Rare Opportunity to Acquire A 2026-Built 8-Unit Portfolio

Across Two Side-By-Side Lots | Prime Boyle Heights | ALL 5 Beds | 7.05% Cap!

1642 & 1652 MURCHISON ST



the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


myunits.com
build • buy • sell • lease • manage
We treat your units like our units at 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

Prepared by

THE 5+ UNIT SPECIALISTS®



powered by myunits.com

LAUREN CEARLEY

SALES DIRECTOR
REALTOR® #02146823
213.302.8662 Cell
lauren@myunits.com
www.myunits.com

CHEYENNE WOMACK

SALES DIRECTOR
REALTOR® #0204825
805.973.7470 Cell
cheyenne@myunits.com
www.myunits.com

630 N Glenoaks Blvd

Burbank, CA 91502

THE 5+ 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 5+ Unit Specialists® and should not be disclosed to any other person or entity without the prior written consent from The 5+ 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 5+ Unit Specialists® is not qualified to provide advice on legal, accounting, or other matters beyond those permitted by state law. The 5+ 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 5+ Unit Specialists® has not verified, and will not verify, any such information. The 5+ 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 5+ Unit Specialists® include its officers, partners, agents, sub-agents, and employees. This package is not intended to create a contractual relationship between The 5+ Unit Specialists® and any recipient. Any use of the information in this package is at the recipient's own risk, and The 5+ 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

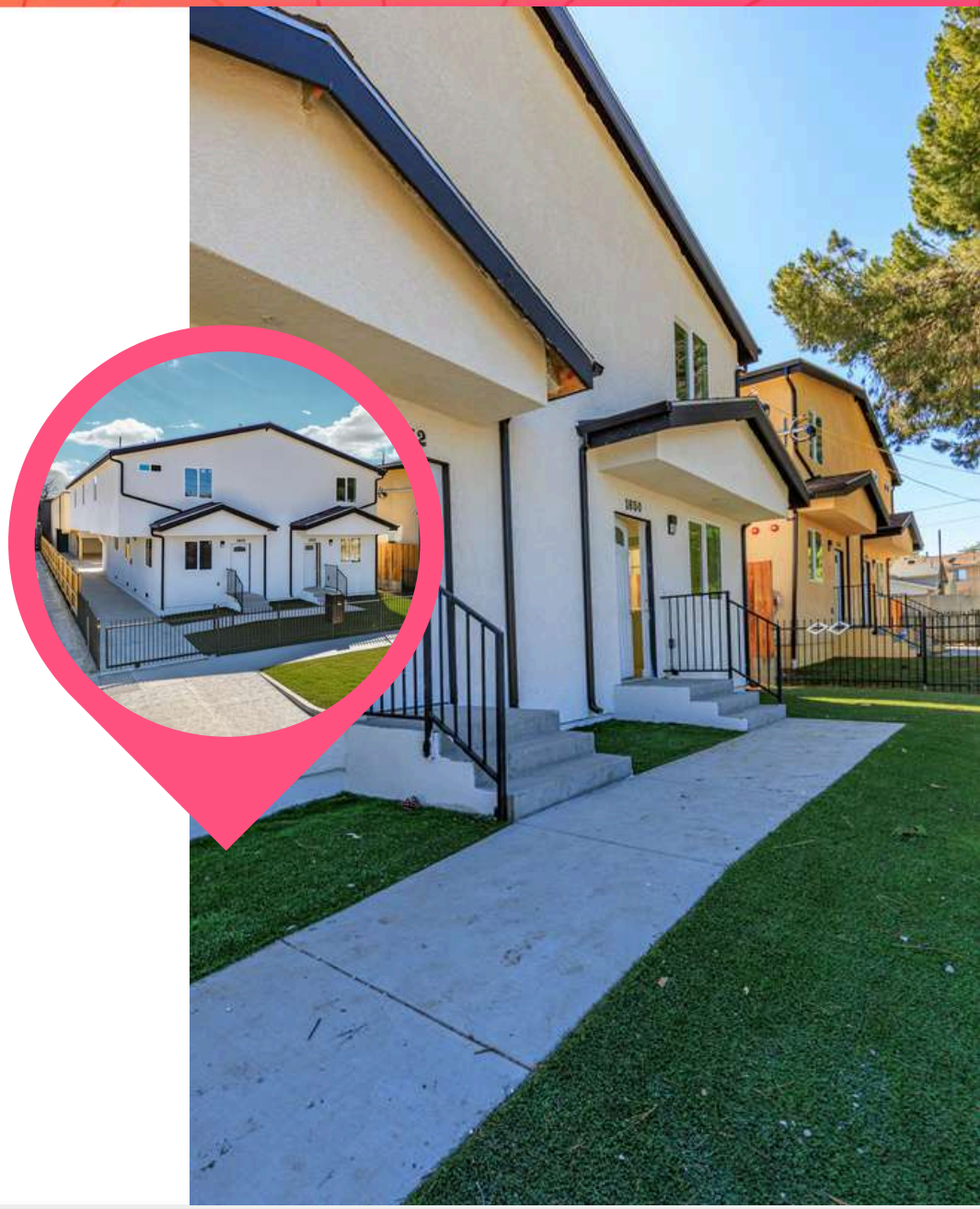
THE OFFERING

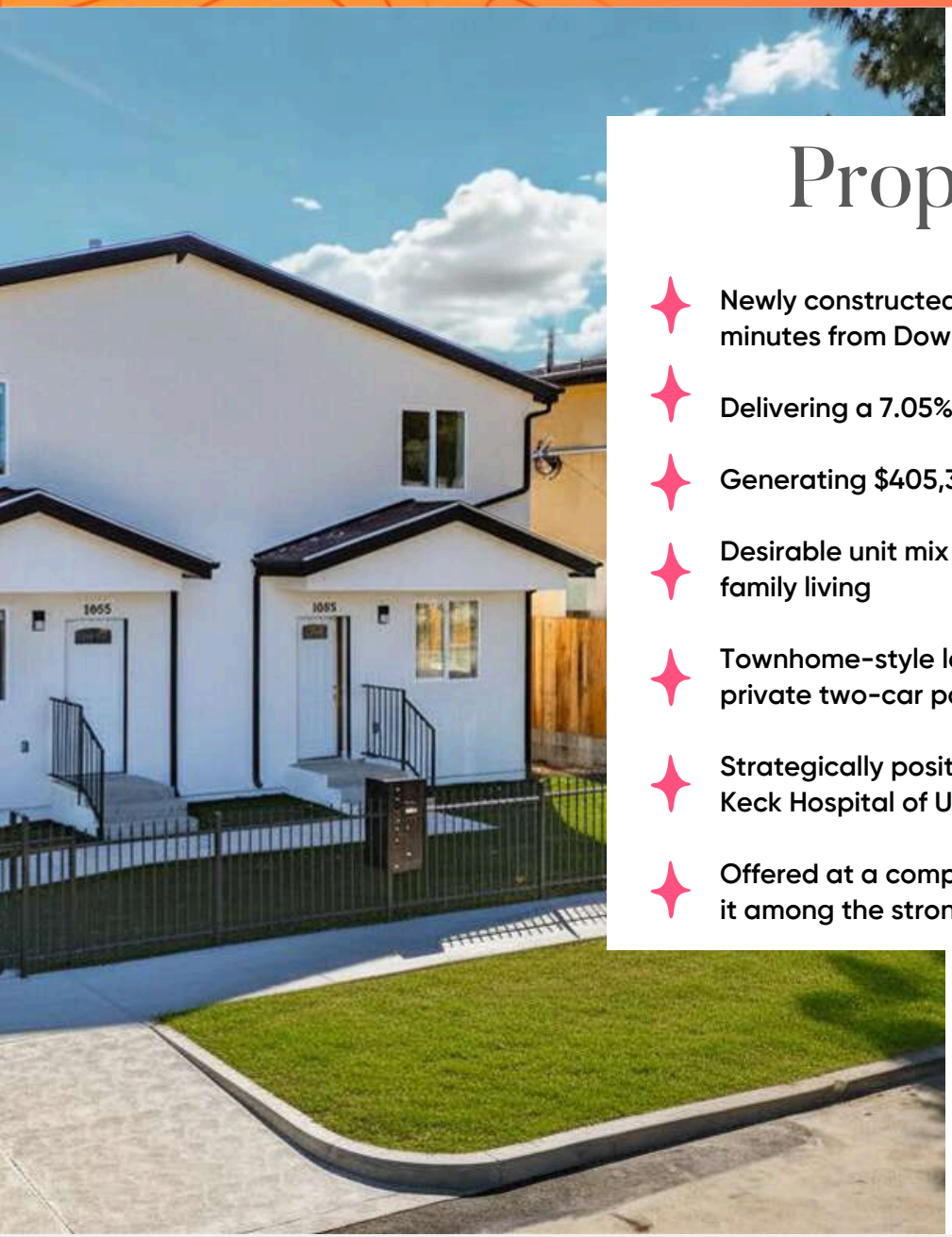
The 5+ Unit Specialists are pleased to present 1642 & 1652 Murchison Street, a nearly FULLY LEASED 2026-built 8-unit portfolio offering a combination rarely found: two side-by-side fourplex properties, 40 rentable bedrooms, 16 parking spaces and a 7.05% cap rate.

Situated on two contiguous lots with separate APNs, the portfolio consists of eight expansive 5-bedroom, 5-bathroom residences, each with its own en-suite bathroom, creating a flexible and highly rentable unit mix that appeals to students, young professionals, families and traditional tenants.

The portfolio is generating $405,300 in annual gross income and can be delivered fully stabilized at close (7/8 units leased now). Units are separately metered for ALL utilities, eliminating any owner utility expenses, while the side-by-side configuration and separate APNs also provide investors with the flexibility to pursue residential or commercial financing.

Located in prime Boyle Heights, just minutes to Downtown LA and the Arts District. 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.





Property Highlights

- Newly constructed 2026 designer 8-Unit located in a prime Boyle Heights pocket just minutes from Downtown LA and the Arts District
- Delivering a 7.05% cap rate, offering strong in-place returns
- Generating $405,300 gross annual income!
- 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 $575,000 per unit and $291.21 per square foot, positioning it among the strongest new construction opportunities in the market

The Property

1642 & 1652 Murchison St, Boyle Heights CA 90033

APN:	5202-023-004, 5202-023-003	Zoning:	LARD2
# Units:	8 (2x Fourplex)	Rent Control:	No
# Buildings:	4	Opportunity Zone:	No
Building Size:	15,796 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	14,988 sqft		

The Offering

The Pricing & Metrics

List Price:	$4,600,000
Cap Rate:	7.05%
GRM:	11.35
Price per Sqft:	$291.21
Price per Door:	$575,000

The Amenities

The Bells & Whistles

Parking:	16 parking spaces
Laundry:	Private washer/dryers in each unit
HVAC:	Central air and heat

THE BREAK DOWN

1642 & 1652 Murchison is comprised of 8 ultra-high-end townhomes, 7 of which are currently rented at market rents. 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	$4,200	$4,200
1642 1/2	5B/5B	2,029	$4,195	$4,195
1652	5B/5B	1,826	$0	$4,195
1654	5B/5B	1,993	$4,300	$4,300
1652 1/2	5B/5B	1,946	$4,395	$4,395
1654 1/2	5B/5B	2,093	$4,095	$4,095

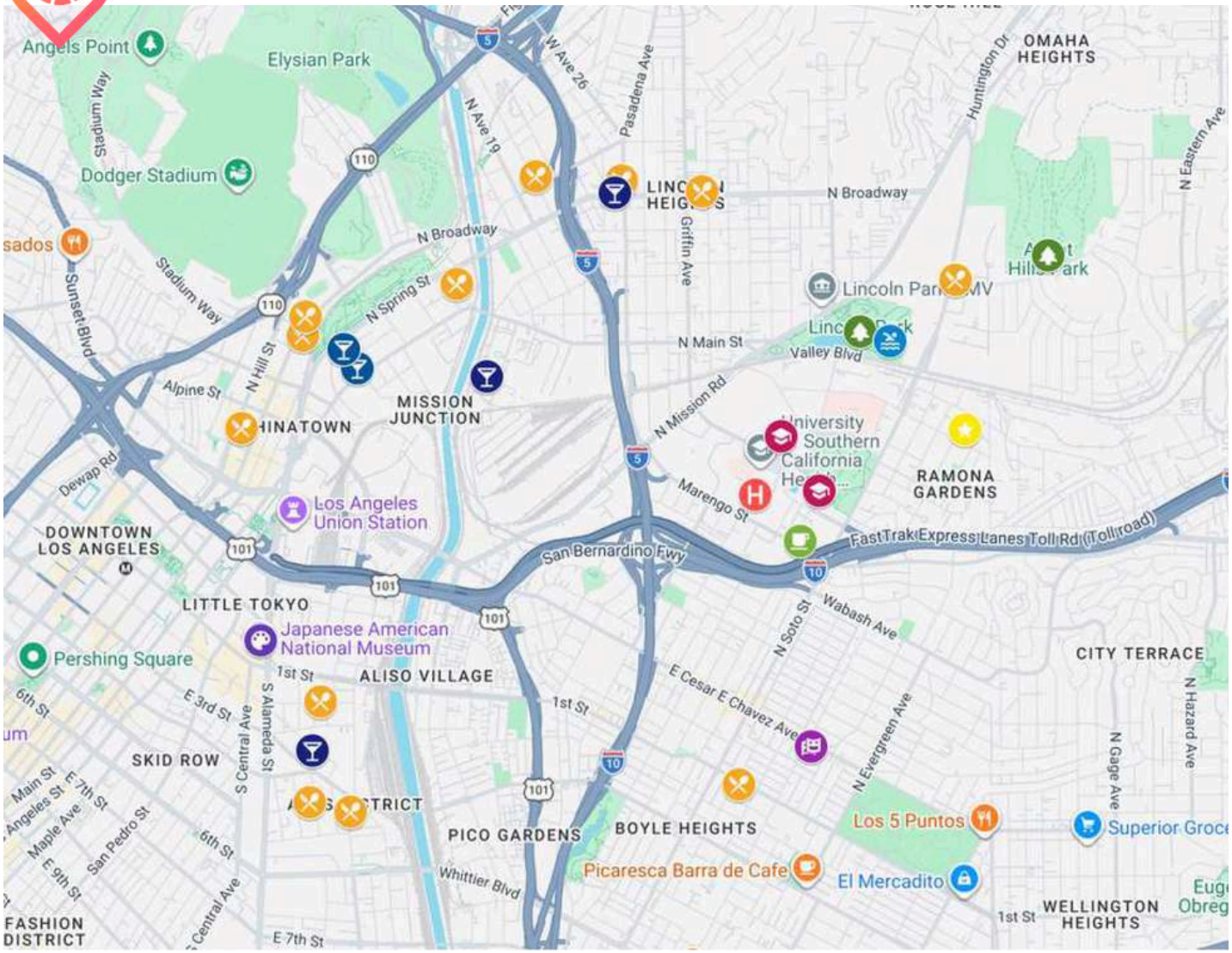


Location Highlights

- 1Murchison 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
- 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

You'll find the coolest spots nearby.

- 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



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		$4,600,000
Down:	30%	$1,380,000
Current GRM:		11.35
Pro Forma GRM:		11.35
Current Cap Rate:		7.05%
Pro Forma Cap Rate:		7.05%
$/Unit:		$575,000
$/SF:		$291.21

BUILDING DESCRIPTION:

No. of Units:	8
Yr. Built:	2026
Bldg SF:	15,796
Lot Size (SF):	14,988
Lot Size (acres):	0.34
Zoning:	LARD2
Opportunity Zone:	No
Rent Control:	No/Yes

FINANCING:

Loan Amount:	$3,220,000
Interest Rate:	6.50%
Monthly Payment:	($20,352.59)
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
1652	Vacant	5b/5b	1,826	$0	$4,195	$2.30	$4,195	$2.30	$0
1654	Occupied	5b/5b	1,993	$4,300	$4,300	$2.16	$4,300	$2.16	$0
1652 1/2	Occupied	5b/5b	1,946	$4,395	$4,395	$2.26	$4,395	$2.26	$0
1654 1/2	Occupied	5b/5b	2,093	$4,095	$4,095	$1.96	$4,095	$1.96	$0
8	Totals/Averages:		15,796	$29,580	$33,775	$2.14	$33,775	$2.14	$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
8	5b/5b	100%	2,093	$4,222	$2.02	$33,775	$4,222	$2.02	$33,775
	Totals/Averages:		1,975	$4,222	$2.14	$33,775	$4,222	$2.14	$33,775
Gross Potential Income:						**$405,300**			**$405,300**

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		$405,300		$405,300
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$405,300		$405,300
Less: Vacancy	3.0%	($12,159)	3.0%	($12,159)
Effective Gross Income		$393,141		$393,141
Less: Expenses		($69,050)		($69,050)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$324,091**		**$324,091**
Debt Service		($244,231)		($244,231)
Pre-Tax Cash Flow	**5.79%**	**$79,860**	**5.79%**	**$79,860**
Principal Reduction		$35,991		$35,991
Total Return	**8.39%**	**$115,851**	**8.39%**	**$115,851**

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1994%	$55,172	$55,172
Insurance	.60/s.f.	$9,478	$9,478
Controllable Expenses			
Contract Services	$150/unit	$1,200	$1,200
Repairs & Maintenance	$400/unit	$3,200	$3,200
TOTAL EXPENSES		**$69,050**	**$69,050**
EXPENSES/UNIT		$8,631	$8,631
EXPENSES/SF		$4.37	$4.37
% of EGI		17.6%	17.6%

PROPERTY PHOTOS





Modern Luxury Exterior













Chic Kitchens & Living Rooms













Bright & Open Bedrooms













Sleek Bathrooms & Interiors













Parking, Views & More













Other Wow Factors











myunits.com
build • buy • sell • lease • manage

Lauren Cearley
213.302.8662
lauren@myunits.com

Cheyenne Womack
805.973.7470
cheyenne@myunits.com