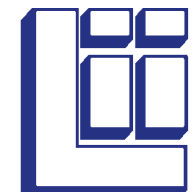
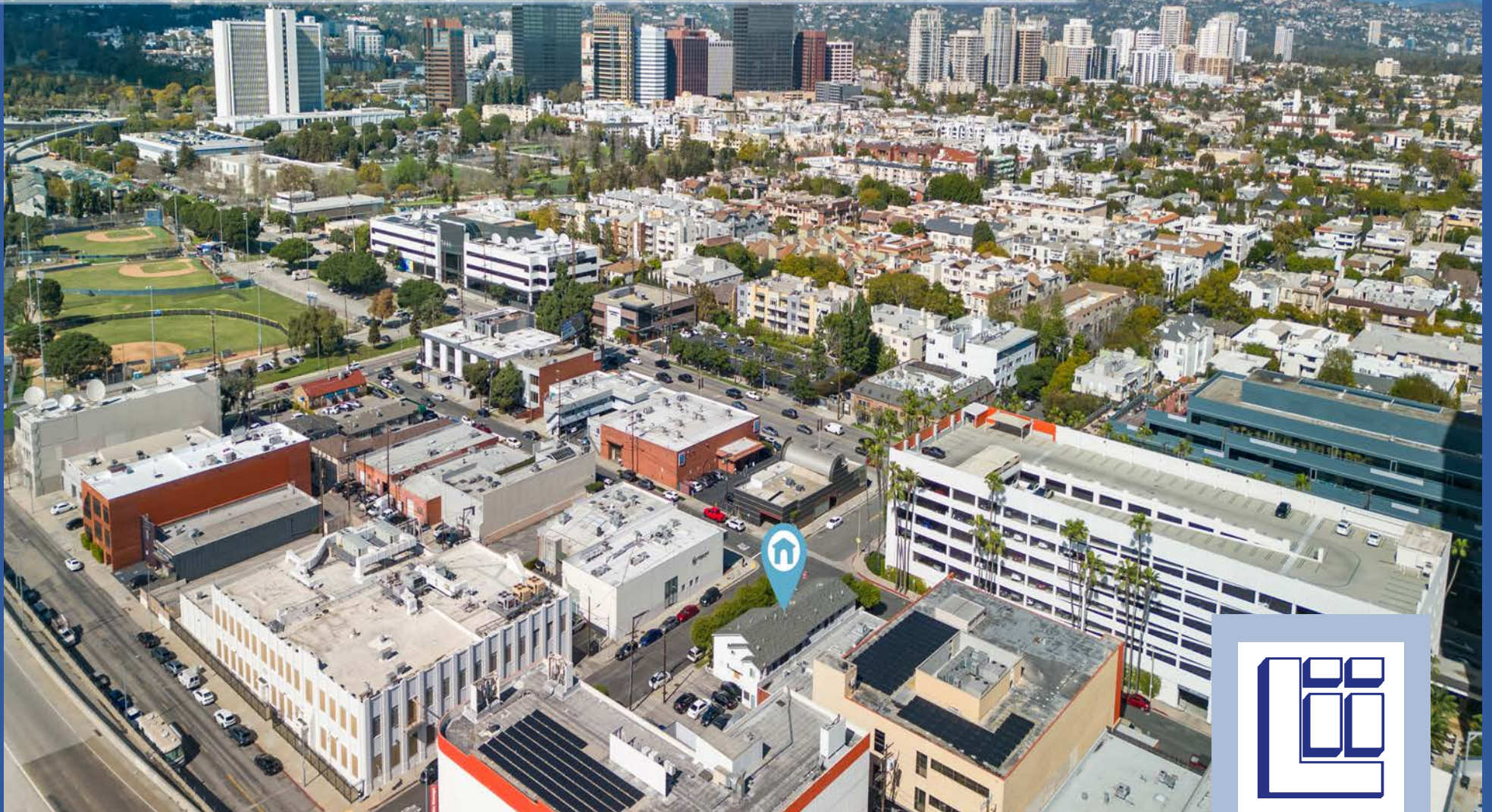


OFFERING MEMORANDUM

11158 Massachusetts

LOS ANGELES, CA 90025



LAMBERT INVESTMENTS, INC.

*Proudly offers for sale
14 unit apartment building.
West Los Angeles, California.*

11158 Massachusetts Ave, Los Angeles, CA 90025

\$3,445,000



Francyne Lambert

Mobile: 310.720.9299

francyne@lambertinc.

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

West Los Angeles

14 Unit Building

11158 Massachusetts Ave, Los Angeles, CA 90025

Purchase Price: \$3,445,000

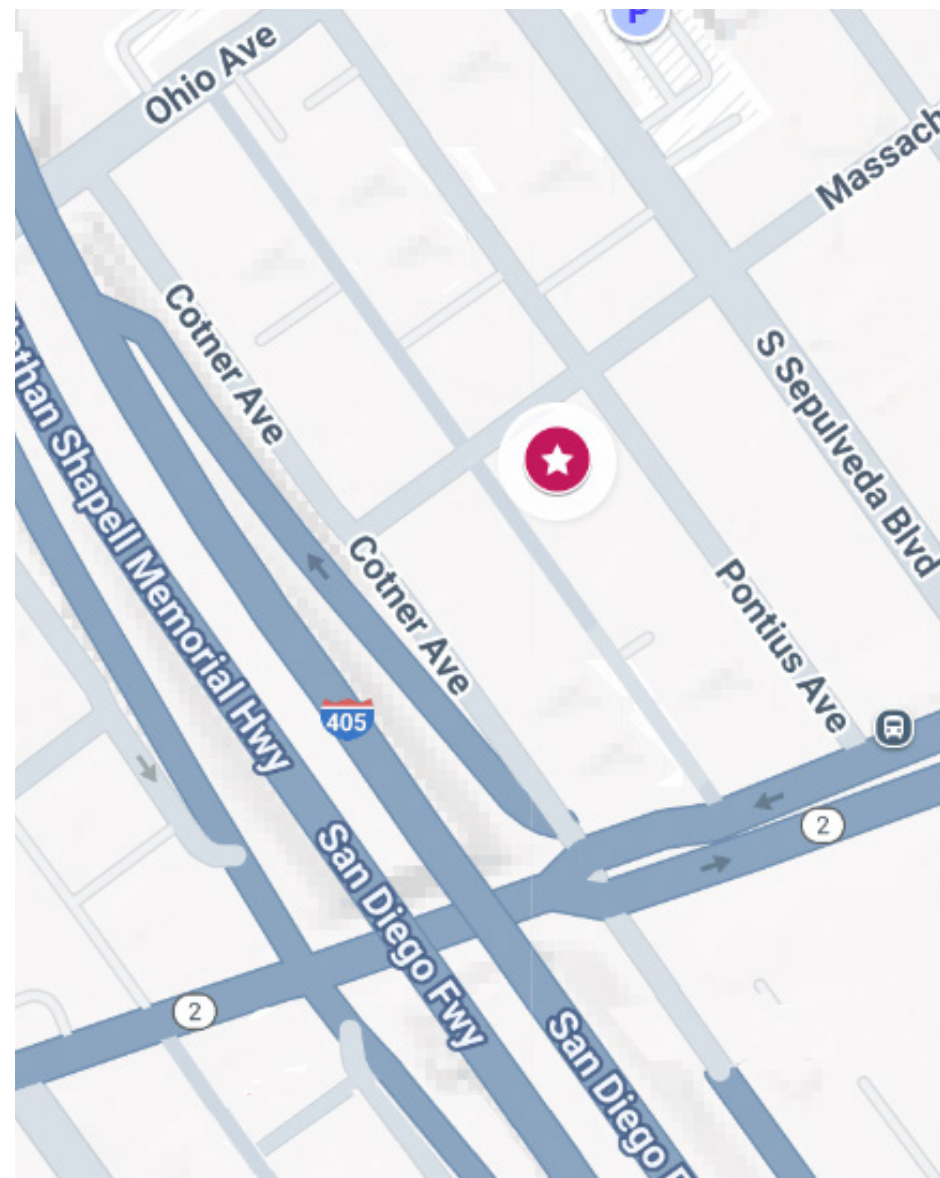
Ten Studios
Two 1 bedroom - 1 bath
Two Bachelors

Purchase Price	\$3,445,000
Price per Sq Ft	\$569.99
Price per Unit	\$246,071

Year Built	1955
Lot Size	7,001
Building Size	6,044
Zoning	LAM1
CAP Rate	5.35%
GRM	12.89

Parking	12 Open Spaces
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WALK SCORE	90
TRANSIT SCORE	70
BIKE SCORE	77



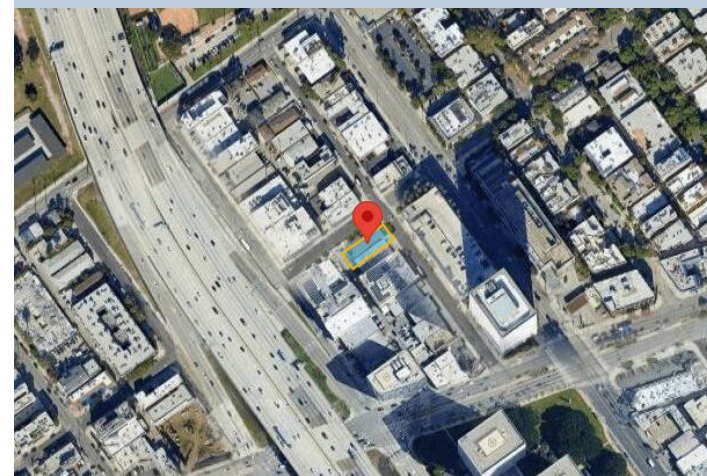
CONTENTS

Executive Summary	5
Property Photos	6
Property Photos	
Interior Photos of Studio and 1-bedroom	
Aerial Photos	
Financial Summary	14
Rent Roll	
Profit and Loss	
Plot Map	16
Sold Comparables.....	17
Lease Comparables.....	19
Company Bios.....	21

THE PROPERTY

- Well located in West Los Angeles
- Property is zoned LAM1
- 14 Residential Units
- Individually Metered other than Bachelor Units
- Fully occupied with high demand
- Strong rents. Consistent income with future upside potential.
- Near to Westwood Park/Westwood Recreation Center, the "Bad News Bears" baseball fields, and the regional Veterans Administration
- Close to outstanding upscale services:
 - Just one block to Starbucks and a Tesla service center
 - Two blocks to the Equinox gym
 - Less than 10 blocks to both Sprouts and Bristol Farms grocery
 - Easy connect to Westwood Blvd, going straight to UCLA
- Exceptional West Los Angeles location makes easy travel through the city
 - Only 2 blocks from Santa Monica Blvd for easy East/West travel
 - Just 1 block to Sepulveda Blvd for North/South access
 - Just off the 405 in West Los Angeles
- On a quiet street in the heart of the city
- Perfect for tenants' convenience and value with parking and excellent transportation
- West Los Angeles is one the most highly in-demand and desirable rental areas in California and the United States

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION	49,667	275,126	583,461
HOUSEHOLDS	25,648	122,941	271,105
INCOME - Median HH	\$90,641	\$74,141	\$76,143
BIKE SCORE	77		
WALK SCORE	90		
TRANSIT SCORE	70		

PROPERTY PHOTOS



PROPERTY PHOTOS



INTERIOR PHOTOS - 1 BEDROOM (Unit 12)



INTERIOR PHOTOS - 1 BEDROOM (Unit 12)



INTERIOR PHOTOS - STUDIO (Unit 14)



INTERIOR PHOTOS - STUDIO (Unit 14)



PHOTOS - Aerial



PHOTOS - Aerial



RENT ROLL

11158 Massachusetts Ave

UNIT #	BEDS / BATHS	RENTS	MOVE IN	MARKET RENT
1	STUDIO	\$1,090.00	9/1/1997	\$1,695.00
2	STUDIO	\$1,433.00	5/24/2013	\$1,695.00
3	STUDIO	\$1,675.00	3/30/2019	\$1,695.00
4	STUDIO	\$1,675.00	3/11/2023	\$1,695.00
5	STUDIO	\$1,695.00	9/25/2023	\$1,695.00
6	STUDIO	\$1,645.00	9/1/2020	\$1,695.00
7	BACHELOR	\$1,555.00	11/15/2008	\$1,575.00
8	1/1.00	\$1,731.00	10/1/2020	\$1,995.00

UNIT #	BEDS / BATHS	RENTS	MOVE IN	MARKET RENT
9	STUDIO	\$1,407.00	12/14/2020	\$1,695.00
10	STUDIO	\$1,623.00	10/19/2020	\$1,695.00
11	BACHELOR	\$1,438.00	11/10/2014	\$1,575.00
12	1/1.00	\$1,975.00	3/1/2022	\$1,995.00
14	STUDIO	\$1,645.00	9/18/2021	\$1,695.00
1601	STUDIO	\$1,595.00	4/24/2024	\$1,695.00
	LAUNDRY	\$91.67		

*Similar studios rent for \$1600-1695.

*Very few small units are available in the area.

MONTHLY	\$22,273.67				
ANNUAL	\$267,284.00				
PRICE	\$3,445,000.00				
GRM	12.89				
CAP RATE	5.35%				
EXPENSE	\$41,689				
NOI	\$184,255				
BLDG SIZE (sq ft)	6044				
# of UNITS	14				
PRICE PER SQFT	\$569.99			EXPENSES TOTAL	\$83,029
PRICE PER UNIT	\$246,071			LESS TAXES	(\$41,340)
NEW PROPERTY TAX	\$41,340			TOTAL EXPENSES LESS TAXES	\$41,689

PROFIT & LOSS

11158 Massachusetts Ave

Income	
Rent	\$266,184
Laundry	\$1,100
TOTAL INCOME	\$267,284

Expenses	
Rent Registration	\$ 2,240
Insurance	\$ 6,400
Fire & Security	\$ 178
Pest Control	\$ 973
Landscaping	\$ 5,800

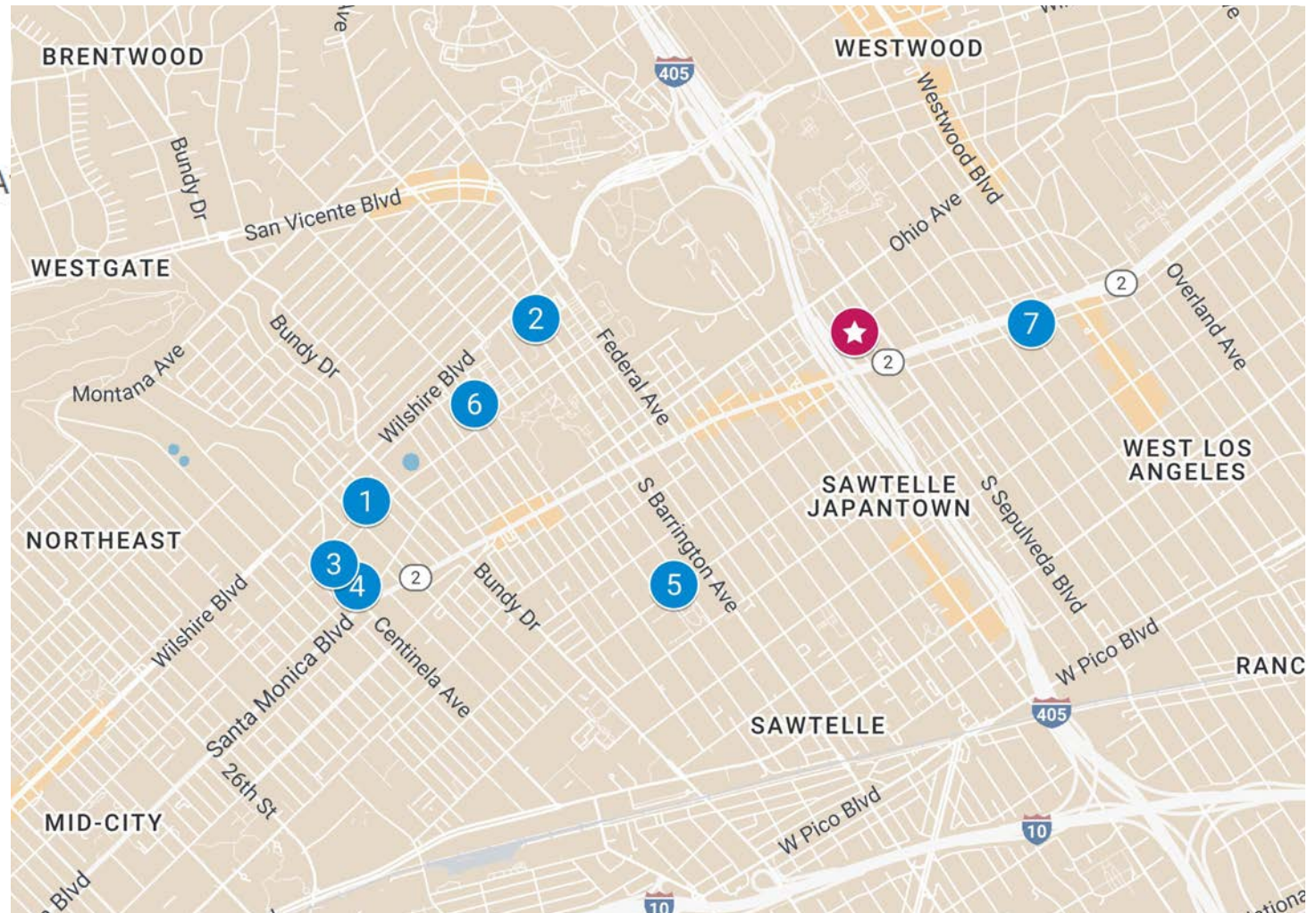
Taxes	
Property Taxes New	\$41,340

Utilities	
WaterElectricity	\$ 9,561
Gas	\$ 2,499
Trash	\$ 4,634







Repairs & Maintenance	
General Maintenance	\$ 4,800
Cleaning & Janitorial	\$ 1,200
Plumbing	\$ 3,404
TOTAL EXPENSES	\$83,029

SOLD COMPARABLES

- 1 1237 Amherst Ave
- 2 1218-1220 S Barrington Ave
- 3 1316 S Centinela Ave
- 4 1322 S Centinela Ave
- 5 11755 Nebraska Ave
- 6 1249 S Westgate Ave
- 7 1800 Kelton Ave

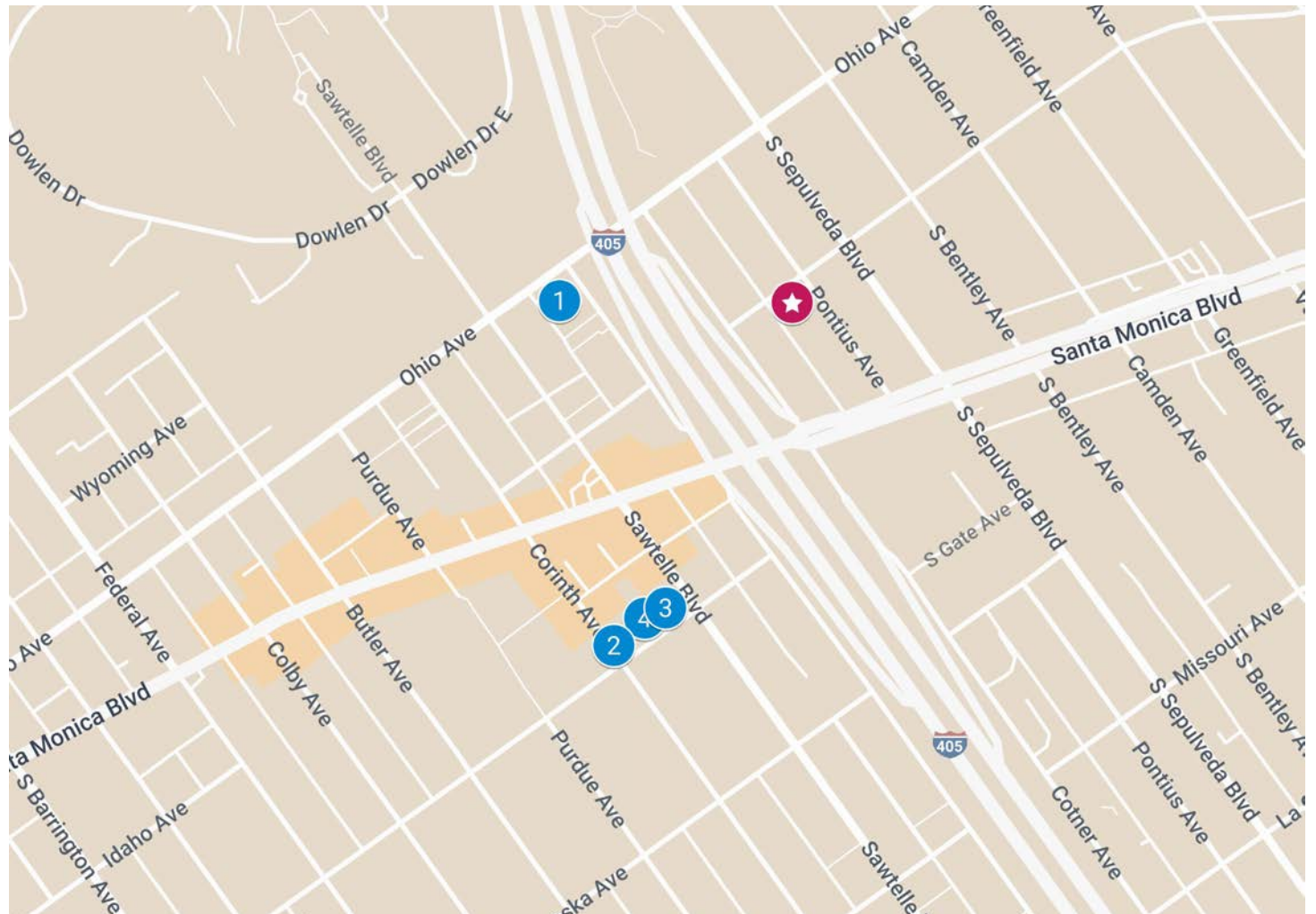


SALE COMPARABLES





#	PHOTO	ADDRESS	CITY & ZIP	SALE PRICE	NO. OF UNITS	AVG UNIT SIZE	SALE DATE	CAP RATE	PRICE PER UNIT	PRICE PER SQFT	GRM	AGE	PKG	ZONED
1		1237 Amherst Ave	Los Angeles 90025	\$3,426,000	9	773	11/12/2024	5%	\$380,667	\$492.31	13.3	58	11 ?	LAR3
2		1218-1220 S Barrington	Los Angeles 90025	\$3,300,000	13	730	09/18/2024	5.54%	\$253,846	\$347.37		67	23	LAR3
3		1316 S Centinela Ave	Los Angeles 90025	\$3,131,250	10	885	12/24/2024	5.44%	\$313,125	\$359.42	10.80	62	18	LAR3
4		1322 S Centinela Ave	Los Angeles 90025	\$3,131,250	10	885	12/24/2024	4.87%	\$313.125	\$357.24		62	18	LAR3
5		11755 Nebraska Ave	Los Angeles 90025	\$2,685,000	10	701	10/11/2024	4.48%	\$265,000	\$489.56	14.64	62	12	LAR3
6		1249 S Westgate Ave	Los Angeles 90025	\$2,600,000	8	985	12/24/2024	6.14%	\$325,000	\$329.78	12.22	71	8	LAR3
7		1800 Kelton AVE	Los Angeles 90025	\$2,045,000	8	620	11/05/2024	7.99%	\$255,625	\$412.30		71	8	LAR3

LEASE COMPARABLES

- 1 1507 Beloit Ave #12
- 2 11319 1/2 Iowa Ave
- 3 11317 Iowa Ave
- 4 11317 1/2 Iowa Ave



LEASE COMPARABLES

#	PHOTO	ADDRESS	CITY	BR	BATHS (FTHQ)	SQ FT	LOT SIZE	YEAR BUILT	ASKING RATE	RENTAL RATE	LEASE TERMS	FURNISHED
1		1507 Beloit Ave #12	Los Angeles	0	1.0 (1 0 0 0)	350	7004	1958	\$1650	\$1650	1-Year	Unfurnished
2		11319 1/2 Iowa Ave	Los Angeles	0	1.0 (1 0 0 0)	400	5945	1905	\$1695	\$1695	1-Year	Unfurnished
3		11317 Iowa Ave	Los Angeles	1	1.0 (1 0 0 0)	550	5945	1905	\$1950	\$1950	1-Year	Unfurnished
4		11317 1/2 Iowa Ave	Los Angeles	1	1.0 (1 0 0 0)	550	5945	1959	\$1995	\$1995	1-Year	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.

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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 vacancy decontrol legislation.

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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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.

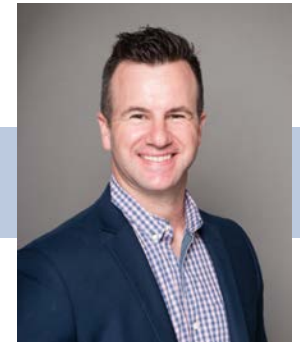


Daniel's career has been marked by his ability to streamline operations, optimize budgets, and foster strong client relationships. His commitment to ensuring the seamless functioning of properties under his purview has not only led to high tenant satisfaction but has also significantly improved property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