

100% LEASED, 2026 CONST. FOURPLEX | 7% CAP RATE | \$289/SQFT

1642 MURCHISON ST



OFFERING MEMORANDUM



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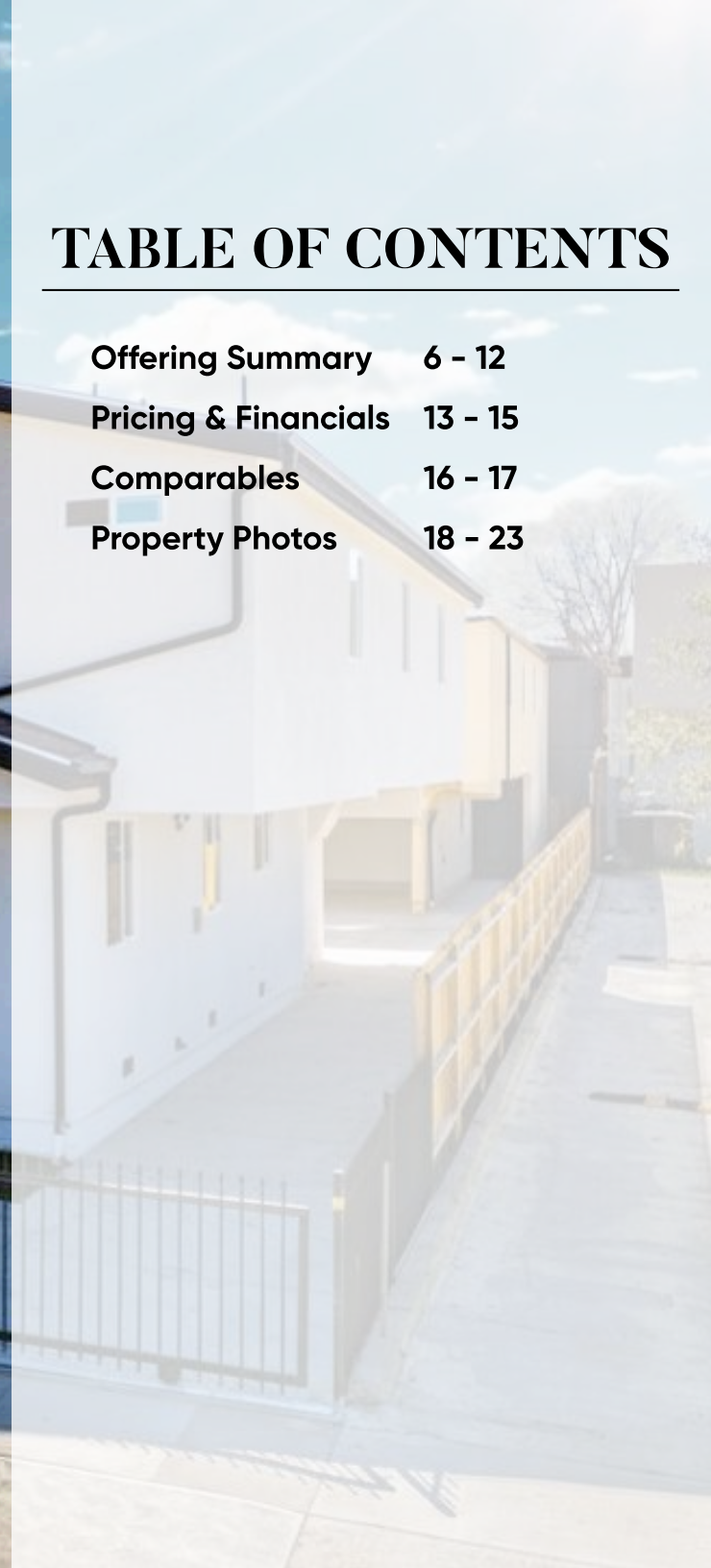
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OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are pleased to present 1642 Murchison St, a 2026-built designer fourplex in prime Boyle Heights, FULLY LEASED now and delivering a true 7.00% cap rate. 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.

The property features four spacious, townhome-style units with living areas on the first floor, bedrooms above, and private two-car parking for each unit. The unit mix of ALL 5 bedroom, 5 bathroom units is ideal for both roommate-style and family living, maximizing rental flexibility and income potential.

Currently 100% leased and delivering a 7.00% cap rate, the property is generating \$201,480 in gross income and over \$56,000 in annual cash flow. Offered at \$2,295,000, this represents a highly competitive basis at \$573,750 per unit and \$289/SF.

With ALL units leased, high-yield returns, and durable new construction design, 1642 Murchison stands out as a compelling, turnkey investment opportunity in a high-demand rental market.





Property Highlights

- ✦ Newly constructed 2026 designer fourplex located in a prime Boyle Heights pocket just minutes from Downtown LA and the Arts District
- ✦ Delivering a 7.00% cap rate!
- ✦ Generating over \$201,000 in gross annual income and over \$56,000 in annual cash flow
- ✦ 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 \$573,750 per unit and \$289 per square foot, positioning it among the strongest new construction opportunities in the market



The Property

5014 Pickford St, Los Angeles, CA 90019

APN:	5202-023-004	Zoning:	LARD2
# Units:	4	Rent Control:	Yes
# Buildings:	2	Opportunity Zone:	Yes
Building Size:	7,938 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	7,494 sqft		additional house meter for exterior electric.



The Offering

The Pricing & Metrics

List Price:	\$2,295,00
Cap Rate:	7.00%
GRM:	11.39
Price per Sqft:	\$289.12
Price per Door:	\$573,750



The Amenities

The Bells & Whistles

Parking:	8 permitted parking spaces
Laundry:	washer/dryer hookups in each unit
HVAC:	Central air and heat
Finishes:	Sleek modern kitchens and bathrooms

THE BREAK DOWN

1642 Murchison is comprised of 4 ultra-high-end townhomes, three of which are currently occupied. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#1640	5B/5B	1,826	\$4,095	\$4,095
#1642	5B/5B	1,946	\$0	\$4,095
#1640 1/2	5B/5B	2,137	\$4,200	\$4,200
#1642 1/2	5B/5B	2,029	\$4,195	4,195



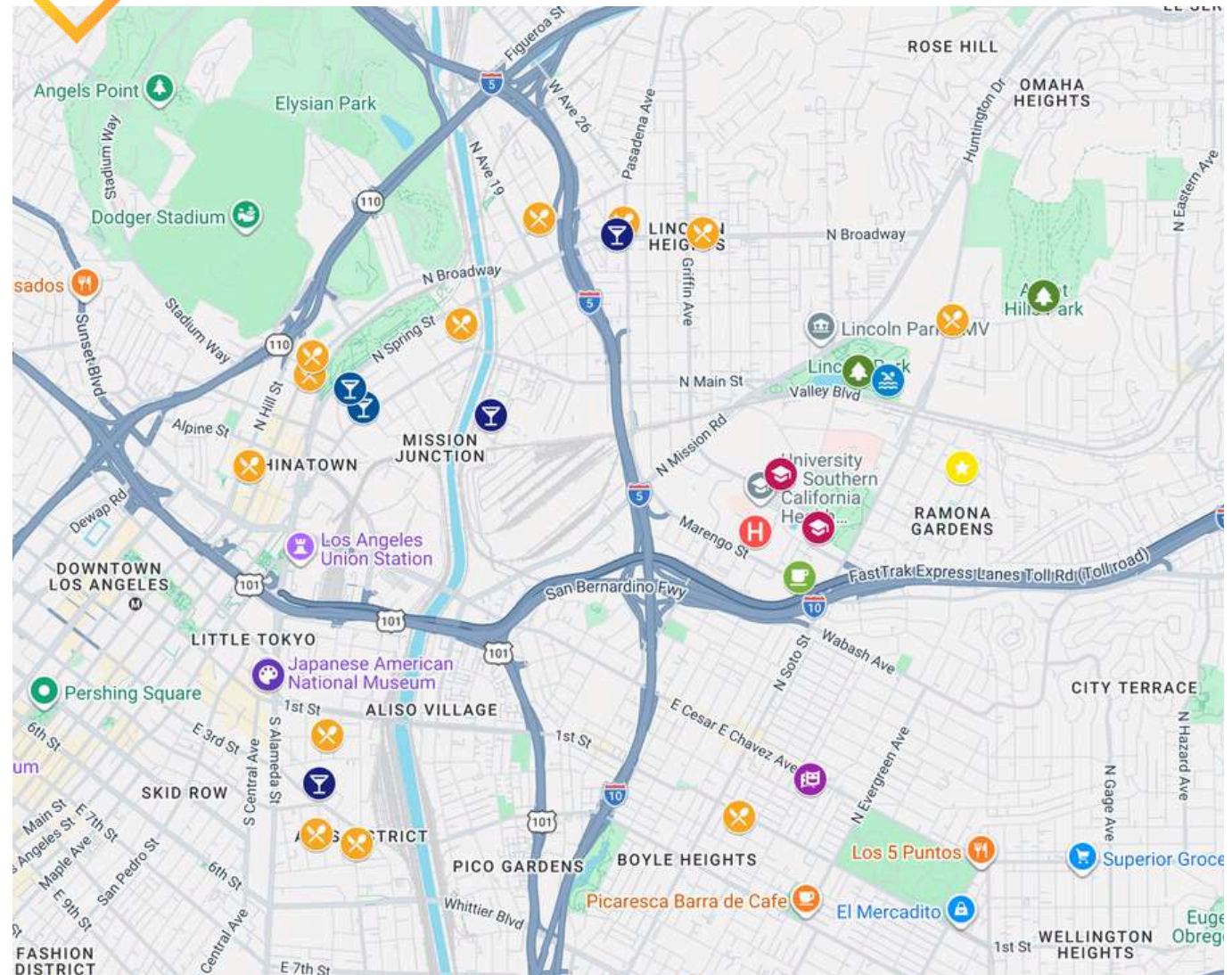
Location Highlights

- ✦ 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

-  1642 Murchison St
-  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 Caffé
-  Howlin' Ray's Hot Chicken - Chinatown
-  CAFÉ TRISTE
-  Phở 87
-  Homage Brewing
-  Highland Park Brewery
-  The Airliner
-  Arts District Brewing Company
-  San Antonio Winery



You'll find the coolest spots nearby.





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$2,295,000
Down: 30%	\$688,500
Current GRM:	11.39
Pro Forma GRM:	11.39
Current Cap Rate:	7.00%
Pro Forma Cap Rate:	7.00%
\$/Unit:	\$573,750
\$/SF:	\$289.12

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2026
Bldg SF:	7,938
Lot Size (SF):	7,495
Lot Size (acres):	0.14
Zoning:	LARD2
Opportunity Zone:	No
Rent Control:	Yes

FINANCING:

Loan Amount:	\$1,606,500
Interest Rate:	6.50%
Monthly Payment:	(\$10,154.17)
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
1642	Occupied	5b/5b	1,946	\$4,300	\$4,300	\$2.21	\$4,300	\$2.21	\$0
1640 1/2	Occupied	5b/5b	2,137	\$4,200	\$4,200	\$1.97	\$4,200	\$1.97	\$0
1642 1/2	Occupied	5b/5b	2,029	\$4,195	\$4,195	\$2.07	\$4,195	\$2.07	\$0
4	Totals/Averages:		7,938	\$16,790	\$16,790	\$2.12	\$16,790	\$2.12	\$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
4	5b/5b	100%	2,029	\$4,198	\$2.07	\$16,790	\$4,198	\$2.07	\$16,790
Totals/Averages:			1,985	\$4,198	\$2.12	\$16,790	\$4,198	\$2.12	\$16,790
Gross Potential Income:						\$201,480	\$201,480		

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$201,480	\$201,480
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$201,480	\$201,480
Less: Vacancy	3.0% (\$6,044)	3.0% (\$6,044)
Effective Gross Income	\$195,436	\$195,436
Less: Expenses	(\$34,689)	(\$34,689)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$160,747	\$160,747
Debt Service	(\$121,850)	(\$121,850)
Pre-Tax Cash Flow	5.65% \$38,896	5.65% \$38,896
Principal Reduction	\$17,956	\$17,956
Total Return	8.26% \$56,853	8.26% \$56,853

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1994%	\$27,526	\$27,526
Insurance	.60/s.f.	\$4,763	\$4,763
Utilities	\$0/unit	\$0	\$0
Controllable Expenses			
Contract Services	\$300/unit	\$1,200	\$1,200
Repairs & Maintenance	\$300/unit	\$1,200	\$1,200
TOTAL EXPENSES		\$34,689	\$34,689
EXPENSES/UNIT		\$8,672	\$8,672
EXPENSES/SF		\$4.37	\$4.37
% of EGI		17.7%	17.7%



PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens &
Living Rooms





Bright & Open
Bedrooms





Sleek Bathrooms & In-Unit Laundry





Parking, Views
& More





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