

2023 New Cons. 4-Unit | USC Adj. | 6.06% Cap | Fully Leased!
1731 S NEW HAMPSHIRE



OFFERING MEMORANDUM



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Prepared by
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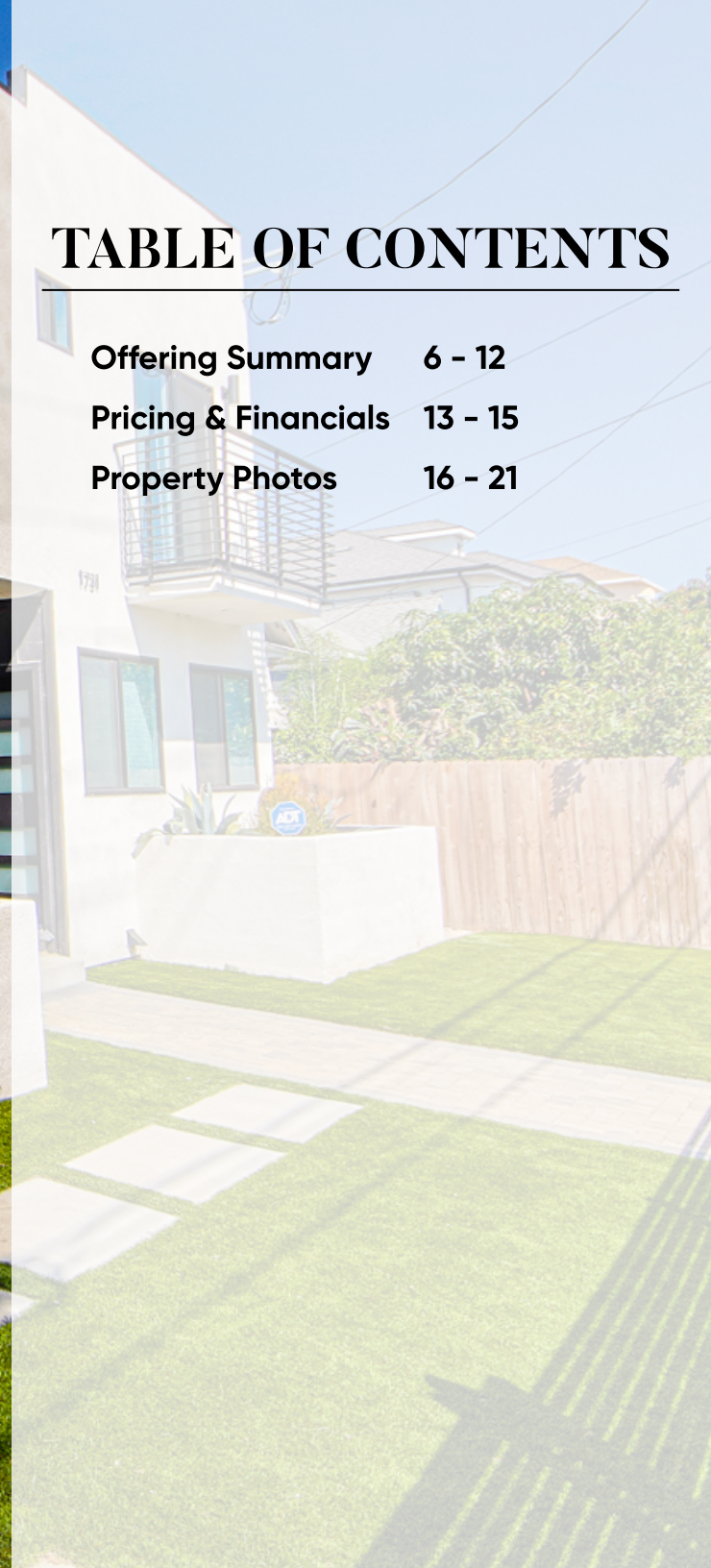
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OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are pleased to present 1731 S New Hampshire Ave, an exceptional opportunity to acquire **the lowest-priced new construction 4-unit currently on the market!** Offered at just \$2,390,000 and delivering a strong 6.06% cap rate, New Hampshire offers investors the rare combination of newer construction, immediate cash flow, and an incredibly attractive entry price. The property is already 100% leased at market rents, providing stabilized income from day one.

Built in 2023, the property spans an impressive 5,935 square feet across two modern buildings and features an excellent all oversized 4-bedroom residences. With units averaging nearly 1,500 square feet, each residence features large open floorplans, sleek contemporary kitchens and bathrooms, central HVAC, in-unit washers and dryers, private balconies, and modern finishes throughout.

All utilities are separately metered, including gas, electric, and water, helping keep landlord-paid expenses exceptionally low and making the property an efficient, low-maintenance investment. Eight on-site parking spaces – six carport spaces plus two exterior spaces – provide an excellent 2:1 parking ratio for the property's large units.

Ideally located in Pico-Union just minutes from USC, Koreatown, and Downtown Los Angeles, residents enjoy convenient access to some of the city's largest employment, education, dining, and entertainment hubs. At just \$597,500 per unit, 1731 S New Hampshire presents a rare opportunity to acquire a fully stabilized, high-quality 2023 construction asset at an incredibly competitive price point.



Property Highlights

- ✦ Cheapest New Construction 4-Unit Currently on the Market! Offered at just \$2,390,000, presenting an incredibly rare entry point to own a newer construction multifamily asset in Los Angeles.
- ✦ Strong 6.06% Cap Rate + Fully Leased! All four units are already occupied at market rents, providing immediate, stabilized cash flow from day one.
- ✦ High-Quality 2023 Construction spanning 5,935 square feet across two modern buildings with large, open floorplans and contemporary finishes throughout.
- ✦ Excellent Oversized Units featuring all 4-bedroom units averaging nearly 1,500 square feet.
- ✦ Separately Metered for ALL Utilities – gas, electric and water – helping keep landlord-paid expenses exceptionally low and maximizing operating efficiency.
- ✦ Modern, Tenant-Friendly Amenities including central HVAC, in-unit washers & dryers, sleek kitchens and bathrooms, private balconies, and abundant natural light.
- ✦ 8 On-Site Parking Spaces including 6 carport spaces plus 2 exterior spaces – an excellent parking ratio for just four units.
- ✦ Prime USC-Adjacent / Pico-Union Location minutes from USC, Koreatown and Downtown LA, with convenient access to the 10 and 110 freeways and some of Central LA's largest employment and entertainment hubs.





The Property

1731 S New Hampshire Ave, Los Angeles, CA 90006

APN: 5075-019-004

Units: 4

Buildings: 2

Building Size: 5,935 sqft

Lot Size: 6,549 sqft

Zoning:

LARD1.5

Rent Control:

Yes

Opportunity Zone:

No

Utilities:

Separately metered for all utilities.



The Offering

The Pricing & Metrics

List Price: \$2,390,000

Cap Rate: 6.06%

GRM: 12.81

Price per Sqft: \$402.70

Price per Door: \$597,500



The Amenities

The Bells & Whistles

Parking: 6 Carport Spaces + 2 Exterior Spaces

Laundry: Washer/dryer in each unit

HVAC: Central HVAC

Finishes: Sleek kitchens and bathrooms

Upgrades: Private Balconies, Large Open Floorplans



THE BREAK DOWN

1731 S New Hampshire is comprised of 4 new construction units with 100% of them already leased at market rents! Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
1731	4B/3B	1,441	\$3,895	\$3,895
1731 1/2	4B/3B	1,439	\$3,950	\$3,950
1733	4B/4.5	1,526	\$3,700	\$3,700
1733 1/2	4B/4.5B	1,529	\$3,999	\$3,999



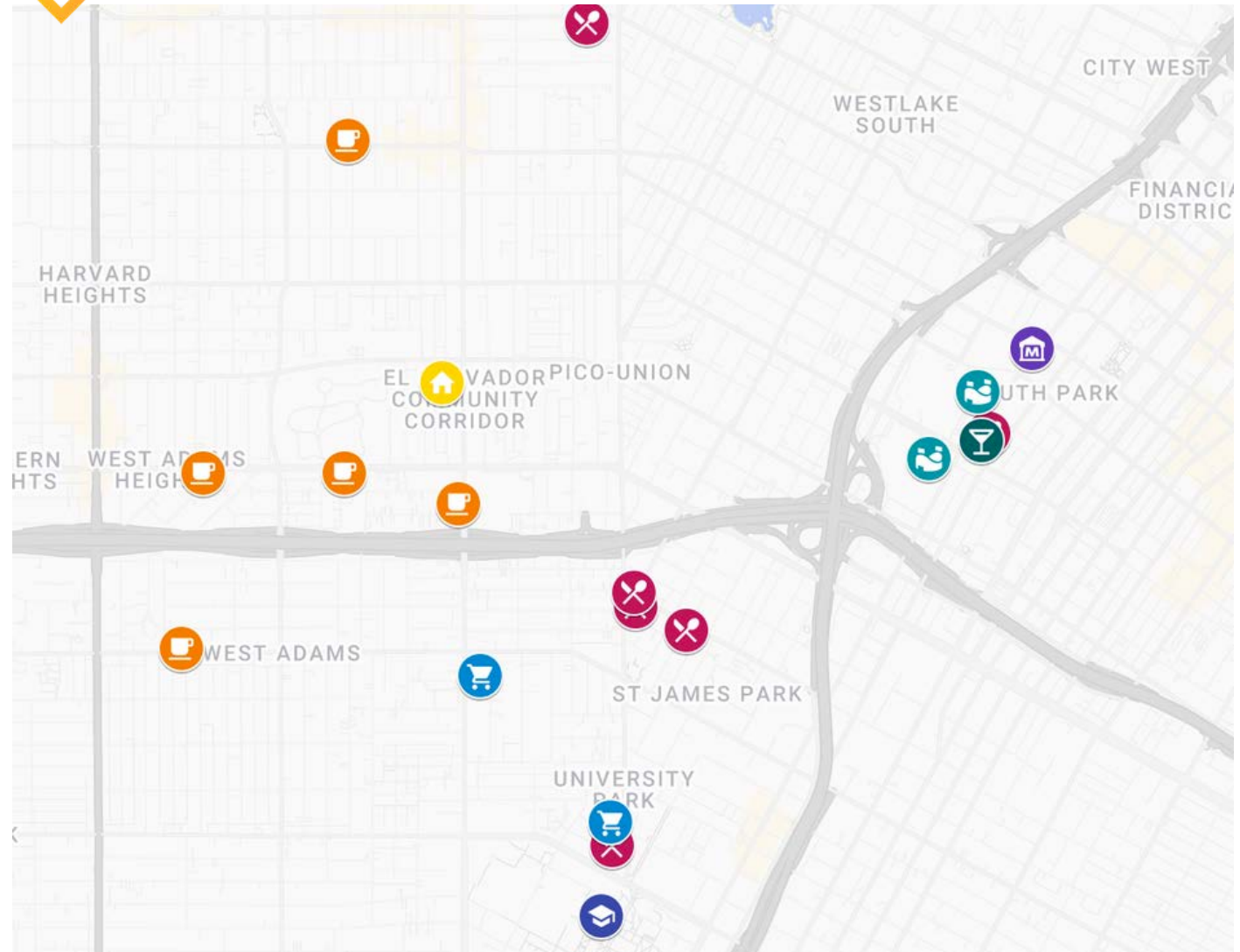
Location Highlights

- ★ Prime central Los Angeles location just west of Downtown LA and minutes from Koreatown and USC, connecting residents to some of the city's largest employment, education, dining, and entertainment hubs.
- ★ Minutes from Downtown destinations including L.A. LIVE, Crypto.com Arena, the Los Angeles Convention Center, and the Financial District, with convenient access to USC and LA Trade-Tech.
- ★ A vibrant, historic neighborhood known for its distinctive architecture, diverse community, and landmark districts including Alvarado Terrace and Bonnie Brae.
- ★ Surrounded by an authentic mix of local restaurants, markets, and neighborhood businesses along Pico Boulevard, with Koreatown's renowned dining and nightlife just minutes away.
- ★ Centrally positioned near the 10 and 110 freeways with convenient access to Metro connections, providing easy connectivity throughout Downtown, West LA, Culver City, and greater Los Angeles.

- 🏠 1731 S New Hampshire Ave
- ☕ With Love Market & Cafe
- ☕ Blue Elephant Café
- ☕ Alibi Coffee Co.
- ☕ Espresso Social Club
- ☕ MEMORYLOOK
- 🍷 Bacari W. Adams
- 🍷 Mastro's Ocean Club
- 🍷 CAVA
- 🍷 CAFE 23
- 🍷 Everytable
- 🍷 Calic Bagel
- 🛒 Trader Joe's
- 🛒 Ralphs
- 🍹 33 Taps DTLA
- 🏟️ Crypto.com Arena
- 🏟️ BMO Stadium
- 🏟️ Los Angeles Convention Cen...
- 🎵 GRAMMY Museum
- 🎓 University of Southern Califo...



You'll find the coolest spots nearby.





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$2,390,000
Down: 40%	\$956,000
Current GRM:	12.81
Pro Forma GRM:	12.81
Current Cap Rate:	6.06%
Pro Forma Cap Rate:	6.06%
\$/Unit:	\$597,500
\$/SF:	\$402.70

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2023
Bldg SF:	5,935
Lot Size (SF):	6,549
Lot Size (acres):	0.15
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	Yes

FINANCING:

Loan Amount:	\$1,434,000
Interest Rate:	6.50%
Monthly Payment:	(\$7,767.50)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	7/1 Interest Only ARM

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
1731	Occupied	4b/3b	1,441	\$3,895	\$3,895	\$2.70	\$3,895	\$2.70	\$0
1731 1/2	Occupied	4b/3b	1,439	\$3,950	\$3,950	\$2.74	\$3,950	\$2.74	\$0
1733	Occupied	4b/4.5b	1,526	\$3,700	\$3,700	\$2.42	\$3,700	\$2.42	\$0
1733 1/2	Occupied	4b/4.5b	1,529	\$3,999	\$3,999	\$2.62	\$3,999	\$2.62	\$0
4	Totals/Averages:		5,935	\$15,544	\$15,544	\$2.62	\$15,544	\$2.62	\$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/4.5b	50%	1,441	\$3,850	\$2.67	\$7,699	\$3,850	\$2.67	\$7,699
2	4b/3b	50%	1,441	\$3,923	\$2.72	\$7,845	\$3,923	\$2.72	\$7,845
Totals/Averages:			1,484	\$3,886	\$2.62	\$15,544	\$3,886	\$2.62	\$15,544
Gross Potential Income:						\$186,528			\$186,528

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$186,528	\$186,528
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$186,528	\$186,528
Less: Vacancy 3.0%	(\$5,596)	(\$5,596)
Effective Gross Income	\$180,932	\$180,932
Less: Expenses	(\$36,139)	(\$36,139)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$144,793	\$144,793
Debt Service	(\$93,210)	(\$93,210)
Pre-Tax Cash Flow 5.40%	\$51,583	\$51,583
Principal Reduction	\$0	\$0
Total Return 5.40%	\$51,583	\$51,583

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes 1.1874%	\$28,378	\$28,378
Insurance .60/s.f.	\$3,561	\$3,561
Utilities \$250/unit	\$1,000	\$1,000
Controllable Expenses		
Contract Services \$300/unit	\$1,200	\$1,200
Repairs & Maintenance \$500/unit	\$2,000	\$2,000
TOTAL EXPENSES	\$36,139	\$36,139
EXPENSES/UNIT	\$9,035	\$9,035
EXPENSES/SF	\$6.09	\$6.09
% of EGI	20.0%	20.0%



PROPERTY PHOTOS

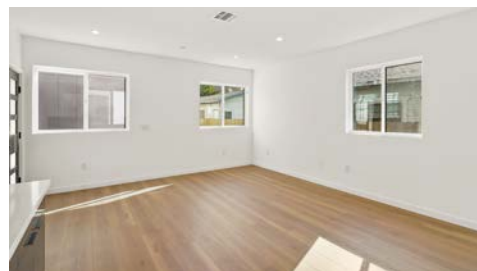


Modern
New Construction
Exterior





Chic Kitchens &
Living Rooms



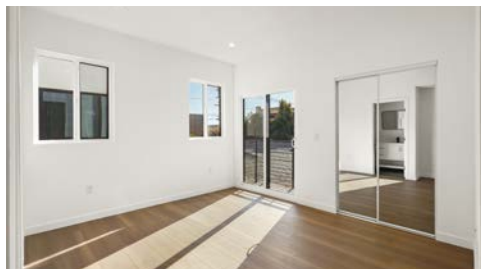


Sleek Bathrooms & In-Unit Laundry





Bright & Open
Bedrooms





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