

Prime West Adams, 2026 Built 5-Unit | 6.74% Cap Rate

No Rent Control + Massive Roof Decks!

3440 WEST BLVD



OFFERING MEMORANDUM



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

OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 3440 West, a striking 2026 new construction, OPPORTUNITY ZONE, non-rent-controlled 5-unit in prime West Adams. Delivering a strong 6.74% cap rate, West offers the rare combination of luxury construction and long-term upside. Seller will deliver property vacant or leased, leaving opportunity zone value for buyer if preferred!

Spanning 7,700 square feet across two modern buildings, the property features an excellent unit mix of three spacious 4-bedroom residences and two 3-bedroom residences featuring private rooftop decks. Each thoughtfully designed unit offers generous floor plans, high-end finishes, balconies, central HVAC, in-unit washers and dryers, and sleek contemporary kitchens and bathrooms.

All utilities are separately metered, helping keep operating expenses exceptionally low and making Sycamore a true turnkey, low-maintenance investment. Offered at \$3,495,000, the property trades at approximately \$453 per square foot and 700k per unit, an attractive basis for brand-new construction in one of Los Angeles' most in-demand rental markets.

Ideally positioned near Culver City, West Adams, and the Expo Line, residents enjoy convenient access to Santa Monica, DTLA, USC, and the greater Westside. The property is surrounded by major redevelopment, new construction, and neighborhood favorites including Alta Adams, Mizlala, Johnny's Pastrami, and Highly Likely. With Sony, Amazon Studios, Apple, HBO, and Culver City's thriving tech and media corridor nearby, the area continues to attract young professionals and creative tenants seeking modern housing in a central location, supporting strong rental demand and long-term growth.





Property Highlights

- ◆ Non Rent Controlled!
- ◆ Producing a pro forma cap rate of 6.74% cap!
- ◆ \$286,500 in pro forma annual gross income supported by strong Mid City rental demand
- ◆ Located minutes from Culver City's tech and media corridor including Amazon Studios, Apple, HBO, and Sony
- ◆ Prime Mid City location attracting young professionals seeking central access to the Westside, Beverly Hills, and Downtown Los Angeles
- ◆ All units separately metered for electric and water keeping operating expenses extremely low!
- ◆ Modern new construction with minimal maintenance and long term durability
- ◆ Private rooftop decks and premium layouts allowing the property to command top tier rents
- ◆ Near major mixed use developments including Ivy Station, Culver Steps, Cumulus, and Platform driving continued neighborhood growth
- ◆ Attractive basis at 700k per unit and \$453 per square foot for new construction in a high growth rental market



The Property

3440 West Blvd, West Adams, CA 90016

APN: 5046-006-019
Units: 5
Buildings: 2
Building Size: 7,700 sqft
Lot Size: 6,614 sqft

Zoning: LAR1
Rent Control: No
Opportunity Zone: Yes
Utilities: Separately metered for electric & water. No gas.



The Offering

The Pricing & Metrics

List Price: \$3,495,000
Cap Rate: 6.74%
GRM: 12.00
Price per Sqft: \$453.90
Price per Door: \$699,000



The Amenities

The Bells & Whistles

Parking: 7 Parking Spots
Laundry: Washer/dryer in each unit
HVAC: Central HVAC
Finishes: Sleek kitchens and bathrooms
Upgrades: Large Private Rooftop Decks, Designer Finishes, Balconies



THE BREAK DOWN

3440 West Blvd is comprised of 5 ultra-high-end townhomes with ALL vacant now for OZ purposes. Check out the below pro forma rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
3440	4B/4B + Rooftop	1,697 + 700 Rooftop	\$0	\$5,295
3440 1/2	4B/4B + Rooftop	1,675 + 700 Rooftop	\$0	\$5,295
3442 1/2	4B/3B	1,437	\$0	\$4,995
3442	3B/3B	1,705	\$0	\$4,395
3442 3/4	3B/3B	1,186	\$0	\$4,295



Location Highlights

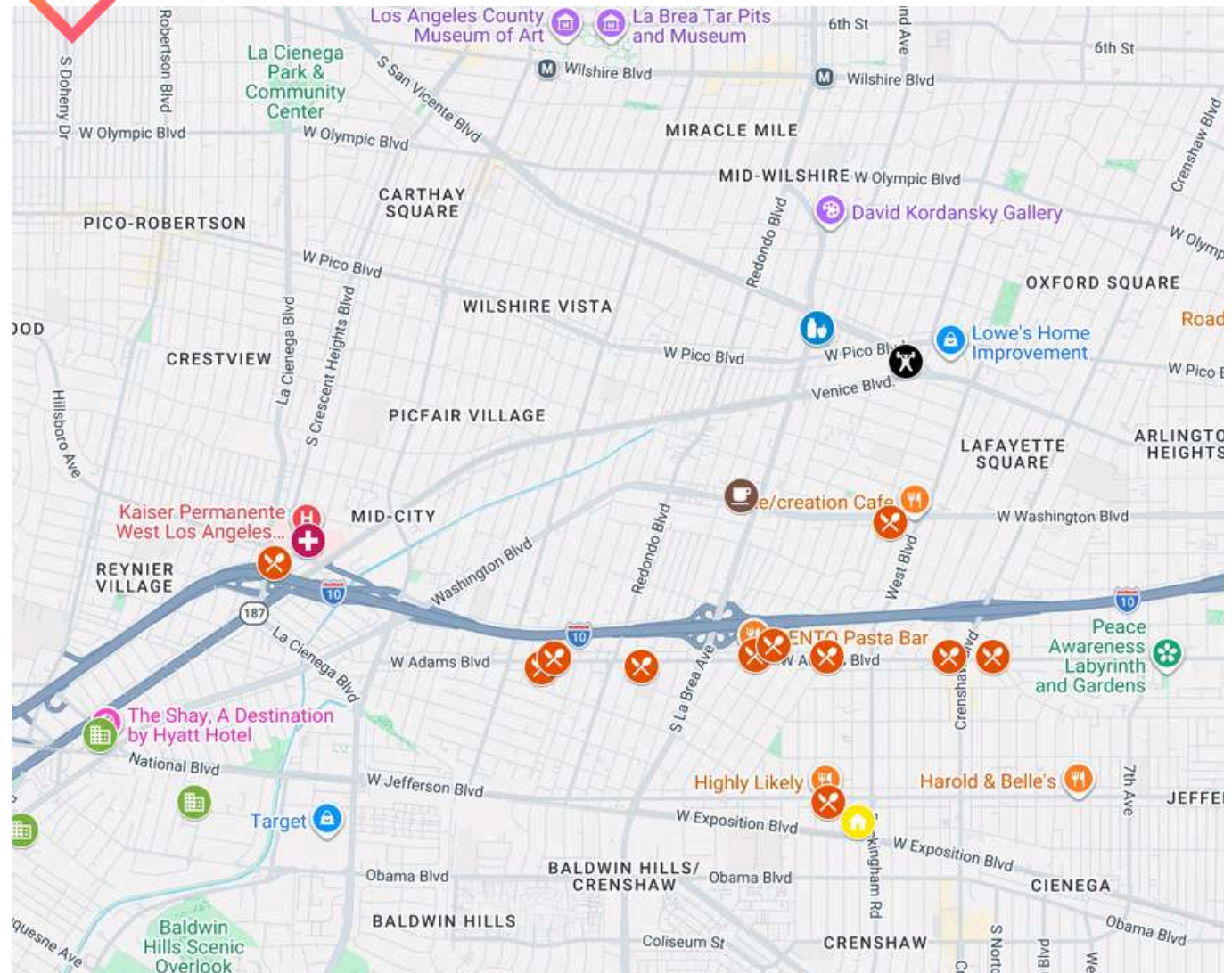
- ✦ Prime Mid-City location just minutes from Culver City, West Adams, and the Expo Line, connecting residents to Santa Monica, DTLA, and USC in under 20 minutes.
- ✦ Surrounded by major redevelopment and high-end new construction—an established pocket attracting young professionals and creative tenants seeking central access & modern finishes.
- ✦ Close to popular neighborhood spots like Alta Adams, Mizlala, Johnny's Pastrami, and Highly Likely Café.
- ✦ Strong rental demand driven by proximity to Sony, Amazon, & the Culver City tech corridor.
- ✦ Quiet residential street with ample parking and a blend of newer fourplexes and single-family homes, providing stable long-term growth and minimal turnover..

OFFERING SUMMARY



You'll find the coolest spots nearby.

- 🏠 3440 West Blvd
- 🍷 Mizlala West Adams
- 🍷 CENTO Pasta Bar
- 🍷 Alta Adams
- 🍷 Johnny's Pastrami
- 🍷 Highly Likely
- 🍷 Our LA Cafe
- 🍷 Honey Bee's House of Breakf...
- 🍷 soto
- 🍷 Chulita
- 🍷 Chick-fil-A
- 🍷 n/soto
- 🛒 Target
- 🌿 Sprouts Farmers Market
- 🏥 Kaiser Permanente West Los...
- 🏢 Amazon Studios
- 📺 HBO
- 🎧 Apple Music Radio Studio
- 🎬 Jurassic Magic
- 🏋️ Planet Fitness





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$3,495,000
Down: 30%	\$1,048,500
Current GRM:	12.00
Pro Forma GRM:	12.00
Current Cap Rate:	6.74%
Pro Forma Cap Rate:	6.74%
\$/Unit:	\$699,000
\$/SF:	\$453.90

BUILDING DESCRIPTION:

No. of Units:	5
Yr. Built:	2026
Bldg SF:	3,440
Lot Size (SF):	6,614
Lot Size (acres):	0.15
Zoning:	LAR1
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:

Loan Amount:	\$2,446,500
Interest Rate:	7.00%
Monthly Payment:	(\$16,276.63)
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
3440	Vacant	4b/4b	1,697	\$0	\$5,295	\$3.12	\$5,295	\$3.12	\$0
3440 1/2	Vacant	4b/4b	1,675	\$0	\$5,295	\$3.16	\$5,295	\$3.16	\$0
3442 1/2	Vacant	4b/3b	1,437	\$0	\$4,995	\$3.48	\$4,995	\$3.48	\$0
3442	Vacant	3b/3b	1,705	\$0	\$4,395	\$2.58	\$4,395	\$2.58	\$0
3442 3/4	Vacant	3b/3b	1,186	\$0	\$4,295	\$3.62	\$4,295	\$3.62	\$0
5	Totals/Averages:		7,700	\$0	\$24,275	\$3.15	\$24,275	\$3.15	\$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/4b	40%	1,697	\$5,295	\$3.12	\$10,590	\$5,295	\$3.12	\$10,590
1	4b/3b	20%	1,675	\$4,995	\$2.98	\$4,995	\$4,995	\$2.98	\$4,995
2	3b/3b	40%	1,186	\$4,345	\$3.66	\$8,690	\$4,345	\$3.66	\$8,690
Totals/Averages:			1,540	\$4,855	\$3.15	\$24,275	\$4,855	\$3.15	\$24,275
Gross Potential Income:						\$291,300	\$291,300		

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$291,300	\$291,300
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$291,300	\$291,300
Less: Vacancy	3.0% (\$8,739)	3.0% (\$8,739)
Effective Gross Income	\$282,561	\$282,561
Less: Expenses	(\$46,924)	(\$46,924)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$235,637	\$235,637
Debt Service	(\$195,320)	(\$195,320)
Pre-Tax Cash Flow	3.85% \$40,318	3.85% \$40,318
Principal Reduction	\$24,852	\$24,852
Total Return	6.22% \$65,170	6.22% \$65,170

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1858% \$41,444	\$41,444
Insurance	.40/s.f. \$3,080	\$3,080
Utilities	\$0/unit \$0	\$0
Controllable Expenses		
Contract Services	\$240/unit \$1,200	\$1,200
Repairs & Maintenance	\$240/unit \$1,200	\$1,200
TOTAL EXPENSES	\$46,924	\$46,924
EXPENSES/UNIT	\$9,385	\$9,385
EXPENSES/SF	\$6.09	\$6.09
% of EGI	16.6%	16.6%



SALES COMPS

SOLD COMPS

Address	# Units	List Price	Close Price	\$/SF	\$/Unit	Cap Rate	GRM	Sqft	Lot Sqft	Close Date	Yr Built
1954 S Garth	4	\$4,995,000.00	\$4,965,000.00	\$517.78	\$1,248,750.00	5.93%	13.56	9589	6,302	09/10/25	2025
1707 S Burnside	4	\$2,995,000.00	\$2,995,000.00	\$446.61	\$748,750.00	6.20%	13.11	6706	5,321	06/12/26	2025
1636 Longwood	4	\$3,099,999.00	\$3,100,000.00	\$452.89	\$774,999.00	6.00%	13.67	6845	6,592	02/16/26	2025
4836 W 17th	4	\$3,250,000.00	\$3,250,000.00	\$463.95	\$812,500.00	6.37%	12.45	7005	7,003	05/20/26	2023
2202 Thurman	4	\$3,595,000.00	\$3,500,000.00	\$426.73	\$898,750.00	5.89%	13.62	8202	6,858	01/22/26	2024
1658 S Hayworth	4	\$3,999,000.00	\$3,700,000.00	\$550.02	\$999,750.00	6.02%	14.01	6727	6,376	07/30/26	2026
1557 S Ogden	5	\$4,400,000.00	\$4,400,000.00	\$498.19	\$880,000.00	5.79%	13.22	8832	6,892	12/31/25	2025
2921 S Burnside	7	\$5,395,000.00	\$5,025,000.00	\$400.78	\$770,714.00	6.55%	13.18	12538	9,286	04/20/26	2025
1289 S Sycamore	4	\$3,999,000.00	\$3,700,000.00	\$554.06	\$999,750.00	6.49%	13.3	6678	6,406	11/05/25	2025
Averages:	4.44	\$3,969,777.67	\$3,848,333.33	\$479.00	\$903,773.67	6.14%	13.35	8,124.67	6,781.78		



The background of the image features a gradient from orange on the left to pink on the right, overlaid with a pattern of thin, wavy, concentric lines that resemble topographical map contours.

PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens & Living Rooms





Sleek Bathrooms





Bright & Open
Bedrooms





Other Wow Factors





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