



Offering Memorandum

Crestview Residences

2015 & 2021 Chariton St. Los Angeles, CA 90034
Multifamily Investment Opportunity

FOR SALE

PROPERTY WEBSITE

lucrumre.com



EQUITY
UNION
COMMERCIAL



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Crestview Residences

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Crestview Residences

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Crestview Residences

01. PROPERTY OVERVIEW



Crestview Residences

Property Overview

Street Address:	2015 & 2021 Chariton St.
City:	Los Angeles
State:	California
Zip Code:	90034
APN:	4302-031-027 & 26
Rentable Square Feet:	±12,680 SF
Lot Size:	±12,557 SF
Year Built:	1961
Number of Units:	12
Number of Buildings:	2
Number of Stories:	2
Water:	Master-Metered
Electric:	Individually-Metered
Gas:	Individually-Metered
Construction:	Wood-Frame
Roof:	Pitched
Parking:	9 Gated Parking Spaces
Zoning:	LARD1.5
Unit Mix:	(2) Studio/1 Bath (10) 3 Beds/2 Baths





Crestview Residences



Property Description

Lucrum Real Estate Group is pleased to present Crestview Residences, a 12-unit garden-style multifamily investment opportunity located at 2015 & 2021 Chariton Street in the Beverlywood Vicinity of Los Angeles. Built in 1961, the offering comprises two adjacent six-unit buildings on separate APNs, totaling approximately 12,680 square feet of building area across ±12,557 square feet of combined land.

A defining investment advantage is the property's distinctive unit mix, consisting of ten three-bedroom/two-bath residences and two studio/one-bath residences. The concentration of spacious three-bedroom floor plans differentiates the asset from traditional smaller-unit apartment communities and broadens its appeal to renters seeking additional living space in a centrally located Westside-adjacent neighborhood.

Crestview Residences offers an inviting garden-style setting with mature landscaping, secured intercom entry, a central water feature, and distinctive mid-century architectural details. Select residences feature private patios or balconies. The property also provides gated parking, two laundry rooms, and five storage lockers, contributing to resident convenience and the overall appeal of the community.

Ownership has invested in important building improvements, including a completed soft-story seismic retrofit, gas shut-off valves on both buildings, and partial vinyl-window replacements. Individually metered gas and electricity further support the property's operating profile.



These improvements complement the asset's established physical character and offer investors a well-presented foundation for continued ownership.

From an investment perspective, the property combines existing income with meaningful value-add potential. One vacant three-bedroom/two-bath residence presents a near-term opportunity to increase rental income upon lease-up, while the broader difference between current and projected market rents provides additional long-term income growth potential. Together with its desirable large-unit mix, garden-style appeal, and Westside-adjacent location, Crestview Residences offers multiple avenues for income enhancement and long-term value creation.

Unit Mix

- (2) Studio + 1 Bath
- (10) 3 Beds + 2 Baths





Location Description

Crestview Residences is strategically located in the desirable Beverlywood Vicinity of Los Angeles, an established Westside-adjacent residential neighborhood offering an attractive balance of neighborhood character, urban convenience, and connectivity to some of Southern California's most prominent employment and lifestyle destinations. Situated near Beverlywood, Pico-Robertson, South Robertson, Culver City, and Century City, the property benefits from a central location that places residents within convenient reach of major business districts, shopping destinations, entertainment venues, and everyday amenities.

The surrounding area offers access to a diverse network of employment centers, including Century City's corporate and professional office district, Culver City's expanding media, entertainment, and technology industries, and the established commercial centers of Beverly Hills and Westwood. Major employers and institutions throughout these areas contribute to the broader region's economic activity and provide a diverse employment base. The property's proximity to these destinations enhances its appeal to residents seeking convenient access to professional opportunities while enjoying the character of an established residential neighborhood.

Residents benefit from an extensive selection of nearby shopping, dining, entertainment, and recreational amenities. Robertson Boulevard, Pico Boulevard, and La Cienega Boulevard provide access to neighborhood restaurants, cafés, grocery stores, and essential services, while destinations such as Westfield Century City, Downtown Culver City, and Beverly

Hills offer additional retail, dining, and entertainment experiences. The surrounding area also provides access to cultural attractions, parks, recreational facilities, and community amenities that contribute to the neighborhood's overall livability.





Connectivity further strengthens the property's location advantages. Nearby thoroughfares, including Robertson Boulevard, La Cienega Boulevard, Venice Boulevard, and Pico Boulevard, connect residents to surrounding Westside neighborhoods and commercial districts. Access to Interstate 10 and Interstate 405 supports regional travel throughout Los Angeles, while Metro bus services and the Metro E Line provide additional transportation options connecting Culver City, Santa Monica, and Downtown Los Angeles.

From an investment perspective, Crestview Residences benefits from its position within an established residential market characterized by Westside accessibility, proximity to diverse employment centers, and a concentration of neighborhood-serving amenities. The property's distinctive unit mix, featuring ten three-bedroom/two-bath residences, complements this location by offering spacious rental accommodations for households seeking additional living space in a centrally connected Los Angeles neighborhood. Combined with the property's garden-style setting, well-maintained physical profile, and income growth potential, these location attributes strengthen its competitive positioning and long-term multifamily investment appeal.





Crestview Residences

Property Highlights

- + Two-Building Investment Opportunity: 12 units across two adjacent six-unit buildings situated on separate APNs.
- + Desirable Large-Unit Mix: Ten spacious 3-bedroom/2-bath residences and two studio/1-bath units.
- + Significant Rental Upside: Approximately 44.9% potential rental upside, offering substantial opportunity for income growth.
- + Immediate Leasing Opportunity: One vacant 3-bedroom/2-bath residence provides near-term potential to increase rental income
- + Pride-of-Ownership Asset: Approximately 12,680 SF of building area with well-maintained grounds, strong curb appeal, and distinctive mid-century architecture.
- + Attractive Garden-Style Setting: Secured intercom entry, mature landscaping, central water feature, and select residences with private patios or balconies.
- + Completed Seismic Retrofit: Soft-story seismic retrofit completed, with gas shut-off valves installed on both buildings.
- + Operational Efficiency: Individually metered gas and electricity, two laundry rooms, and five storage lockers.

- + Convenient Resident Amenities: Nine gated parking spaces, landscaped common areas, and additional resident conveniences.



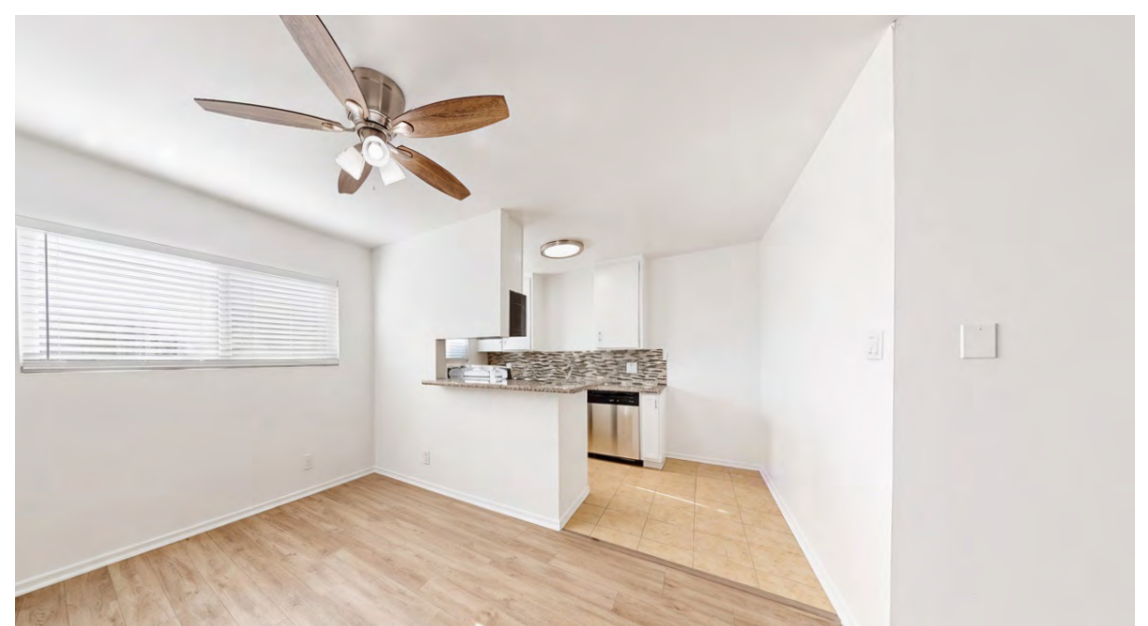


Crestview Residences

Location Highlights

- + Prime Beverlywood Vicinity Location: Desirable Westside-adjacent neighborhood near Beverlywood, Culver City, and Century City.
- + Access to Major Employment Hubs: Conveniently located near the business, entertainment, and professional districts of Century City, Culver City, Beverly Hills, and Westwood.
- + Premier Shopping & Dining: Close to Westfield Century City, Downtown Culver City, and popular dining and retail corridors along Robertson, Pico, and La Cienega Boulevards.
- + Excellent Regional Connectivity: Convenient access to the 10 and 405 freeways, major thoroughfares, and Metro transit options connecting the greater Los Angeles area.
- + Desirable Residential Setting: Established neighborhood featuring tree-lined streets, nearby parks, recreational amenities, and everyday conveniences.
- + Strong Long-Term Investment Appeal: Strategic Westside location and proximity to major employment and lifestyle destinations enhance tenant appeal and support long-term rental demand.



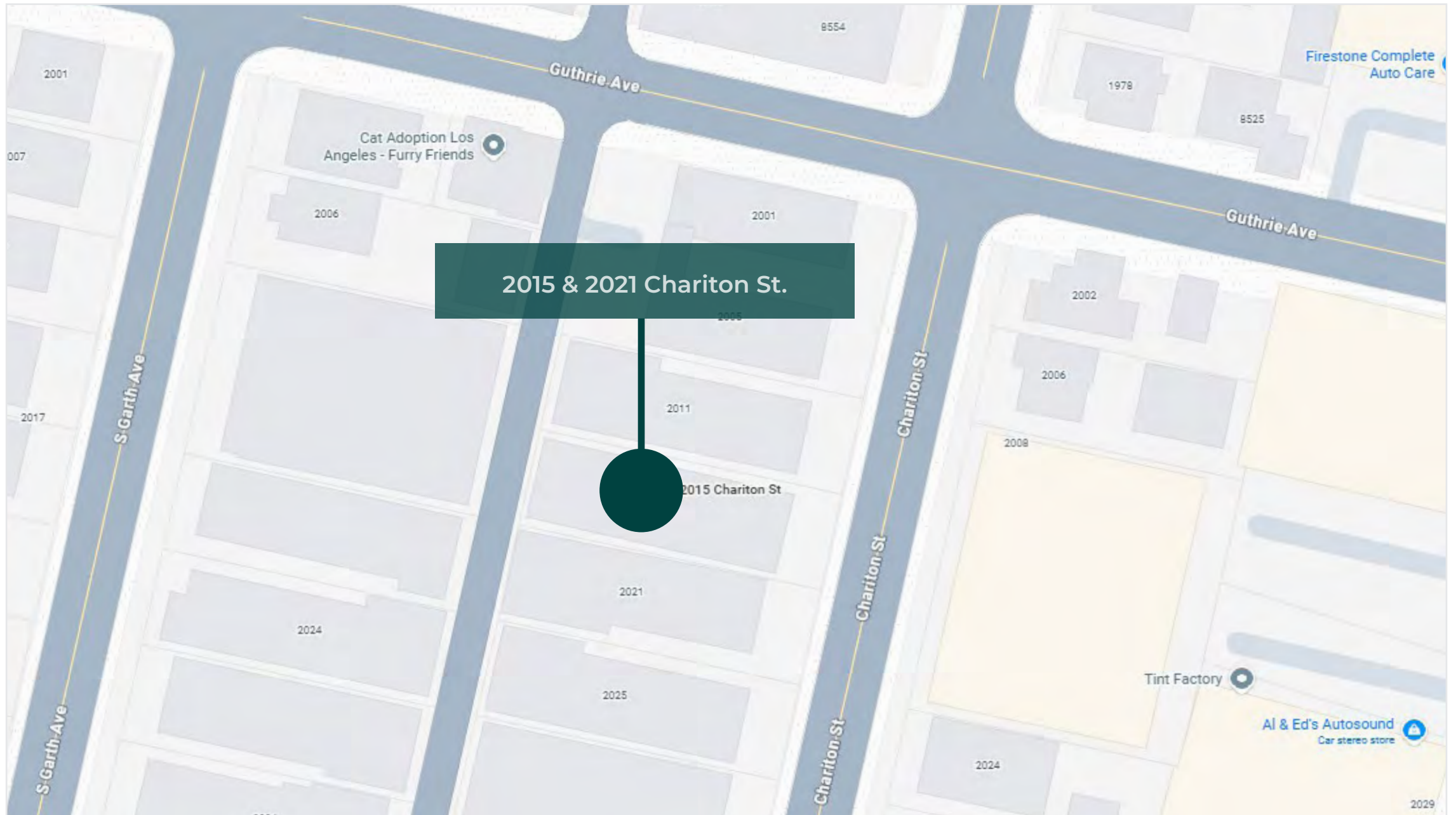








Street Map





Satellite Map (3D)





Crestview Residences

02. FINANCIALS



Financials

Pricing Details

Price		\$3,275,000
Number of units		12
Price per unit		\$272,917
Price per Square Foot		\$258.28
Gross Square Footage		±12,680
Lot Size		±12,557 SF
Year Built		1961
Returns	Current	Pro Forma
Cap Rate	6.02%	10.29%
GRM	10.04	6.96

Rent Roll Summary

# of Units	Unit Type	AVG Current	Pro Forma
2	Studio + 1 Bath	\$1,523	\$1,695
10	3 Beds + 2 Baths	\$2,340	\$3,495



Financials

Operating Data

Annual Income		Current		Pro Forma
Scheduled Gross Income		\$326,188		\$470,512
Less: Vacancy/Deductions	3.00%*	(\$9,786)		3.00%* (\$14,115)
Gross Operating Income		\$316,402		\$456,397
Less Expenses:	36.58%*	(\$119,304)		25.36%* (\$119,304)
Net Operating Income		\$197,098		\$337,092
Less Debt Service		(\$131,846)		(\$131,846)
Pre-Tax Cash Flow	5.49%**	\$65,252		17.26%** \$205,246
Expenses				
Real Estate Taxes				\$39,300
Insurance				\$15,216
Utilities				\$25,479
Rubbish				\$5,699
Maintenance & Repairs				\$11,925
Landscaping				\$2,820
Misc				\$3,000
Off-Site Management				\$15,866
Total Expenses				\$119,304
Per Square Foot				\$9.41
Per Unit				\$9,942.04

* As a percentage of Scheduled Gross Income.

** As a percentage of Down Payment.



Financials Rent Roll

#	Unit Type	± SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
1	3 Beds/2 Baths	--	\$2,975.26	--	\$3,495.00	--	--
2	3 Beds2 Baths	--	\$1,563.54	--	\$3,495.00	--	--
3	Studio/1 Bath	--	\$1,520.00	--	\$1,695.00	--	--
4	3 Beds/2 Baths	--	\$3,495.00	--	\$3,495.00	--	Vacant
5	3 Beds/2 Baths	--	\$2,925.00	--	\$3,495.00	--	--
6	3 Beds/2 Baths	--	\$2,779.55	--	\$3,495.00	--	--
7	3 Beds/2 Baths	--	\$1,570.85	--	\$3,495.00	--	--
8	3 Beds/2 Baths	--	\$1,869.52	--	\$3,495.00	--	--
9	Studio/1 Bath	--	\$1,525.00	--	\$1,695.00	--	--
10	3 Beds/2 Baths	--	\$1,577.98	--	\$3,495.00	--	--



Financials

Rent Roll

#	Unit Type	± SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
11	3 Beds/2 Baths	--	\$2,206.59	--	\$3,495.00	--	--
12	3 Beds/2 Baths	--	\$2,434.69	--	\$3,495.00	--	--
Totals		--	\$26,442.98	--	\$38,340.00	--	--
Other Income		--	Monthly Income	--	Pro Forma Income	--	Note
Laundry Income		--	\$102.00	--	\$10200	--	--
Parking Income		--	\$100.00	--	\$150.00	--	--
RUBS Income		--	\$335.00	--	\$365.00	--	--
Pet Income		--	\$100.00	--	\$150.00	--	--
Other Income		--	\$102.28	--	\$102.00	--	--
Total Other Income		--	\$739.28	--	\$869.00	--	--
Monthly SGI		--	\$27,182.26	--	\$39,209.00	--	--



Financials

Loan Options

Indicative Loan Pricing		Crestview Residences		
Loan Product	Option 1 2-Year Fixed	Option 2 3-Year Fixed	Option 3 Floating-ARM	
Loan Amount	\$2,085,000	\$2,035,000	\$2,085,000	
Down Payment	\$1,190,000	\$1,240,000	\$1,190,000	
Amortization (Years)	30	30	30	
Loan Term (Years)	10	12	5	
Pre-payment Penalty	1-1 1-1%	--	--	
Debt Coverage Ratio (DCR)	1.15	1.25	1.25	
Loan-to-Value (LTV)	64%	62%	64%	
Estimated Interest Rate	6.37%	6.375%	6.15%	
Interest-Only Period	24 Months	--	18-24 Months	
Monthly Interest-Only Payment	\$11,068	--	\$10,686	
Monthly Amortizing Payment	\$13,001	\$12,696	\$12,702	
Recourse	Yes	Yes	Yes	
Loan Fee	1%	1%	1%	
Appraisal/Due Diligence	\$10,000	\$5,000	\$10,000	
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	

The interest rates listed above and any spreads derived there from are subject to market influences, which may impact loan proceeds. All terms are subject to review and approval by the lender and are subject to change until rate/spread lock. This analysis is based upon information provided by Convoy Capital. Final terms and conditions are subject to change. | October 19, 2026.



Crestview Residences

03. COMPARABLES



Sold Comparables

#	Address	Sale Price	Year Built	Units	± SF	\$/Unit	\$/SF	CAP Rate	GRM	COE Date
1	2051 S. Corning St. Los Angeles, CA 90034	\$2,050,000	1960	6	6,448	\$341,667	\$317.93	5.50%	10.60	December 30, 2025
2	1952 S. Holt Ave. Los Angeles, CA 90034	\$1,985,000	1963	6	6,448	\$330,833	\$307.85	5.63%	11.22	November 03, 2025
3	3329 Keystone Ave. Los Angeles, CA 90034	\$2,160,000	1971	8	7,900	\$270,000	\$273.42	5.48%	11.17	October 23, 2025
Average		\$2,065,000	1965	7	6,932	\$314,167	\$299.73	5.54%	11.00	--
	2015 & 2021 Chariton St. Los Angeles, CA 90034	\$3,275,000	1961	12	12,680	\$272,917	\$258.28	6.02%	10.04	--



Sold Comparables

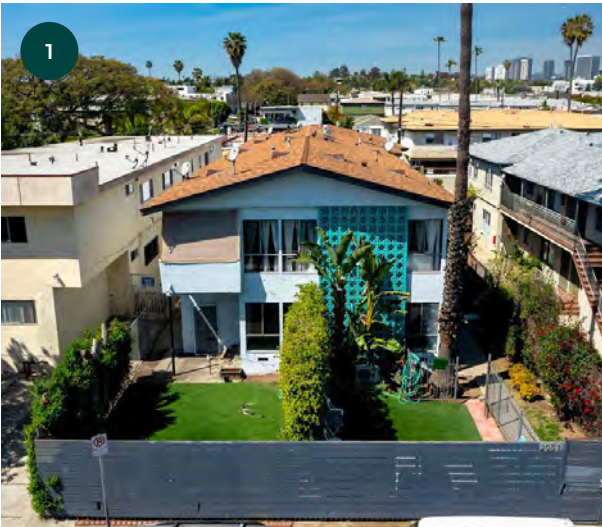


2015 & 2021 Chariton St.
Los Angeles, CA 90034

Close of Escrow	-
Sale Price	\$3,275,000
CAP Rate	6.02%
GRM	10.04
Number of Units	12
Year Built	1961
Price Per Square Foot	\$258.28
Price Per Unit	\$272,917

Unit Mix

- (2) Studio/1 Bath
- (10) 3 Beds/2 Baths

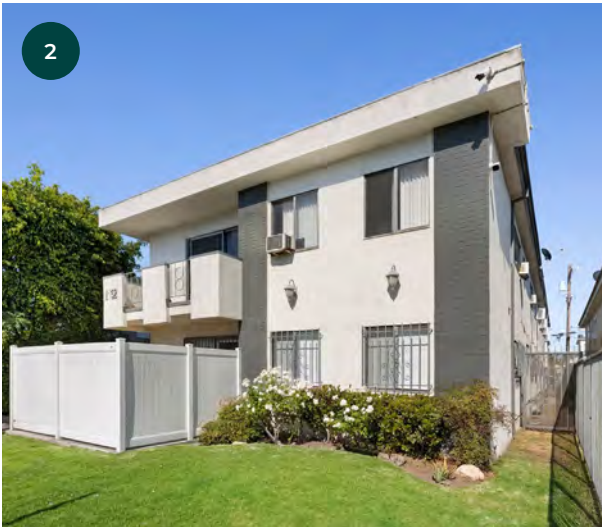


2051 S. Corning St.
Los Angeles, CA 90034

Close of Escrow	December 30, 2025
Sale Price	\$2,050,000
CAP Rate	5.50%
GRM	10.60
Number of Units	6
Year Built	1960
Price Per Square Foot	\$317.93
Price Per Unit	\$341,667

Unit Mix

- (1) Studio/1 Bath
- (5) 3 Beds/2 Baths



1952 S. Holt Ave.
Los Angeles, CA 90034

Close of Escrow	November 03, 2025
Sale Price	\$1,985,000
CAP Rate	5.63%
GRM	11.22
Number of Units	6
Year Built	1963
Price Per Square Foot	\$307.85
Price Per Unit	\$330,833

Unit Mix

- (1) Studio/1 Bath
- (5) 3 Beds/2 Baths



Sold Comparables



3329 Keystone Ave.
Los Angeles, CA 90034

Close of Escrow	October 23, 2025
Sale Price	\$2,160,000
CAP Rate	5.48%
GRM	11.17
Number of Units	8
Year Built	1971
Price Per Square Foot	\$273.42
Price Per Unit	\$270,000

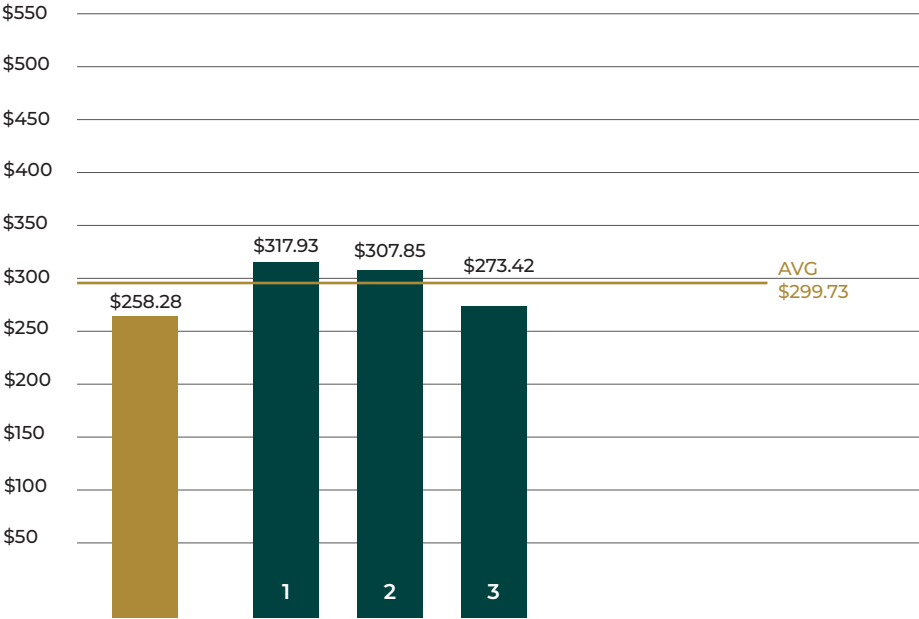
Unit Mix

- (4) 1 Bed/1 Bath
- (4) 3 Beds/2 Baths

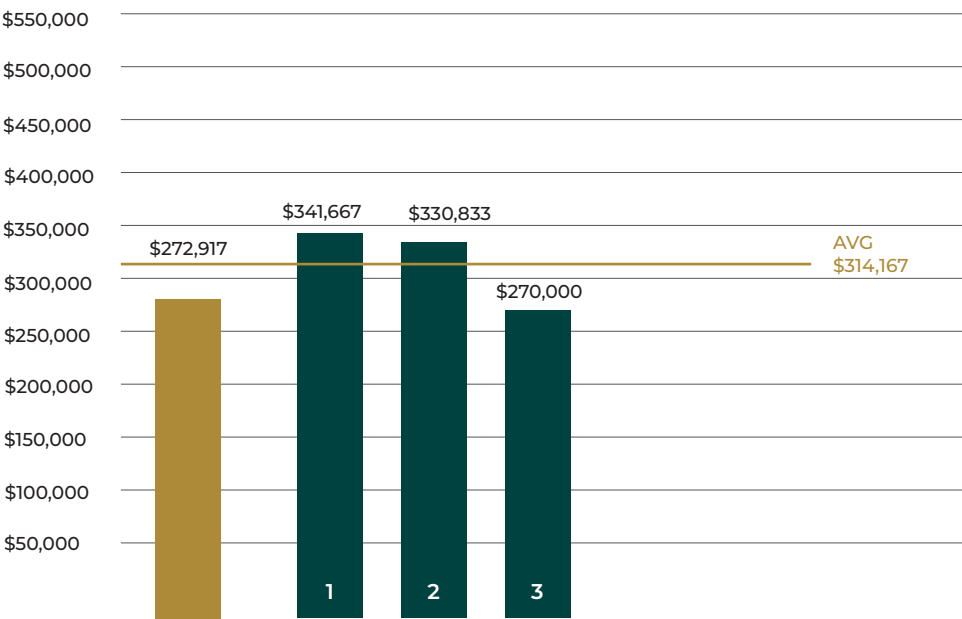


Sold Comparables

Price Per SF



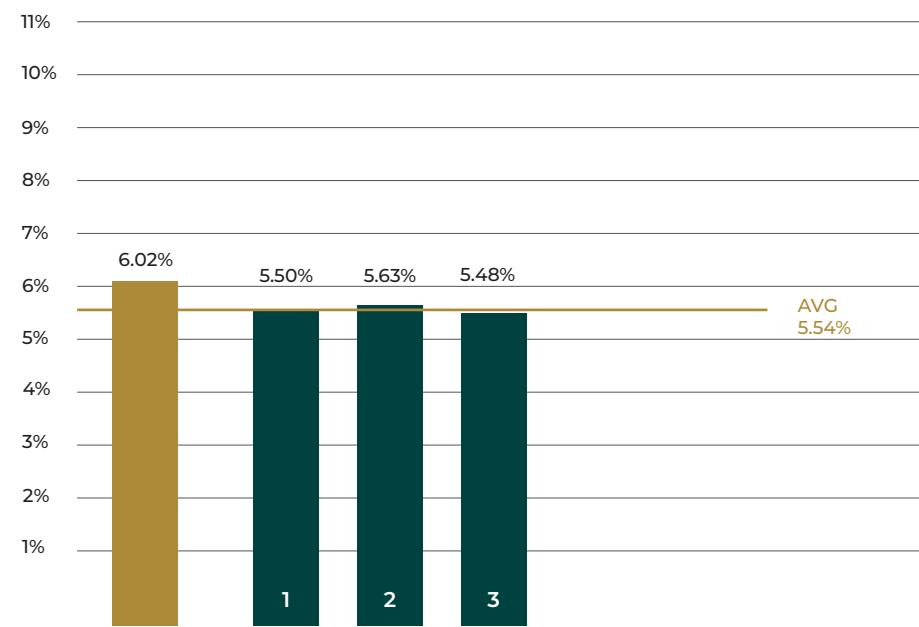
Price Per Unit



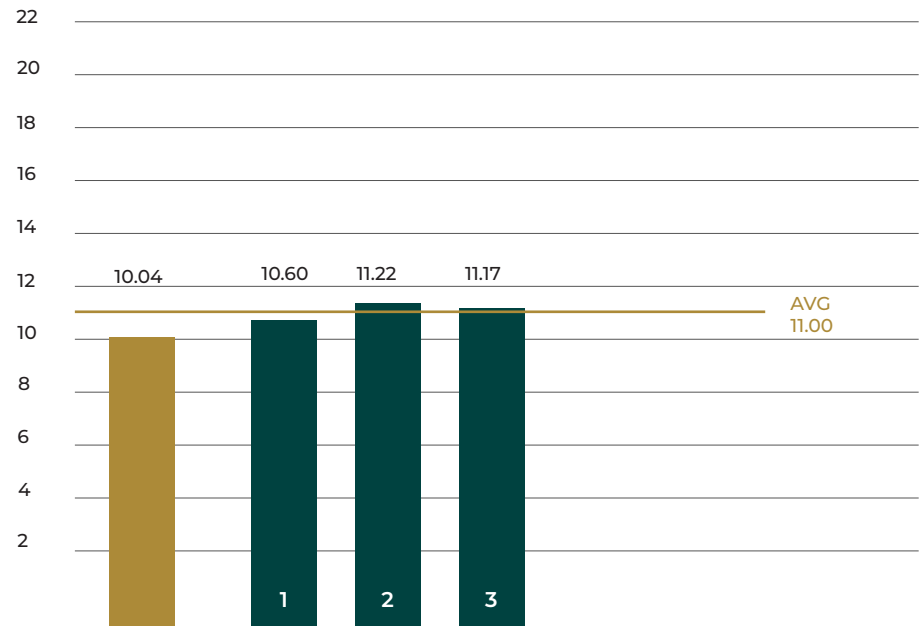


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Cap Rate

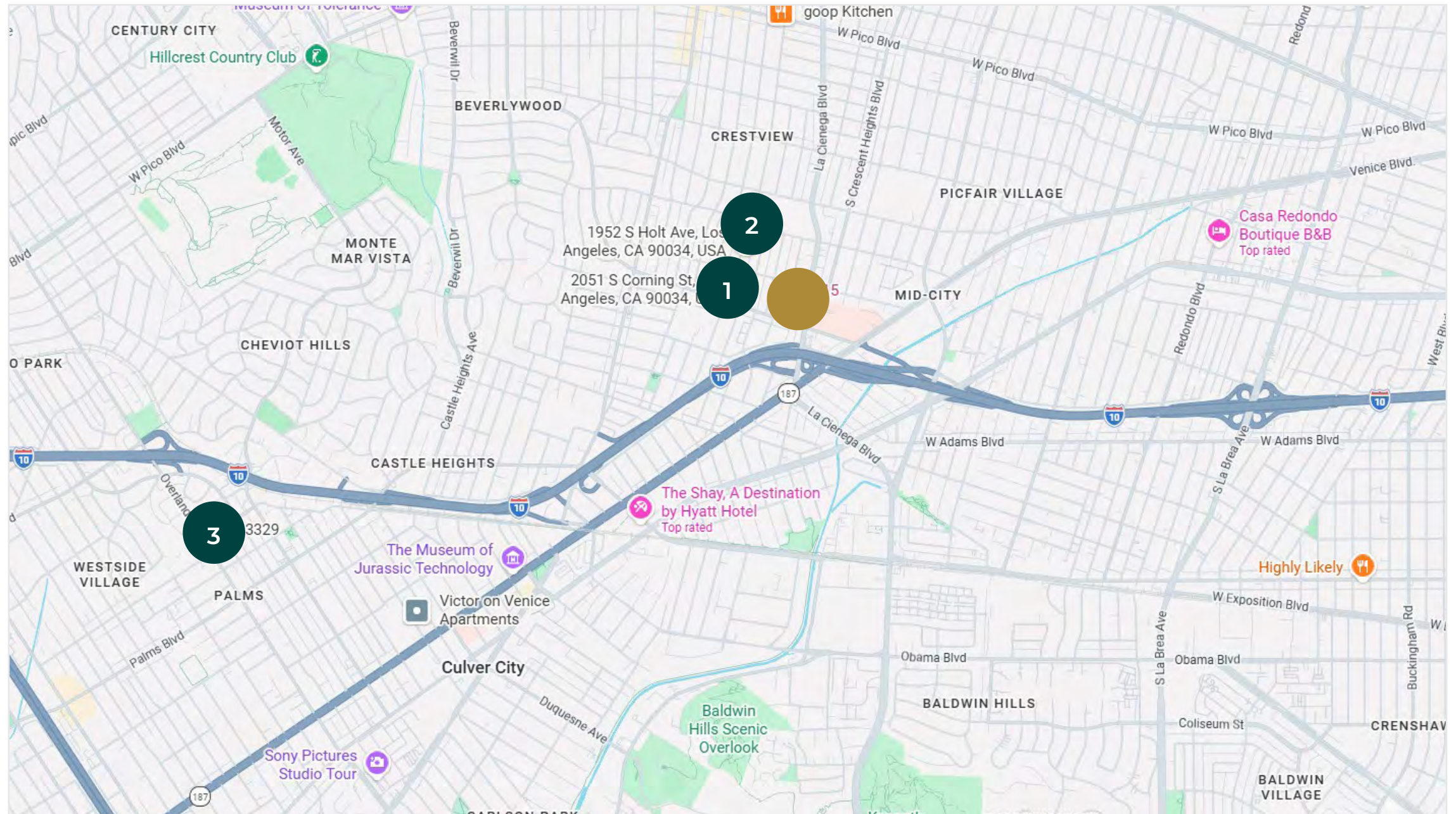


GRM





Sold Comparables



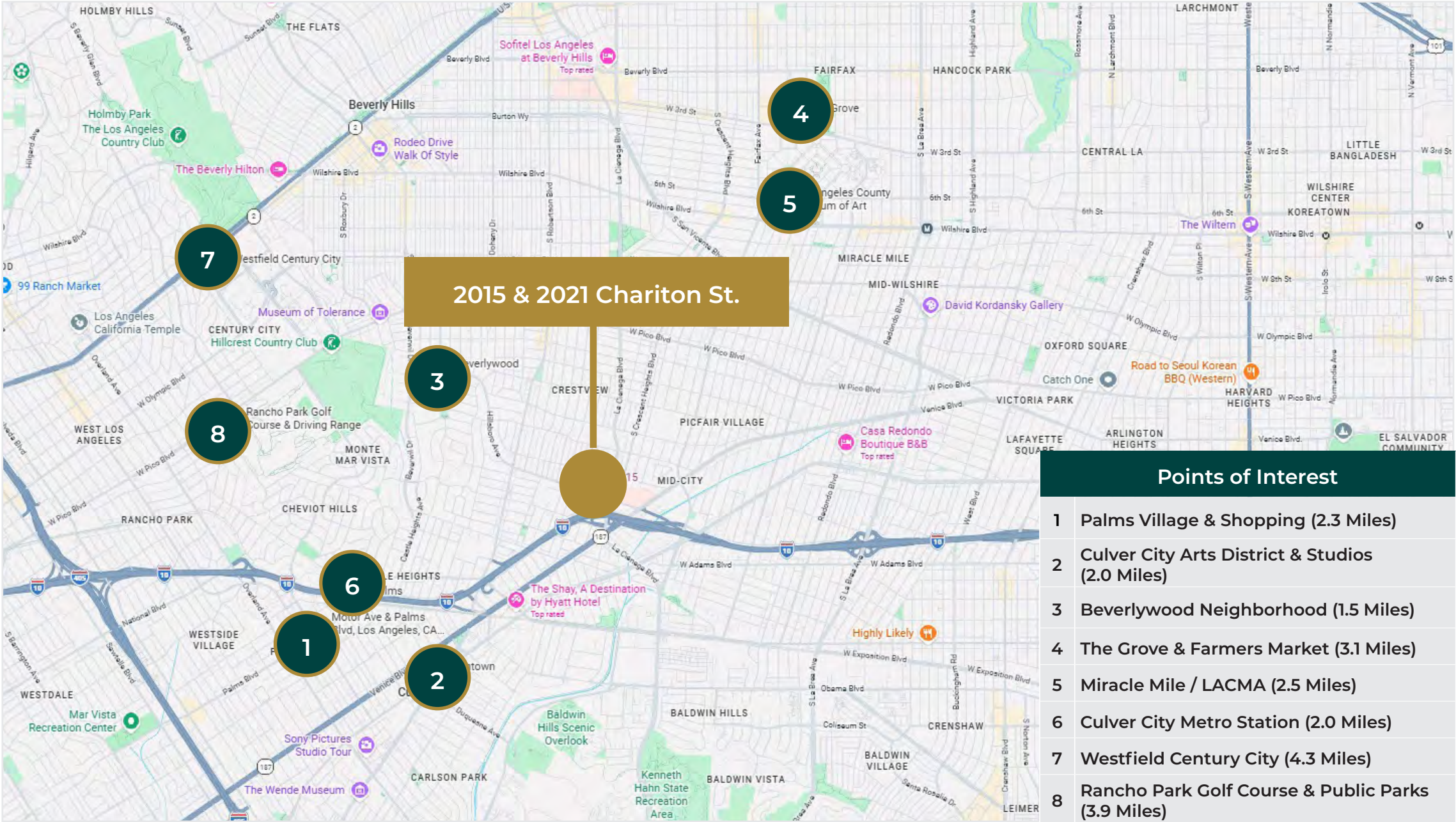


Crestview Residences

04. AREA OVERVIEW



Points of Interest





Crestview Residences

Points of Interest



Palms Village & Shopping (2.3 Miles)

Conveniently located near the vibrant Palms neighborhood retail corridor, offering a variety of restaurants, cafes, grocery stores, and everyday conveniences. The area provides a walkable community atmosphere with easy access to local dining and shopping destinations.



Beverlywood Neighborhood (1.5 Miles)

Situated close to the desirable Beverlywood neighborhood, recognized for its tree-lined streets, established residential character, and upscale surroundings. Residents enjoy proximity to parks, local amenities, and centrally located West Los Angeles conveniences.



Culver City Arts District & Studios (2.0 Miles)

Located near Culver City's thriving arts and creative district, known for its galleries, production studios, trendy restaurants, and entertainment venues. The area continues to attract media, technology, and creative professionals throughout the Westside.



The Grove & Farmers Market (3.1 Miles)

Just minutes from The Grove and the historic Original Farmers Market, one of Los Angeles' premier shopping and entertainment destinations. The area features luxury retail, popular restaurants, cinemas, and year-round community activity.



Crestview Residences

Points of Interest



Miracle Mile / LACMA (2.5 Miles)

Positioned near the renowned Miracle Mile district, home to major cultural attractions including LACMA and other world-class museums. The corridor also offers a diverse mix of dining, entertainment, and professional office spaces.



Westfield Century City (4.3 Miles)

Located within close proximity to Westfield Century City, a premier open-air shopping, dining, and business destination on the Westside. The center features luxury retailers, upscale restaurants, entertainment venues, and modern office towers.



Culver City Metro Station (2.0 Miles)

Convenient access to the Culver City Metro E Line Station provides connectivity to Downtown Los Angeles, Santa Monica, and other major Westside destinations. The station offers an efficient transportation option for commuters and residents alike.



Rancho Park Golf Course & Public Parks (3.9 Miles)

Nearby Rancho Park Golf Course and surrounding public parks offer expansive recreational amenities, green space, and outdoor activities. The area is popular for golf, walking trails, sports facilities, and community recreation.



Local Developments



Ivy Station — Culver City Transit-Oriented Employment Hub

A major transit-oriented mixed-use development featuring apartments, creative office space, retail, and hospitality adjacent to the Metro E Line. Ivy Station has become one of the most influential redevelopment projects impacting the greater West LA market.



Cumulus District — West Adams Mixed-Use Growth Corridor

A large-scale mixed-use redevelopment consisting of multifamily housing, office space, retail, and public open space near La Cienega Blvd. The project continues to drive investment and housing growth throughout the surrounding West Los Angeles corridor.



Habitat — La Cienega / Jefferson Transit-Oriented Development

A major mixed-use development near the La Cienega / Jefferson Metro Station planned with residential, office, parking, and public open space. The project further supports the continued expansion of the Culver City, West Adams, and West Los Angeles growth corridors.



Demographics

Beverlywood Vicinity, Los Angeles, CA

Beverlywood Vicinity is a highly sought-after Westside Los Angeles submarket known for its strong residential character and central access to major employment and lifestyle hubs. Positioned near the Pico–Robertson, West Los Angeles, and Culver City corridors, the area offers a balance of quiet residential streets and proximity to dense urban amenities. Its location provides convenient connectivity to the 10 and 405 Freeways, making it attractive for both residents and investors seeking stable demand and long-term upside.

QUICK FACTS:

+ Established infill location surrounded by a mix of low-rise multifamily properties, single-family homes, and neighborhood-serving retail, supporting long-term tenant appeal.

- + Strong lifestyle appeal with nearby dining, shopping, and daily-needs amenities along Pico Boulevard, Robertson Boulevard, La Cienega Boulevard, and Venice Boulevard.
- + Strong renter demand supported by proximity to major employment centers, including Century City, Beverly Hills, Culver City, UCLA, and the broader West Los Angeles business corridor.
- + Excellent connectivity via the I-10 Freeway, La Cienega Boulevard, Robertson Boulevard, Venice Boulevard, and Pico Boulevard, providing convenient access across the Westside and greater Los Angeles.



Average Household
Income

\$105,357



Median Age

36 years old



2023 Estiamted
Population

12,741



Total Households

5,818



Bahcelors Degree
or Higher

61%



Overview

Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



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, 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. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.



Let's Take the Next Step

Ready to Explore This Opportunity?

Connect with the Lucrum team to discuss the property, request additional information, or arrange a property tour.

Informed decisions begin with the right guidance.



Investment Advisors

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