

La Fortunado Apartments



12756 VENICE BLVD

1ST TIME

50 YEARS
ON MARKET

27 UNITS | PRIME WEST LOS ANGELES LOCATION

MAR VISTA, CA 90066

12756 VENICE BOULEVARD

Mar Vista, CA 90066

Ben Hsiang

O: 424.377.6001 ■ C: 818.517.0845

Founder, President

Bhsiang@RiaCre.com | Cal BRE#01438644



Don Favia

O: 424.377.6002 ■ C: 818.632.4660

Sr. Vice President

Dfavia@RiaCRE.com | Cal BRE#01841258

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Realty Investment Advisors and should not be made available to any other person or entity without the written consent of Realty Investment Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Realty Investment Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Realty Investment Advisors has not verified, and will not verify, any of the information contained herein, nor has Realty Investment Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Realty Investment Advisors makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Realty Investment Advisors is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Realty Investment Advisors, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Realty Investment Advisors, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



Executive Summary

12756 VENICE BOULEVARD

PROPERTY

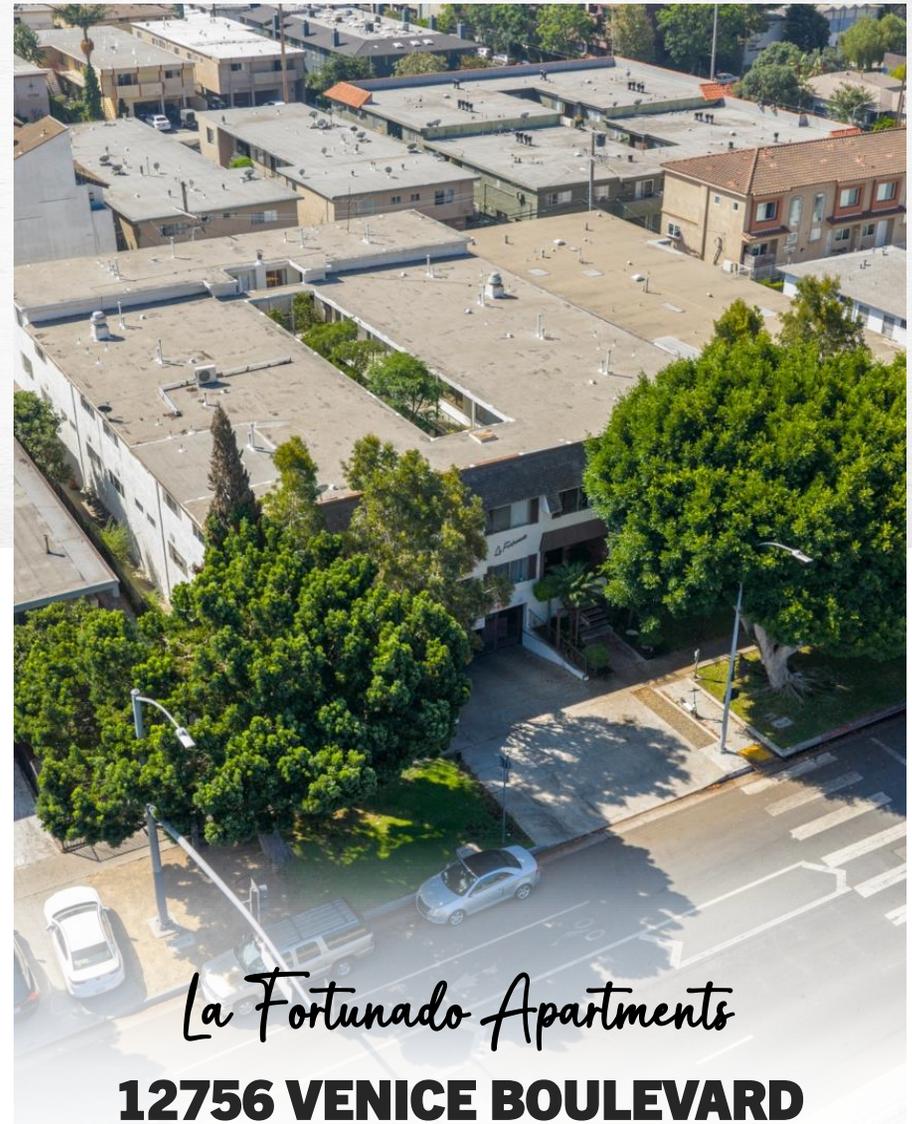
Summary

PRICING

OFFERING PRICE		\$6,900,000
PRICE/UNIT		\$255,556
PRICE/SF		\$377.79
GRM	12.52	8.84
CAP RATE	4.91%	8.13%
	Current	Market

THE ASSET

Units		27
Year Built		1972
Gross SF		18,264
Lot SF		14,751
APN		4236-016-031



La Fortunado Apartments

12756 VENICE BOULEVARD

MAR VISTA, CA 90066

PRIME LOCATION



Cedars Sinai
Marina del Rey Hospital

SUGARFISH
BY SUSHI NOZAWA
TRADER JOE'S
Ralphs
MENDOCINO FARMS
sandwich market
BARNES & NOBLE
crumbl
cookies

THE RITZ-CARLTON

AMC THEATRES
RUTH'S CHRIS STEAK HOUSE
GELSON'S
THE GROCERY MARKET

petco

COSTCO WHOLESALE

IN-N-OUT BURGER

Venice Pier

Venice High School

RE Grocery

Saba Coffee

House of Thai

Subject

VENICE BOULEVARD

Property Overview

Realty Investment Advisors is pleased to present 12756 Venice Blvd, a 27-unit multifamily community in the heart of Mar Vista, West Los Angeles.

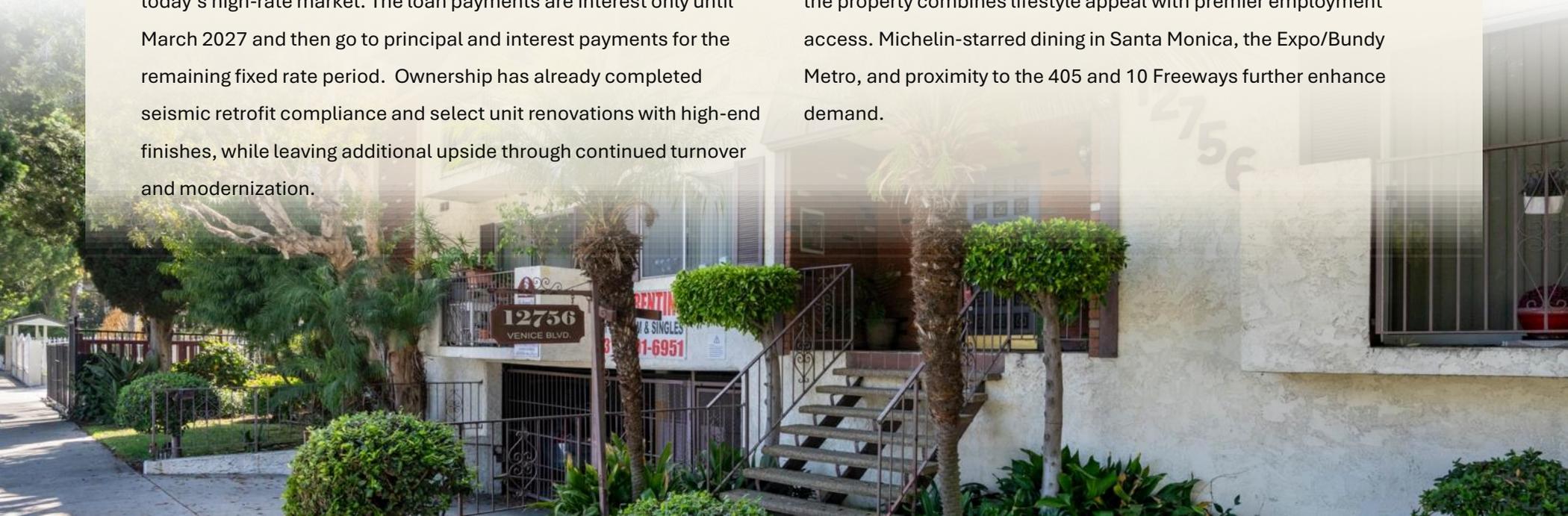
This is a generational offering built by the original owner in 1972 as a long-term family hold and now available for the first time in over 50 years. Designed with durability and stability in mind, the property features a central courtyard layout, abundant parking, and strong systems that have supported consistent operations across decades of ownership.

Investors will benefit from a rare ±\$3.7M Chase loan at 3.21% fixed rate through March 2029, an exceptional financing advantage in today's high-rate market. The loan payments are interest only until March 2027 and then go to principal and interest payments for the remaining fixed rate period. Ownership has already completed seismic retrofit compliance and select unit renovations with high-end finishes, while leaving additional upside through continued turnover and modernization.

Positioned directly on the Venice Blvd corridor, the property offers tenants a walkable, community-oriented lifestyle with eclectic retail and dining. Residents enjoy the Mar Vista Farmers Market (Sundays), acclaimed local favorites like Accomplice Bar and Hasi Bread, and nearby architectural landmarks such as the Gregory Ain modernist homes.

The property also lies on CicLAvia's Venice Blvd route, where the street transforms into a pedestrian- and bike-only festival corridor, a lifestyle amenity unique to this location.

Just two miles from Venice Beach and minutes from major job centers in Santa Monica, Culver City, Playa Vista, and Silicon Beach, the property combines lifestyle appeal with premier employment access. Michelin-starred dining in Santa Monica, the Expo/Bundy Metro, and proximity to the 405 and 10 Freeways further enhance demand.





12756 VENICE BOULEVARD



27 UNITS IN MAR VISTA

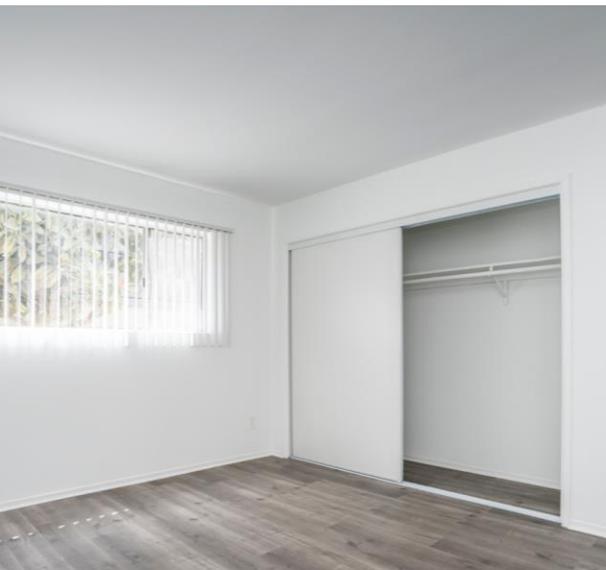
INVESTMENT HIGHLIGHTS

- ▶ First time on market in 50+ years
- ▶ Courtyard construction with abundant parking
- ▶ 27 units with efficient mix of studios, one bedroom and two bedroom units
- ▶ \$3.7M Chase loan at ~3.2% fixed through March 2029
- ▶ Seismic retrofit completed and select units renovated
- ▶ All In-Unit Electrical Sub Panels have been replaced
- ▶ Directly on CicLAvia's Venice Blvd open-street festival route
- ▶ Minutes to Venice Beach and major westside job hubs
- ▶ Prime Mar Vista neighborhood





Interior Gallery





Financial Analysis

12756 VENICE BOULEVARD

FINANCIAL ANALYSIS

PRICING

OFFERING PRICE **\$6,900,000**

PRICE/UNIT **\$255,556**

PRICE/SF **\$377.79**

GRM **12.52** **8.84**

CAP RATE **4.91%** **8.13%**

Current **Market**

FINANCING

Down **46.4%** **\$3,200,000**

Loan **53.6%** **\$3,700,000**

Terms **Interest Only**
I/O until 3/2027
Rate Fixed until
3/2029

Interest Rate **3.21%**

Payments **(\$9,898)**

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
3	2+1	\$1,310	\$3,930	\$2,950	\$8,850
17	1+1	\$1,797	\$30,550	\$2,500	\$42,500
7	Studio	\$1,609	\$11,260	\$1,925	\$13,475
Total Scheduled Rent			\$45,740		\$64,825
Laundry			\$200		\$200
Monthly Scheduled Gross Income			\$45,940		\$65,025

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$551,280	\$780,300
Less: Vacancy/Deductions	3% (\$16,538)	3% (\$23,409)
Effective Gross Income	\$534,742	\$756,891

ANNUALIZED EXPENSES

	Current	Market
Taxes:	\$82,800	\$82,800
Insurance:	\$14,036	\$14,036
Utilities & Trash:	\$31,598	\$31,598
Telephone:	\$1,101	\$1,101
Maint & Rep's:	\$27,564	\$27,564
Gardener:	\$2,970	\$2,970
Miscellaneous/Reserves:	\$2,500	\$2,500
Mgmt Fee (off-site):	\$18,716	\$18,716
Mgmt Fee (on-site):	\$10,260	\$10,260
Janitorial:	\$4,398	\$4,398

ESTIMATED EXPENSES

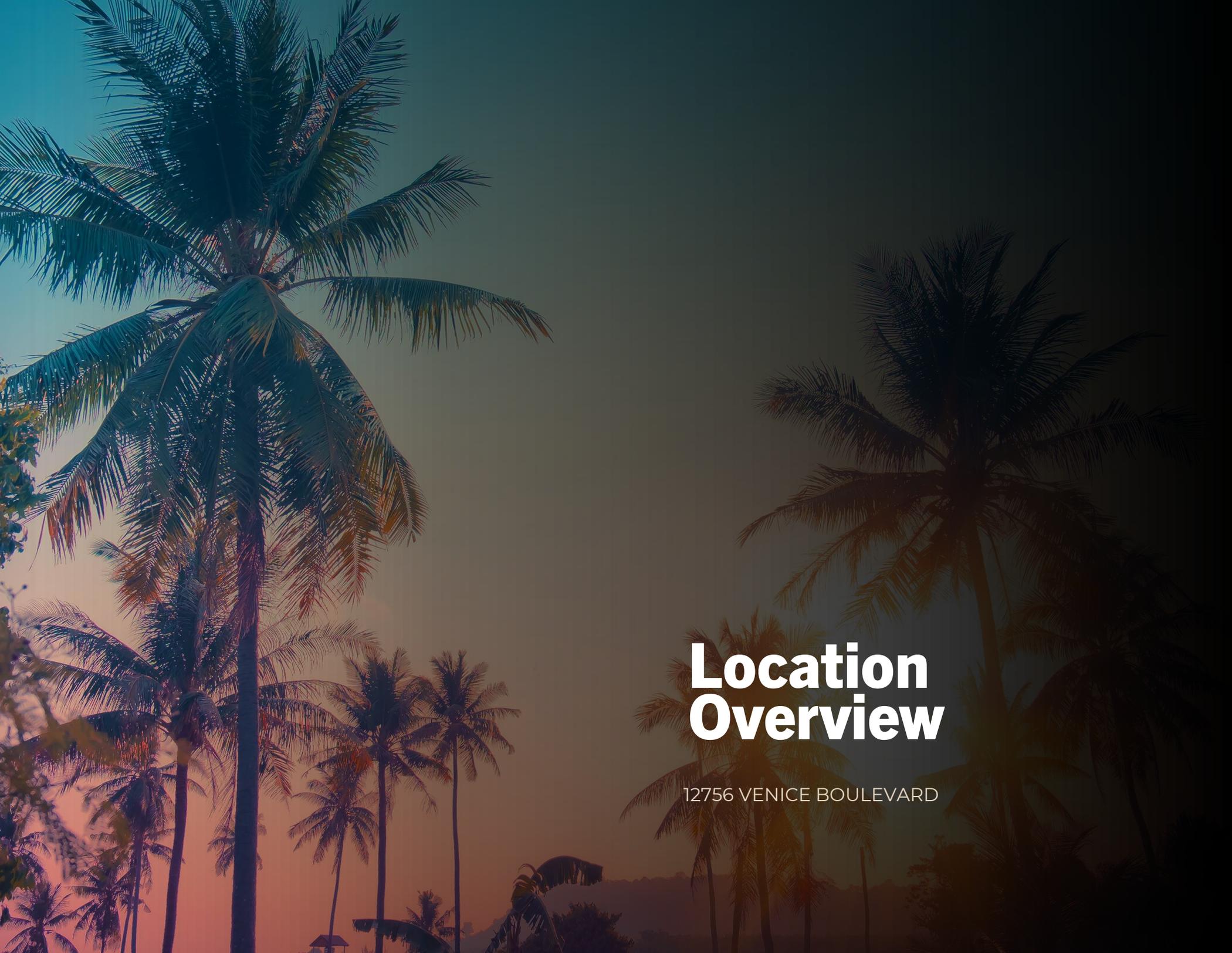
	Current	Market
Expenses/Unit	\$7,257	\$7,257
Expenses/SF	\$10.73	\$10.73
% of GOI	36.6%	25.9%

RETURN

	Current	Market
NOI	\$338,798	\$560,947
Less Debt	(\$118,770)	(\$118,770)
Cashflow	6.88% \$220,028	13.82% \$442,177
Principal Paydown	\$0	\$0
Total Return Before Taxes	6.88% \$220,028	13.82% \$442,177

RENT ROLL

Unit #	Type	Current Rent	Market Rent	Notes
101	1+1	\$1,280	\$2,500	
102	1+1	\$1,305	\$2,500	
103	1+1	\$1,450	\$2,500	
104	1+1	\$1,740	\$2,500	
105	1+1	\$1,275	\$2,500	
106	single+1	\$1,925	\$1,925	renovated
107	single+1	\$1,185	\$1,925	
108	2+1	\$1,390	\$2,950	
109	1+1	\$1,320	\$2,500	
110	1+1	\$2,500	\$2,500	renovated
111	1+1	\$2,500	\$2,500	vacant - renovated
112	1+1	\$1,355	\$2,500	
114	single+1	\$1,220	\$1,925	
201	2+1	\$0	\$2,950	on-site manager
202	1+1	\$1,370	\$2,500	
203	1+1	\$1,320	\$2,500	
204	1+1	\$1,690	\$2,500	
205	1+1	\$2,500	\$2,500	renovated
206	single+1	\$1,925	\$1,925	renovated
207	single+1	\$1,925	\$1,925	vacant - unrenovated
208	2+1	\$2,540	\$2,950	
209	1+1	\$1,445	\$2,500	
210	1+1	\$2,500	\$2,500	vacant - renovated
211	1+1	\$2,500	\$2,500	renovated
212	1+1	\$2,500	\$2,500	vacant - unrenovated
214	single+1	\$1,155	\$1,925	
215	single+1	\$1,925	\$1,925	renovated
Totals:		\$45,740	\$64,825	

A tropical scene featuring several palm trees of varying heights against a sky transitioning from a deep blue at the top to a warm orange and pink at the bottom, suggesting a sunset or sunrise. The palm trees are silhouetted against the bright sky, with some showing more detail in the foreground. The overall mood is serene and exotic.

Location Overview

12756 VENICE BOULEVARD

MAR VISTA

Mar Vista is has evolved into one of L.A.'s most desirable Westside neighborhoods, with skyrocketing property values to prove it. Projections show the community's average annual household income will grow at 5.2% to \$139,936 in 2027. Venice Boulevard runs through Mar Vista and is lined with trendy shops, restaurants, and numerous thriving businesses. This area is approximately 14 miles from the center of Downtown Los Angeles, Mar Vista sits near the Pacific Ocean neighboring Venice, Santa Monica and Marina Del Rey.

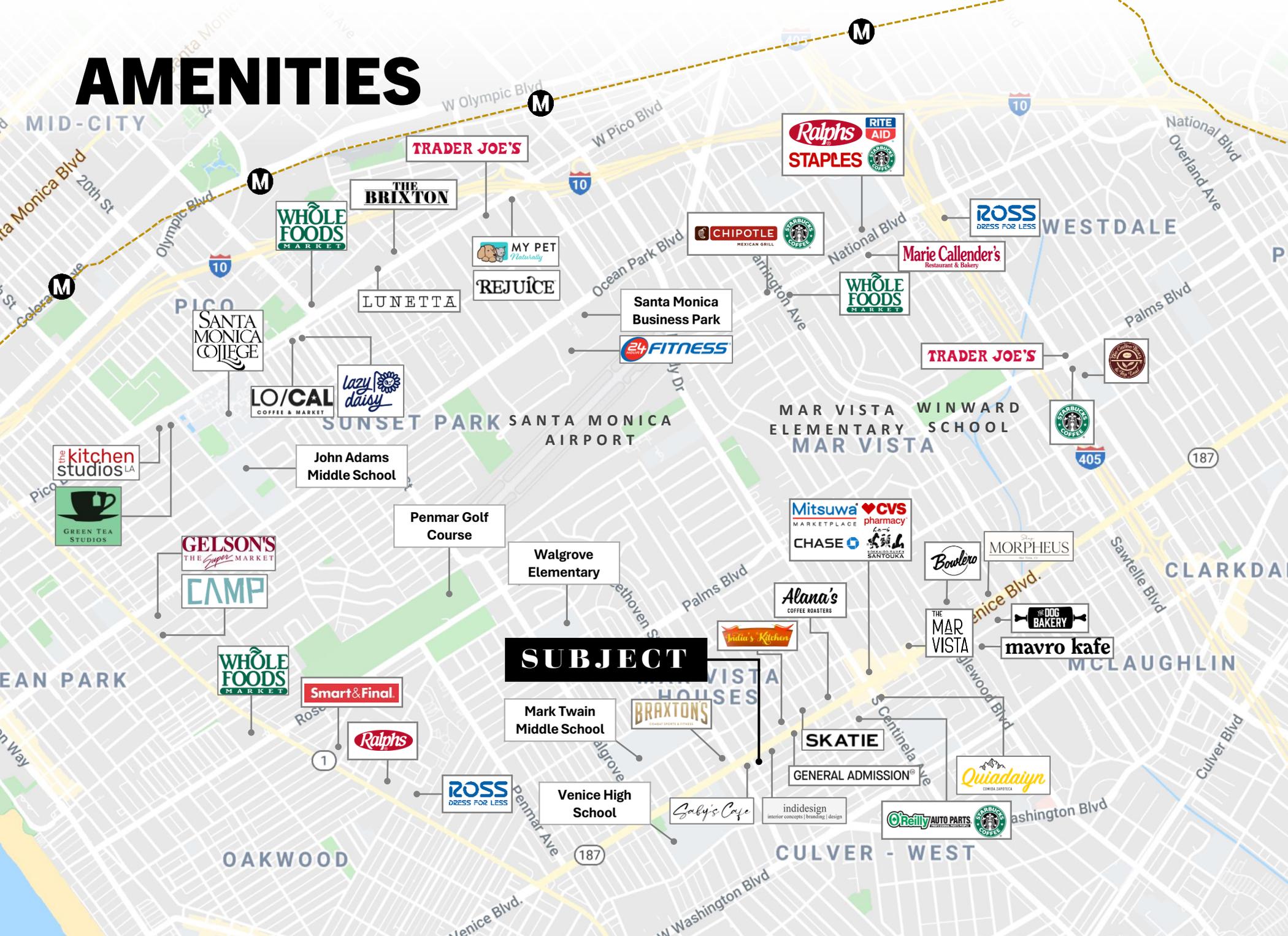


\$139,936
AVG HH INCOME

By 2027

The Tech / Media influx has had major impacts on the type, price and availability of housing in Mar Vista, Venice, Playa Vista, Playa Del Rey, Culver City, Santa Monica, and Marina del Rey. Housing is in short supply and the demand far outpaces what's available. There are more than 2K businesses in the immediate area and nearly 30K employees. Mar Vista has continued to attract millennials from all over the world as a destination to call home. Being central to the corporate tech titans and providing the work/play lifestyle that's in high demand, the area will continue to attract some of the best, brightest and strongest tenants available.

AMENITIES



SUBJECT

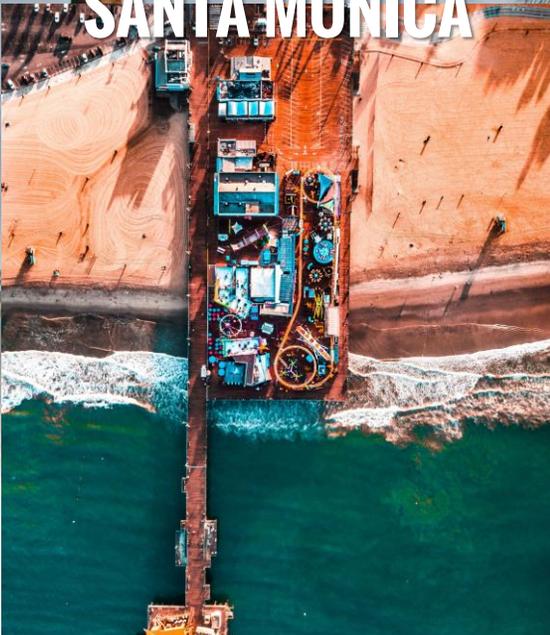
NEIGHBORING COMMUNITIES

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues. Recently named by National Geographic as one of the Top "10 Beach Cities in the World" and by TIME as one of the "Best Places to Live", Santa Monica features three miles of Pacific beaches and the Santa Monica Pier.

Venice (often referred to as Venice Beach) is a beachfront district on the Westside of Los Angeles, California, known for its canals, funky artist colonies, contemporary restaurants, the eclectic shops and galleries on Abbot Kinney Boulevard, boutique hotels, and of course, its beaches and the circus-like Ocean Front Walk—a two-and-a-half mile pedestrian-only promenade that features performers, fortune-tellers, artists, and vendors.

Culver City is a hotbed for entertainment, film industry, and lifestyle brand giants such as Sony Pictures, Amazon Studios, HBO, Apple, Nike, and Beats to name a few. It is predicted that close to 10,000 new employees will descend upon the area in coming years. Since announcing it was moving its headquarters to Culver City in 2017, Amazon Studios has expanded its footprint locally, with roughly 630,000 square feet in the city.

SANTA MONICA



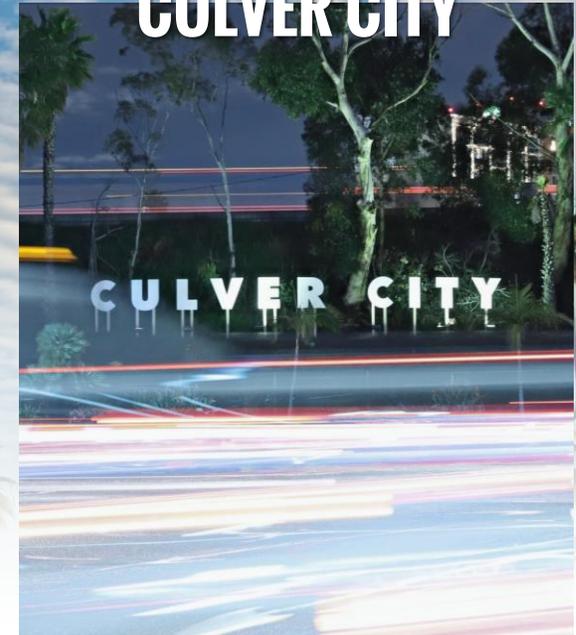
12756 VENICE BOULEVARD

VENICE



16

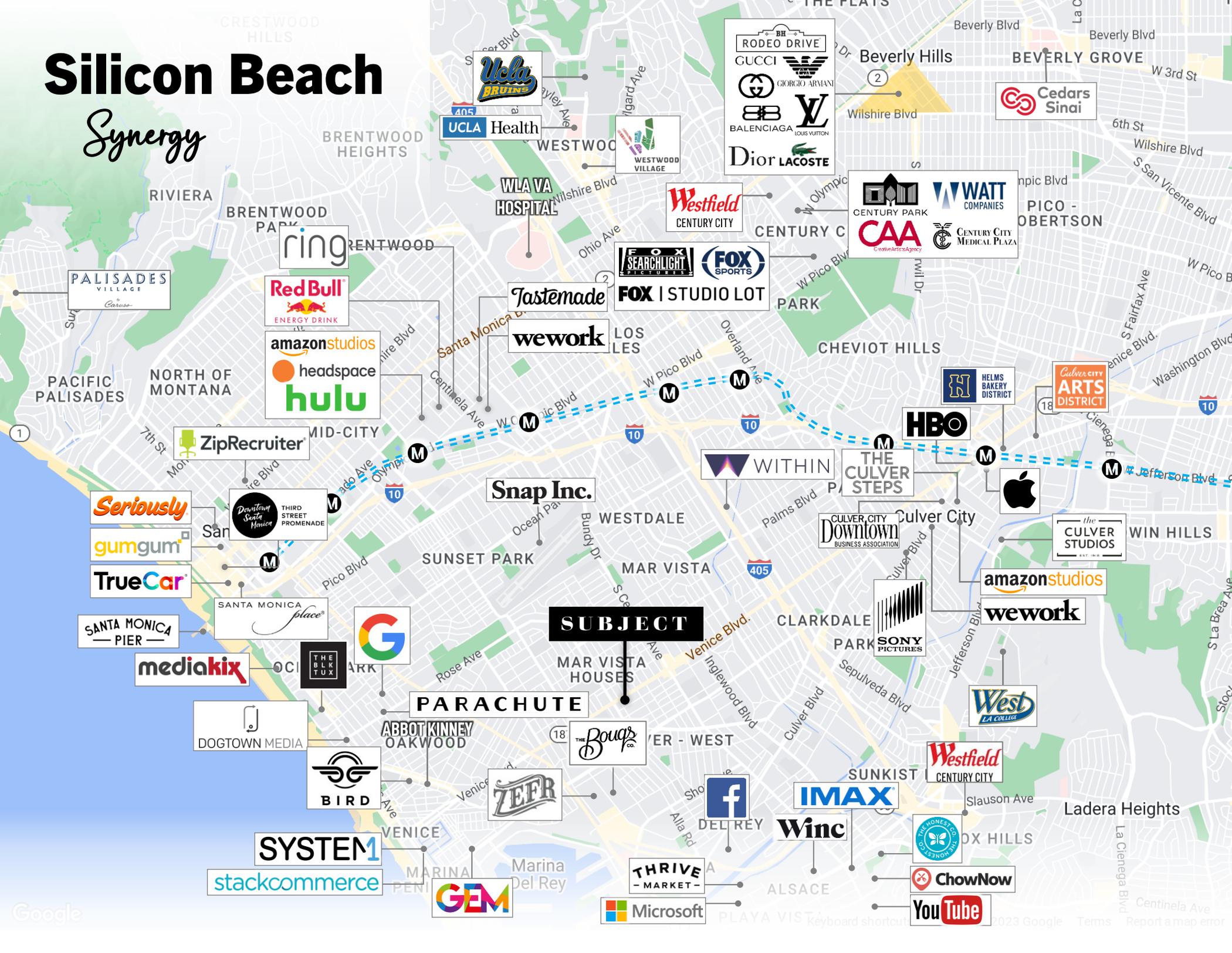
CULVER CITY



27 UNITS IN MAR VISTA

Silicon Beach

Synergy



PRIME

West Los Angeles Location

West Los Angeles is a neighborhood in Los Angeles, California with a population of 13,900. West Los Angeles is in Los Angeles County and is one of the best places to live in California. Living in West Los Angeles offers residents an urban feel and most residents rent their homes. In West Los Angeles there are a lot of bars, restaurants, coffee shops, and parks. The public schools in West Los Angeles are above average.

Metro Rail operates passenger rail service for Los Angeles County, with the light-rail Expo Line connecting the Westside to central LA. There are eight stops within Santa Monica, West LA, and Culver City, and the Expo Line is the easiest way to reach Downtown LA from the Westside without taking a private vehicle.

LOCATION HIGHLIGHTS

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ Palms Station of the LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space

MAJOR EMPLOYERS



Adjacent Culver City

12756 VENICE BOULEVARD



Westfield Mall



Platform Mall

27 UNITS IN MAR VISTA

La Fortunado Apartments
12756 VENICE BOULEVARD

MAR VISTA, CA 90066

Ben Hsiang

O: 424.377.6001 ■ C: 818.517.0845

Founder, President

Bhsiang@RiaCre.com | Cal BRE#01438644



Don Favia

O: 424.377.6002 ■ C: 818.632.4660

Sr. Vice President

Dfavia@RiaCRE.com | Cal BRE#01841258