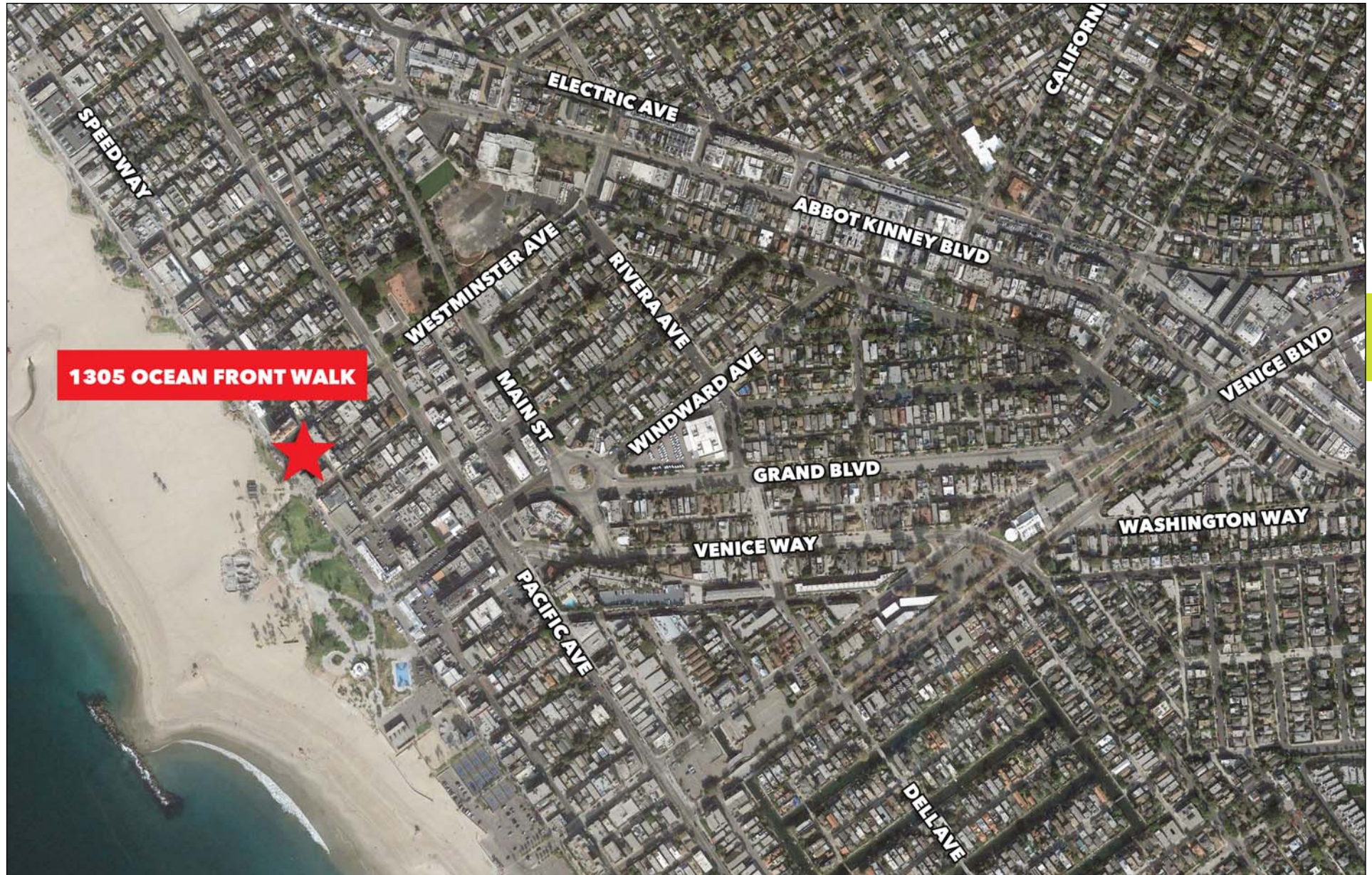


Queen Studio - Unit #405

LOCATION - MAP



LOCATION - AERIAL



RENT ROLL

1305 Ocean Front Walk (Projected)				Furnished
UNIT	RESIDENTIAL	VIEW	APPROX. SF	RENT
101	Boardwalk leasing office		350	0
102	Guest lounge ground level		300	0
103	Studio		250	\$2,280
104	Studio		250	\$2,400
105	Studio		350	\$2,180
106	Studio		350	\$2,180
107	Studio		350	\$2,280
108	Studio		350	\$1,680
201	Studio	Ocean View	400	\$3,060
202	Studio	Ocean View	400	\$2,960
203	Studio		250	\$2,380
204	Studio		250	\$2,380
205	Studio		350	\$2,380
206	Studio		350	\$2,380
207	Studio		350	\$2,480
208	Studio		350	\$2,480
301	Rent control	Ocean View	400	\$1,723
302	Rent control	Ocean View	400	\$1,415
303	Studio	Ocean View	250	\$2,810
304	Studio	Ocean View	250	\$2,199
305	Studio	Ocean View	350	\$2,810
306	Studio	Ocean View	350	\$2,810
307	Studio	Ocean View	350	\$2,670

1305 Ocean Front Walk (Projected)				Furnished
UNIT	RESIDENTIAL	VIEW	APPROX. SF	RENT
308	Studio	Ocean View	350	\$2,414
401	Studio	Ocean View	400	\$3,550
402	Studio	Ocean View	400	\$3,350
403	Studio	Ocean View	250	\$3,105
404	Studio	Ocean View	250	\$3,150
405	Studio	Ocean View	350	\$3,150
406	Studio	Ocean View	350	\$3,150
407	Studio	Ocean View	350	\$2,790
408	Studio	Ocean View	350	\$2,790
Residential Monthly Income				\$77,386.00
Residential Annual Income				\$928,632.00
North Sign Income:				\$1,700.00
South Sign Income:				\$1,800.00
Sign Income Total:				\$3,500.00
Annual Sign Income:				\$42,000.00
Total Gross Monthly Income:				\$80,886.00
Annual Gross				\$970,632.00
Annual Vacancy				5%
Effective Gross				\$922,100.00
Expenses				\$275,914.00
NOI				\$646,186.00
CAP				5.2%

PROFIT & LOSS

1305 Ocean Front Walk

Unfurnished rental Projected

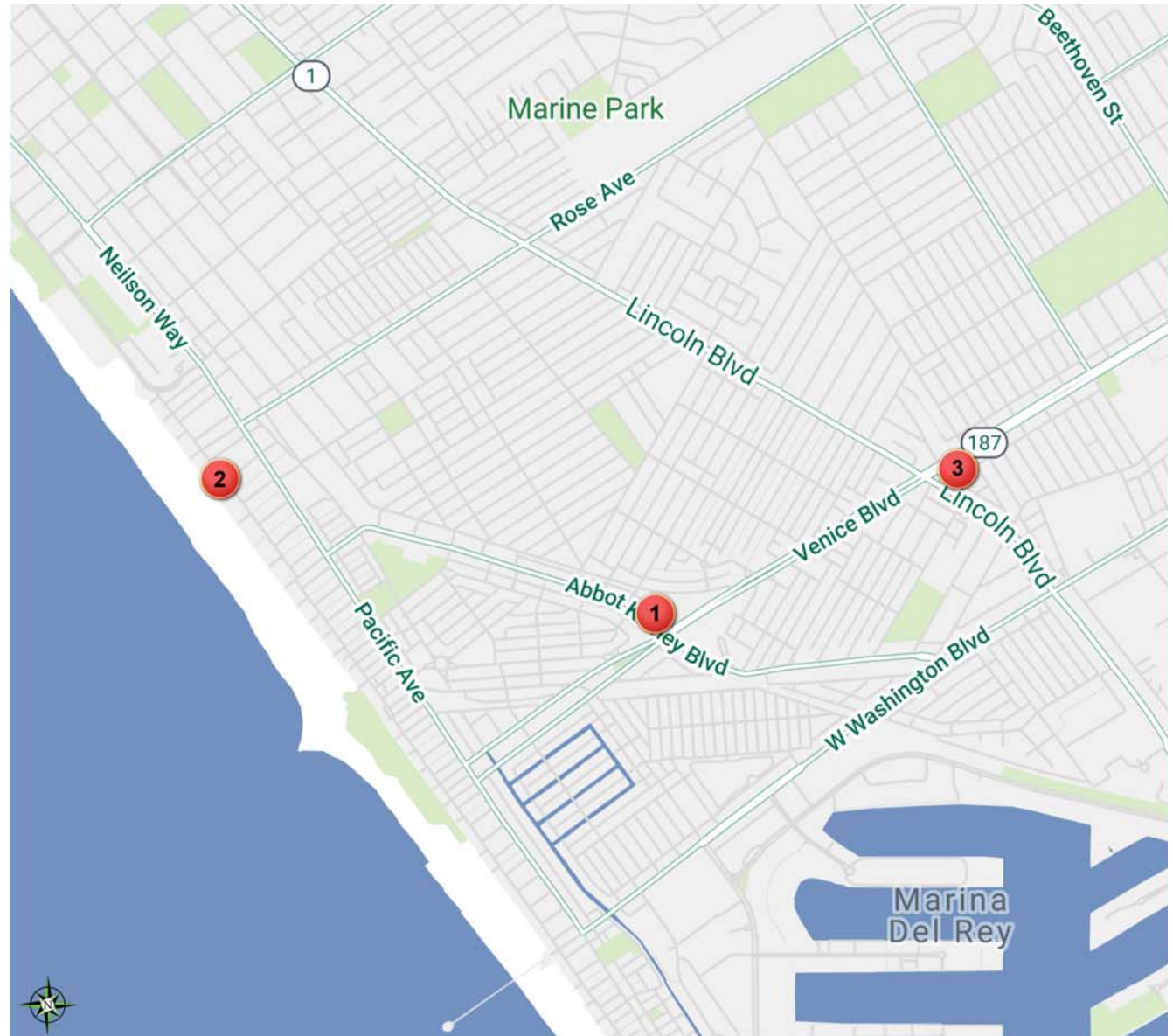
Income	
Rent Over 30 Days	\$928,632
Filming	\$1,800
Laundry	\$694
Sign Income	\$42,000
Less Vacancy - 5%	\$48,532
Total Income	\$922,100
Expense	
Advertising	\$2,000
Bank Service Charges	\$374
Business Development	\$1,000
Cleaning	\$6,000
Dues and Subscriptions	\$300
Elevator Maintenance	\$3,305
Insurance	\$12,210
Licenses and Permits	\$1,400
Maintenance	\$7,600
Maintenance Supplies	\$4,000
Management Fees	\$37,145

Projected




Expense	
Office Expense	\$1,000
Painting	\$2,500
Building Repairs	\$12,000
Rent control fees (RSO)	\$2,742
Supplies	\$6,000
Taxes	
Property Tax new	\$150,000
Taxes - Other BID	\$3,615
Total Taxes	\$153,615
Trash	\$4,670
Utilities	
Electric & Water	\$36,874
Gas	\$3,867
Utilities - Other	\$3,765
Total Utilities	\$44,505
Total Expense	\$275,914

SALE COMPARABLES

- 1 1641 Abbot Kinney Blvd
- 2 407 Ocean Front Walk
- 3 1140 Venice Blvd

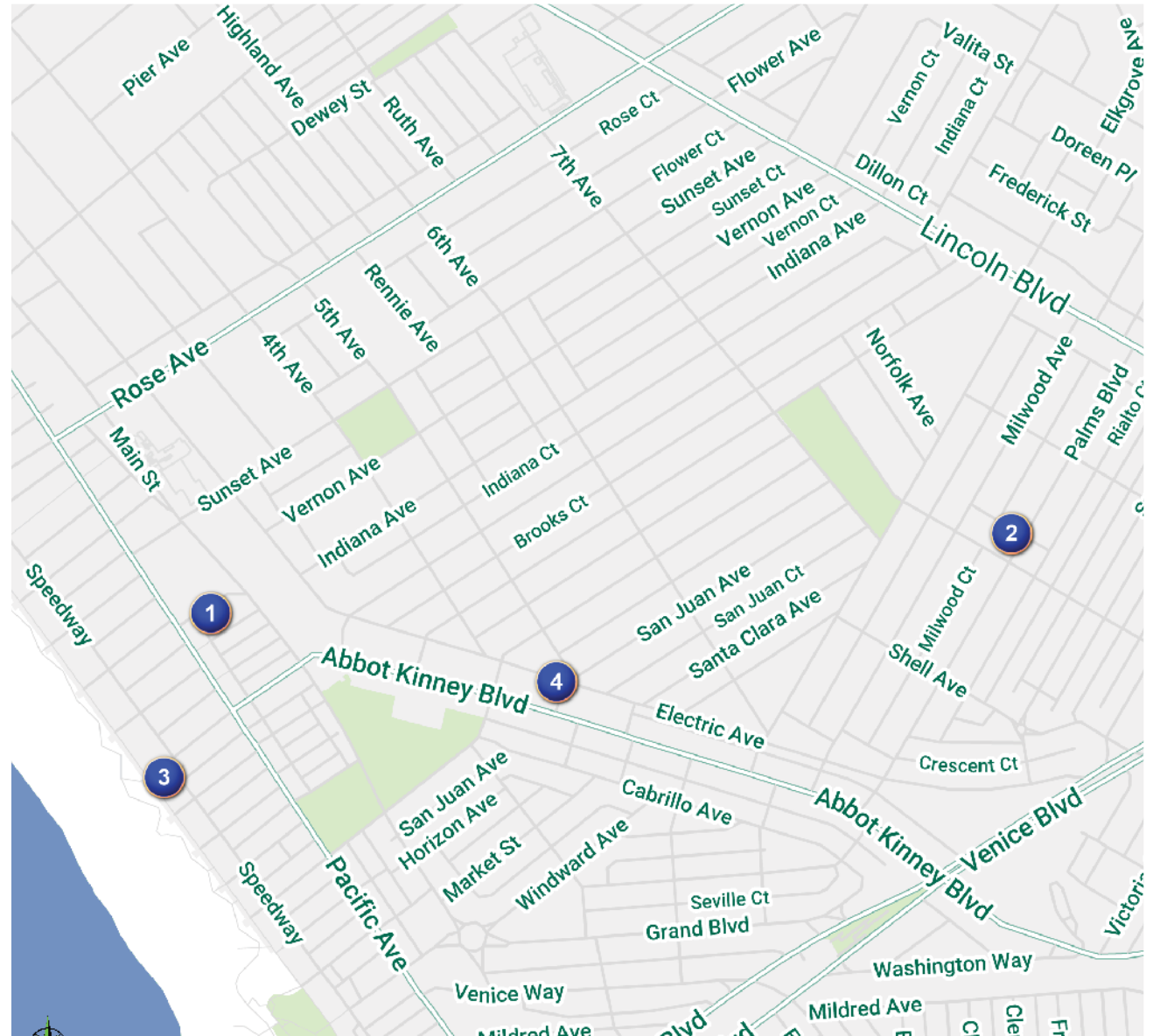


SALE COMPARABLES


#	PHOTO	ADDRESS	CITY	BUILDING TYPE	YEAR BUILT	# OF UNITS	AVERAGE UNIT SIZE	SELLING PRICE	PRICE PSF	PRICE PER UNIT	SALE DATE
1		1639-1641 Abbot Kinney Blvd.	Venice	Apt.	1936	6	603 SF	\$4,500,000	\$1,243.78	\$750,000	03/27/18
2		407 Ocean Front Walk	Venice	Apt.	1909	12	775 SF	\$5,800,000	\$623.66	\$483,333	10/01/18
3		1140 Venice Blvd.	Venice	Apt.	1986	40	758 SF	\$14,000,000	\$461.21	\$350,000	08/22/18

LEASE COMPARABLES

- 1 116 Thornton Place
- 2 813 Palms Blvd
- 3 8 Brooks Ave
- 4 1113 Electric Ave



LEASE COMPARABLES

#	PHOTO	Address	City	BR	Baths (FTHQ)	SqFt	Lot Sz	Year Built	LP	SP	Furnished/ Unfurnished
1		116 Thornton Place	Venice	0	1.00 (1 0 0 0)		1,826	1964	\$2,500	\$2,500	Unfurnished
2		813 Palms Blvd.	Venice	0	1.00 (0 0 1 0)	430	7,614	2014	\$3,100	\$2,500	Unfurnished
3		8 Brooks Ave #18	Venice	0	1.00 (1 0 0 0)	400	6,558	1921	\$3,200	\$3,200	Unfurnished
4		1113 Electric Ave. #1	Venice	0	2.00 (1 0 1 0)	1,010	14,390	2000	\$5,500	\$5,500	Unfurnished

LAMBERT INVESTMENTS, INC.

Lambert Investments, Inc. is often referred to as “The Broker’s Broker”. Specializing in apartment sales throughout West Los Angeles for over three decades, with prominence and leadership throughout Santa Monica, Venice Beach and the Westside through Downtown Los Angeles and the San Fernando Valley.

Francyne Lambert; Vice President

A California real estate broker since 1979, Francyne Shapiro-Lambert is a specialist in the brokerage of commercial properties and apartment buildings on the Westside of Los Angeles and surrounding areas. In 1986, she joined Lambert Investments, bringing her wealth of experience in Westside real estate along with her proven negotiating and closing skills.

Francyne is highly accomplished in all aspects of site acquisition, subdivision recordation, marketing, project management, leasing, property management, and communication and negotiation with governmental agencies. Her expertise includes conversions and navigating the complexities of apartment rent control in Santa Monica.



Since 1979, Francyne has sold some of the same properties numerous times. She has repeatedly demonstrated the ability to assess and satisfy clients’ needs and buying criteria along with strong solid marketing presentations that equal results. Her exceptional marketing skills, longevity and closing record is matched by few Westside Brokers. Francyne is a mentor to women in business through the Jewish Federation and is a frequent contributor to the *Westside Apartment* and *Apartment Age* magazines.



- A goal oriented, detail conscious person, Francyne began her professional career as a correspondent for *Newsweek* magazine in the Los Angeles bureau.
- Francyne has established a solid reputation for exceptional negotiating and closing, in addition to an uncanny ability to structure and closing complex transactions.
- Francyne has earned a reputation for bringing high vacancy centers to 100% occupancy at increased rental rates by adding value to previously troubled properties.

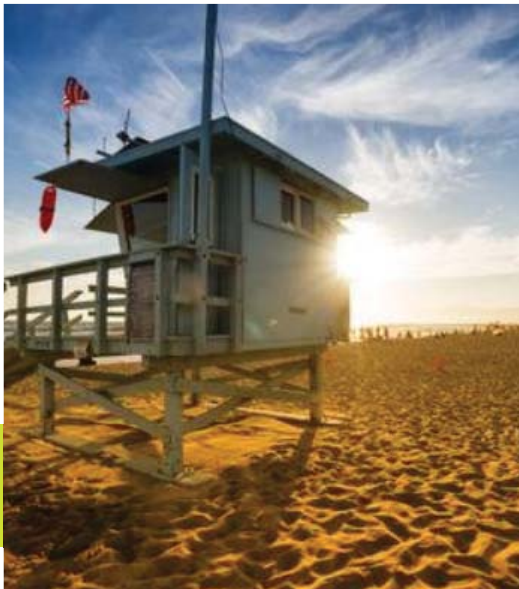
LAMBERT INVESTMENTS (Cont.)

Carl Lambert; *Principal*

As principal of Lambert Investments, Inc., Carl Lambert's education and professional experience provide clients with a complete understanding of real estate transactions from practical, business, legal and tax perspectives.

With a law degree from Southwestern University and a business degree from Pepperdine University, coupled with a Master of Science Degree in Taxation, Carl enjoys a unique educational background.

Lambert Investments, Inc. was formed in 1979 as a real estate brokerage, syndication and property management firm. With emphasis in Santa Monica and the Westside of Los Angeles, Lambert Investments has carefully navigated scores of clients through the myriad of challenges associated with land use issues, rent control, entitlement issues and other restrictions impacting the purchase and sale of real estate.



Lambert Investments is unlike other brokerage firms because it focuses on a limited number of transactions each year. In many instances, these transactions require special knowledge and practical experience unavailable from most real estate brokers.

Carl Lambert's knowledge and accomplishments as past President of Action Apartment Owners Association and as a Director of both the local and statewide Apartment Owners Associations, coupled with his creative solutions to difficult rent control and land use issues, continue to benefit clients and their properties throughout the Westside.

Lambert Investments is a unique real estate "player", with the specialized qualifications to make a meaningful difference for both buyer and seller.

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