

\$5,650,000 - 3655 Motor Avenue, Los Angeles

MLS® #25532519

\$5,650,000

3 Bedroom, 3.00 Bathroom, 10,050 sqft
Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to present for sale 3655 Motor Ave. in Palms Mar Vista of Los Angeles, CA. The offering consists of a 2006 built (defaults to AB-1482) 12 unit apartment building with townhouse-style units. The property has benefitted from a local family of conscientious operators and their portfolio is professionally managed by Lilly Property Management Co. The equal mix of 1BR/1.5BA (6) and 2BR/2.5BA (6) units (ranging from 800 to 900 SF) cater towards a broad rental market. The 1BR's, which account for 50% of all units, may assist in keeping rents paced with the market during turnover. The building is offered at a reasonable 4.90 CAP / 13.40 X with a stabilized 5.20 CAP / 12.90 X. Tenants will have access to in-unit washer/dryers, central HVAC, individual water heaters, private patios, rooftop decks and 22 gated parking spaces. Within close proximity is the E Station of the Metro Line in addition to the 405 and 10 Freeways. Also within close proximity is Downtown Culver City, Hayden Tract and Sony Pictures Studios. According to LA County Planning 2023, Palms Mar Vista had a total population of 112,000 people with an average household income of \$105,000. 65% of the population were renters. The offering presents an ideal turn-key opportunity of operational stability with consistent cash flow and predictable long term appreciation. Furthermore, offering potential ADU avenues for the new owner to explore (buyer to verify). The property will make a strong addition to any



investor's portfolio whether they're in acquisition mode or simply looking for an immediate and quality 1031 solution. Property is subject to AB-1482. As of May 2025 there are two (2) 1BR/1.5BA vacancies. No other units will be delivered vacant by Seller upon close of escrow, except those occurring naturally. Property to be sold in as-is condition. Please DO NOT walk the property or disturb the tenants. Text/email LA for OM. Showing upon an accepted offer. Please submit proof of funds and pre-approval with offer.

Built in 2006

Essential Information

MLS® #	25532519
Price	\$5,650,000
Bedrooms	3
Bathrooms	3.00
Square Footage	10,050
Acres	0.17
Year Built	2006
Type	Residential Income
Status	Closed
Listing Agent	Matthew Lee
Listing Office	Lilly Enterprises, Inc.

Community Information

Address	3655 Motor Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

Amenities

Parking Spaces	22
Parking	Garage, Assigned, Controlled Entrance, Covered, Gated, On Street, Private,

	Side By Side, Tandem
Garages	Garage, Assigned, Controlled Entrance, Covered, Gated, On Street, Private, Side By Side, Tandem
View	None
Pool	None
Security	Gated Community, Key Card Entry

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
Stories	Multi/Split, Three Or More

Additional Information

Date Listed	May 8th, 2025
Days on Market	40
Zoning	LAC2
Short Sale	N
RE / Bank Owned	N

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