PREMIUM NEW CONSTRUCTION FOURPLEX IN PRIME MID-CITY

4523 STELMO

THE 2-4 UNIT SPECIALISTS®

DUPLEX | TRIPLEX | FOURPLEX REALTY

OFFERING MEMORANDUM

Presented by

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OFFERING SUMMARY

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The 2-4 Unit Specialists are pleased to present 4523 St Elmo Dr, a premium new construction fourplex in red-hot Mid-City a short walk to the Midtown Shopping Center and a few minute drive to Downtown Culver City! This ultra-upscale property will be delivered 50% leased with tenants paying $6,200 and $4,595, making for an extraordinary cap rate of 5.34%! Additionally, there are multiple applications in hand for the final 2 units (HUGE demand)! The property is comprised of two impressive 3-story buildings, each containing two 4 bedroom/3.5 bathroom townhome-style units with sleek, modern finishes.

4523 St Elmo isn't your ordinary new construction property. It's been elevated in every sense! It comes fully loaded with washers and dryers, solar panels on both buildings, EV chargers for each unit, stainless steel appliances, Nest Thermostats, Ring Doorbells, blinds, and most importantly, a Proto Core™ for each unit. The Proto Core™ is a control room that can be accessed from the exterior by maintenance workers, which consolidates all electrical, plumbing, heating, cooling, security, and WiFi systems into one space. This streamlined system makes maintenance a breeze on St Elmo- a dream come true for buyers looking for an easy to manage, high cash flow investment!

In addition to the impressive return and designer appeal, buyers will enjoy other notable perks including: NO RENT CONTROL, 8 parking spaces in a large parking lot, tastefully designed drought tolerant landscaping, a 1-year builder's warranty, brand new EVERYTHING, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come.

Located 10 minutes from Downtown Culver City and the countless hotspots in the area, including the trendy Helms Bakery District, the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), and the Cumulus District (Whole Foods). With the large quantity of entertainment, tech, and creative jobs in the area, 4523 St Elmo attracts high quality professional tenants.

PROPERTY OVERVIEW

THE PROPERTY:	Address:	4523 St Elmo Dr, Mid-City, CA 90016
	APN:	5071-012-047
	# Units:	4
	# Buildings:	2
	Unit Mix:	Four 4b/3.5b Units
	Stories:	3
	Year Built:	2022
	Building Size (SF):	5,703
	Lot Size (SF):	7,000
	Zoning:	LARD1.5
	Rent Control:	No
THE OFFERING:	List Price:	$3,449,000
	Cap Rate:	5.34%
	GRM:	14.38
	Price Per Unit:	$862,250
	Price Per SF:	$604.77
UTILITIES:	Water:	Separately Metered (Tenant Pays)
	Electric:	Separately Metered (Tenant Pays)
	Gas:	Separately Metered (Tenant Pays)
AMENITIES:	Laundry:	Washers & Dryers Provided for Each Unit
	Appliances:	Stainless Steel Appliances
	Parking:	8 Surface Spaces in a Large Rear Parking Lot
	Amenities:	See Full List on Next Page

UPGRADES LIST

- This property was designed with long term management in mind! Each unit comes equipped with its own control room, The Proto Core™, that can be accessed from the exterior by maintenance workers, consolidating all electrical, plumbing, heating, cooling, security, and WiFi systems into one space.
- EV Chargers provided for each unit.
- Solar panels on both buildings.
- Fully loaded with premium stainless steel kitchen appliances and washers + dryers
- Delivered with blinds- which is very rare for new construction sales
- Nest Thermostats and Ring Doorbells in each unit
- Large windows everywhere you look, making each room extremely light and bright
- Huge parking lot in the rear with 8 parking spaces
- High ceiling
- Tastefully designed drought tolerant landscaping
- High quality exterior siding

INVESTMENT HIGHLIGHTS

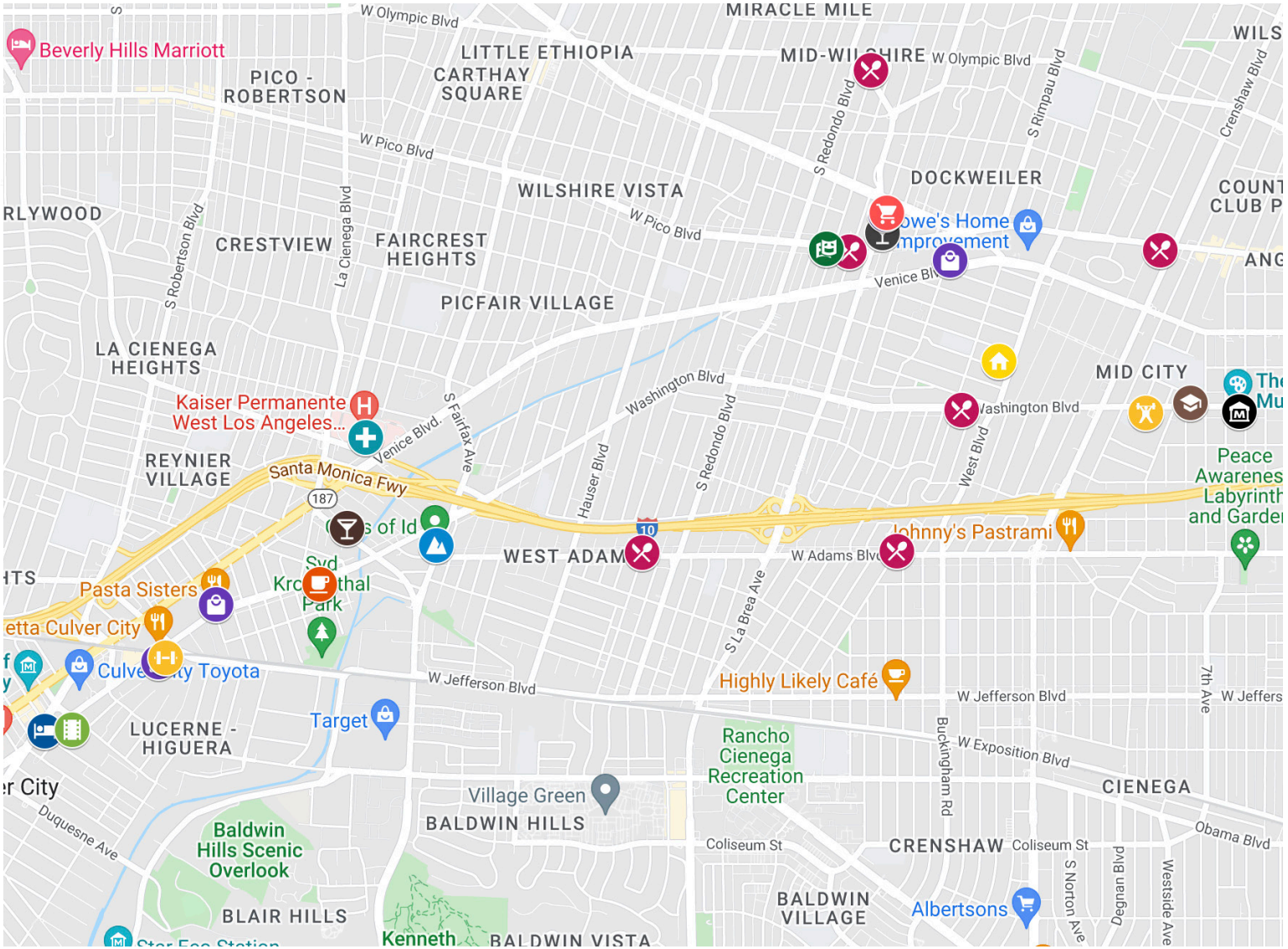
- No rent control!
- Delivered 50% rented at outstanding rents of $4,595 and $6,200 + multiple apps in hand!
- 5.34% cap rate- impossible to find in this market of 4% caps!
- Premium new construction in the hottest rental market in LA, Mid-City.
- Boasts extraordinary curb appeal. Between the high-end materials, multi-dimensional design, and the lush landscaping, this property stands out above all other new builds!
- Property comes FULLY LOADED with premium stainless steel kitchen appliances, Ring Doorbells, Nest thermostats, blinds, washers, dryers, EV chargers, and solar panels on both buildings . Totally turnkey!
- New construction fourplexes are in impossibly short supply right now, especially ones of this superior quality.
- Each unit has its own Proto Core™ control room, consolidating maintenance systems.
- Dream 1031 exchange opportunity. Ready to close ASAP!
- Large windows everywhere you look, making each room extremely light and bright!
- Enormous rear parking lot with 8 spaces.
- All units separately metered for gas, electric AND water! Microscopic expenses!
- With SB-8 in effect, we expect less fourplexes will be built, making properties like these an even more rare and hot commodity.
- Moments from countless mixed-use developments such as Ivy Station (HBO headquarters), the Cumulus Development (Whole Foods), and the Culver Steps (Amazon Studios).

LOCATION HIGHLIGHTS

- Located in the hottest rental market in LA, Mid-City! Situated 10 minutes from trendy Downtown Culver City and the Culver City Arts District!
- Minutes from countless hip restaurants and bars, such as Father's Office, Pasta Sisters, Blue Bottle Coffee, Mandrake, Honey Kettle, CAVA, Bondi Harvest, The Culver Hotel and more!
- Walking distance to the nearby Target, as well as the Midtown Shopping Center! Every convenience located within a mile!
- Our team personally handles the leasing on rentals across Los Angeles. Mid-City rentals (especially new construction) move faster than any area.
- Less than 3 miles from Sony Pictures, Amazon Studios and other corporate offices such as Smashbox Studios, Pair of Thieves, WeWork, Dreamscape, and countless production, marketing, tech and creative agencies!
- Due to its close proximity to entertainment studios and high-paying creative & tech jobs, this locations draws premium rents and grade A tenants!
- Multiple new innovative mixed-use developments are in the works nearby, including the Cumulus Development, which will be home to a Whole Foods!

LOCATION HIGHLIGHTS MAP

- 4523 St Elmo Dr
- Trejo's Tacos - La Brea
- House of Breakfast
- Ondal 2
- Roscoe's Chicken & Waffles
- The Grain Cafe
- Tartine West Adams
- Mandrake
- Pips On Labrea
- Cognoscenti Coffee
- Midtown Shopping Center
- Helms Bakery District
- PLATFORM
- Target
- Sprouts Farmers Market
- The Culver Hotel
- Amazon Studios
- Kaiser Permanente
- SoulCycle
- Planet Fitness
- Cliffs of Id
- The Underground Museum
- LA Technology Center
- The Comedy Union



PRICING & FINANCIALS

FINANCIAL SUMMARY & RENT ROLL

SUMMARIZED PRICING METRICS:		
Price:		$3,449,000
Down:	30%	$1,034,700
Current GRM:		14.38
Pro Forma GRM:		14.38
Current Cap Rate:		5.34%
Pro Forma Cap Rate:		5.34%
$/Unit:		$862,250
$/SF:		$604.77

BUILDING DESCRIPTION:	
No. of Units:	4
Yr. Built:	2022, Ready to Close!
Bldg SF:	5,703
Lot Size (SF):	0.16
Lot Size (acres):	7,000
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:	
Loan Amount:	$2,414,300
Interest Rate:	4.75%
Monthly Payment:	($12,594.13)
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
1	Vacant	4b/3.5b	1,457	$0	$4,595	$3.15	$4,595	$3.15	$0
2	Vacant	4b/3.5b	1,457	$0	$4,595	$3.15	$4,595	$3.15	$0
3	Occupied	4b/3.5b	1,394	$4,595	$4,595	$3.30	$4,595	$3.30	$0
4	Occupied	4b/3.5b	1,394	$6,200	$6,200	$4.45	$6,200	$4.45	$0
4	Totals/Averages:		5,703	$10,795	$19,985	$3.50	$19,985	$3.50	$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
4	4b/3.5b	100%	1,426	$4,996	$3.50	$19,985	$4,996	$3.50	$19,985
	Totals/Averages:		1,426	$4,996	$3.50	$19,985	$4,996	$3.50	$19,985
Gross Potential Income:						**$239,820**			**$239,820**

ANNUALIZED OPERATING DATA:

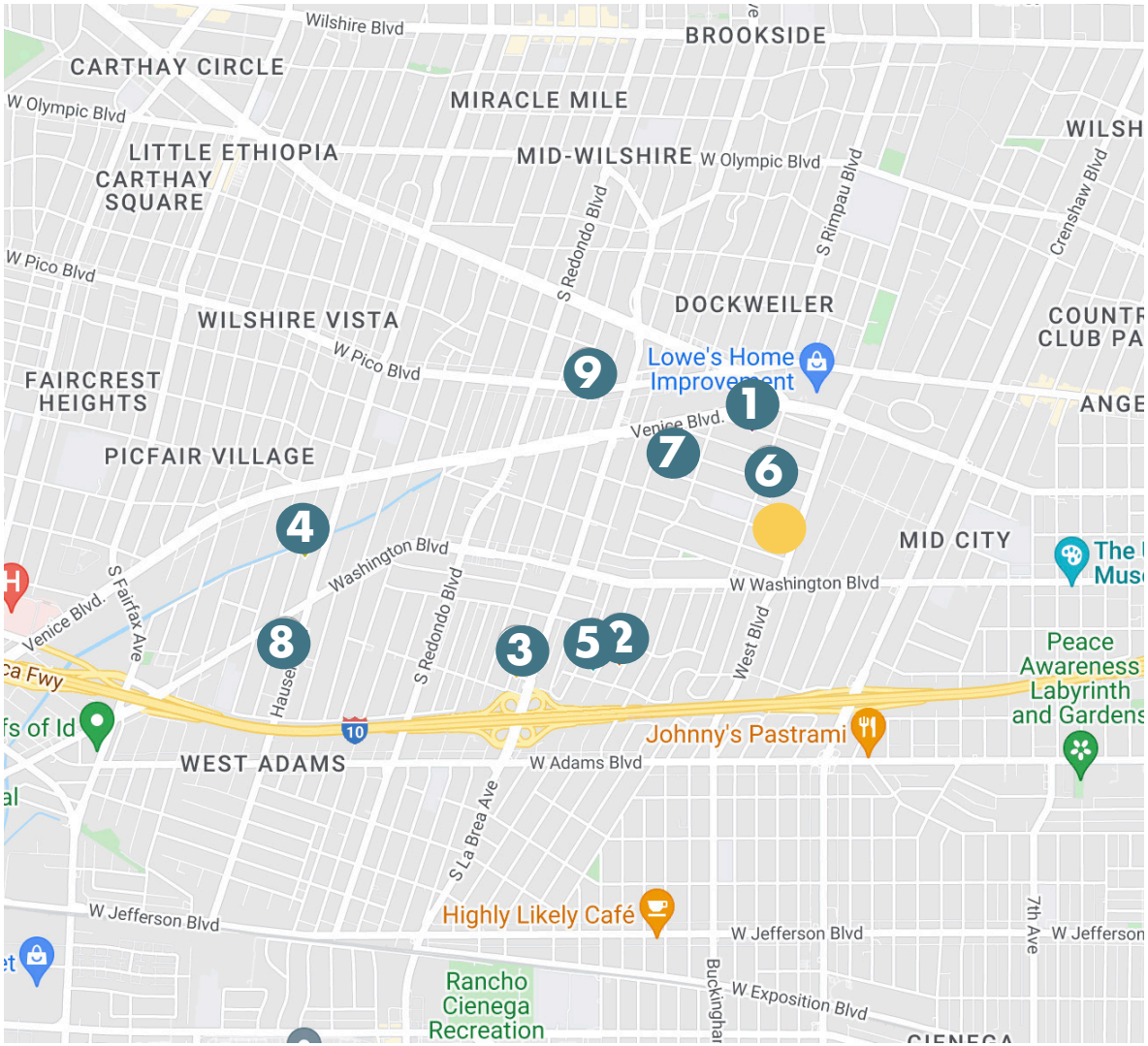
		CURRENT		PRO FORMA
Gross Potential Rental Income		$239,820		$239,820
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$239,820		$239,820
Less: Vacancy	4.0%	($9,593)	4.0%	($9,593)
Effective Gross Income		$230,227		$230,227
Less: Expenses		($46,133)		($46,133)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$184,095**		**$184,095**
Debt Service		($151,130)		($151,130)
Pre-Tax Cash Flow	**3.19%**	**$32,965**	**3.19%**	**$32,965**
Principal Reduction		$37,254		$37,254
Total Return	**6.79%**	**$70,219**	**6.79%**	**$70,219**

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1752%	$40,533	$40,533
Insurance	.40/s.f.	$2,800	$2,800
Utilities	$/unit	$0	$0
Controllable Expenses			
Contract Services	$300/unit	$1,200	$1,200
Repairs & Maintenance	$400/unit	$1,600	$1,600
TOTAL EXPENSES		**$46,133**	**$46,133**
EXPENSES/UNIT		$11,533	$11,533
EXPENSES/SF		$6.59	$6.59
% of EGI		20.0%	20.0%

SALES COMPS

SALES COMPARABLES MAP



- 4523 St Elmo Dr (Subject Property)
- 1 4636 Lomita St
- 2 2131 S Rimpau Blvd
- 3 2320 S Mansfield Ave
- 4 1816 Carmona Ave
- 5 2155 S West View St
- 6 4553 Saturn St
- 7 4830 Saturn St
- 8 2301 Hauser Blvd
- 9 1414 S Orange Dr

SALES COMPARABLES CHART

#	ADDRESS	UNITS	SALES PRICE	$/SF	$/UNIT	CAP RATE	GRM	BLDG SF	LOT SQFT	CLOSE DATE	YEAR BUILT
1	4636 Lomita St	2	$1,980,000	$671.19	$990,000	3.69%	20.01	2,950	4,668	3/31/22	2020
2	2131 S Rimpau Blvd	3	$3,565,000	$595.66	$1,188,333	5.06%	15.08	5,985	6,000	In Escrow	2022
3	2320 S Mansfield Ave	3	$2,825,000	$532.72	$941,667	4.46%	18.11	5,303	6,698	2/22/22	2018
4	1816 Carmona Ave	3	$2,900,000	$600.79	$966,667	4.51%	16.55	4,827	6,390	5/6/22	2022
5	2155 S West View St	3	$3,590,000	$599.83	$1,196,667	5.01%	15.19	5,985	6,000	5/16/22	2022
6	4553 Saturn St	4	$3,400,000	$625.00	$850,000	4.71%	16.25	5,440	7,000	In Escrow	2021
7	4830 Saturn St	4	$2,845,000	$527.54	$711,250	5.08%	15.05	5,393	7,000	11/29/21	2021
8	2301 Hauser Blvd	4	$3,325,000	$496.71	$831,250	4.36%	17.54	6,694	6,079	1/7/22	2021
9	1414 S Orange Dr	5	$3,970,000	$566.98	$794,000	4.84%	15.11	7,002	7,002	5/17/22	2021
	AVERAGE:	3.44	$3,155,556	$572.82	$916,129	4.64%	16.54	5,509	6,315	N/A	N/A
	4523 St Elmo Dr:	4	$3,449,000	$604.77	$862,250	5.34%	14.38	5,703	7,000	N/A	2022

SALES COMPARABLES PHOTOS

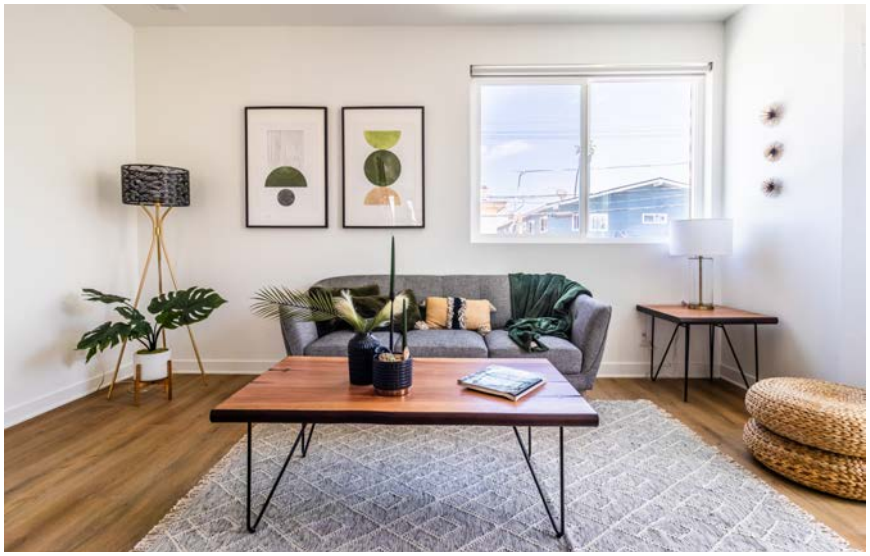
PROPERTY PHOTOS

EXTERIOR

EXTERIOR

INTERIOR

INTERIOR



INTERIOR

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