

New Construction 5-Unit in Prime Mid-City | 4 of 5 Units Already Leased!

4514 LOMITA STREET



OFFERING MEMORANDUM



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OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 4514 Lomita Street, a newly constructed five-unit asset in the heart of Mid-City offering an attractive projected 5.80% cap rate with four of five units already leased at market rents. Unlike many new developments still working through lease-up, this property delivers immediate income with minimal operational lift.

The property features five oversized, high-end residences with desirable mix of expansive 3- and 4-bedroom floorplans. Each unit offers private entry, central HVAC, in-unit laundry, modern kitchens and baths, and generous outdoor space via balconies or patios. All utilities are separately metered, helping keep expenses low. One unit is designated as affordable housing and is already incorporated into the property's rent structure.

Ideally located minutes from Culver City's creative corridor and major employment hubs including Amazon Studios, Apple, HBO, and Sony, the property benefits from strong and consistent tenant demand. With modern construction, limited competing stabilized inventory, and a central Mid-City location, 4514 Lomita Street presents a compelling long-term hold or 1031 exchange opportunity.



Property Highlights

- ✦ Outstanding projected cap rate of 5.80%! Cash cow. + MASSIVE units with premium floorplans.
- ✦ 4/5 units ALREADY LEASED at market rents!
- ✦ Premium modern finishes and open layouts designed for today's urban renter.
- ✦ Ideal unit mix appealing to both families, roommates, and young professionals.
- ✦ All units separately metered for electric and gas— low operating expenses!
- ✦ Located near Downtown Culver City's creative corridor and hotspots like Father's Office, Etta, Margot, and the Platform District
- ✦ Minutes to major employers – Amazon Studios, Apple, HBO – ensuring strong tenant demand and stability plus moments from countless exciting mixed-use developments such as Ivy Station, the Cumulus Development (Whole Foods), the Culver Steps, and Platform!
- ✦ Turnkey 1031 exchange opportunity – ready to close now!



The Property

4514 Lomita St, Los Angeles, CA 90019

APN:	5071-015-043	Zoning:	LARD1.5
# Units:	5	Rent Control:	No
# Buildings:	2	Opportunity Zone:	No
Building Size:	8,096 sqft	Utilities:	Separately metered for all utilities
Lot Size:	7,001 sqft		



The Offering

The Pricing & Metrics

List Price:	\$3,399,000
Cap Rate:	5.80%
GRM:	13.19
Price per Sqft:	\$419.84
Price per Door:	\$679,800



The Amenities

The Bells & Whistles

Parking:	4 garage parking spots and 4 surface parking spots
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek kitchens and bathrooms
Upgrades:	Large balconies/patios off bedrooms

THE BREAK DOWN

4514 Lomita St is comprised of 5 ultra-high-end units, 4 of 5 units are currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
4516	3B/3B	1,371	\$4,200	\$4,200
4516 1/2	3B/3B	1,371	\$4,200	\$4,200
4516 3/4	3B/2B	1,450	\$0	\$3,668
4514	4B/4B	1,952	\$4,700	\$4,700
4514 1/2	4B/4B	1,952	\$4,700	\$4,700



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.

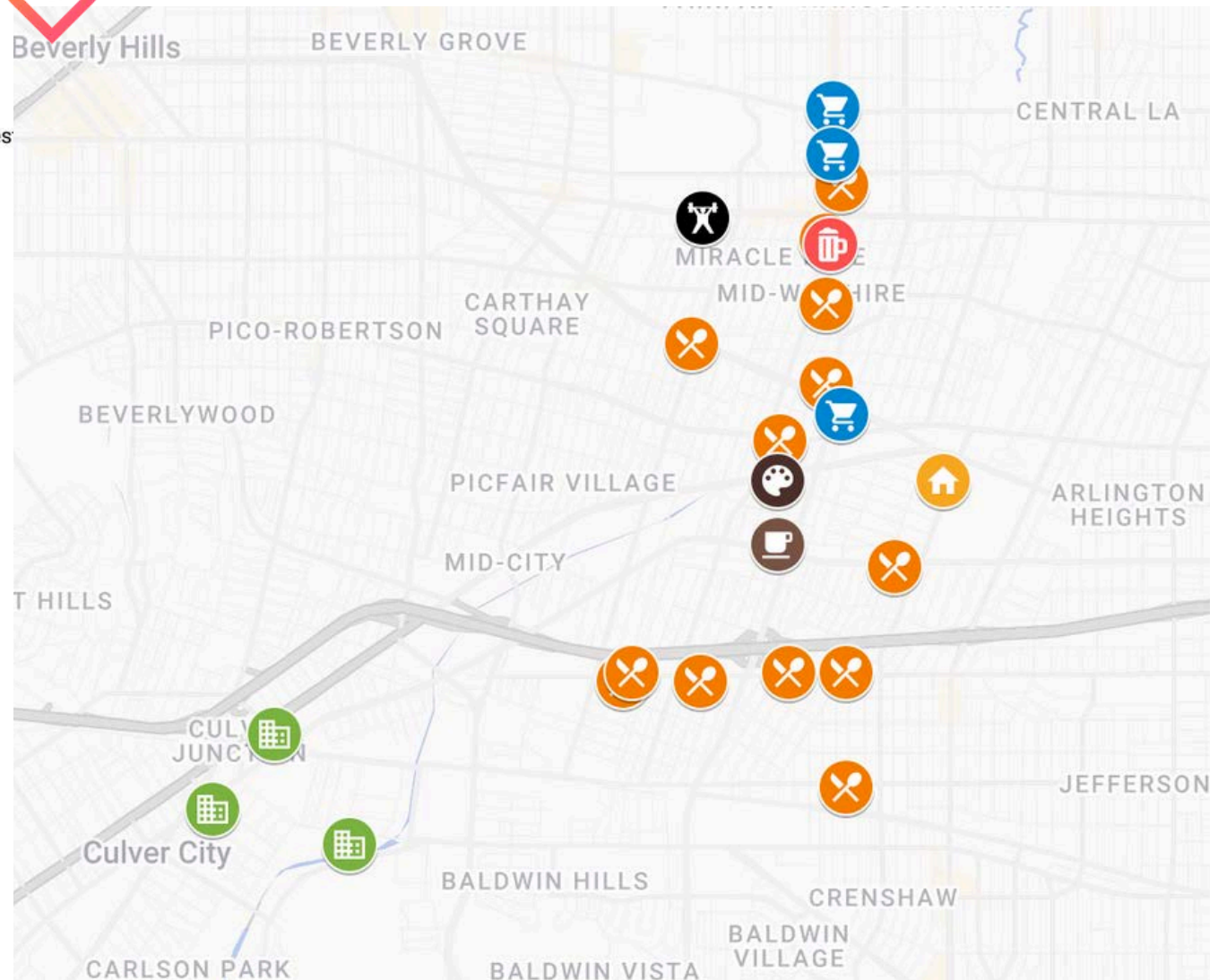
OFFERING SUMMARY



- 📍 4514 Lomita St
- 🍷 Met Her At A Bar
- 🍷 Mizlala West Adams
- 🍷 Trejo's Tacos - La Brea Ave
- 🍷 République Café Bakery & République Res
- 🍷 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:	\$3,399,000
Down: 40%	\$1,359,600
Current GRM:	13.19
Pro Forma GRM:	13.19
Current Cap Rate:	5.80%
Pro Forma Cap Rate:	5.80%
\$/Unit:	\$679,800
\$/SF:	\$419.84

BUILDING DESCRIPTION:

No. of Units:	5
Yr. Built:	2025
Bldg SF:	8,096
Lot Size (SF):	7,001
Lot Size (acres):	0.16
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$2,039,400
Interest Rate:	5.75%
Monthly Payment:	(\$9,772.13)
LTV:	60%
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
4516	Occupied	3b/3b	1,371	\$4,200	\$4,200	\$3.06	\$4,200	\$3.06	\$0
4516 1/2	Occupied	3b/3b	1,371	\$4,200	\$4,200	\$3.06	\$4,200	\$3.06	\$0
4516 3/4	Vacant	3b/2b	1,450	\$0	\$3,668	\$2.53	\$3,668	\$2.53	\$0
4514	Occupied	4b/4b	1,952	\$4,700	\$4,700	\$2.41	\$4,700	\$2.41	\$0
4514 1/2	Occupied	4b/4b	1,952	\$4,700	\$4,700	\$2.41	\$4,700	\$2.41	\$0
5	Totals/Averages:		8,096	\$17,800	\$21,468	\$2.65	\$21,468	\$2.65	\$0

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
2	4b/4b	40%	1,952	\$4,700	\$2.41	\$9,400	\$4,700	\$2.41	\$9,400
2	3b/3b	40%	1,371	\$4,200	\$3.06	\$8,400	\$4,200	\$3.06	\$8,400
1	3b/2b	20%	1,450	\$3,668	\$2.53	\$3,668	\$3,668	\$2.53	\$3,668
Totals/Averages:			1,619	\$4,294	\$2.65	\$21,468	\$4,294	\$2.65	\$21,468
Gross Potential Income:						\$257,616			\$257,616

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		\$257,616		\$257,616
Gain (Loss)-to-Lease		\$0		\$0
Gross Scheduled Rental Income		\$257,616		\$257,616
Less: Vacancy	3.0%	(\$7,728)	3.0%	(\$7,728)
Effective Gross Income		\$249,888		\$249,888
Less: Expenses		(\$52,845)		(\$52,845)
Miscellaneous Other Income		\$0		\$0
Net Operating Income		\$197,042		\$197,042
Debt Service		(\$117,266)		(\$117,266)
Pre-Tax Cash Flow	5.87%	\$79,777	5.87%	\$79,777
Principal Reduction		\$0		\$0
Total Return	5.87%	\$79,777	5.87%	\$79,777

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	\$40,359	\$40,359
Insurance	.90/s.f.	\$7,286	\$7,286
Utilities	\$200/unit	\$1,000	\$1,000
Controllable Expenses			
Contract Services	\$240/unit	\$1,200	\$1,200
Repairs & Maintenance	\$600/unit	\$3,000	\$3,000
TOTAL EXPENSES		\$52,845	\$52,845
EXPENSES/UNIT		\$10,569	\$10,569
EXPENSES/SF		\$6.53	\$6.53
% of EGI		21.1%	21.1%



SALES COMPS

SOLD COMPS

Address	# Units	Sale Price	\$/SF	\$/Unit	Cap Rate	GRM	Bldg SF	Lot SF	Close Date	Year Built
4601 Pickford	4	\$3,150,000	\$471.84	\$787,500	5.45%	13.67	6,676	6,943	7/1/25	2021
1734 Carmona	4	\$3,196,800	\$487.09	\$799,200	5.92%	12.84	6,563	5,081	3/6/25	2025
4647 18th	4	\$3,275,000	\$451.72	\$818,750	5.79%	13.65	7,250	6,500	8/12/24	2024
2202 Thurman	4	\$3,500,000	\$426.73	\$875,000	5.96%	13.08	8,202	6,858	1/22/26	2024
4712 17th	4	\$3,395,000	\$450.92	\$848,750	5.58%	14.22	7,529	7,000	5/13/25	2023
1289 Sycamore	4	\$3,700,000	\$554.06	\$925,000	6.49%	12.33	6,678	6,406	11/5/25	2025
2404 Cochran	4	\$3,006,075	\$455.12	\$751,519	5.92%	13.19	6,605	5,554	12/2/25	2025
2525 Hauser	5	\$3,342,000	\$521.62	\$668,400	N/A	N/A	6,407	6,530	11/26/25	2023
1557 Ogden	5	\$4,400,000	\$498.19	\$880,000	5.79%	13.22	8,832	6,892	12/31/25	2025
3442 Potomac	6	\$4,150,000	\$453.85	\$691,667	5.90%	13.05	9,144	9,243	6/5/25	2024
2234 Crenshaw	7	\$3,940,000	\$389.71	\$562,857	6.43%	12.19	10,110	7,839	5/2/25	2024
Averages:	4.64	\$3,550,443	\$469.17	\$765,782	5.92%	13.14	7,636	6,804		



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PROPERTY PHOTOS



Modern Luxury Exterior



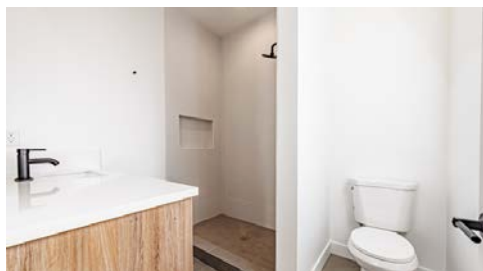


Chic Kitchens & Living Rooms



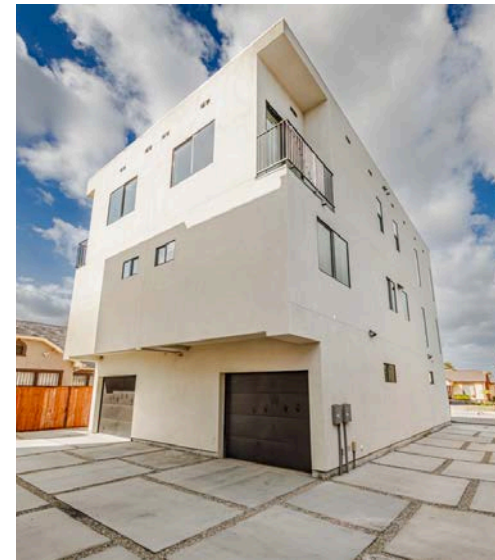


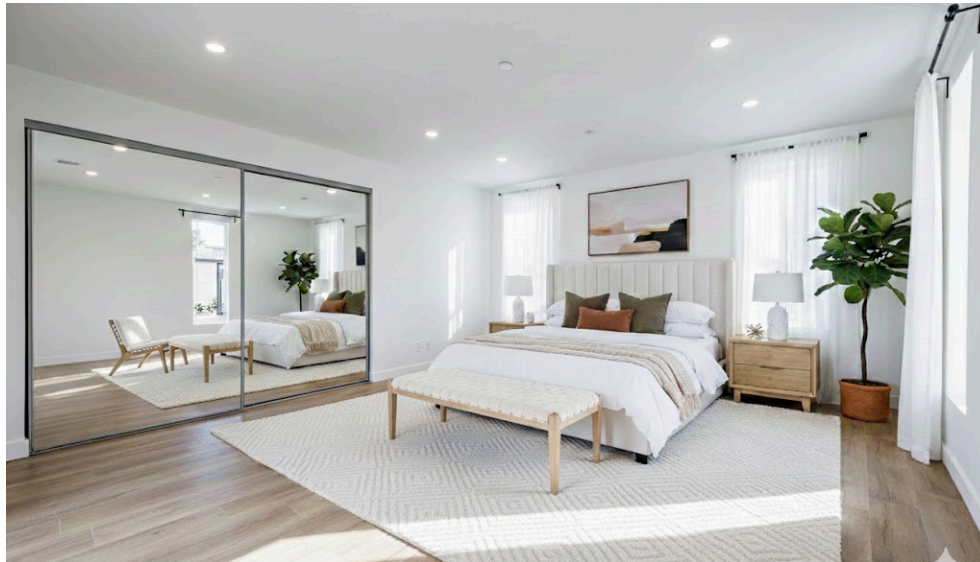
Sleek Bathrooms & In-Unit Laundry



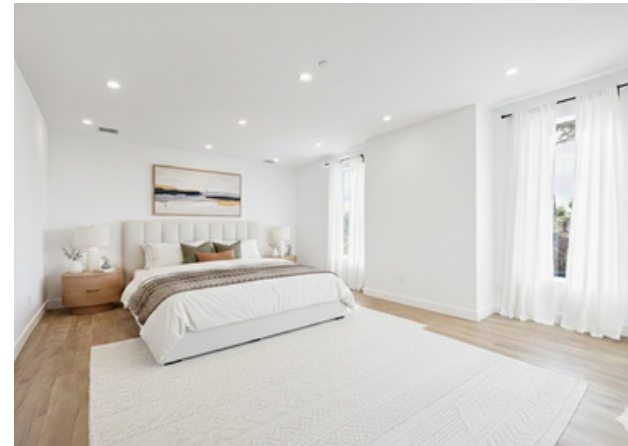


Parking, Views &
More



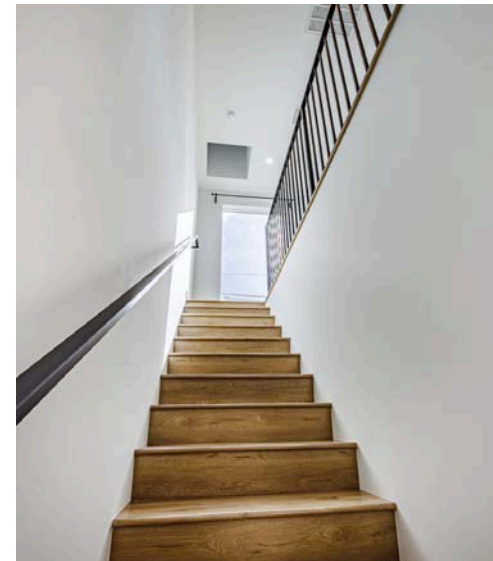


Bright & Open
Bedrooms





Other Wow Factors





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