Rare Opportunity to Acquire a Fully Stabilized, 2026-Built 10-Unit Portfolio Across Two Side-By-Side Lots | 0.5 Miles from USC | 6.62% Cap Rate!

1175-1181 LEIGHTON AVE

the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


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OFFERING SUMMARY

THE OFFERING

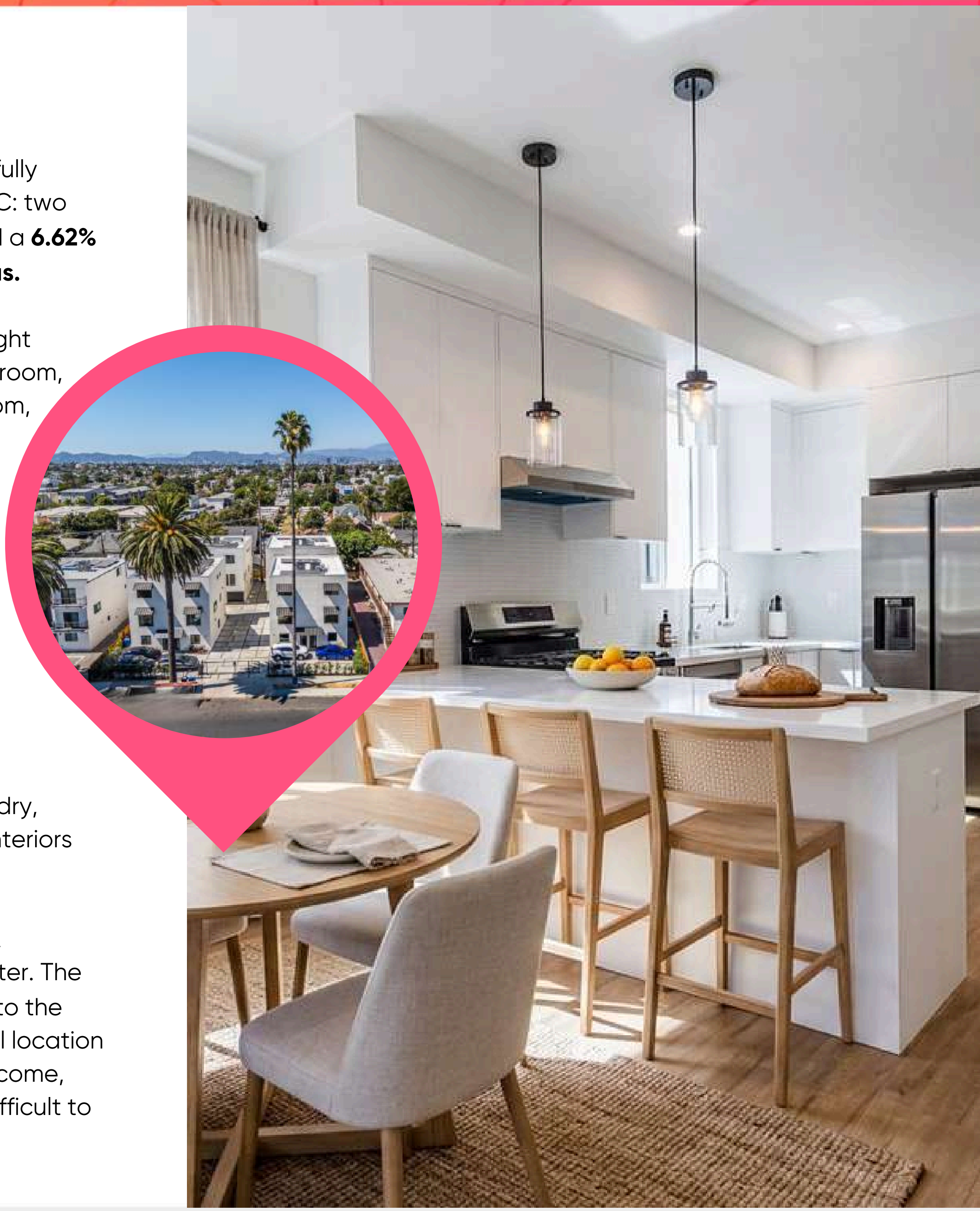
The 5+ Unit Specialists are pleased to present 1175 and 1181 Leighton Avenue, a fully leased, 2026-built 10-unit portfolio offering a combination rarely found near USC: two side-by-side five-unit properties, 26 rentable bedrooms, 26 parking spaces and a **6.62% cap rate** (inclusive of a 4% management fee), all just **0.5 miles from USC campus.**

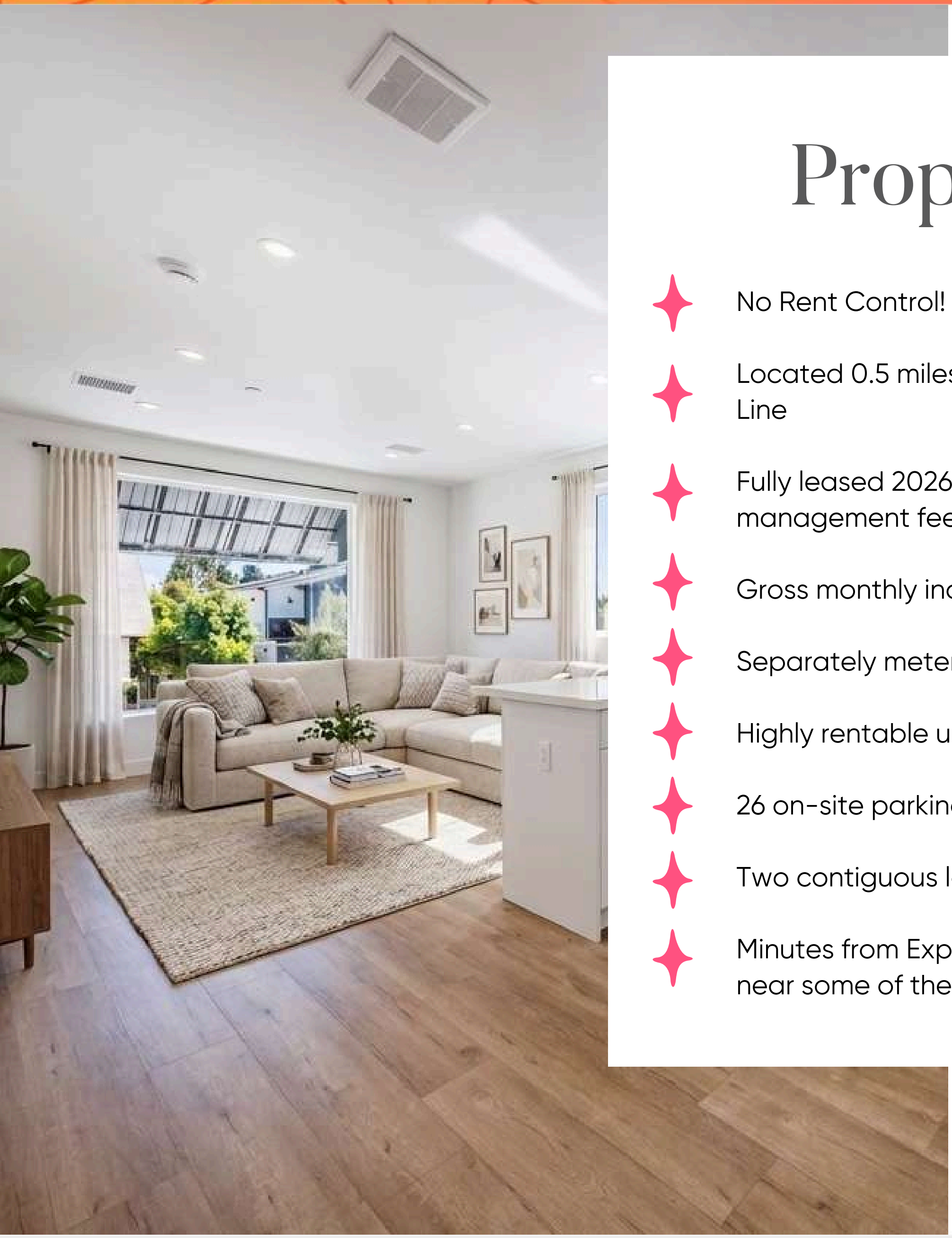
Situated on two contiguous lots with separate APNs, the portfolio consists of eight expansive 3-bedroom, 3-bathroom residences and two, highly rentable, 1-bedroom, 1-bathroom ADUs. Each bedroom in all residences has its own en-suite bathroom, creating a flexible and highly rentable unit mix that appeals to students, young professionals, families and traditional tenants.

The portfolio generates **$432,360 in annual gross income** and is offered fully stabilized with established rental history. 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.

These are not typical student rentals. Each townhome-style residence delivers high-end finishes, open-concept living spaces, oversized kitchen islands, sleek cabinetry, stainless steel appliances, designer lighting, LVP flooring, in-unit laundry, generous closets, spa-inspired bathrooms and oversized windows that fill the interiors with natural light. The propery is also equipped with EV charhing and solar!

Beyond USC, residents are moments from Exposition Park, BMO Stadium, the LA Memorial Coliseum, the Natural History Museum and the California Science Center. The portfolio is also located within the **USC Lyft Zone** and offers convenient access to the Metro E Line, Downtown Los Angeles, Culver City and Santa Monica. This central location supports a deep and diverse tenant pool while giving investors the stabilized income, modern construction, parking and operational simplicity that are increasingly difficult to find in a single acquisition.





Property Highlights

- No Rent Control!
- Located 0.5 miles from USC within the USC Lyft Zone near Exposition Park and the Metro E Line
- Fully leased 2026 construction 10-unit delivering a true 6.62% cap rate inclusive of a 4% management fee
- Gross monthly income: $36,030 | Annual income: $432,360 | Net Operating Income: $330,706
- Separately metered for all utilities with zero house expenses.
- Highly rentable unit mix: 8x 3b/3b, 2x 1b/1b
- 26 on-site parking spaces offering one space per rentable bedroom
- Two contiguous lots with separate APNs and flexible financing potential
- Minutes from Exposition Park, BMO Stadium and the LA Memorial Coliseum, placing residents near some of the area's leading sports and entertainment destinations

The Property

1175-1181 Leighton Ave, Los Angeles Ca, 90037

APN:	5037-006-025, 5037-006-024	Zoning:	LARD1.5
# Units:	10 (2x Fourplex+ADU)	Rent Control:	No
# Buildings:	4	Opportunity Zone:	Yes
Building Size:	13,618 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	13,504 sqft		

The Offering

The Pricing & Metrics

List Price:	$4,995,000
Cap Rate:	6.62%
GRM:	11.55
Price per Sqft:	$366.79
Price per Door:	$499,500

The Amenities

The Bells & Whistles

Parking:	16 garage parking spaces, 10 uncovered parking spaces
Laundry:	Private washer/dryers in each unit
HVAC:	Central air and heat

THE BREAK DOWN

1175-1181 Leighton is comprised of 10 ultra-high-end townhomes, ALL of which are currently rented at market rents. Check out the below rent roll:

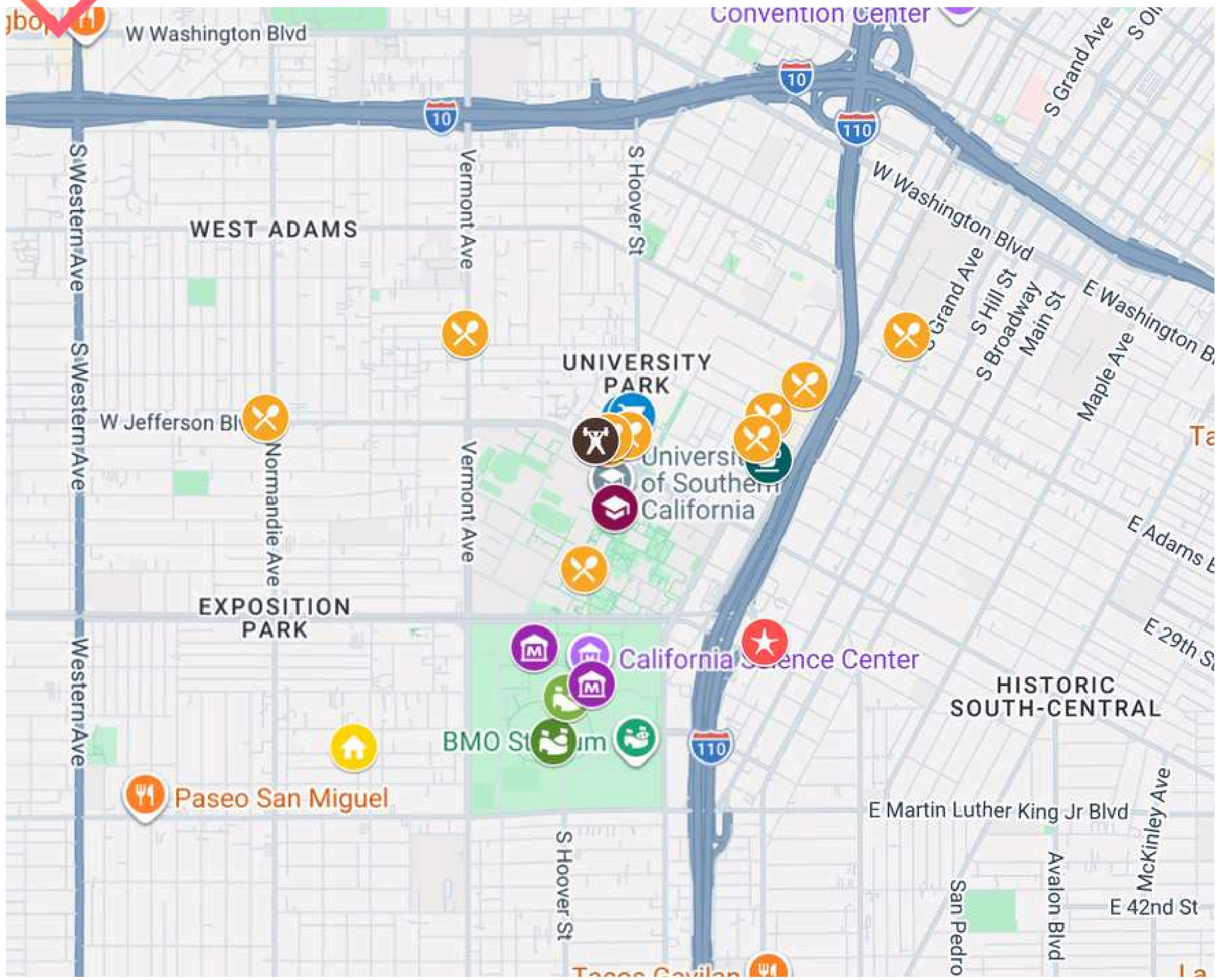
UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
1181	3B/3B	1,316	$3,800	$3,800
1181 1/2	3B/3B	1,316	$3,650	$3,650
1183	3B/3B	1,621	$3,950	$3,950
1183 1/2	3B/3B	1,621	$3,800	$3,800
1183 3/4	1B/1B	935	$2,245	$2,245
1175	3B/3B	1,316	$3,895	$3,895
1175 1/2	3B/3B	1,316	$3,8955	$3,8955
1177	3B/3B	1,621	$4,200	$4,200
1177 1/2	3B/3B	1,621	$4,200	$4,200
1177 1/4	1B/1B	935	$2,395	$2,395

Location Highlights

- Located just 0.5 miles from USC's University Park Campus, supporting consistent rental demand from students, faculty and university professionals
- Situated within the USC Lyft Zone, providing eligible USC students with convenient transportation between the property and campus
- Minutes from Exposition Park, BMO Stadium and the LA Memorial Coliseum, placing residents near some of the area's leading sports and entertainment destinations
- Near USC Village, the Natural History Museum and the California Science Center, with convenient access to dining, shopping, recreation and cultural attractions
- Close to the Metro E Line with direct connections to Downtown Los Angeles, Culver City and Santa Monica, plus convenient access to the 10 and 110 freeways

You'll find the coolest spots nearby.

- 1175 Leighton Ave
- LA Memorial Coliseum
- Exposition Park
- Natural History Museum of L...
- California Science Center
- Holbox
- University of Southern Califo...
- Trader Joe's
- Target
- Starbucks
- The Row Center
- Manas Indian Cuisine
- Ted's Burger 3
- sweetgreen
- Burger Crush
- CAVA
- Pot of Cha
- Insomnia Cookies
- Thai by Trio
- Central Kitchen at The Lorenzo
- USC Village Fitness Center



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		$4,995,000
Down:	40%	$1,998,000
Current GRM:		11.55
Pro Forma GRM:		11.55
Current Cap Rate:		6.62%
Pro Forma Cap Rate:		6.62%
$/Unit:		$499,500
$/SF:		$366.79

BUILDING DESCRIPTION:

No. of Units:	10
Yr. Built:	2026
Bldg SF:	13,618
Lot Size (SF):	13,504
Lot Size (acres):	0.31
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:

Loan Amount:	$2,997,000
Interest Rate:	6.50%
Monthly Payment:	($16,233.75)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	Interest Only

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
1181	Occupied	3b/3b	1,316	$3,800	$3,800	$2.89	$3,800	$2.89	$0
1181 1/2	Occupied	3b/3b	1,316	$3,650	$3,650	$2.77	$3,650	$2.77	$0
1183	Occupied	3b/3b	1,621	$3,950	$3,950	$2.44	$3,950	$2.44	$0
1183 1/2	Occupied	3b/3b	1,621	$3,800	$3,800	$2.34	$3,800	$2.34	$0
1183 3/4	Occupied	1b/1b	935	$2,245	$2,245	$2.40	$2,245	$2.40	$0
1175	Occupied	3b/3b	1,316	$3,895	$3,895	$2.96	$3,895	$2.96	$0
1175 1/2	Occupied	3b/3b	1,316	$3,895	$3,895	$2.96	$3,895	$2.96	$0
1177	Occupied	3b/3b	1,621	$4,200	$4,200	$2.59	$4,200	$2.59	$0
1177 1/2	Occupied	3b/3b	1,621	$4,200	$4,200	$2.59	$4,200	$2.59	$0
1177 1/4	Occupied	1b/1b	935	$2,395	$2,395	$2.56	$2,395	$2.56	$0
10	Totals/Averages:		13,618	$36,030	$36,030	$2.65	$36,030	$2.65	$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	3b/3b	80%	935	$3,924	$4.20	$31,390	$3,924	$4.20	$31,390
2	1b/1b	20%	1,316	$2,320	$1.76	$4,640	$2,320	$1.76	$4,640
	Totals/Averages:		1,362	$18,015	$13.23	$36,030	$18,015	$13.23	$36,030
Gross Potential Income:						$432,360			$432,360

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		$432,360		$432,360
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$432,360		$432,360
Less: Vacancy	4.0%	($17,294)	4.0%	($17,294)
Effective Gross Income		$415,066		$415,066
Less: Expenses		($84,359)		($84,359)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$330,706**		**$330,706**
Debt Service		($194,805)		($194,805)
Pre-Tax Cash Flow	**6.80%**	**$135,901**	**6.80%**	**$135,901**
Principal Reduction		$0		$0
Total Return	**6.80%**	**$135,901**	**6.80%**	**$135,901**

ANNUALIZED EXPENSES:

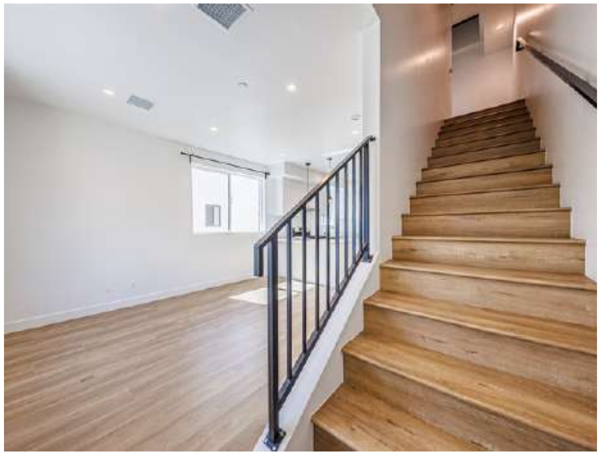
		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	$59,310	$59,310
Insurance	.40/s.f.	$5,447	$5,447
Utilities	$0/unit	$0	$0
Controllable Expenses			
Management	4%	$16,603	$16,603
Repairs & Maintenance	$300/unit	$3,000	$3,000
TOTAL EXPENSES		**$84,359**	**$84,359**
EXPENSES/UNIT		$8,436	$8,436
EXPENSES/SF		$6.19	$6.19
% of EGI		20.3%	20.3%

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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