



4701 SATURN STREET,  
Los Angeles, CA 90019  
OFFERING MEMORANDUM

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DRE Lic #01949474

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# 01 Property

## Property Highlights



1. Non-Rent Controlled Building and all 6 units have been fully leased.
2. Price per door of \$699,999 and option to TIC the building and sell each unit separately
3. The property is located in the ultra trendy Mid-City area, a very hot market just minutes from Culver City, West Adams, Beverly Hills, Westside, Downtown, Miracle Mile and highly desirable area due to its centrality and walkability to coffee shops, grocery stores like Target, Sprouts, gyms, shops, entertainment district and many trendy restaurants
4. CAP RATE OF 6.04%, HIGHLY DESIRABLE RENTERS MARKET DUE TO MANY TECH HUBS LIKE APPLE NEARBY WITH HIGH SALARY JOBS
5. Year Gross rent of \$309,588 and monthly gross of \$25,799, with low expenses, separately metered and easy to manage
6. Incredible 360 views from the units and beautiful views from the street level

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## Property Details



### PROPERTY INFORMATION

Price	\$4,199,999
Year Built	2026
Livable Square Footage	8,069 SqFt
Lot Size	6,991

# Property Photos

4701 Saturn Street  
Los Angeles, CA 90019



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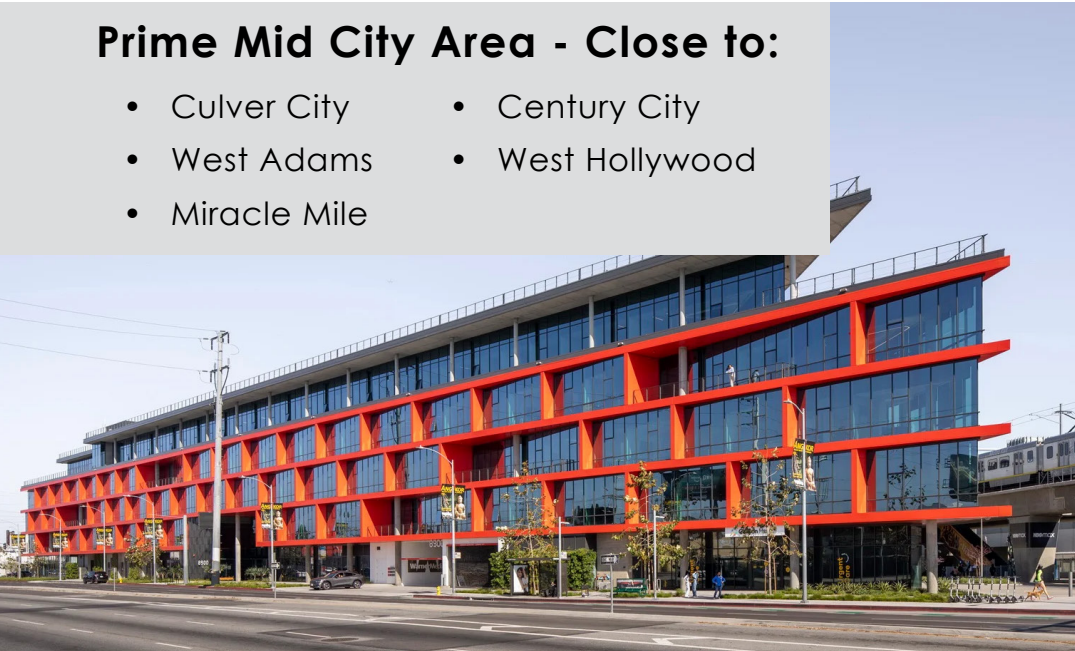


## 02 Location

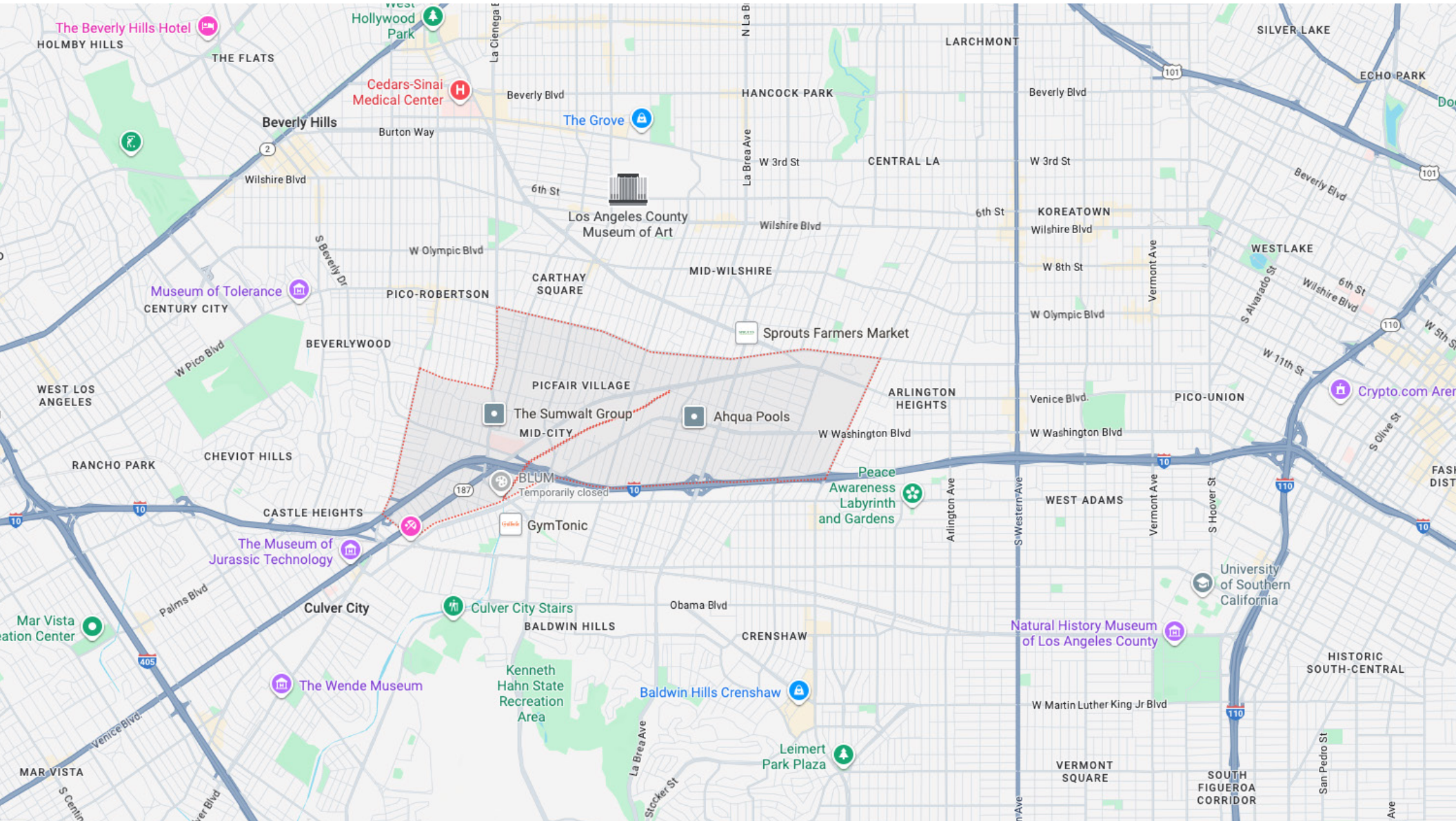
## Location Highlights

### Prime Mid City Area - Close to:

- Culver City
- Century City
- West Adams
- West Hollywood
- Miracle Mile



# Location Overview



# 03 Financials

## Financial Summary

UNIT #	UNIT TYPE	RENT	SQFT	
4703	5 BD	\$6,000	2,087	LEASED
4703 1/2	2 BD + 2 BA	\$3,600	1,073	LEASED
4701	3 BD + 3 BA	\$4,200	1,316	LEASED
4701 1/4	3 BD + 3 BA	\$4,299	1,316	LEASED
4701 3/4	3 BD + 3 BA	\$3,850	1,138	LEASED
4701 1/2	3 BD + 3 BA	\$3,850	1,138	LEASED

### EST. OPERATING DATA

Monthly Total	\$25,799
Annual Gross	\$309,588

### ESTIMATED EXPENSES

Property Tax	\$50,357
Repairs and Maintiance	\$1,800
Insurance	\$3,691
<b>Total Expenses</b>	<b>\$55,848</b>
<b>Net Income</b>	<b>\$256,152</b>

### RETURNS

Cap Rate	6.10%
GRM	13.46



## Sales Comparables

	Address	City	Sale Price	Units
	3442 Potomac Ave	Los Angeles	\$4,150,000	6
	8926 Sawyer St	Los Angeles	\$5,100,000	5
	6006 Comey St	Los Angeles	\$4,300,000	5
	2332 Carmona Ave	Los Angeles	\$4,200,000	5
	1842 Sycamore Ave	Los Angeles	\$3,600,000	4
	1289 S Sycamore	Los Angeles	\$3,700,000	4
	4712 W 17th St	Los Angeles	\$3,400,000	4
	4701 Saturn St	Los Angeles	\$4,199,999	6

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