

Prime Sawtelle Location | Boutique Collection of Four Luxury Residences
5.85% Pro Forma Cap Rate | \$360,000 Pro Forma Income | Non-Rent-Controlled

1720 WESTGATE AVE



OFFERING MEMORANDUM



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Prepared by
THE 2-4 UNIT SPECIALISTS®



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OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists present 1720 Westgate Ave, a newly constructed boutique fourplex in Prime Sawtelle, featuring four ultra-high-end residences totaling approximately 7,174 square feet. Designed with the scale and finishes of luxury single-family homes, the property combines modern construction, oversized floorplans, strong projected income, and a highly desirable Westside location.

The property features two 3-bedroom / 3-bath and two 4-bedroom / 4-bath residences ranging from 1,442 to 2,027 square feet, with pro forma rents from \$6,500 to \$8,500 per month. At the \$4,795,000 asking price, the property offers a 5.85% pro forma cap rate and approximately \$360,000 in projected annual rental income. The large multi-bedroom layouts are well positioned to appeal to families, professionals, and roommate-style households seeking high-end housing on the Westside.

Each residence features sleek kitchens, expansive islands, designer finishes, en-suite bathrooms, spacious closets, central HVAC, in-unit laundry, and private outdoor space. Six on-site parking spaces further complement the property's large residential-style units.

Situated on a quiet, tree-lined street moments from the Sawtelle Boulevard dining corridor, the property is approximately two miles from UCLA and minutes from Westwood, Brentwood, and Santa Monica. Convenient access to the 10 and 405 freeways provides connectivity throughout Los Angeles while maintaining the residential feel that makes Sawtelle so desirable.

With brand-new construction, substantial residential-scale units, strong projected returns, and non-rent-controlled status, 1720 Westgate offers investors a rare opportunity to acquire a luxury multifamily asset in one of the Westside's most desirable rental markets.





Property Highlights

- ✦ Newly constructed boutique fourplex featuring four ultra-high-end luxury residences in Prime Sawtelle
- ✦ Attractive 5.85% pro forma cap rate with approximately \$360,000 in projected annual rental income
- ✦ Exceptional 7,174 square feet of total building area, offering oversized residential-scale floorplans rarely found in a four-unit asset
- ✦ Desirable mix of two 3-bedroom / 3-bath and two 4-bedroom / 4-bath residences, well suited for families, professionals, and roommate-style living
- ✦ Spacious units ranging from 1,442 to 2,027 square feet, with projected rents ranging from \$6,500 to \$8,500 per month
- ✦ High-end interiors featuring sleek kitchens, expansive islands, designer tile, en-suite bathrooms, spacious closets, and oversized sliding doors
- ✦ Excellent indoor-outdoor living with private outdoor space, balconies, and patios, complemented by six on-site parking spaces
- ✦ Prime Sawtelle location on a quiet, tree-lined residential street just moments from the renowned Sawtelle Boulevard dining and retail corridor
- ✦ Approximately 2 miles from UCLA and minutes from Westwood, Brentwood, and Santa Monica—major drivers of sustained Westside rental demand
- ✦ Non-rent-controlled, providing an investor with greater long-term flexibility and future rent-growth potential



The Property

1720 S Westgate Ave, Los Angeles, CA 90025

APN: 4262-015-012
Units: 4
Buildings: 2
Building Size: 7,174 sqft
Lot Size: 5,904 sqft

Zoning: LARD1.5
Rent Control: No
Opportunity Zone: No



The Offering

The Pricing & Metrics

List Price: \$4,795,000
Cap Rate: 5.85%
GRM: 13.32
Price per Sqft: \$668.39
Price per Door: \$1,198,750



The Amenities

The Bells & Whistles

Parking: 6 Parking Spaces
Laundry: Private Washers/Dryers for Each Unit
HVAC: Central Air and Heat
Yards/Patios: Front unit has large balconies off the living and bedroom floors, back unit has a private patio space!
Upgrades: Spacious closets, balconies, sleek wood kitchens and bathrooms, trendy designer tile and en-suite bathrooms

THE BREAK DOWN

1720 Westgate Ave is comprised of 4 ultra-high-end units. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#1720	3B/3B	1,442	\$0	\$6,500
#1720 1/2	4B/4B	1,828	\$0	\$8,500
#1722	4B/4B	2,027	\$0	\$8,500
#1722 1/2	3B/3B	1,524	\$0	\$6,500

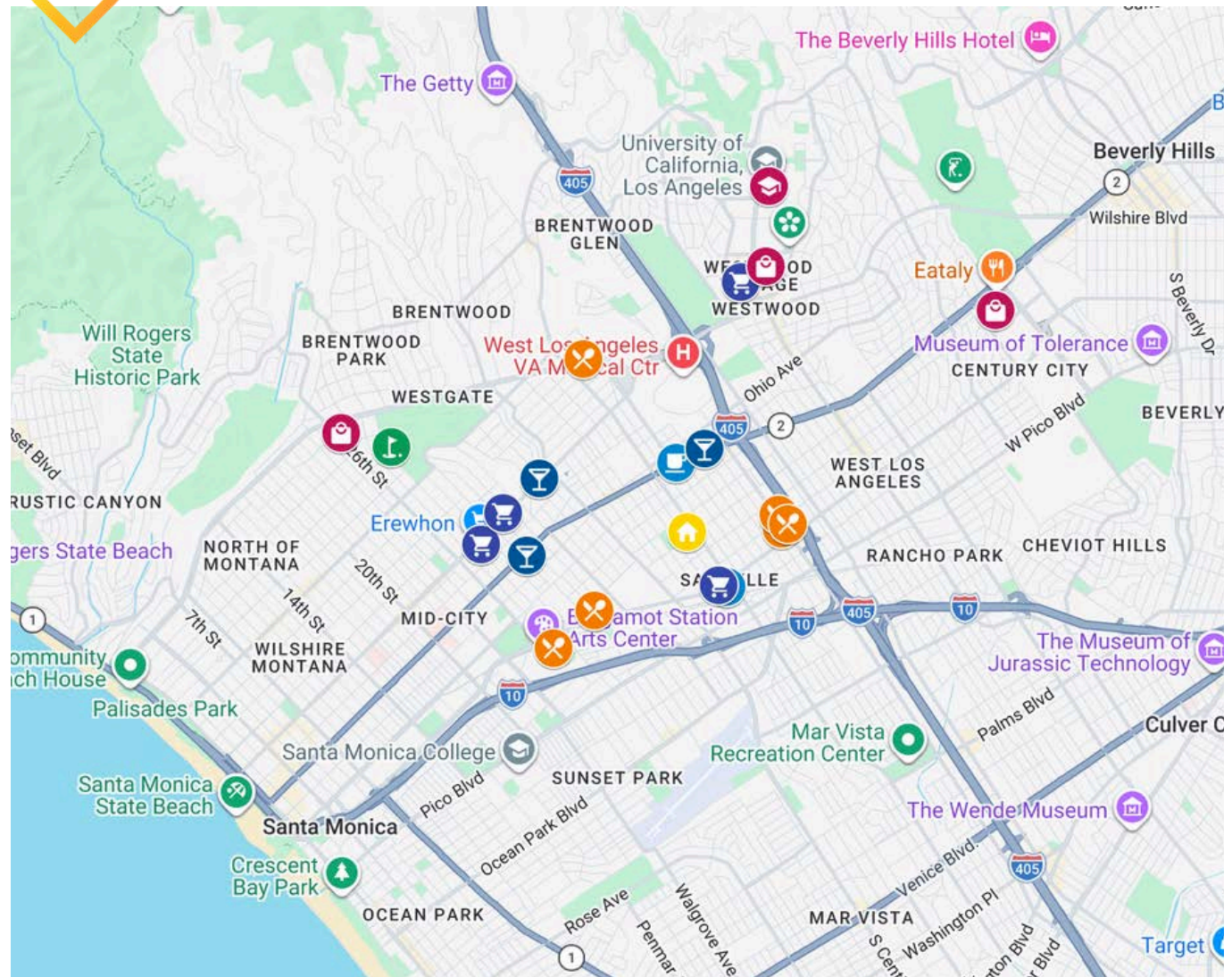


Location Highlights

- ✦ Situated on a quiet, tree-lined street in Prime Sawtelle, offering a rare residential feel within one of the Westside's most walkable neighborhoods
- ✦ Steps from the Sawtelle Boulevard corridor, known for its vibrant dining scene, daily conveniences, & strong cultural identity that consistently attracts high-quality residents
- ✦ 2 miles to UCLA, driving steady demand from students, faculty, medical professionals, & Westside employees
- ✦ Central Westside positioning with quick access to Westwood, Brentwood, & Santa Monica, connecting residents to major employment hubs, retail, & coastal amenities
- ✦ Immediate proximity to the 10 & 405 freeways, providing seamless connectivity across Los Angeles while maintaining a neighborhood-oriented living environment

 You'll find the coolest spots nearby.

-  University of California, Los Angeles
-  Tsujiya LA Artisan Noodles
-  Tatsu Ramen
-  Hide Sushi
-  Baltaire Restaurant
-  Le Great Outdoor Restaurant
-  Kura Revolving Sushi Bar
-  Blueys Santa Monica
-  Whole Foods Market
-  Erewhon
-  Trader Joe's
-  Bristol Farms
-  Target
-  Westfield Century City
-  Brentwood Country Mart
-  Bonsai Coffee & Bar
-  Motoring Coffee
-  Thunderbird Bar
-  Offhand Wine Bar
-  The Nickel Mine
-  Brentwood Country Club





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$4,795,000
Down: 30%	\$1,438,500
Current GRM:	13.32
Pro Forma GRM:	13.32
Current Cap Rate:	5.85%
Pro Forma Cap Rate:	5.85%
\$/Unit:	\$1,198,750
\$/SF:	\$668.39

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2026
Bldg SF:	7,174
Lot Size (SF):	5,904
Lot Size (acres):	0.14
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$3,356,500
Interest Rate:	6.50%
Monthly Payment:	(\$18,181.04)
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
1720	Vacant	3b/3b	1,442	\$0	\$6,500	\$4.51	\$6,500	\$4.51	\$0
1720.5	Vacant	4b/4b	1,828	\$0	\$8,500	\$4.65	\$8,500	\$4.65	\$0
1722	Vacant	4b/4b	2,027	\$0	\$8,500	\$4.19	\$8,500	\$4.19	\$0
1722.5	Vacant	3b/3b	1,524	\$0	\$6,500	\$4.27	\$6,500	\$4.27	\$0
4	Totals/Averages:		6,821	\$0	\$30,000	\$4.40	\$30,000	\$4.40	\$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	50%	1,442	\$8,500	\$5.89	\$17,000	\$8,500	\$5.89	\$17,000
2	3b/3b	50%	1,828	\$6,500	\$3.56	\$13,000	\$6,500	\$3.56	\$13,000
Totals/Averages:			1,794	\$7,500	\$4.18	\$30,000	\$7,500	\$4.18	\$30,000
Gross Potential Income:						\$360,000			\$360,000

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		\$360,000		\$360,000
Gain (Loss)-to-Lease		\$0		\$0
Gross Scheduled Rental Income		\$360,000		\$360,000
Less: Vacancy	3.0%	(\$10,800)	3.0%	(\$10,800)
Effective Gross Income		\$349,200		\$349,200
Less: Expenses		(\$68,591)		(\$68,591)
Miscellaneous Other Income		\$0		\$0
Net Operating Income		\$280,609		\$280,609
Debt Service		(\$218,173)		(\$218,173)
Pre-Tax Cash Flow	4.34%	\$62,436	4.34%	\$62,436
Principal Reduction		\$0		\$0
Total Return	4.34%	\$62,436	4.34%	\$62,436

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	\$56,935	\$56,935
Insurance	.90/s.f.	\$6,457	\$6,457
Utilities	\$250/unit	\$1,000	\$1,000
Controllable Expenses			
Contract Services	\$300/unit	\$1,200	\$1,200
Repairs & Maintenance	\$600/unit	\$3,000	\$3,000
TOTAL EXPENSES		\$68,591	\$68,591
EXPENSES/UNIT		\$17,148	\$17,148
EXPENSES/SF		\$9.56	\$9.56
% of EGI		19.6%	19.6%



SALES COMPS

SOLD COMPS

SALES COMPARABLES CHART: MULTI- FAMILY

Address	#Units	Close Price	\$/SF	\$/Unit	Cap Rate	GRM	Bldg SF	Lot SF	Close Date	Yr Built
1807 Beloit AVE	3	\$3,565,000	\$582.23	\$1,198,333.00	4.90%	15.45	6,123	4,186	12/16/24	2024
1815 Barry AVE	4	\$5,149,000	\$652.93	\$1,323,750.00	5.54%	14.23	7,886	5,942	01/21/25	2024
1561 S Carmelina AVE	3	\$3,525,000	\$748.41	\$1,175,000.00	5.42%	14.24	4,710	7,587	11/25/25	2023
Averages:		\$4,079,667	\$661.19	\$1,232,361.00	5.29%	14.64	6,240	5,905		





PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens &
Living Rooms



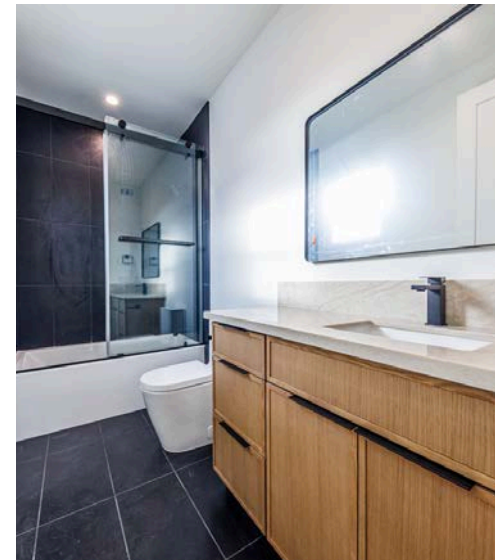


Bright & Open
Bedrooms





Sleek
Bathrooms



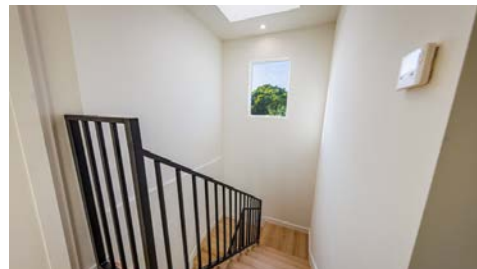


Parking, Views
& More





Other Wow Factors





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