

9-Unit Palms Multifamily on Cul-De-Sac



3744 Delmas Terrace, Palms | \$2,649,000 | 3744Delmas.com
9 units | 9 off-street parking spaces | 7,624 sq ft | 7,317 sq ft lot

NO LA CITY RENT CONTROL. Other LA, State, County rental housing rules/regs may apply. Buyer to undertake all due diligence in that regard; Broker/Agents make no representations concerning same. Located on a cul-de-sac in Palms, this 9-unit, non-rent control multifamily property offers tenants the best of both worlds: a residential setting on a quiet street offering the conveniences of Downtown Culver City and other nearby retail centers. Key landmarks, including Culver City Hall, Sony Pictures Studios, Apple, Amazon and other top employment centers are within close proximity. Built on an approximately 7,317 square foot lot, the property consists of (4) two bedroom/two bathroom units, (1) one bedroom/one bathroom unit, and (4) studios, totaling over 7,600 square feet of living space. Depending on the unit, amenities include dens, lofts and balconies. The building also features off-street parking with space for up to 9 cars, and on-site laundry. Potential ADU conversion of garage space(s) to be researched if desired; no guarantee or representations made re same. Moments to the freeways and multiple Metro E Line stations, such as Palms and Culver City stations, providing easy light rail access to Santa Monica, Downtown Los Angeles and all points in between. Generating \$228,714 a year with approximately \$96,037 a year in expenses (expenses include Property Tax at 1.25% of List Price), this property is not just a great investment -- priced at a 5% cap, it is a golden opportunity for your portfolio with strong upside in rents.



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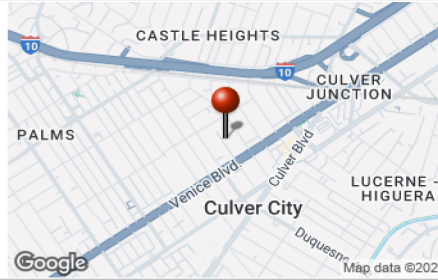
9
of Units

7,624/Assessor
Sqft

7,317 Lot Size
Assessor

Income
LP \$2,649,000

\$
Active



Area	9 Beverlywood Vicinity
Subdivision	
List Price Per Sqft	\$347.46
Vacancy	0
Total Bedrooms	13
Total Bathrooms	13.00
MLS#	25577225
APN	4313-015-006

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	2.00	No	\$2,698.80	\$2,698.80	\$0.00
Unit 2	1	2	2.00	No	\$2,600.00	\$2,600.00	\$0.00
Unit 3	1	0	1.00	No	\$1,362.40	\$1,362.40	\$0.00
Unit 4	1	1	1.00	No	\$1,716.00	\$1,716.00	\$0.00
Unit 5	1	2	2.00	No	\$3,118.90	\$3,118.90	\$0.00
Unit 6	1	2	2.00	No	\$2,482.50	\$2,482.50	\$0.00
Unit 7	1	0	1.00	No	\$1,460.20	\$1,460.20	\$0.00
Unit 8	1	0	1.00	No	\$1,725.40	\$1,725.40	\$0.00
Unit 9	1	0	1.00	No	\$1,725.40	\$1,725.40	\$0.00

Directions: Located in Palms. North of Venice - East of 405 Freeway - West of National - South of 10 Freeway.

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Income Details		Structure Info		Contract Info		DOM 1
Scheduled or Actual	Actual	Type of Units	9	List Date	08-11-2025	
Rent Control %		Year Built/Source	1984/Assessor	List Price	\$2,649,000	
GOI	\$228,714	Stories	2	Orig List Price	\$2,649,000	
Total Expense	\$96,037	Buildings	1	Status Date	08-11-2025	
NOI	\$132,677	Security		Change Date/Type	08-11-2025/New Listing	
Gross Income	\$228,714	Sewer	In Street	Sale Type	Standard	
Cap Rate	5.00	Style	Contemporary	Seller Concessions?	Yes	
GRM	11.58	Prop Condition				
Actual AGR		View	City			
Actual GAI		Water	In Street			

Land/Parking Info		Community/Development	
Zoning	LAR3	Complex/Assoc Name	
Addl Parcel	No	Tax Mello Roos	No
Rent Control	No		
Land Type			
Parking Type	Carport Attached, Assigned		
Total Parking	9		
Covered Parking	9		
Uncovered Parking	0		

Interior Features		Exterior Features	
AC/Cooling	Wall Unit(s)	Construction	
Heating	Wall	Exterior Constr	Stucco
Equip/Appl	Built-Ins, Range/Oven, Refrigerator, Garbage Disposal, Dishwasher, Washer, Dryer	Pool	None
Flooring	Mixed	Roofing	Composition Shingle
Laundry	Community	Spa	None
Laundry Equip		Fence	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTA-PLUS™ Copyright © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738



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