

PRIME MID CITY 2026 LUXURY 5-UNIT | 3/5TH LEASED NOW | 6.10% CAP!

2010 S DUNSMUIR



OFFERING MEMORANDUM



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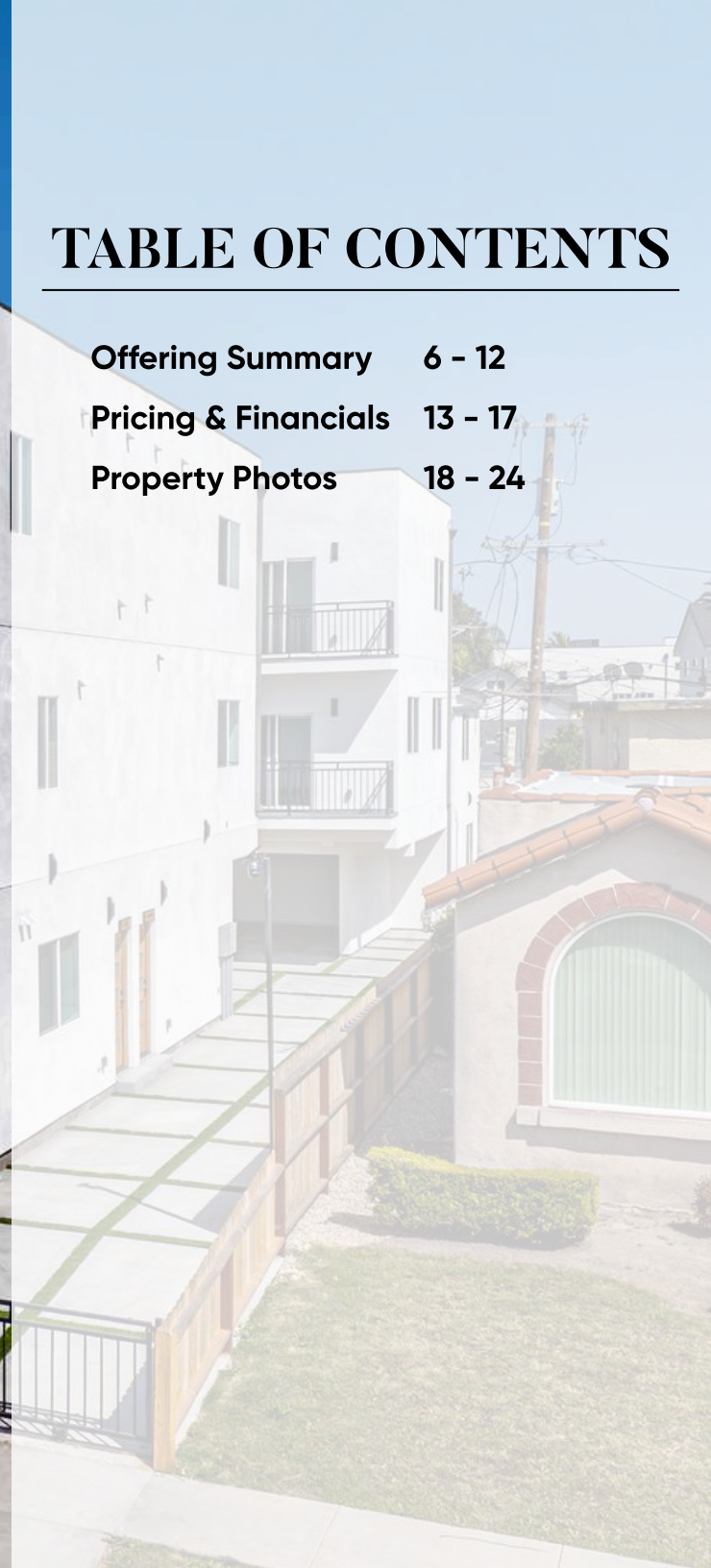
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OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 2010 S Dunsmuir, 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 and 3/5 units leased now this luxury asset delivers a strong projected 6.10% cap rate supported by \$291,300 in gross potential 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.

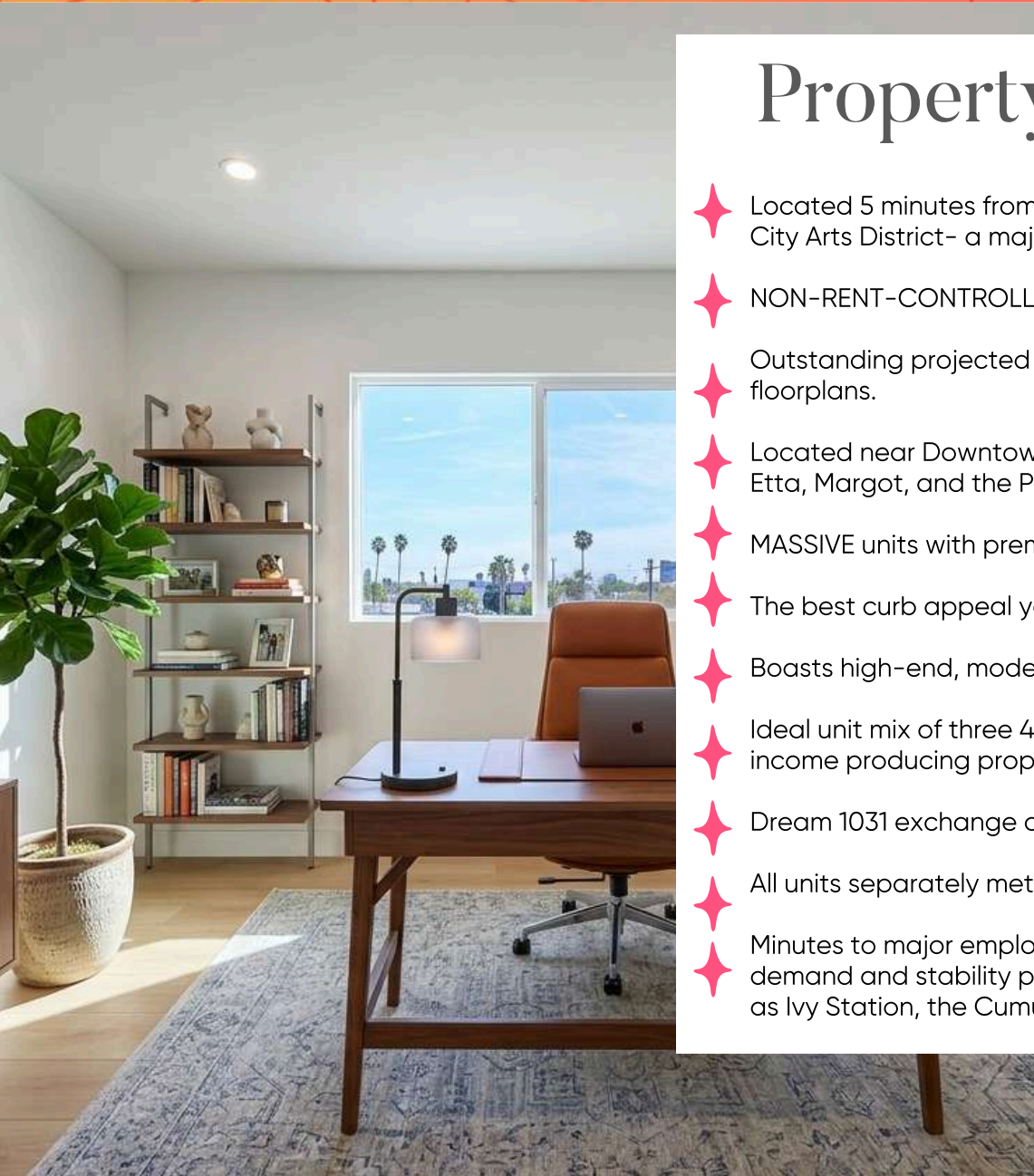
The location is a major draw for younger, career stable renters who want to live near Culver City's rapidly expanding tech corridor. With Apple, Amazon Studios, HBO, and Sony strengthening their presence, this pocket of Mid City has become a favored home base for professionals seeking shorter commutes, 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 \$750,000 per unit and \$442.16 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!
- ◆ NON-RENT-CONTROLLED asset: strong rental upside
- ◆ Outstanding projected cap rate of 6.03%! 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:	\$3,750,000
Cap Rate:	6.10%
GRM:	12.87
Price per Sqft:	\$442.16
Price per Door:	\$750,000



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, 3 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	\$0	\$4,095
2012	5B/5B	2,226	\$5,795	\$5,795
2012 1/2	4B/4B	1,558	\$0	\$4,595

























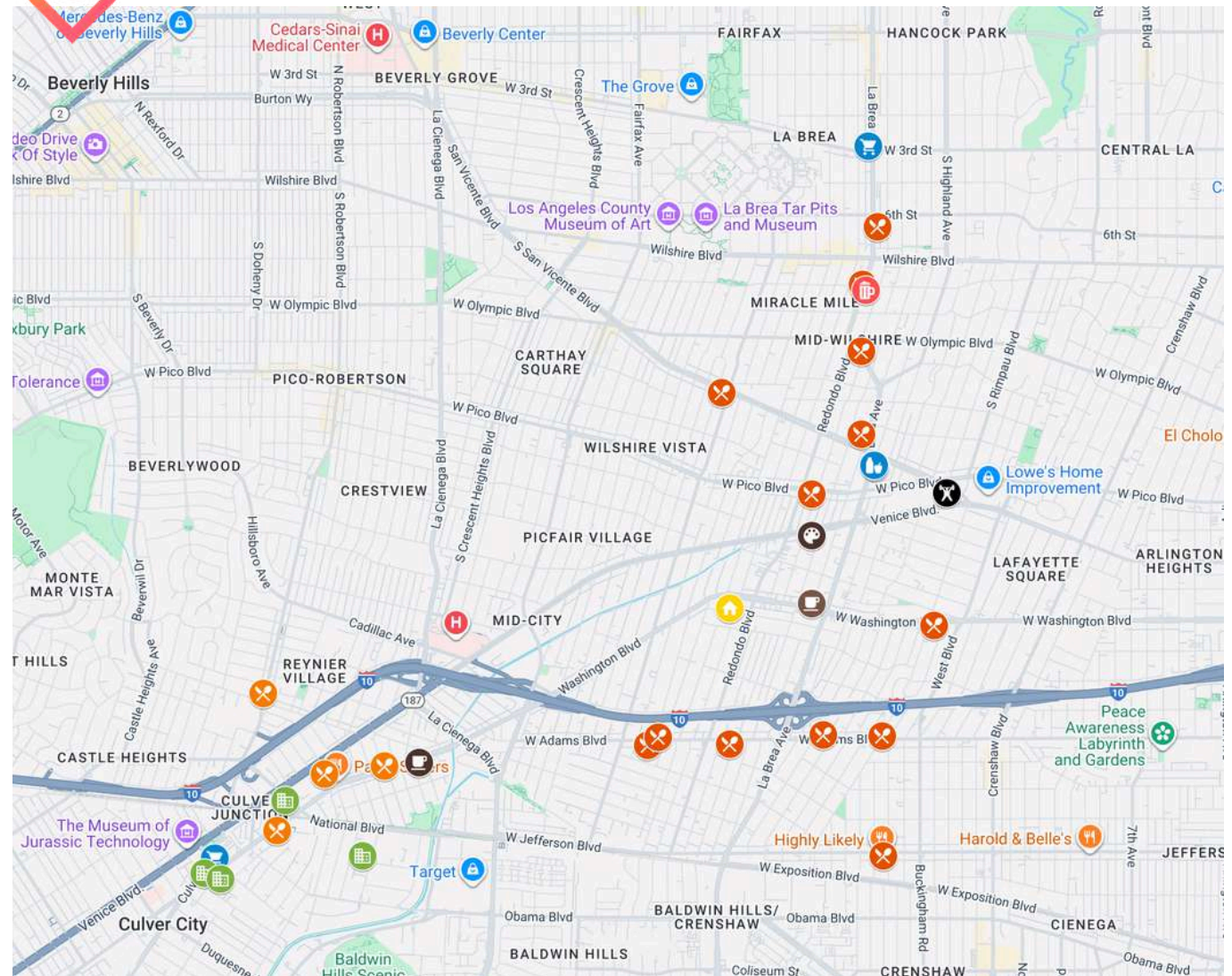
Location Highlights

- ✦ 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..



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:		\$3,750,000
Down:	40%	\$1,500,000
Current GRM:		12.87
Pro Forma GRM:		12.87
Current Cap Rate:		6.10%
Pro Forma Cap Rate:		6.10%
\$/Unit:		\$750,000
\$/SF:		\$442.16

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:	\$2,250,000
Interest Rate:	5.75%
Monthly Payment:	(\$10,781.25)
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	Vacant	3b/3b	1,136	\$0	\$4,095	\$3.60	\$4,095	\$3.60	\$0
2012	Occupied	5b/5b	2,226	\$5,795	\$5,795	\$2.60	\$5,795	\$2.60	\$0
2012 1/2	Vacant	4b/4b	1,558	\$0	\$4,595	\$2.95	\$4,595	\$2.95	\$0
5	Totals/Averages:		8,481	\$15,585	\$24,275	\$2.86	\$24,275	\$2.86	\$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	\$4,095	\$3.60	\$4,095	\$4,095	\$3.60	\$4,095
Totals/Averages:			1,696	\$24,275	\$14.31	\$24,275	\$24,275	\$14.31	\$24,275
Gross Potential Income:						\$291,300			\$291,300

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$291,300	\$291,300
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$291,300	\$291,300
Less: Vacancy	3.0% (\$8,739)	3.0% (\$8,739)
Effective Gross Income	\$282,561	\$282,561
Less: Expenses	(\$53,728)	(\$53,728)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$228,833	\$228,833
Debt Service	(\$129,375)	(\$129,375)
Pre-Tax Cash Flow	6.63% \$99,458	6.63% \$99,458
Principal Reduction	\$0	\$0
Total Return	6.63% \$99,458	6.63% \$99,458

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1873% \$44,524	\$44,524
Insurance	.59/s.f. \$5,004	\$5,004
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	\$53,728	\$53,728
EXPENSES/UNIT	\$10,746	\$10,746
EXPENSES/SF	\$6.34	\$6.34
% of EGI	19.0%	19.0%



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
(Reference)





Chic Kitchens
& Living Rooms





Sleek
Bathrooms





Bright & Open
Bedrooms
(Reference)





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