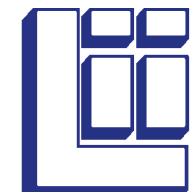


OFFERING MEMORANDUM

905 - 915 ELECTRIC AVE

VENICE, CA 90291



LAMBERT INVESTMENTS, INC.

*Proudly Offers For Sale
Four Mixed Use Commercial Buildings
On Two Separate Lots
In the Heart of Venice
By Abbot Kinney Blvd and Main Street*

905 & 915 Electric Ave, Venice CA 90291



LAMBERT
INVESTMENTS INC.

Francyne Lambert

Mobile: 310.720.9299

Francyne@lambertinc.com

Carl Lambert

Mobile: 310.663.6030

Carl@lambertinc.com

Daniel Sloan

Mobile: 310.849.7587

Daniel@lambertinc.com

2 Breeze Avenue

Venice, CA 90291

www.LambertInc.com

DRE# 00860625

Office: 310.453.9656

Fax: 310.829.6288



FOR SALE

Corner of Brooks Ave and Electric Ave
One door from Abbot Kinney Blvd
905 & 915 Electric Ave, Venice, CA 90291

Purchase Price: \$6,450,000

Total Square Feet:	10,267	Price PSF:	\$628
Lot Size :	12,702	Price Lot PSF:	\$508
Parking:	20 Open Spaces Total		
Zoning	LAC2 Flex Mixed Use Commercial		
Year Built:	1993		

Lot One:

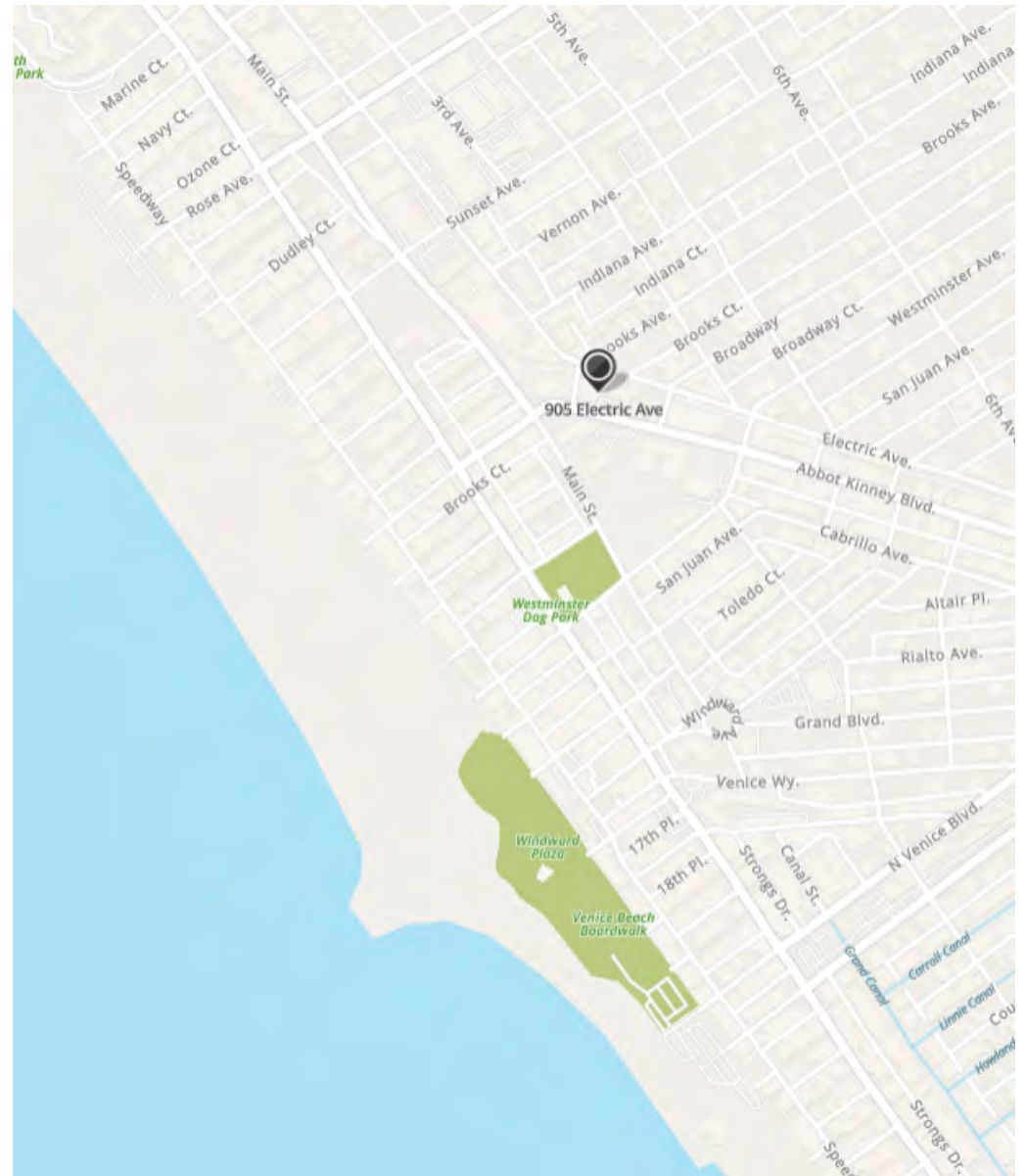
905 Electric Ave

Square Feet:	5,232
Lot Size:	6,627
Parking:	10 Open Spaces IN GATED DRIVEWAY
Fully Vacant	Can BE DIVIDED INTO MORE Flex Spaces

Lot Two:

915 Electric Ave

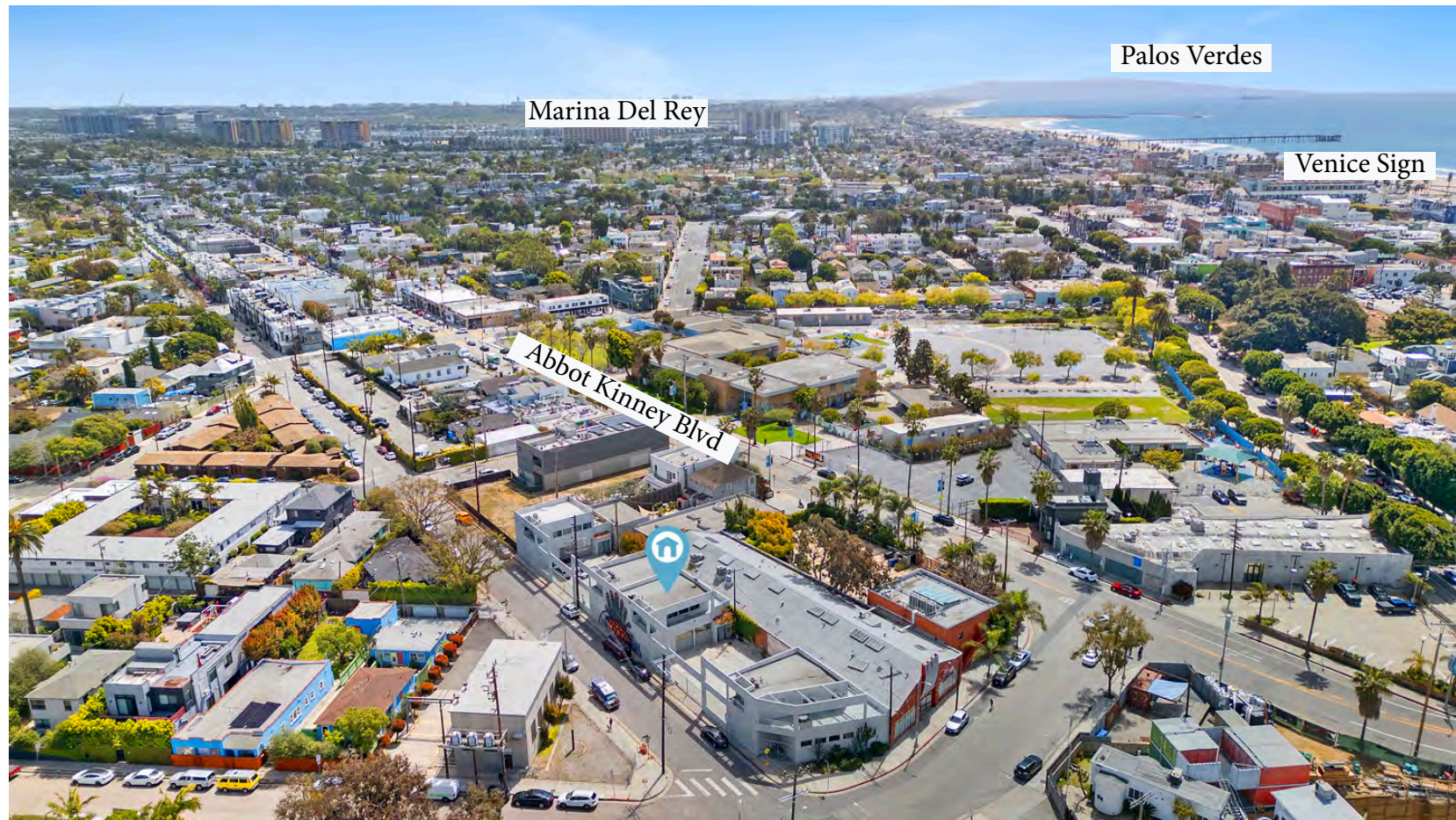
Square Feet:	5,035
Lot Size:	6,075
Parking:	10 Open Spaces IN GATED DRIVEWAY
Units A&B	\$4,500 Occupied Live Work Flex Space Month to Month
Units C&D	\$3,000 Occupied Live Work Flex Space Month to Month



CONTENTS

Venice Beach Location.....	5
Executive Summary	6
Property Photos	7
<i>Exterior Photos</i>	
<i>Interior Photos</i>	
<i>Aerial Photos</i>	
Financial Summary	23
Plot Map	24
Plans	25
Sales Comps	28
<i>Lease Comps</i>	30
<i>Company Bios</i>	32

Venice Beach Location



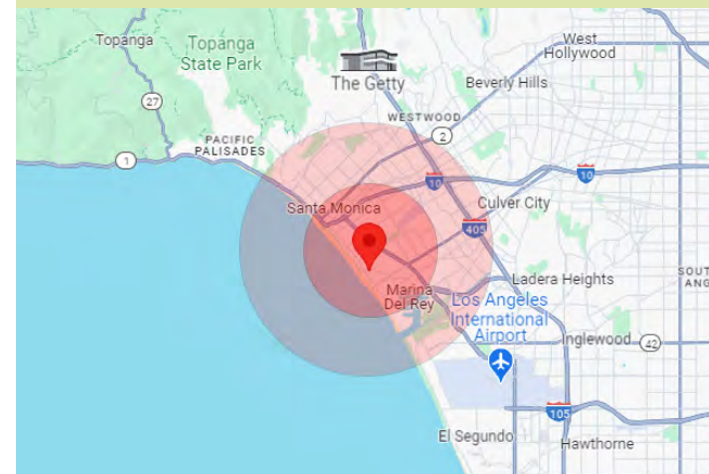
THE PROPERTY

- 4 Buildings located right in the heart of Silicon Beach
- Best Price Per Square Foot for Building & Land Near Abbot Kinney
- World Renowned Abbot Kinney in the center of Production Studios & Headquarters
- Surrounded by Hip Lifestyle Restaurants & Shopping
- 4 blocks from Venice Beach Boardwalk & The Ocean
- Soaring 15 Foot Ceilings
- Polished Concrete Floors on Ground Levels
- Modern Finishes
- Skylights
- 7 Kitchenettes
- Balconies
- 2 Gated Compounds
- Live Work Flex Space and/or Creative Office
- 2 Extra-large Garage Doors for each Building
- Roll Up Laminated Glass for Exceptional Light
- Lots of Opportunity to Reposition

Think of the possibilities:

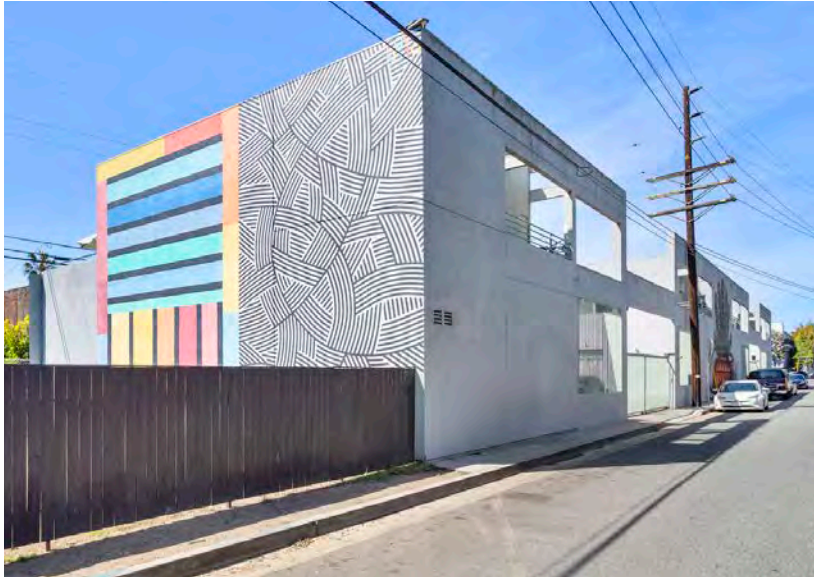
- Live/Work
- Small Lot Subdivision
- Studio
- Recording
- Media
- Office
- Artist Lofts

DEMOGRAPHICS

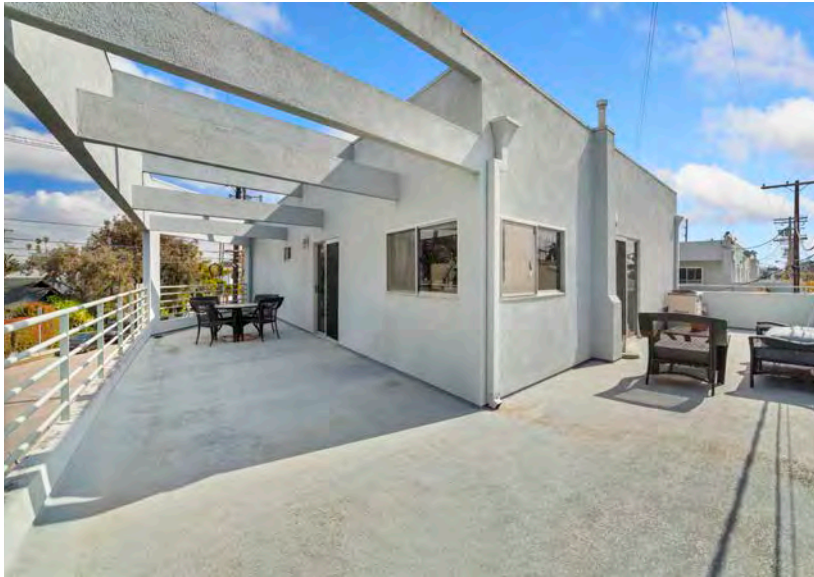


	1 Mile	3 Miles	5 Miles
POPULATION	33,818	210,512	454,979
HOUSEHOLDS	22,901	121,767	239,374
INCOME - Median HH	\$121,842	\$110,884	\$104,905
BIKE SCORE	99		
WALK SCORE	97		
TRANSIT SCORE	72		

PROPERTY PHOTOS - EXTERIOR



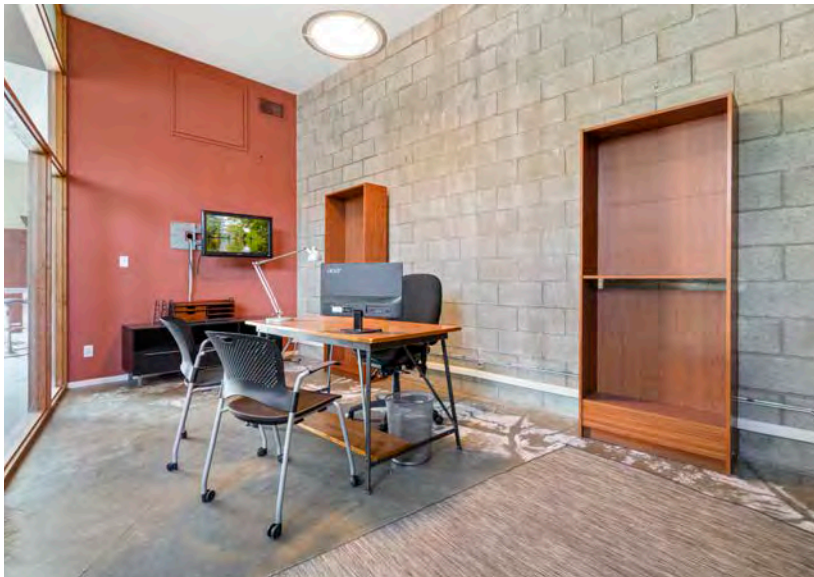
PHOTOS - EXTERIOR (Cont.)



PROPERTY PHOTOS - UNIT 1



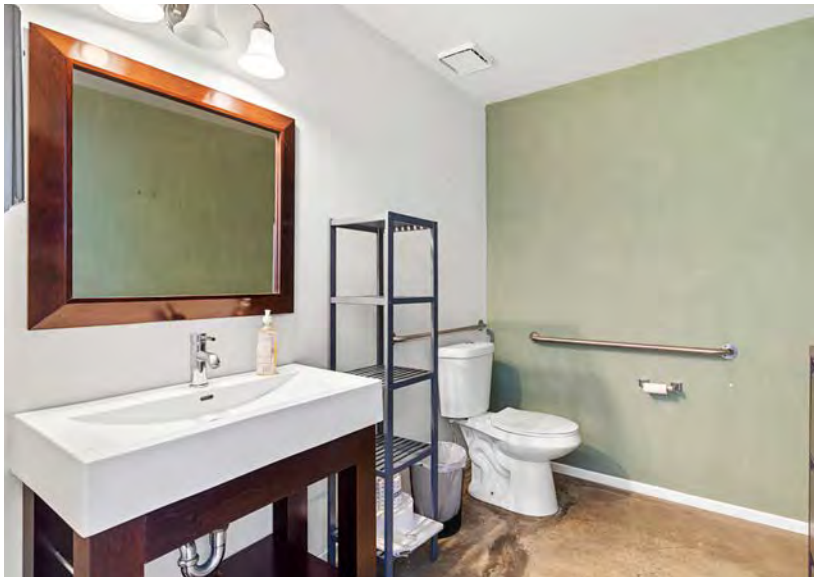
PROPERTY PHOTOS - UNIT 1 (Cont.)



PROPERTY PHOTOS - UNIT 2



PROPERTY PHOTOS - UNIT 3



PROPERTY PHOTOS - UNIT 3 (Cont.)



PROPERTY PHOTOS - UNIT 4



PROPERTY PHOTOS - UNIT 5



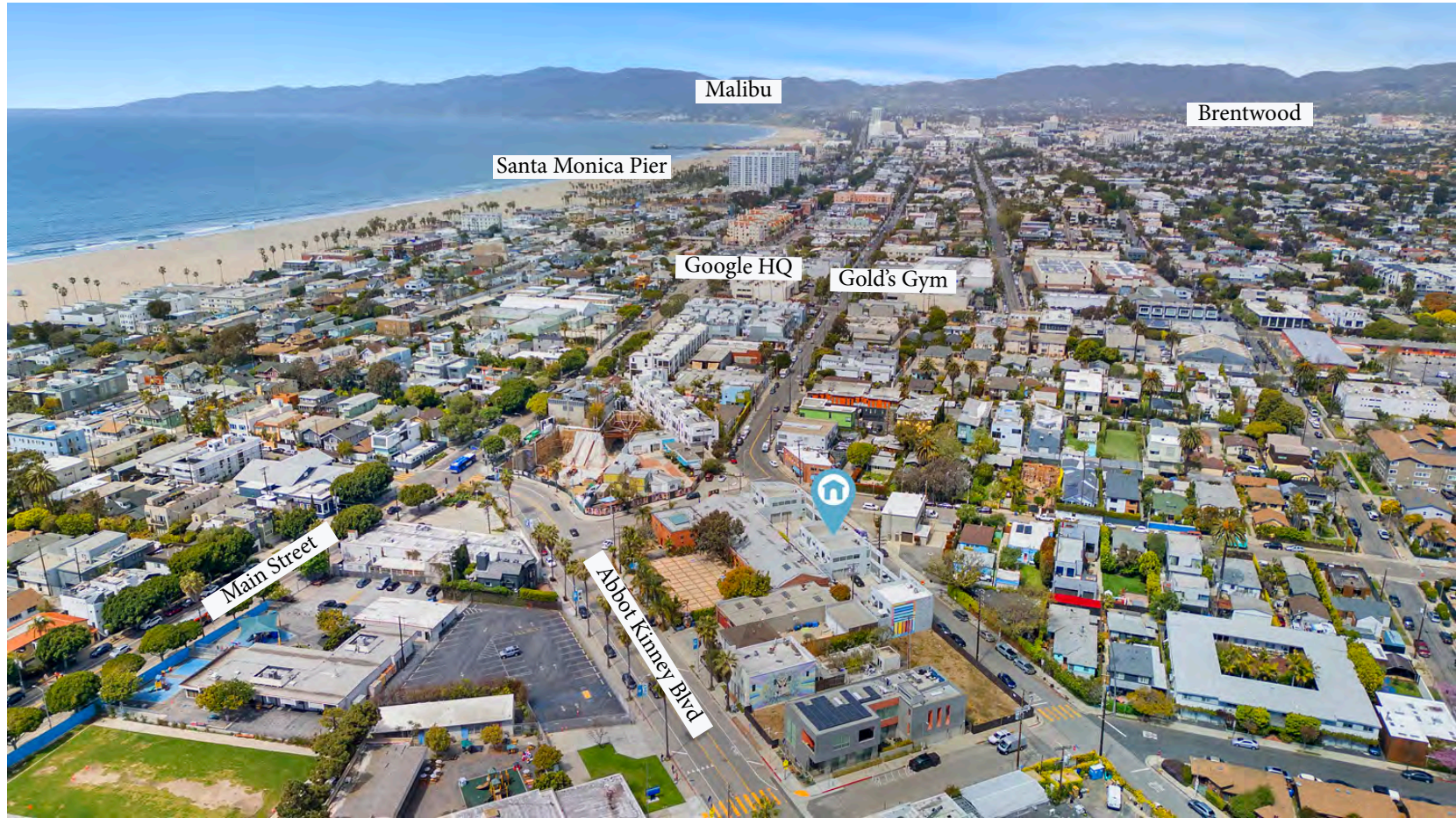
PROPERTY PHOTOS - UNIT 6



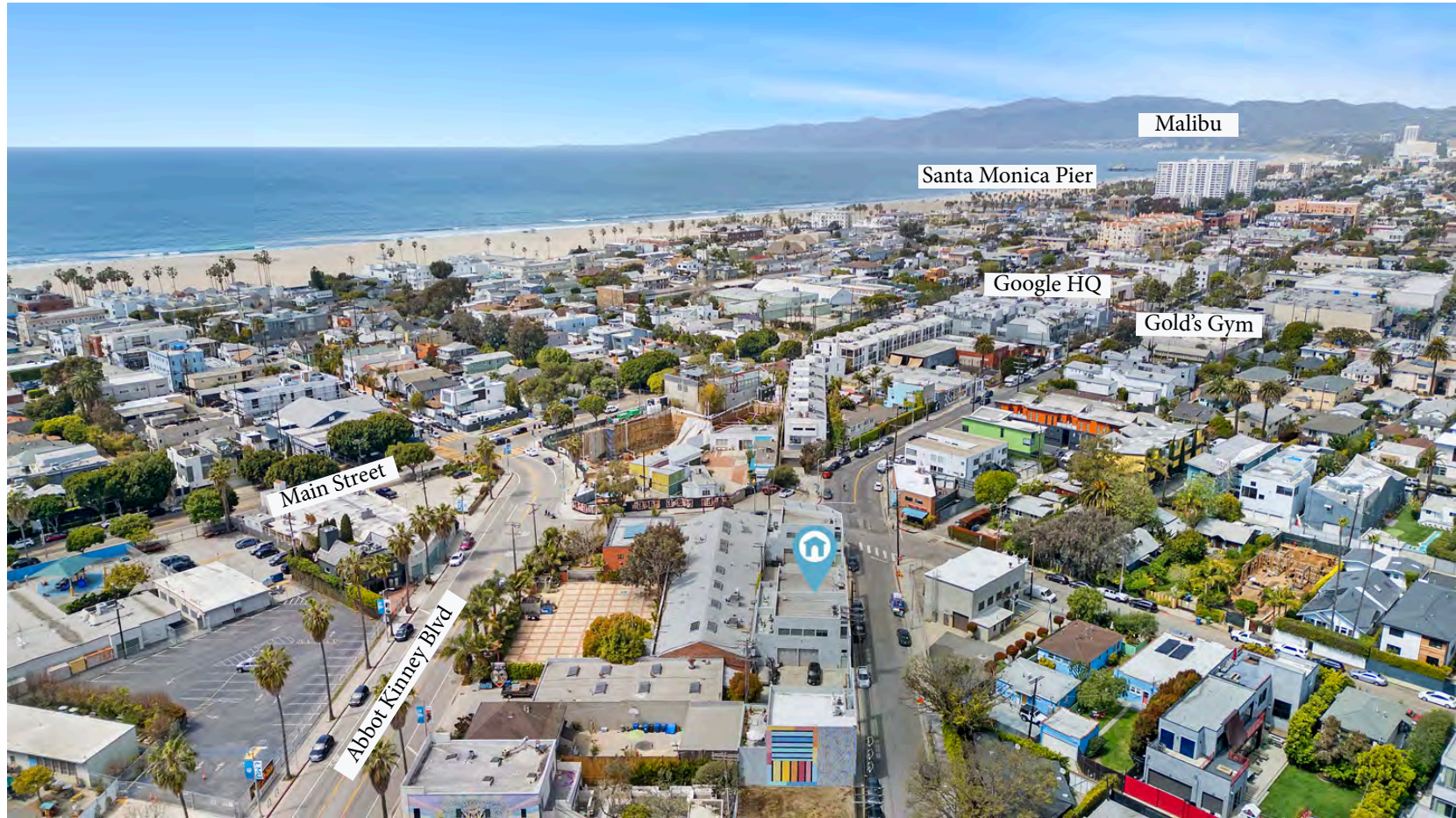
PROPERTY PHOTOS - UNIT 6 (Cont.)



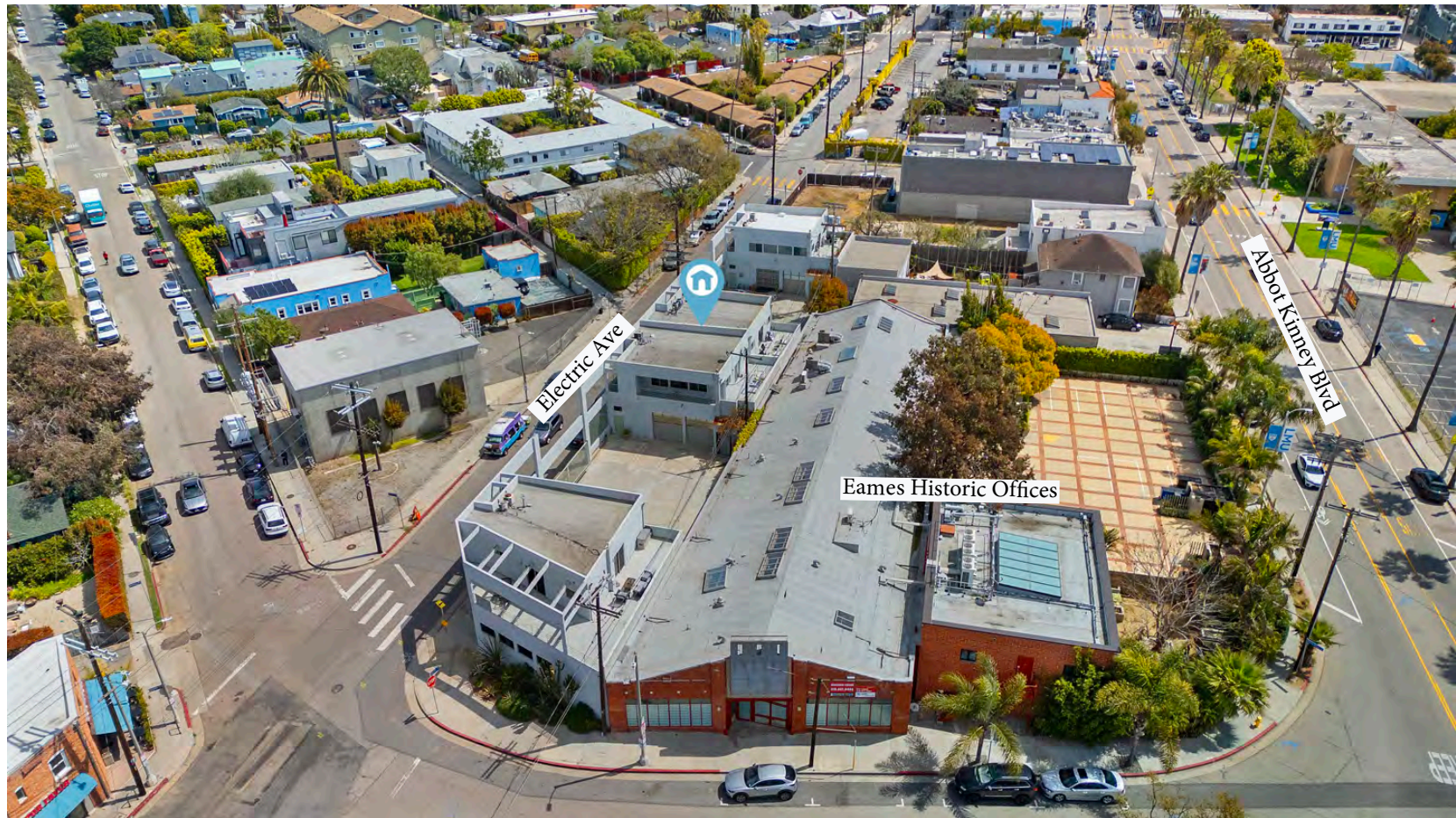
PHOTOS - Aerial



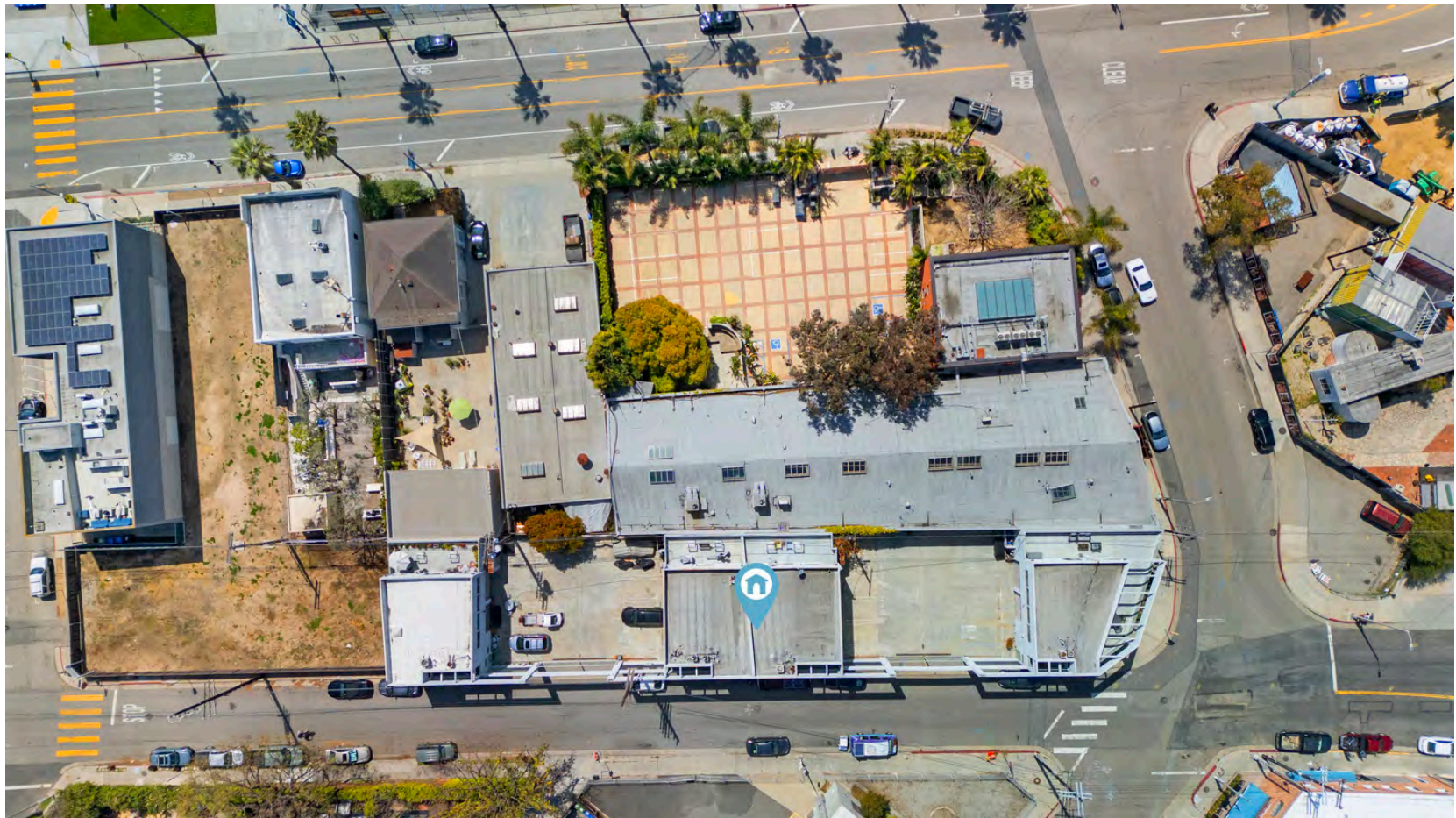
Aerial Photos (Cont.)



Aerial Photos (Cont.)



Aerial Photos (Cont.)



Aerial Photos (Cont.)



INCOME & EXPENSES

905 - 915 Electric Ave.

Income	
105 Electric Ave (Currently Vacant)	
115 Electric Ave Units A&B Live/Work Space	\$54,000
115 Electric Ave Units C&D Live/Work Space	\$36,000
Total Current Income	\$90,000
Expenses	
Insurance	\$8109.00
Landscaping	\$5661.62
Taxes	
Property Taxes New	\$77,400

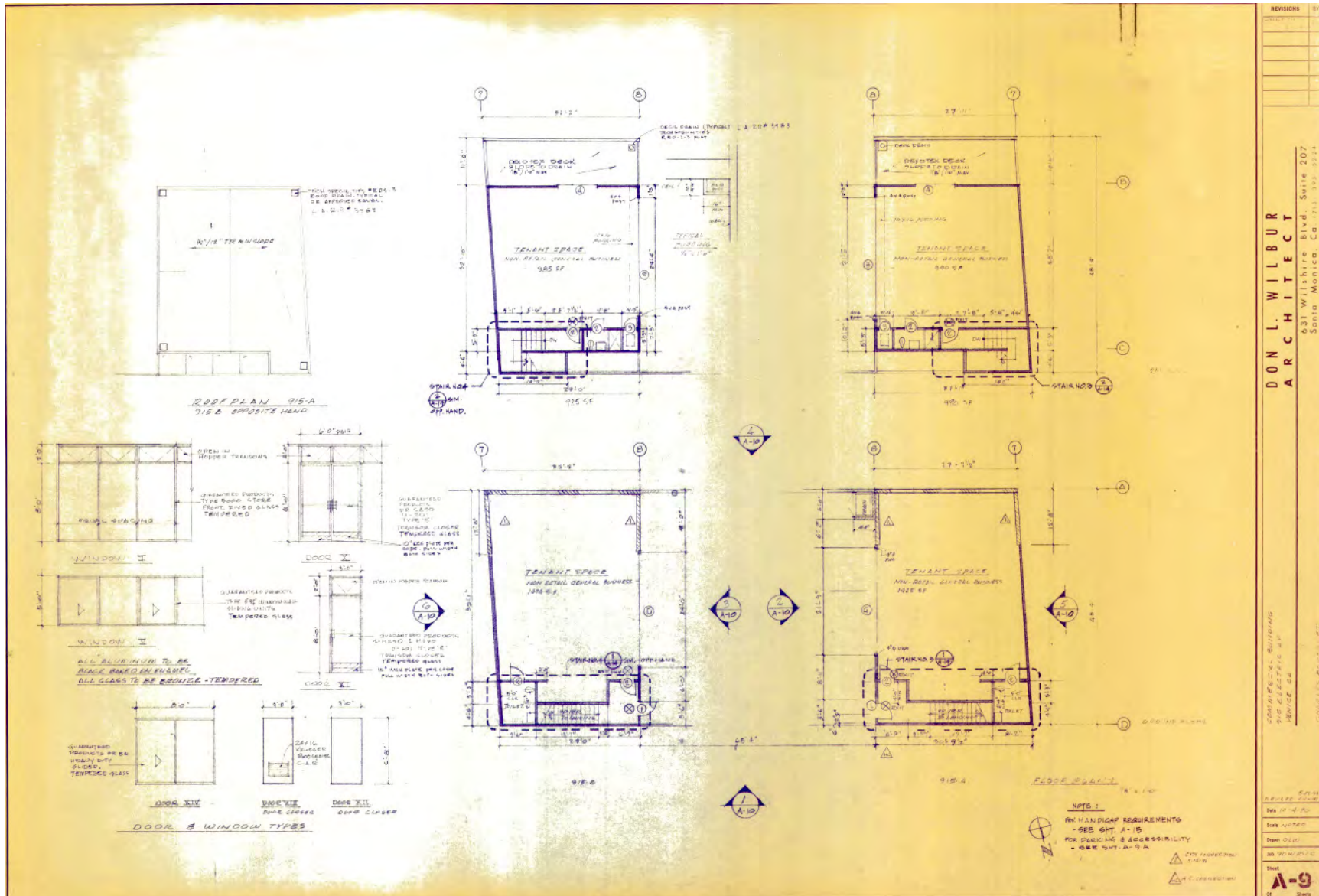
Utilities	
105 Electric Ave Electricity/Water	\$2,964.67
115 Electric Ave Electricity/Water	\$4,091.45
105 Electric Ave Gas	\$692.60
115 Electric Ave Gas	\$523.02
Total Utilities	\$8,271.74
Repairs & Maintenance	
Roof	11,157.41
Maintenance	\$415.41
EXPENSES TOTAL \$111,015.18	
LESS TAXES (\$77,400)	
TOTAL EXPENSES LESS TAXES \$33,615.18	

PLOT MAP

4286	12	P. A. 570 2 4 24648 4286-E	TRA 67	REVISED 8/09/11 8/07/281032001-25	201311046005001-25 201311056006001-25 20130811404004001-25	2008022234001001-25 200811080500601-25 200703010-79	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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PLANS

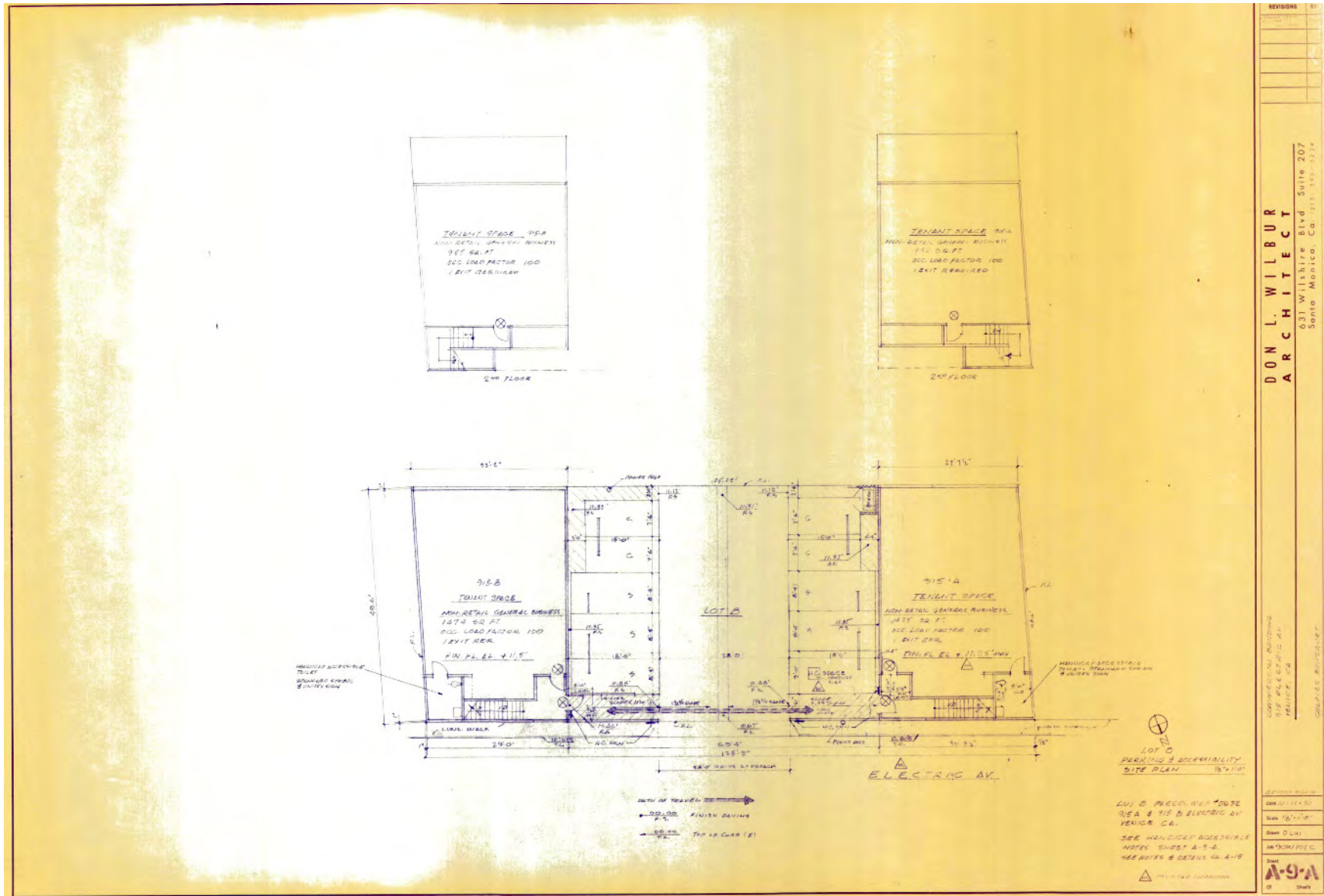


DON L. WILBUR
ARCHITECT
 631 Wilshire Blvd., Suite 207
 Santa Monica, Ca 90401-3924

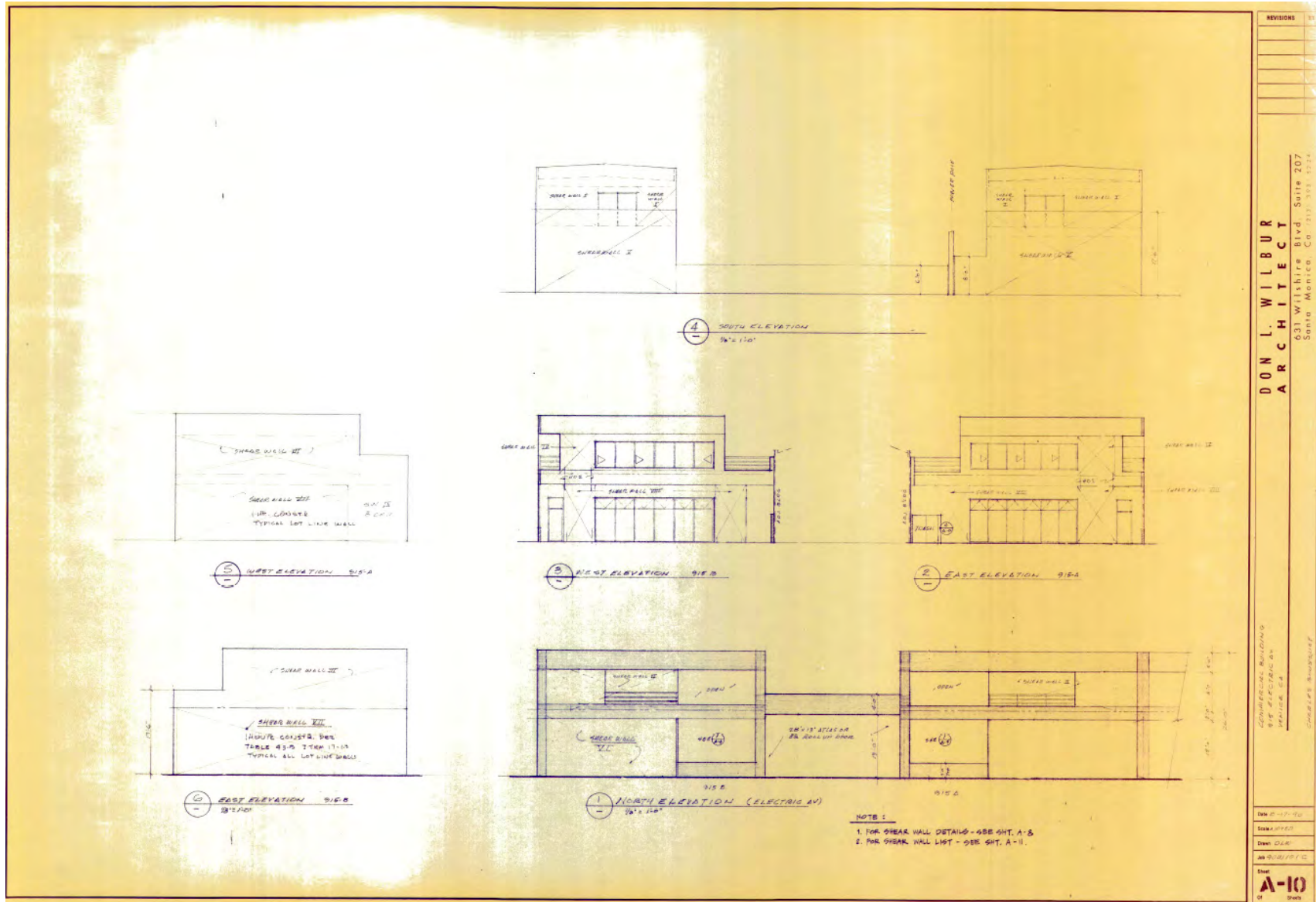
GENERAL BUILDING
 915 ELECTRIC BLVD
 SUITE 207
 SANTA MONICA, CA 90401-3924

DATE: 11-14-20
 SHEET: 107
 DRAWN: JLD
 CHECKED: JLD
 SCALE: AS SHOWN
 PROJECT: 915 ELECTRIC BLVD
 SHEET: 107
A-9

PLANS (Cont.)

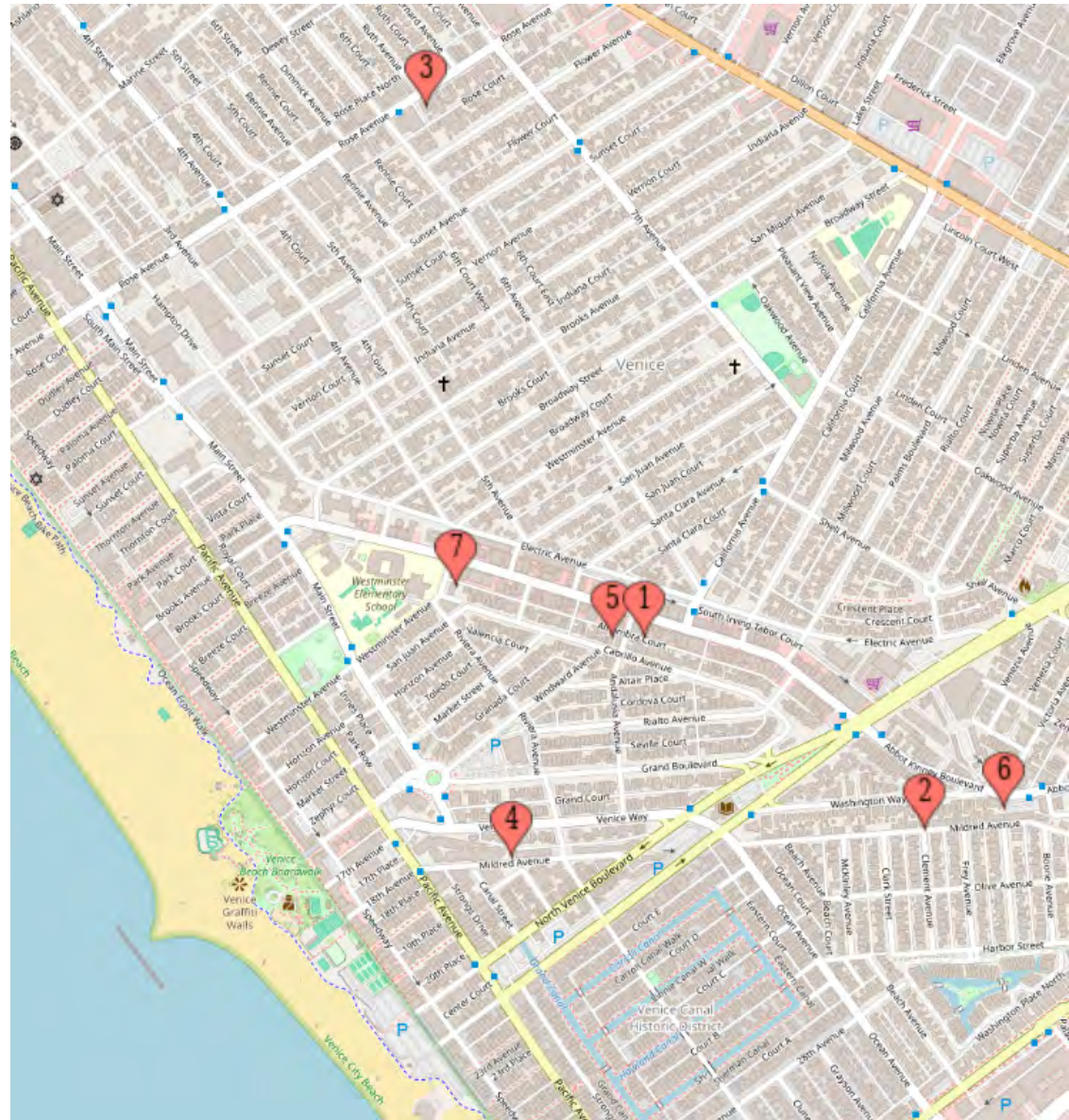


PLANS (Cont.)










SALES COMPARABLES

- 1 1327-1337 Abbot Kinney Blvd
- 2 1842 Washington Way
- 3 633 Rose Ave
- 4 308 Venice Way
- 5 1320 Abbot Kinney Blvd
- 6 515 Victoria Ave
- 7 2320 Abbot Kinney Blvd

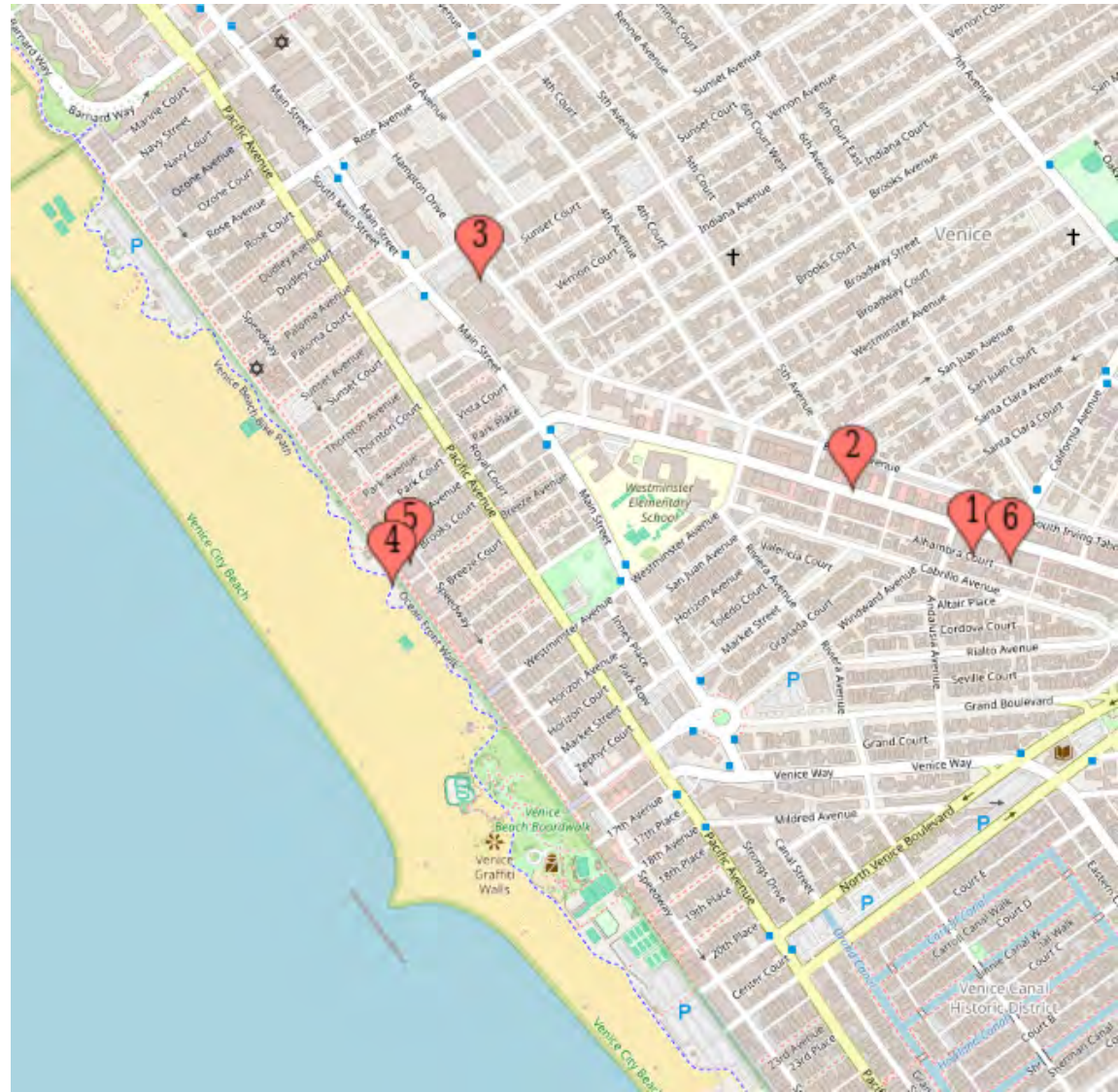


SALES COMPARABLES








#	PHOTO	ADDRESS	CITY	BUILDING TYPE	YEAR BUILT	# OF UNITS	SELLING PRICE	PRICE PSF	SALE DATE
1		1327-1337 Abbot Kinney Blvd	Venice	Retail-Freestanding	1923	N/A	\$29,300,000	\$2,460.53	02/27/24
2		1842 Washington Way	Venice	Office	1956	N/A	\$4,200,000	\$1,200.00	10/4/23
3		633 Rose Ave	Venice	Storefront Retail/Residential	1949	N/A	\$1,670,000	\$1,220.76	9/14/23
4		308 Venice Way	Venice	Office Live/Work Unit	1984	N/A	\$3,900,000	\$1,164.18	6/20/23
5		1320 Abbot Kinney Blvd	Venice	Office Live/Work Unit	2002	1 Live/Work	\$4,300,000	\$1,021.86	5/22/23
6		515 Victoria Ave	Venice	Office/Residential	2003	N/A	\$2,337,500	\$878.43	4/5/23
7		2320 Abbot Kinney Blvd	Venice	Warehouse	1968	N/A	\$5,050,000	\$1,089.07	3/28/23

LEASE COMPARABLES

- 1 1345 Abbot Kinney Blvd
- 2 1201 Electric Ave
- 3 615 Hampton
- 4 8 Brooks Ave
- 5 8 Brooks Ave
- 6 1327 Abbot Kinney Blvd.



LEASE COMPARABLES

#	PHOTO	ADDRESS	CITY	SQ FT LEASED	YEAR BUILT	RENTAL RATE	LEASE TERMS	SIGN DATE
1		1345 Abbot Kinney Blvd	Venice	8,800	2006	\$78.00/nnn	5 Years	10/21/2023
2		1201-1291 Electric Ave	Venice	3,200	1991	\$54.00/nnn	2 Years	10/11/2023
3		615 Hampton Dr - 2nd Floor	Venice	1,762	2004	\$34.20/nnn	3 Years	8/20/2023
4		8 Brooks Ave - 3rd Floor	Venice	975	1921/2006	\$73.20/mg	1 Year	7/16/2023
5		8 Brooks Ave - 3rd Floor	Venice	725	1921/2006	\$70.32/mg	1 Year	6/2/2023
6		1327-1337 Abbot Kinney Blvd	Venice	1,300	1923	\$96.00/nnn	2 Years	5/4/2023
7		1350-1352 Abbot Kinney Blvd	Venice	1,180	1982	\$66.00/mg	Unknown	4/24/2023

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 Inc. • 310.453.9656 • www.lambertinc.com • DRE #00860625

LAMBERT INVESTMENTS, INC (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. His work with both local and state government regulators has been instrumental in the adoption of va-cancy decontrol legislation.

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



LAMBERT INVESTMENTS, INC (Cont.)

Daniel Sloan; *Broker Associate*

Daniel Sloan is a seasoned professional in the realm of multi-family property management and sales, boasting an extensive career spanning over a decade in the field. His journey into property management commenced with an unwavering passion for real estate and a keen eye for understanding the dynamics of property operations.

Armed with an MBA from Azusa Pacific University, Daniel embarked on his career, initially cutting his teeth in entry-level positions within property management firms. His dedication, coupled with an innate knack for problem-solving, swiftly propelled him through the ranks.

Over the years, Daniel honed his skills across various facets of property management. His expertise encompasses a diverse portfolio, including residential and commercial properties. His astute understanding of market trends, coupled with a proactive approach to maintaining and enhancing property values, has been instrumental in his success.



Daniel's career has been marked by his ability to streamline operations, optimize budgets, and foster strong client relationships. His commitment to ensuring the seamless functioning of properties under his purview has not only led to high tenant satisfaction but has also significantly improved property performance.

Beyond his professional endeavors, Daniel has actively engaged in industry networking and continuous education, staying abreast of the ever-evolving landscape of property management practices.

His career highlights include successfully overseeing large-scale property renovations, implementing innovative technologies for property maintenance, and consistently achieving high occupancy rates even in challenging market conditions.

Daniel Sloan stands as a testament to the efficacy of experience, knowledge, and a relentless drive to excel in the field of property management. His proficiency, shaped by over a decade of hands-on experience, continues to set a high standard within the industry.



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