

Brand New Const. Fourplex in West Adams | 6.25% CAP

5327 GEER AVE



OFFERING MEMORANDUM



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Prepared by
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OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are excited to present 5327 Geer A, a brand-new 2026-built, non-rent controlled, fourplex in the heart of West Adams, one of Los Angeles' most vibrant and sought-after neighborhoods. Nestled on a charming tree-lined street steps from Michelin guide noted restaurants such as Highly Likely Café, Alta Adams, Mizlala, and Cento Pasta Bar! With prime location, tenant friendly layouts and the best curb appeal in mid-city, this stunning property is projected to generate over \$214k in annual rent, offering a strong cap rate of 6.25% and exceptional return on investment.

The fourplex consists of two spacious 4-bedroom townhomes and two, equally as impressive 3-bedroom units, all thoughtfully designed to maximize space and functionality. Modern, open-concept layouts feature high-end finishes, stainless-steel appliances, massive kitchen islands, abundant natural light, and large windows that enhance the living experience.

Additional highlights include expansive living areas, huge bedrooms, and sleek contemporary designs tailored to meet the demands of today's renters. Each unit is separately metered for utilities, ensuring minimal operating costs, and the property is backed by a 1-year builder's warranty for peace of mind.

Positioned in the thriving West Adams neighborhood, the property guarantees high tenant demand and strong long-term appreciation. With its low-maintenance design, upscale units, and unbeatable location, 5327 Geer Ave is an exceptional opportunity for investors looking to secure a premium property in a fast-growing market.

This is your chance to own a turnkey investment in one of LA's hottest neighborhoods, don't miss out!



Property Highlights

- ✦ Flexibility to be delivered fully leased or vacant at close of escrow!
- ✦ NO RENT CONTROL!
- ✦ Located in ultra trendy and highly sought after West Adams- A major draw for A+ tenants! Outstanding cap rate of 6.25%!
- ✦ One of the best priced luxury new construction fourplexes in the Mid-City/West Adams area.
- ✦ Residential, tree-lined street!
- ✦ Boasts high-end, modern finishes and convenient in-unit laundry.
- ✦ Ideal unit mix of two 4 bedrooms and two 3 bedroom! High income producing property! All units separately metered. Tenants pay all utilities, making for minimal expenses.
- ✦ Dream 1031 exchange opportunity. Low maintenance and high return.
- ✦ Short drive to countless trendy restaurants, shops and mixed-use developments such as Highly Likely, the Culver Steps, and Platform!
- ✦ An impressive walk score of 85!





The Property

5327 Geer Ave, Los Angeles, CA 90016

APN: 5043-012-031
Units: 4
Buildings: 2
Lot Size: 4,810 sqft
Building Size: 6,550 sqft

Zoning: LARD1.5
Rent Control: No
Opportunity Zone: Yes
Utilities: All utilities are separately metered.



The Offering

The Pricing & Metrics

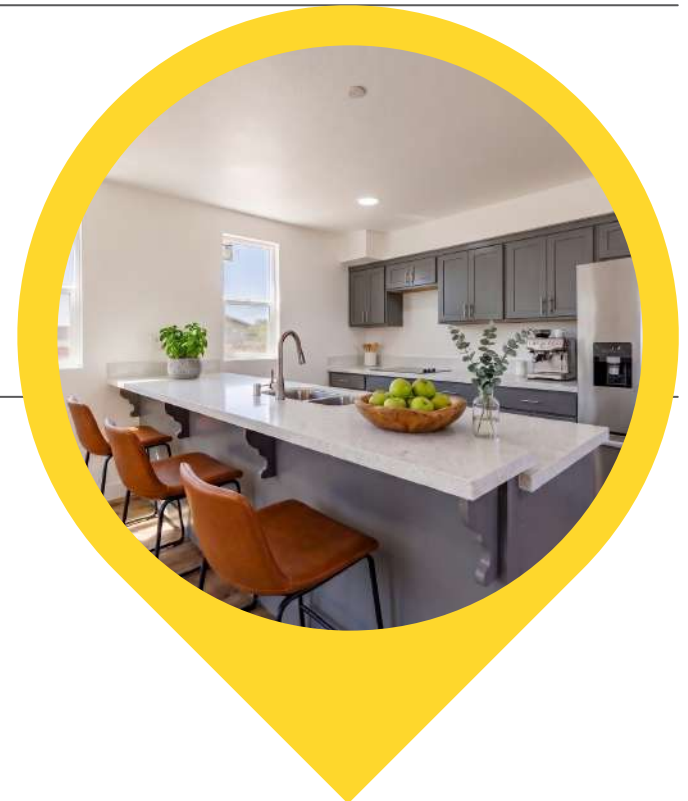
List Price: \$2,649,000
Cap Rate: 6.25%
GRM: 12.35
Price per Sqft: \$404.43
Price per Door: \$662,250



The Amenities

The Bells & Whistles

Parking: 6 Parking Spaces + 1 Bonus Spots
Laundry: Washer/dryers in each unit
HVAC: Central air and heat
Upgrades: Massive Kitchen Islands



THE BREAK DOWN

5327 Geer Ave is comprised of 4 ultra-high-end townhomes ALL of them are in active lease up! Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#5327	4B/3B	1,900	\$0	\$4,995
#5327 1/2	3B/3B	1,550	\$0	\$3,695
#5325	4B/3B	1,750	\$0	\$4,995
#5325 1/2	4B/3B	1,350	\$0	\$4,195



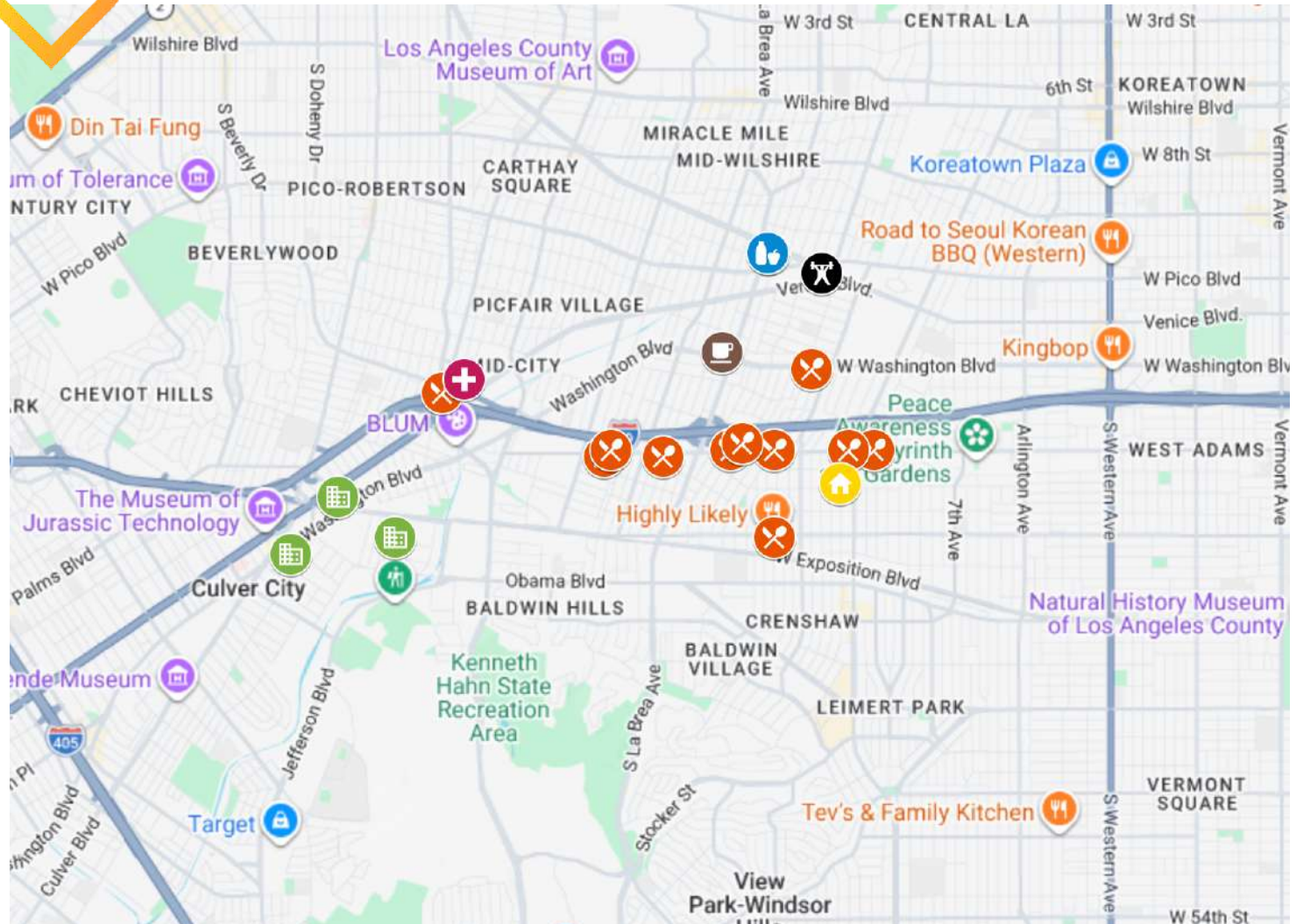
Location Highlights

- ✦ Located in the vibrant West Adams neighborhood, just a short drive to the Culver City Arts District and Downtown Culver City!
- ✦ Minutes from trendy restaurants and bars, including Highly Likely Café, Harold & Belle's, Cento Pasta Bar, The Grain Café, Cognoscenti Coffee, The Culver Hotel, and more.
- ✦ Close to innovative mixed-use developments, such as Platform (ultra-chic boutique shopping center), the Culver City Steps, and more.
- ✦ Only a short drive to Whole Foods, Target and the Midtown Shopping Center, offering great convenience for tenants and owner-occupants.
- ✦ Just a few miles from Amazon Studios and other major corporate offices like Smashbox Studios, Pair of Thieves, WeWork, and a wide array of production, marketing, tech, and creative agencies.



You'll find the coolest spots nearby.

-  Mizlala West Adams
-  CENTO Pasta Bar
-  Alta Adams
-  Johnny's Pastrami
-  Highly Likely
-  Our LA Cafe
-  Honey Bee's House of Breakfast
-  soto
-  Chulita
-  Chick-fil-A
-  n/soto
-  Target
-  Sprouts Farmers Market
-  Kaiser Permanente West Los Angeles
-  Amazon Studios
-  HBO
-  Apple Music Radio Studio
-  Jurassic Magic
-  Planet Fitness





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$2,649,000
Down: 30%	\$794,700
Current GRM:	12.35
Pro Forma GRM:	12.35
Current Cap Rate:	6.25%
Pro Forma Cap Rate:	6.25%
\$/Unit:	\$662,250
\$/SF:	\$404.43

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2026
Bldg SF:	6,550
Lot Size (SF):	4,810
Lot Size (acres):	0.11
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:

Loan Amount:	\$1,854,300
Interest Rate:	6.25%
Monthly Payment:	(\$9,657.81)
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
5327	Vacant	4b/3b	1,900	\$0	\$4,995	\$2.63	\$4,995	\$2.63	\$0
5327 1/2	Vacant	2b/2.5b	1,550	\$0	\$3,695	\$2.38	\$3,695	\$2.38	\$0
5325	Vacant	4b/4.5b	1,750	\$0	\$4,995	\$2.85	\$4,995	\$2.85	\$0
5325 1/2	Vacant	3b/3.5b	1,350	\$0	\$4,195	\$3.11	\$4,195	\$3.11	\$0
4	Totals/Averages:		6,550	\$0	\$17,880	\$2.73	\$17,880	\$2.73	\$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	4b/3b	25%	1,900	\$4,995	\$2.63	\$4,995	\$4,995	\$2.63	\$4,995
1	4b/4.5b	25%	1,750	\$4,995	\$2.85	\$4,995	\$4,995	\$2.85	\$4,995
1	3b/3.5b	25%	1,350	\$4,195	\$3.11	\$4,195	\$4,195	\$3.11	\$4,195
1	2b/2.5b	25%	1,900	\$3,695	\$1.94	\$3,695	\$3,695	\$1.94	\$3,695
Totals/Averages:			1,638	\$17,880	\$10.92	\$17,880	\$17,880	\$10.92	\$17,880
Gross Potential Income:						\$214,560			\$214,560

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$214,560	\$214,560
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$214,560	\$214,560
Less: Vacancy	4.0% (\$8,582)	4.0% (\$8,582)
Effective Gross Income	\$205,978	\$205,978
Less: Expenses	(\$40,302)	(\$40,302)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$165,675	\$165,675
Debt Service	(\$115,894)	(\$115,894)
Pre-Tax Cash Flow	6.26% \$49,782	6.26% \$49,782
Principal Reduction	\$0	\$0
Total Return	6.26% \$49,782	6.26% \$49,782

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1994% \$31,772	\$31,772
Insurance	.60/s.f. \$3,930	\$3,930
Utilities	\$250/unit \$1,000	\$1,000
Controllable Expenses		
Contract Services	\$300/unit \$1,200	\$1,200
Repairs & Maintenance	\$600/unit \$2,400	\$2,400
TOTAL EXPENSES	\$40,302	\$40,302
EXPENSES/UNIT	\$10,076	\$10,076
EXPENSES/SF	\$6.15	\$6.15
% of EGI	19.6%	19.6%



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	6,563	5,081	03/06/25
1557 S Ogden	5	\$4,400,000.00	\$498.19	\$880,000.00	5.79%	13.77	8,832	6,892	12/31/25
1954 S Garth AVE	4	\$4,965,000.00	\$517.78	\$1,248,750.00	5.93%	13.48	9,589	6,302	09/10/25
2533 S Spaulding AVE	4	\$3,250,000.00	\$430.69	\$812,500.00	6.07%	13.43	7,546	5,889	08/06/24
4647 W 18th ST	4	\$3,275,000.00	\$451.72	\$837,250.00	5.79%	13.65	7,250	6,500	08/12/24
2202 Thurman AVE	4	\$3,500,000.00	\$426.73	\$898,750.00	5.89%	13.67	8,202	6,858	01/22/26
8926 Sawyer ST	5	\$5,100,000.00	\$618.86	\$1,150,000.00	5.95%	12.83	8,241	7,649	12/31/24
6006 Comey AVE	5	\$4,300,000.00	\$506.60	\$879,000.00	5.48%	14.38	8,488	8,409	08/21/24
4712 W 17th ST	4	\$3,395,000.00	\$450.92	\$873,750.00	5.58%	14.22	7,529	7,000	05/13/25
1621 S Bedford ST	4	\$4,875,000.00	\$575.22	\$1,248,750.00	6.10%	13.11	8,475	6,502	05/05/26
Averages	4.30	\$4,025,680.00	\$496.38	\$962,795.00	5.85%	13.59	8,072	6708.20	





PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens & Living Rooms





Bright & Open
Bedrooms





Sleek Bathrooms



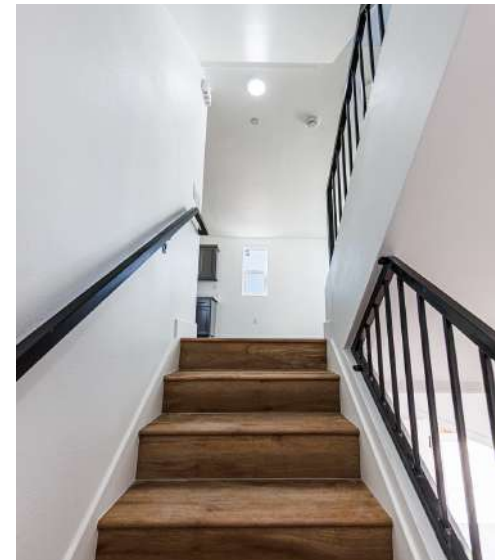


Parking, Views
& More





Other Wow Factors





Bird's-Eye
View





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