

Rare Opportunity to Acquire a 12-Unit Stabilized Portfolio Across  
Three Contiguous Lots | 6.04% Cap Rate

4842, 4848, 4836 W 17TH ST



OFFERING MEMORANDUM



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Prepared by  
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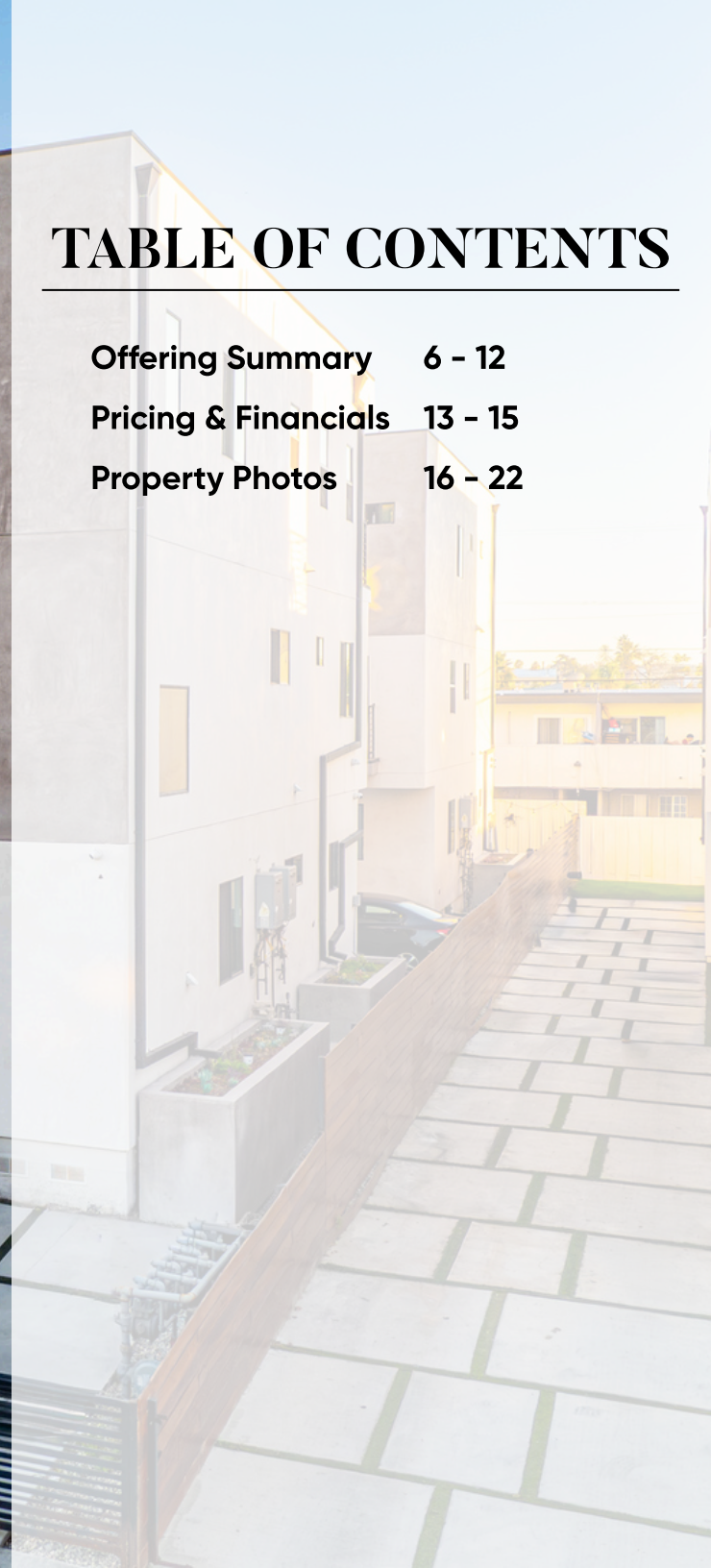
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# **OFFERING SUMMARY**

# THE OFFERING

The 5+ Unit Specialists are pleased to present an exceptionally rare opportunity to acquire three contiguous fourplexes located at 4848, 4842, and 4826 W 17th Street, a fully stabilized 12-unit portfolio consisting of sixty total bedrooms across twelve expansive 5-bedroom, 5-bathroom units, delivering a true 6.04% cap rate. Opportunities to acquire side-by-side new construction assets with uniform unit mix, scale, and proven income history at this level of return in Mid City are virtually nonexistent.

Built in 2023 and fully leased across three separate APNs, the portfolio produces \$785,460 in annual gross income with two years of rental history and minimal turnover. The properties operate with zero house expenses, are separately metered for utilities, and due to their contiguous configuration may qualify for either residential or commercial financing, providing investors flexible capital structuring options.

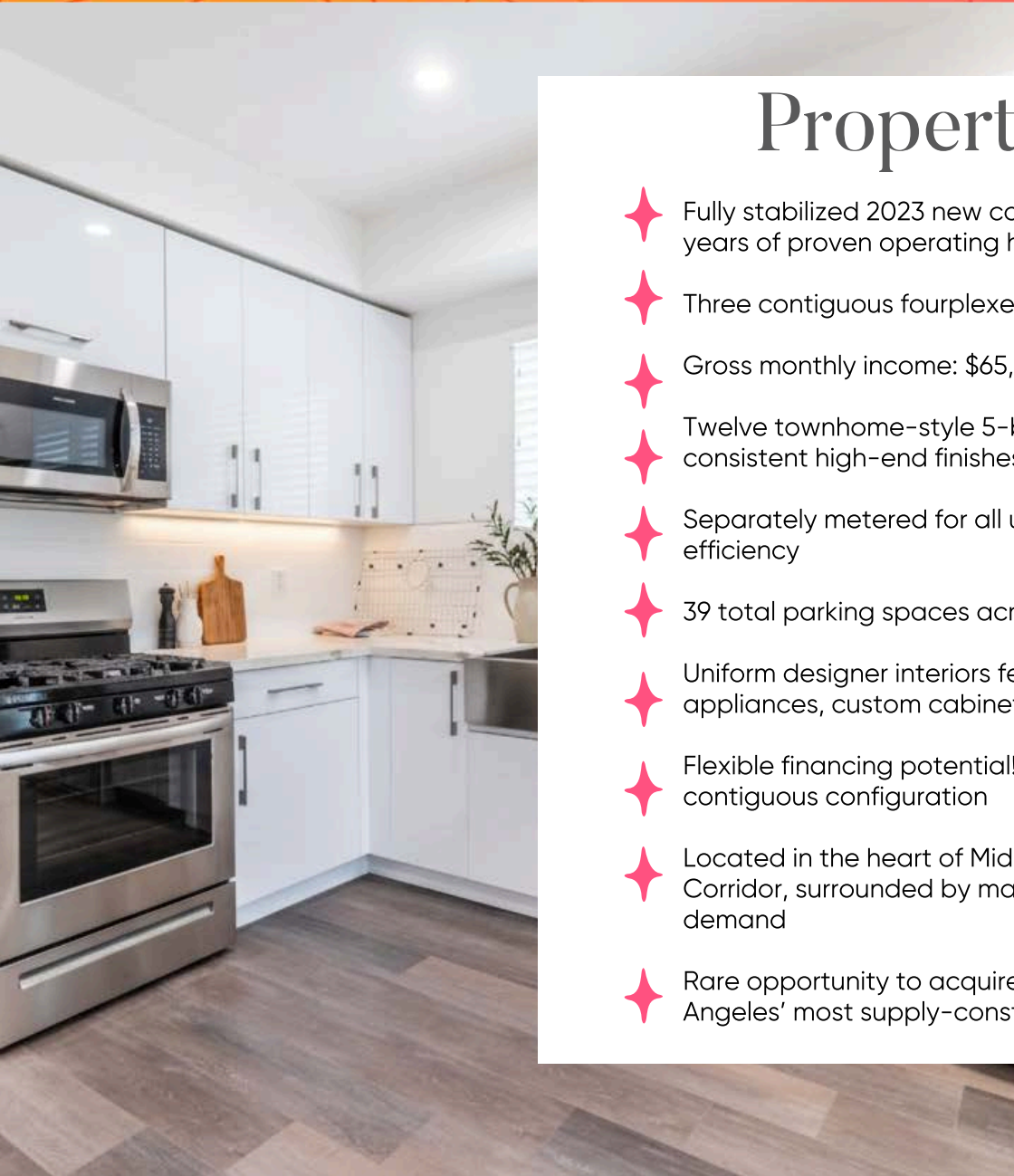
Each townhome-style residence features five bedrooms with en suite baths, open concept layouts, oversized marble waterfall islands, sleek cabinetry, stainless steel LG appliances, designer lighting, and wide plank flooring. Units include two full laundry sets, large closets, spa-quality bathrooms with marble tile and matte black fixtures, and private balconies. Consistent construction quality and identical layouts across all buildings create operational efficiency and long-term tenant appeal.

Positioned in the heart of Mid City with direct access to Culver City, Miracle Mile, and the Jefferson Corridor, this offering combines immediate stabilized cash flow with long-term appreciation potential in one of Los Angeles' most active rental corridors.



## Property Highlights

- ◆ Fully stabilized 2023 new construction portfolio delivering a true 6.04% cap rate with two years of proven operating history
- ◆ Three contiguous fourplexes comprising 12 units and 60 bedrooms across separate APNs
- ◆ Gross monthly income: \$65,455 | Annual income: \$785,460
- ◆ Twelve townhome-style 5-bedroom, 5-bath residences with open-concept layouts and consistent high-end finishes
- ◆ Separately metered for all utilities with zero house expenses and strong operational efficiency
- ◆ 39 total parking spaces across the portfolio
- ◆ Uniform designer interiors featuring oversized marble waterfall islands, stainless steel LG appliances, custom cabinetry, and wide-plank flooring
- ◆ Flexible financing potential! Portfolio qualifies for residential or commercial debt due to contiguous configuration
- ◆ Located in the heart of Mid City near Culver City, Miracle Mile, and the Jefferson Corridor, surrounded by major tech, media, and creative employers driving strong tenant demand
- ◆ Rare opportunity to acquire scale, uniformity, and stabilized cash flow in one of Los Angeles' most supply-constrained rental corridors





## The Property

4848, 4842, 4836 W 17<sup>TH</sup> ST, Los Angeles CA,

APN:	5067-008-017, 5067-008-018, 5067-008-019	Zoning:	LARD1.5
# Units:	12	Rent Control:	Yes
# Buildings:	6	Opportunity Zone:	No
Building Size:	20,880 sqft	Utilities:	Separately metered for all utilities
Lot Size:	21,005 sqft		



## The Offering

### The Pricing & Metrics

List Price:	\$10,278,000
Cap Rate:	6.04%
GRM:	13.09
Price per Sqft:	\$492.24
Price per Door:	\$856,500



## The Amenities

### The Bells & Whistles

Parking:	12 garage parking spaces, 21 exterior spaces, 6 bonus spaces (39 spaces total)
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek kitchens and bathrooms
Upgrades:	Large closets with built-ins

# THE BREAK DOWN

4848 W 17th St is comprised of 4 ultra-high-end townhomes, ALL of which is currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
<b>4848</b>	5B/4B	1,737	\$5,495	\$5,495
<b>4848.5</b>	5B/5B	1,737	\$5,000	\$5,495
<b>4846</b>	5B/5B	1,755	\$5,400	\$5,400
<b>4846.5</b>	5B/5B	1,709	\$5,400	\$5,400

# THE BREAK DOWN

4842 W 17th St is comprised of 4 ultra-high-end townhomes, ALL of which is currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
<b>4842</b>	5B/4B	1,737	\$5,700	\$5,700
<b>4842</b>	5B/5B	1,737	\$5,915	\$5,915
<b>4844</b>	5B/5B	1,755	\$5,500	\$5,500
<b>4844.5</b>	5B/5B	1,709	\$5,300	\$5,300

# THE BREAK DOWN

4836 W 17th St is comprised of 4 ultra-high-end townhomes, ALL of which is currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
<b>4836</b>	5B/4B	1,737	\$5,400	\$5,400
<b>4836.5</b>	5B/5B	1,737	\$5,700	\$5,700
<b>4838</b>	5B/5B	1,755	\$5,150	\$5,150
<b>4838.5</b>	5B/5B	1,709	\$5,495	\$5,495



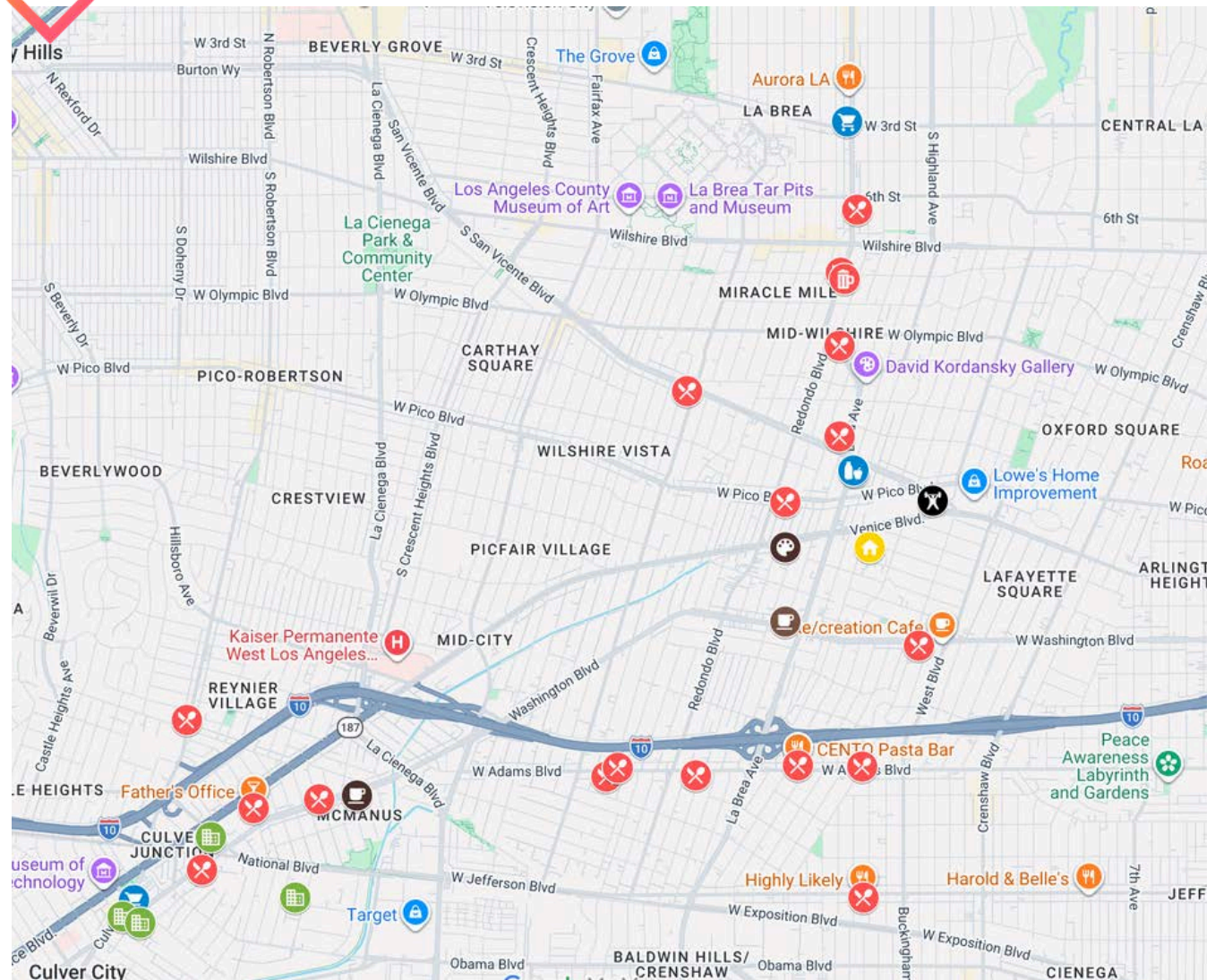
## Location Highlights

- ✦ Prime Mid-City location just minutes from Culver City, West Adams, and the Expo Line, connecting residents to Santa Monica, DTLA, and USC in under 20 minutes.
- ✦ Surrounded by major redevelopment and high-end new construction—an established pocket attracting young professionals and creative tenants seeking central access & modern finishes.
- ✦ Close to popular neighborhood spots like Alta Adams, Mizlala, Johnny's Pastrami, and Highly Likely Café.
- ✦ Strong rental demand driven by proximity to Sony, Amazon, & the Culver City tech corridor.
- ✦ Quiet residential street with ample parking and a blend of newer fourplexes and single-family homes, providing stable long-term growth and minimal turnover..



## You'll find the coolest spots nearby.

- Met Her At A Bar
- Mizlala West Adams
- Trejo's Tacos - La Brea Ave
- République Café Bakery & République Resta...
- 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
- Trader Joe's
- Target
- Sprouts Farmers Market
- The Culver Steps
- Amazon Studios
- HBO
- Apple Music Radio Studio
- Jurassic Magic
- The Pottery
- Planet Fitness





# PRICING & FINANCIALS

# THE SNAPSHOT

## SUMMARIZED PRICING METRICS:

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

## BUILDING DESCRIPTION:

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

## FINANCING:

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

## 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

# 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
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
<b>Gross Potential Income:</b>						<b>\$785,460</b>			<b>\$785,460</b>

**ANNUALIZED OPERATING DATA:**

	CURRENT	PRO FORMA
<b>Gross Potential Rental Income</b>	\$785,460	\$785,460
Gain (Loss)-to-Lease	\$0	\$0
<b>Gross Scheduled Rental Income</b>	\$785,460	\$785,460
Less: Vacancy	3.0% (\$23,564)	3.0% (\$23,564)
<b>Effective Gross Income</b>	\$761,896	\$761,896
Less: Expenses	(\$141,359)	(\$141,359)
Miscellaneous Other Income	\$0	\$0
<b>Net Operating Income</b>	<b>\$620,537</b>	<b>\$620,537</b>
Debt Service	(\$431,853)	(\$431,853)
<b>Pre-Tax Cash Flow</b>	<b>4.59% \$188,684</b>	<b>4.59% \$188,684</b>
Principal Reduction	\$79,331	\$79,331
<b>Total Return</b>	<b>6.52% \$268,015</b>	<b>6.52% \$268,015</b>

**ANNUALIZED EXPENSES:**

	CURRENT	PRO FORMA
<b>Fixed Expenses</b>		
Real Estate Taxes	1.1873% \$122,031	\$122,031
Insurance	.60/s.f. \$12,529	\$12,529
Utilities	\$0/unit \$0	\$0
<b>Controllable Expenses</b>		
Contract Services	\$150/unit \$1,800	\$1,800
Repairs & Maintenance	\$400/unit \$5,000	\$5,000
<b>TOTAL EXPENSES</b>	<b>\$141,359</b>	<b>\$141,359</b>
EXPENSES/UNIT	\$11,780	\$11,780
EXPENSES/SF	\$6.77	\$6.77
% of EGI	18.6%	18.6%



# PROPERTY PHOTOS

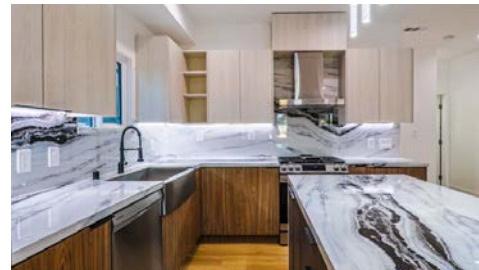


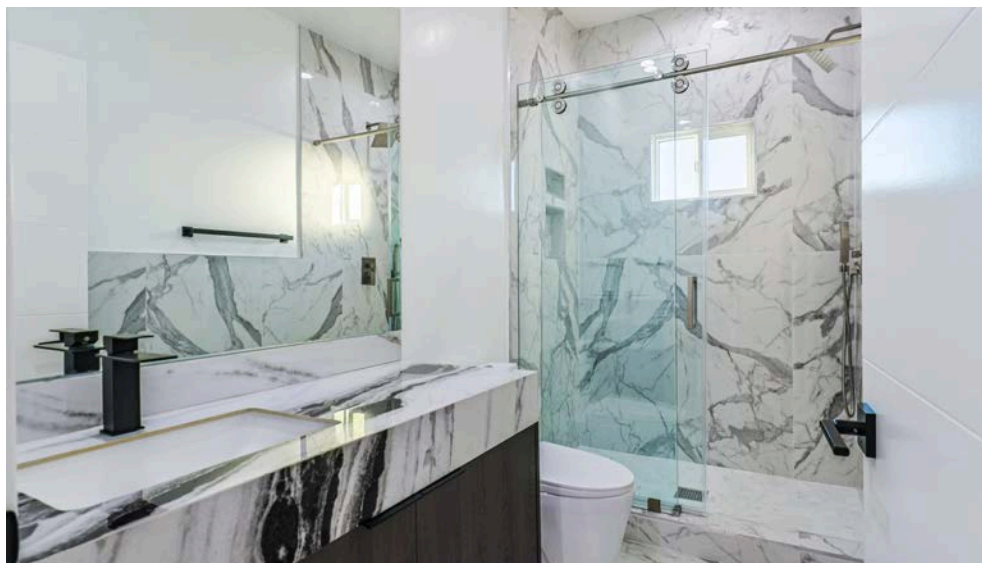
## Modern Luxury Exterior



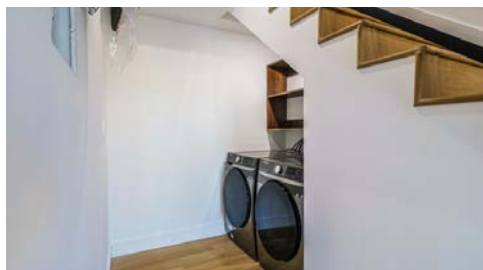


Chic Kitchens &  
Living Rooms



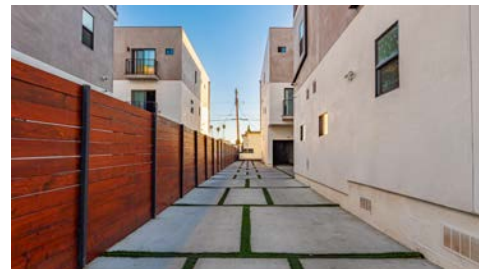


## Sleek Bathrooms & In-Unit Laundry



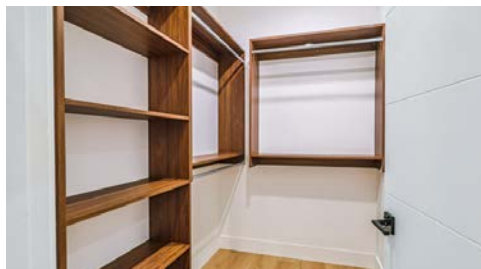
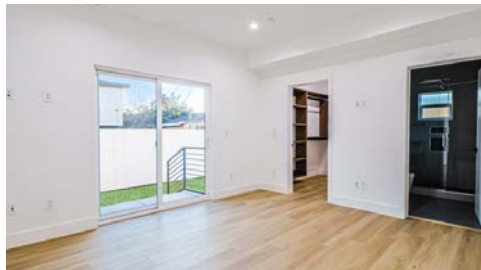


Parking, Views &  
More



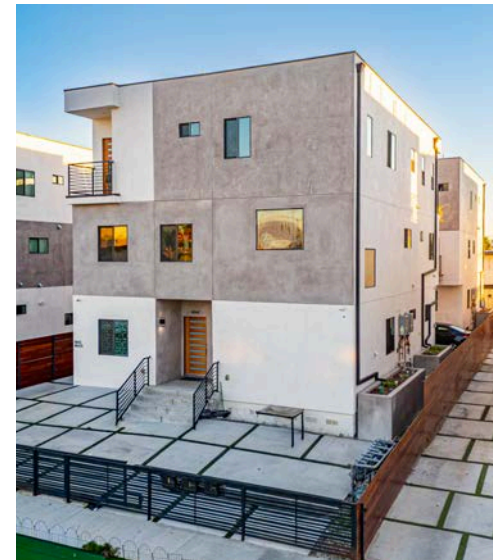


Bright & Open  
Bedrooms





## Other Wow Factors





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