



OFFERING MEMORANDUM

4834 SATURN STREET
LOS ANGELES, CA 90019



EQUITY
UNION
COMMERCIAL

ANIE MAYELIAN
MAYELIAN APARTMENT GROUP
ANIE@MAYELIANGROUP.COM
818.915.9118
DRE#00778825

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LISTED BY

ANIE MAYELIAN
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EXECUTIVE SUMMARY

- 6-unit apartment building located near Venice and La Brea Ave in Mid-City!
- Built in 1959, the building consists of two 2 bedroom/1 bath units and four 1 bedroom/1 bath units.
- The subject has an upside in rents of approximately 88.6% and presents an excellent value add opportunity to achieve huge future returns for an investor!
- Each unit is separately metered for gas and electric and the property features 8 on-site parking spaces.

OFFERED AT

\$1,350,000



PROPERTY HIGHLIGHTS

UNITS	Six
YEAR BUILT	1959
RENTABLE SF	±3,956
LOT SIZE SF	±7,001
GROSS INCOME	\$75,089.76
PARKING	8 Parking Spaces
UPSIDE IN INCOME:	88.6%



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THE PROPERTY

SITE SUMMARY

GALLERY

MAPS & AERIALS

DEMOGRAPHICS



SITE SUMMARY

THE OFFERING

Address	4834 Saturn St
Property Type	Multifamily
Assessor's Parcel	5067-009-048

SITE DESCRIPTION

Building Size	± 3,956 SF
Lot Size	± 7,001 SF
Year Built	1959
Zoning	LARD1.5-1-O
Parking	8 Parking Spaces
Near	Venice and La Brea
Neighborhood	Mid-City

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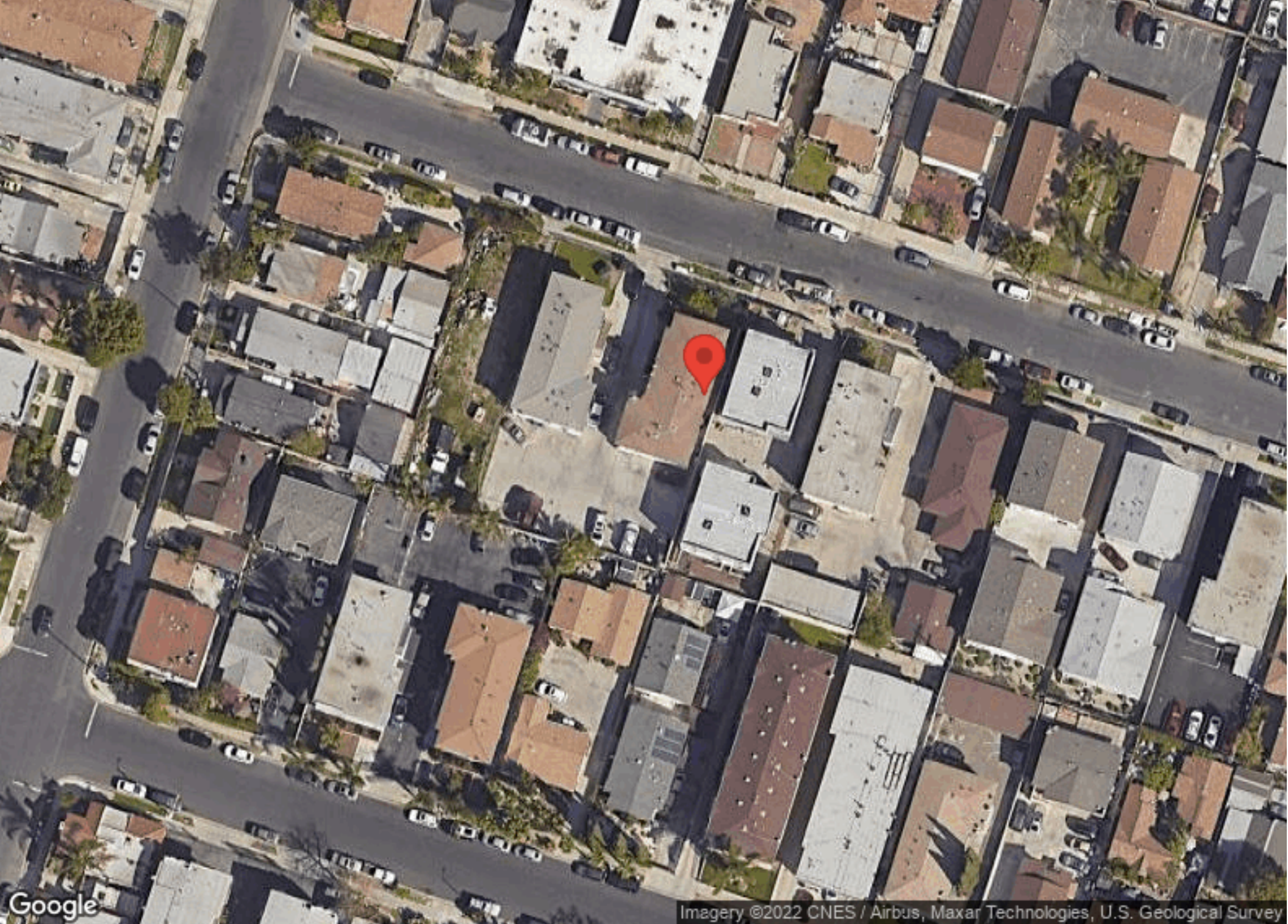


DESCRIPTION

Mayelian Group is pleased to present 4834 Saturn, a 6-unit apartment building centrally located near Venice and La Brea Ave in Mid-City! Built in 1959, the building consists of two 2 bedroom/1 bath units and four 1 bedroom/1 bath units. The subject has an upside in rents of approximately 88.6% and presents an excellent value add opportunity to achieve huge future returns for an investor! Each unit is separately metered for gas and electric and the property features 8 on-site parking spaces. With a walk score of 83, the building's location is highly desirable given the close proximity to endless dining, entertainment, hotels, historical landmarks and a short distance from the 1-10 Freeway, Downtown LA, Santa Monica, and LAX.







Google

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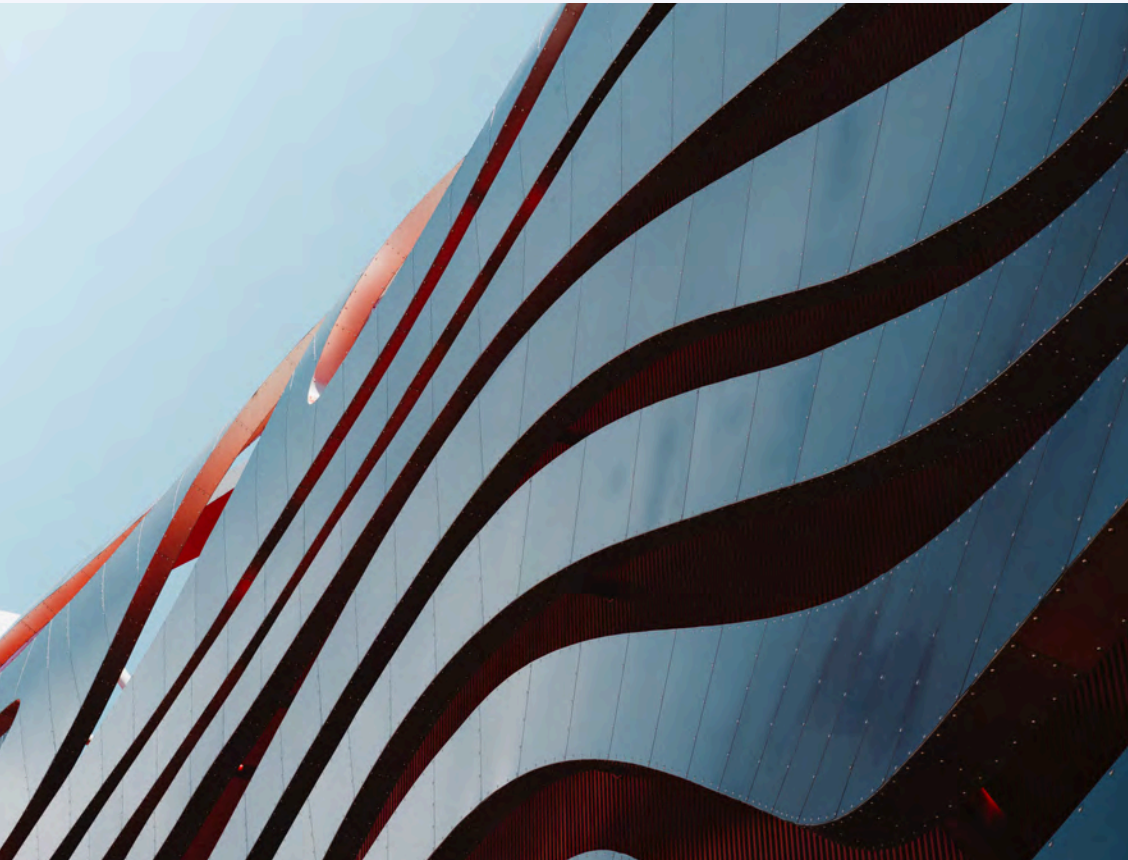


DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	24,031	208,357	608,452	Median	\$41,324	\$44,226	\$41,605
Female	26,620	221,894	609,994	< \$15,000	2,858	27,870	88,002
Total Population	50,651	430,251	1,218,446	\$15,000-\$24,999	2,507	21,518	64,066
				\$25,000-\$34,999	2,196	19,296	56,142
				\$35,000-\$49,999	3,023	24,465	66,432
				\$50,000-\$74,999	2,920	27,349	75,007
				\$75,000-\$99,999	1,628	15,772	42,024
				\$10,000-\$149,999	1,631	15,477	42,062
				\$150,000-\$199,999	737	6,915	17,327
				> \$200,00	382	7,720	21,627
				Housing	1 Mile	3 Miles	5 Miles
				Total Units	19,932	187,040	528,713
				Occupied	18,393	173,409	488,828
				Owner Occupied	5,748	45,477	117,334
				Renter Occupied	12,645	127,932	371,494
				Vacant	1,539	13,631	39,885

NEIGHBORHOOD GUIDE

Mid-City Los Angeles is conveniently located just north of the I-10 highways, providing quick access to Downtown Los Angeles, Santa Monica, and LAX. It is surrounded by a number of local attractions and entertainment venues, ranging from the popular Los Angeles County Museum of Art to Crypto.com Arena (which hosts a number of concerts and is the home stadium for the LA Lakers). Not only is the area filled with attraction but houses a number of large companies nearby such as Apple, the Sony Pictures Studio, Nordstrom's HQ and more!



NEIGHBORHOOD GUIDE

SHOPS

The Grove

Midtown Crossing

California Market

GROCERIES

Whole Foods

Ralphs

Farmers Market

BANKS

Chase Bank

Wells Fargo

RESTAURANTS

Chosun Galbee

Pasta Sisters

The Grain Cafe

HOSPITALS

Southern California Hospital at Culver City

Cedar Sinai Medical Center

Kaiser Hospital LA

ATTRACTIONS

La Brea Tar Pits and Museum

LA County Museum of Art

The Wiltern

Melrose Shopping District

Petersen Automotive Museum

Baldwin Hills Scenic Overview

Crypto.com Arena

Sony Pictures Studio

PARKS

Hancock Park

Queen Anne Park

West Adams Height Park

Washington Irving Pocket Park

BARS

Pips on La Brea

Catch One

Rodeo Room



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FINANCIAL OVERVIEW

RENT ROLL

INCOME & EXPENSE NOTES

RENT ROLL

4834 SATURN ST

Rent Roll as of : 12/1/2022

PROPERTY ADDRESS:	CITY:	ZIP CODE:
4834 Saturn Ave	Los Angeles	90019

APT. #	CURRENT BDR/BTR	CURRENT RENT IN PLACE	PRO FORMA RENT	CURRENT LEASE EXPIRATION or MTM	SEC 8 (Y/N)
1	1 1	\$1,300.00	\$1,700	MTM	N
2	1 1	\$936.41	\$1,700	MTM	N
3	2 1	\$1,140.97	\$2,500	MTM	N
4	1 1	\$965.64	\$1,700	MTM	N
5	1 1	\$778.04	\$1,700	MTM	N
6	2 1	\$1,136.42	\$2,500	MTM	N

Monthly Income: \$6,257.48

Annual Income: \$75,089.76

Proforma Rent: \$141,600.00

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INCOME & EXPENSE NOTES

ESTIMATED ANNUALIZED OPERATING DATA

Gross Income	\$75,089.76
Parking Income	Included in Rent
Vacancy / Collection	3% (\$2,252.69)
Effective Gross Income	\$72,837.07

ESTIMATED ANNUALIZED OPERATING DATA

Taxes	\$18,750.00
Insurance	\$3,794.00
Electricity, Water, Sewer	\$6,650.38
Rubbish Removal Contract	\$1,812.96
Building Maintenance	\$1,440.00
Gardening	\$900.00
Total Operating Expenses	\$33,347.34
Net Operating Income	\$39,489.73



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MOBILE: 818 915 9118

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WWW.MAYELIANGROUP.COM



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