

FULLY LEASED, 2024 FOURPLEX + ADU | 6.26% STABILIZED CAP RATE!

1726 MENLO AVE



OFFERING MEMORANDUM

Prepared by
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OFFERING SUMMARY

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The 5+ Unit Specialists are pleased to present 1726 Menlo Ave, a NON-RENT-CONTROLLED 2024 build, five-unit community located in the vibrant Pico-Union neighborhood – just minutes from Downtown Los Angeles and Koreatown. This prime central location attracts strong rental demand from young professionals, students, and creatives, offering investors an impressive 6.26% stabilized cap rate with minimal expenses.

The property showcases an ideal unit mix across two modern buildings, featuring two spacious 4-bedroom/4-bathroom units, two 3-bedroom/3.5-bathroom units, and one highly rentable 1-bedroom/1-bathroom unit. Designed with premium layouts, each residence is separately metered for gas, water, and electric, and comes equipped with in-unit washers/dryers, private entrances, and dedicated parking (8 spaces total), ensuring long-term tenant appeal and low operating costs.

Luxury finishes include sleek modern kitchens, designer tile, high ceilings, expansive windows, and thoughtfully designed interiors that maximize both function and style. With an impressive Walk Score of 85, residents enjoy easy access to neighborhood dining, cafes, and entertainment, while being a short drive from LA Live, USC, Crypto.com Arena, the Arts District, and Koreatown's vibrant nightlife.

With SB-8 limiting new construction, opportunities like this are increasingly rare. The combination of a high cap rate, desirable unit mix, premium finishes, and unbeatable location make 1726 Menlo Ave a turn-key, cash-flowing investment and a perfect 1031 exchange option in one of LA's strongest rental corridors.



OFFERING SUMMARY



PROPERTY OVERVIEW

THE PROPERTY:	Address:	1726 Menlo Ave, Los Angeles, CA 90006
	APN:	5056-021-016
	# Units:	5
	# Buildings:	2
	Unit Mix:	2x 4b/4b, 2x 3b/3.5b, 1x 1b/1b
	Year Built:	2024
	Building Size (SF):	7,300
	Lot Size (SF):	6,122
	Zoning:	LARD1.5
	Rent Control:	No
	Opportunity Zone:	No



THE OFFERING:	List Price:	\$2,950,000
	Cap Rate:	6.26%
	GRM:	12.61
	Price Per Unit:	\$590,000
	Price Per SF:	\$404.11

UTILITIES:	Water:	Separately Metered
	Electric:	Separately Metered
	Gas:	Separately Metered

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



INVESTMENT HIGHLIGHTS



- NO RENT CONTROL!
- Located in the heart of Pico-Union neighborhood, just minutes from Downtown Los Angeles and Koreatown!
- Outstanding REAL cap rate of 6.26%! Cash cow, making you money on day 1!
- Thoughtfully designed units with premium floorplans that renters love.
- Boasts high-end, modern finishes.
- Ideal unit mix of two 4-bedroom units, two 3-bedroom units, and one 1-bedroom unit. High income producing property!
- All units separately metered for electric, water and gas! 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.
- An impressive walk score of 85, you'll find a vibrant mix of dining, cafes and entertainment!
- Short drive to LA Live, USC Campus, Crypto.com Arena, the Arts District, and cultural landmarks. Plus just a few miles from tons of major employers and creative hubs!




















LOCATION HIGHLIGHTS

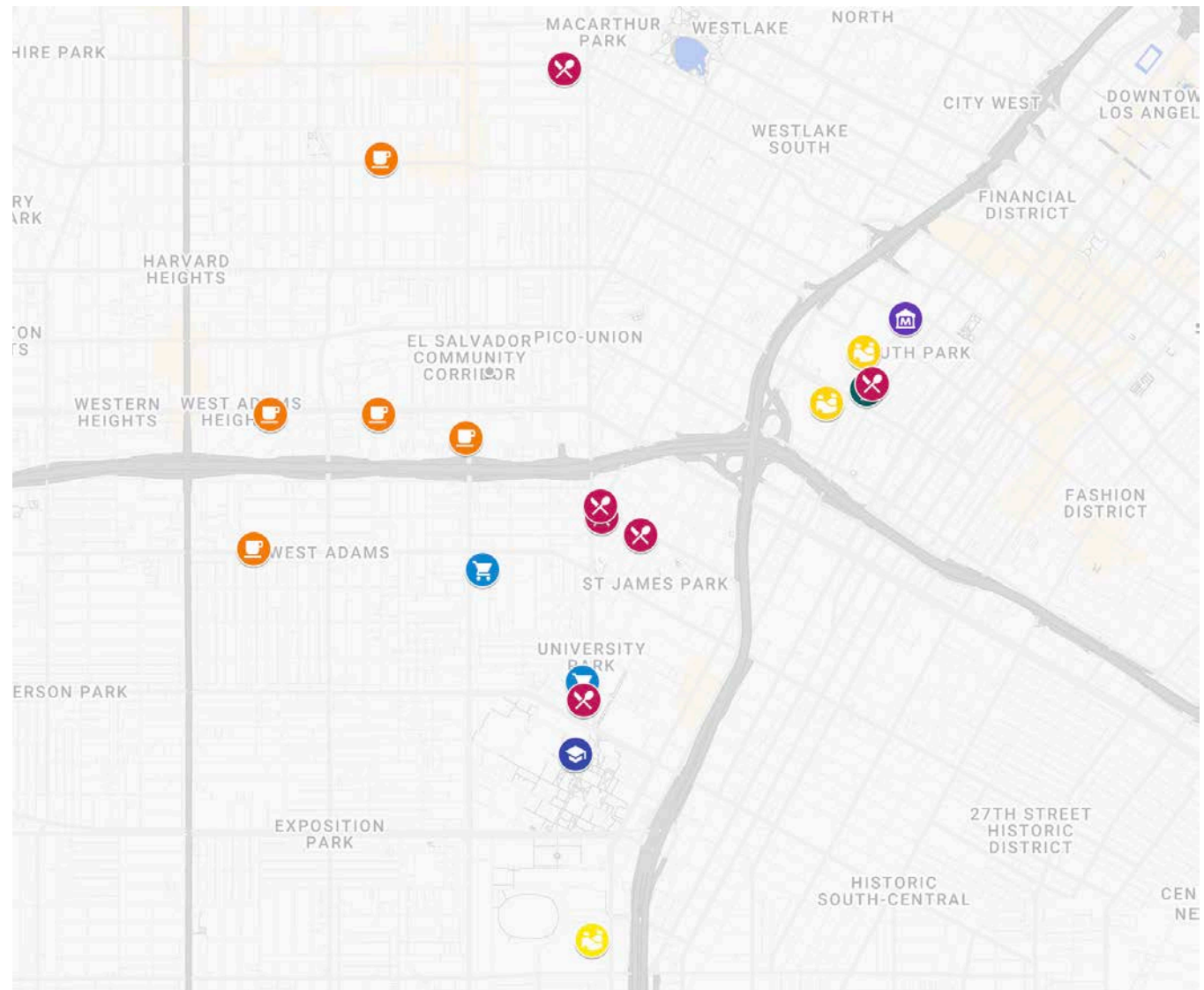


- Located in the heart of the vibrant Pico-Union neighborhood, just minutes from Downtown Los Angeles and Koreatown!
- Only a short drive to Koreatown nightlife and dining hotspots such as Quarters BBQ, Parks BBQ, The Line Hotel, and Escala.
- Close to major shopping destinations including the Midtown Shopping Center (Target, Lowe's, Ralphs, and more) and the nearby FIGat7th in Downtown LA.
- Convenient access to USC, LA Live, Crypto.com Arena, the Arts District, and cultural landmarks like the Natural History Museum and California Science Center.
- Easy commuting via the 10 and 110 freeways, plus excellent public transit connections with the Metro Pico Station and numerous bus lines nearby.
- Just a few miles from major employers and creative hubs in Downtown, Koreatown, and Mid-City, offering strong rental demand and long-term growth.



LOCATION HIGHLIGHTS MAP

-  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...





PRICING & FINANCIALS

FINANCIAL SUMMARY & RENT ROLL

SUMMARIZED PRICING METRICS:			BUILDING DESCRIPTION:		FINANCING:	
Price:		\$2,950,000	No. of Units:	5	Loan Amount:	\$1,770,000
Down:	40%	\$1,180,000	Yr. Built:	2024	Interest Rate:	5.75%
Current GRM:		12.61	Bldg SF:	7,300	Monthly Payment:	(\$8,481.25)
Pro Forma GRM:		12.61	Lot Size (SF):	6,122	LTV:	60%
Current Cap Rate:		6.26%	Lot Size (acres):	0.14	Amortization (Years):	30
Pro Forma Cap Rate:		6.26%	Zoning:	LARD1.5	Proposed/Assumption:	Proposed
\$/Unit:		\$590,000	Opportunity Zone:	No	Loan Type:	7/1 Interest Only ARM
\$/SF:		\$404.11	Rent Control:	No		

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
1	Occupied	4b/4b	1,825	\$4,500	\$4,500	\$2.47	\$4,500	\$2.47	\$0
2	Occupied	4b/4b	1,825	\$4,495	\$4,495	\$2.46	\$4,495	\$2.46	\$0
3	Occupied	3b/3.5b	1,450	\$4,195	\$4,195	\$2.89	\$4,195	\$2.89	\$0
4	Occupied	3b/3.5b	1,450	\$4,100	\$4,100	\$2.83	\$4,100	\$2.83	\$0
5	Occupied	1b/1b	750	\$2,200	\$2,200	\$2.93	\$2,200	\$2.93	\$0
5	Totals/Averages:		7,300	\$19,490	\$19,490	\$2.67	\$19,490	\$2.67	\$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
2	4b/4b	40%	1,825	\$4,498	\$2.46	\$8,995	\$4,498	\$2.46	\$8,995
2	3b/3.5b	40%	1,825	\$4,148	\$2.27	\$8,295	\$4,148	\$2.27	\$8,295
1	1b/1b	20%	750	\$2,200	\$2.93	\$2,200	\$2,200	\$2.93	\$2,200
Totals/Averages:			1,460	\$19,490	\$13.35	\$19,490	\$19,490	\$13.35	\$19,490
Gross Potential Income:						\$233,880			\$233,880

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$233,880	\$233,880
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$233,880	\$233,880
Less: Vacancy	3.0% (\$7,016)	3.0% (\$7,016)
Effective Gross Income	\$226,864	\$226,864
Less: Expenses	(\$42,148)	(\$42,148)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$184,716	\$184,716
Debt Service	(\$101,775)	(\$101,775)
Pre-Tax Cash Flow	7.03% \$82,941	7.03% \$82,941
Principal Reduction	\$0	\$0
Total Return	7.03% \$82,941	7.03% \$82,941

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1874% \$35,028	\$35,028
Insurance	.40/ s.f. \$2,920	\$2,920
Utilities	\$200/unit \$1,000	\$1,000
Controllable Expenses		
Contract Services	\$240/unit \$1,200	\$1,200
Repairs & Maintenance	\$600/unit \$2,000	\$2,000
TOTAL EXPENSES	\$42,148	\$42,148
EXPENSES/UNIT	\$8,430	\$8,430
EXPENSES/SF	\$5.77	\$5.77
% of EGI	18.6%	18.6%



PROPERTY PHOTOS

PHOTOS



PHOTOS



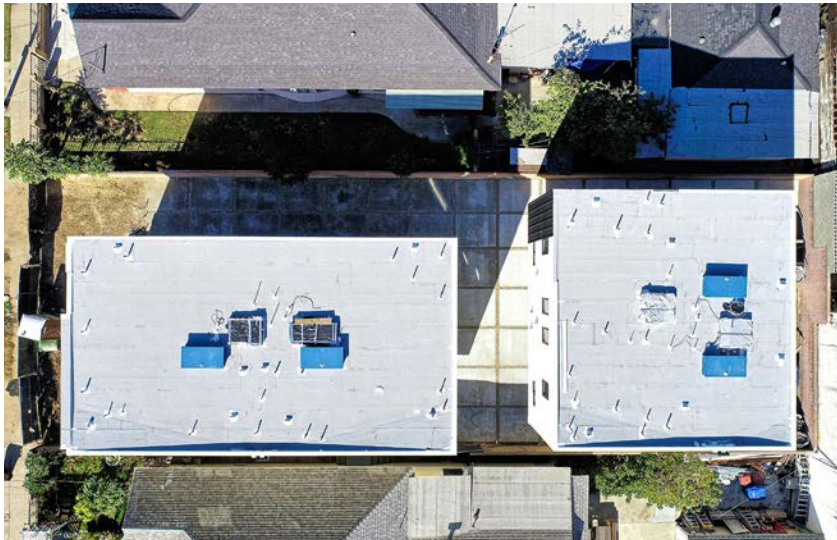
PHOTOS



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