

Designer 2020 Construction Fourplex in Prime Mid-City!

5014 PICKFORD



OFFERING MEMORANDUM



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Prepared by
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OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are pleased to present 5014 Pickford Street, a 2020-built designer fourplex in the heart of prime Mid-City Los Angeles. This sleek, modern community offers four spacious tri-level townhomes with private balconies, premium finishes, and separately metered utilities, providing investors with a fully stabilized, high-income asset in one of LA's most rapidly appreciating pockets.

Boasting an impressive 6.52% projected cap rate and no rent control, Pickford represents a turnkey opportunity for 1031 exchange buyers seeking strong returns with minimal management. The property has been immaculately maintained and features numerous capital improvements, including new no maintenance fencing, new iron security gates, refreshed landscaping with irrigation, and electrical enhancements. Two of the four luxury units are leased at market rents, while the remaining units are ready for occupancy, offering flexibility for both investors and potential owner-users.

Each unit features open-concept living spaces, sleek wood kitchens and baths, Samsung in-unit washer/dryers, and central air & heat, private third-floor balconies, drought-tolerant landscaping, and seven on-site parking spaces add to the property's appeal.

With its blend of modern design, strong financial performance, and exceptional location, 5014 Pickford stands as a rare opportunity to acquire a turnkey, low-expense, high-yield asset in one of Los Angeles's fastest-growing submarkets.



Property Highlights

- ✦ NO RENT CONTROL!
- ✦ Outstanding projected cap rate of 6.52%!
- ✦ High-income property in one of LA's most rapidly appreciating pockets.
- ✦ Premium modern finishes and open layouts designed for today's urban renter.
- ✦ Ideal floor plans appealing to both families, roommates, and young professionals.
- ✦ All units separately metered for electric and water – low operating expenses!
- ✦ Meticulously maintained with numerous capital improvements including new no maintenance fencing/security gates, landscaping with irrigation, and electrical upgrades. Plus an additional 3-5 year warranty on appliances, providing a worry-free investment
- ✦ Turnkey 1031 exchange opportunity – ready to close now!
- ✦ Surrounded by major tech and media employers, offering strong tenant demand and long-term appreciation potential
- ✦ Already a well-run, stabilized asset with long-term tenants in place, all the early kinks have been worked out, making this a truly turnkey investment.





The Property

5014 Pickford St, Los Angeles, CA 90019

APN:	5067-015-036	Zoning:	LARD1.5
# Units:	4	Rent Control:	No
# Buildings:	2	Opportunity Zone:	Yes
Building Size:	5,658 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	7,002 sqft		additional house meter for exterior electric.



The Offering

The Pricing & Metrics

List Price:	\$2,600,000
Cap Rate:	6.52%
GRM:	11.56
Price per Sqft:	\$459.43
Price per Door:	\$650,000



The Amenities

The Bells & Whistles

Parking:	7 permitted parking spaces + 3 bonus parking spaces
Laundry:	Samsung washer/dryers in each unit
HVAC:	Central air and heat
Outdoor Space:	Private third-floor balconies in every unit
Finishes:	Sleek wood kitchens and bathrooms

THE BREAK DOWN

5014 Pickford is comprised of 4 ultra-high-end townhomes, 2 of which are currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#5014	3B/3B	1,450	\$4,650	\$4,650
#5016	3B/3B	1,450	\$4,800	\$4,650
#5018	3B/3B	1,379	\$0	\$4,650
#5020	3B/3B	1,379	\$0	\$4,650

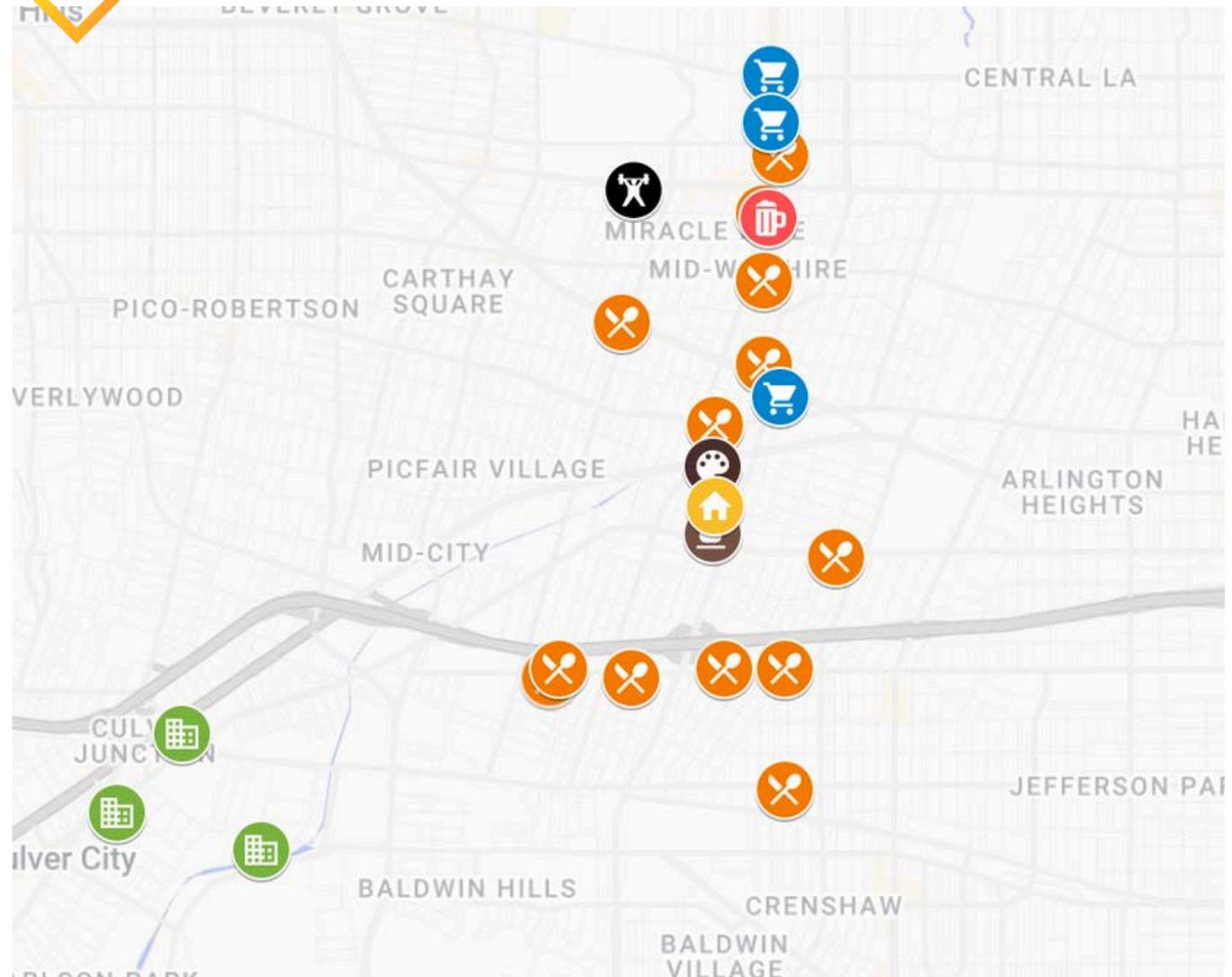


Location Highlights

- ✦ Prime Mid City Location: Central to LA's westside and downtown job centers, offering unmatched renter convenience and consistent demand.
- ✦ Proximity to Major Employment Hubs: Minutes to Culver City, Miracle Mile, and the Jefferson Corridor, home to Amazon Studios, Apple TV+, HBO, and Sony.
- ✦ Strong Renter Demographics: High concentration of young professionals and families seeking modern, luxury rentals near major freeways and transit lines.
- ✦ Rapid Area Growth: Ongoing mixed-use and infrastructure development driving appreciation and long-term value in one of LA's fastest-improving corridors.
- ✦ Lifestyle Access: Surrounded by top dining, fitness, and entertainment options including the Culver Steps, Platform, and the LA County Museum of Art.

-  5014 Pickford St
-  Met Her At A Bar
-  Mizlala West Adams
-  Trejo's Tacos - La Brea Ave
-  République Café Bakery & République F
-  CENTO Pasta Bar
-  Alta Adams
-  Highly Likely
-  Chulita
-  n/soto
-  Sonoratown
-  Spicy Sugar Thai Mid-City
-  Lucia Mediterranean Grill
-  Honey Bee's House of Breakfast
-  All Season Brewing Company
-  Trader Joe's
-  Target
-  Sprouts Farmers Market
-  Amazon Studios
-  HBO
-  Apple Music
-  Jurassic Magic Coffee

 You'll find the coolest spots nearby.





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$2,600,000
Down: 30%	\$780,000
Current GRM:	11.56
Pro Forma GRM:	11.65
Current Cap Rate:	6.52%
Pro Forma Cap Rate:	6.46%
\$/Unit:	\$650,000
\$/SF:	\$459.53

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2020
Bldg SF:	5,658
Lot Size (SF):	7,002
Lot Size (acres):	0.16
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:

Loan Amount:	\$1,820,000
Interest Rate:	6.50%
Monthly Payment:	(\$9,858.33)
LTV:	70%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	Interest Only

RENT ROLL:

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	CURRENT RENT	SCHEDULED GROSS INCOME	CURRENT RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	LOSS-TO-LEASE
5014	Occupied	3b/3b	1,450	\$4,650	\$4,650	\$3.21	\$4,650	\$3.21	\$0
5016	Occupied	3b/3b	1,450	\$4,800	\$4,800	\$3.31	\$4,650	\$3.21	-\$150
5018	Vacant	3b/3b	1,379	\$0	\$4,650	\$3.37	\$4,650	\$3.37	\$0
5020	Vacant	3b/3b	1,379	\$0	\$4,650	\$3.37	\$4,650	\$3.37	\$0
4	Totals/Averages:		5,658	\$9,450	\$18,750	\$3.31	\$18,600	\$3.29	-\$38

THE NITTY GRITTY

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVG PRO FORMA RENT	AVERAGE PRO FORMA RENT/SF	PRO FORMA MONTHLY INCOME
4	3b/3b	100%	1,415	\$4,688	\$3.31	\$18,750	\$4,650	\$3.29	\$18,600
Totals/Averages:			1,415	\$4,688	\$3.31	\$18,750	\$4,650	\$3.29	\$18,600
Gross Potential Income:						\$225,000			\$223,200

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$223,200	\$223,200
Gain (Loss)-to-Lease	\$1,800	\$0
Gross Scheduled Rental Income	\$225,000	\$223,200
Less: Vacancy	4.0% (\$9,000)	4.0% (\$8,928)
Effective Gross Income	\$216,000	\$214,272
Less: Expenses	(\$46,380)	(\$46,380)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$169,620	\$167,892
Debt Service	(\$118,300)	(\$118,300)
Pre-Tax Cash Flow	6.58% \$51,320	6.36% \$49,592
Principal Reduction	\$0	\$0
Total Return	6.58% \$51,320	6.36% \$49,592

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1874% \$30,872	\$30,872
Insurance	.95/s.f. \$5,375	\$5,375
Utilities	\$433/unit \$1,733	\$1,733
Controllable Expenses		
Contract Services	\$600/unit \$2,400	\$2,400
Repairs & Maintenance	\$1500/unit \$6,000	\$6,000
TOTAL EXPENSES	\$46,380	\$46,380
EXPENSES/UNIT	\$11,595	\$11,595
EXPENSES/SF	\$8.20	\$8.20
% of EGI	21.5%	21.6%



SALES COMPS

SOLD COMPS

Address	# Units	Sale Price	\$/SF	\$/Unit	Cap Rate	GRM	Bldg SF	Lot SF	Close Date	Year Built
3442 Potomac AVE	6	\$4,150,000.00	\$453.85	\$699,167.00	5.90%	13.59	9144	9,243	6/5/25	2024
1229 S Kingsley DR	6	\$2,450,000.00	\$458.46	\$416,500.00	5.79%	17.26	5344	5,897	6/30/25	2020
1116 S Mariposa AVE	5	\$3,220,000.00	\$427.17	\$700,000.00	6.05%	14.12	7538	5,906	7/18/25	2025
4711 St Elmo DR	5	\$1,600,000.00	\$551.15	\$335,000.00	6.85%	10.88	2903	6,450	7/16/25	2024
8926 Sawyer ST	5	\$5,100,000.00	\$618.86	\$1,150,000.00	5.95%	12.83	8241	7,649	12/31/24	2024
1734 Carmona AVE	4	\$3,196,800.00	\$487.09	\$799,200.00	5.92%	13.37	6563	5,081	3/6/25	2025
1954 S Garth AVE	4	\$4,965,000.00	\$517.78	\$1,248,750.00	5.93%	13.48	9589	6,302	9/10/25	2025
4712 W 17th ST	4	\$3,395,000.00	\$450.92	\$873,750.00	5.58%	14.22	7529	7,000	5/13/25	2023
2416 Carmona AVE	4	\$3,200,000.00	\$455.32	\$800,000.00	5.31%	14.73	7028	6,079	12/30/24	2022
4601 Pickford ST	4	\$3,150,000.00	\$471.84	\$837,500.00	5.45%	13.71	6676	6,943	7/1/25	2021
Averages:	4.70	\$3,442,680	\$489.24	\$785,987	5.87%	12.25	2,216	6,655	N/A	N/A





PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens &
Living Rooms





Bright & Open
Bedrooms





Sleek Bathrooms &
In-Unit Laundry





Parking, Views
& More





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