

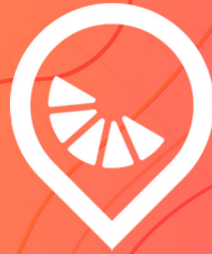
CASH COW, KTOWN/LARCHMONT, NEW CONST. 5-UNIT | MASTER LEASE IN PLACE | 6.22% CAP RATE

4513 ROSEWOOD AVE



OFFERING MEMORANDUM

Prepared by
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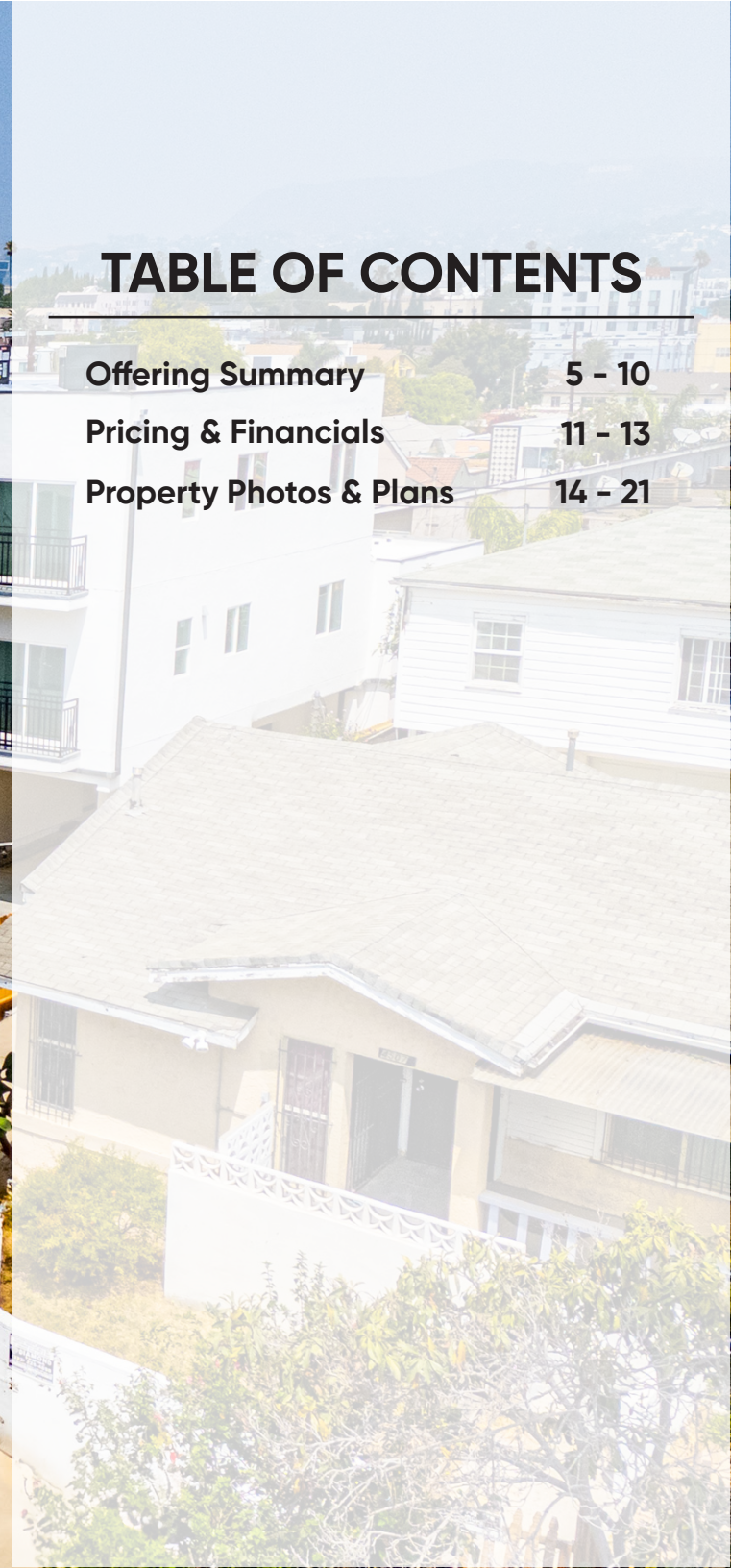
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OFFERING SUMMARY

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The 5+ Unit Specialists are pleased to present 4513 Rosewood Ave, a brand new, fully leased, NON RENT CONTROLLED 2025 five unit luxury community perfectly positioned between two of Los Angeles' most desirable neighborhoods, the iconic charm of Larchmont Village and the buzzing energy of Koreatown. Now operating under a 36 month master lease with a professional operator serving the high demand travel nurse and medical placement market, this turnkey asset delivers a true 6.22% cap rate with reliable income and minimal expenses.

Set on a rapidly developing street with standout curb appeal, the property features five MASSIVE units, three oversized 4 bedroom and 4.5 bathroom tri level townhomes, one equally impressive 4 bedroom and 4 bathroom unit, and one highly rentable 3 bedroom and 3 bathroom unit. All homes offer private entrances, highly functional layouts, and are separately metered for utilities. A full 1 year builder warranty further ensures low maintenance and long term stability.

Luxury details include designer tilework, custom cabinetry, stainless steel appliances, oversized kitchens, high ceilings, balconies, large closets, and expansive windows that fill the homes with natural light. Drought tolerant landscaping, ample parking, and modern finishes further elevate tenant appeal.

Why it stands out: The boutique charm of Larchmont combined with Koreatown's culture, dining, and Metro access create a rental environment with consistent absorption. With a long term master lease secured by a vetted operator catering to a recession resistant medical housing niche, this investment offers immediate cash flow, hands off management, and a rare opportunity to own a trophy asset in one of the strongest rental corridors in Los Angeles.



OFFERING SUMMARY



PROPERTY OVERVIEW

THE PROPERTY:	Address:	4513 Rosewood Ave, Los Angeles, CA 90004
	APN:	5521-020-004
	# Units:	5
	# Buildings:	2
	Unit Mix:	3x 4b/4.5b, 1x 4b/4b, 1x 3b/3b
	Year Built:	2025
	Building Size (SF):	8,213
	Lot Size (SF):	6,208
	Zoning:	LAR3
	Rent Control:	No
	Opportunity Zone:	No



THE OFFERING:	List Price:	\$3,399,000
	Cap Rate:	6.22%
	GRM:	13.17
	Price Per Unit:	\$679,800
	Price Per SF:	\$413.68

UTILITIES:	Water:	Separately Metered
	Electric:	Separately Metered (1 House Meter)
	Gas:	No gas (All Electric)

AMENITIES:	Laundry:	Private Washers/Dryers for Each Unit
	Parking:	8 Parking Spots



INVESTMENT HIGHLIGHTS

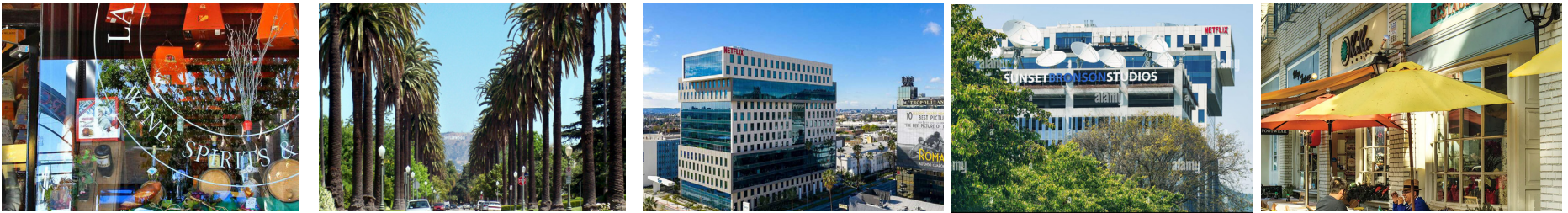


- NO RENT CONTROL!
- 36 Month Master Lease in place = rental stability + little to no expenses.
- Perfectly situated between two of LA's most in-demand neighborhoods, the iconic charm of Larchmont Village and the buzzing energy of Koreatown.
- Outstanding projected cap rate of 6.22%! Cash cow.
- MASSIVE units with premium floorplans.
- The best curb appeal you'll find on this rapidly gentrifying street!
- Boasts high-end, modern finishes.
- Ideal unit mix of four 4-bedroom units , and one 3-bedroom unit. High income producing property!
- All units separately metered for electric AND water (no gas on property)! Very low expenses!
- Dream 1031 exchange opportunity. Ready to close now!
- With SB-8 in effect, less new constructions are being built, making properties like these an even more rare and hot commodity.
- Prime central location positioned between two of LA's most desirable rental hubs – Larchmont Village (1.2 miles) and Koreatown (0.8 miles). Offering unmatched renter appeal and long-term investment stability.

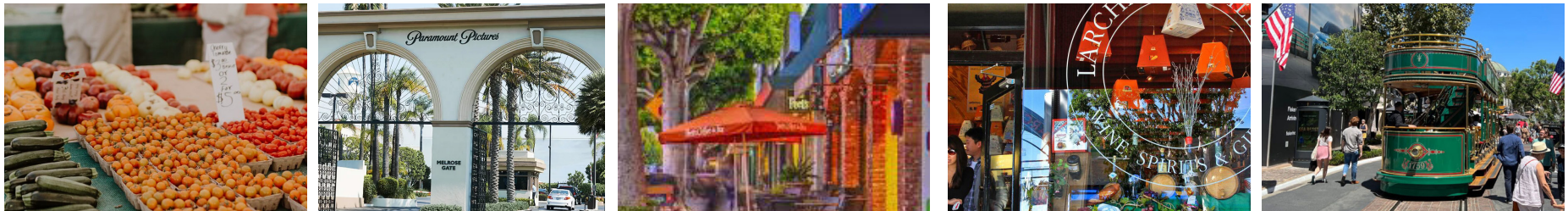
OFFERING SUMMARY



LOCATION HIGHLIGHTS



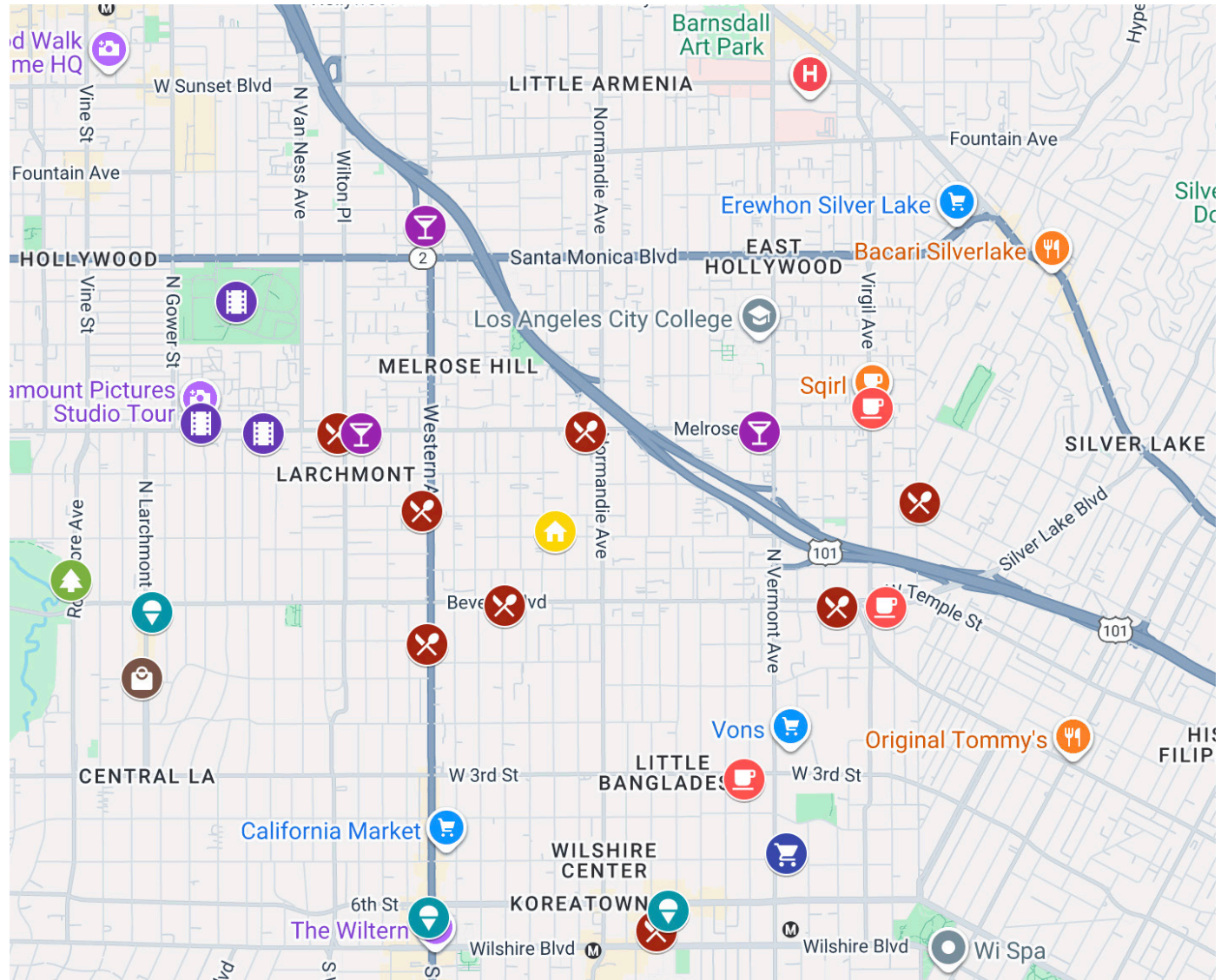
- Prime central location positioned between two of LA's most desirable rental hubs – Larchmont Village (1.2 miles) and Koreatown (0.8 miles). Offering unmatched renter appeal and long-term investment stability.
- Larchmont Village lifestyle just over a mile away, featuring boutique shopping, popular brunch spots like Great White and Go Get Em Tiger, the Larchmont Farmers Market, and charming tree-lined streets perfect for weekend strolls.
- Koreatown's vibrant scene less than a mile away, home to 24-hour cafes, Michelin-recognized restaurants, karaoke lounges, and lively nightlife – a constant draw for young professionals and creatives.
- Easy commuter access with the Wilshire/Western Metro Station only 1 mile away, plus quick routes to Downtown LA (4 miles), Hollywood (2.5 miles), and The Grove (2.2 miles).
- Consistently high rental demand in this pocket, driven by its blend of lifestyle amenities, central access, and limited supply of luxury multi-family housing – a formula for low vacancy and strong rent growth.
- Close to major job hubs including Paramount Studios (1.3 miles), Netflix (2.7 miles), and Hancock Park's business district (1.5 miles), attracting high-income tenants seeking short commutes and premium living.



OFFERING SUMMARY

LOCATION HIGHLIGHTS MAP

- 🏠 4511 Rosewood Ave
- 🍷 Sqirl
- 🍷 California Donuts
- 🍷 The Dog Cafe
- 🍷 Osteria La Buca
- 🍷 noshi sushi
- 🍷 The Bun Shop
- 🍷 Castle BBQ
- 🍷 The Mexican Village
- 🍷 Cafecito Organico
- 🍷 The Boiling Crab
- 🍷 Prael
- 🍦 Holy Roly Ice Cream
- 🍦 Chocolate Chair
- 🍦 Salt & Straw
- 🍷 Faultline Bar
- 🍷 The Edmon
- 🍷 La Descarga
- 🎬 Paramount Pictures
- 🛒 Galleria Market
- 🎬 Hollywood Forever Cemetery
- 🎬 Raleigh Studios Hollywood



The top half of the image features a background of wavy, organic lines in shades of orange and pink, creating a textured, topographical effect. The bottom half is a solid white background.

PRICING & FINANCIALS

FINANCIAL SUMMARY & RENT ROLL

SUMMARIZED PRICING METRICS:

Price:		\$3,399,000
Down:	40%	\$1,359,600
Current GRM:		13.17
Pro Forma GRM:		13.17
Current Cap Rate:		6.22%
Pro Forma Cap Rate:		6.22%
\$/Unit:		\$679,800
\$/SF:		\$413.86

BUILDING DESCRIPTION:

No. of Units:	5
Yr. Built:	2025
Bldg SF:	8,213
Lot Size (SF):	6,208
Lot Size (acres):	0.14
Zoning:	LAR3
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$2,039,400
Interest Rate:	6.25%
Monthly Payment:	(\$10,621.88)
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
4511	Occupied	4b/4.5b	1,611	\$4,300	\$4,300	\$2.67	\$4,300	\$2.67	\$0
4511 1/2	Occupied	4b/4.5b	1,808	\$4,300	\$4,300	\$2.38	\$4,300	\$2.38	\$0
4513	Occupied	4b/4.5b	1,782	\$4,300	\$4,300	\$2.41	\$4,300	\$2.41	\$0
4513 1/2	Occupied	4b/4b	1,722	\$4,300	\$4,300	\$2.50	\$4,300	\$2.50	\$0
4513 3/4	Occupied	3b/3b	1,290	\$4,300	\$4,300	\$3.33	\$4,300	\$3.33	\$0
5	Totals/Averages:		8,213	\$21,500	\$21,500	\$2.62	\$21,500	\$2.62	\$0

FINANCIAL ANALYSIS

# 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
3	4b/4.5b	60%	1,611	\$4,300	\$2.67	\$12,900	\$4,300	\$2.67	\$12,900
1	4b/4b	20%	1,808	\$4,300	\$2.38	\$4,300	\$4,300	\$2.38	\$4,300
1	3b/3b	20%	1,290	\$4,300	\$3.33	\$4,300	\$4,300	\$3.33	\$4,300
Totals/Averages:			1,643	\$21,500	\$13.09	\$21,500	\$21,500	\$13.09	\$21,500
Gross Potential Income:						\$258,000			\$258,000

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$258,000	\$258,000
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$258,000	\$258,000
Less: Vacancy	0.0% \$0	0.0% \$0
Effective Gross Income	\$258,000	\$258,000
Less: Expenses	(\$46,488)	(\$46,488)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$211,512	\$211,512
Debt Service	(\$127,463)	(\$127,463)
Pre-Tax Cash Flow	6.18% \$84,050	6.18% \$84,050
Principal Reduction	\$0	\$0
Total Return	6.18% \$84,050	6.18% \$84,050

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1874% \$40,360	\$40,360
Insurance	.60/s.f. \$4,928	\$4,928
Utilities	\$0/unit \$0	\$0
Controllable Expenses		
Contract Services	\$0/unit \$0	\$0
Repairs & Maintenance	\$600/unit \$1,200	\$1,200
TOTAL EXPENSES	\$46,488	\$46,488
EXPENSES/UNIT	\$9,298	\$9,298
EXPENSES/SF	\$5.66	\$5.66
% of EGI	18.0%	18.0%

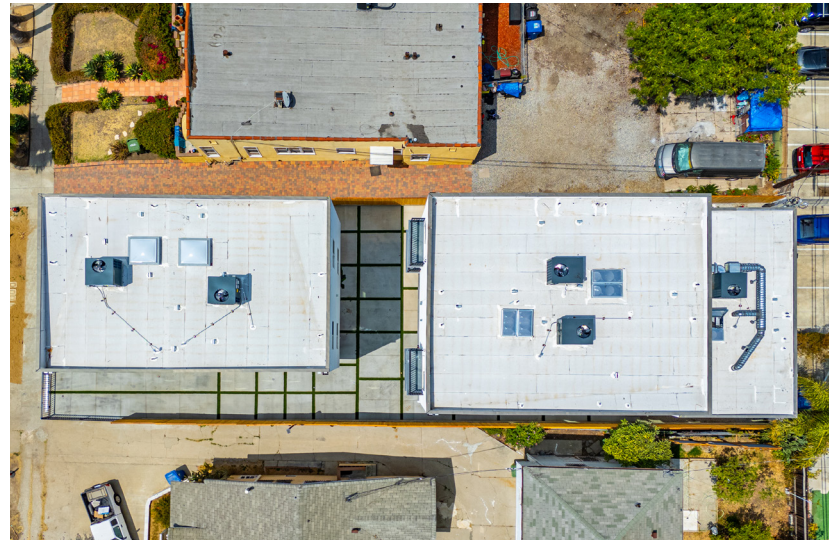
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PROPERTY PHOTOS

PHOTOS



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