

PRIME MID CITY 2026 LUXURY 5-UNIT | FULLY LEASED AT REAL 6.30% CAP!

2010 S DUNSMUIR



OFFERING MEMORANDUM



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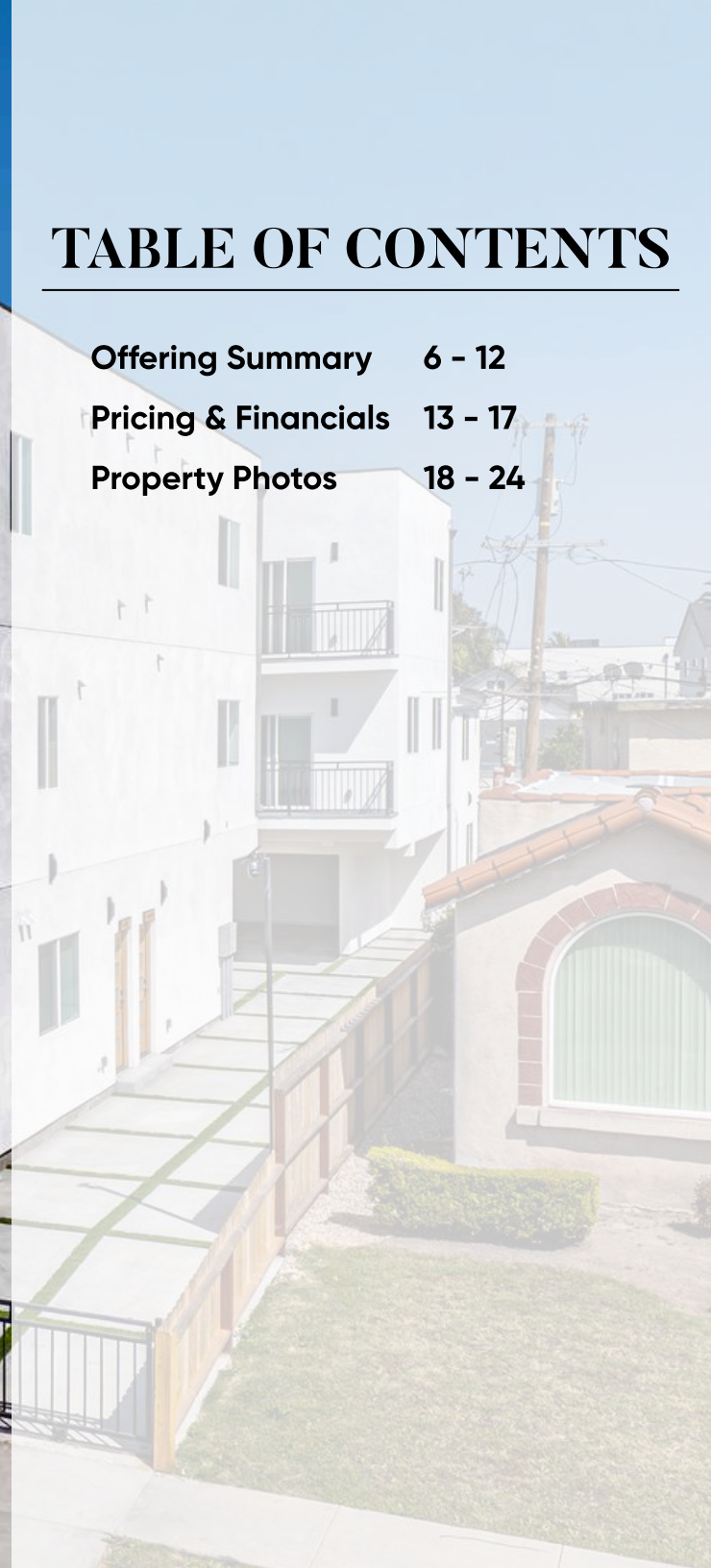
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The top half of the image features a background of wavy, concentric lines in shades of orange and pink, creating a topographical or marbled effect. The bottom half of the image is a solid white background.

OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 2010 S Dunsmuir is a massive brand new construction, Non-Rent Controlled, luxury 5-Unit in prime Mid City. Set on a quiet, tree lined street with standout curb appeal, this fully leased luxury asset delivers a strong 6.30% cap rate supported by \$290,100 in gross income.

The property features an unbeatable unit mix with three large four bedroom, one equally impressive three bedroom unit and massive 5 bedroom unit, all tri level townhome style with tenant friendly layouts. These residences live like high end homes, offering oversized kitchens, generous living rooms, designer tile work, modern cabinetry, stainless steel appliances, large closets, abundant natural light, and multiple balconies.

The location is a major draw for younger, career stable renters who want to live near Culver City's rapidly expanding tech corridor. With Apple, Amazon Studios, HBO, and Sony strengthening their presence, this pocket of Mid City has become a favored home base for professionals seeking shorter commutes, modern housing, and central access to the Westside, Beverly Hills, and Downtown.

This combination of new construction and proximity to major employment hubs creates a deep, reliable tenant pool and sustained rental demand. With separate utility meters, brand new systems, drought tolerant landscaping, ample parking, and a full one year builder's warranty, this is a low maintenance, high desirability investment. Priced at \$720,000 per unit and \$424.48 per square foot, 2010 S Dunsmuir blends luxury design with strong income performance in one of the most central neighborhoods in Los Angeles.



Property Highlights

- ✦ Located 5 minutes from the ultra trendy and highly sought after Culver City Arts District- a major draw for A+ tenants!
- ✦ FULLY LEASED NOW! NON-RENT-CONTROLLED asset: strong rental upside
- ✦ Outstanding stabilized cap rate of 6.30%! Cash cow. + MASSIVE units with premium floorplans.
- ✦ Located near Downtown Culver City's creative corridor and hotspots like Father's Office, Etta, Margot, and the Platform District
- ✦ MASSIVE units with premium floorplans.
- ✦ The best curb appeal you'll find on this rapidly gentrifying street!
- ✦ Boasts high-end, modern finishes.
- ✦ Ideal unit mix of three 4-bedroom units, one 3-bedroom unit and one 5-bedroom unit. High income producing property!
- ✦ Dream 1031 exchange opportunity. Ready to close now!
- ✦ All units separately metered for electric AND water (no gas!)- Very low expenses!
- ✦ Minutes to major employers – Amazon Studios, Apple, HBO – ensuring strong tenant demand and stability plus moments from countless exciting mixed-use developments such as Ivy Station, the Cumulus Development (Whole Foods), the Culver Steps, and Platform!





The Property

2010 S Dunsmuir Ave, Los Angeles, CA 90016

APN:	5063-002-004	Zoning:	LARD2
# Units:	5	Rent Control:	No
# Buildings:	3	Opportunity Zone:	Yes
Building Size:	8,481 sqft	Utilities:	Separately metered for all utilities
Lot Size:	6,429 sqft		



The Offering

The Pricing & Metrics

List Price:	\$3,600,000
Cap Rate:	6.30%
GRM:	12.41
Price per Sqft:	\$424.48
Price per Door:	\$720,000



The Amenities

The Bells & Whistles

Parking:	9 parking spaces
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

2010 S Dunsmuir Ave is comprised of 5 ultra-high-end townhomes, all of which are currently rented. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
2010	4B/4B	1,728	\$4,895	\$4,895
2010 1/2	4B/4B	1,833	\$4,895	\$4,895
2010 1/4	3B/3B	1,136	\$3,995	\$3,995
2012	5B/5B	2,226	\$5,795	\$5,795
2012 1/2	4B/4B	1,558	\$4,595	\$4,595



Location Highlights

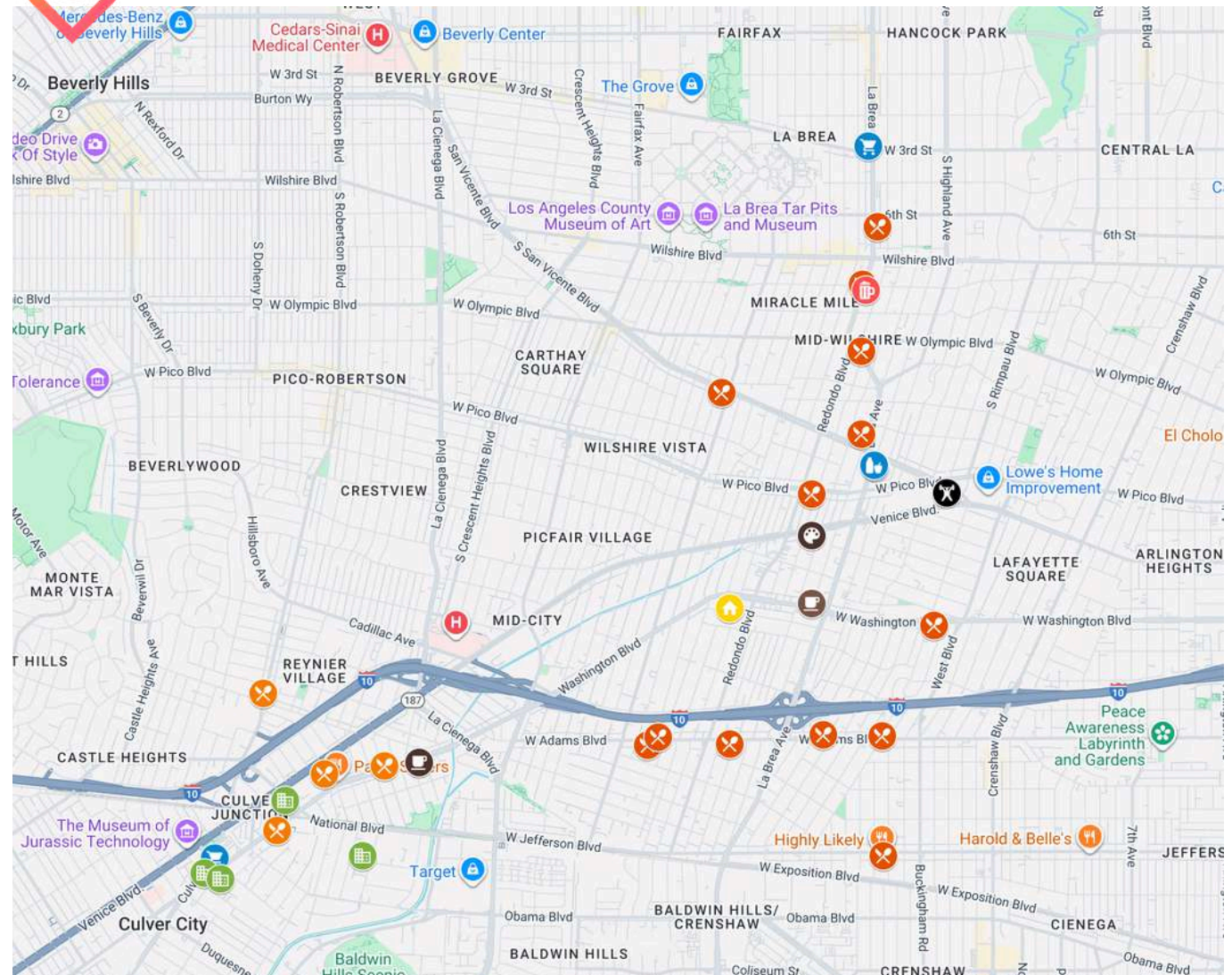
- ✦ Prime Mid-City location just minutes from Culver City, West Adams, and the Expo Line, connecting residents to Santa Monica, DTLA, and USC in under 20 minutes.
- ✦ Surrounded by major redevelopment and high-end new construction—an established pocket attracting young professionals and creative tenants 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..

OFFERING SUMMARY



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:	\$3,600,000
Down: 40%	\$1,440,000
Current GRM:	12.41
Pro Forma GRM:	12.41
Current Cap Rate:	6.30%
Pro Forma Cap Rate:	6.30%
\$/Unit:	\$720,000
\$/SF:	\$424.48

BUILDING DESCRIPTION:

No. of Units:	5
Yr. Built:	2025
Bldg SF:	8,481
Lot Size (SF):	6,492
Lot Size (acres):	0.15
Zoning:	LARD2
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:

Loan Amount:	\$2,160,000
Interest Rate:	6.50%
Monthly Payment:	(\$11,700.00)
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
2010	Occupied	4b/4b	1,728	\$4,895	\$4,895	\$2.83	\$4,895	\$2.83	\$0
2010 1/2	Occupied	4b/4b	1,833	\$4,895	\$4,895	\$2.67	\$4,895	\$2.67	\$0
2010 1/4	Occupied	3b/3b	1,136	\$3,995	\$3,995	\$3.52	\$3,995	\$3.52	\$0
2012	Occupied	5b/5b	2,226	\$5,795	\$5,795	\$2.60	\$5,795	\$2.60	\$0
2012 1/2	Occupied	4b/4b	1,558	\$4,595	\$4,595	\$2.95	\$4,595	\$2.95	\$0
5	Totals/Averages:		8,481	\$24,175	\$24,175	\$2.85	\$24,175	\$2.85	\$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
1	5b/5b	20%	1,833	\$5,795	\$3.16	\$5,795	\$5,795	\$3.16	\$5,795
3	4b/4b	60%	1,558	\$4,795	\$3.08	\$14,385	\$4,795	\$3.08	\$14,385
1	3b/3b	20%	1,136	\$3,995	\$3.52	\$3,995	\$3,995	\$3.52	\$3,995
Totals/Averages:			1,696	\$24,175	\$14.25	\$24,175	\$24,175	\$14.25	\$24,175
Gross Potential Income:						\$290,100			\$290,100

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$290,100	\$290,100
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$290,100	\$290,100
Less: Vacancy	4.0% (\$11,604)	4.0% (\$11,604)
Effective Gross Income	\$278,496	\$278,496
Less: Expenses	(\$51,523)	(\$51,523)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$226,973	\$226,973
Debt Service	(\$140,400)	(\$140,400)
Pre-Tax Cash Flow	6.01% \$86,573	6.01% \$86,573
Principal Reduction	\$0	\$0
Total Return	6.01% \$86,573	6.01% \$86,573

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1873% \$42,743	\$42,743
Insurance	.54/s.f. \$4,580	\$4,580
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	\$51,523	\$51,523
EXPENSES/UNIT	\$10,305	\$10,305
EXPENSES/SF	\$6.08	\$6.08
% of EGI	18.5%	18.5%



SALES COMPS

SOLD COMPS

Address	#Units	Close Price	\$/SF	\$/Unit	Cap Rate	GRM	Bldg SF	Lot SF	Close Date
1734 Carmona AVE	4	\$3,196,800.00	\$487.09	\$799,200.00	5.92%	13.37	6563	5,081	03/06/25
1289 S Sycamore AVE	4	\$3,700,000.00	\$554.06	\$999,750.00	6.49%	12.33	6678	6,406	11/05/25
1557 S Ogden	5	\$4,400,000.00	\$498.19	\$880,000.00	5.79%	13.77	8832	6,892	12/31/25
1954 S Garth AVE	4	\$4,965,000.00	\$517.78	\$1,248,750.00	5.93%	13.48	9589	6,302	09/10/25
2533 S Spaulding AVE	4	\$3,250,000.00	\$430.69	\$812,500.00	6.07%	13.43	7546	5,889	08/06/24
4647 W 18th ST	4	\$3,275,000.00	\$451.72	\$837,250.00	5.79%	13.65	7250	6,500	08/12/24
2202 Thurman AVE	4	\$3,500,000.00	\$426.73	\$898,750.00	5.89%	13.67	8202	6,858	01/22/26
8926 Sawyer ST	5	\$5,100,000.00	\$618.86	\$1,150,000.00	5.95%	12.83	8241	7,649	12/31/24
6006 Comey AVE	5	\$4,300,000.00	\$506.60	\$879,000.00	5.48%	14.38	8488	8,409	08/21/24
4836 W 17th	4	\$3,250,000.00	\$463.95	\$812,500.00	6.37%	12.45	7005	7,003	05/20/26
4712 W 17th ST	4	\$3,395,000.00	\$450.92	\$873,750.00	5.58%	14.22	7529	7,000	05/13/25
1621 S Bedford ST	4	\$4,875,000.00	\$575.22	\$1,248,750.00	6.10%	13.11	8475	6,502	05/05/26
Averages	4.25	\$3,933,900.00	\$498.48	\$953,350.00	5.95%	13.39	7867	6707.58	



The background of the image features a gradient from orange on the left to pink on the right, overlaid with a pattern of thin, wavy, concentric lines that resemble topographical contours or liquid ripples.

PROPERTY PHOTOS



Modern Luxury
Exterior





Chic Kitchens & Living Rooms





Sleek
Bathrooms





Bright & Open
Bedrooms





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