

Offering Memorandum



4557

Rosewood Ave

LOS ANGELES, CA 90004

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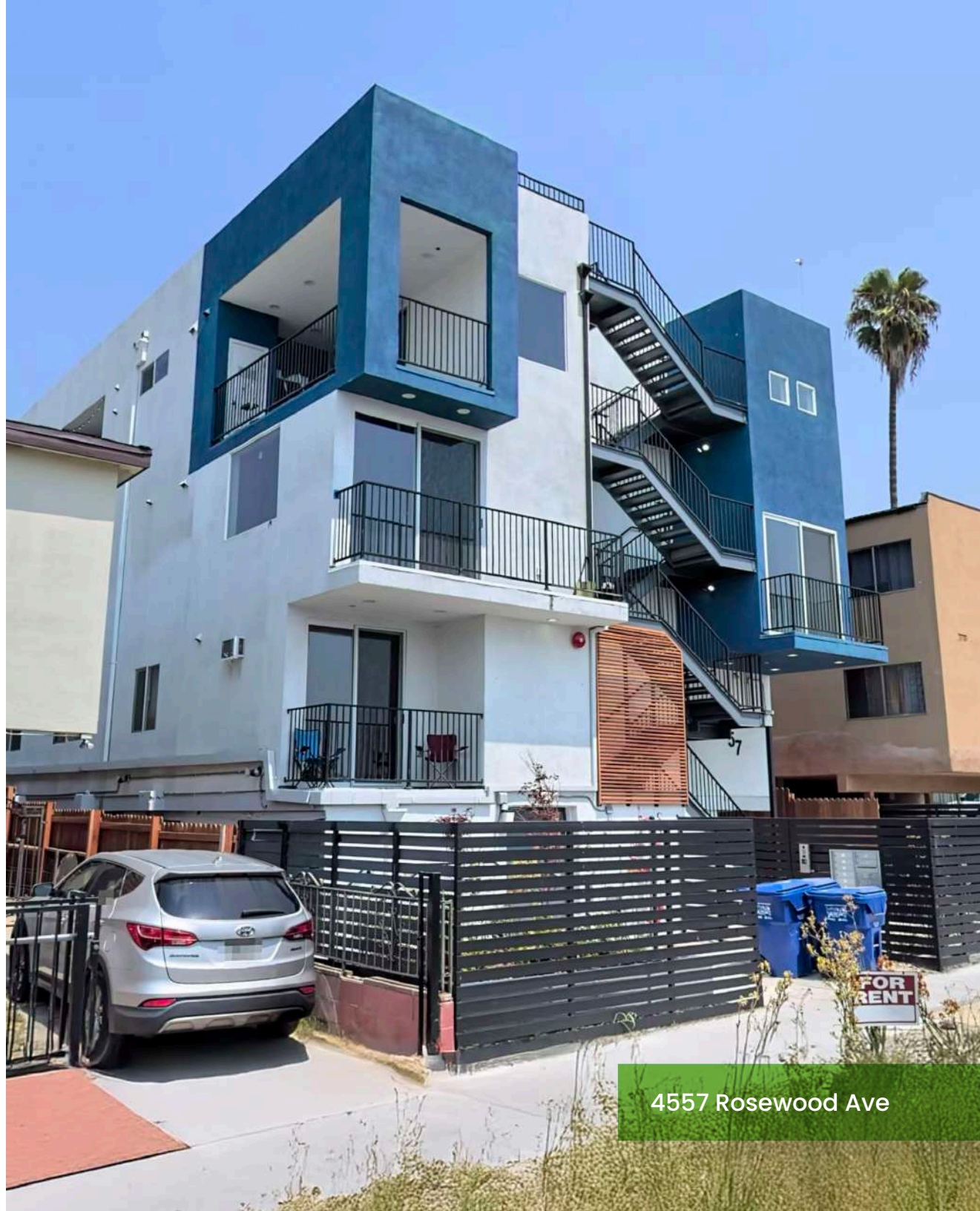
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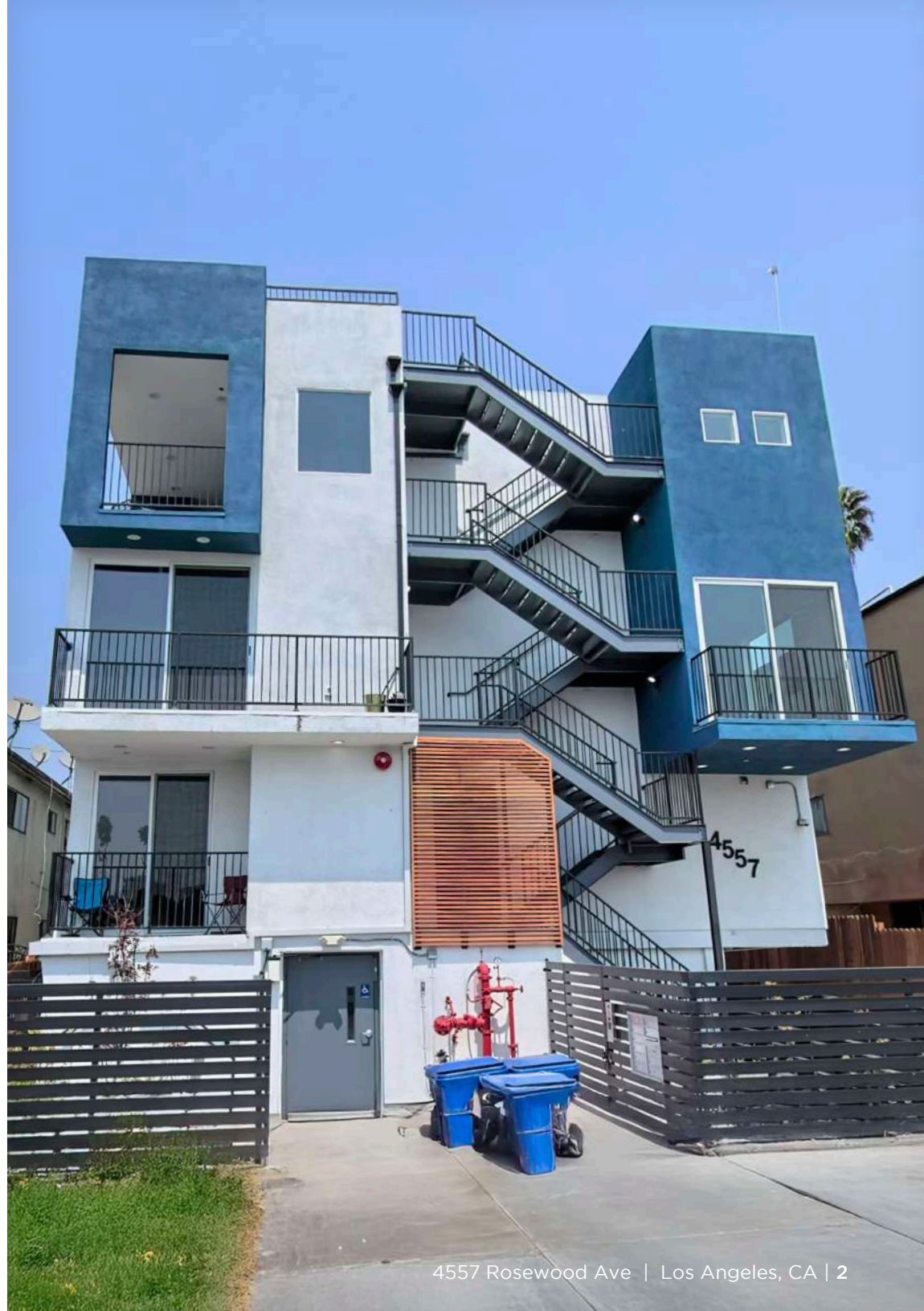
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4557 Rosewood Ave

Property Overview

Address	4557 Rosewood Ave Los Angeles, CA 90004
Offering Price	\$4,200,000
Submarket	East Hollywood/Koreatown
APN (Parcel No.)	5521-019-005
Zoning	LAR3





Offering Summary

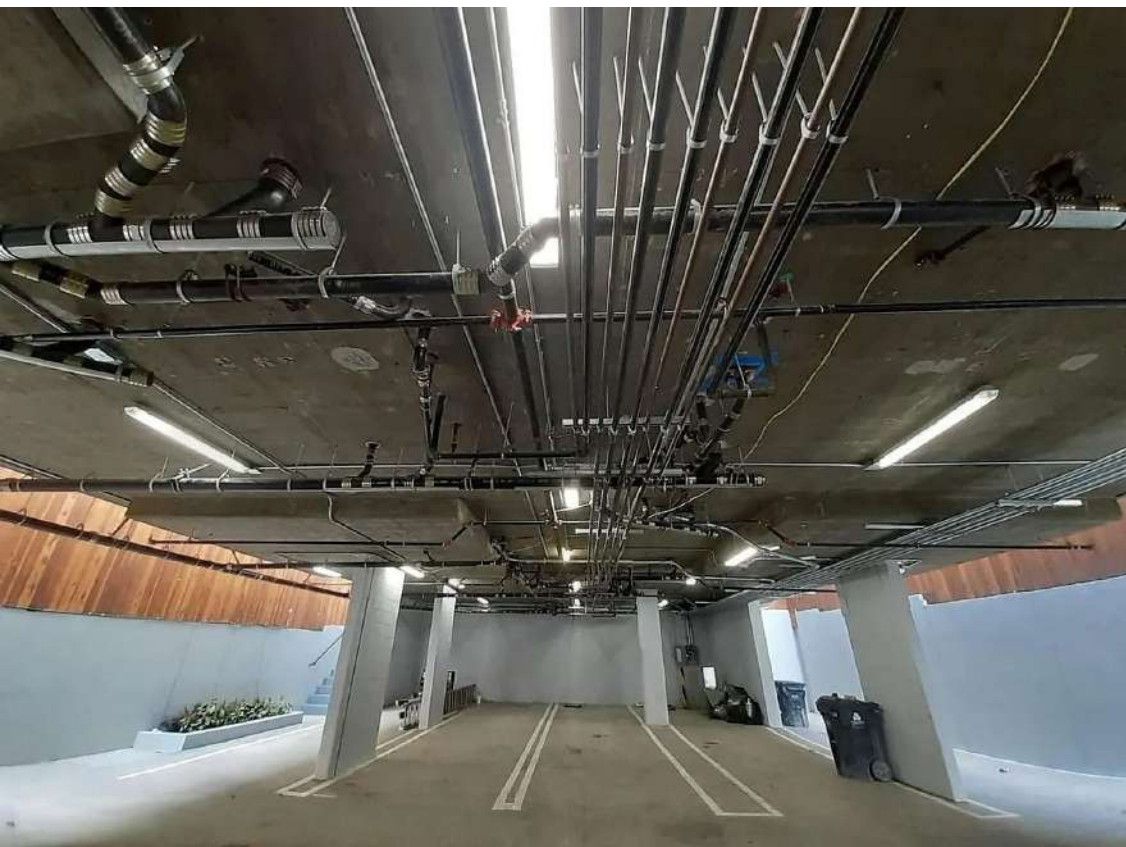
4557 Rosewood Avenue is a modern multifamily property constructed in 2021 and located in the vibrant East Hollywood submarket of Los Angeles. The property features spacious, well-designed units primarily comprised of three-bedroom, two-bathroom floor plans, catering to renters seeking larger layouts with contemporary finishes. Each unit includes stainless-steel appliances, in-unit washer and dryer, and ample storage.

The gated property offers secured underground parking, additional storage, and a rooftop lounge with sweeping views of the Hollywood Sign and Downtown Los Angeles. The existing configuration allows for a straightforward increase in unit count from eight (8) to nine (9), providing an attractive value-add opportunity.

Ideally positioned with convenient access to the 101 Freeway, public transportation, and major employment and lifestyle centers, the property is surrounded by highly desirable neighborhoods including Silver Lake, Los Feliz, Larchmont Village, Hollywood, Koreatown, and Wilshire. 4557 Rosewood Avenue offers investors a newer-construction asset with durable cash flow, minimal near-term capital needs, and long-term appreciation potential.

Investment Highlights

- **New Construction (2021)** – Modern design and systems with minimal cap-ex and potential to increase unit count from eight (8) to nine (9).
- **Highly Desirable Unit Mix** – Primarily three-bedroom, two-bathroom layouts appealing to roommates, families, and work-from-home tenants.
- **Premium In-Unit Features** – Stainless steel appliances, in-unit washer/dryer, private terraces, and garbage disposal in every unit.
- **Strong Amenity Package** – Gated entry, secured underground parking (1–2 spaces per unit), extra storage, and a rooftop lounge with iconic views.
- **Transit-Oriented Location** – Easy access to the 101 Freeway, Vermont/Beverly Red Line Station, and multiple Metro bus lines.
- **Centrally Located Lifestyle Hub** – Proximity to Silver Lake, Los Feliz, Larchmont Village, Hollywood, Koreatown, and Wilshire.
- **Pet-Friendly Asset** – Select pets permitted, supporting strong tenant demand and retention.
- **Core-Plus Investment Profile** – Stabilized, newer-construction asset with durable cash flow and long-term upside in a supply-constrained submarket.



Building Overview

Building Type

Multi-Family

Year Built

2019

Building Size & P/SqFt

8,765 SF / \$479.18 P/SqFt

Lot Size & P/SqFt

6,949 SF / \$604.40 P/SqFt

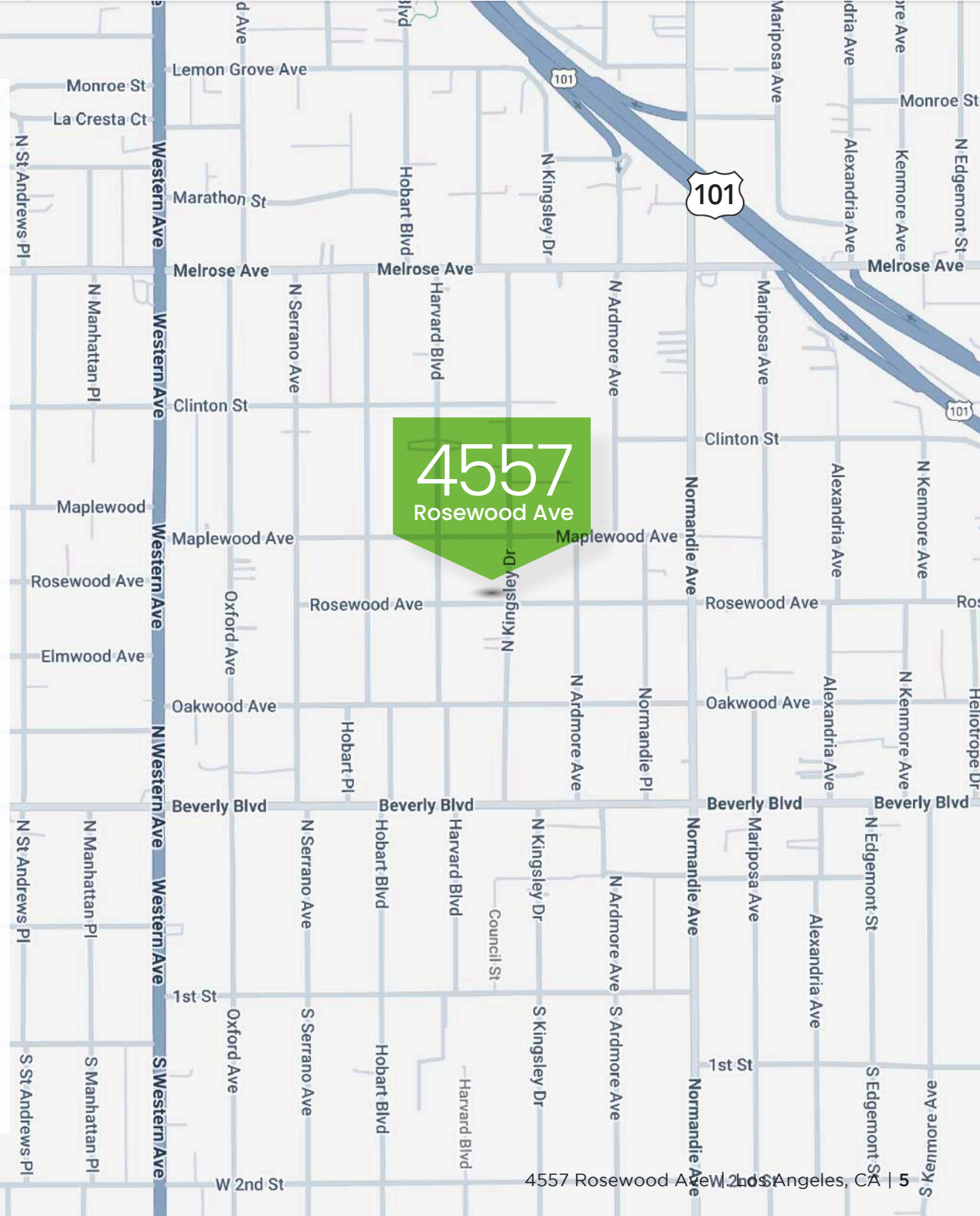
No. of Units & P/Unit

8 / \$525,000 P/Unit

Location Overview

4557 Rosewood Ave is located in central Los Angeles, within the East Hollywood / Koreatown-adjacent area of the 90004 ZIP code. It sits in a dense, urban part of the city with easy access to major neighborhoods like Hollywood, Los Feliz, Mid-Wilshire, and Silver Lake. The location is close to major streets and the 101 Freeway, making it relatively convenient for commuting around LA.

The surrounding neighborhood is highly walkable and transit-friendly, with nearby bus lines and a Metro Red Line station within walking distance. The area has a lively, everyday city feel, featuring a mix of apartment buildings, small residential streets, local restaurants, cafes, and shops. Overall, it offers a blend of residential living and urban convenience typical of central Los Angeles.





Rosewood Ave

N Kingsley Dr





Sales Comparables

Building P/SF \$300 \$400 \$500 \$600



Subject Property



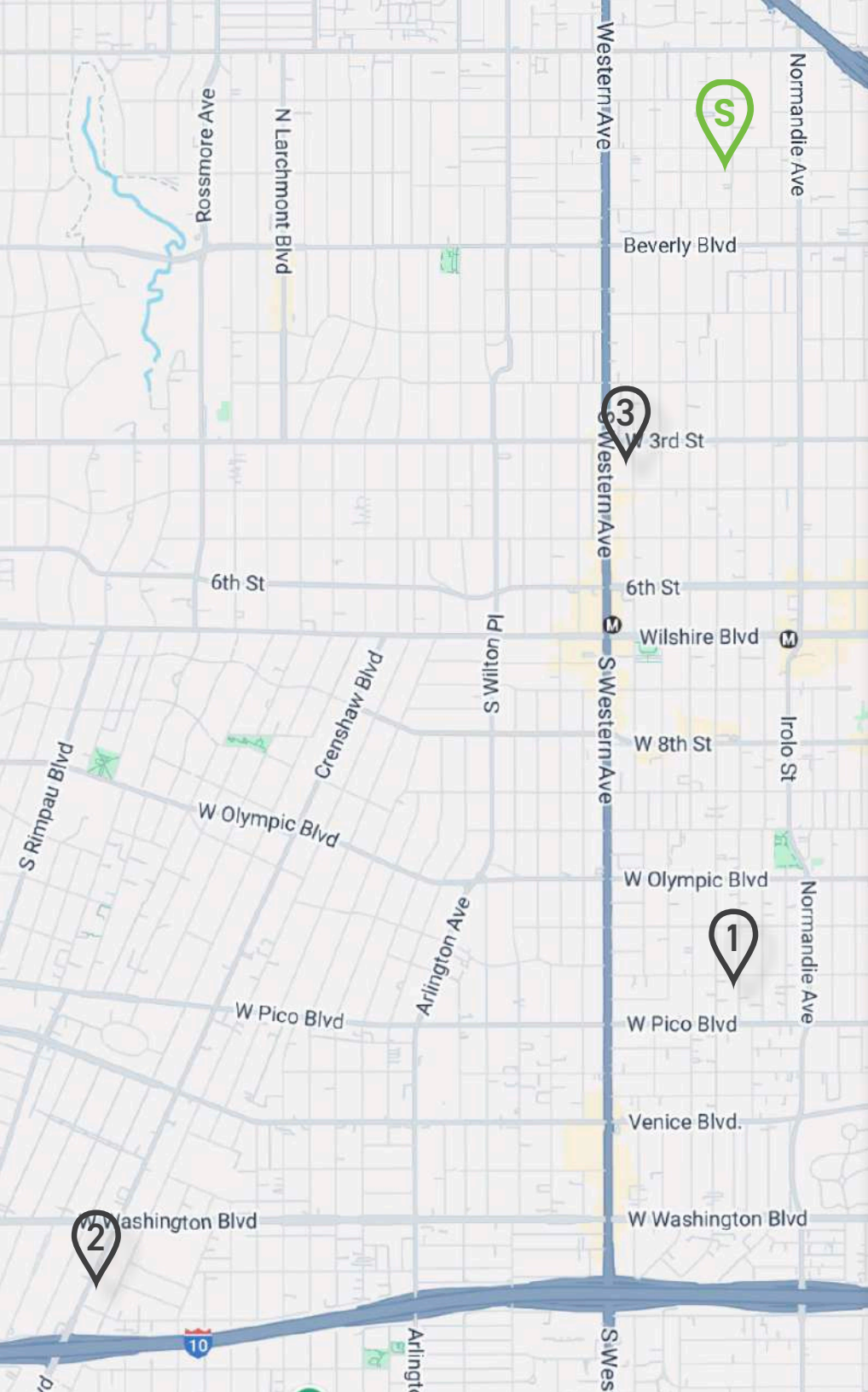
1229 S Kingsley Dr



2234 Crenshaw Blvd



339 S Oxford Ave



Sales Comparables

SUBJECT PROPERTY

4557
Rosewood Ave
 Los Angeles, CA 90004



Sale Price \$4,200,000

Sale Date -

Building Size 8,765 SF

Land Size 6,949 SF

No. of Units 8

Building P/SF \$479.18

Land P/SF \$604.40

Price/Unit \$525,000

Submarket E Hollywood/Koreatown

Year Built 2019

1229
S Kingsley Dr
 Los Angeles, CA 90006



Sale Price \$2,450,000

Sale Date 6/30/2025

Building Size 5,344 SF

Land Size 6,098 SF

No. of Units 6

Building P/SF \$458.46

Land P/SF \$401.77

Price/Unit \$408,333

Submarket Harvard Heights

Year Built 2021

2234
Crenshaw Blvd
 Los Angeles, CA 90016



Sale Price \$3,915,000

Sale Date 5/2/2025

Building Size 10,110 SF

Land Size 7,841 SF

No. of Units 7

Building P/SF \$387.24

Land P/SF \$499.30

Price/Unit \$559,286

Submarket Arlington Heights

Year Built 2024

339
S Oxford Ave
 Los Angeles, CA 90020



Sale Price \$8,050,000

Sale Date 10/31/2024

Building Size 13,376 SF

Land Size 9,148 SF

No. of Units 15

Building P/SF \$601.82

Land P/SF \$879.97

Price/Unit \$536,667

Submarket Koreatown

Year Built 2024

Financial Summary

Pricing Summary

Offering Price:		\$4,200,000
Down Payment:	30%	\$1,260,000
Number of Units:		8
Price/Unit:		\$525,000
Current Cap:		5.49%
Pro Forma Cap:		5.95%
Current GRM:		13.11
Pro Forma GRM:		12.32
Price / Bldg sq/ft:		\$479.18
Price / Land sq/ft:		\$604.40

Property Description

Leasable Area (sq/ft):	8,765
Lot Size (sq/ft):	6,949
Year Built:	2020

Financing

Loan Amount:	\$2,940,000
Amortization:	30
Interest Rate:	5.90%
Monthly Payment:	(\$17,438)
Yearly Payment:	(\$209,259)

Financial Summary:

The said quote is the most competitive that the capital markets can offer.

Annualized Operating Data

	2025 Current			2025 Proforma		
Gross Potential Rent:	\$320,352			\$340,800		
Parking Income	\$4,800			\$4,800		
RUBS - Utilites	\$24,162			\$24,162		
Gross Potential Income:	\$325,152			\$345,600		
Less: Vacancy Allowance	\$16,258	5%		\$17,280	5%	
Effective Gross Incomes	\$308,894			\$328,320		
Less Expenses:	\$78,332			\$78,332		
Net Operating Income:	\$230,562	74.6%	*	\$249,988	76.1%	*
Debt Service	(\$209,259)			(\$209,259)		
Cash Flow After Debt Service/ CoC Return	\$21,304	1.7%	**	\$40,729	3.2%	**
Principal Reduction	\$53,976			\$53,976		
Total Return Before Taxes:	\$75,280	6.0%	**	\$94,705	8%	**

NOTES: * As a percent of Effective Gross Income.

** As a percent of Down Payment.

Annualized Expenses

	GPR %	Current	Pro Forma
Real Estate Taxes	1.135%	\$47,670	\$47,670
Insurance	2.68%	\$8,571	\$8,571
Water and Sewer	4.29%	\$13,729	\$13,729
Electricity Common Area	0.98%	\$3,144	\$3,144
Utilities - Fire System	0.25%	\$804	\$804
Utilites Unit 2	1.38%	\$4,414	\$4,414
Trash/Recycle	2.53%	\$8,111	\$8,111
Property Mgmt	3.86%	\$12,356	\$12,356
Maintenance/Repairs	1.87%	\$6,000	\$6,000
Internet (Spectrum)	0.70%	\$2,235	\$2,235
Cleaning & Pest Control	0.94%	\$3,000	\$3,000
Total Expenses	34.35%	\$78,332	\$78,332
Monthly/SF		\$0.74	\$0.74

Unit Mix

# Units	Unit Type	Current Rents	Market Rents
1	Studio	\$1,450	\$1,500
1	1+1	\$2,100	\$2,100
7	3+2	\$3000 - 3595	\$2,700

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information.

Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
Unit 1	3+2	\$3,000	\$3,200
Unit 3	3+2	\$3,100	\$3,600
Unit 4	3+2	\$3,250	\$3,600
Unit 5	3+2	\$3,400	\$3,600
Unit 6	3+2	\$3,406	\$3,600
Unit 7	3+2	\$3,395	\$3,600
Unit 8	3+2	\$3,595	\$3,600
Unit 2A	Studio	\$1,450	\$1,500
Unit 2B	1+1	\$2,100	\$2,100
Total:		\$26,696	\$28,400

5 YEAR PRO-FORMA CASH FLOW & VALUATION	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS POTENTIAL INCOME*	\$345,600	\$359,424	\$373,801	\$388,753	\$404,303
Vacancy**	\$17,280	\$17,626	\$17,978	\$18,338	\$18,704
EFFECTIVE GROSS INCOME	\$328,320	\$341,798	\$355,823	\$370,415	\$385,599
Expenses***	\$78,332	\$79,115	\$79,906	\$80,706	\$81,513
NET OPERATING INCOME	\$249,988	\$262,683	\$275,916	\$289,710	\$304,086
DEBT					
Annual Debt Service	\$209,259	\$209,259	\$209,259	\$209,259	\$209,259
Interest	\$173,460	\$161,114	\$159,002	\$156,036	\$153,071
Principal	\$35,799	\$48,145	\$50,257	\$53,222	\$56,187
Loan Outstanding	\$2,730,741	\$2,694,943	\$2,644,686	\$2,594,429	\$2,538,242
BEFORE TAX CASH FLOW	\$40,729	\$53,425	\$66,658	\$80,451	\$94,828
Cap Rate on Purchase Price	5.95%	6.25%	6.57%	6.90%	7.24%
Return on Investment	3.23%	4.24%	5.29%	6.39%	7.53%

ASSUMPTIONS

*Rental Increases	4.00%
**Vacancy Trend	2.00%
***Variable Expense Increase	1.00%

Presenting Agent



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