75% LEASED, 2026 CONST. FOURPLEX | 7% CAP RATE | $289/SQFT

1652 MURCHISON ST



the 2-4 unit SPECIALISTS

OFFERING MEMORANDUM

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OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are pleased to present 1652 Murchison St, a 2026-built designer fourplex in prime Boyle Heights, 75% leased now and delivering a true 7.00% cap rate. Located near major employment hubs including LAC+USC Medical Center, Keck Hospital of USC, USC Health Sciences Campus, and Cal State LA, the property benefits from strong and consistent rental demand.

The property features four spacious, townhome-style units with living areas on the first floor, bedrooms above, and private two-car parking for each unit. The unit mix of ALL 5 bedroom, 5 bathroom units is ideal for both roommate-style and family living, maximizing rental flexibility and income potential.

Currently 100% leased and delivering a 7.00% cap rate, the property is generating $201,480 in gross income and over $56,000 in annual cash flow. Offered at $2,295,000, this represents a highly competitive basis at $573,750 per unit and $289/SF.

With ALL units leased, high-yield returns, and durable new construction design, 1642 Murchison stands out as a compelling, turnkey investment opportunity in a high-demand rental market.





Property Highlights

- Newly constructed 2026 designer fourplex located in a prime Boyle Heights pocket just minutes from Downtown LA and the Arts District
- Delivering a 7.00% cap rate!
- Generating over $201,000 in gross annual income and over $56,000 in annual cash flow
- Desirable unit mix of ALL 5 bedroom, 5 bathroom units, ideal for both roommate-style and family living
- Townhome-style layouts featuring living and dining on the first level, bedrooms above, and private two-car parking for each unit
- Strategically positioned near major employment hubs including LAC+USC Medical Center, Keck Hospital of USC, USC Health Sciences Campus, and Cal State LA
- Offered at a competitive basis of $573,750 per unit and $289 per square foot, positioning it among the strongest new construction opportunities in the market

The Property

1652 Murchison St, Los Angeles CA 90033

APN:	5202-023-003	Zoning:	LARD2
# Units:	4	Rent Control:	No
# Buildings:	2	Opportunity Zone:	Yes
Building Size:	7,938 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	7,494 sqft		additional house meter for exterior electric.

The Offering

The Pricing & Metrics

List Price:	$2,295,00
Cap Rate:	7.00%
GRM:	11.39
Price per Sqft:	$289.12
Price per Door:	$573,750

The Amenities

The Bells & Whistles

Parking:	8 permitted parking spaces
Laundry:	washer/dryer hookups in each unit
HVAC:	Central air and heat
Finishes:	Sleek modern kitchens and bathrooms

THE BREAK DOWN

1642 Murchison is comprised of 4 ultra-high-end townhomes, ALL of which are currently occupied. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#1640	5B/5B	1,826	$4,095	$4,095
#1642	5B/5B	1,946	$4,300	$4,300
#1640 1/2	5B/5B	2,137	$4,395	$4,395
#1642 1/2	5B/5B	2,029	$4,095	$4,095

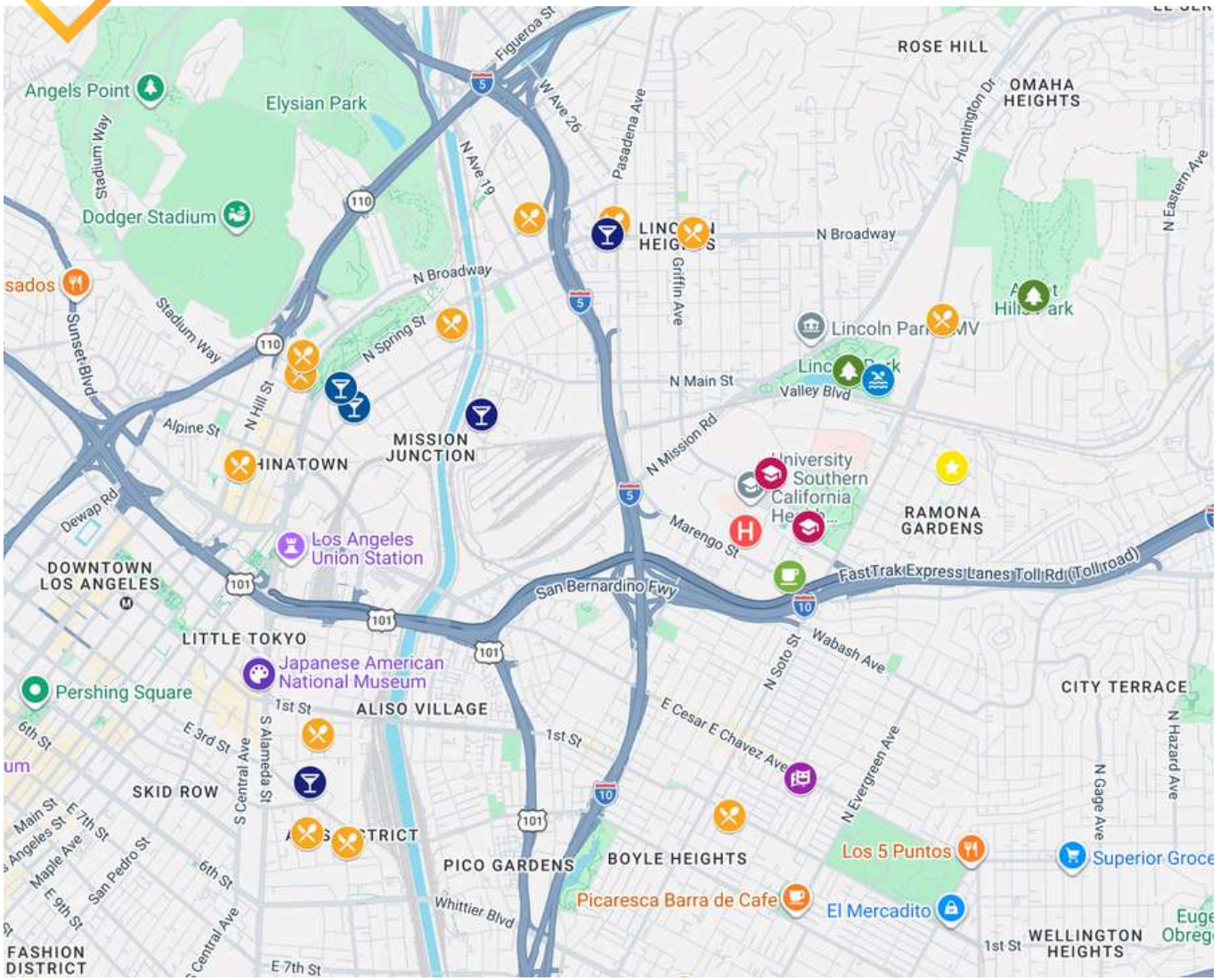


Location Highlights

- 1642 Murchison is ideally located in a prime Boyle Heights pocket just minutes from Downtown LA and the Arts District, giving tenants direct access to one of the city's largest employment hubs
- The property benefits from close proximity to major demand drivers including LAC+USC Medical Center, Keck Hospital of USC, USC Health Sciences Campus, and Cal State LA
- 1642 Murchison offers excellent connectivity with quick access to the 5, 10, and 101 freeways, allowing for easy commuting throughout Los Angeles
- Positioned in a high-demand rental submarket, the property attracts a strong tenant base of healthcare professionals, students, and young working renters
- The subject property is located in an area experiencing continued growth and investment, supporting long-term rental demand and future appreciation potential

- 1642 Murchison St
- Bravo Medical Magnet School
- California State University, Los Angeles
- Keck School of Medicine of USC
- Los Angeles General Medical Center
- Ascot Hills Park
- Lincoln Park
- Lincoln Park Pool
- The Paramount
- Starbucks Coffee Company
- Otomisan Restaurant
- Zizou
- Mazal
- The Village Mart & Deli
- Majordomo
- Baroo
- Urth Caffe
- Howlin' Ray's Hot Chicken - Chinatown
- CAFÉ TRISTE
- Phở 87
- Homage Brewing
- Highland Park Brewery
- The Airliner
- Arts District Brewing Company
- San Antonio Winery

You'll find the coolest spots nearby.



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		$2,295,000
Down:	30%	$688,500
Current GRM:		11.39
Pro Forma GRM:		11.39
Current Cap Rate:		7.00%
Pro Forma Cap Rate:		7.00%
$/Unit:		$573,750
$/SF:		$289.12

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2026
Bldg SF:	7,938
Lot Size (SF):	7,495
Lot Size (acres):	0.14
Zoning:	LARD2
Opportunity Zone:	No
Rent Control:	Yes

FINANCING:

Loan Amount:	$1,606,500
Interest Rate:	6.50%
Monthly Payment:	($10,154.17)
LTV:	70%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Minimum DSCR:	1.25

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
1640	Occupied	5b/5b	1,826	$4,095	$4,095	$2.24	$4,095	$2.24	$0
1642	Occupied	5b/5b	1,946	$4,300	$4,300	$2.21	$4,300	$2.21	$0
1640 1/2	Occupied	5b/5b	2,137	$4,200	$4,200	$1.97	$4,200	$1.97	$0
1642 1/2	Occupied	5b/5b	2,029	$4,195	$4,195	$2.07	$4,195	$2.07	$0
4	Totals/Averages:		7,938	$16,790	$16,790	$2.12	$16,790	$2.12	$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
4	5b/5b	100%	2,029	$4,198	$2.07	$16,790	$4,198	$2.07	$16,790
	Totals/Averages:		1,985	$4,198	$2.12	$16,790	$4,198	$2.12	$16,790
Gross Potential Income:						**$201,480**			**$201,480**

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		$201,480		$201,480
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$201,480		$201,480
Less: Vacancy	3.0%	($6,044)	3.0%	($6,044)
Effective Gross Income		$195,436		$195,436
Less: Expenses		($34,689)		($34,689)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$160,747**		**$160,747**
Debt Service		($121,850)		($121,850)
Pre-Tax Cash Flow	**5.65%**	**$38,896**	**5.65%**	**$38,896**
Principal Reduction		$17,956		$17,956
Total Return	**8.26%**	**$56,853**	**8.26%**	**$56,853**

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1994%	$27,526	$27,526
Insurance	.60/s.f.	$4,763	$4,763
Utilities	$0/unit	$0	$0
Controllable Expenses			
Contract Services	$300/unit	$1,200	$1,200
Repairs & Maintenance	$300/unit	$1,200	$1,200
TOTAL EXPENSES		**$34,689**	**$34,689**
EXPENSES/UNIT		$8,672	$8,672
EXPENSES/SF		$4.37	$4.37
% of EGI		17.7%	17.7%

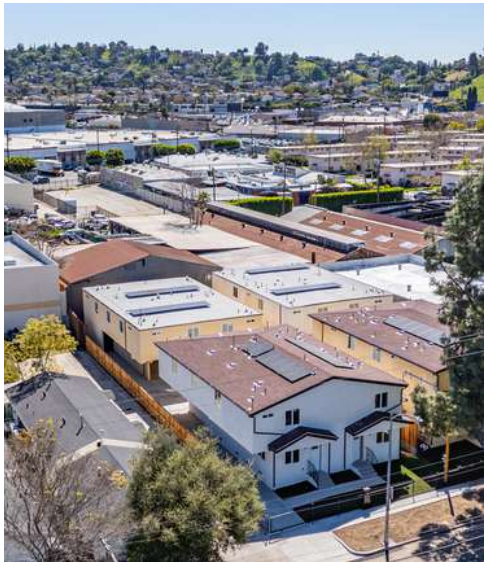
PROPERTY PHOTOS





Modern Luxury Exterior













Chic Kitchens & Living Rooms













Bright & Open Bedrooms

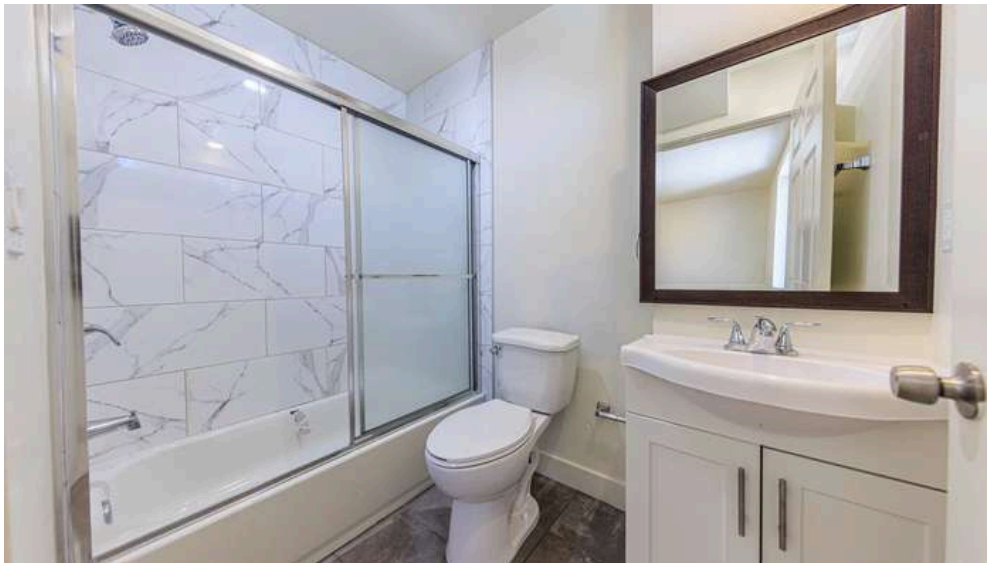












Sleek Bathrooms &
In-Unit Laundry













Parking, Views & More











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