

BRAND NEW 2026 CONST. 6-UNIT DELIVERING A TRUE 6.25% CAP

5209 W 20TH ST



OFFERING MEMORANDUM



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Prepared by  
**THE 5+ UNIT SPECIALISTS®**



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**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**

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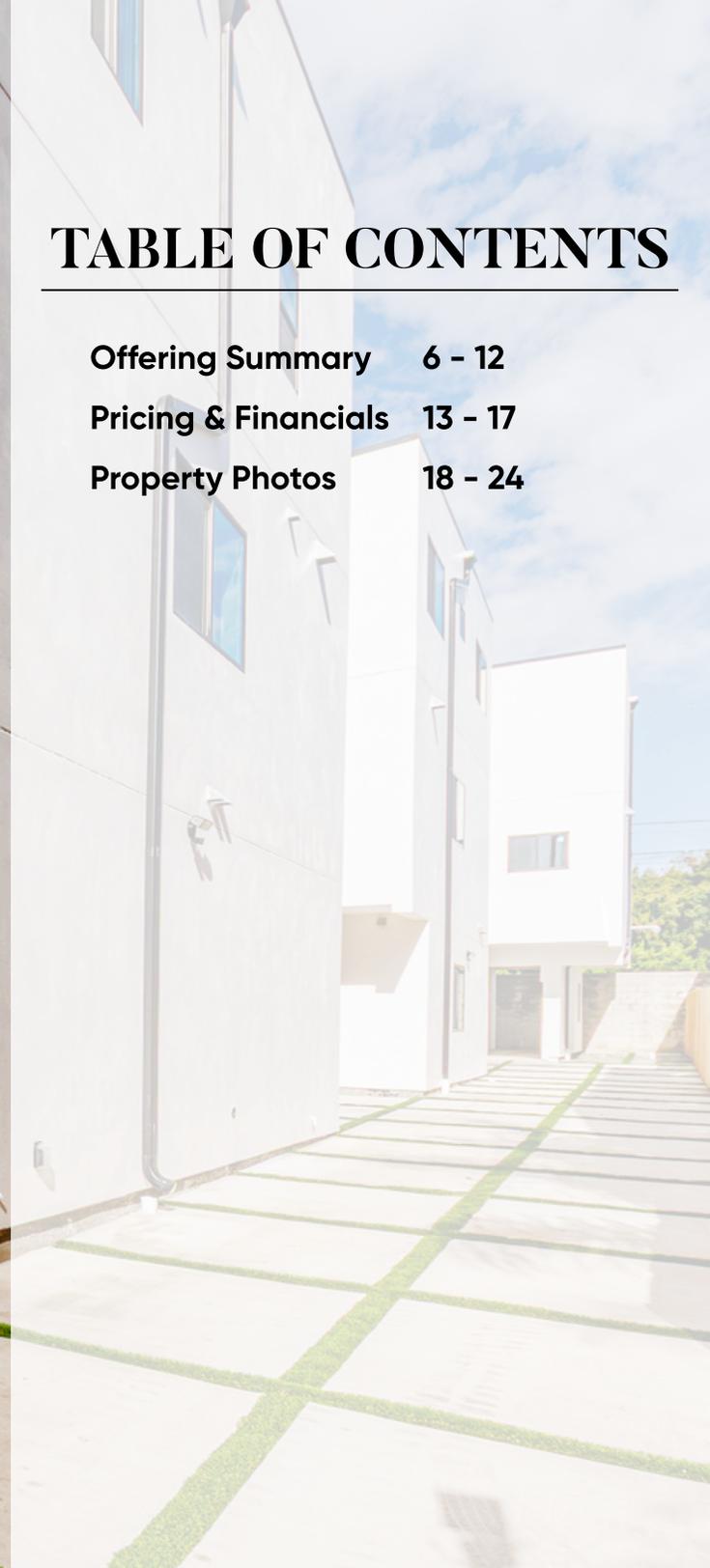
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# **OFFERING SUMMARY**

## THE OFFERING

The 5+ Unit Specialists are pleased to present 5209 W 20th St, a newly constructed, fully stabilized six unit investment located on a quiet tree lined street in prime Mid City. This luxury asset delivers a true 6.25% cap rate supported by \$336,540 in gross income and \$268,660 in net operating income, offering investors immediate day one cash flow in one of Los Angeles' strongest rental markets.

The property features an exceptional unit mix of five expansive four bedroom tri level townhome style residences and one equally impressive three bedroom unit. These homes offer oversized kitchens, generous living spaces, designer tilework, modern cabinetry, stainless steel appliances, large closets, abundant natural light, multiple balconies, and massive rooftop decks that create a true luxury rental experience.

The location is a major draw for career stable renters seeking proximity to Culver City's rapidly expanding tech and media corridor. With Apple, Amazon Studios, HBO, and Sony continuing to expand nearby, this pocket of Mid City has become a preferred home base for professionals seeking shorter commutes, modern housing, and convenient access to the Westside, Beverly Hills, and Downtown Los Angeles. This combination of new construction and proximity to major employment hubs creates a deep and reliable tenant pool with sustained rental demand.

With separate utility meters, brand new building systems, drought tolerant landscaping, ample parking, and a full one year builder warranty, the property offers investors a low maintenance and operationally efficient asset. Priced at \$716,500 per unit and \$465 per square foot, 5209 W 20th St blends luxury design with strong in place income performance in one of the most central neighborhoods in Los Angeles.



## Property Highlights

- ◆ Delivered fully leased and producing a true 6.25% cap rate with immediate day one cash flow
- ◆ \$336,540 in annual gross income supported by strong Mid City rental demand
- ◆ Located minutes from Culver City's tech and media corridor including Amazon Studios, Apple, HBO, and Sony
- ◆ Prime Mid City location attracting young professionals seeking central access to the Westside, Beverly Hills, and Downtown Los Angeles
- ◆ All units separately metered for electric and water keeping operating expenses extremely low
- ◆ Modern new construction with minimal maintenance and long term durability  
Private rooftop decks and premium layouts allowing the property to command top tier rents
- ◆ Near major mixed use developments including Ivy Station, Culver Steps, Cumulus, and Platform driving continued neighborhood growth
- ◆ Attractive basis at \$716,500 per unit and \$465 per square foot for new construction in a high growth rental market





## The Property

5209 W 20th St, Culver City Adj., 90016

APN:	5063-001-015	Zoning:	LAR1.5
# Units:	6	Rent Control:	Yes
# Buildings:	3	Opportunity Zone:	Yes
Building Size:	9,236 sqft	Utilities:	Separately metered for all utilities   No gas (all electric)
Lot Size:	7,493 sqft		



## The Offering

### The Pricing & Metrics

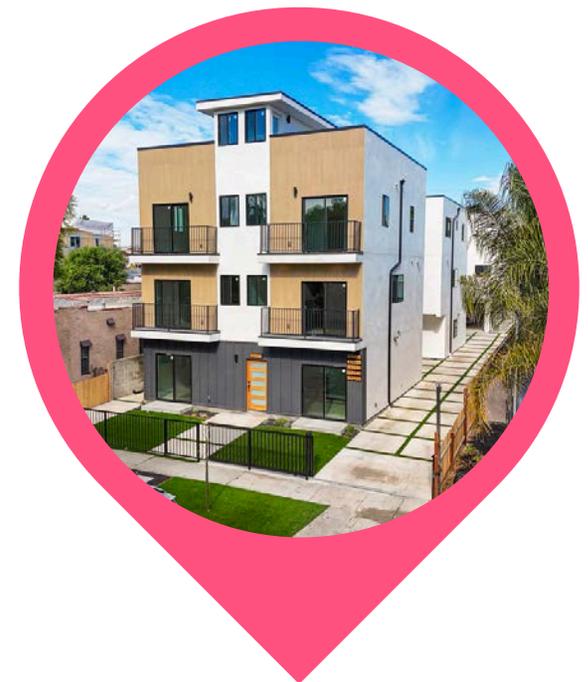
List Price:	\$4,299,000
Cap Rate:	6.25%
GRM:	12.77
Price per Sqft:	\$465.46
Price per Door:	\$716,500



## The Amenities

### The Bells & Whistles

Parking:	12 parking spaces
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek kitchens and bathrooms
Upgrades:	Large closets with built-ins   No gas (all electric)



# THE BREAK DOWN

5209 W 20th st is comprised of 6 ultra-high-end townhomes, five of which are currently occupied. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
<b>5207</b>	4B/4.5B	1,443 + 200 SQFT ROOFTOP DECK	\$4,895	\$4,895
<b>5207 1/2</b>	4B/4.5B	1,532 + 200 SQFT ROOFTOP DECK	\$4,895	\$4,895
<b>5209</b>	4B/4.5B	1,502	\$4,507	\$4,507
<b>5209 1/2</b>	4B/4.5B	1,313	\$0	\$4,495
<b>5209 1/4</b>	3B/3.5B	1,531	\$4,295	\$4,295
<b>5209 3/4</b>	4B/4B	1,915	\$4,895	\$4,895

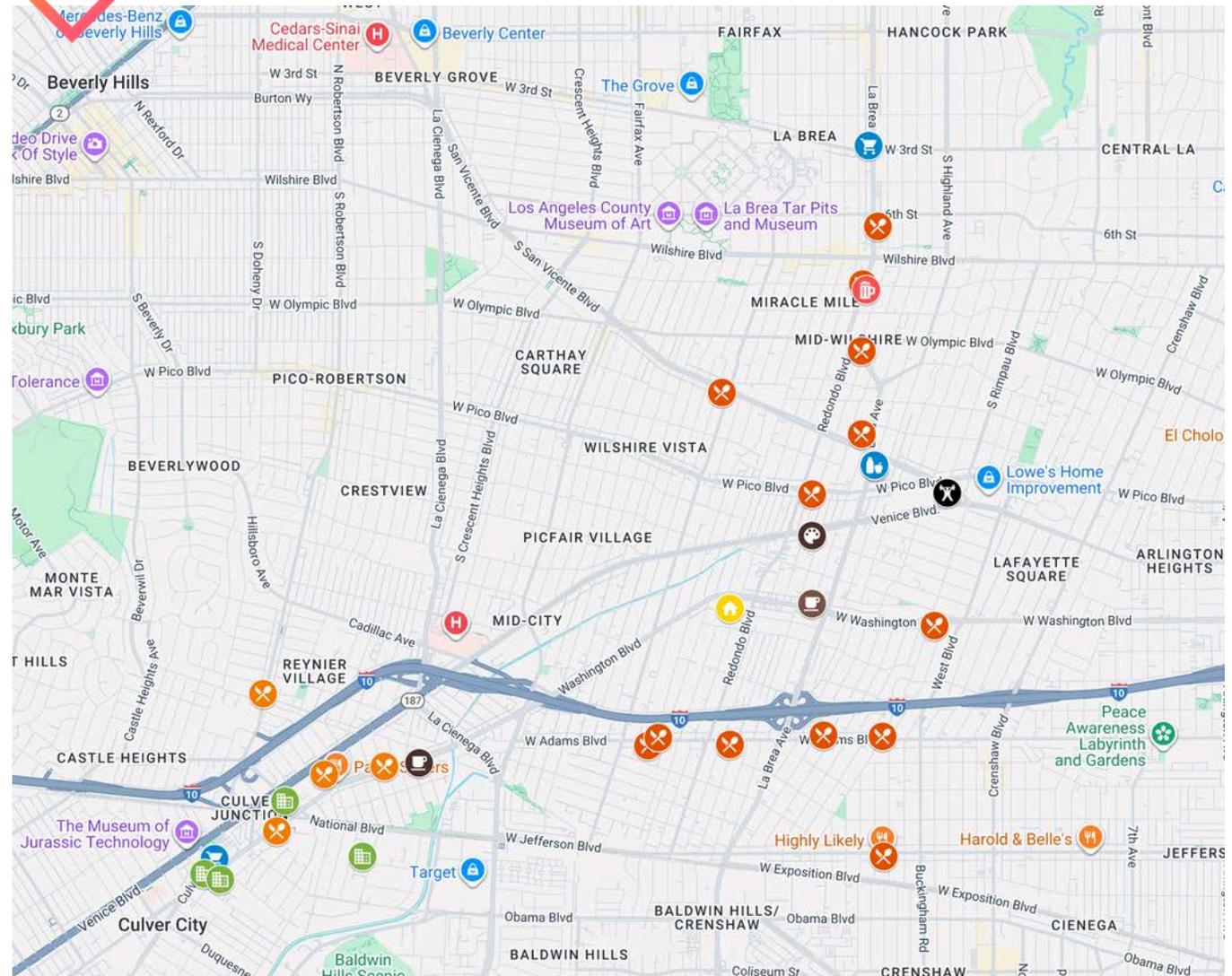


## Location Highlights

- ✦ 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
-  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





# PRICING & FINANCIALS

# THE SNAPSHOT

**SUMMARIZED PRICING METRICS:**

Price:		<b>\$4,299,000</b>
Down:	40%	<b>\$1,719,600</b>
Current GRM:		<b>12.77</b>
<b>Pro Forma GRM:</b>		<b>12.77</b>
Current Cap Rate:		<b>6.25%</b>
<b>Pro Forma Cap Rate:</b>		<b>6.25%</b>
\$/Unit:		<b>\$716,500</b>
\$/SF:		<b>\$465.46</b>

**BUILDING DESCRIPTION:**

No. of Units:	<b>6</b>
Yr. Built:	<b>2025</b>
Bldg SF:	<b>9,236</b>
Lot Size (SF):	<b>7,493</b>
Lot Size (acres):	<b>0.17</b>
Zoning:	<b>LARD1.5</b>
Opportunity Zone:	<b>Yes</b>
Rent Control:	<b>Yes</b>

**FINANCING:**

Loan Amount:	<b>\$2,579,400</b>
Interest Rate:	<b>4.95%</b>
Monthly Payment:	<b>(\$10,640.03)</b>
LTV:	<b>60%</b>
Amortization (Years):	<b>30</b>
Proposed/Assumption:	<b>Proposed</b>
Loan Type:	<b>Interest Only</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
5207	Occupied	4b/4.5b	1,443	\$4,895	\$4,895	\$3.39	\$4,895	\$3.39	\$0
5207 1/2	Occupied	4b/4.5b	1,532	\$4,895	\$4,895	\$3.20	\$4,895	\$3.20	\$0
5209	Occupied	4b/4.5b	1,502	\$4,570	\$4,570	\$3.04	\$4,570	\$3.04	\$0
5209 1/2	Vacant	4b/4.5b	1,313	\$0	\$4,495	\$3.42	\$4,495	\$3.42	\$0
5209 1/4	Occupied	3b/3.5b	1,531	\$4,295	\$4,295	\$2.81	\$4,295	\$2.81	\$0
5209 3/4	Occupied	4b/4b	1,915	\$4,895	\$4,895	\$2.56	\$4,895	\$2.56	\$0
6	Totals/Averages:		9,236	\$23,550	\$28,045	\$3.04	<b>\$28,045</b>	<b>\$3.04</b>	<b>\$0</b>

# 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	4b/4.5b	67%	1,532	\$4,714	\$3.08	\$18,855	\$4,714	\$3.08	\$18,855
1	4b/4b	17%	1,915	\$4,895	\$2.56	\$4,895	\$4,895	\$2.56	\$4,895
1	3b/3.5b	17%	1,531	\$4,295	\$2.81	\$4,295	\$4,295	\$2.81	\$4,295
Totals/Averages:			1,539	\$28.045	\$18.22	\$28,045	\$28.045	\$18.22	\$28,045
<b>Gross Potential Income:</b>						<b>\$336,540</b>			<b>\$336,540</b>

**ANNUALIZED OPERATING DATA:**

	CURRENT	PRO FORMA
<b>Gross Potential Rental Income</b>	\$336,540	\$336,540
Gain (Loss)-to-Lease	\$0	\$0
<b>Gross Scheduled Rental Income</b>	\$336,540	\$336,540
Less: Vacancy	3.0% (\$10,096)	3.0% (\$10,096)
<b>Effective Gross Income</b>	\$326,444	\$326,444
Less: Expenses	(\$57,784)	(\$57,784)
Miscellaneous Other Income	\$0	\$0
<b>Net Operating Income</b>	<b>\$268,660</b>	<b>\$268,660</b>
Debt Service	(\$127,680)	(\$127,680)
<b>Pre-Tax Cash Flow</b>	<b>8.20% \$140,980</b>	<b>8.20% \$140,980</b>
Principal Reduction	\$0	\$0
<b>Total Return</b>	<b>8.20% \$140,980</b>	<b>8.20% \$140,980</b>

**ANNUALIZED EXPENSES:**

	CURRENT	PRO FORMA
<b>Fixed Expenses</b>		
Real Estate Taxes	1.1873% \$51,042	\$51,042
Insurance	.60/s.f. \$5,542	\$5,542
Utilities	\$0/unit \$0	\$0
<b>Controllable Expenses</b>		
Contract Services	\$200/unit \$1,200	\$1,200
Repairs & Maintenance	\$0/unit \$0	\$0
<b>TOTAL EXPENSES</b>	<b>\$57,784</b>	<b>\$57,784</b>
EXPENSES/UNIT	\$9,631	\$9,631
EXPENSES/SF	\$6.26	\$6.26
% of EGI	17.7%	17.7%



# **SALES COMPS**

# SOLD COMPS

Address	# Of Units	Close Price	\$/SF	\$/SF	Cap Rate	GRM	Bldg SF	Lot SF	Close Date	Yr Built
1734 Carmona AVE	4	\$3,196,800.00	\$487.09	\$799,200.00	5.92%	13.37	6,563	5,081	03/06/25	2025
1289 S Sycamore AVE	4	\$3,700,000.00	\$554.06	\$999,750.00	6.49%	13.30	6,678	6,406	11/05/25	2025
1954 S Garth AVE	4	\$4,965,000.00	\$517.78	\$1,248,750.00	5.93%	13.56	9,589	6,302	09/10/25	2025
4712 W 17th ST	4	\$3,395,000.00	\$450.92	\$873,750.00	5.58%	14.64	7,529	7,000	05/13/25	2023
2416 Carmona AVE	4	\$3,200,000.00	\$455.32	\$800,000.00	5.31%	14.73	7,028	6,079	12/30/24	2022
4601 Pickford ST	4	\$3,150,000.00	\$471.84	\$837,500.00	5.45%	14.00	6,676	6,943	07/01/25	2021
8926 Sawyer ST	5	\$5,100,000.00	\$618.86	\$1,150,000.00	5.95%	13.80	8,241	7,649	12/31/24	2024
3442 Potomac AVE	6	\$4,150,000.00	\$453.85	\$699,167.00	5.90%	13.19	9,144	9,243	06/05/25	2024
Average	4.375	\$3,857,100.00	\$501.22	\$926,014.63	5.82%	13.82	7,681	6,838	-	-

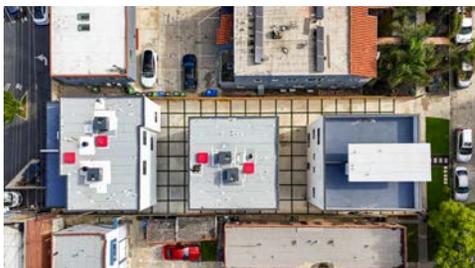
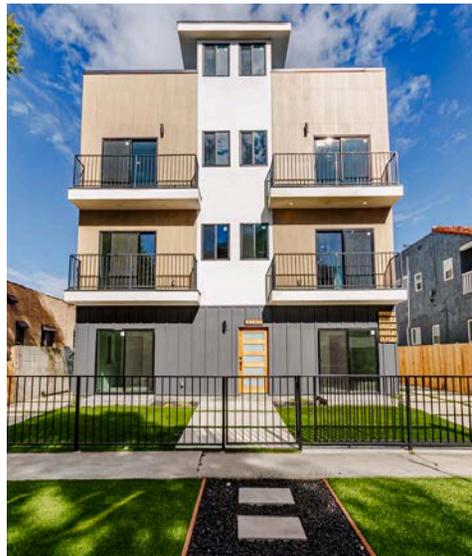




# PROPERTY PHOTOS

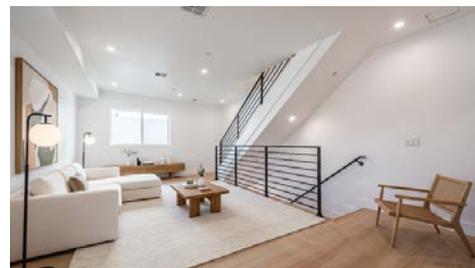


## Modern Luxury Exterior





## Chic Kitchens & Living Rooms





Sleek Bathrooms





Parking, Views &  
More



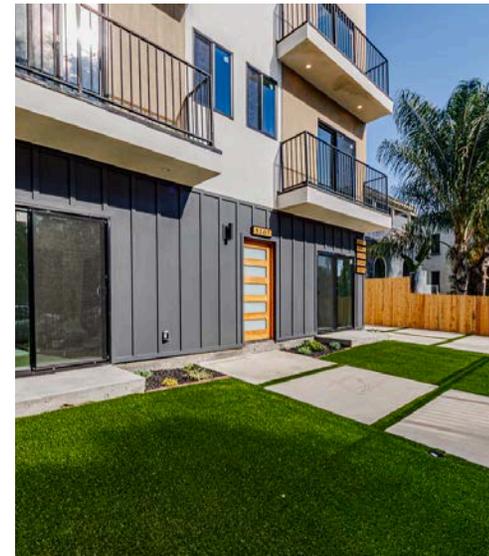


Bright & Open  
Bedrooms





## Other Wow Factors





**Lauren Cearley**  
213.302.8662  
lauren@myunits.com

**Cheyenne Womack**  
805.973.7470  
cheyenne@myunits.com