

Rare Luxury New Construction 5-Unit in Prime West LA

1840 STONER AVE



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SPECIALISTS

OFFERING MEMORANDUM



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# OFFERING SUMMARY

# THE OFFERING

The 5+ Unit Specialists are pleased to present 1840 Stoner Ave, a rare luxury new-construction 5-unit community in the heart of West Los Angeles. Located within the highly sought-after Sawtelle Japantown neighborhood and just minutes from UCLA, Brentwood, Westwood, and Santa Monica, this non-rent-controlled asset offers exceptional renter demand in one of L.A.'s most stable and supply-constrained coastal submarkets. With 4 of 5 units already leased at market rents and a projected 5.02% cap rate, the property represents a turnkey, high-income opportunity for both investors and 1031 exchange buyers.

1840 Stoner consists of five ultra-high-end townhomes, ranging from 1,305 to 1,878 square feet, each featuring 3 bedrooms plus 3-3.5 bathrooms, open-concept living areas, and premium modern finishes throughout. Interior highlights include designer kitchens, custom built-ins, LED backlit bathroom mirrors, spacious walk-in closets, central HVAC, in-unit washer/dryers, and private balconies or yards. All units are separately metered for utilities, keeping operating expenses low, and the property offers garage and uncovered parking, a major amenity for Westside tenants. The current vacant unit may be delivered vacant or occupied, allowing for potential owner-occupancy financing.

Situated in a walkable, lifestyle-driven location surrounded by top dining, retail, and entertainment along Sawtelle Boulevard and supported by strong demand from tech, media, and professional tenants, 1840 Stoner Ave stands out as a rare, turnkey Westside new-construction offering with immediate income and long-term upside.



1840 STONER AVE, LOS ANGELES, 90025

## Property Highlights

- ◆ NO RENT CONTROL!
- ◆ 4/5 units ALREADY LEASED at market rents!
- ◆ High-income property in one of L.A.'s most desirable and stable coastal markets.
- ◆ Premium modern finishes and open layouts designed for today's urban renter.
- ◆ Ideal unit mix appealing to both families, roommates, and young professionals.
- ◆ All units separately metered for electric and gas— low operating expenses! Plus solar integrated into each unit already- cheaper for tenants!
- ◆ The vacant 3 bedroom unit can delivered vacant or occupied - allowing for owner occupancy financing.
- ◆ Turnkey 1031 exchange opportunity – ready to close now!
- ◆ Located in the neighborhood of Sawtelle Japantown, walking distance to countless trendy shops & restaurants centered on Sawtelle Boulevard & minutes from UCLA, Brentwood & Westwood. A major draw for A+ tenants!





## The Property

**1840 Stoner Ave, Los Angeles, CA 90025**

APN:	4262-022-023	Zoning:	LARD1.5
# Units:	5 (4 + ADU)	Rent Control:	No
# Buildings:	3	Opportunity Zone:	No
Building Size:	7,669 sqft		Separately metered for gas and electric + 1 house
Lot Size:	6,492 sqft	Utilities:	electric meter 2 water meters with 4 sub meters



## The Offering

### The Pricing & Metrics

List Price:	\$5,395,000
Cap Rate:	5.02%
GRM:	15.24
Price per Sqft:	\$703.48
Price per Door:	\$1,079,000



## The Amenities

### The Bells & Whistles

Parking:	4 garage parking spaces, 5 uncovered parking spaces (8 permitted plus 1 bonus)
Laundry:	Washer/dryers in each unit
HVAC:	Central air and heat
Yards/Patios:	Balconies and yards
Upgrades:	Custom built-in's, LED backlit mirrors in bathrooms, spacious walk-in closets

# THE BREAK DOWN

1840 Stoner Ave is comprised of 5 ultra-high-end townhomes, 3 of which are currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
<b>#1840</b>	3B/2.5B	1,434	\$5,500	\$6,000
<b>#1840 1/2</b>	3B/2.5B	1,449	\$0	\$6,000
<b>#1842</b>	3B/3B + OFFICE	1,603	\$6,500	\$6,500
<b>#1842 1/2</b>	3B/3.5B + OFFICE	1,878	\$6,300	\$6,300
<b>#1844</b>	3B/3.5B	1,305	\$5,200	\$5,200



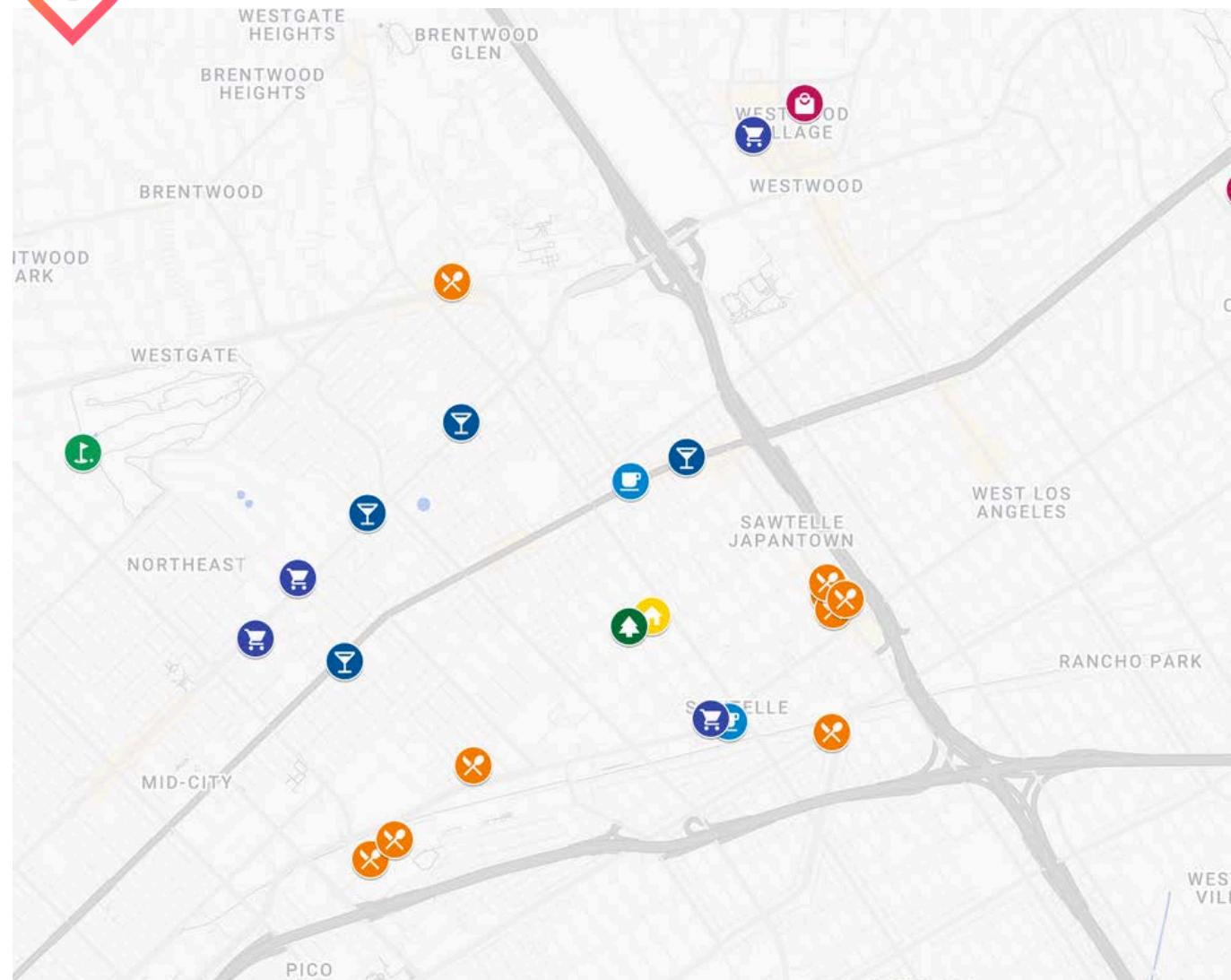
## Location Highlights

- ★ Prime Westside Location: Centrally located in West Los Angeles, just minutes from Sawtelle, Westwood, Brentwood, and Santa Monica, blending urban convenience with a coastal lifestyle.
- ★ Outdoor & Beach Access: Close to Santa Monica Beach, Brentwood Country Club, and local parks, offering year-round outdoor recreation and walkable neighborhood amenities.
- ★ Dining & Lifestyle: Surrounded by top Westside favorites including Tsujita LA, Millet Crepe, Hide Sushi, and Plan Check, plus cafés, boutiques, and nightlife along Sawtelle Boulevard.
- ★ Easy Connectivity: Convenient access to the 405 & 10 Freeways, providing quick commutes to Santa Monica, UCLA, Century City, Culver City, and major Westside job centers.
- ★ Investment Appeal: A highly desirable, supply-constrained rental market supported by strong demand from tech, media, and healthcare professionals.

- 📍 1840 Stoner Ave
- ✖️ Tsujita LA Artisan Noodles
- ✖️ Tatsu Ramen
- ✖️ Hide Sushi
- ✖️ Baltaire Restaurant
- ✖️ Le Great Outdoor Restaurant
- ✖️ Kura Revolving Sushi Bar
- ✖️ Blueys Santa Monica
- 📍 Bonsai Coffee & Bar
- 📍 Motoring Coffee
- 📍 Thunderbird Bar
- 📍 Offhand Wine Bar
- 📍 The Nickel Mine
- 📍 Erehwon
- 📍 Bristol Farms
- 📍 Trader Joe's
- 📍 Whole Foods Market
- 📍 Target
- 📍 Westfield Century City
- 📍 Brentwood Country Mart
- 📍 Brentwood Country Club



You'll find the coolest spots nearby.





# PRICING & FINANCIALS

# THE SNAPSHOT

SUMMARIZED PRICING METRICS:	
Price:	\$5,395,000
Down:	40% \$2,158,000
Current GRM:	15.24
Pro Forma GRM:	14.99
Current Cap Rate:	5.02%
Pro Forma Cap Rate:	5.12%
\$/Unit:	\$1,079,000
\$/SF:	\$703.48

BUILDING DESCRIPTION:	
No. of Units:	5
Yr. Built:	2025
Bldg SF:	7,669
Lot Size (SF):	6,492
Lot Size (acres):	0.15
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:	
Loan Amount:	\$3,237,000
Interest Rate:	5.75%
Monthly Payment:	(\$15,510.63)
LTV:	60%
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
1840	Occupied	3b/2.5b	1,434	\$5,500	\$5,500	\$3.84	\$6,000	\$4.18	\$500
1840 1/2	Vacant	3b/2.5b	1,449	\$0	\$6,000	\$4.14	\$6,000	\$4.14	\$0
1842	Occupied	3b/3b + office	1,603	\$6,500	\$6,500	\$4.05	\$6,500	\$4.05	\$0
1842 1/2	Occupied	3b/3.5b + office	1,878	\$6,300	\$6,300	\$3.35	\$6,300	\$3.35	\$0
1844	Occupied	3b/3.5b	1,305	\$5,200	\$5,200	\$3.98	\$5,200	\$3.98	\$0
5	Totals/Averages:		7,669	\$23,500	\$29,500	\$3.85	\$30,000	\$3.91	\$100

# 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	3b/2.5b	40%	1,434	\$5,750	\$4.01	\$11,500	\$6,000	\$4.18	\$12,000
1	3b/3b + office	20%	1,603	\$6,500	\$4.05	\$6,500	\$6,500	\$4.05	\$6,500
1	3b/3.5b + office	20%	1,878	\$6,300	\$3.35	\$6,300	\$6,300	\$3.35	\$6,300
1	3b/3.5b	20%	1,305	\$5,200	\$3.98	\$5,200	\$5,200	\$3.98	\$5,200
Totals/Averages:			1,534	\$9,833	\$6.41	\$29,500	\$10,000	\$6.52	\$30,000
Gross Potential Income:						\$354,000			\$360,000

## ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$360,000	\$360,000
Gain (Loss)-to-Lease	(\$6,000)	\$0
Gross Scheduled Rental Income	\$354,000	\$360,000
Less: Vacancy	3.0%	3.0%
Effective Gross Income	\$343,380	\$349,200
Less: Expenses	(\$72,759)	(\$72,759)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$270,621	\$276,441
Debt Service	(\$186,128)	(\$186,128)
Pre-Tax Cash Flow	3.92%	4.19%
Principal Reduction	\$0	\$0
Total Return	3.92%	4.19%
	\$84,493	\$90,313

## ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1994%	\$64,708
Insurance	.60/s.f.	\$4,601
Utilities	\$200/unit	\$1,000
Controllable Expenses		
Contract Services	\$240/unit	\$1,200
Repairs & Maintenance	\$250/unit	\$1,250
TOTAL EXPENSES	\$72,759	\$72,759
EXPENSES/UNIT	\$14,552	\$14,552
EXPENSES/SF	\$9.49	\$9.49



SALES  
COMPS

# SOLD COMPS

Address	# Units	Sale Price	\$/SF	\$/Unit	Cap Rate	GRM	Bldg SF	Lot SF	Close Date	Year Built
10622 Ayres	2	\$2,725,000	\$738.88	\$1,362,500	5.15%	14.90	3,688	6,001	5/21/24	2023
2017 Butler	2	\$2,300,000	\$503.94	\$1,150,000	6.43%	10.89	4,564	5,258	11/19/25	2012
11975 Mayfield	3	\$6,200,000	\$696.94	\$2,066,667	6.23%	12.86	8,896	9,001	12/31/24	2023
1561 Carmelina	3	\$3,525,000	\$748.41	\$1,175,000	5.42%	14.53	4,710	7,587	11/25/25	2023
1807 Beloit	3	\$3,565,000	\$582.23	\$1,188,333	4.90%	15.96	6,123	4,186	12/16/24	2024
1815 Barry	4	\$5,149,000	\$652.93	\$1,287,250	5.54%	14.42	7,886	5,942	1/21/25	2024
<b>Averages:</b>	<b>2.83</b>	<b>\$3,910,667</b>	<b>\$653.89</b>	<b>\$1,380,235</b>	<b>5.61%</b>	<b>13.93</b>	<b>5,978</b>	<b>6,329</b>		





PROPERTY  
PHOTOS



Modern Luxury  
Exterior





## Chic Kitchens & Living Rooms



# PROPERTY PHOTOS



Bright & Open  
Bedrooms





## Sleek Bathrooms & In-Unit Laundry



# PROPERTY PHOTOS

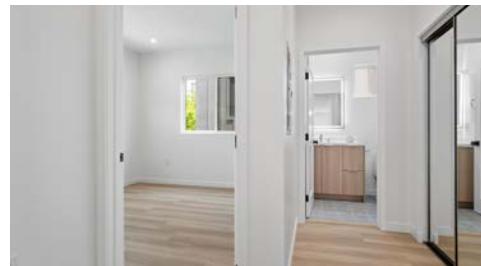
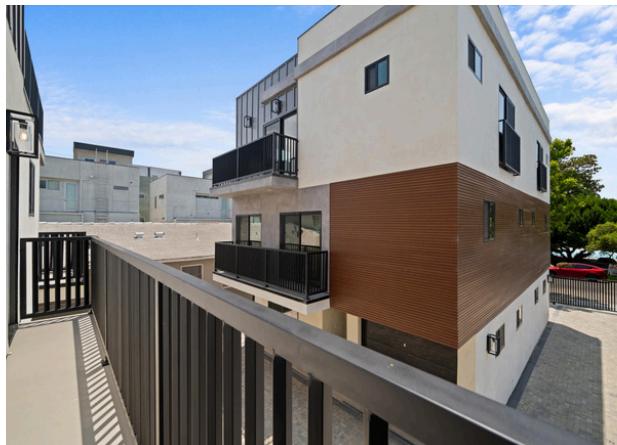


Parking, Views &  
More





## Other Wow Factors





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