

LUXURY FOURPLEX W/ 2 YEARS PROVEN RETURNS | 6.18% CAP!

4842 W 17TH ST



OPINION OF VALUE



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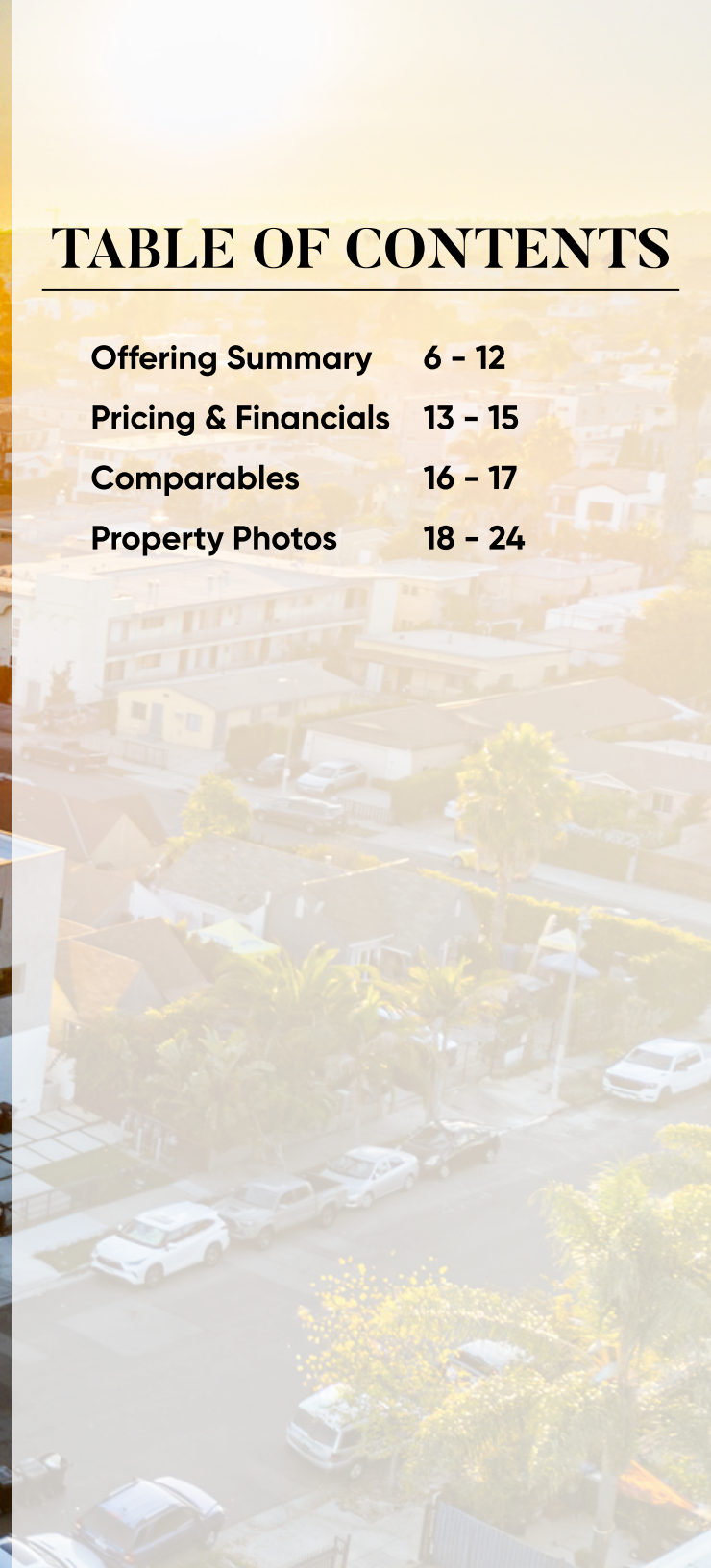
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TABLE OF CONTENTS

Offering Summary	6 - 12
Pricing & Financials	13 - 15
Comparables	16 - 17
Property Photos	18 - 24





OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are pleased to present 4842 W 17th St, a fully leased luxury fourplex delivering a true 6.18% cap rate with all units due for rent increases. Built in 2023, this massive 7,005 sqft designer style property sits in red hot Mid City and represents one of the strongest turnkey opportunities in the submarket. **The asset can be acquired individually or as part of a rare three building portfolio (all contiguous lots), with identical twin properties on each side creating a 12 unit, 60 bedroom collection with \$785,460/ yearly gross income.** All three buildings are fully leased with two years of proven income history, offering immediate stabilized performance and long term appreciation potential. Please inquire for full portfolio pricing.

Each of the four townhome style residences offers five bedrooms and en suite baths with open concept layouts, oversized marble waterfall islands, sleek cabinetry, stainless steel LG appliances, designer lighting, and wide plank wood like flooring. Every unit includes two full laundry sets, large closets, spa quality bathrooms with marble tile and matte black fixtures, and private balconies off the bedrooms. The property provides 12 total parking spaces, is separately metered for all utilities, and operates with zero house expenses.

Located in the heart of Mid City, 4842 W 17th St offers unbeatable access to LA's most active employment and lifestyle hubs. Just minutes from Culver City, Miracle Mile, and the Jefferson Corridor, this location attracts a stable tenant base of professionals and families seeking high end living near major studios, tech campuses, and entertainment centers. With continued development transforming the Mid City corridor, investors benefit from both strong current cash flow and long term appreciation potential.

Schedule a call with our team to review the financials and explore the full portfolio opportunity.



Property Highlights

- ◆ Fully leased 2023 construction fourplex delivering a true 6.18% cap rate with two years of proven income history
- ◆ Opportunity to acquire adjacent twin buildings for a combined 12-unit (60-bedroom) portfolio with \$10,278,000 total yearly income.
- ◆ Four townhome-style 5-bedroom units, each featuring en suite baths, open-concept layouts, and high ceilings.
- ◆ Gross monthly income: \$22,215 | Annual income: \$266,580 | Net Operating Income: \$210,799
- ◆ Price: \$3,426,000 | \$856,500 per unit | \$489.08 per SF | GRM: 12.85
- ◆ Separately metered for all utilities with zero house expenses.
- ◆ 12 parking spaces total (3 per unit).
- ◆ Designer interiors with oversized marble waterfall islands, stainless steel LG appliances, custom cabinetry, and wide-plank wood like flooring
- ◆ Surrounded by major tech and media employers, offering strong tenant demand and long-term appreciation potential



The Property

4842 W 17TH St, Los Angeles CA, 90019

APN:	5067-008-018	Zoning:	LARD1.5
# Units:	4	Rent Control:	Yes
# Buildings:	2	Opportunity Zone:	No
Building Size:	7,005 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	7,001 sqft		



The Offering

The Pricing & Metrics

List Price:	\$3,426,000
Cap Rate:	6.18%
GRM:	12.85
Price per Sqft:	\$489.08
Price per Door:	\$856,500



The Amenities

The Bells & Whistles

Parking:	4 garage parking spaces, 9 uncovered parking spaces
Laundry:	Every unit includes two full laundry sets of LG washer/dryers
HVAC:	Central air and heat
Yards/Patios:	Outdoor Patio
Upgrades:	Oversized marble waterfall islands, sleek cabinetry, designer lighting, large built-in closets, spa quality bathrooms with marble tile and matte black fixtures, private balconies off both the living areas and bedrooms.

THE BREAK DOWN

4842 W 17TH St is comprised of 4 ultra-high-end townhomes, all of which are currently rented at market rents! Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#4842	5B/4B	1,776	\$5,700	\$5,700
#4842.5	5B/5B	1,755	\$5,715	\$5,715
#4844	5B/5B	1,709	\$5,500	\$5,500
#4844.5	5B/5B	1,765	\$5,300	\$5,300



























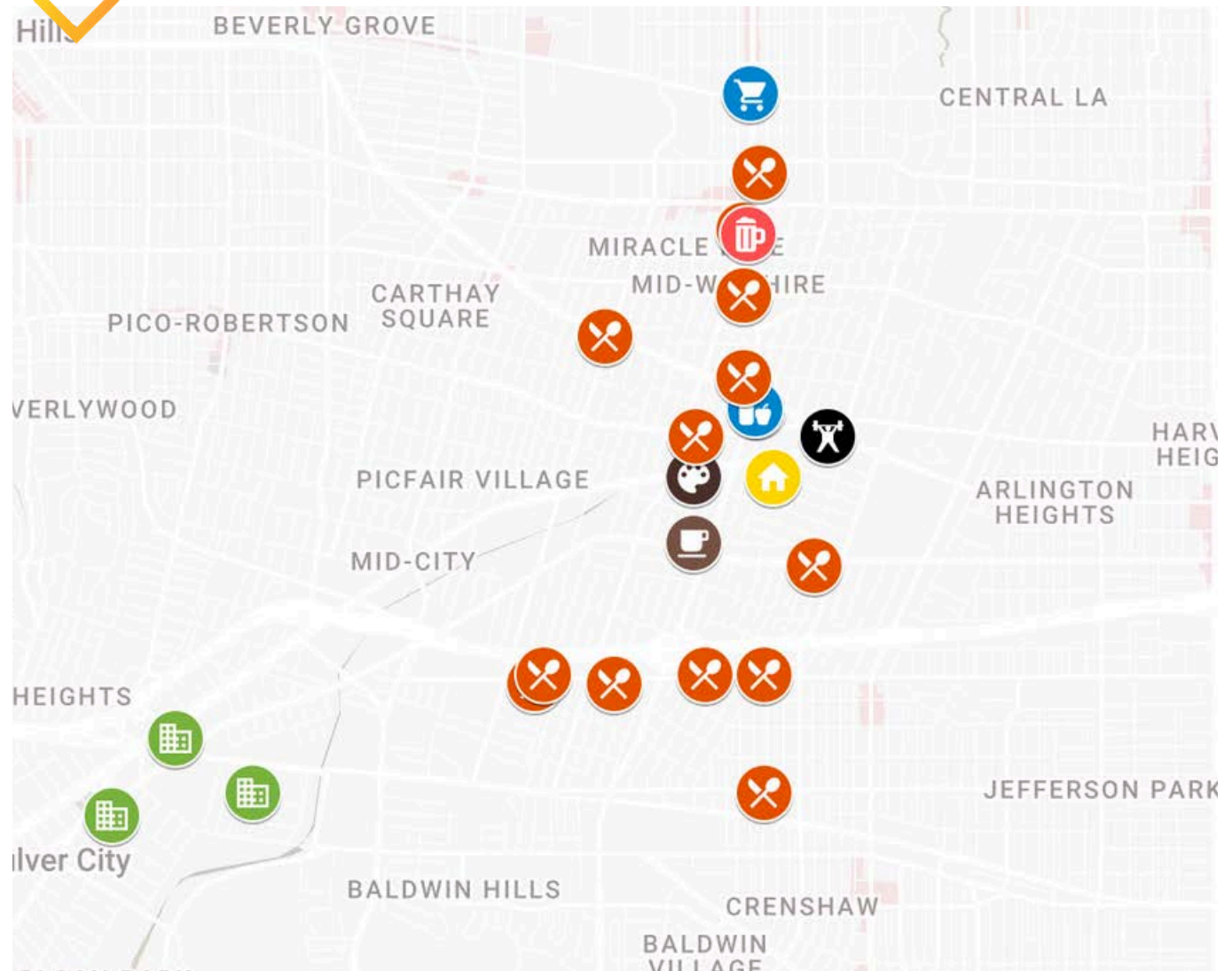
Location Highlights

- ✦ 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.



You'll find the coolest spots nearby.

-  4842 W 17th 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 Radio Studio
-  Jurassic Magic
-  The Pottery
-  Planet Fitness





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$3,426,000
Down: 30%	\$1,027,800
Current GRM:	12.85
Pro Forma GRM:	12.85
Current Cap Rate:	6.18%
Pro Forma Cap Rate:	6.18%
\$/Unit:	\$856,500
\$/SF:	\$489.08

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2023
Bldg SF:	7,005
Lot Size (SF):	7,001
Lot Size (acres):	0.16
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	Yes

FINANCING:

Loan Amount:	\$2,398,200
Interest Rate:	6.25%
Monthly Payment:	(\$12,490.63)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	5/1 Interest Only ARM

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
4842	Occupied	5b/4b	1,776	\$5,700	\$5,700	\$3.21	\$5,700	\$3.21	\$0
4842.5	Occupied	5b/5b	1,755	\$5,715	\$5,715	\$3.26	\$5,715	\$3.26	\$0
4844	Occupied	5b/5b	1,709	\$5,500	\$5,500	\$3.22	\$5,500	\$3.22	\$0
4844.5	Occupied	5b/5b	1,765	\$5,300	\$5,300	\$3.00	\$5,300	\$3.00	\$0
4	Totals/Averages:		7,005	\$22,215	\$22,215	\$3.17	\$22,215	\$3.17	\$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
3	5b/5b	75%	1,766	\$5,505	\$3.12	\$16,515	\$5,505	\$3.12	\$16,515
1	5b/4b	25%	1,737	\$5,700	\$3.28	\$5,700	\$5,700	\$3.28	\$5,700
Totals/Averages:			1,751	\$5,554	\$3.17	\$22,215	\$5,554	\$3.17	\$22,215
Gross Potential Income:						\$266,580			\$266,580

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$266,580	\$266,580
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$266,580	\$266,580
Less: Vacancy	3.0% (\$7,997)	3.0% (\$7,997)
Effective Gross Income	\$258,583	\$258,583
Less: Expenses	(\$46,933)	(\$46,933)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$211,650	\$211,650
Debt Service	(\$149,888)	(\$149,888)
Pre-Tax Cash Flow	6.01% \$61,762	6.01% \$61,762
Principal Reduction	\$0	\$0
Total Return	6.01% \$61,762	6.01% \$61,762

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1655% \$39,930	\$39,930
Insurance	.60/s.f. \$4,203	\$4,203
Utilities	\$0/unit \$0	\$0
Controllable Expenses		
Contract Services	\$300/unit \$1,200	\$1,200
Repairs & Maintenance	\$400/unit \$1,600	\$1,600
TOTAL EXPENSES	\$46,933	\$46,933
EXPENSES/UNIT	\$11,733	\$11,733
EXPENSES/SF	\$6.70	\$6.70
% of EGI	18.2%	18.2%

PORTFOLIO RENT ROLL

SUMMARIZED PRICING METRICS:

Price:	\$10,278,000
Down: 40%	\$4,111,200
Current GRM:	13.09
Pro Forma GRM:	13.09
Current Cap Rate:	6.04%
Pro Forma Cap Rate:	6.04%
\$/Unit:	\$856,500
\$/SF:	\$492.24

BUILDING DESCRIPTION:

No. of Units:	12
Yr. Built:	2024
Bldg SF:	20,880
Lot Size (SF):	6,390
Lot Size (acres):	0.15
Zoning:	LAR3
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$6,166,800
Interest Rate:	5.75%
Monthly Payment:	(\$35,987.77)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Minimum DSCR:	1.25

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
4848	Occupied	5b/4b	1,737	\$5,495	\$5,495	\$3.16	\$5,495	\$3.16	\$0
4848.5	Occupied	5b/5b	1,737	\$5,000	\$5,000	\$2.88	\$5,000	\$2.88	\$0
4846	Occupied	5b/5b	1,755	\$5,400	\$5,400	\$3.08	\$5,400	\$3.08	\$0
4846.5	Occupied	5b/5b	1,709	\$5,400	\$5,400	\$3.16	\$5,400	\$3.16	\$0
4842	Occupied	5b/4b	1,737	\$5,700	\$5,700	\$3.28	\$5,700	\$3.28	\$0
4842.5	Occupied	5b/5b	1,737	\$5,915	\$5,915	\$3.41	\$5,915	\$3.41	\$0
4844	Occupied	5b/5b	1,755	\$5,500	\$5,500	\$3.13	\$5,500	\$3.13	\$0
4844.5	Occupied	5b/5b	1,709	\$5,300	\$5,300	\$3.10	\$5,300	\$3.10	\$0
4836	Occupied	5b/4b	1,765	\$5,400	\$5,400	\$3.06	\$5,400	\$3.06	\$0
4836.5	Occupied	5b/5b	1,765	\$5,700	\$5,700	\$3.23	\$5,700	\$3.23	\$0
4838	Occupied	5b/5b	1,709	\$5,150	\$5,150	\$3.01	\$5,150	\$3.01	\$0
4838.5	Occupied	5b/5b	1,765	\$5,495	\$5,495	\$3.11	\$5,495	\$3.11	\$0
12	Totals/Averages:		20,880	\$65,455	\$65,455	\$3.13	\$65,455	\$3.13	\$0

PORTFOLIO FINANCIALS

# 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
9	5b/5b	75%	1,737	\$5,429	\$3.13	\$48,860	\$5,429	\$3.13	\$48,860
3	5b/4b	25%	1,709	\$5,532	\$3.24	\$16,595	\$5,532	\$3.24	\$16,595
Totals/Averages:			1,740	\$5,455	\$3.13	\$65,455	\$5,455	\$3.13	\$65,455
Gross Potential Income:						\$785,460	\$785,460		

ANNUALIZED OPERATING DATA:					ANNUALIZED EXPENSES:				
		CURRENT		PRO FORMA			CURRENT		PRO FORMA
Gross Potential Rental Income		\$785,460		\$785,460	Fixed Expenses				
Gain (Loss)-to-Lease		\$0		\$0	Real Estate Taxes	1.1873%	\$122,031		\$122,031
Gross Scheduled Rental Income		\$785,460		\$785,460	Insurance	.60/s.f.	\$12,529		\$12,529
Less: Vacancy	3.0%	(\$23,564)	3.0%	(\$23,564)	Utilities	\$0/unit	\$0		\$0
Effective Gross Income		\$761,896		\$761,896	Controllable Expenses				
Less: Expenses		(\$141,359)		(\$141,359)	Contract Services	\$150/unit	\$1,800		\$1,800
Miscellaneous Other Income		\$0		\$0	Repairs & Maintenance	\$400/unit	\$5,000		\$5,000
Net Operating Income		\$620,537		\$620,537	TOTAL EXPENSES		\$141,359		\$141,359
Debt Service		(\$431,853)		(\$431,853)	EXPENSES/UNIT		\$11,780		\$11,780
Pre-Tax Cash Flow	4.59%	\$188,684	4.59%	\$188,684	EXPENSES/SF		\$6.77		\$6.77
Principal Reduction		\$79,331		\$79,331	% of EGI		18.6%		18.6%
Total Return	6.52%	\$268,015	6.52%	\$268,015					



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

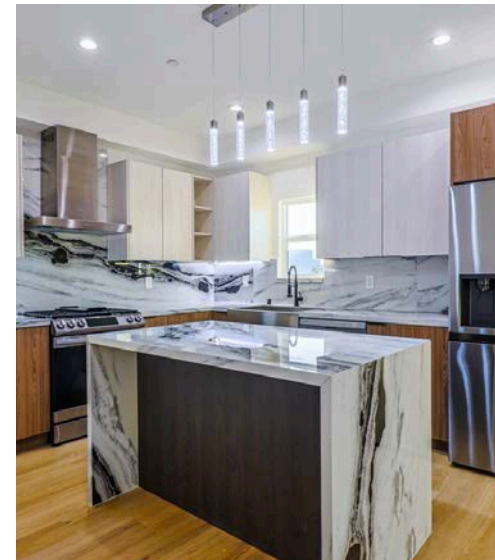
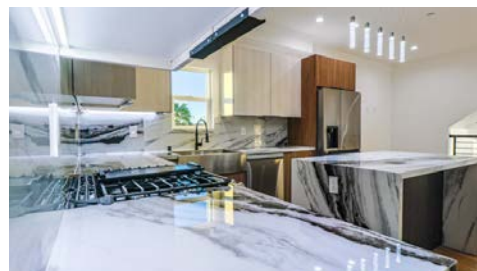


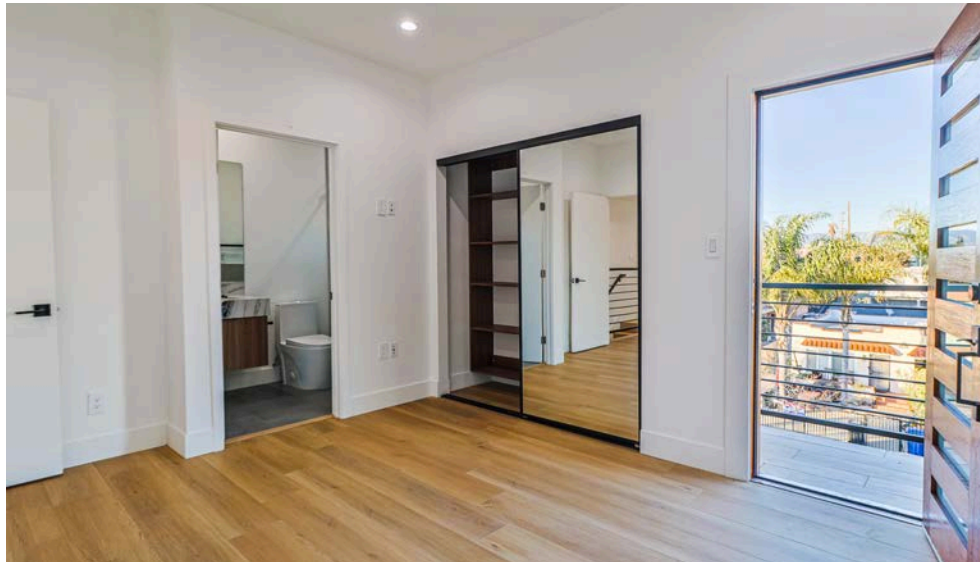
Modern Luxury Exterior



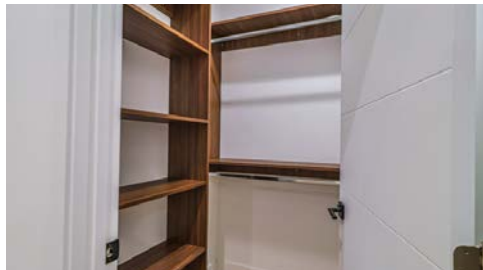


Chic Kitchens & Living Rooms





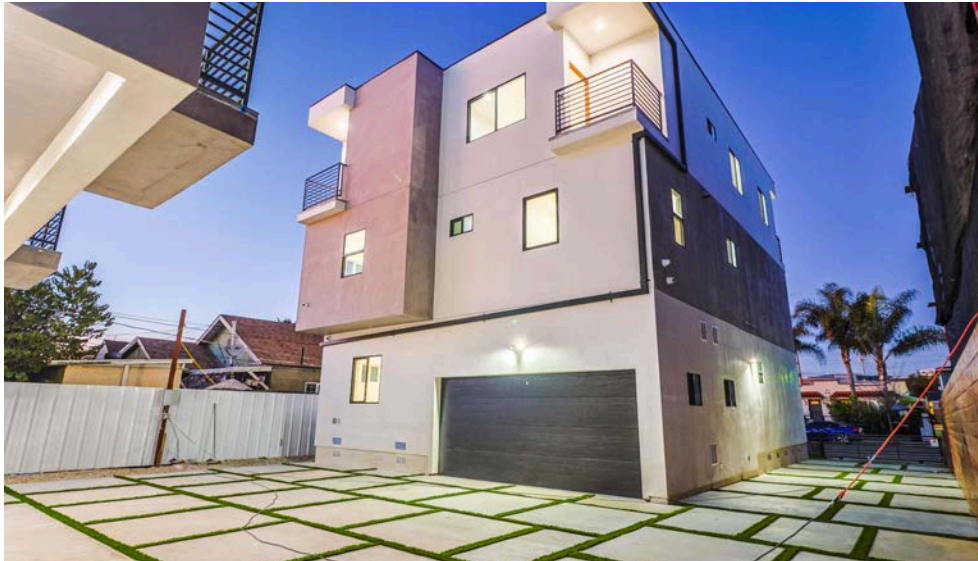
Bright & Open
Bedrooms



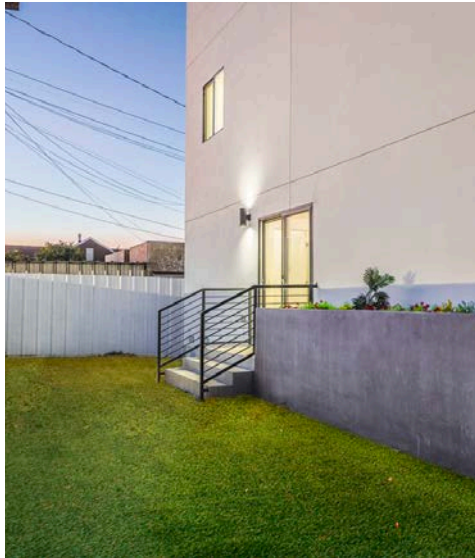


Sleek Bathrooms &
In-Unit Laundry





Parking, Views & More





Other Wow Factors





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