



**Priced at \$15,390,000**

**3567 Chesapeake Ave.  
Los Angeles, CA 90016**

**PARTNERSCRE  
SVIDLER | BRAVERMAN**

**36 Unit Building with 2025 CofO in West Adams  
\$427K Per Door • \$474 Per SF • A Block to the Metro Expo (E) Line Station**



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# 3567 Chesapeake Ave.

## Property Overview

PartnersCRE is proud to present for sale Cloud Nine, a 36 Unit Apartment Community in vibrant West Adams.



The property is located on a double corner lot at 3567 Chesapeake Ave. (a quiet, residential tree-lined street), in a neighborhood quickly undergoing a transformation, full of **new construction!**

With a **Certificate of Occupancy from late 2025**, the building features all the modern systems and conveniences your future tenants have come to expect, from **spacious** units with brand new appliances to **manicured common areas** including a spacious roof that includes lounging areas, dining tables, a grill and unobstructed views of the city, to the tremendous convenience of being just a hop and a skip to the **Farmdale Metro Expo (E) Station**, just over one block away!

Featuring controlled access, in-unit laundry, sleek designs, some apartments with balconies, generous bicycle parking and 15 vehicle parking spaces, the property is on the edge of a vast single family-zoned area, with low-rise homes, unobstructed views and easier street parking.

The property offers **additional income**, such as **parking and storage fees** charged independently of rents, along with **EV Charging, TV and Internet service**, which is billed directly to tenants along with **RUBS**.

The property boasts **eight 2 bed + 2 bath, twenty-four 1 bed + 1 bath and four studio** units, ranging from **542 to 1,007 SF**.

There are four restricted units reserved for affordable housing.

The area has undergone a **major economic renaissance** during the past decade, with development as the driving force. The new apartment and mixed-use developments in the immediate area have provided an **overwhelming increase in the demand for high end rental units** and retail.

The building is a stone's throw to the Rancho Cienega Recreation Center and Dorsey Senior High School. Take the **Metro to USC or Culver City**, continue on to Downtown LA or Santa Monica!

The **area features tons of new restaurants, cafes, markets** and much more! It is hard to keep track of what has opened and what is in the planning to open in the near future!

A recent-construction 32 Unit Apartment Building just north, on the same block, is also available and may be purchased together with this property!

**\$15,390,000**

Price

**36**

Number of Units

**2 + 2s**

8 Units

**1 + 1s**

24 Units

**Studios**

4 Units

**27,264 SF**

Rentable SF

**32,476 SF**

Gross Building SF

**5.18%**

CAP Rate

**12.97**

GRM

**APN 5046-014-022**

## Highlights

- 2025 Certificate of Occupancy
- TV, Internet, Parking, EV Charging & Storage Income
- RUBS - Ratio Utility Billing Systems
- Balconies and Common Area Open Spaces
- Rooftop Communal Lounge Area w/ Grill and Panoramic Views
- In-Unit Washer/Dryer, Controlled Access
- Unobstructed Views from Many Units
- Car and Bicycle Parking
- **E** Line Metro Station Just Over One Block Away
- Convenient Access to USC, Culver City, DTLA, Santa Monica

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# 3567 Chesapeake Ave.

## Financial Summary

### FINANCIAL INDICATORS

<b>Price</b>	<b>\$15,390,000</b>
Current CAP	5.18%
Market CAP	5.85%
Current GRM	12.97
Market GRM	11.91
Cost Per SF	\$474
Cost Per Unit	\$427,500
Expenses Per Unit	\$9,809
Expenses Per SF	\$10.87

### PROPERTY ABSTRACT

Units	36
CofO	2025
Lot SF	13,424
Building Gross SF	32,476
Parking Spaces	15
Garage SF	8,418

### ESTIMATED ANNUALIZED EXPENSES

Property Taxes	1.19% of Price	\$183,141
Insurance	\$0.80 / PSF	\$25,981
Utilities	\$65 / Unit / Month	\$28,080
Trash	\$600 / Month	\$7,200
Gardener	\$200 / Month	\$2,400
Repairs + Maintenance	1.5% of SGI	\$17,794
On-site Management		\$6,000
Off-site Management	4% of SGI	\$47,451
Miscellaneous	1.5% of SGI	\$17,794
Internet		\$17,280
<b>Total Expenses</b>		<b>\$353,121</b>

### ANNUALIZED OPERATING INCOME

	CURRENT	MARKET
<b>Scheduled Gross Income</b>	<b>\$1,186,272</b>	<b>\$1,291,824</b>
Less Vacancy	3.0% (\$35,588)	3.0% (\$38,755)
Gross Operating Income	\$1,150,684	\$1,253,069
Less Expenses	30.7% (\$353,121)	28.2% (\$353,121)
<b>Net Operating Income</b>	<b>\$797,563</b>	<b>\$899,948</b>

### SOURCE OF INCOME

Number of Units	Unit Type	CURRENT		MARKET	
		Average Monthly Rent	Total Monthly Rent	Average Monthly Rent	Total Monthly Rent
3	0 + 1	\$2,098	\$6,294	\$2,300	\$6,900
24	1 + 1	\$2,505	\$60,119	\$2,750	\$66,000
5	2 + 2	\$3,362	\$16,811	\$3,250	\$16,250
1	0 + 1 (Affordable)	\$2,041	\$2,041	\$2,041	\$2,041
3	2 + 2 (Affordable)	\$2,264	\$6,791	\$2,887	\$8,661
<b>Total Rental Income</b>			<b>\$92,056</b>		<b>\$99,852</b>
Parking			\$1,500		\$1,800
RUBS:			\$2,600		\$3,000
Other (TV, Internet, Storage)			\$2,700		\$3,000
<b>Total Monthly Income</b>			<b>\$98,856</b>		<b>\$107,652</b>
<b>Total Yearly Income</b>			<b>\$1,186,272</b>		<b>\$1,291,824</b>

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# 3567 Chesapeake Ave.

## Rent Roll

	Unit	Type	Rent	SF
1	201	0 + 1	Vacant	542
2	202	1 + 1	\$2,495	714
3	203*/**	2 + 2	\$2,792	1,007
4	204	1 + 1	\$2,408	729
5	205	1 + 1	\$2,346	687
6	206	1 + 1	\$2,346	714
7	207	1 + 1	\$2,234	687
8	208	1 + 1	\$2,595	729
9	209*/***	2 + 2	\$900	1,007
10	301	0 + 1	\$2,094	542
11	302	1 + 1	\$2,645	714
12	303	2 + 2	Vacant	1,007
13	304*	1 + 1	\$2,289	729
14	305	1 + 1	\$2,458	687
15	306	1 + 1	\$2,570	714
16	307	1 + 1	\$2,346	687
17	308	1 + 1	\$2,575	729
18	309	2 + 2	\$3,261	1,007
19	401	0 + 1	Vacant	542
20	402	1 + 1	\$2,695	714
21	403	2 + 2	\$3,400	1,007
22	404	1 + 1	\$2,695	729
23	405*	1 + 1	\$2,328	687
24	406	1 + 1	\$2,328	714
25	407	1 + 1	\$2,458	687
26	408	1 + 1	\$2,328	729
27	409	2 + 2	Vacant	1,007
28	501	0 + 1	Vacant	542
29	502	1 + 1	\$2,745	714
30	503	2 + 2	\$3,450	1,007
31	504	1 + 1	\$2,682	729
32	505	1 + 1	\$2,682	687
33	506	1 + 1	\$2,444	714
34	507	1 + 1	Vacant	687
35	508	1 + 1	\$2,745	729
36	509	2 + 2	\$3,350	1,007
	<b>TOTAL</b>		<b>\$76,684</b>	<b>27,264 SF</b>



\* Units 203, 209, 304 and 405

designated as restricted

Affordable Units

\*\* Unit 203 with HUD / Section 8

Tenant.

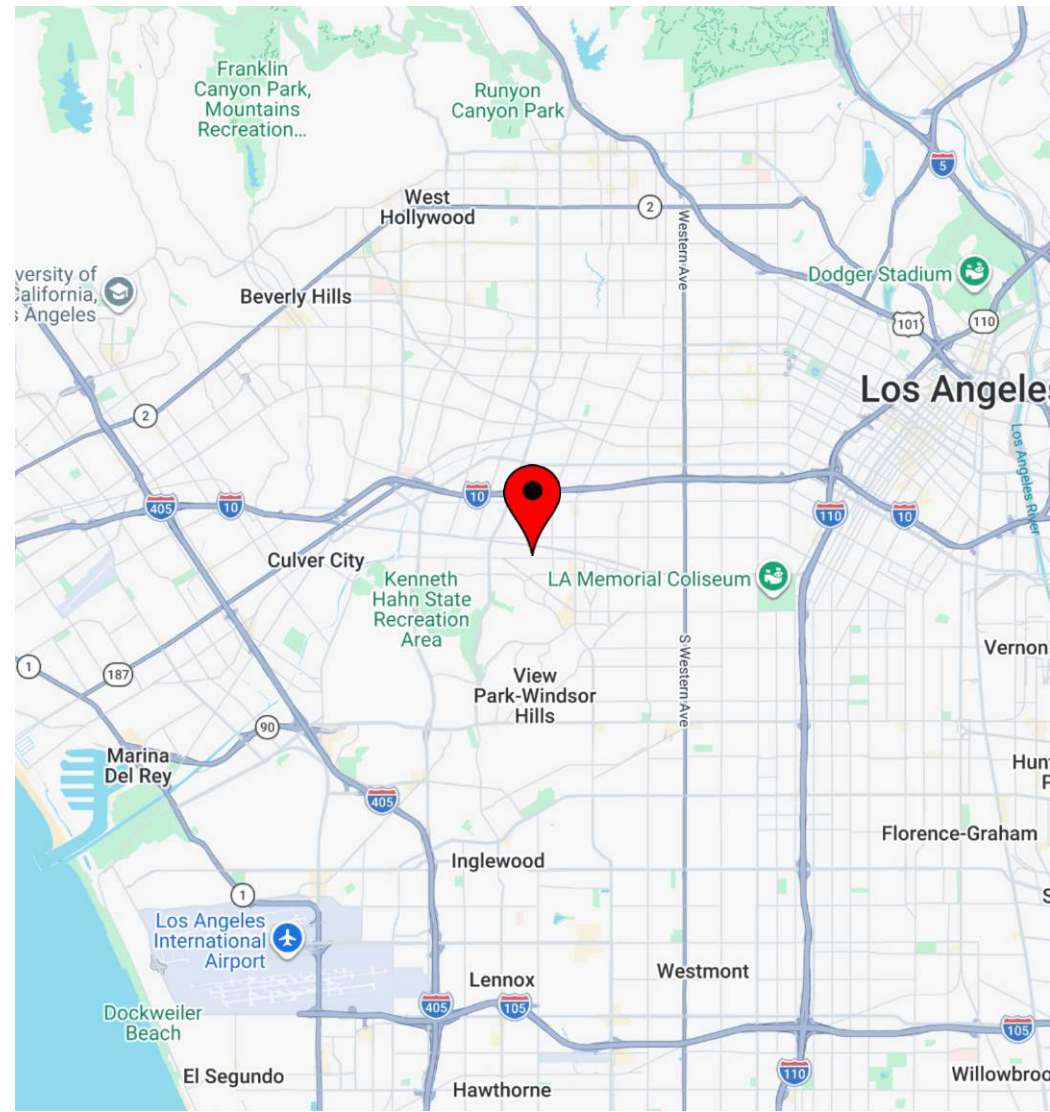
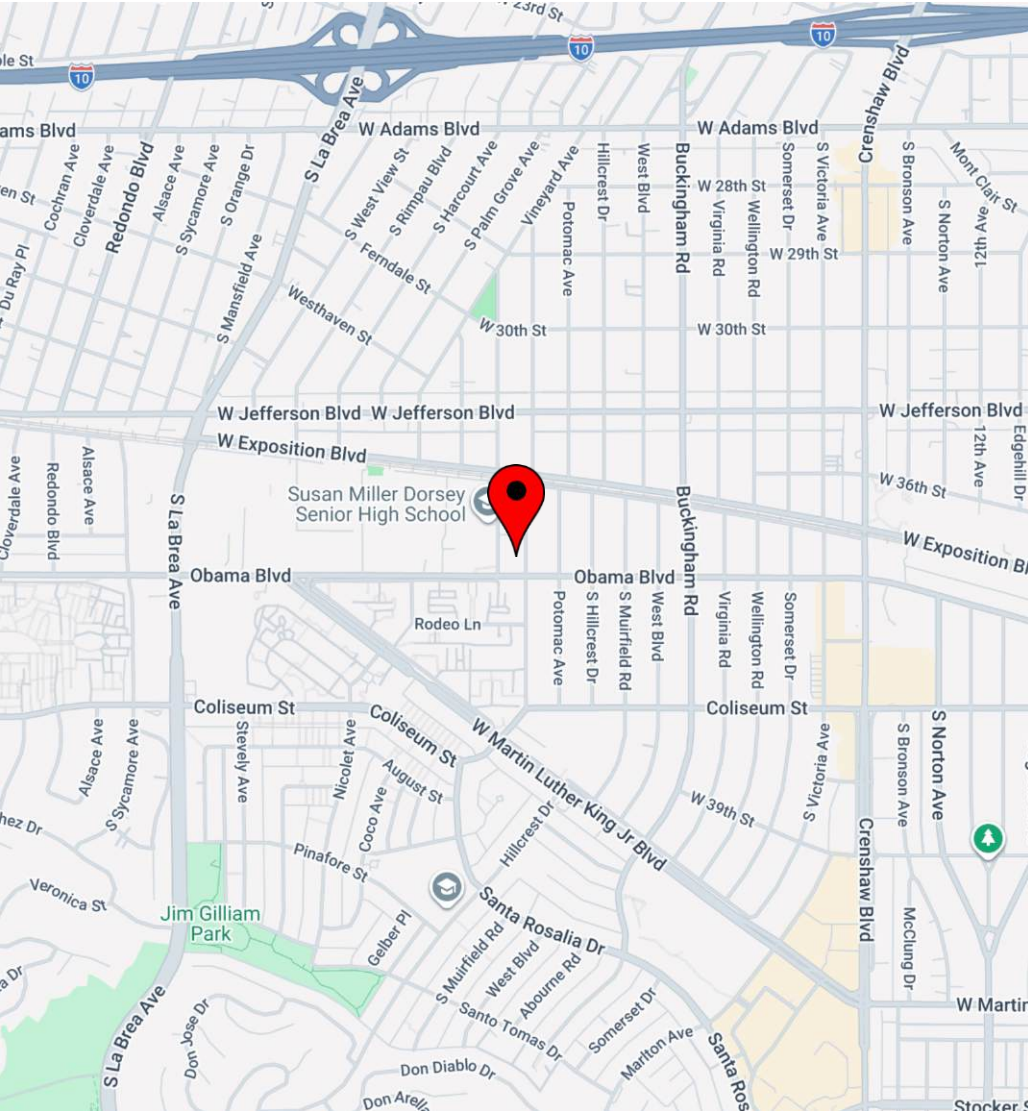
\*\*\* Unit 209 - Manager's Unit

Number of Units	Type
4	0 + 1
24	1 + 1
8	2 + 2

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# 3567 Chesapeake Ave.

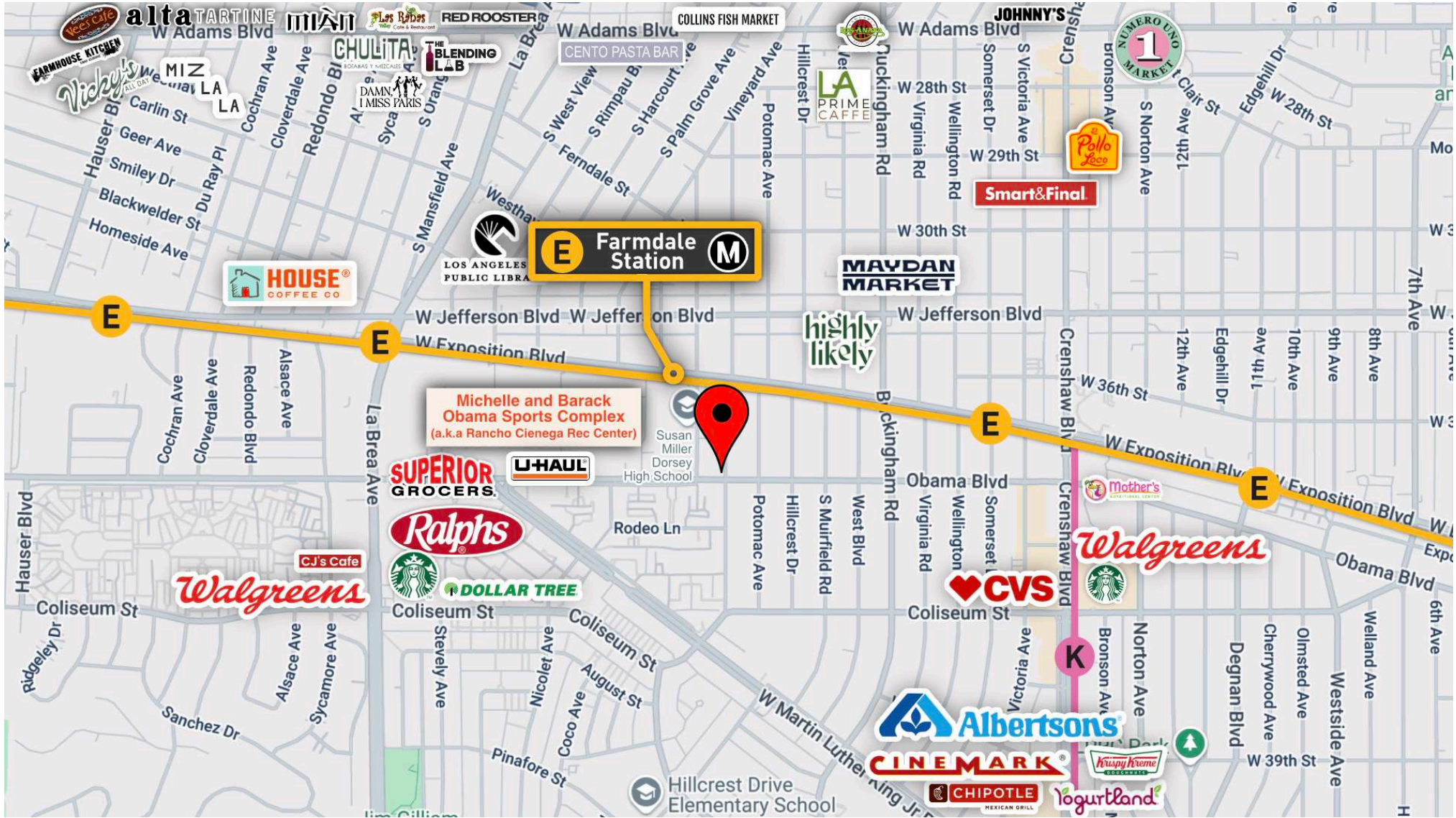
## Maps



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## Area Map



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# 3567 Chesapeake Ave.

## Area Development

### 5035 Coliseum — + Housing Development

Currently in development is a mixed-use complex called "5035 Coliseum" at the corner of Coliseum Street and La Brea Avenue in Baldwin Village.

Located less than a mile from 3567 Chesapeake, this project will be **the first development of its kind in the country**, with a Costco serving as the anchor retail tenant on the ground floor and 800 apartment units above it.

#### The Housing:

Of the 800 apartments, 184 units (23%) will be dedicated to low-income households, and the remaining units are earmarked as non-subsidized affordable and workforce housing for seniors and families, including those with Section 8 vouchers. (FOX 11 Los Angeles)



#### Amenities:

Plans call for five courtyards, a landscaped walking path, a rooftop pool, basketball courts, play structures, and a fitness area, as well as outdoor spaces for movie nights, community gardens, and classes. (Urbanize LA)

#### The Costco:

The Costco will be the first located in South Los Angeles and will offer produce, healthy food options, optical services, a pharmacy, and delivery services. It's estimated to create around 400 new local jobs. (NBC Los Angeles)

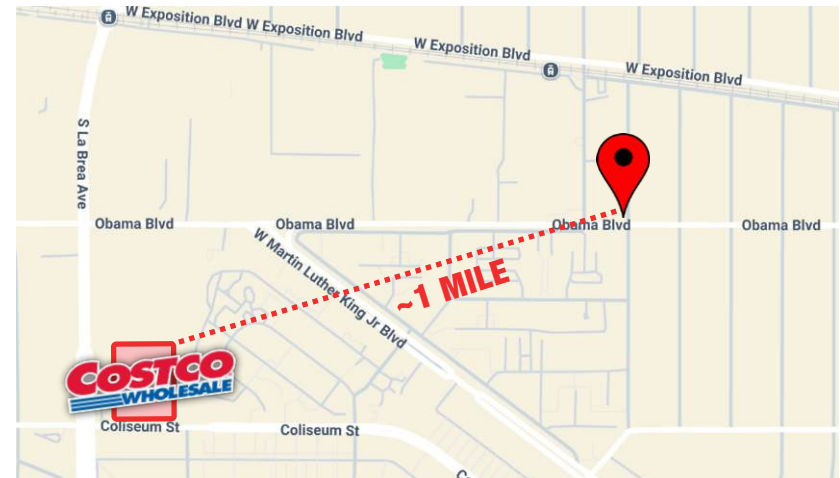
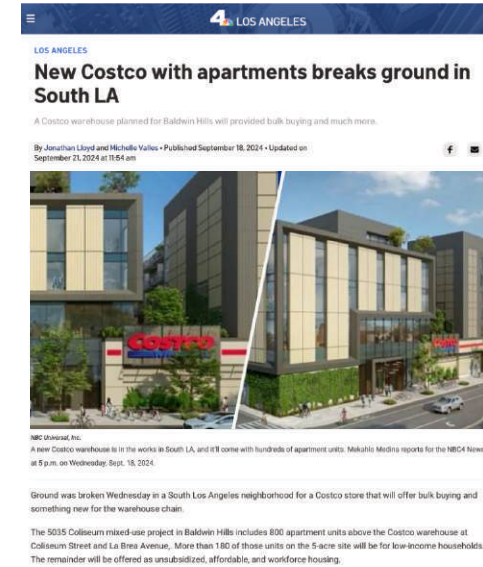


#### Timeline:

The project officially broke ground in January 2026 and construction is expected to take about two and a half years, with an anticipated opening in 2027. (FOX 11 Los Angeles)

<https://www.foxla.com/news/costco-new-warehouse-affordable-housing-development-south-la>

**OPENING  
IN 2027**



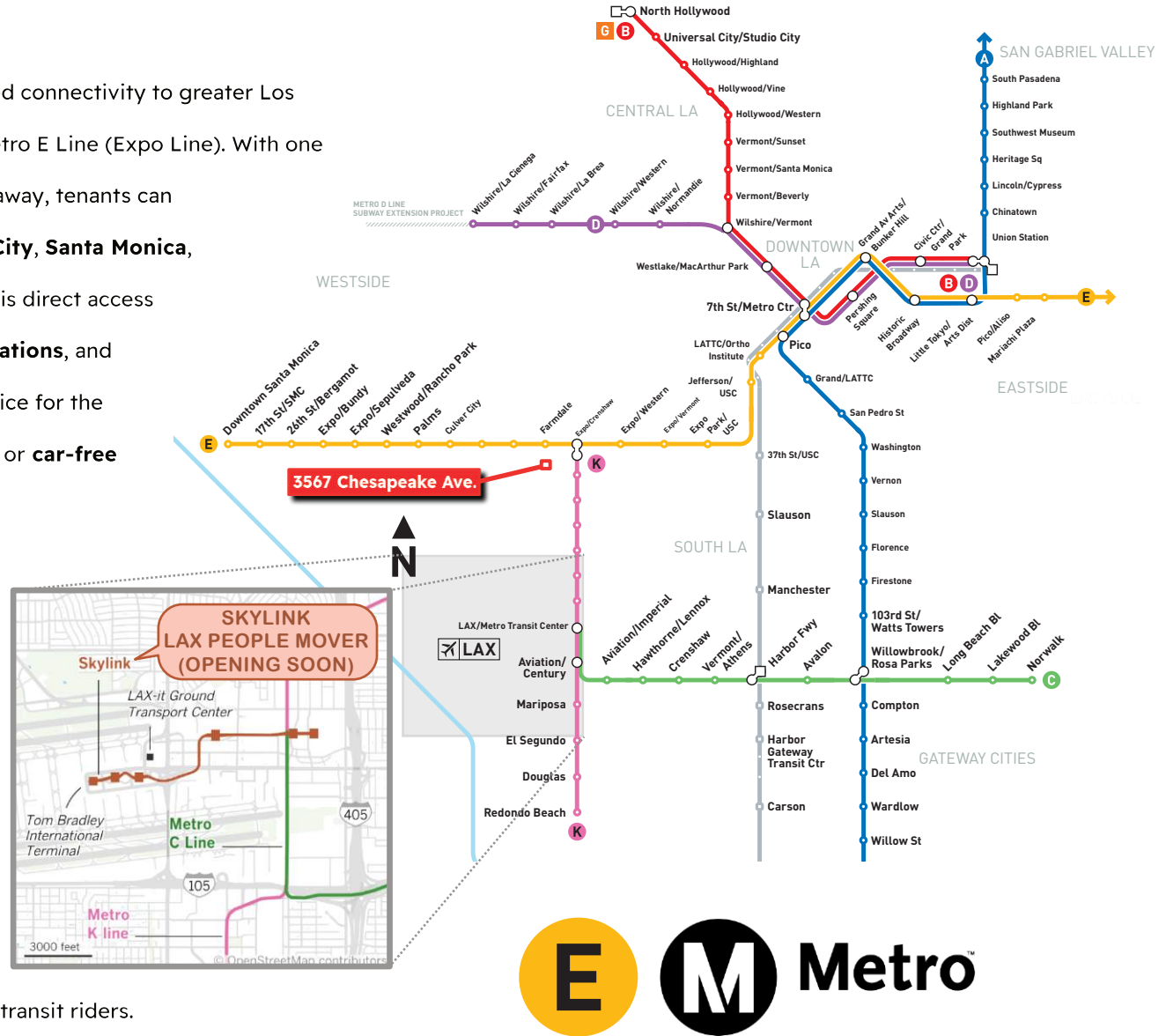
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# 3567 Chesapeake Ave.

## Metro E (Expo) Line

Residents at 3567 Chesapeake Ave enjoy unparalleled connectivity to greater Los Angeles via the nearby **Farmdale Station** on the Metro E Line (Expo Line). With one of the city's most vital light rail corridors just steps away, tenants can effortlessly reach **Downtown Los Angeles, Culver City, Santa Monica, and USC** without ever touching a steering wheel. This direct access to **major employment hubs, entertainment destinations,** and cultural **landmarks** makes the property an ideal choice for the growing segment of Angelenos embracing car-light or **car-free living.**

Beyond daily commuting convenience, proximity to Farmdale Station positions residents within minutes of some of LA's most vibrant neighborhoods, including **Exposition Park, the Crenshaw District,** and the **Westside.** Looking ahead, the forthcoming **LAX Automated People Mover** will connect directly to the Metro system, making trips to and from **Los Angeles International Airport** more seamless than ever for transit riders.



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# 3567 Chesapeake Ave.

## Walk Score

Walk Score  
**76**

### Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**61**

### Good Transit

Many nearby public transportation options.

Bike Score  
**80**

### Very Bikeable

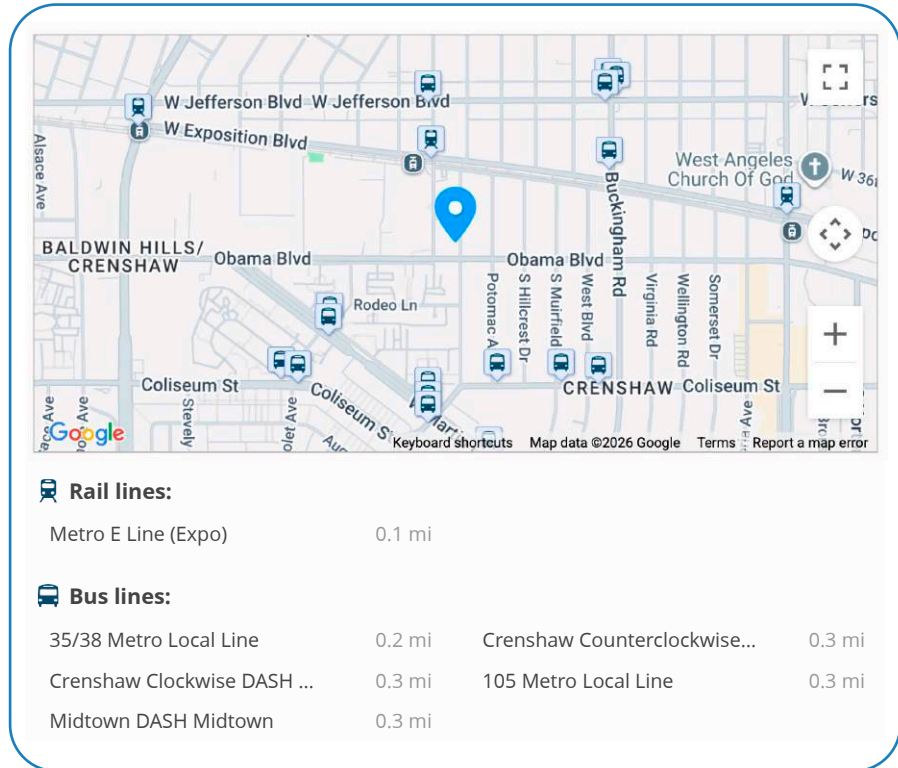
Biking is convenient for most trips.

### About this Location

**3567 Chesapeake Avenue** has a **Walk Score of 76** out of 100.

This location is **Very Walkable** so most errands can be accomplished on foot.

This location is in Los Angeles. Nearby parks include Rancho Cienega Recreation Center, Vineyard Recreation Center and Jim Gilliam Recreation Center.



# Walk Score<sup>®</sup>

<https://www.walkscore.com/score/3567-chesapeake-ave-los-angeles-ca-90016>

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## Demographics

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
<b>Population:</b>						
2030 Projection	48,586		348,365		1,172,729	
2025 Estimate	48,271		350,485		1,175,725	
2020 Census	46,721		358,206		1,183,918	
Growth 2025-2030	0.65%		-0.60%		-0.25%	
Growth 2020-2025	3.32%		-2.16%		-0.69%	
<b>2025 Population</b>	<b>48,271</b>		<b>350,485</b>		<b>1,175,725</b>	
<b>Households:</b>						
2030 Projection	18,470		128,933		454,585	
2025 Estimate	18,402		130,015		456,019	
2020 Census	18,031		134,096		460,209	
Growth 2025-2030	0.37%		-0.83%		-0.31%	
Growth 2020-2025	2.06%		-3.04%		-0.91%	
Owner Occupied	4,667	25.36%	42,623	32.78%	115,317	25.29%
Renter Occupied	13,735	74.64%	87,392	67.22%	340,702	74.71%
<b>2025 Average Household Income</b>	<b>\$84,550</b>		<b>\$106,772</b>		<b>\$105,145</b>	
<b>2025 Median Household Income</b>	<b>\$58,834</b>		<b>\$75,196</b>		<b>\$73,379</b>	

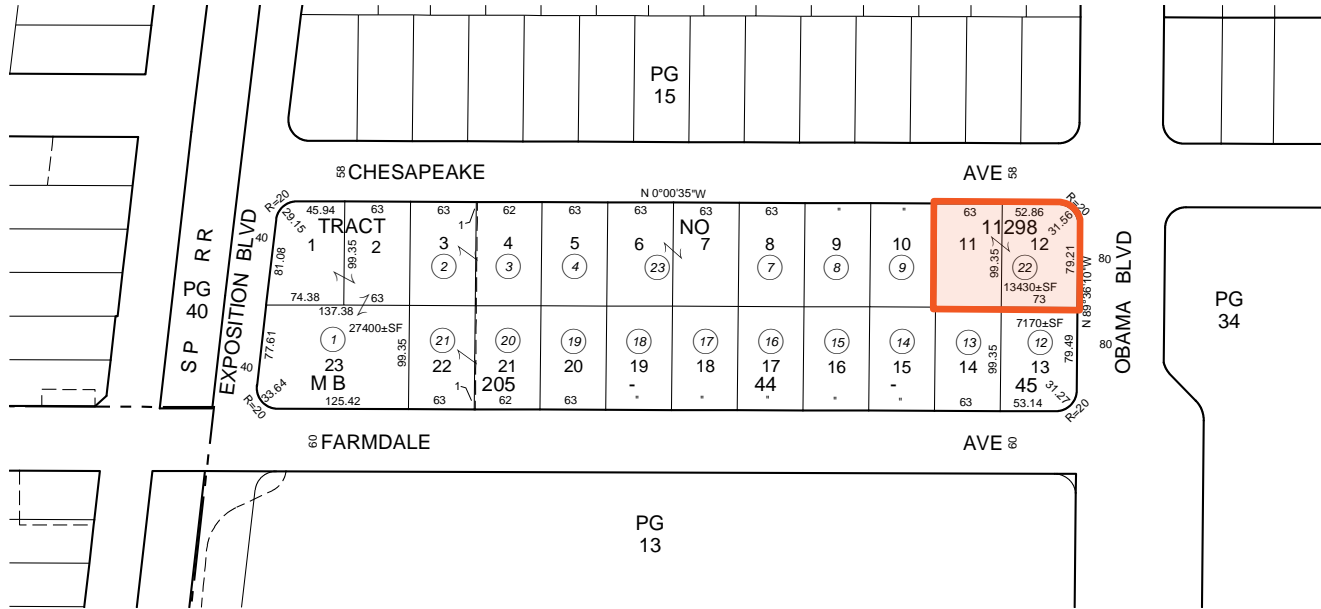
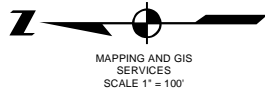
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## Parcel Map

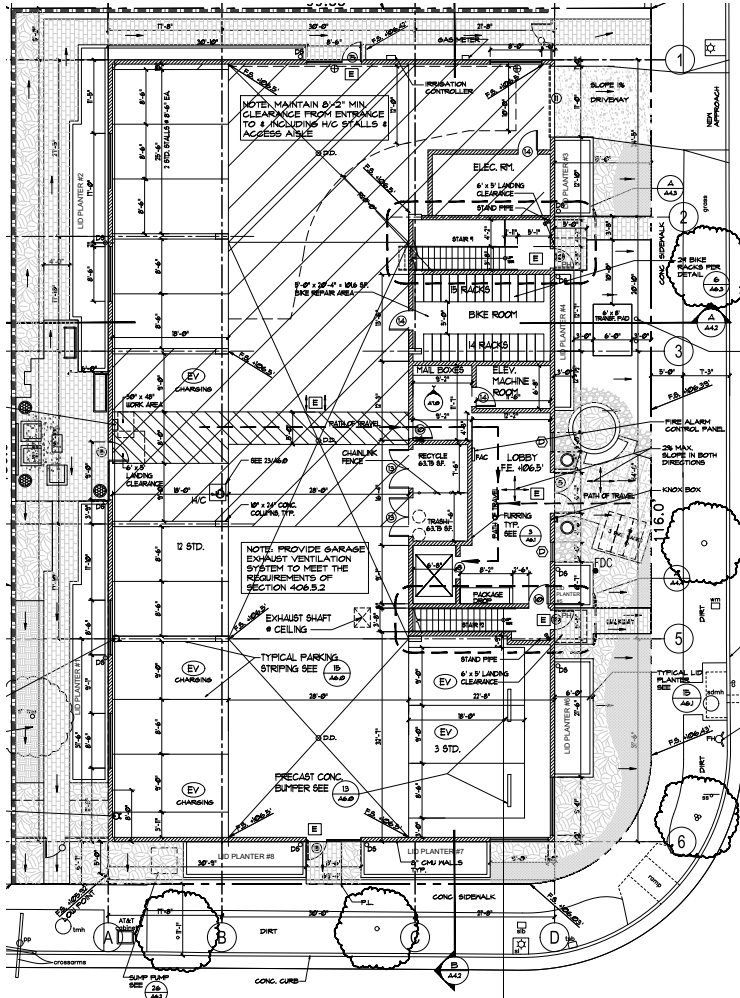
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2025

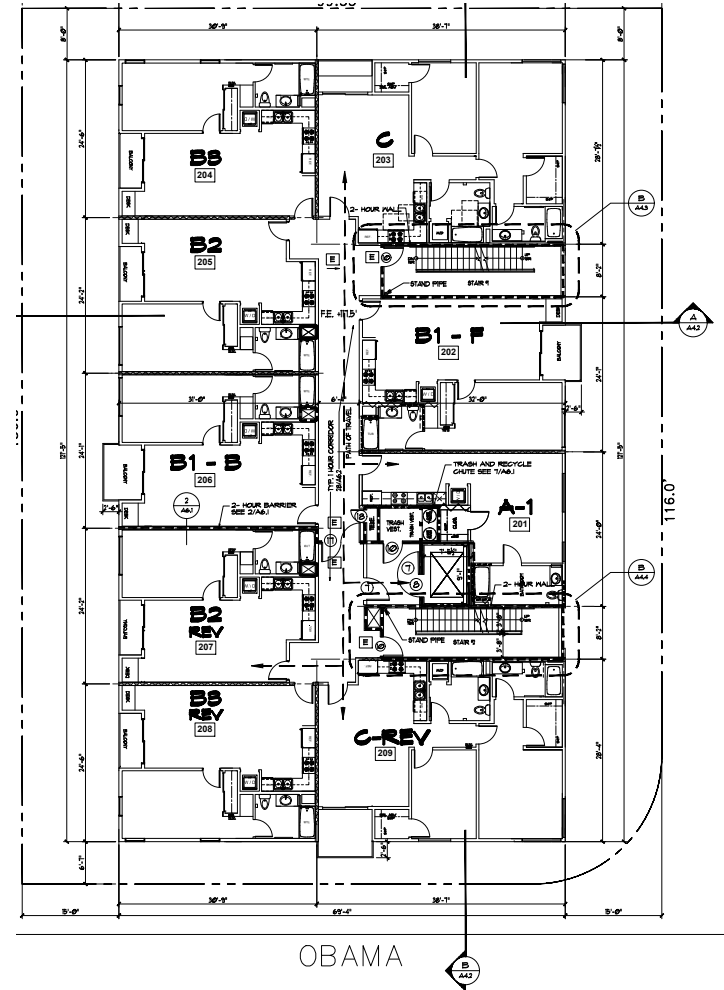


# 3567 Chesapeake Ave.

## Floor Plans - Ground, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, & 5<sup>th</sup> Floors



Ground Floor

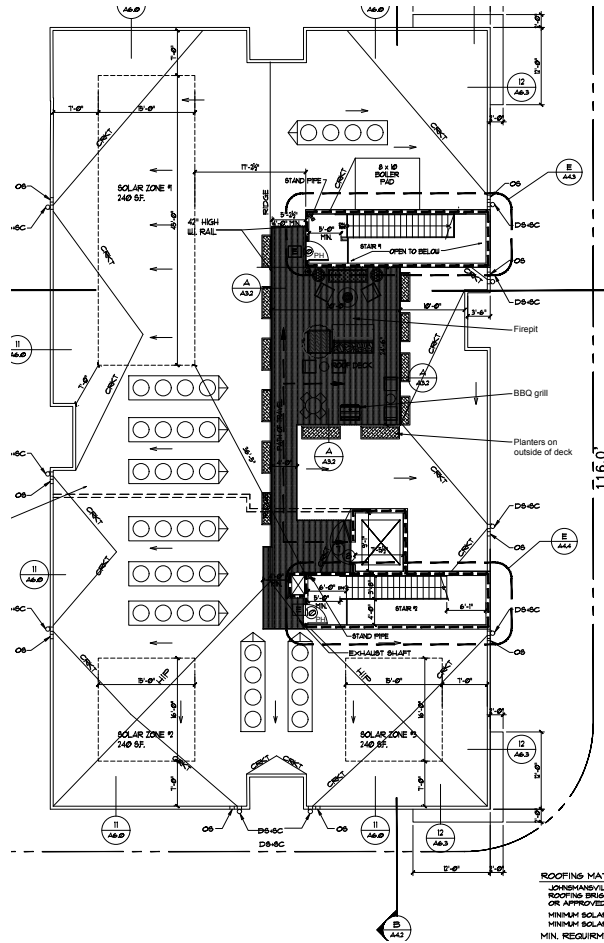


2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, & 5<sup>th</sup> Floors

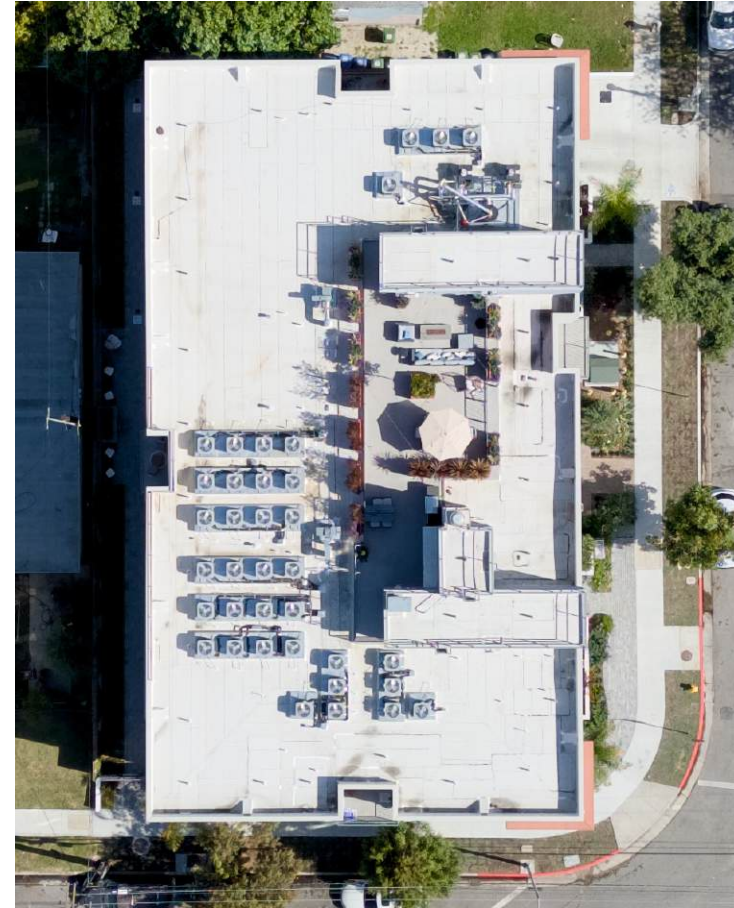
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## Floor Plans - Roof



## Roof



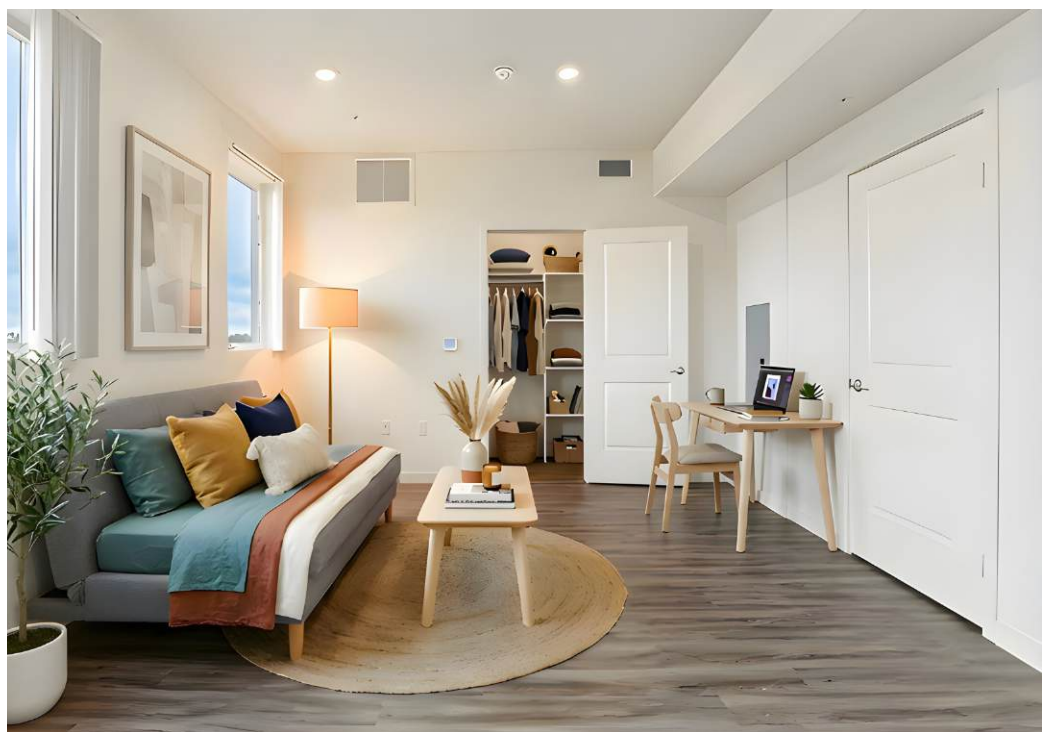
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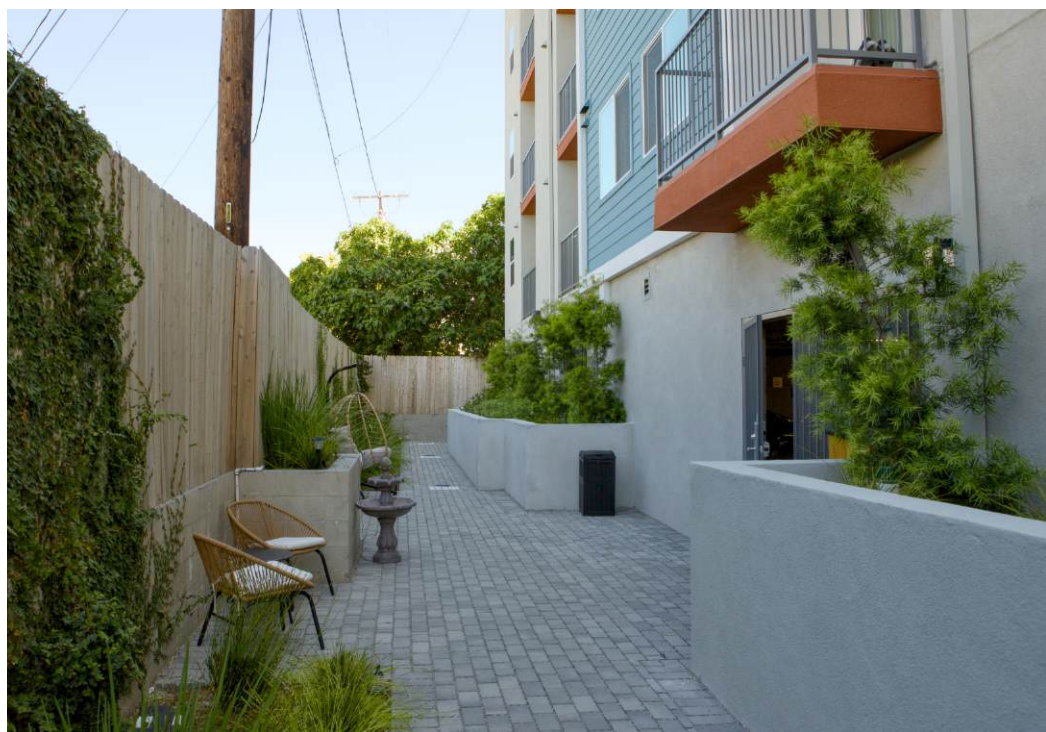
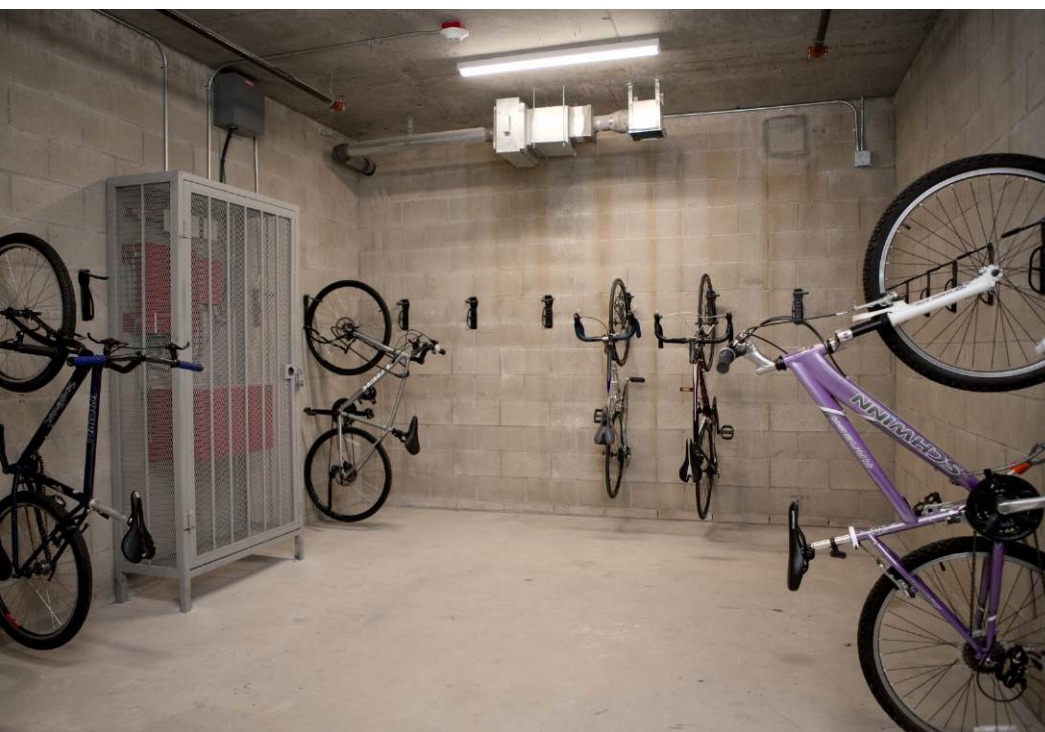
















**E** Farmdale Station **M**

ALSO AVAILABLE  
3518 Chesapeake

**M** Expo / Crenshaw Station **K**  
**E**

**E**

**E**

**E**

**E**

**K**

CHESAPEAKE AVE

EXPOSITION BLVD

POTOMAC AVE

OBAMA BLVD

FARMDALE AVE

CHESAPEAKE AVE





OPENING IN 2027

**COSTCO**  
WHOLESALE

**KENNETH HAHN**  
STATE RECREATION AREA

**Michelle and Barack  
Obama Sports Complex**  
(Rancho Cienega Rec. Center)

**OBAMA BLVD**

**CHESAPEAKE AVE**

**FARMDALE AVE**





**Michelle and Barack Obama Sports Complex**  
(Rancho Cienega Rec. Center)

**E** Farmdale **M**

**E** EXPOSITION BLVD

FARMDALE AVE

OBAMA BLVD

CHESAPEAKE AVE



FARMADALE AVE

CHESAPEAKE AVE

OBAMA BLVD

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