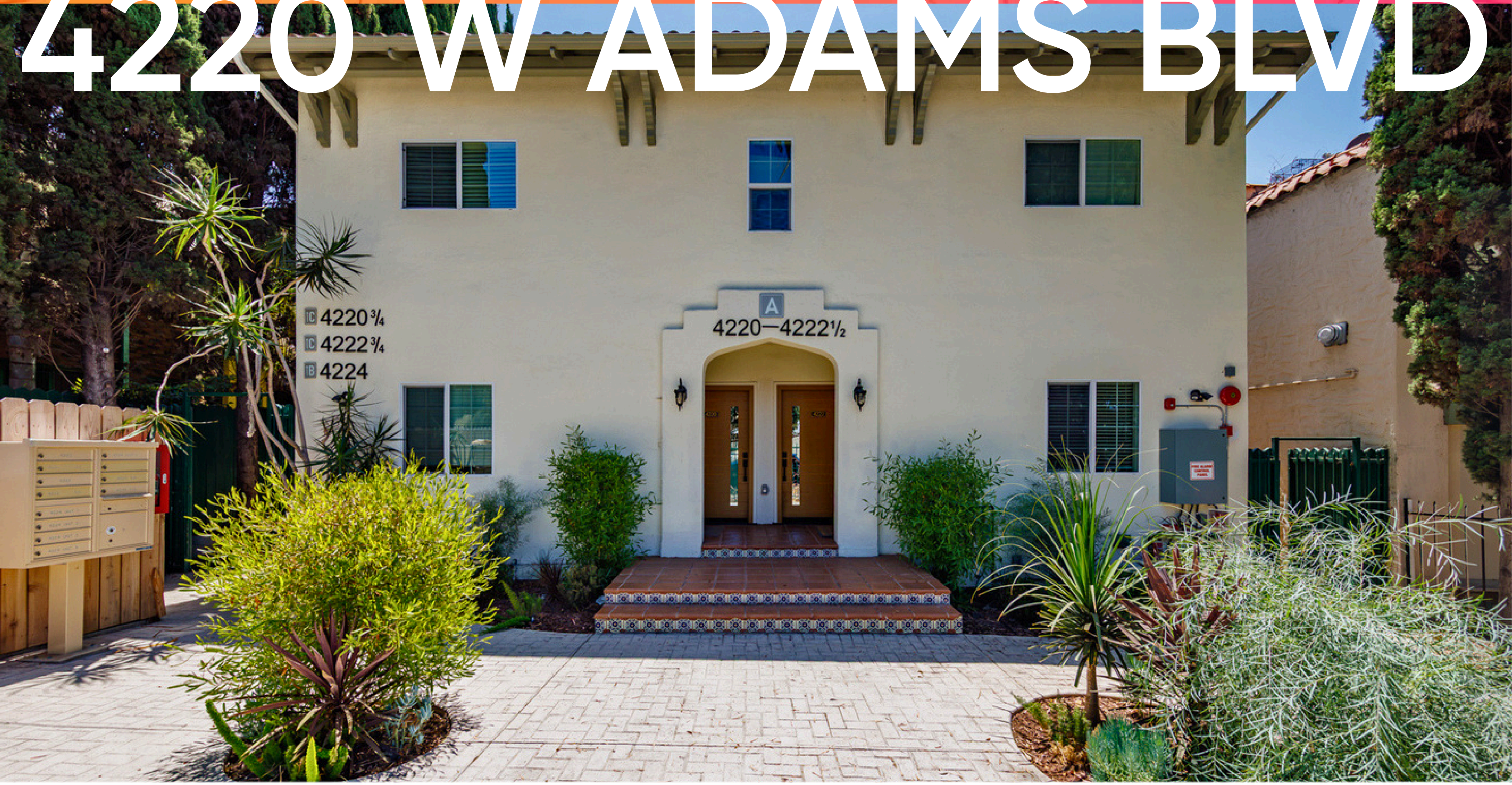
11-Unit Reno/New Cons. Units | $344,160K Gross | 6.55% Cap | Fully Leased

4220 W ADAMS BLVD



the 5+ unit SPECIALISTS

OFFERING MEMORANDUM

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OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are proud to present 4220 W. Adams Blvd, an exceptional opportunity to acquire a fully stabilized 11-unit apartment community in the heart of rapidly transforming Mid-City. Comprised of one beautifully renovated Spanish-style building and a newly constructed five-unit apartment building, this turnkey asset offers investors immediate cash flow with approximately $344,160 in gross annual income and an attractive 6.55% cap rate. The property features an ideal mix of five spacious three-bedroom units and six one-bedroom units, all thoughtfully designed with modern finishes including sleek kitchens, designer bathrooms, in-unit washer/dryers, central HVAC or mini-splits, and many units with private balconies. All utilities are separately metered, helping keep operating expenses low while creating a truly low-maintenance investment.

Ideally located just minutes from Culver City, West Adams, and the Metro Expo Line, the property benefits from strong rental demand driven by nearby tech and media employers including Amazon, Sony, Apple, and HBO. Residents enjoy convenient access to some of Los Angeles' most popular restaurants, cafés, and entertainment destinations, while the surrounding neighborhood continues to experience significant redevelopment and investment. This highly desirable location continues to attract young professionals seeking modern housing with convenient access to the Westside, Downtown Los Angeles, and the city's major employment hubs. With its prime location, turnkey condition, strong in-place financials, and excellent long-term growth potential, 4220 W. Adams Blvd presents an outstanding opportunity for investors seeking stable day-one cash flow and continued appreciation.

Property Highlights

- Fully stabilized 11-unit investment generating approximately $344,160 in gross annual income and an attractive 6.55% cap rate.
- Rare combination of renovated Spanish architecture and newly constructed apartments, offering modern amenities with timeless curb appeal.
- Excellent unit mix featuring five spacious 3-bedroom units and six 1-bedroom units, appealing to a broad tenant pool.
- Beautiful designer interiors featuring sleek kitchens and bathrooms, kitchen islands, in-unit laundry, central HVAC or mini-splits, and private balconies on many units.
- Separately metered for all utilities, keeping operating expenses low and maximizing investor returns.
- Located in one of Mid-City's strongest rental pockets, just minutes from Culver City, West Adams, the Expo Line, and major employment centers including Sony, Amazon, Apple, and HBO.
- Walking distance or a short drive to neighborhood favorites including Alta Adams, Mizlala, Highly Likely, Johnny's Pastrami, Tartine, and more, enhancing long-term tenant appeal.
- Surrounded by significant redevelopment and luxury new construction, supporting continued rent growth and long-term appreciation.
- Attractive opportunity for both private investors and 1031 exchange buyers seeking a low-maintenance, turnkey asset with immediate cash flow.

The Property

4220 W Adams Blvd, Mid-City, CA 90018

APN:	5051-005-010	Zoning:	LAR3
# Units:	11	Rent Control:	Yes
# Buildings:	2	Opportunity Zone:	Yes
Building Size:	7,412 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	7,503 sqft		

The Offering

The Pricing & Metrics

List Price:	$3,950,000
Cap Rate:	6.55%
GRM:	11.62
Price per Sqft:	$532.92
Price per Door:	$359,092

The Amenities

The Bells & Whistles

Parking:	4 Parking Spots
Laundry:	Washer/dryer in each unit
HVAC:	Central HVAC and Mini Splits
Finishes:	Sleek kitchens and bathrooms
Upgrades:	Large Private Balconies, Designer Finishes, Kitchen Islands

THE BREAK DOWN

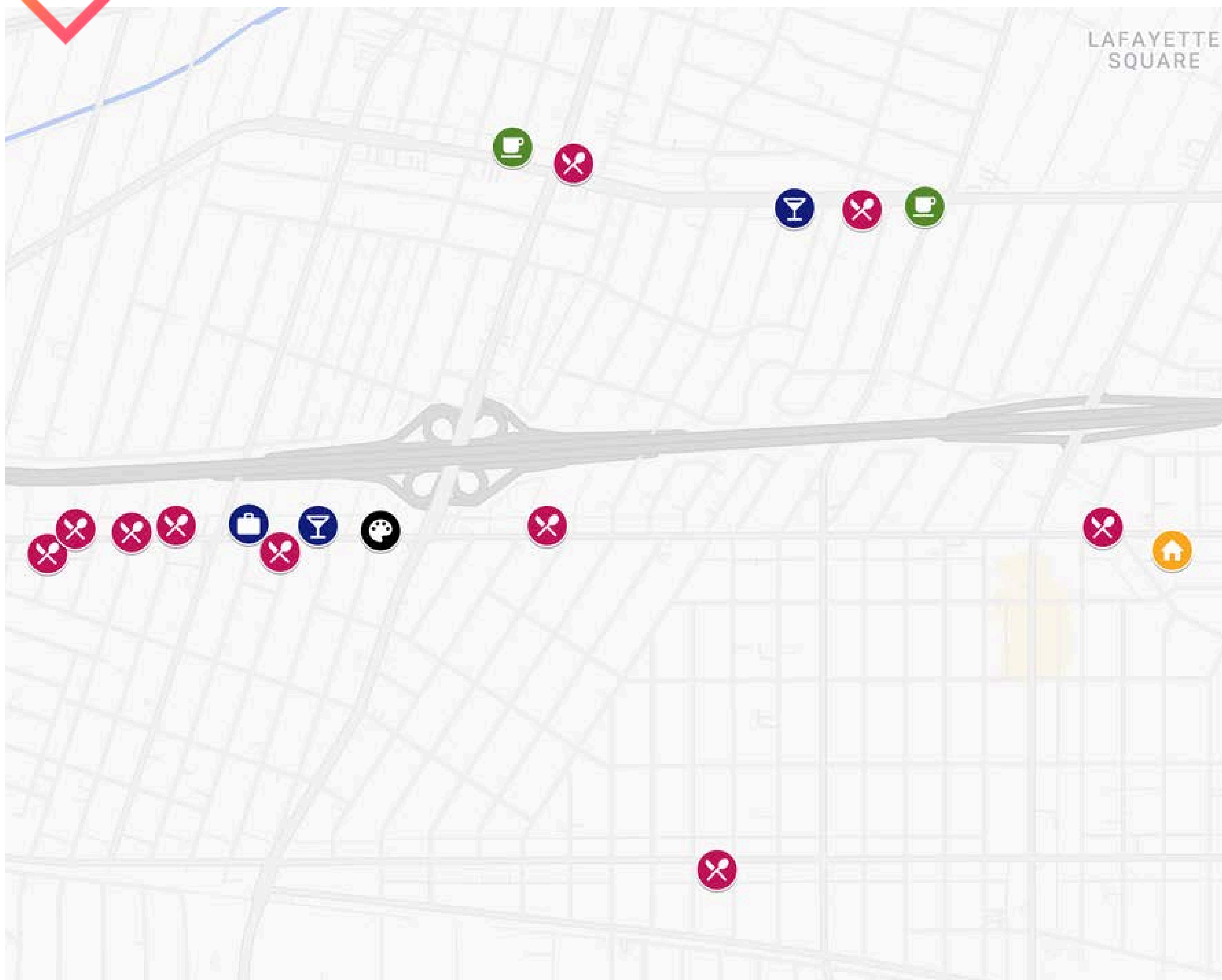
UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
4220	3B/2B	986	$3,595	$3,595
4220 1/2	3B/2B	986	$3,650	$3,650
4220 3/4	1B/1B	332	$1,750	$1,750
4222	3B/2B	1,112	$3,650	$3,650
4222 3/4	3B/2B	1,108	$3,395	$3,395
4222 1/2	1B/1B	304	$1,650	$1,650
4224 #1	3B/2B	967	$3,250	$3,250
4224 #2	1B/1B	377	$1,750	$1,750
4224 #3	1B/1B	430	$1,850	$1,850
4224 #4	1B/1B	405	$1,895	$1,895
4224 #5	1B/1B	405	$1,895	$1,895

Location Highlights

- Prime Mid-City location just minutes from Culver City, West Adams, and the Expo Line, connecting residents to Santa Monica, DTLA, and USC in under 20 minutes.
- Surrounded by major redevelopment and high-end new construction—an established pocket attracting young professionals and creative tenants seeking central access & modern finishes.
- Close to popular neighborhood spots like Alta Adams, Mizlala, Johnny's Pastrami, and Highly Likely Café.
- Strong rental demand driven by proximity to Sony, Amazon, & the Culver City tech corridor.
- Ample parking and a blend of newer fourplexes and single-family homes, providing stable long-term growth and minimal turnover.

You'll find the coolest spots nearby.

- 4220 W Adams Blvd
- Chulita
- Mizlala West Adams
- Farmhouse Kitchen Thai Cui...
- Alta Adams
- MIAN West Adams
- Tartine West Adams
- The Gathering Spot LA
- The Blending Lab Winery
- Good Mother Gallery
- Highly Likely
- CENTO Pasta Bar
- Johnny's Pastrami
- n/soto
- Jurassic Magic
- GreenBite Village
- Palm Grove Social
- Re/creation Cafe
- Planet Fitness



PRICING & FINANCIALS

the 5+ unit SPECIALISTS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		$3,950,000
Down:	40%	$1,580,000
Current GRM:		11.62
Pro Forma GRM:		11.62
Current Cap Rate:		6.55%
Pro Forma Cap Rate:		6.55%
$/Unit:		$359,091
$/SF:		$532.92

BUILDING DESCRIPTION:

No. of Units:	11
Yr. Built:	1925 / 2025
Bldg SF:	7,412
Lot Size (SF):	7,503
Lot Size (acres):	0.17
Zoning:	LAR3
Opportunity Zone:	Yes
Rent Control:	Yes

FINANCING:

Loan Amount:	$2,370,000
Interest Rate:	5.85%
Monthly Payment:	($13,981.60)
LTV:	60%
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
4220	Occupied	3b/2b	986	$3,595	$3,595	$3.65	$3,595	$3.65	$0
4220 1/2	Occupied	3b/2b	986	$3,650	$3,650	$3.70	$3,650	$3.70	$0
4220 3/4	Occupied	1b/1b	332	$1,750	$1,750	$5.27	$1,750	$5.27	$0
4222	Occupied	3b/2b	1,112	$3,650	$3,650	$3.28	$3,650	$3.28	$0
4222 1/2	Occupied	3b/2b	1,108	$3,395	$3,395	$3.06	$3,395	$3.06	$0
4222 3/4	Occupied	1b/1b	304	$1,650	$1,650	$5.43	$1,650	$5.43	$0
4224 #1	Occupied	3b/2b	967	$3,250	$3,250	$3.36	$3,250	$3.36	$0
4224 #2	Occupied	1b/1b	377	$1,750	$1,750	$4.64	$1,750	$4.64	$0
4224 #3	Occupied	1b/1b	430	$1,850	$1,850	$4.30	$1,850	$4.30	$0
4224 #4	Occupied	1b/1b	405	$1,895	$1,895	$4.68	$1,895	$4.68	$0
4224 #5	Occupied	1b/1b	405	$1,895	$1,895	$4.68	$1,895	$4.68	$0
6	Totals/Averages:		7,412	$28,330	$28,330	$3.82	$28,330	$3.82	$0

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
5	3b/2b	45%	986	$3,508	$3.56	$17,540	$3,508	$3.56	$17,540
6	1b/1b	55%	430	$1,798	$4.18	$10,790	$1,798	$4.18	$10,790
	Totals/Averages:		674	$2,575	$3.82	$28,330	$2,575	$3.82	$28,330
Gross Potential Income:						**$339,960**			**$339,960**

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		$339,960		$339,960
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$339,960		$339,960
Less: Vacancy	4.0%	($13,598)	4.0%	($13,598)
Effective Gross Income		$326,362		$326,362
Less: Expenses		($71,803)		($71,803)
Miscellaneous Other Income		$4,200		$4,200
Net Operating Income		**$258,758**		**$258,758**
Debt Service		($167,779)		($167,779)
Pre-Tax Cash Flow	**5.76%**	**$90,979**	**5.76%**	**$90,979**
Principal Reduction		$29,928		$29,928
Total Return	**7.65%**	**$120,907**	**7.65%**	**$120,907**

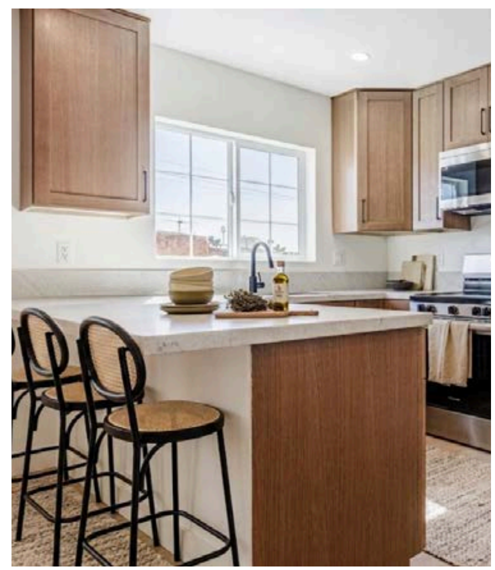
ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	$46,902	$46,902
Insurance	.60/s.f.	$4,447	$4,447
Utilities	$91/unit	$1,000	$1,000
Controllable Expenses			
Contract Services	$182/unit	$2,000	$2,000
Management	4%	$13,054	$13,054
Repairs & Maintenance	$400/unit	$4,400	$4,400
TOTAL EXPENSES		**$71,803**	**$71,803**
EXPENSES/UNIT		$6,528	$6,528
EXPENSES/SF		$9.69	$9.69
% of EGI		22.0%	22.0%

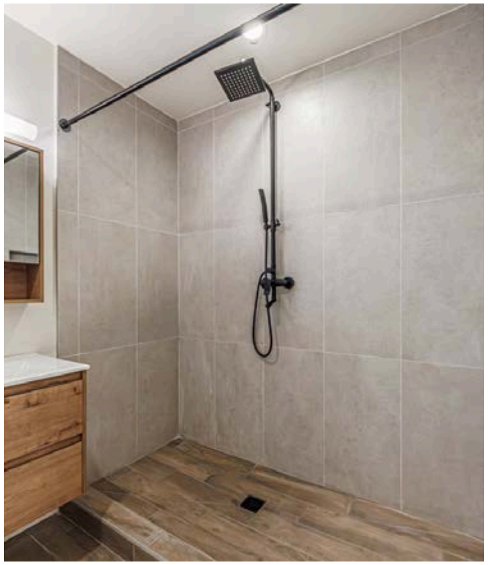
PROPERTY PHOTOS

Spanish Style + Modern New Construction Exterior

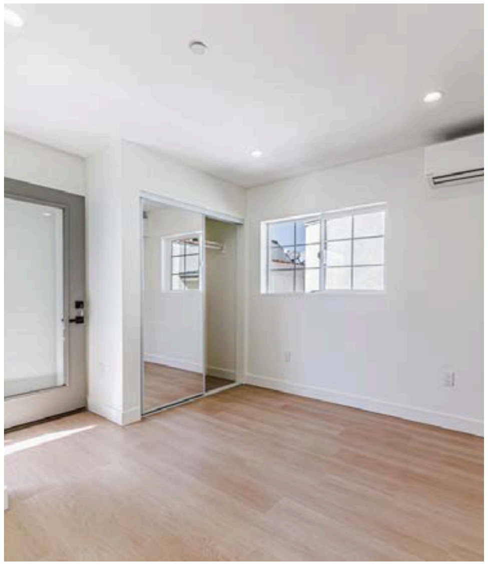
Chic Kitchens & Living Rooms



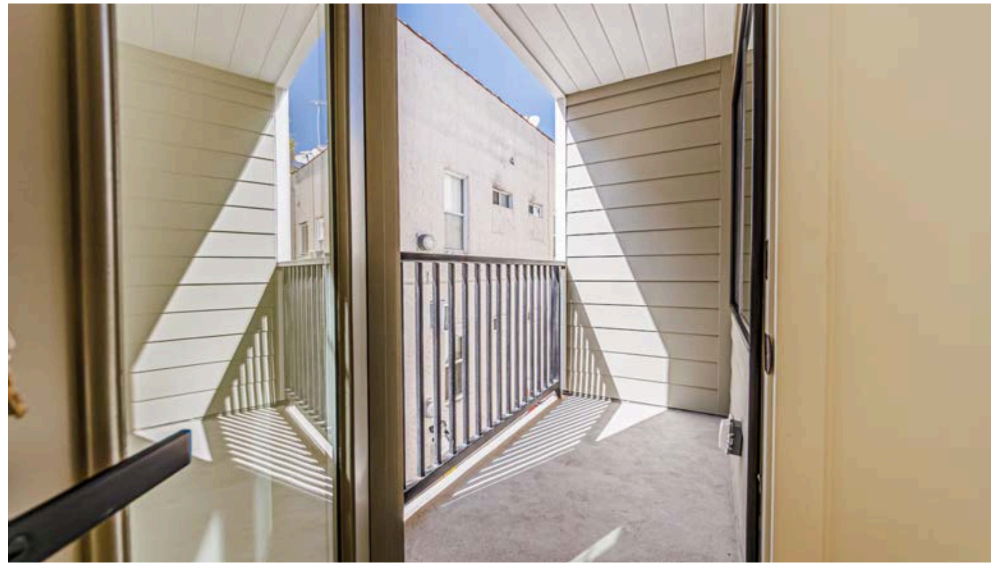
Sleek Bathrooms

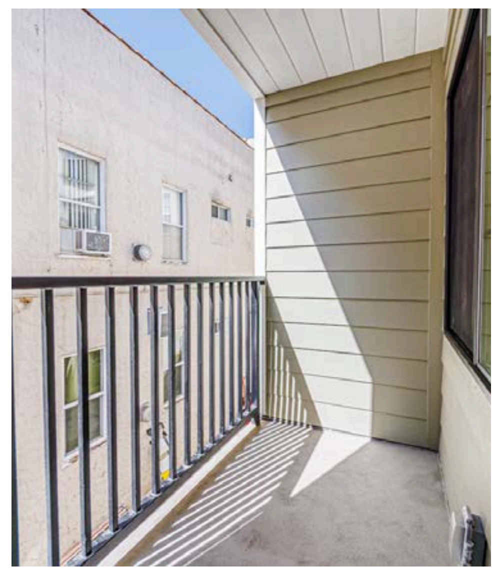


Bright & Open Bedrooms



Other Wow Factors





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