2023 New Cons. 5-Unit | USC Adj. | 6.29% Cap | Fully Leased

1629 S NEW HAMPSHIRE

the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


myunits.com
build • buy • sell • lease • manage
We treat your units like our units at myunits.com
Concierge Leasing for Landlords
Multi-Family Sales Experts
Full Service Property MGMT
LA's Hottest Rentals
Call 844-MY-UNITS or email hello@myunits.com

Prepared by
THE 5+ UNIT SPECIALISTS®

powered by **myunits.com**

LAUREN CEARLEY
SALES DIRECTOR
REALTOR® #02146823
213.302.8662 Cell
lauren@myunits.com
www.myunits.com

CHEYENNE WOMACK
SALES DIRECTOR
REALTOR® #0204825
805.973.7470 Cell
cheyenne@myunits.com
www.myunits.com

630 N Glenoaks Blvd
Burbank, CA 91502

THE 5+ UNIT SPECIALISTS® DISCLAIMER

The information contained herein is proprietary and strictly confidential. It is intended for the exclusive review of the party receiving it from The 5+ Unit Specialists® and should not be disclosed to any other person or entity without the prior written consent from The 5+ Unit Specialists®. These materials provide a summary of unverified information designed to generate preliminary interest in the subject property. They are not a substitute for thorough, independent due diligence and/or investigation. The 5+ Unit Specialists® is not qualified to provide advice on legal, accounting, or other matters beyond those permitted by state law. The 5+ Unit Specialists® has not conducted any investigations and makes no warranty or representation of the property, its improvements or any potential for improvements, including the size, square footage, presence of contaminants (including but not limited to lead-based paint, PCBs, or asbestos), compliance with city, county, state and/or federal regulations, physical condition, the financial condition or business prospects and practices of any tenant, or any tenant's plans or intentions to continue occupancy. The information contained herein has been obtained from sources believed to be reliable, however, The 5+ Unit Specialists® has not verified, and will not verify, any such information. The 5+ Unit Specialists® makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify the information set forth herein. References to The 5+ Unit Specialists® include its officers, partners, agents, sub-agents, and employees. This package is not intended to create a contractual relationship between The 5+ Unit Specialists® and any recipient. Any use of the information in this package is at the recipient's own risk, and The 5+ Unit Specialists® shall not be liable for any direct, indirect, or consequential damages arising from the use of this information. By reviewing this information, you agree to abide by these terms and conditions.

TABLE OF CONTENTS

OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 1629 S New Hampshire Ave, a 2023 new construction, non-rent-controlled 5-unit property located just minutes from USC. Delivered 100% leased at market rents and offering a REAL 6.29% cap rate, New Hampshire provides immediate cash flow from day one in a high-demand central Los Angeles rental market.

Spanning an impressive 7,861 square feet across two modern buildings, the property features three spacious 3-bedroom residences and two massive 5-bedroom/5-bathroom residences. Each unit offers large, open floorplans, sleek kitchens and bathrooms, central HVAC, in-unit laundry, private balconies, and modern finishes throughout. Eight on-site parking spaces conveniently accessed from the rear alley further enhance tenant appeal.

All units are separately metered for gas, electric, AND water, helping keep operating expenses exceptionally low and making this a truly turnkey, low-maintenance investment. Offered at $2,885,000, the property trades at just $367 per square foot and $577,000 per unit—an attractive basis for nearly 7,900 square feet of newer construction.

Ideally positioned near USC, Downtown LA, and Koreatown, residents enjoy convenient access to major employment, education, dining, and entertainment hubs, as well as the 10 and 110 freeways. With its strong current yield, oversized units, low operating expenses, and high-quality construction, 1629 S New Hampshire offers a rare opportunity to acquire a fully stabilized newer construction asset in central Los Angeles.

Property Highlights

- Delivered 100% leased at a REAL 6.29% cap rate, providing immediate cash flow from day one with all five units already leased at market rents.
- Massive 7,861-square-foot property offered at just $367 per square foot—an exceptional price per SF for a high-quality, newer construction multifamily asset.
- Excellent oversized unit mix featuring three spacious 3-bedroom units and two massive 5-bedroom/5-bathroom units, with large, open floorplans designed for today's renters.
- Separately metered for gas, electric AND water, helping keep landlord-paid utility expenses and ongoing operating costs to a minimum.
- Prime USC-adjacent location just minutes from campus, positioning the property in a high-demand rental pocket with convenient access to Downtown LA, Koreatown, and major employment and entertainment hubs.
- High-quality 2023 construction with modern finishes, central HVAC, in-unit washers & dryers, private balconies, sleek kitchens and bathrooms, and a low-maintenance design.
- Ideal parking setup with 8 parking spaces conveniently accessed from the rear alley—an excellent amenity for the property's large 3- and 5-bedroom units.
- With SB 8 limiting certain redevelopment opportunities and adding hurdles to the replacement of existing housing, newer construction multifamily assets of this size and quality may become increasingly difficult to replicate.

The Property

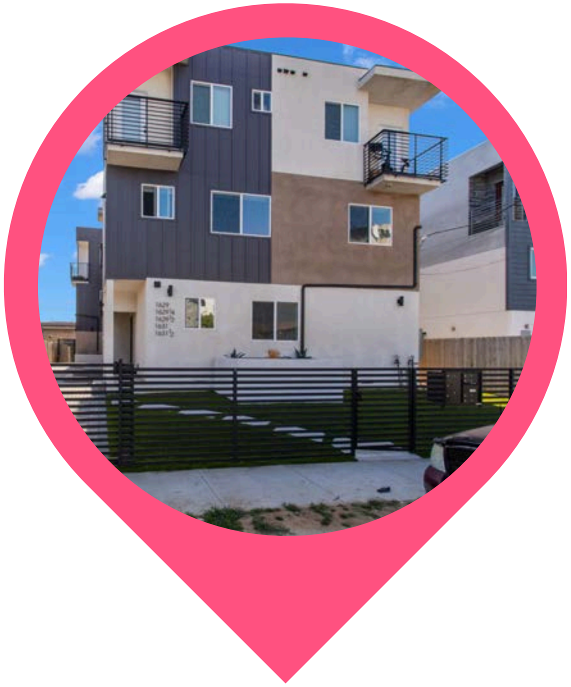
1629 S New Hampshire Ave, Los Angeles, CA 90006

APN:	5075-018-026	Zoning:	LARD1.5
# Units:	5	Rent Control:	No
# Buildings:	2	Opportunity Zone:	No
Building Size:	7,861 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	6,551 sqft		

The Offering

The Pricing & Metrics

List Price:	$2,885,000
Cap Rate:	6.29%
GRM:	12.33
Price per Sqft:	$367.00
Price per Door:	$577,000



The Amenities

The Bells & Whistles

Parking:	8 Garage Parking Spots
Laundry:	Washer/dryer in each unit
HVAC:	Central HVAC
Finishes:	Sleek kitchens and bathrooms
Upgrades:	Private Balconies, Large Open Floorplans

THE BREAK DOWN

1629 S New Hampshire is comprised of 5 new construction units with 100% of them already leased at market rents! Check out the below rent roll:

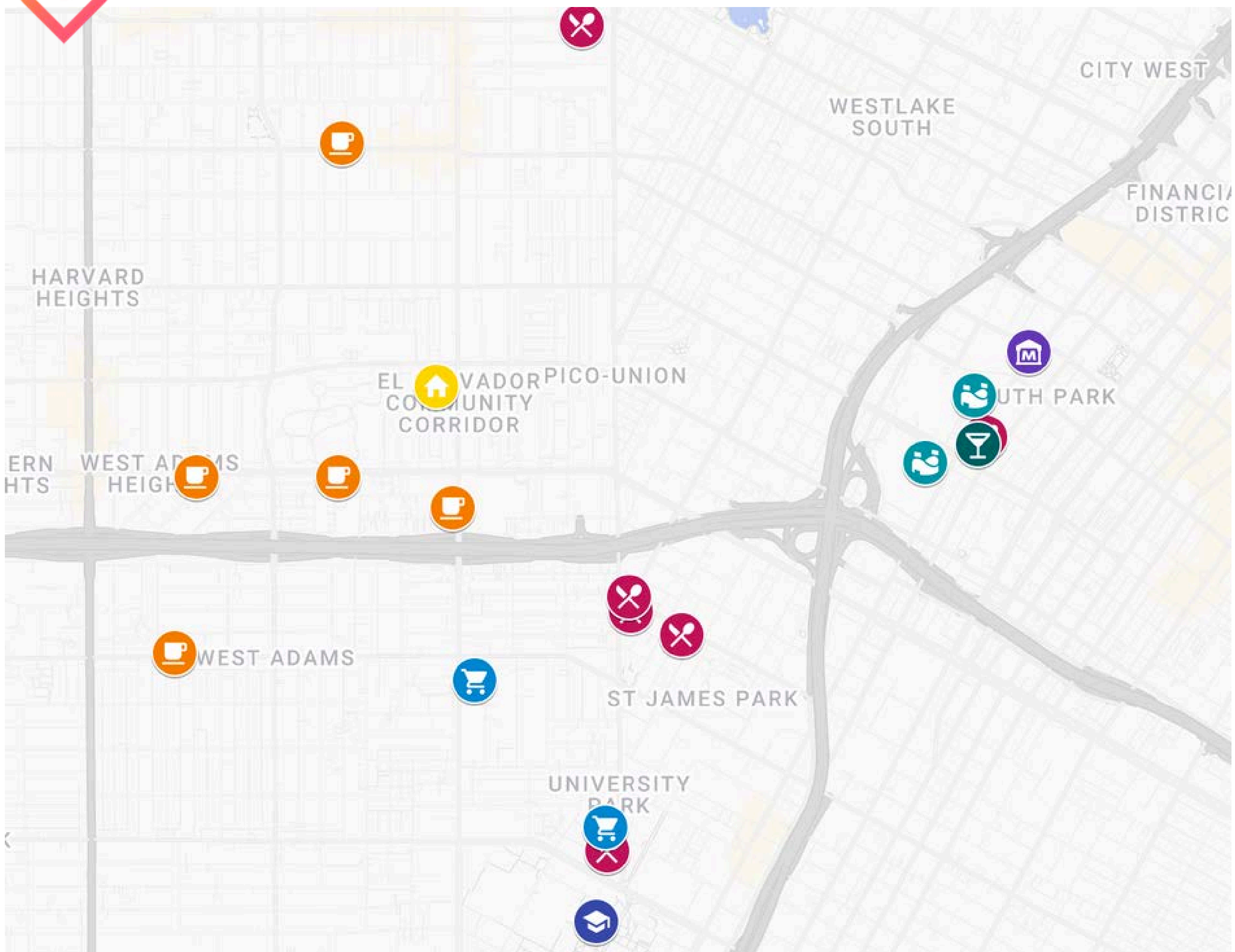
UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
1629	3B/2B	1,152	$3,500	$3,500
1629 1/4	3B/3B	1,347	$3,450	$3,450
1629 1/2	3B/3B	1,347	$3,599	$3,599
1631	5B/5B	2,007	$4,700	$4,700
1631 1/2	5B/5B	2,008	$4,250	$4,250

Location Highlights

- Prime central Los Angeles location just west of Downtown LA and minutes from Koreatown and USC, connecting residents to some of the city's largest employment, education, dining, and entertainment hubs.
- Minutes from Downtown destinations including L.A. LIVE, Crypto.com Arena, the Los Angeles Convention Center, and the Financial District, with convenient access to USC and LA Trade-Tech.
- A vibrant, historic neighborhood known for its distinctive architecture, diverse community, and landmark districts including Alvarado Terrace and Bonnie Brae.
- Surrounded by an authentic mix of local restaurants, markets, and neighborhood businesses along Pico Boulevard, with Koreatown's renowned dining and nightlife just minutes away.
- Centrally positioned near the 10 and 110 freeways with convenient access to Metro connections, providing easy connectivity throughout Downtown, West LA, Culver City, and greater Los Angeles.

You'll find the coolest spots nearby.

- 1629 S New Hampshire Ave
- With Love Market & Cafe
- Blue Elephant Café
- Alibi Coffee Co.
- Espresso Social Club
- MEMORYLOOK
- Bacari W. Adams
- Mastro's Ocean Club
- CAVA
- CAFE 23
- Everytable
- Calic Bagel
- Trader Joe's
- Ralphs
- 33 Taps DTLA
- Crypto.com Arena
- BMO Stadium
- Los Angeles Convention Cen...
- GRAMMY Museum
- University of Southern Califo...



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:		
Price:		$2,885,000
Down:	40%	$1,154,000
Current GRM:		12.33
Pro Forma GRM:		12.33
Current Cap Rate:		6.29%
Pro Forma Cap Rate:		6.29%
$/Unit:		$577,000
$/SF:		$367.00

BUILDING DESCRIPTION:	
No. of Units:	5
Yr. Built:	2023
Bldg SF:	7,861
Lot Size (SF):	6,551
Lot Size (acres):	0.15
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:	
Loan Amount:	$1,731,000
Interest Rate:	6.50%
Monthly Payment:	($9,376.25)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	7/1 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
1629	Occupied	3b/2b	1,152	$3,500	$3,500	$3.04	$3,500	$3.04	$0
1629 1/4	Occupied	3b/3b	1,347	$3,450	$3,450	$2.56	$3,450	$2.56	$0
1629 1/2	Occupied	3b/3b	1,347	$3,599	$3,599	$2.67	$3,599	$2.67	$0
1631	Occupied	5b/5b	2,007	$4,700	$4,700	$2.34	$4,700	$2.34	$0
1631 1/2	Occupied	5b/5b	2,008	$4,250	$4,250	$2.12	$4,250	$2.12	$0
5	Totals/Averages:		7,861	$19,499	$19,499	$2.48	$19,499	$2.48	$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	5b/5b	40%	2,007	$4,475	$2.23	$8,950	$4,475	$2.23	$8,950
2	3b/3b	40%	1,347	$3,525	$2.62	$7,049	$3,525	$2.62	$7,049
1	3b/2b	20%	1,347	$3,500	$2.60	$3,500	$3,500	$2.60	$3,500
	Totals/Averages:		1,572	$3,900	$2.48	$19,499	$3,900	$2.48	$19,499
Gross Potential Income:						$233,988			$233,988

ANNUALIZED OPERATING DATA:

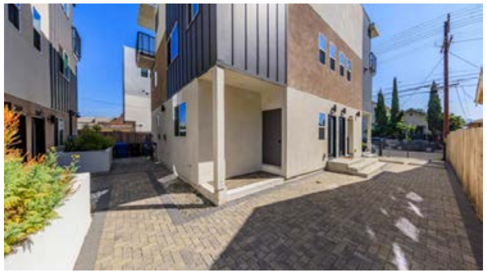
		CURRENT		PRO FORMA
Gross Potential Rental Income		$233,988		$233,988
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$233,988		$233,988
Less: Vacancy	4.0%	($9,360)	4.0%	($9,360)
Effective Gross Income		$224,628		$224,628
Less: Expenses		($43,173)		($43,173)
Miscellaneous Other Income		$0		$0
Net Operating Income		$181,456		$181,456
Debt Service		($112,515)		($112,515)
Pre-Tax Cash Flow	5.97%	$68,941	5.97%	$68,941
Principal Reduction		$0		$0
Total Return	5.97%	$68,941	5.97%	$68,941

ANNUALIZED EXPENSES:

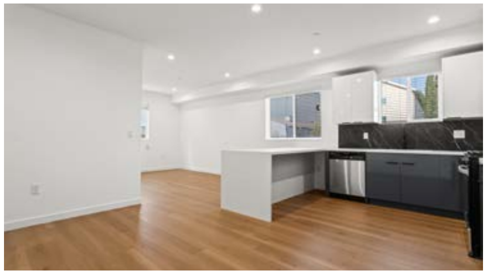
		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	$34,256	$34,256
Insurance	.60/s.f.	$4,717	$4,717
Utilities	$200/unit	$1,000	$1,000
Controllable Expenses			
Contract Services	$240/unit	$1,200	$1,200
Repairs & Maintenance	$400/unit	$2,000	$2,000
TOTAL EXPENSES		$43,173	$43,173
EXPENSES/UNIT		$8,635	$8,635
EXPENSES/SF		$5.49	$5.49
% of EGI		19.2%	19.2%

PROPERTY PHOTOS

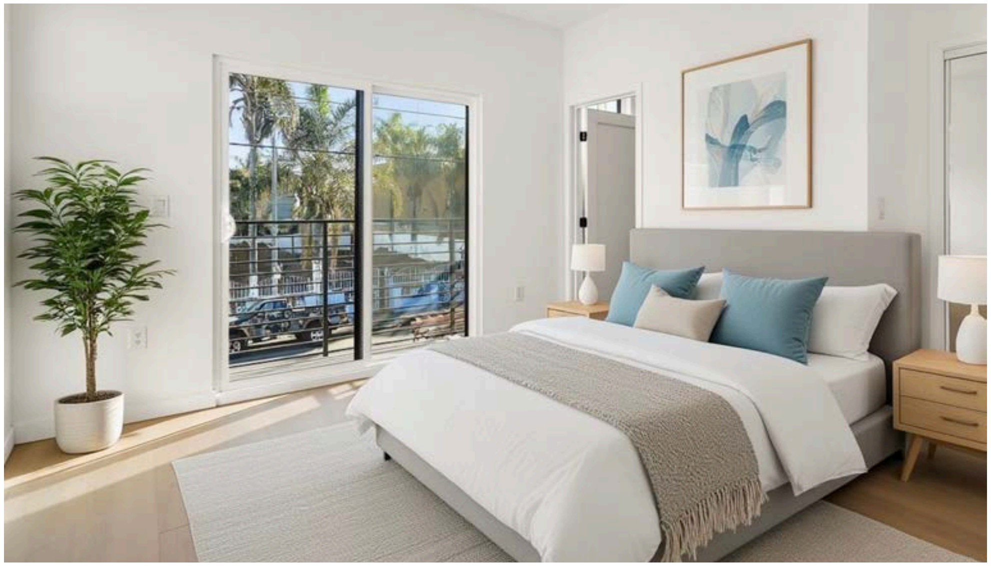
Modern
New Construction
Exterior



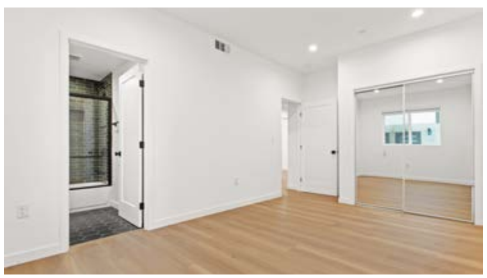
Chic Kitchens &
Living Rooms

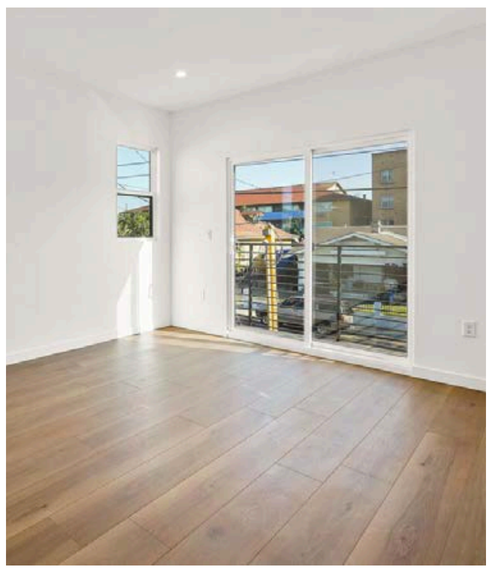


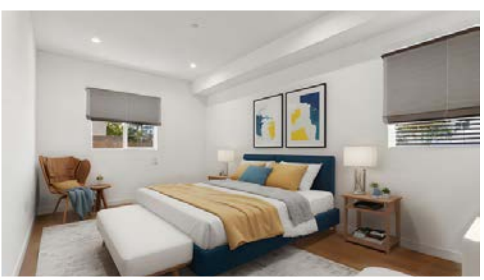
Sleek Bathrooms & In-Unit Laundry

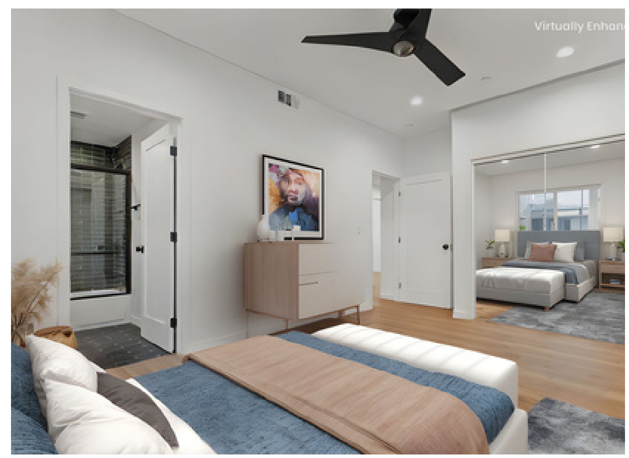


Bright & Open Bedrooms









myunits.com
build • buy • sell • lease • manage

Lauren Cearley
213.302.8662
lauren@myunits.com

Cheyenne Womack
805.973.7470
cheyenne@myunits.com