

Rare Opportunity to Acquire A 2026-Built 8-Unit Portfolio
Across Two Side-By-Side Lots | Prime Boyle Heights | ALL 5 Beds | 6.86 % Cap!

1642 & 1652 MURCHISON ST



OFFERING MEMORANDUM



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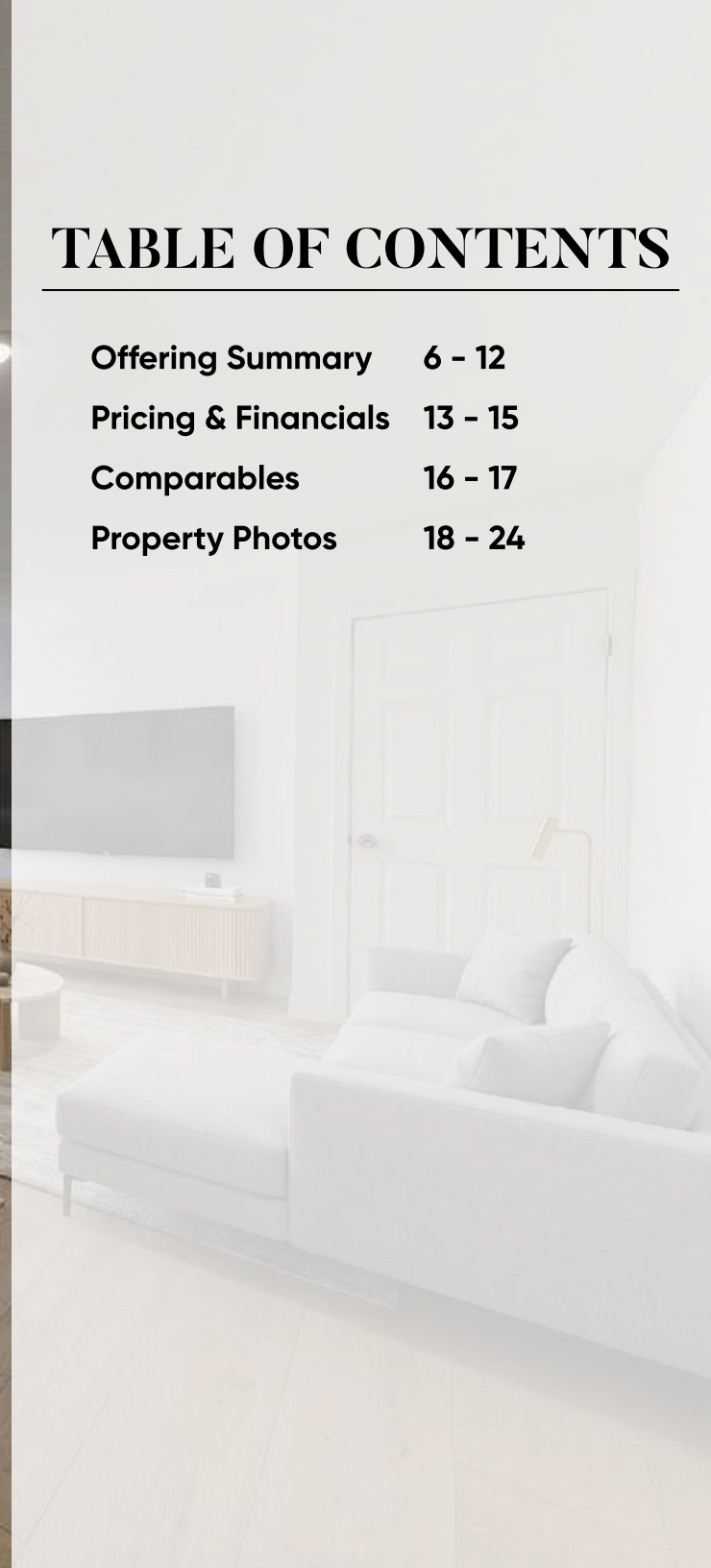
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TABLE OF CONTENTS

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





OFFERING SUMMARY

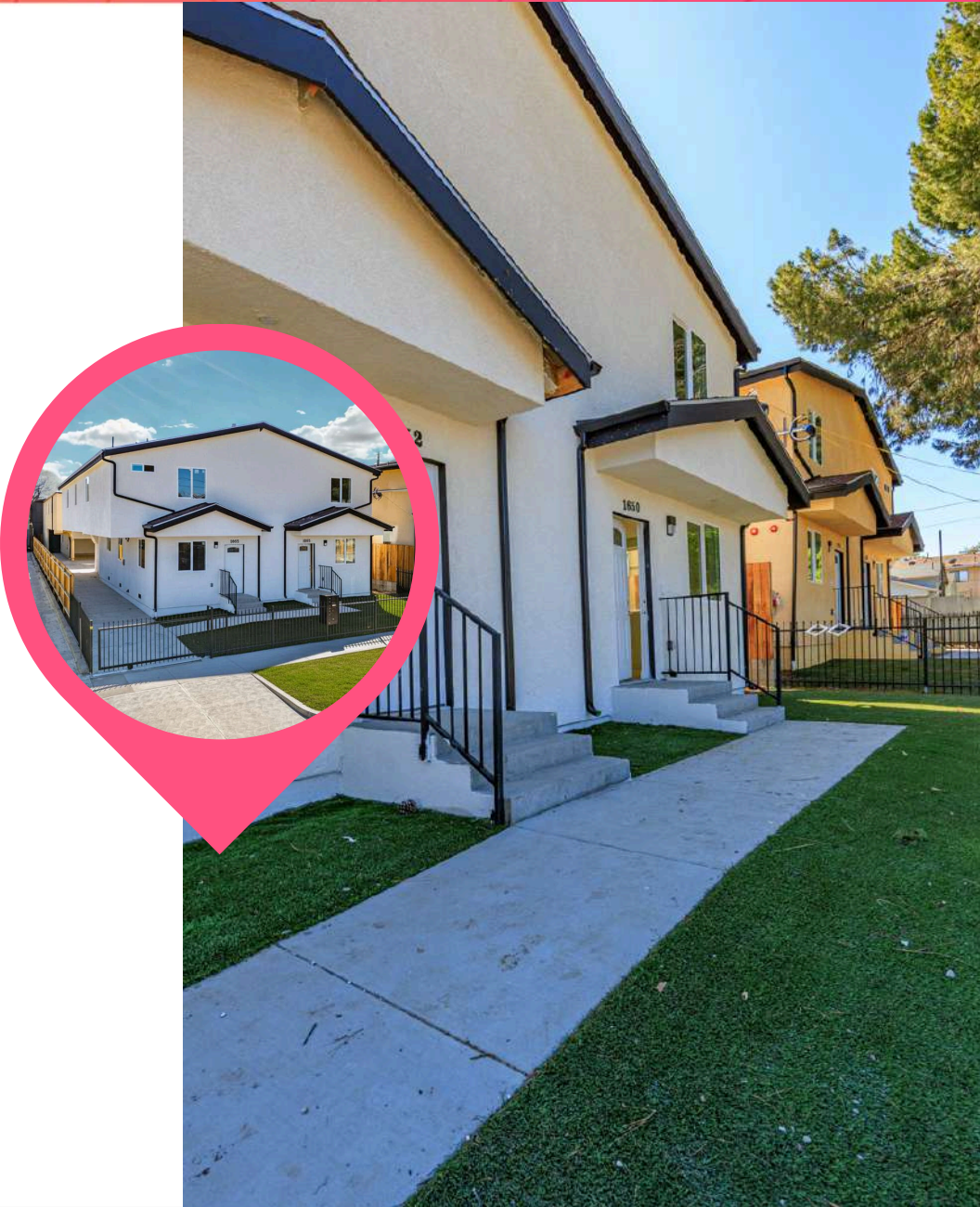
THE OFFERING

The 5+ Unit Specialists are pleased to present 1642 & 1652 Murchison Street, a 2026-built 8-unit portfolio offering a combination rarely found: two side-by-side fourplex properties, 40 rentable bedrooms, 16 parking spaces and a 6.86% cap rate.

Situated on two contiguous lots with separate APNs, the portfolio consists of eight expansive 5-bedroom, 5-bathroom residences, each with its own en-suite bathroom, creating a flexible and highly rentable unit mix that appeals to students, young professionals, families and traditional tenants.

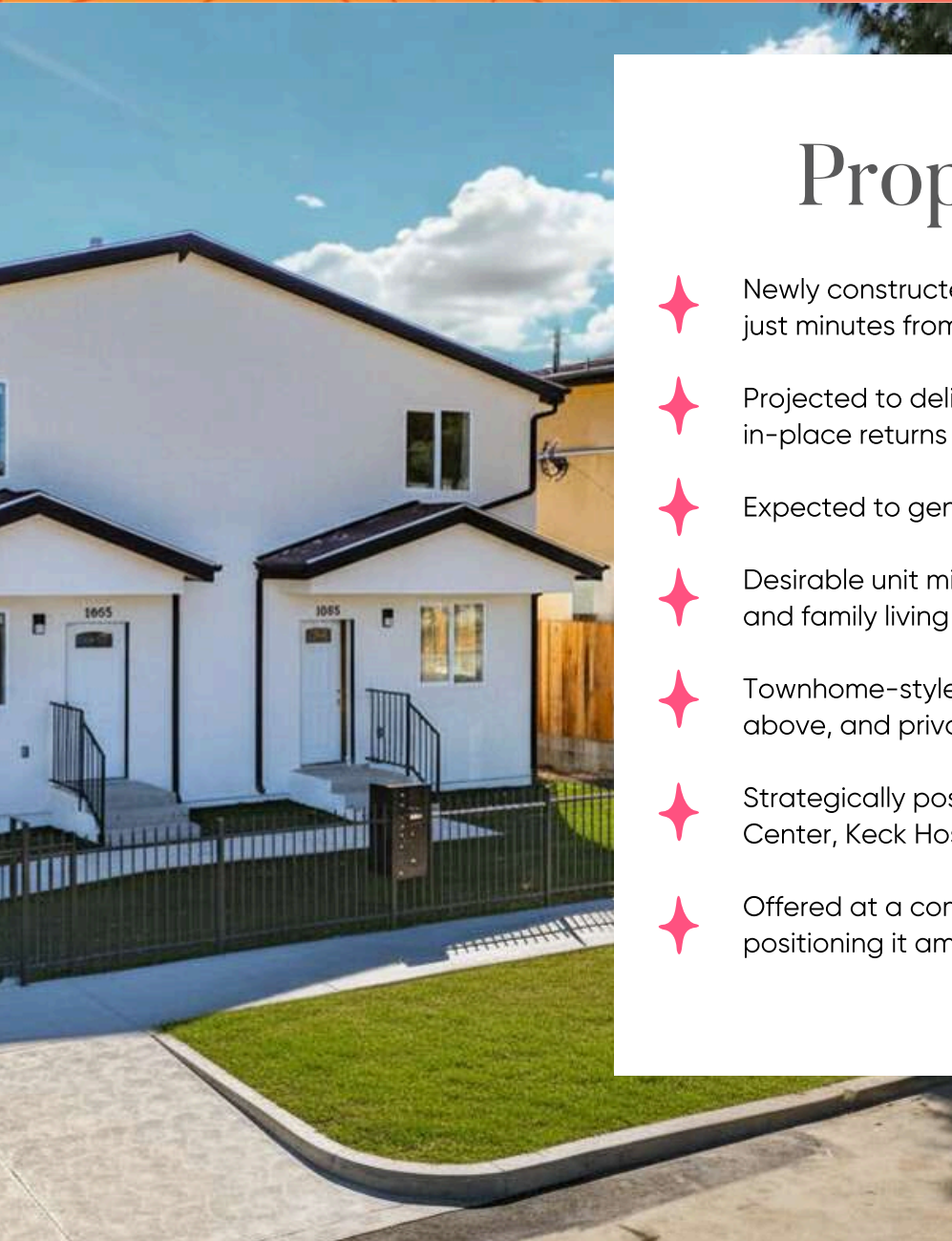
The portfolio is projected to generate \$396,720 in annual gross income and can be delivered fully stabilized or vacant. Units are separately metered for ALL utilities, eliminating any owner utility expenses, while the side-by-side configuration and separate APNs also provide investors with the flexibility to pursue residential or commercial financing.

Located in prime Boyle Heights, just minutes to Downtown LA and the Arts District. Located near major employment hubs including LAC+USC Medical Center, Keck Hospital of USC, USC Health Sciences Campus, and Cal State LA, the property benefits from strong and consistent rental demand.



Property Highlights

- ✦ Newly constructed 2026 designer 8-Unit located in a prime Boyle Heights pocket just minutes from Downtown LA and the Arts District
- ✦ Projected to deliver a 6.86% cap rate at stabilization, offering a clear path to strong in-place returns
- ✦ Expected to generate approximately \$396,720 gross annual income!
- ✦ Desirable unit mix of ALL 5 bedroom, 5 bathroom units, ideal for both roommate style and family living
- ✦ Townhome-style layouts featuring living and dining on the first level, bedrooms above, and private two-car parking for each unit
- ✦ Strategically positioned near major employment hubs including LAC+USC Medical Center, Keck Hospital of USC, USC Health Sciences Campus, and Cal State LA
- ✦ Offered at a competitive basis of \$575,000 per unit and \$301 per square foot, positioning it among the strongest new construction opportunities in the market





The Property

1642 & 1652 Murchison St, Boyle Heights CA 90033

APN:	5202-023-004, 5202-023-003	Zoning:	LARD2
# Units:	8 (2x Fourplex)	Rent Control:	No
# Buildings:	4	Opportunity Zone:	No
Building Size:	15,796 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	14,988 sqft		



The Offering

The Pricing & Metrics

List Price:	\$4,600,000
Cap Rate:	6.86%
GRM:	11.60
Price per Sqft:	\$291.21
Price per Door:	\$575,000



The Amenities

The Bells & Whistles

Parking:	16 parking spaces
Laundry:	Private washer/dryers in each unit
HVAC:	Central air and heat

THE BREAK DOWN

1642 & 1652 Murchison is comprised of 8 ultra-high-end townhomes, 3 of which are currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
1640	5B/5B	1,826	\$4,095	\$4,095
1654 1/2	5B/5B	2,093	\$4,095	\$4,095
1640 1/2	5B/5B	2,137	\$0	\$4,195
1642	5B/5B	1,946	\$0	\$4,095
1642 1/2	5B/5B	2,029	\$4,195	\$4,195
1654	5B/5B	1,993	\$0	\$4,095
1652	5B/5B	1,826	\$0	\$4,195
1650	5B/5B	1,946	\$0	\$4,095



Location Highlights

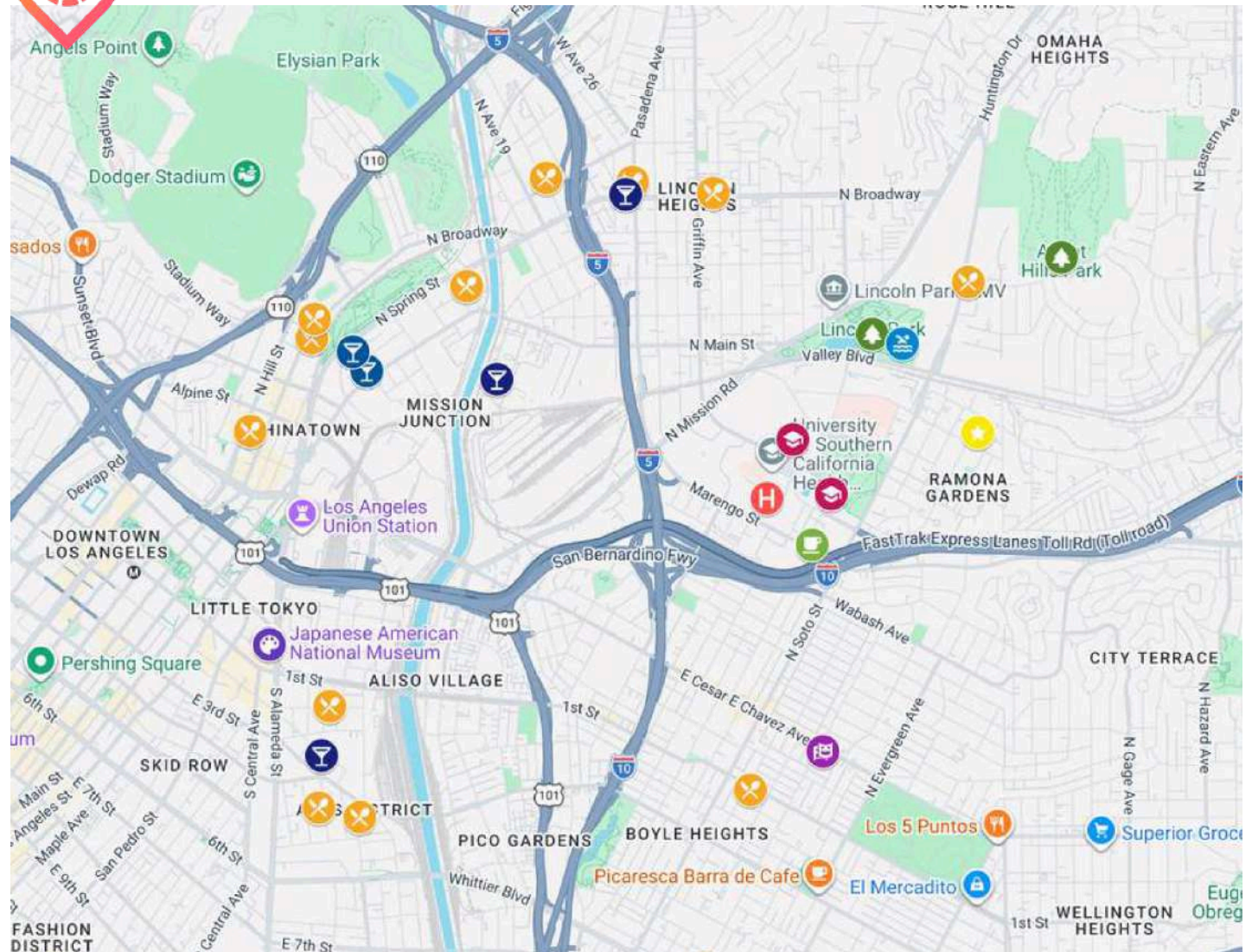
- ✦ 1642 Murchison is ideally located in a prime Boyle Heights pocket just minutes from Downtown LA and the Arts District, giving tenants direct access to one of the city's largest employment hubs
- ✦ The property benefits from close proximity to major demand drivers including LAC+USC Medical Center, Keck Hospital of USC, USC Health Sciences Campus, and Cal State LA
- ✦ 1642 Murchison offers excellent connectivity with quick access to the 5, 10, and 101 freeways, allowing for easy commuting throughout Los Angeles
- ✦ Positioned in a high-demand rental submarket, the property attracts a strong tenant base of healthcare professionals, students, and young working renters
- ✦ The subject property is located in an area experiencing continued growth and investment, supporting long-term rental demand and future appreciation potential

OFFERING SUMMARY



You'll find the coolest spots nearby.

- Bravo Medical Magnet School
- California State University, Los Angeles
- Keck School of Medicine of USC
- Los Angeles General Medical Center
- Ascot Hills Park
- Lincoln Park
- Lincoln Park Pool
- The Paramount
- Starbucks Coffee Company
- Otomisan Restaurant
- Zizou
- Mazal
- The Village Mart & Deli
- Majordomo
- Baroo
- Urth Caffe
- Howlin' Ray's Hot Chicken - Chinatown
- CAFÉ TRISTE
- Phở 87
- Homage Brewing
- Highland Park Brewery
- The Airliner
- Arts District Brewing Company
- San Antonio Winery





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$4,600,000
Down: 30%	\$1,380,000
Current GRM:	11.60
Pro Forma GRM:	11.60
Current Cap Rate:	6.86%
Pro Forma Cap Rate:	6.86%
\$/Unit:	\$575,000
\$/SF:	\$291.21

BUILDING DESCRIPTION:

No. of Units:	8
Yr. Built:	2026
Bldg SF:	15,796
Lot Size (SF):	14,988
Lot Size (acres):	0.34
Zoning:	LARD2
Opportunity Zone:	No
Rent Control:	No/Yes

FINANCING:

Loan Amount:	\$3,220,000
Interest Rate:	6.50%
Monthly Payment:	(\$20,352.59)
LTV:	70%
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
1640	Occupied	5b/5b	1,826	\$4,095	\$4,095	\$2.24	\$4,095	\$2.24	\$0
1654 1/2	Occupied	5b/5b	2,093	\$4,095	\$4,095	\$1.96	\$4,095	\$1.96	\$0
1640 1/2	Vacant	5b/5b	2,137	\$0	\$4,195	\$1.96	\$4,195	\$1.96	\$0
1642	Vacant	5b/5b	1,946	\$0	\$4,095	\$2.10	\$4,095	\$2.10	\$0
1642 1/2	Occupied	5b/5b	2,029	\$4,195	\$4,195	\$2.07	\$4,195	\$2.07	\$0
1654	Vacant	5b/5b	1,993	\$0	\$4,095	\$2.05	\$4,095	\$2.05	\$0
1652	Vacant	5b/5b	1,826	\$0	\$4,195	\$2.30	\$4,195	\$2.30	\$0
1650	Vacant	5b/5b	1,946	\$0	\$4,095	\$2.10	\$4,095	\$2.10	\$0
8	Totals/Averages:		15,796	\$12,385	\$33,060	\$2.09	\$33,060	\$2.09	\$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
8	5b/5b	100%	1,946	\$4,133	\$2.12	\$33,060	\$4,133	\$2.12	\$33,060
Totals/Averages:			1,975	\$4,133	\$2.09	\$33,060	\$4,133	\$2.09	\$33,060
Gross Potential Income:						\$396,720	\$396,720		

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$396,720	\$396,720
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$396,720	\$396,720
Less: Vacancy 3.0%	(\$11,902)	3.0% (\$11,902)
Effective Gross Income	\$384,818	\$384,818
Less: Expenses	(\$69,050)	(\$69,050)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$315,768	\$315,768
Debt Service	(\$244,231)	(\$244,231)
Pre-Tax Cash Flow 5.18%	\$71,537	5.18% \$71,537
Principal Reduction	\$35,991	\$35,991
Total Return 7.79%	\$107,528	7.79% \$107,528

ANNUALIZED EXPENSES:

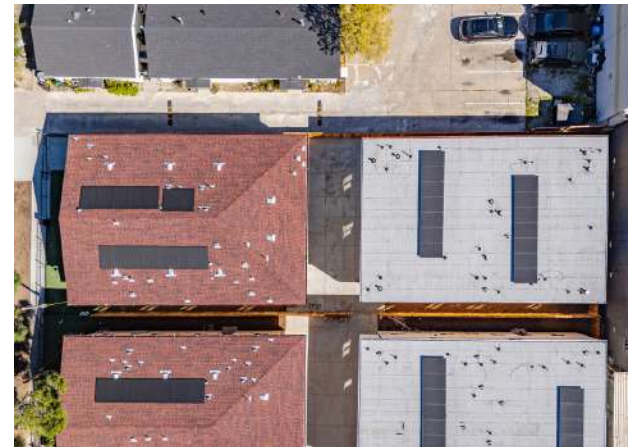
	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes 1.1994%	\$55,172	\$55,172
Insurance .60/s.f.	\$9,478	\$9,478
Controllable Expenses		
Contract Services \$150/unit	\$1,200	\$1,200
Repairs & Maintenance \$400/unit	\$3,200	\$3,200
TOTAL EXPENSES	\$69,050	\$69,050
EXPENSES/UNIT	\$8,631	\$8,631
EXPENSES/SF	\$4.37	\$4.37
% of EGI	17.9%	17.9%

The background of the image features a gradient from orange on the left to pink on the right, overlaid with a pattern of thin, wavy, concentric lines that resemble topographical contours or liquid ripples.

PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens &
Living Rooms



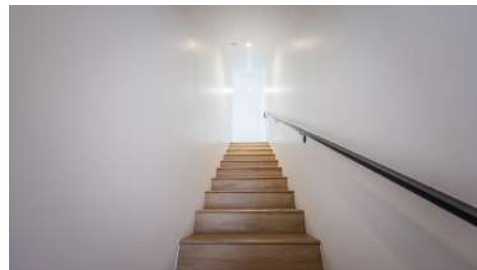


Bright & Open
Bedrooms





Sleek Bathrooms &
Interiors



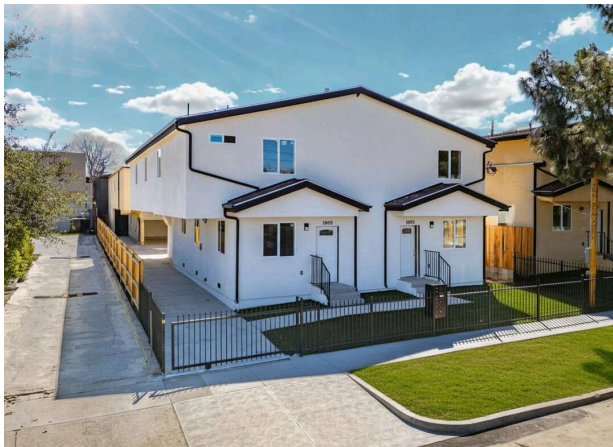


Parking, Views &
More





Other Wow Factors





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