

Luxury New Const. Fourplex in A+ Location near Pico-Robertson

# 1656 S HAYWORTH



OFFERING MEMORANDUM



We treat your units like our units at [myunits.com](http://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](mailto:hello@myunits.com)

Prepared by  
**THE 2-4 UNIT SPECIALISTS®**



powered by **myunits.com**

## **CHEYENNE WOMACK**

SALES DIRECTOR  
REALTOR® #0204825  
805.973.7470 Cell  
[cheyenne@myunits.com](mailto:cheyenne@myunits.com)  
[www.myunits.com](http://www.myunits.com)

## **LAUREN CEARLEY**

SALES DIRECTOR  
REALTOR® #02146823  
213.302.8662 Cell  
[lauren@myunits.com](mailto:lauren@myunits.com)  
[www.myunits.com](http://www.myunits.com)

**630 N Glenoaks Blvd  
Burbank, CA 91502**

## THE 2-4 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 2-4 Unit Specialists® and should not be disclosed to any other person or entity without the prior written consent from The 2-4 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 2-4 Unit Specialists® is not qualified to provide advice on legal, accounting, or other matters beyond those permitted by state law. The 2-4 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 2-4 Unit Specialists® has not verified, and will not verify, any such information. The 2-4 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 2-4 Unit Specialists® include its officers, partners, agents, sub-agents, and employees. This package is not intended to create a contractual relationship between The 2-4 Unit Specialists® and any recipient. Any use of the information in this package is at the recipient's own risk, and The 2-4 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	6 - 12
Pricing & Financials	13 - 15
Comparables	16 - 17
Property Photos	18 - 24



# OFFERING SUMMARY

# THE OFFERING

The 2-4 Unit Specialists are pleased to present 1656 S Hayworth Avenue, a brand-new, NON-RENT-CONTROLLED luxury fourplex located on a quiet, tree-lined street near Pico-Robertson, one of Los Angeles' most central and desirable rental markets. This high-performing asset offers a projected 5.71% cap rate with ultra-low operating expenses, as all units are separately metered for electric and water and the property is fully electric with no gas.

1656 S Hayworth features four massive, renter-friendly units with a highly desirable mix: two oversized 4-bed/4-bath units, one 3-bed/3-bath, and one rare 5-bed/5-bath single-family-style residence. These units showcase premium modern finishes, open-concept layouts, in-unit laundry, and private 360-degree rooftop decks with sweeping city views that command top-of-market rents.

Designed for long-term performance and strong tenant appeal, the property includes eight onsite parking spaces, central HVAC, and striking contemporary architecture. Ideally positioned near Fairfax, Beverly Grove, Beverly Hills, Culver City, and West Adams, this turnkey opportunity is well-suited for investors or 1031 exchange buyers seeking a low-maintenance, non-rent-controlled asset in a supply-constrained submarket. 1656 S Hayworth checks every box investors are chasing today: new construction, no rent control, strong rents, and a prime central location!



# Property Highlights

- ◆ NO RENT CONTROL!
- ◆ MASSIVE units with premium floorplans.
- ◆ Diverse unit mix of two 4 bedrooms, one 3 bedroom and one 5 bedroom. High income producing property!
- ◆ Stunning 360-degree rooftop decks with awe-inspiring views.
- ◆ Premium modern finishes and open layouts designed for today's urban renter.
- ◆ Architecturally impressive exterior with a multi-dimensional design that enhances curb appeal and tenant desirability.
- ◆ All units separately metered for electric and water – low operating expenses!
- ◆ Beautiful residential, tree-lined street!
- ◆ Turnkey 1031 exchange opportunity – ready to close now!
- ◆ Located in a highly central neighborhood bordered by some of LA's most iconic areas including Fairfax, Beverly Grove, Pico-Robertson, Beverly Hills, West Adams, and Culver City.





## The Property

1656 Hayworth Ave, Los Angeles, CA 90035

APN:	5068-020-017	Zoning:	LAR2
# Units:	4	Rent Control:	No
# Buildings:	2	Opportunity Zone:	No
Building Size:	6,727 sqft	Utilities:	Separately meters for all utilities.
Lot Size:	6,376 sqft		No gas- all electric!



## The Offering

### The Pricing & Metrics

List Price:	\$4,595,000
Cap Rate:	5.71%
GRM:	13.51
Price per Sqft:	\$683.07
Price per Door:	\$1,148,750



## The Amenities

### The Bells & Whistles

Parking:	8 total spaces/ 2 per unit
Laundry:	Private Washers/Dryers for Each Unit
HVAC:	Central Air and Heat
Yards/Patios:	360-degree rooftop decks with awe-inspiring views
Upgrades:	Spacious closets, balconies, sleek wood kitchens and bathrooms, trendy designer tile and en-suite bathrooms

# THE BREAK DOWN

1656 Hayworth is comprised of 4 ultra-high-end units, including 1 large SFR. Check out the below rent roll:

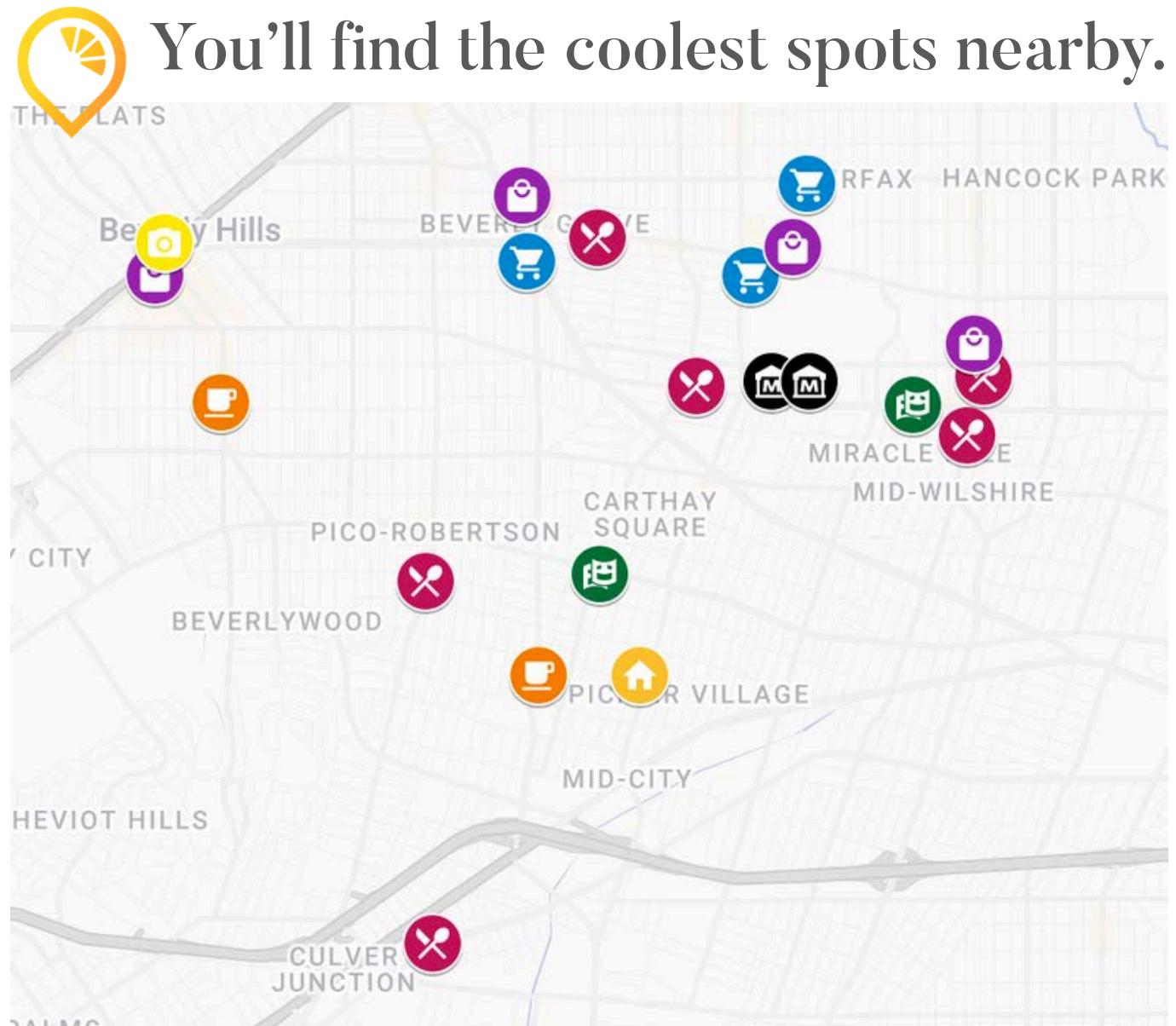
UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
<b>#1656</b>	4B/4B	1,778 + 450 SQFT ROOFTOP DECK	\$0	\$7,500
<b>#1656 ½</b>	4B/4B	1,770 + 450 SQFT ROOFTOP DECK	\$0	\$7,500
<b>#1656 ¼</b>	3B/3B	1,151	\$0	\$5,295
<b>#1658</b>	5B/5B	2,028	\$0	\$8,000



## Location Highlights

- ★ Located in a highly central neighborhood bordered by some of LA's most iconic areas including Fairfax, Beverly Grove, Pico-Robertson, Beverly Hills, West Adams, and Culver City – offering unbeatable access to both Eastside and Westside attractions.
- ★ Minutes from popular destinations like The Grove, Beverly Center, LACMA, and La Brea Tar Pits, as well as boutique shopping and dining along Melrose Ave, La Brea, and 3rd Street.
- ★ Just blocks from Pico Blvd's vibrant mix of kosher delis, bakeries, and international cuisine, plus easy access to the cultural energy of Fairfax Village and Robertson Blvd.
- ★ A short drive to Culver City's Arts District, West Hollywood, and Downtown LA, making it ideal for commuters and creatives alike.
- ★ Surrounded by top neighborhood favorites like Republique, Met Her at a Bar, Paper or Plastik Café, Antico Nuovo, and JOAN'S on Third, offering an eclectic range of local eats and experiences.
- ★ Within 10–15 minutes of UCLA, USC, and several major studio hubs including Paramount Pictures, Sony, and Fox Studios.

- 1656 S Hayworth Ave
- A Food Affair
- Met Her At A Bar
- Pasta Sisters
- République Café Bakery & Ré...
- KazuNori: The Original Hand ...
- Joan's on Third
- Trader Joe's
- Erehwon Grove
- Whole Foods Market
- Target
- The Grove
- Rodeo Drive
- Beverly Center
- Starbucks
- Urth Caffe Beverly Hills
- The Mint
- El Rey Theatre
- Beverly Hills Sign
- Los Angeles County Museu...
- La Brea Tar Pits and Museum





# PRICING & FINANCIALS

# THE SNAPSHOT

## SUMMARIZED PRICING METRICS:

Price:	\$4,595,000
Down:	30%
Current GRM:	13.53
Pro Forma GRM:	13.53
Current Cap Rate:	5.71%
Pro Forma Cap Rate:	5.71%
\$/Unit:	\$1,148,750
\$/SF:	\$683.07

## BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2025
Bldg SF:	6,727
Lot Size (SF):	6,376
Lot Size (acres):	0.15
Zoning:	LAR2
Opportunity Zone:	No
Rent Control:	No

## FINANCING:

Loan Amount:	\$3,216,500
Interest Rate:	5.75%
Monthly Payment:	(\$15,412.40)
LTV:	70%
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
1656	Vacant	4b/4b	1,778	\$0	\$7,500	\$4.22	\$7,500	\$4.22	\$0
1656 1/2	Vacant	4b/4b	1,770	\$0	\$7,500	\$4.24	\$7,500	\$4.24	\$0
1656 1/4	Vacant	3b/3b	1,151	\$0	\$5,295	\$4.60	\$5,295	\$4.60	\$0
1658	Vacant	5b/5b	2,028	\$0	\$8,000	\$3.94	\$8,000	\$3.94	\$0
4	Totals/Averages:		6,727	\$0	\$28,295	\$4.21	\$28,295	\$4.21	\$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	4b/4b	50%	1,778	\$7,500	\$4.22	\$15,000	\$7,500	\$4.22	\$15,000
1	3b/3b	25%	1,151	\$5,295	\$4.60	\$5,295	\$5,295	\$4.60	\$5,295
1	5b/5b	25%	2,028	\$8,000	\$3.94	\$8,000	\$8,000	\$3.94	\$8,000
Totals/Averages:			1,682	\$7,074	\$4.21	\$28,295	\$7,074	\$4.21	\$28,295
Gross Potential Income:						\$339,540			\$339,540

ANNUALIZED OPERATING DATA:				ANNUALIZED EXPENSES:			
	CURRENT	PRO FORMA		CURRENT	PRO FORMA		
Gross Potential Rental Income	\$339,540	\$339,540	Fixed Expenses				
Gain (Loss)-to-Lease	\$0	\$0	Real Estate Taxes	1.1994%	\$55,112	\$55,112	
Gross Scheduled Rental Income	\$339,540	\$339,540	Insurance	.60/s.f.	\$4,036	\$4,036	
Less: Vacancy	4.0%	(13,582)	Utilities	\$250/unit	\$1,000	\$1,000	
Effective Gross Income	\$325,958	\$325,958	Controllable Expenses				
Less: Expenses	(\$63,749)	(\$63,749)	Contract Services	\$300/unit	\$1,200	\$1,200	
Miscellaneous Other Income	\$0	\$0	Repairs & Maintenance	\$600/unit	\$2,400	\$2,400	
Net Operating Income	\$262,210	\$262,210	TOTAL EXPENSES		\$63,749	\$63,749	
Debt Service	(\$184,949)	(\$184,949)	EXPENSES/UNIT		\$15,937	\$15,937	
Pre-Tax Cash Flow	5.60%	\$77,261	EXPENSES/SF		\$9.48	\$9.48	
Principal Reduction		\$0	% of EGI		19.6%	19.6%	
Total Return	5.60%	\$77,261					



SALES  
COMPS

# SOLD COMPS

## SALES COMPARABLES CHART: MULTI- FAMILY

Address	# Units	Sale Price	\$/SF	\$/Unit	Cap Rate	GRM	Bldg SF	Lot SF	Close Date	Year Built
1515 S Ogden	2	\$2,425,000	\$628.24	\$1,212,500	N/A	N/A	3,860	6,885	10/2/23	2021
1651 S Hayworth	2	\$2,800,000	\$729.17	\$1,400,000	N/A	N/A	3,840	6,371	7/28/23	2023
3141 Halm	3	\$3,020,000	\$670.81	\$1,006,667	5.51%	14.18	4,502	5,403	6/12/24	2023
1954 S Garth	4	\$4,965,000	\$517.78	\$1,241,250	5.93%	13.48	9,589	6,302	9/10/25	2025
1557 S Ogden	5	\$4,400,000	\$498.19	\$880,000	5.79%	13.22	8,832	6,892	12/31/25	2025
8926 Sawyer	5	\$5,100,000	\$618.86	\$1,020,000	5.95%	12.83	8,241	7,649	12/31/24	2024
<b>1656 Hayworth</b>	<b>4.00</b>	<b>\$4,595,000</b>	<b>\$683.07</b>	<b>\$1,148,750</b>	<b>5.71%</b>	<b>\$13.53</b>	<b>6,727</b>	<b>6,376</b>		<b>2025</b>

## SALES COMPARABLES CHART: CONDO

Address	B/B Count	Sale Price	\$/SF	Bldg SF	Lot SF	Close Date	Year Built
1575 Hi Point	4b/2.5b	\$1,800,000	\$764.01	2,356	9,179	09/27/2022	2022
1563 Hi Point Street	4b/2.5b	\$1,775,000	\$753.40	2,356	9,179	02/09/2023	2022
1573 Hi Point Street	4b/1.5b	\$1,700,000	\$727.12	2,338	9,179	2/17/23	2022
5947 Pickford Street	3b/1.5b	\$1,699,000	\$780.07	2,178	9,179	4/24/23	2022
<b>Averages:</b>		<b>\$1,743,500</b>	<b>\$755.74</b>	<b>2,307</b>	<b>9,179</b>		



# PROPERTY PHOTOS



Modern Luxury  
Exterior





## Chic Kitchens & Living Rooms





Bright & Open  
Bedrooms





Sleek  
Bathrooms



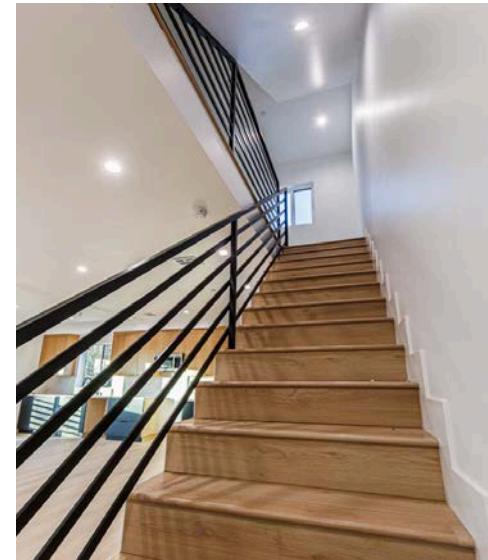


Parking, Views  
& More





## Other Wow Factors





**Cheyenne Womack**

805.973.7470

[cheyenne@myunits.com](mailto:cheyenne@myunits.com)

**Lauren Cearley**

213.302.8662

[lauren@myunits.com](mailto:lauren@myunits.com)