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3903-3905 VIA DOLCE

MARINA DEL REY

90292

LA Sea Wall
Via Dolce
Galleon St

IREA

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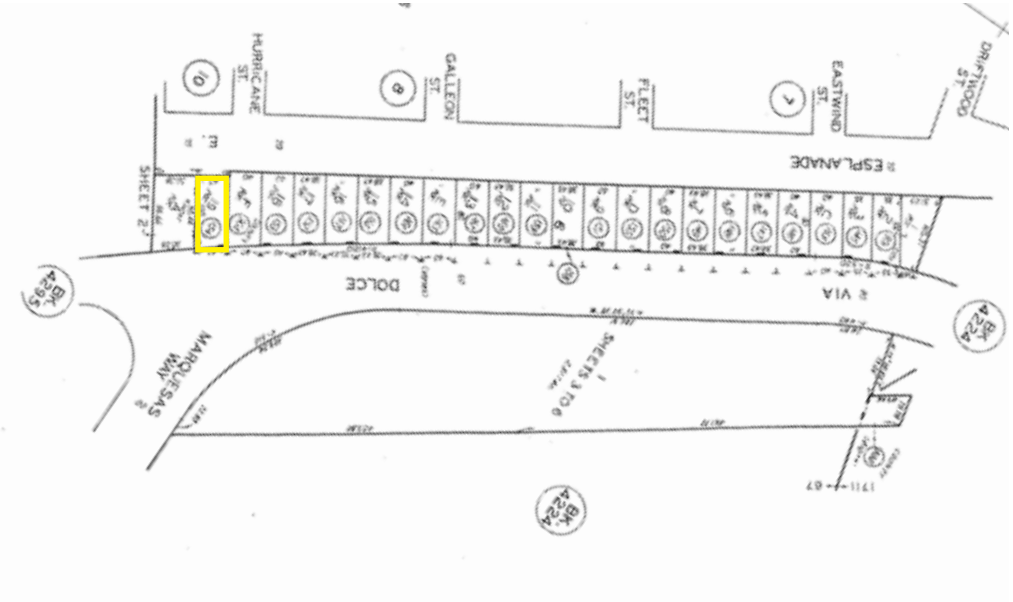
3905

PLAT MAP



THE PROPERTY

ADDRESS	3903-3905 Via Dolce Marina Del Rey, Ca 90292
UNITS	2
APN	4225-013-154
YEAR BUILT	1978
LOT SIZE	3,448 SF
APPROX BUILDING SIZE	2,578 SF
LEVELS	2
PARKING	3 Spaces + Driveway (2 Car and 1 Car Garages)

UNIT MIX

3903	1+1,	1,000 Approx SF
3905	2+2,	1,500 Approx SF

ROOFTOP DECK AND WATER VIEW

Canal address

LAUNDRY HOOKUPS

Both units have laundry hookups

UPGRADES THROUGHOUT

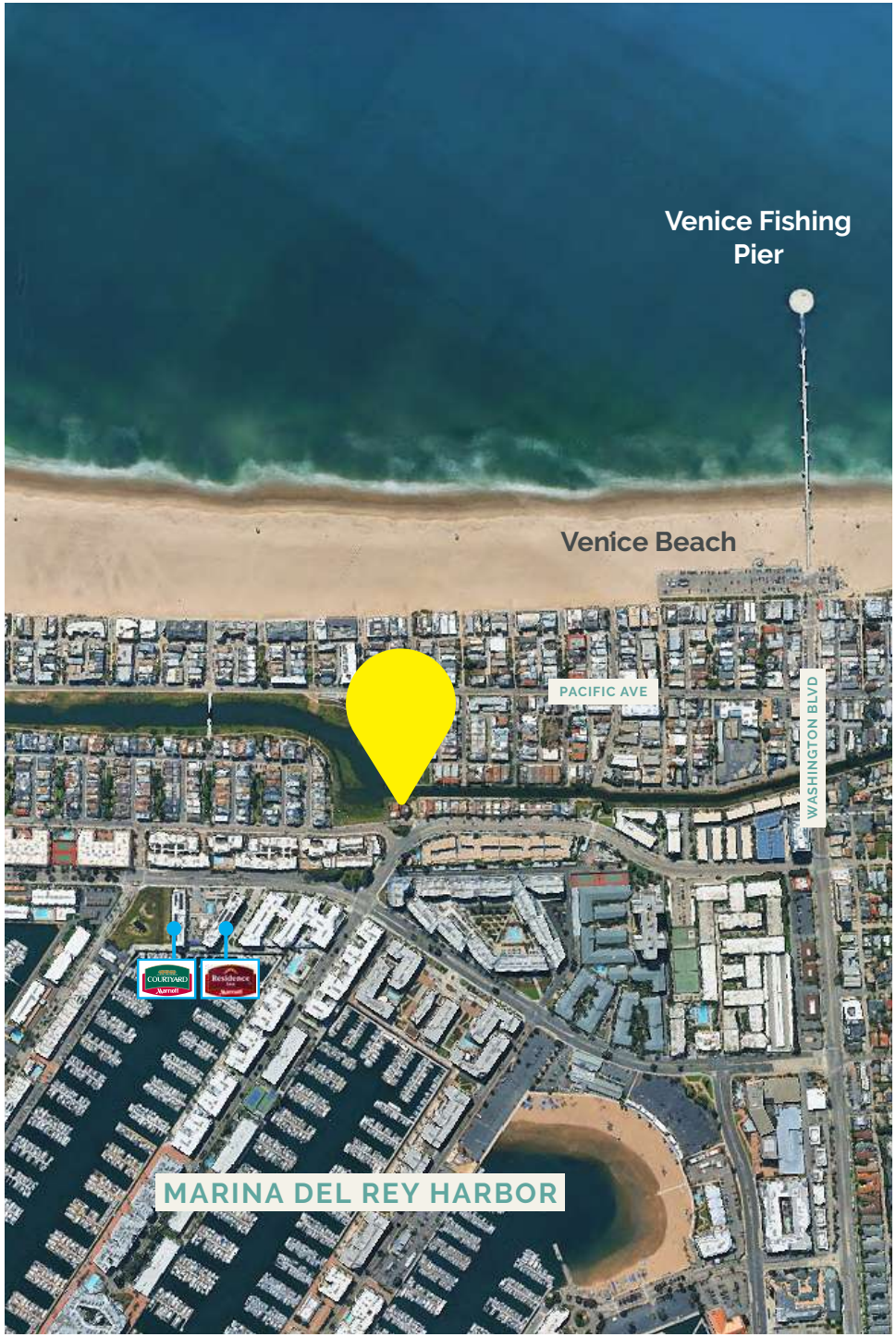
Balconies, washer/dyers, newer appliances and upgrades

EXCEPTIONAL COASTAL LOCATION

Approx. one block to the marina and easy beach access

PRIME MARINA DEL REY LOCATION

Commute to Santa Monica, Venice, Playa Vista/Silicon Beach, Century City, Westwood, Culver City



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Mothers Beach
The Cheesecake Factory
The Ritz-Carlton®
Marina Del Rey
Playa Vista
MARINA DEL REY HARBOR

FINANCIAL SUMMARY

Do not disturb tenants. All showings to be coordinated with listing agents

FINANCIAL INDICATORS

Price:	**$2,200,000**
Down Payment:	**$2,200,000**
Down Payment %:	**100%**
Current CAP:	**2.0%**
Market CAP:	**3.3%**
Current GRM:	**24.28**
Market GRM:	**18.15**
Cost Per Sq. Ft.:	**$853.37**
Cost Per Unit:	**$1,100,000**
Expenses Per Unit:	**$23,383**
Expenses Per Sq Ft:	**$18.14**

PROPERTY ABSTRACT

Units:	2
APN:	4225-013-154
Year Built:	1978
Lot Sq Ft:	3,448
Approx Bldg Gross Sq Ft:	2,578
Levels:	2
Parking (Garages):	3
Parking (Driveway):	3

ESTIMATED ANNUALIZED EXPENSES

Taxes:	Prop 13	$30,177
Direct Assessments:		$333
Insurance:	2025 Actual	$4,228
Repairs & Maint:	Estimated	$4,000
Landscape:	Estimated	$2,000
Water:	2025 Actual	$3,628
Electric:	Tenant Paid	$0
Gas:	Tenant Paid	$0
Trash:	Tenant Paid	$0
Miscellaneous:	Estimated	$2,400
Total Expenses:		**$46,766**

Property Highlights:
Rooftop Deck
Water Views
Both units have laundry hookups
Major upgrades throughout
On the Venice canal waterway
Prime Marina Del Rey location

Expense Notes

Actual Expenses in 2025 are higher than shown as they included termite tenting, significant tree work, new appliances, etc.

SOURCE OF INCOME

		CURRENT	PROJECTED
# of Units	*Unit Type*	*Total*	*Income*
1	1+1	$3,300	$4,300
1	2+2	$4,250	$5,800
Total Rental Income:		**$7,550**	**$10,100**
Total Monthly Income:		**$7,550**	**$10,100**

ESTIMATED ANNUALIZED OPERATING DATA:

	CURRENT		PROJECTED	
Scheduled Gross Income:		$90,600		$121,200
Less Vacancy:	0.0%	$0	2.0%	($2,424)
Gross Operating Income:		$90,600		$118,776
Less Expenses:	51%	($46,766)	39%	($46,766)
Net Operating Income:		$43,834		$72,010
Less Loan Payments		$0		$0
Pre-Tax Cash Flow:		$43,834		$72,010
Percentage Return:		**2.0%**		**3.3%**

Financing Note: New Financing Available

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RENT ROLL

Unit	Approx Sq Ft	Type	Rent	Deposit	Start	End*
3903	1,000	1+1	$3,300	$6,400	January 3, 2018	June 30, 2018
3905	1,500	2+2	$4,250	$3,000	August 4, 2019	July 31, 2022
Monthly Income			**$7,550**			
Annual Income			**$90,600**			

*Do not disturb tenants. All showings to be coordinated with listing agents - Leases are now month to month

RENT COMPARABLES

Rent Comparables (Asking Rent)

Address		1 Bed - 1 Bath Rent	1 Bed - 1 Bath Sqft	2 Bed - 2 Bath Rent	2 Bed - 2 Bath Sqft
4200 Vía Dolce #1	Marina Del Rey	·	·	$5,750	1,532
14126 Marquesas Way	Marina Del Rey	$4,063	936	$5,806	1161
4201 Via Marina #D101	Marina Del Rey	$4,595	961	·	·
4201 Via Marina #D404	Marina Del Rey	·	·	$6,545	1,284
110 Fleet Street	Marina Del Rey	·	·	$5,995	1,384
4500 Via Marina #226	Marina Del Rey	$4,595	1,027		
	Average:	**$4,329**	**949**	**$6,024**	**1,340**

Subject Property		1 Bed - 1 Bath Rent	1 Bed - 1 Bath Sqft	2 Bed - 2 Bath Rent	2 Bed - 2 Bath Sqft
3903 Via Dolce	Marina Del Rey	$3,300	1,000	·	·
3905 Via Dolce	Marina Del Rey		·	$5,254	1,500

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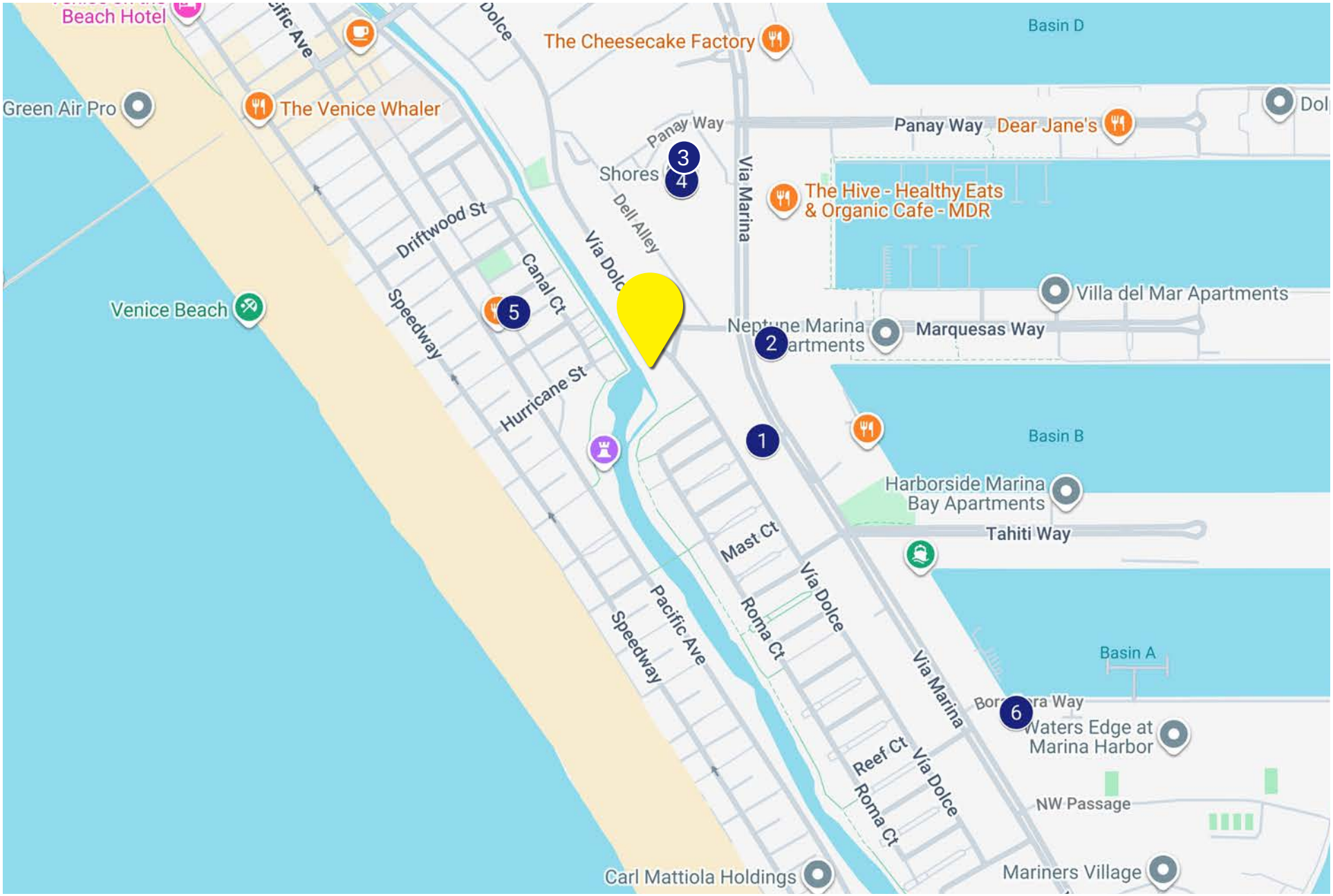
RENT COMPARABLES



RENT COMPARABLES

1

4200 VIA DOLCE #1
Marina Del Rey

	Rent	SF
2+2	$5,750	1,532

2

14126 MARQUESAS WAY
Marina Del Rey

	Rent	SF
1+1	$4,063	936
2+2	$5,806	1,161

3

4201 VIA MARINA #D101
Marina Del Rey

	Rent	SF
1+1	$4,595	961

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RENT COMPARABLES

4

4201 VIA MARINA #D404
Marina Del Rey

	Rent	SF
2+2	$6,454	1,284

5

110 FLEET STREET
Marina Del Rey

	Rent	SF
2+2	$5,995	1,384

6

4500 VIA MARINA #226
Marina Del Rey

	Rent	SF
1+1	$4,595	1,027

HIGHLIGHTS

This rare duplex sits directly on the Grand Canal at the entrance to Marina del Rey's Silver Stand. The site offers serene water views, multiple private outdoor spaces, and easy access to Mother's Beach, Venice Beach, the historic Venice Canals, and a vibrant mix of restaurants and cafés. The property is less than 20 minutes to LAX with no freeway driving required. Beverly Hills, Santa Monica, West Los Angeles, and the South Bay are all an easy drive away. With an incredible walkability score of 82 out of 100 for Marina del Rey, the neighborhood is outstanding for its amazing access; and with current rents below market, the property presents a meaningful upside opportunity for an investor or an ideal owner user residence for those seeking a premier coastal lifestyle.

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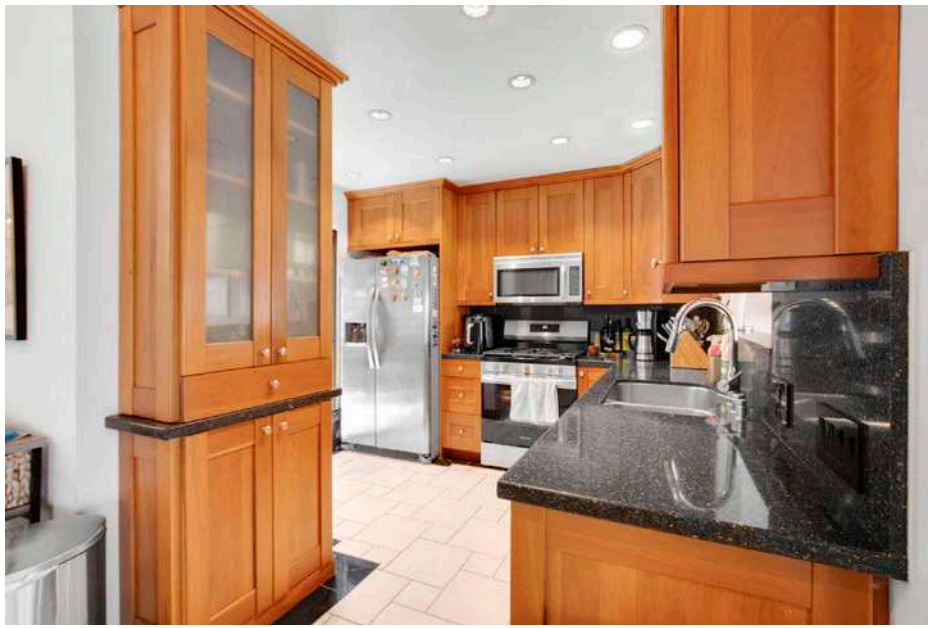
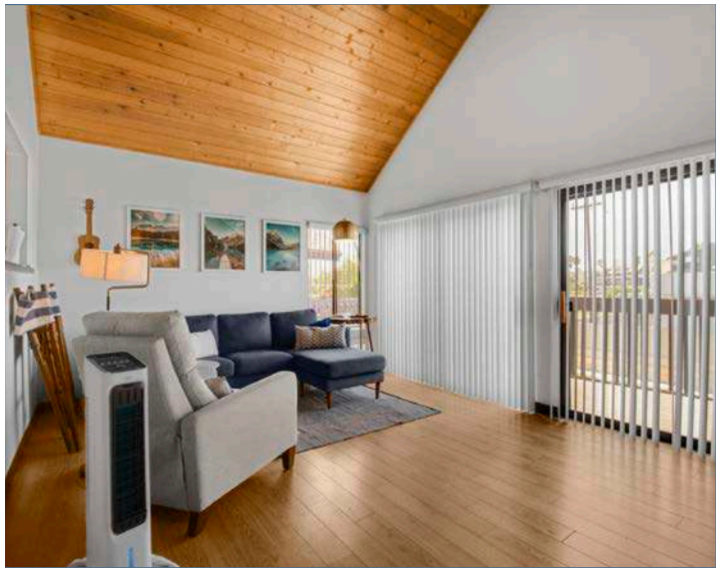
TOP UNIT – 3905

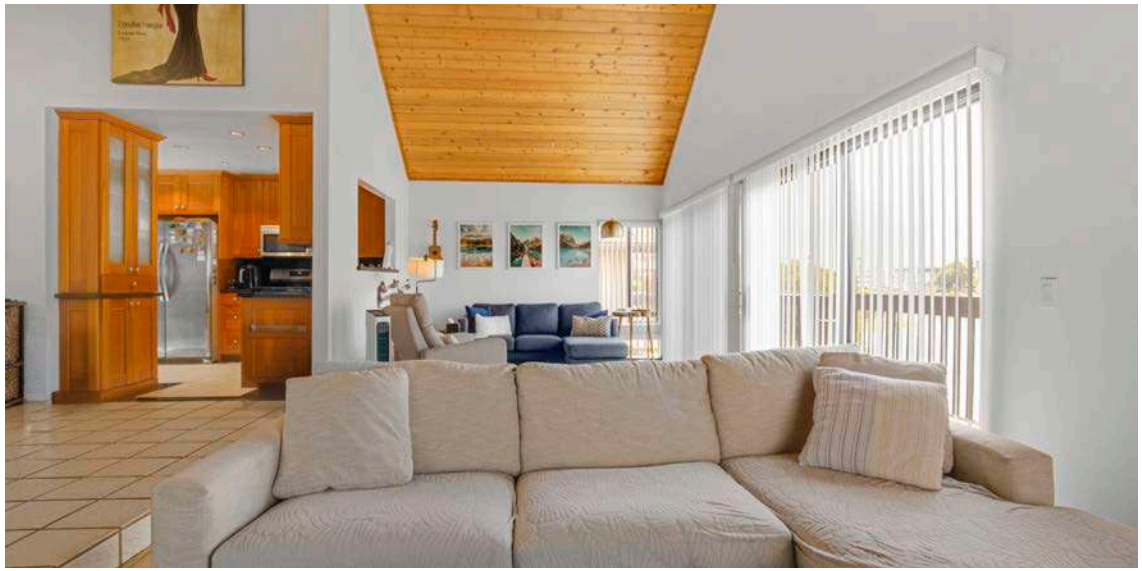


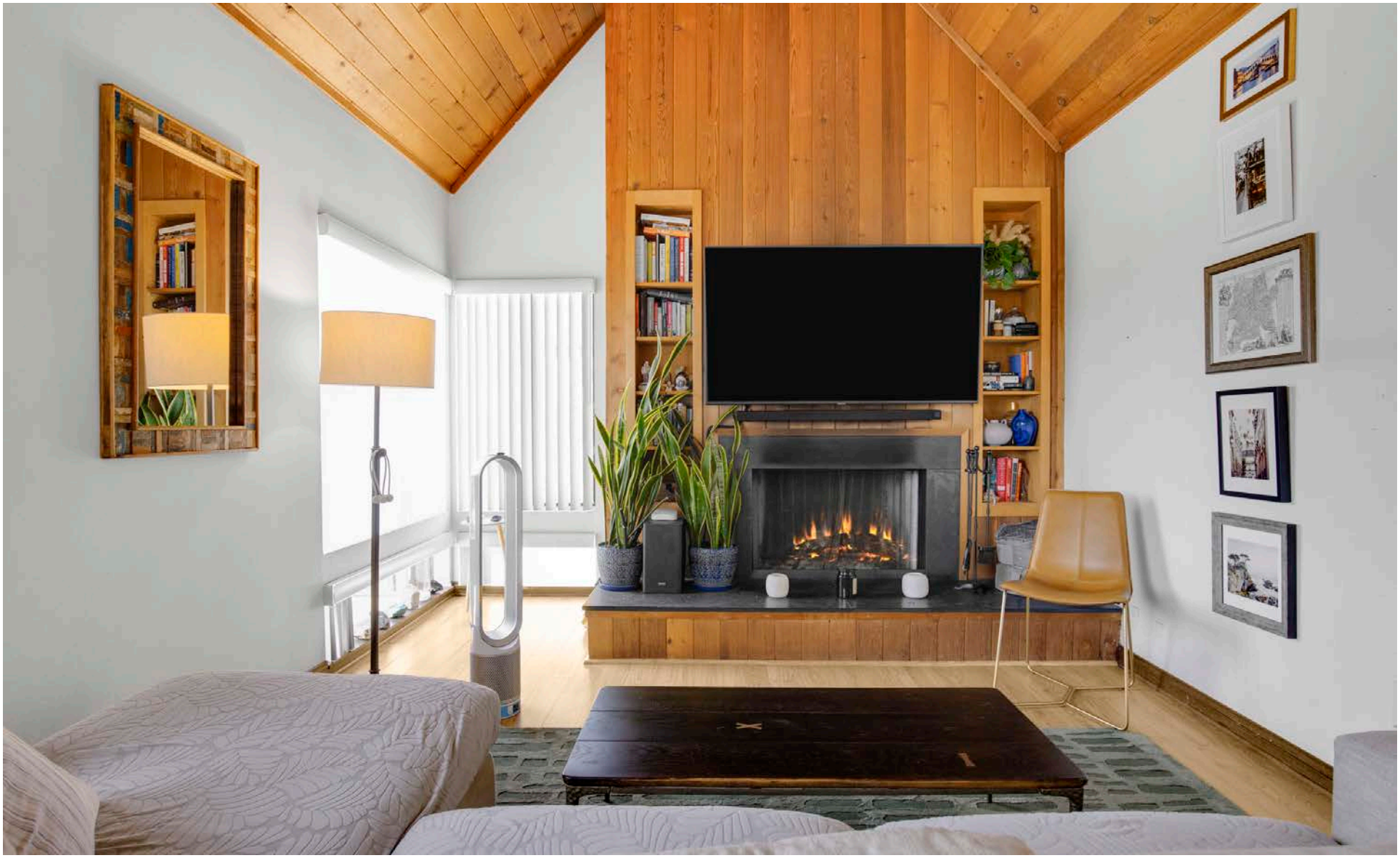
Upstairs is an architectural 2 bedroom, 2-bath home featuring vaulted ceilings, standout volume, natural light, and multiple outdoor areas including a phenomenal rooftop deck. The unit is a bright, airy, loft-style like home and the rooftop deck and canal-facing balcony make it feel like a signature Venice/Marina architectural unit.

Highlights include:

- High vaulted wooden ceilings
- Fireplace
- Balcony with canal views
- Open, remodeled kitchen
- Private rooftop deck
- 2 car garage (currently used as an office)
- Additional 2 car driveway parking







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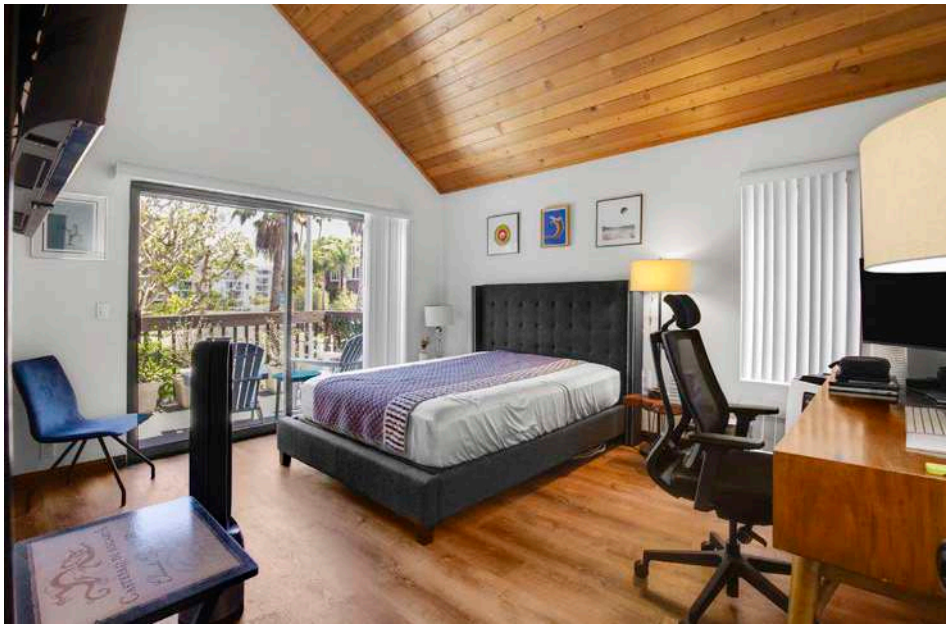
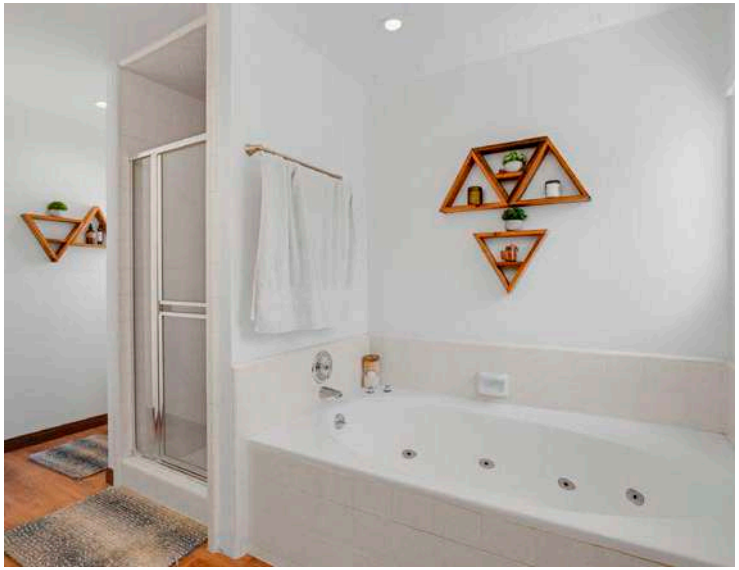
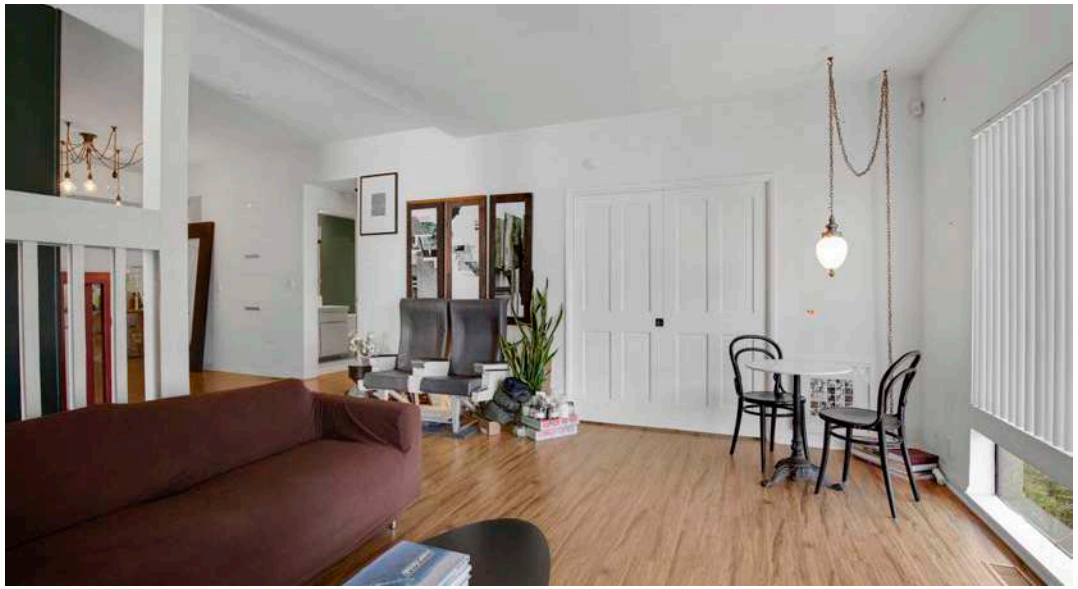


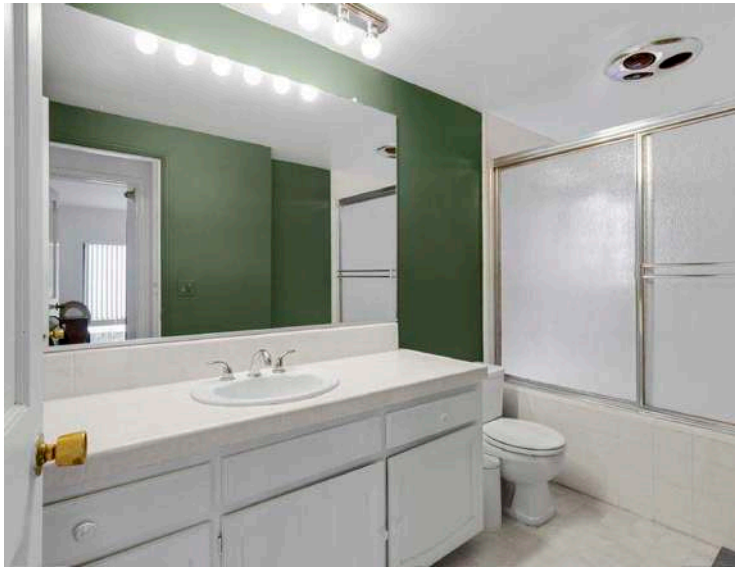


LOWER UNIT – 3903



Downstairs is a large 1 bedroom, 1-bath home featuring a private yard, direct canal views, and an airy layout with the living, dining, and kitchen areas being open to each other. The bedroom faces the canal and has water views, as well has excellent closet space

- Direct canal views
- Open remodeled kitchen
- Large windows and great lighting
- 1 car garage (currently used as an office)
- Additional 1 car driveway parking



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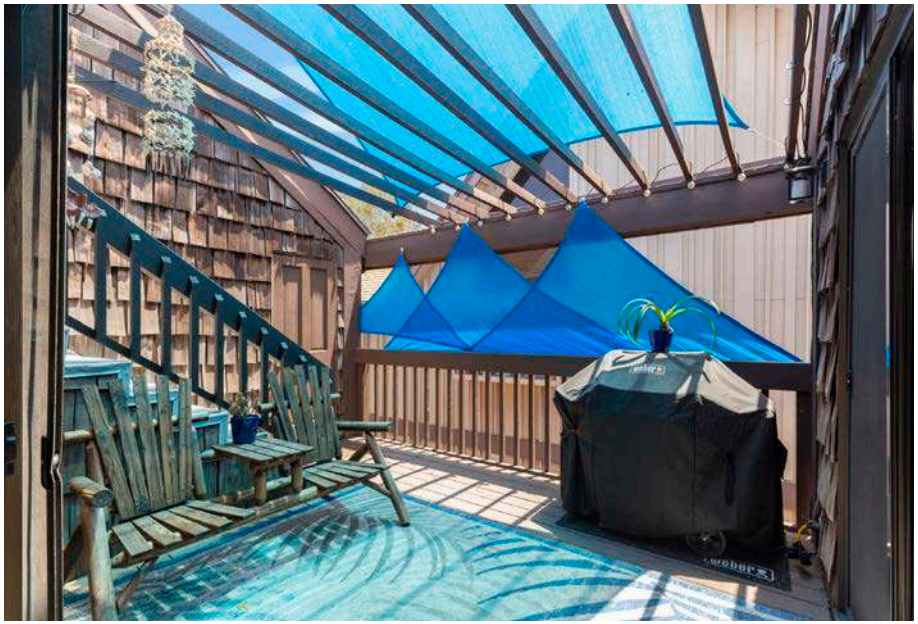
EXTERIORS



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3903

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MAJOR EMPLOYERS

DOLLAR SHAVE CLUB

JPMorganChase

SONY

AX

Aspiration
Do Well. Do Good.

Cedars Sinai
Marina Hospital

GeBBS
HEALTHCARE SOLUTIONS
Forward Thinking

MARINA DEL REY

Located along one of the most desirable waterfront streets in Marina del Rey, 3903 Via Dolce presents a rare opportunity to own a duplex in a neighborhood where lifestyle and long-term value go hand in hand. Nestled beside one of the Marina del Rey Harbor's picturesque boat basins, the property enjoys a tranquil setting with views of sailboats and yachts while remaining just blocks from the beach, Venice Canals, and an abundance of dining, shopping, and recreational amenities. The property is a two-unit residential building constructed in 1978, a scarce asset type in an area dominated by condominiums and luxury single-family residences.

From an investment perspective, Marina del Rey continues to benefit from limited land availability, high barriers to new development, and consistently strong demand from professionals, executives, and affluent renters seeking a coastal lifestyle. Duplex properties offer unique flexibility, allowing an owner to occupy one residence while generating rental income from the second, or lease both units to capitalize on one of Southern California's most established rental markets.

For owner-users, the appeal extends well beyond the property itself. Residents enjoy immediate access to miles of waterfront promenades, cycling paths, paddleboarding, sailing, beaches, and renowned restaurants, creating a year-round resort-style environment. The neighborhood's walkability and proximity to Venice, Santa Monica, Playa Vista, and Los Angeles International Airport further enhance its desirability.

Whether acquired as a long-term investment or a primary residence with supplemental rental income, 3903 Via Dolce represents an opportunity to own real estate in one of Los Angeles' premier coastal communities. The combination of a waterfront-adjacent location, enduring housing demand, limited inventory, and exceptional lifestyle amenities positions the property to appeal to investors seeking stable income as well as owner-users looking to enjoy the best of Marina del Rey living.

TRANSPORTATION

Big Blue Bus Route

Metro

3903 Via Dolce offers excellent access to public transportation serving Marina del Rey, Venice, and the greater Westside. The nearest transit stop is Via Dolce & Dell Alley, served by Big Blue Bus Route 18 with direct service to Venice, Santa Monica, UCLA, and connections to Metro Rail. Nearby Washington Blvd/Via Dolce provides Culver CityBus and Metro bus service. The closest Metro rail station is Expo/Sepulveda Station on the E Line, offering convenient access to Downtown Los Angeles and Santa Monica.

Walk Score
72

VERY WALKABLE

Most errands can be accomplished on foot.

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MARINA DEL REY

SANTA MONICA
66
End of the Trail

VENICE CANALS

VENICE FISHING PIER
NO ALCOHOL ALLOWED ON PIER
NO CONSUMPTION OR POSSESSION

DEMOGRAPHICS

Population

1-Mile Radius	22,118
3-Mile Radius	164,357
5-Mile Radius	414,687

Household Average Income

1-Mile Radius	$211,808
3-Mile Radius	$202,088
5-Mile Radius	$190,942

Households

1-Mile Radius	12,511
3-Mile Radius	79,459
5-Mile Radius	195,688

Household Median Income

1-Mile Radius	$170,071
3-Mile Radius	$146,427
5-Mile Radius	$136,391

The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties.

Workplace

Total Businesses	10,443
Total Employees	58,589

Education

HS Degree+	95.1%
Bachelor's Degree+	68.4%

Housing

Med House Value	$1.46M
Median Rent	$2,662
Persons/Household	2

8.2%

Unemployment Rate

Households in Poverty	9%

Based on 3-Mile Radius Unless Otherwise Indicated. Data Provided by Placer.ai

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