

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

OFFERING MEMORANDUM

1134 MARCO PL

VENICE, CA 90291 4 UNITS \$1,757,757

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TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	4
PROPERTY PHOTOS	6
FINANCIAL ANALYSIS	11
SALE COMPARABLES	14
LOCATION OVERVIEW	21

THE OFFERING



Charming 4-Unit Investment Opportunity in Prime Venice Location!!

Built in 1949, this well-maintained 4-unit apartment building sits on a 4,364 sq ft lot and offers a total of 1,870 sq ft of living space. Each unit is a 1-bedroom, 1-bath, ideally situated on a quiet, tree-lined street in one of Venice's most sought-after residential neighborhoods.

Two units will be delivered vacant at the close of escrow, with the potential for a third vacant unit, presenting immediate upside for investors or owner-users. Recent upgrades include a new roof, approximately 90% updated plumbing, and a shared laundry room. The property also boasts two private backyards, two single-car garages with ADU potential, and three additional off-street parking spaces—a rare convenience in Venice.

Located just down the street from Penmar Golf Course and moments from popular cafes, restaurants, fitness studios, and top-rated schools. This high-demand location supports strong, consistent rental income and long-term appreciation potential.

PROPERTY INFORMATION

1134 Marco Pl - Venice, CA 90291

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1134 Marco Pl Venice, CA 90291
Total Units	4 Units
Total Building Sqft.	1,870 SF
Total Lot Size	2,643 SF
Year Built	1949
Zoning	LARD2
APN	4242-005-015



INVESTMENT HIGHLIGHTS

- Charming 4-Unit in Prime Venice Beach
- Comprised of (4) 1-Bed/1-Bath Units
- 3 Units will be delivered Vacant!
- Property features new roof, 90% updated plumbing, a shared laundry room, and two private backyards.
- Two Single-Car Garages with ADU Potential, plus 4 additional parking spots

PROPERTY PHOTOS

1134 Marco Pl - Venice, CA 90291

PROPERTY PHOTOS

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PROPERTY PHOTOS

PROPERTY PHOTOS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	1	1	\$2,000	\$3,400	Private Patio – Potentially Vacant
2	1	1	\$1,234	\$3,400	Private Patio
3	1	1	\$2,865	\$3,000	Vacant by COE
4	1	1	\$2,400	\$3,000	Vacant by COE
TOTALS			\$8,499	\$12,800	

FINANCIAL ANALYSIS

1134 MARCO PL

Property Address			Annualized Operating Data		Current Rents		Market Rents	
List Price:		\$1,757,757	Scheduled Gross Income:		\$101,988		\$153,600	
Down Payment:	45.0%	\$790,991	Vacancy Rate Reserve:		\$5,099	5% *1	\$7,680	5% *1
Number of units:		4	Gross Operating Income:		\$96,889		\$145,920	
Cost per Unit:		\$439,439	Expenses:		\$33,082	32% *1	\$33,082	22% *1
Current GRM:		17.23	Net Operating Income:		\$63,807		\$112,838	
Market GRM:		11.44	Loan Payments:		\$65,870		\$65,870	
Current CAP:		3.63%	Pre Tax Cash Flows:		-\$2,064	-0.26% *2	\$46,968	5.94% *2
Market CAP:		6.42%	Principal Reduction:		\$13,023		\$13,023	
Year Built / Age:		1949	Total Return Before Taxes:		\$10,960	1.39% *2	\$59,991	7.58% *2
Approx. Lot Size:		4,364						
Approx. Gross RSF:		1,870	*1 As a percent of Scheduled Gross Income					
Cost per Net RSF:		\$939.98	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income				
First Loan Amount:	\$966,766	Amort:	30			Current Income		Market Income
Terms:	5.50%	Fixed:	5			Monthly	Total Monthly	Monthly
Payment:	\$5,489	DCR:	0.97			Rent/Average	Income	Rent/Unit
				# of	Beds/	Notes		Total
				Units	Baths			Income
				1	1 + 1	Private Patio – Potentially Vacant	\$2,000	\$2,000
				1	1 + 1	Private Patio	\$1,234	\$1,234
				1	1 + 1	Vacant by COE – Downstairs	\$2,865	\$2,865
				1	1 + 1	Vacant by COE – Top Unit	\$2,400	\$2,400
						Total Scheduled Rent:	\$8,499	\$12,800
						Monthly Scheduled Gross Income:	\$8,499	\$12,800
						Annualized Scheduled Gross Income:	\$101,988	\$153,600
						Utilities Paid by Tenant:	Gas & Electric	

Annualized Expenses	
*Estimated	
New Taxes (New Estimated):	\$21,972
Maintenance (\$650/unit):	\$2,600
Insurance (\$1/SF):	\$1,870
Utilities (\$1,300/unit/year):	\$5,200
Landscaping (\$120/mo):	\$1,440
Total Expenses:	\$33,082
Expenses as %/SGI	32.44%
Per Net Sq. Ft:	\$17.69
Per Unit	\$8,270

SALE COMPARABLES

SALE COMPARABLES

SALE COMPS



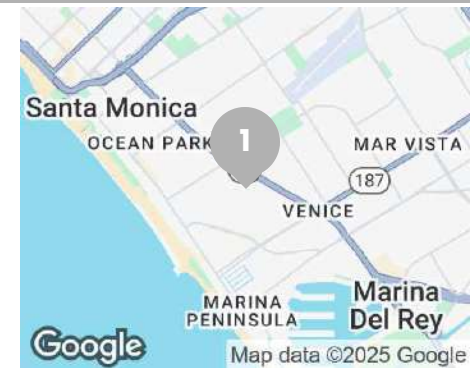
1134 MARCO PL
Venice, CA 90291

Price:	\$1,757,757	Bldg Size:	1,870 SF
Lot Size:	4,364 SF	No. Units:	4
Cap Rate:	3.63%	Year Built:	1949
Price/SF:	\$939.98	Price/Unit:	\$439,439



738-740 BROOKS AVE
Venice, CA 90291

Price:	\$1,499,000	Bldg Size:	1,921 SF
Lot Size:	5,205 SF	No. Units:	3
Cap Rate:	3.89%	Year Built:	1924
Price/SF:	\$780.32	Price/Unit:	\$499,667



616 SUNSET AVE
Venice, CA 90291

Price:	\$2,012,500	Bldg Size:	3,224 SF
Lot Size:	4,802 SF	No. Units:	4
Cap Rate:	4.64%	Year Built:	1960
Price/SF:	\$624.22	Price/Unit:	\$503,125



SALE COMPARABLES

SALE COMPS



817 VERNON AVE
Venice, CA 90291

Price:	\$1,605,000	Bldg Size:	1,632 SF
Lot Size:	4,802 SF	No. Units:	3
Cap Rate:	4.57%	Year Built:	1952
Price/SF:	\$983.46	Price/Unit:	\$535,000



13009 VENICE BLVD
Los Angeles, CA 90066

Price:	\$1,600,000	Bldg Size:	3,076 SF
Lot Size:	4,999 SF	No. Units:	4
Cap Rate:	3.24%	Year Built:	1948
Price/SF:	\$520.16	Price/Unit:	\$400,000



728 VERNON AVE
Venice, CA 90291

Price:	\$2,600,000	Bldg Size:	2,766 SF
Lot Size:	4,802 SF	No. Units:	4
Cap Rate:	4.35%	Year Built:	1952
Price/SF:	\$939.99	Price/Unit:	\$650,000



SALE COMPARABLES

SALE COMPS



638 ROSE AVE
Venice, CA 90291

Price:	\$2,175,640	Bldg Size:	3,040 SF
Lot Size:	5,277 SF	No. Units:	4
Cap Rate:	4.30%	Year Built:	1977
Price/SF:	\$715.67	Price/Unit:	\$543,910



604 VENEZIA AVE
Venice, CA 90291

Price:	\$1,750,000	Bldg Size:	2,025 SF
Lot Size:	5,315 SF	No. Units:	3
Cap Rate:	3.09%	Year Built:	1951
Price/SF:	\$864.20	Price/Unit:	\$583,333



315 6TH AVE
Venice, CA 90291

Price:	\$1,850,000	Bldg Size:	1,884 SF
Lot Size:	6,358 SF	No. Units:	4
Cap Rate:	5.40%	Year Built:	1923
Price/SF:	\$981.95	Price/Unit:	\$462,500



SALE COMPARABLES

SALE COMPS



737 FLOWER AVE
Venice, CA 90291

Price:	\$1,850,000	Bldg Size:	2,364 SF
Lot Size:	5,778 SF	No. Units:	3
Cap Rate:	3.50%	Year Built:	1935
Price/SF:	\$782.57	Price/Unit:	\$616,667



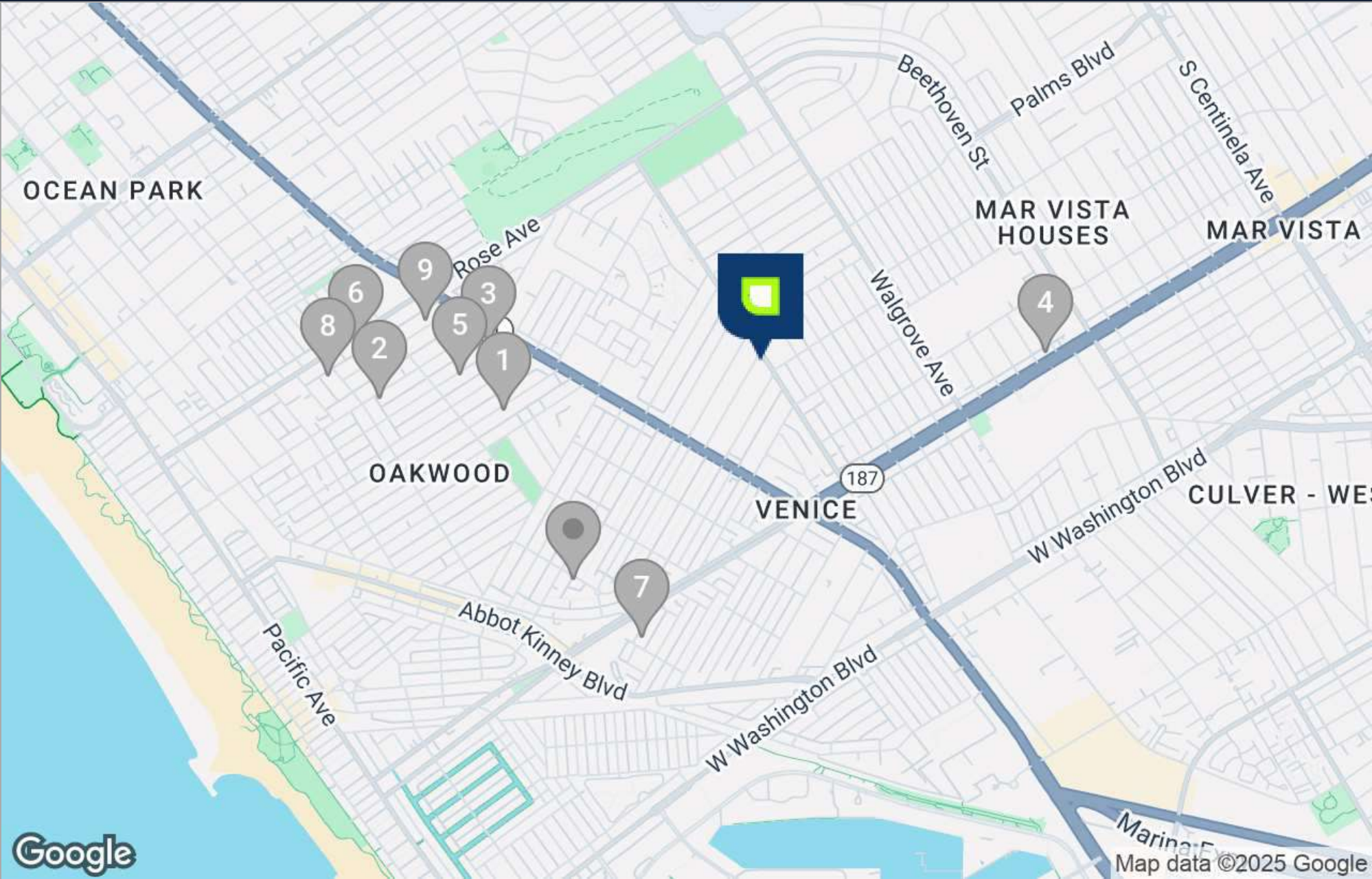
1615 SHELL AVE
Venice, CA 90291

Price:	\$1,930,000	Bldg Size:	2,092 SF
Lot Size:	4,030 SF	No. Units:	3
Cap Rate:	3.88%	Year Built:	1925
Price/SF:	\$922.56	Price/Unit:	\$643,333



SALE COMPARABLES

MAP OVERVIEW



SALE COMPARABLES ANALYSIS

ADDRESS	PRICE	UNITS	YR.BUILT	RSF	LOT SF	GRM	CAP	\$/SQ.FT	\$/UNIT	COE	UNIT MIX
738-740 Brooks Ave, Venice	\$1,499,000	3	1924	1,921	5,205	16.70	3.89%	\$780.32	\$499,667	12/18/2024	(1) 2+1, (2) 1+1
616 Sunset Ave, Venice	\$2,012,500	4	1960	3,224	4,802	14.01	4.64%	\$624.22	\$503,125	12/4/2024	(4) 2+1
817 Vernon Ave, Venice	\$1,605,000	3	1952	1,632	4,802	14.23	4.57%	\$983.46	\$535,000	11/5/2024	(1) 0+1, (1) 2+2, (1) 1+1
13009 Venice Blvd, Los Angeles	\$1,600,000	4	1948	3,076	4,999	20.05	3.24%	\$520.16	\$400,000	9/30/2024	(2) 1+1, (2) 2+1
728 Vernon Ave, Venice	\$2,600,000	4	1952	2,766	4,802	14.94	4.35%	\$939.99	\$650,000	6/26/2024	(3) 1+1, (1) 2+1
638 Rose Ave, Venice	\$2,175,640	4	1977	3,040	5,277	15.11	4.30%	\$715.67	\$543,910	4/23/2024	(4) 2+1
604 Venezia Ave, Venice	\$1,750,000	3	1951	2,025	5,315	21.03	3.09%	\$864.20	\$583,333	10/16/2023	(2) 1+1, (1) 2+1
315 6th Ave , Venice	\$1,850,000	4	1923	1,884	6,358	12.04	5.40%	\$981.95	\$462,500	6/28/2023	(4) 1+1
737 Flower Ave, Venice	\$1,850,000	3	1935	2,364	5,778	18.57	3.50%	\$782.57	\$616,667	6/21/2023	(2) 1+1, (1) 1+2
1615 Shell Ave, Venice	\$1,930,000	3	1925	2,092	4,030	16.75	3.88%	\$922.56	\$643,333	6/13/2023	(2) 1+1, (1) 2+1
AVERAGES						16.34	4.09%	\$811.51	\$543,754		
1134 Marco Pl, Venice	\$1,757,757	4	1949	1,870	4,364	17.23	3.63%	\$939.98	\$439,439		(4) 1+1

LOCATION OVERVIEW

1134 Marco Pl - Venice, CA 90291

LOCATION OVERVIEW

RETAILER MAP



LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.



The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace.

EXCLUSIVELY MARKETING BY

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