OFFERING MEMORANDUM

Multifamily Offering: New Construction Fourplex in Los Angeles

- New Construction
- Delivered Vacant
- Free & Clear Solar
- Separately Metered
- Value-Add Opportunity
- Best Rental Market in LA County

LISTED BY:

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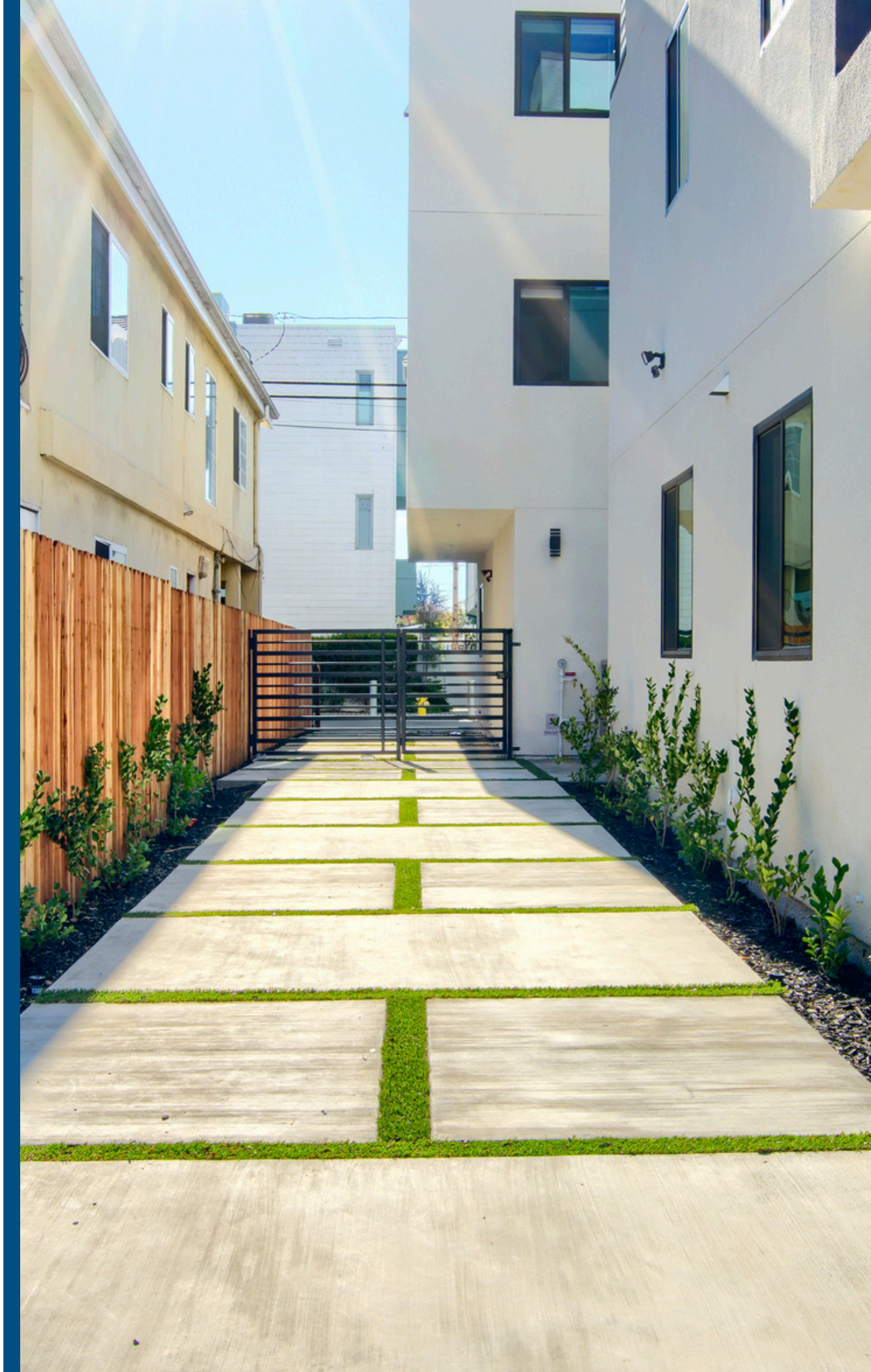

I. PROPERTY DESCRIPTION

4453 - 4459 S SLAUSON AVE, CULVER CITY CA 90230

Square Feet: 6,478

Lot Size: 5,004

INVESTMENT HIGHLIGHTS

- All New Construction with No Rent Control and Delivered Vacant
- Eight Parking Spots: 4 Covered, 4 Uncovered
- Convert the existing 4 car garage into an additional 3-bedroom unit increasing cap rate while only losing 1 parking space
- Each Units is Individually Metered for All Utilities and Washer / Dryer Hookups
- Green Certified building (Gold Rated); Highly Efficient, Cost-Saving, and Code Compliant
- Brand new modern appliances for all units, including washer, dryer, dishwasher, 36-inch range, refrigerator, and OTR microwaves
- Walkscore.com Rates these units as very walkable (76 Walk Score)
- Workmanship, Materials and Mechanical Systems are covered for 1 year. Structural Coverage on Designated Structural Elements is provided for 10 years.

UNIT MIX

Unit Type	No. of Units	Unit Size (SF)	Total Square Feet	Market Rent /Per Unit	Monthly Market Rent	Annual Market Rent
4 Bed / 4.5 Bath	1	1,530	1,734	$5,850	$5,850	$70,200
4 Bed / 4.5 Bath	1	1,530	1,734	$5,850	$5,850	$70,200
3 Bed / 3 Bath	1	1,385	1,505	$5,000	$5,000	$60,000
3 Bed / 3 Bath	1	1,385	1,505	$5,000	$5,000	$60,000
14 Bed / 15 Bath	4			$21,700	$21,700	$260,400

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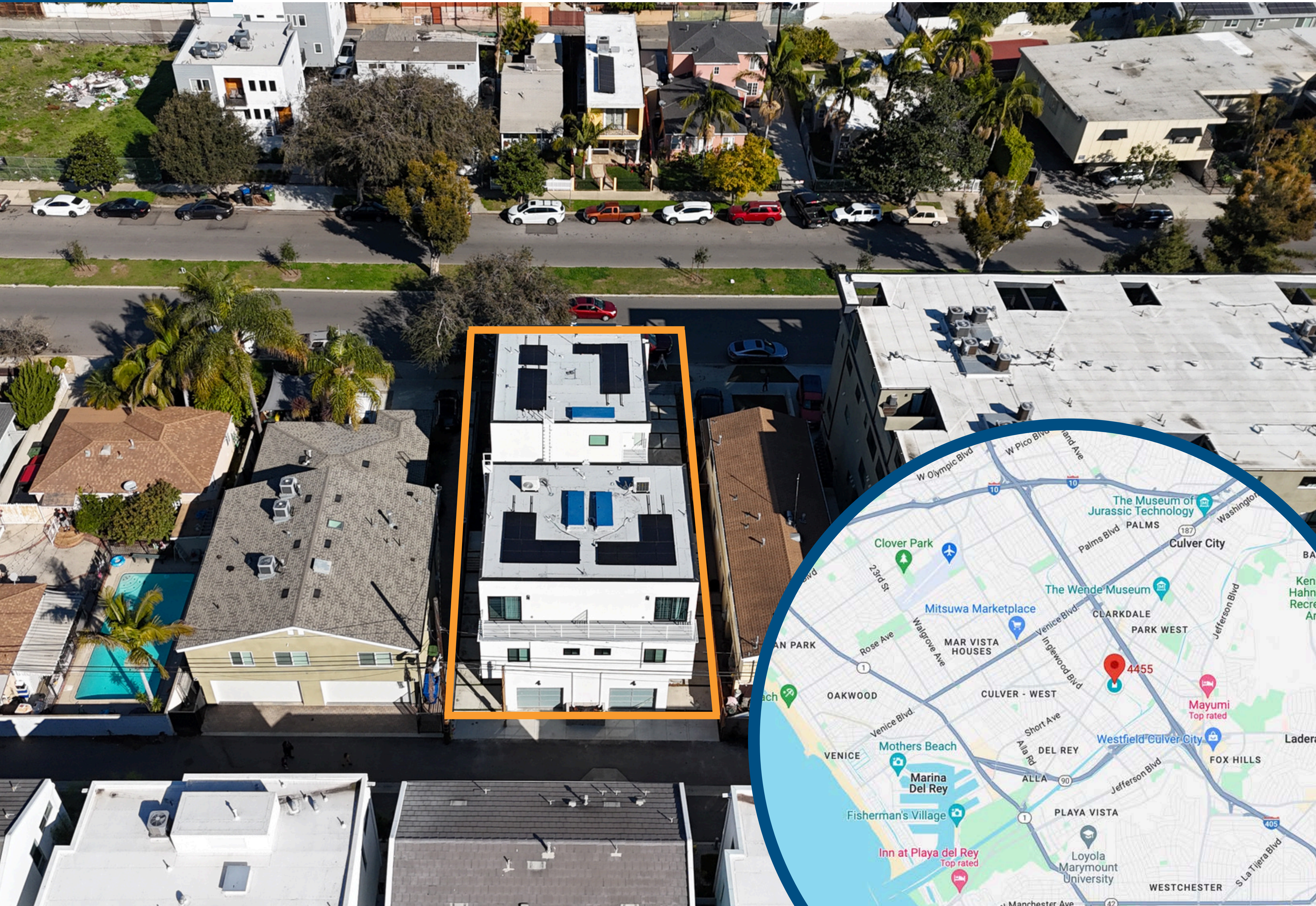


II. FINANCIAL ANALYSIS

Potential Rental Income		**$260,400**
Less: Loss to Lease	0.00%	$0
Less: Vacancy	4.00%	($10,416)
Effective Rental Income		**$249,984**
Plus: Other Income		
Gross Operating Income		**$249,984**
Operating Expenses		
Repairs & Maintenance		$2,500
Real Estate Taxes		$41,375
Insurance		$4,081
Other Operating Expenses		$3,700
Total Operating Expenses		**$51,656**
Net Operating Income		**$198,328**

CAP RATE	SALES PRICE
5.60%	$3,550,000

EXPANDED FINANCIALS

City Wide Investment Group

4453-4459 S Slauson Ave
Culver City, CA 90230

FINANCIAL INDICATOR	
Price	$3,550,000
Down Payment	$1,420,000
Current CAP	5.59%
Market CAP	5.76%
Price/Unit	887,500
Price/Gross SF	$608.92
Current GRM	13.63
Market GRM	13.30

UNIT MIX				CURRENT				YEAR 2					
UNIT Type	Unit	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Avg. Rent	Rent Increase	Avg. Rent/SF	Monthly Income	Loss-to-Lease
4 Bed / 4.5 Bath	4453	1	1530	$5,850 - $5,850	$5,850	$3.82	$5,850	$6,000 - $6,000	$6,000	7/1/27	$3.92	$6,000	0.0%
4 Bed / 4.5 Bath	4455	1	1530	$5,850 - $5,850	$5,850	$3.82	$5,850	$6,000 - $6,000	$6,000	8/1/27	$3.92	$6,000	0.0%
3 Bed / 3 Bath	4457	1	1385	$5,000 - $5,000	$5,000	$3.61	$5,000	$5,245 - $5,245	$5,245	9/1/25	$3.79	$5,245	0.0%
3 Bed / 3 Bath	4459	1	1385	$5,000 - $5,000	$5,000	$3.61	$5,000	$5,000 - $5,000	$5,000	N/A	$3.61	$5,000	0.0%
Totals/Weighted Averages		4					$21,700					$22,245	0.0%
						ANNUAL CURRENT	$260,400				ANNUAL MARKET	$266,940	

BUILDING DATA		
No. of Units		4
Year Built		2024
Lot Size SF		5,003
Zoning		R3-1
Building SF	*EST	5,830
Garage SF	*EST	690
APN's		4218-001-016
Rent Stabilization Ordinance		No
Opportunity Zone		No

FINANCING (Proposed)		
Loan Amount		$2,130,000
Loan Contraint		LTC Constrained
Loan-to-Value	$2,130,000.00	60%
Interest Rate		5.45%
Amortization (Years)		30
DSCR Constraint		1.25
Annual Payment		$116,085.00
Monthly Payment		$9,673.75
DSCR (actual)		1.37

ANNUALIZED OPERATING DATA		CURRENT		MARKET
Market Rent		$260,400		$266,940
Gain (Loss)-to-Lease	0.0%	$0		$0
Gross Potential Rental Income		$260,400		$266,940
Less: Vacancy	4.0%	-$10,416	4.0%	-$10,678
Less: Non-Revenue Units	0.0%	$0	0.0%	$0
Less: Bad Debt	0.0%	$0	0.0%	$0
Less: Concessions	0.0%	$0	0.0%	$0
Total Rental Income		$249,984		$256,262
Other Income		$0		$0
RUBS Income		$0		$0
Parking Income		$0		$0
Laundry Income		$0		$0
Effective Gross Income		$249,984		$256,262
Less: Expenses		-$51,656		-$51,781
Net Operating Income		$198,328		$204,481
NOI Margin		79%		80%
Less: Debt Service (5/1 ARM)		$116,085		$144,326
Pre-Tax Cash Flow		$82,243		$60,155

ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
Fixed Expenses			
Real Estate Taxes	1.1655%	$41,375	$41,375
Direct Assessments	Per Assesor		
Insurance ($/SF)	$0.70	$4,081	$4,081
Reserves	1%	$2,500	$2,563
Variable Expenses			
Utilities		$0	$0
Gas		$0	$0
Trash		$0	$0
Contract Services (Gardening)	Per Month	$1,200	$1,200
Repairs & Maintenance	1%	$2,500	$2,563
Turnover		$0	$0
Total Expenses		$51,656	$51,781
% of EGI		20.66%	20.21%
Expenses/Unit		$12,914	$12,945
Expenses/Gross SF		$8.86	$8.88

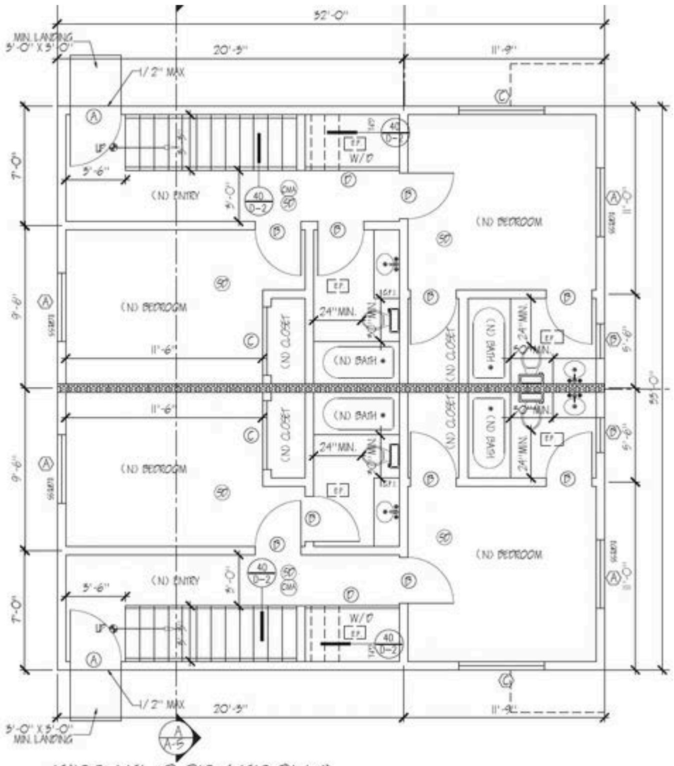
III. FLOOR PLANS

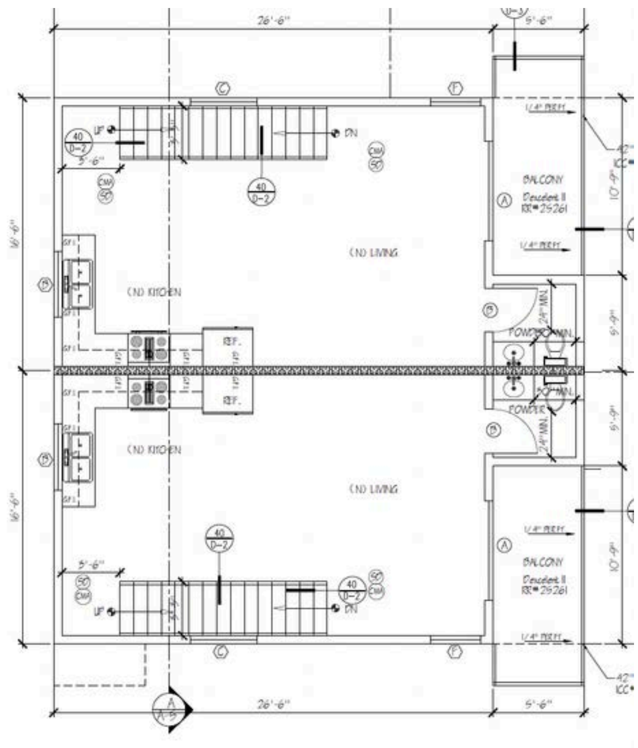
FRONT DUPLEX FLOOR PLAN - ARCHITECTURAL

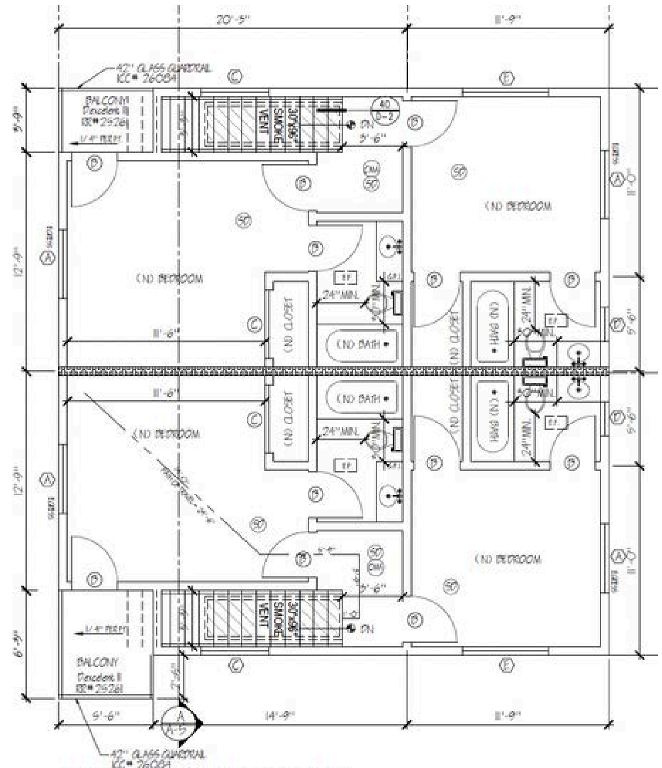
FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

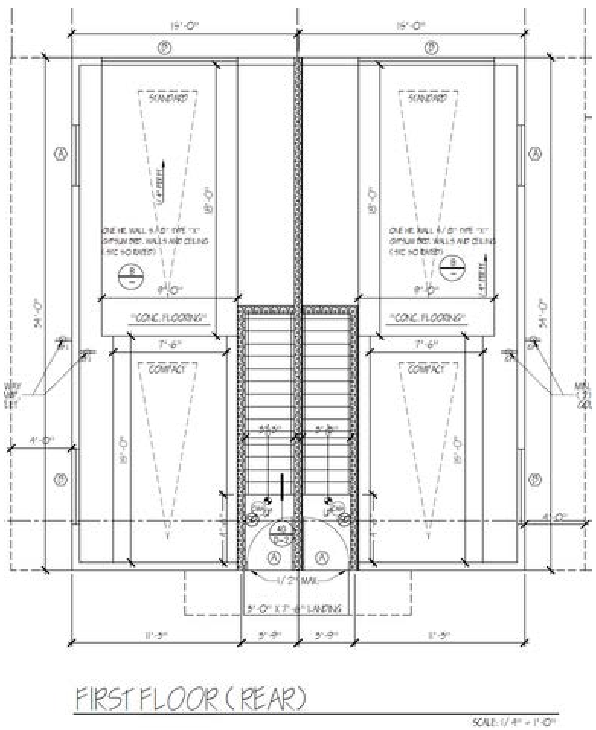




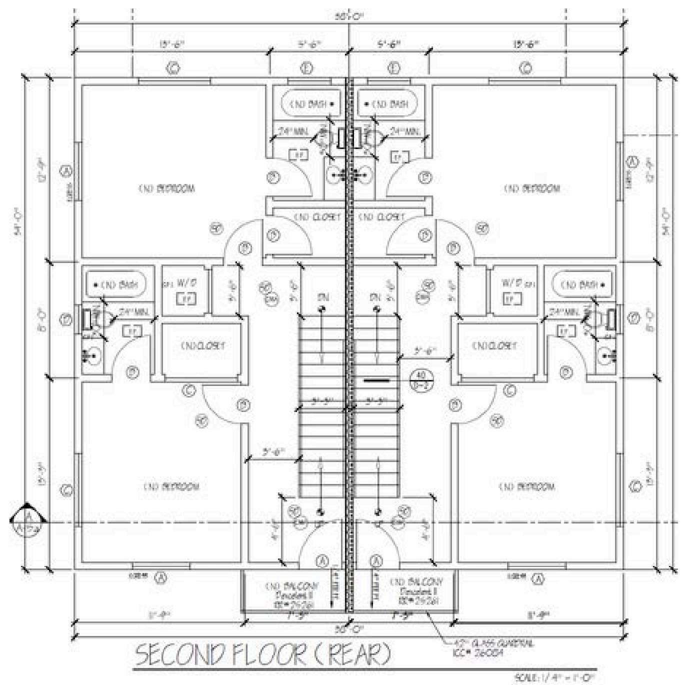


REAR DUPLEX FLOOR PLAN - ARCHITECTURAL

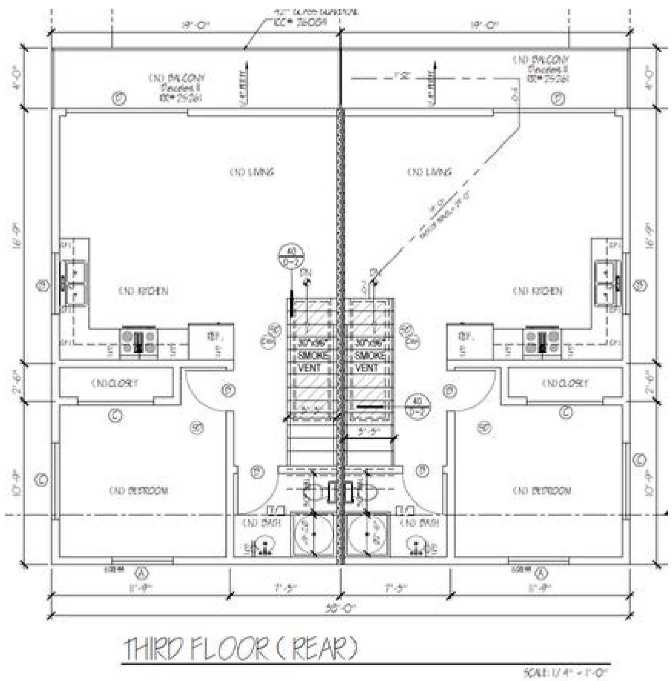
FIRST FLOOR



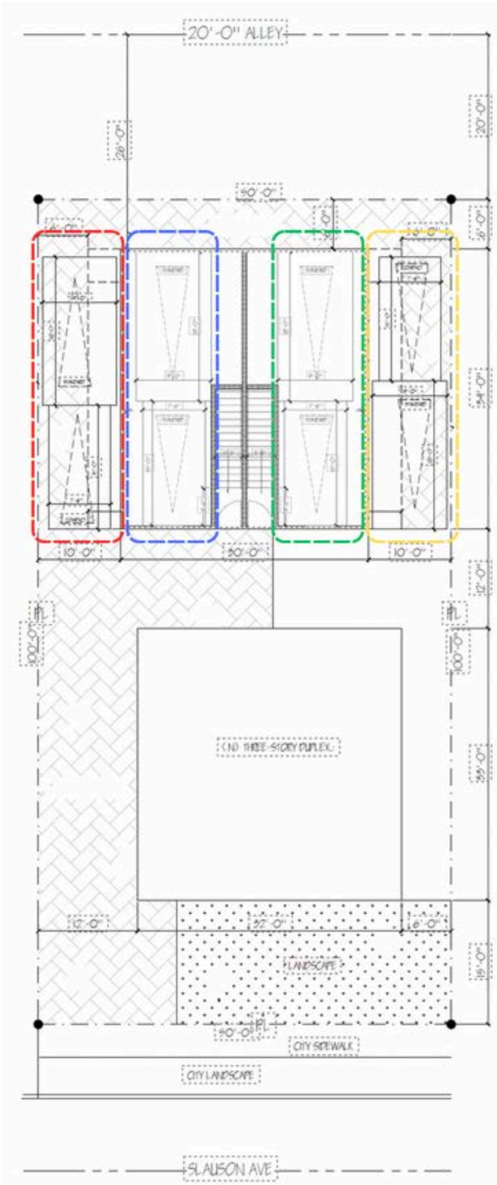
SECOND FLOOR



THIRD FLOOR



Parking Layout



4453 S SLAUSON AVE
2 Tandem Parking

4455 S SLAUSON AVE
2 Tandem Garage Parking

4457 S SLAUSON AVE
2 Tandem Garage Parking

4459 S SLAUSON AVE
2 Tandem Garage Parking

PROPERTY PHOTOS




The images displayed are virtually staged and for illustrative purposes only. They do not depict any specific unit on-site but are a mix from various units within the property. Furniture, decor, and finishes shown are not included with the property. Actual property conditions may vary.

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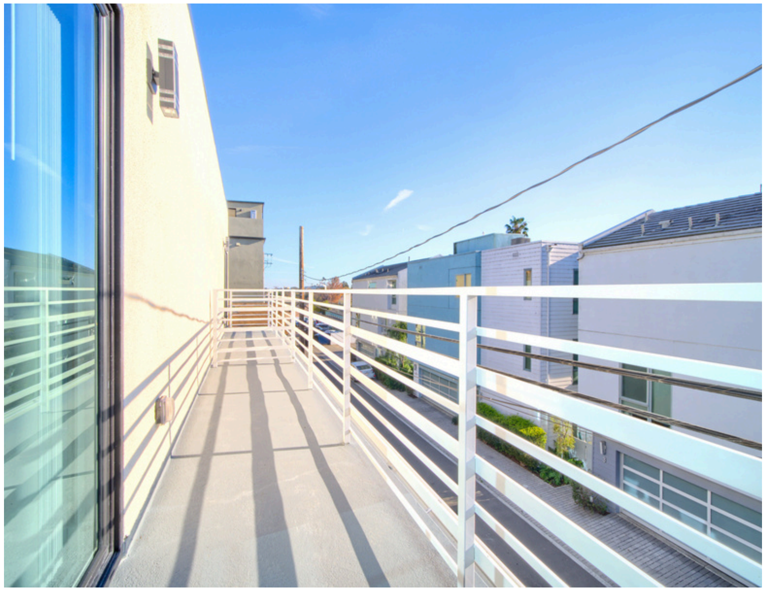

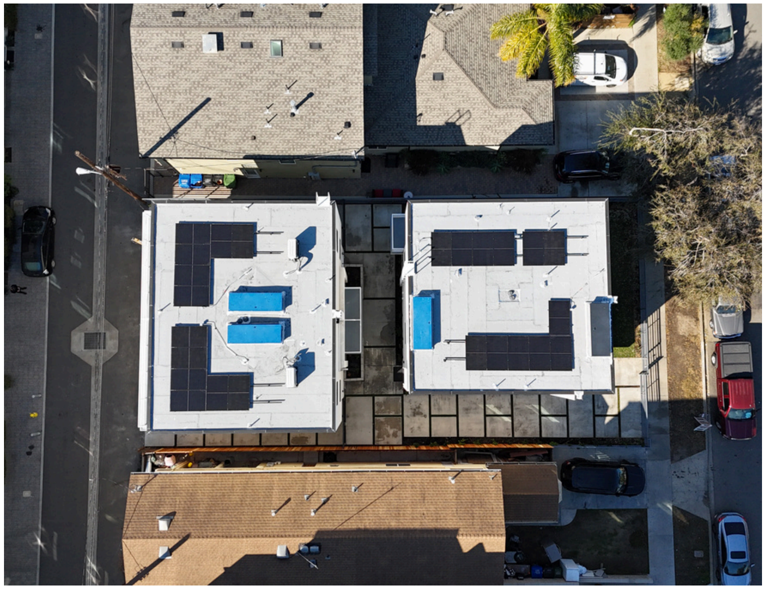

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