

NEW CONSTRUCTION SEVEN UNIT

4937 W 20TH STREET,  
LOS ANGELES, CA 90016

\$3,799,000

5.3 % CAP RATE  
13.9 GRM

SETH HAMILTON | 714.397.6936

Seth@StreetlampPartners.com

STREETLAMPPARTNERS.COM

DRE: 01897619

STREETLAMP PARTNERS, LLC IS A MANAGING PARTNER IN THIS DEVELOPMENT.  
ALL MARKETING INFORMATION PROVIDED BY CITIVEST REALTY SERVICES, DRE #01020312.



## SEVEN ON 20TH NEW CONSTRUCTION SEVEN UNIT

WE ARE PLEASED TO ANNOUNCE A GREEN CERTIFIED NEW CONSTRUCTION SEVEN-UNIT COMPLEX. THE PROPERTY IS LOCATED JUST MINUTES FROM THE ARTS DISTRICT, CULVER CITY STEPS AND IVY STATION, WHICH HOUSE AMAZON STUDIOS, SONY PICTURES, HBO, BEATS ELECTRONICS AND MANY MORE TECH AND ENTERTAINMENT COMPANIES POURING INTO THE NEIGHBORHOOD. CERTIFICATES OF OCCUPANCY FOR ALL UNITS HAVE JUST BEEN ISSUED.

INCREDIBLE RENT COMPS ARE BEING ACHIEVED IN THIS NEIGHBORHOOD, DRIVEN LARGELY BY THE THE SURROUNDING TECH HUBS AND SUPPORTING SERVICES PROVIDING HIGH-PAYING AND STABLE JOBS. MID-CITY ON THE WHOLE HAS BEEN A VERY HOT MARKET, BUT THE WEST SIDE, WHICH IS ADJACENT TO BEVERLYWOOD AND CULVER CITY, HAS ENJOYED MUCH OF THE DEMAND.

THIS NON-RENT-CONTROLLED LUXURY COMPLEX IS COMPRISED OF THREE DUPLEXES AND ONE DETACHED SINGLE FAMILY, TOTALING SEVEN NEW CONSTRUCTION, EACH WITH PRIVATE LAUNDRY ROOMS AND TWO PARKING SPACES. EACH UNIT IS EQUIPPED WITH SEPARATE METERS FOR WATER, GAS AND ELECTRICITY AS WELL AS AN OWNER'S COMMON AREA ELECTRIC METER FOR EXTERIOR LIGHTING AND COMMON AREA WATER METER FOR SERVICING AND LANDSCAPE IRRIGATION. THE PROPERTY WILL BE COMPLETED WITH DROUGHT TOLERANT LANDSCAPING, AS WELL AS ENERGY EFFICIENT BUILDING MATERIALS, APPLIANCES AND FIXTURES PRESENTING THE BUYER WITH A FULLY WARRANTIED, LOW MAINTENANCE, ENVIRONMENTALLY FRIENDLY PROPERTY.

PLEASE CONTACT US REGARDING THIS OPPORTUNITY OR ONE OF THE SELLER'S MANY OTHER SIMILAR DEVELOPMENTS THROUGHOUT LOS ANGELES.



APN:	5062.003.031
# of Units:	7
Year Built:	2020
Gross Living Area (GLA):	7,356
Gross Building Area (GBA):	8,812
Lot Size (SF):	7,844
Zoning:	C2-1
List Price:	\$3,799,000
Annual Gross Rental Income:	\$273,600
Net Operating Income:	\$201,539
GRM:	13.9
Cap Rate:	5.3%
Price per SF (GBA):	\$431
Price per Unit:	\$542,714
Covered Parking:	7
Uncovered Parking:	7
Laundry:	Private Each Unit
Tenant Meters (water/gas/electric):	7
Owner/Common Meters (water/electric):	1
Floors:	3

**SUMMARIZED PRICING METRICS**

PRICE:	\$3,799,000
DOWN (40%):	\$1,519,600
PRO FORMA GRM:	13.9
PRO FORMA CAP RATE:	5.3%
\$/UNIT:	\$542,714
\$/SF (GBA):	\$431
\$/SF (GLA):	\$516

**BUILDING DESCRIPTION**

NO. OF UNITS	7
COMPLETION	NOV 2020
GROSS BUILDING AF	8,812
GROSS LIVING AREA	7,356
ZONING	C2-1
LOT SIZE (SQ FT)	7,844

**PROPOSED FINANCING**

LOAN AMOUNT	\$2,279,400
INTEREST RATE	3.30%
MONTHLY PAYMENT	\$9,983
LTV	60%
AMORTIZATION (YEARS)	30
DSCR	1.68

**ANNUALIZED OPERATING DATA****PRO FORMA**

<b>GROSS POTENTIAL RENTAL INCOME</b>		\$273,600
GAIN (LOSS)-TO-LEASE		\$0
<b>GROSS SCHEDULED RENTAL INCOME</b>		\$273,600
LESS: VACANCY	3.00%	-\$8,208
<b>EFFECTIVE GROSS INCOME</b>		\$265,392
LESS: EXPENSES		-\$63,852.54
MISCELLANEOUS INCOME		\$0.00
<b>NET OPERATING INCOME</b>		\$201,539.46
DEBT SERVICE		-\$119,793.01
<b>PRE-TAX CASH FLOW</b>	5.38%	\$81,746.45
PRINCIPAL REDUCTION		\$44,572.81
<b>TOTAL RETURN</b>	8.31%	\$126,319.26

**ANNUALIZED EXPENSES****PRO FORMA****FIXED EXPENSES**

REAL ESTATE TAXES	1.174%	\$44,600
INSURANCE	.35/SQ FT	\$2,575
UTILITIES		\$1,512

**CONTROLLABLE EXPENSES**

MANAGEMENT SERVICES	4.00%	\$10,616
REPAIRS & MAINTENANCE	\$400/UNIT	\$2,800
UNIT TURNOVER	\$250/UNIT	\$1,750

**TOTAL EXPENSES**

EXPENSES/UNIT	\$15,963
EXPENSES/SQ FT	\$8.68
% OF EGI	24.1%

# RENT ROLL

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	PRICE / SQ FT	PRO FORMA RENTS	PARKING	LAUNDRY
4937 1/2 W 20TH STREET	VACANT	2 BED / 2.5 BATH	979	\$3.17	\$3,100	2 GARAGE	PRIVATE ROOM
4937 3/4 W 20TH STREET	VACANT	2 BED / 2.5 BATH	1031	\$3.01	\$3,100	2 GARAGE	PRIVATE ROOM
4937 W 20TH STREET	VACANT	2 BED / 2 BATH	997	\$3.01	\$3,000	2 GARAGE	PRIVATE ROOM
4937 1/4 W 20TH STREET	VACANT	2 BED / 2 BATH	997	\$3.01	\$3,000	2 GARAGE	PRIVATE ROOM
4935 1/4 W 20TH STREET	VACANT	2 BED / 1 BATH	917	\$3.16	\$2,900	2 GARAGE	PRIVATE ROOM
4935 1/2 W 20TH STREET	VACANT	2 BED / 2 BATH	917	\$3.22	\$2,950	2 GARAGE	PRIVATE ROOM
4935 W 20TH STREET	VACANT	4 BED / 3.5 BATH	1518	\$3.13	\$4,750	2 UNCOVERED	PRIVATE ROOM
7	VACANT	16 BED/ 15.5 BATH	7356	\$3.10	\$22,800	14	



# PUBLICLY LISTED RENTAL COMPS

<b>PUBLICLY LISTED 2 BED RENTAL COMPS</b>							
ADDRESS	STATUS	UNIT TYPE	YR. BUILT	UNIT SIZE	RENT	LEASE DATE	LEASE DATE
746 1/2 RIDGELEY DR, 90036	LEASED	2 BED / 2 BATH	1937	940	\$4,100	\$4.36	3/17/20
528 S DUNSMUIR AVE, 90019	LEASED	2 BED / 2 BATH	1924	992	\$3,750	\$3.78	1/7/21
3007 VIRGINA RD, 90016	LEASED	2 BED / 2 BATH	1930	1,271	\$3,500	\$2.75	7/14/20
2032 CLYDE AVE, 90016	LEASED	2 BED / 1 BATH	2006	900	\$2,900	\$3.22	3/12/20
3020 WELLINGTON RD, 90016	LEASED	2 BED / 1 BATH	2018	720	\$3,050	\$4.24	6/18/20
1848 S SYCAMORE AVE #1, 90019	LEASED	2 BED / 1 BATH	1930	450	\$2,100	\$4.67	6/17/20
1848 S SYCAMORE AVE #6, 90019	LEASED	2 BED / 1 BATH	1930	650	\$2,350	\$3.62	6/25/20
5532 VILLAGE, 90016	LEASED	1 BED / 1 BATH	1942	729	\$2,900	\$3.98	12/12/19
2215 1/2 MANSFIELD AVE, 90016	ACTIVE	2 BED / 2 BATH	2019	640	\$3,000	\$4.69	ACTIVE
<b>COMPARABLE AVERAGE:</b>			1960	810	\$3,072	\$3.92	
<b>SUBJECT PROPERTY 2 BED UNITS:</b>			2020	973	\$3,008	\$3.09	

<b>PUBLICLY LISTED 3-5 BED RENTAL COMPS</b>							
ADDRESS	STATUS	UNIT TYPE	YR. BUILT	UNIT SIZE	RENT	\$/SF	LEASE DATE
2154 S WEST VIEW, 90016	LEASED	5 BED / 5 BATH	2020	1,727	\$5,500	3.18	9/4/20
2411 1/2 CARMONA AVE, 90016	LEASED	4 BED / 3.5 BATH	2020	1,436	\$4,500	3.13	5/23/20
822 S PLYMOUTH #3, 90005	LEASED	4 BED / 3.5 BATH	2020	2,120	\$6,700	3.16	2/19/20
3603 WESLEY ST, 90232	LEASED	4 BED / 3 BATH	2018	1,750	\$5,900	3.37	2/1/20
1137 S HUDSON AVE, 90019	LEASED	3 BED / 3.5 BATH	1922	1,780	\$5,500	3.09	11/15/19
<b>COMPARABLE AVERAGE:</b>			2020	1,758	\$5,650	\$3.21	
<b>SUBJECT PROPERTY 4 BED UNIT:</b>			2020	1,518	\$4,750	\$3.13	

528 S DUNSMUIR AVE, 90019



3007 VIRGINA RD, 90016



2032 CLYDE AVE, 90016



# PUBLICLY LISTED RENTAL COMPS

3020 WELLINGTON RD, 90016



1848 S SYCAMORE AVE #1, 90019



5532 VILLAGE, 90016



2215 1/2 MANSFIELD AVE, 90016



2154 S WEST VIEW, 90016



2411 1/2 CARMONA AVE, 90016



MS

# PUBLICLY LISTED SALE COMPS

PUBLICLY LISTED SALE COMPS											
ADDRESS	STATUS	UNIT COUNT	BED/ BATH COUNT	YR. BUILT	GROSS SF	PRICE	GRM	\$/SF	SALE DATE	CAP RATE	
2125 S RIMPAU BLVD, 90016	SOLD	3	10 BED / 9 BATH	2020	4,539	\$2,198,000	NA	\$484	1/8/21	NA	
1522 S ORANGE GROVE AVE, 90019	SOLD	17	40 BED / 35 BATH	2019	24,307	\$12,400,000	13.91	\$510	1/29/20	4.49%	
1545 S FAIRFAX, 90019	SOLD	10	29 BED / 22 BATH	2019	12,665	\$6,835,373	16.10	\$540	11/22/19	4.37%	
4820 ST CHARLES PL, 90016	SOLD	4	15 BED / 15 BATH	2020	7,019	\$2,720,000	NA	\$388	5/21/20	NA	
2030 S HAUSER BLVD, 90016	SOLD	4	12 BED / 16 BATH	2019	5,090	\$2,625,000	15.14	\$516	2/5/20	4.98%	
2309 WEST VIEW, 90016	SOLD	3	10 BED / 9 BATH	2020	4,400	\$2,200,000	NA	\$500	4/16/20	NA	
2150 S WEST VIEW, 90016	SOLD	3	15 BED / 15 BATH	2020	5,985	\$2,495,000	NA	\$417	10/7/20	NA	
4511 SATURN ST., 90019	PENDING	4	13 BED / 12 BATH	2020	4,810	\$2,450,000	NA	\$509	PENDING	NA	
2303 WEST VIEW, 90016	ACTIVE	3	12 BED / 12 BATH	2019	NA	\$2,325,000	NA	NA	ACTIVE	NA	
<b>COMP AVERAGE:</b>				2020	8,602	\$4,027,597	15.05	\$483		4.61%	
<b>SUBJECT PROPERTY:</b>		<b>7</b>	<b>16 BED/ 15.5 BATH</b>	<b>2020</b>	<b>8,812</b>	<b>\$3,799,000</b>	<b>13.89</b>	<b>\$431</b>		<b>5.31%</b>	
COMP \$/SQ FT	\$482.95	COMP GRM		15.05	COMP CAP RATE		4.61%				
<b>SUBJECT SQ FT</b>	<b>8,812</b>	<b>SUBJECT GROSS POTENTIAL RENT</b>		<b>\$273,600</b>	<b>SUBJECT NOI</b>		<b>\$201,539</b>				
<b>SUGGESTED VALUE</b>	<b>\$4,255,714</b>	<b>SUGGESTED VALUE</b>		<b>\$4,117,223</b>	<b>SUGGESTED VALUE</b>		<b>\$4,370,067</b>				
<b>BLENDED VALUATION</b>							<b>\$4,247,668</b>				

2125 S RIMPAU BLVD, 90016



1522 S ORANGE GROVE AVE, 90019



4820 ST CHARLES PL, 90016





# PUBLICLY LISTED RENTAL COMPS

2030 S HAUSER BLVD, 90016



2309 WEST VIEW, 90016



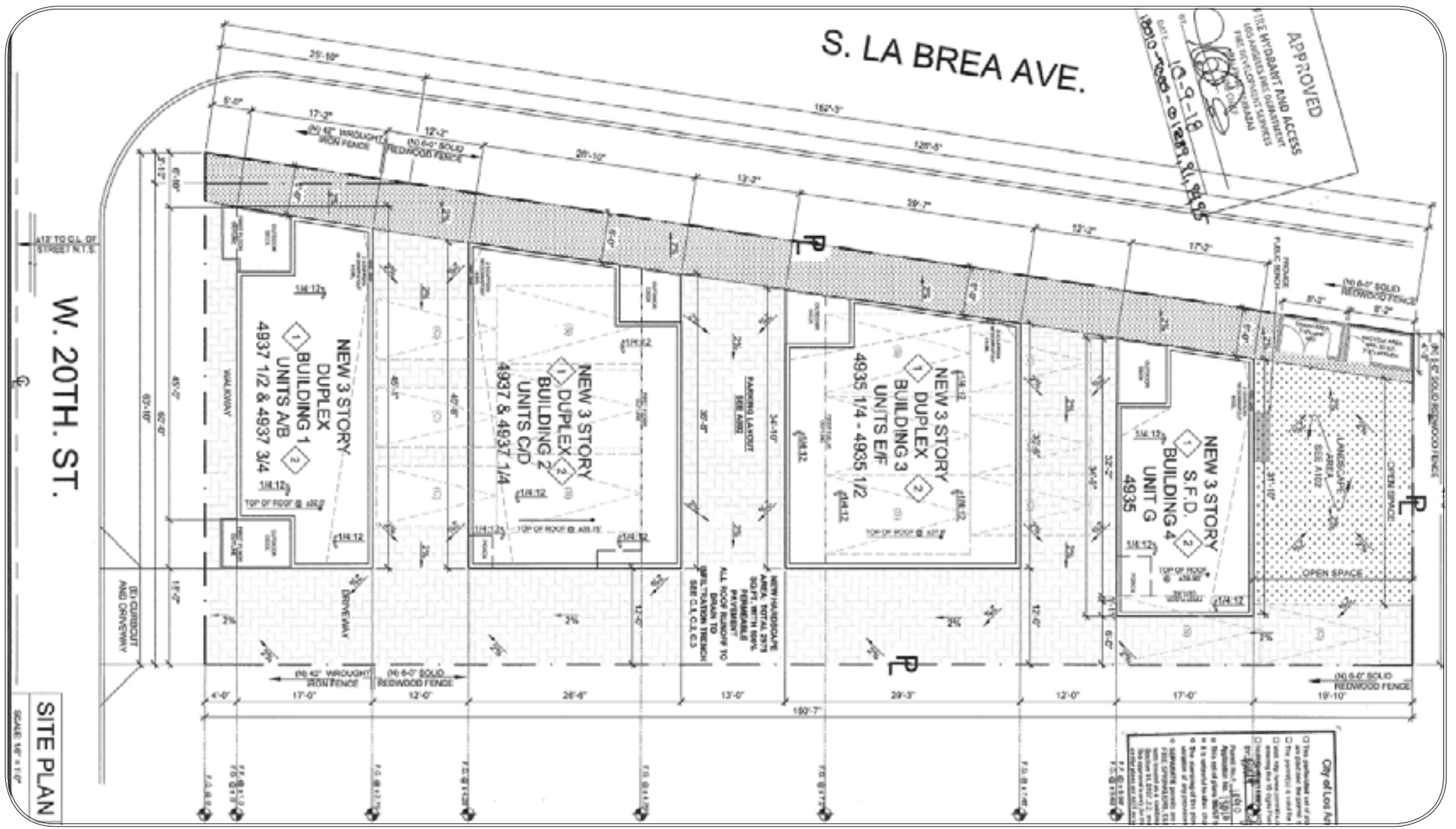
2150 S WEST VIEW, 90016



4511 SATURN ST., 90019



# SITE PLAN



City of Los Angeles  
 Department of Public Works  
 Engineering Division  
 1515 S. Grand Ave., 15th Floor  
 Los Angeles, CA 90015  
 (213) 473-3111  
 www.cityofla.org

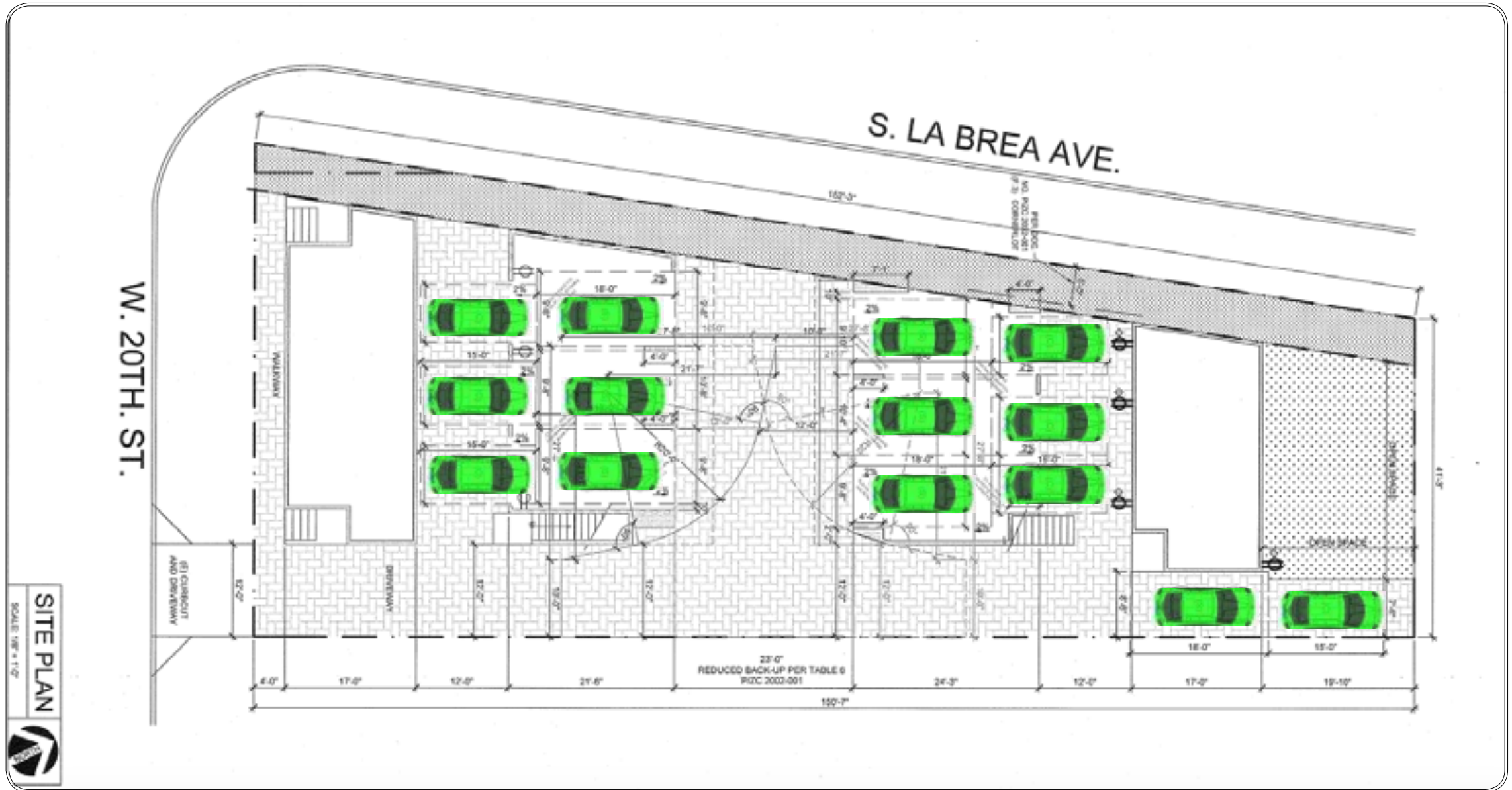
City of Los Angeles  
 Department of Public Works  
 Engineering Division  
 1515 S. Grand Ave., 15th Floor  
 Los Angeles, CA 90015  
 (213) 473-3111  
 www.cityofla.org

W. 20TH ST.

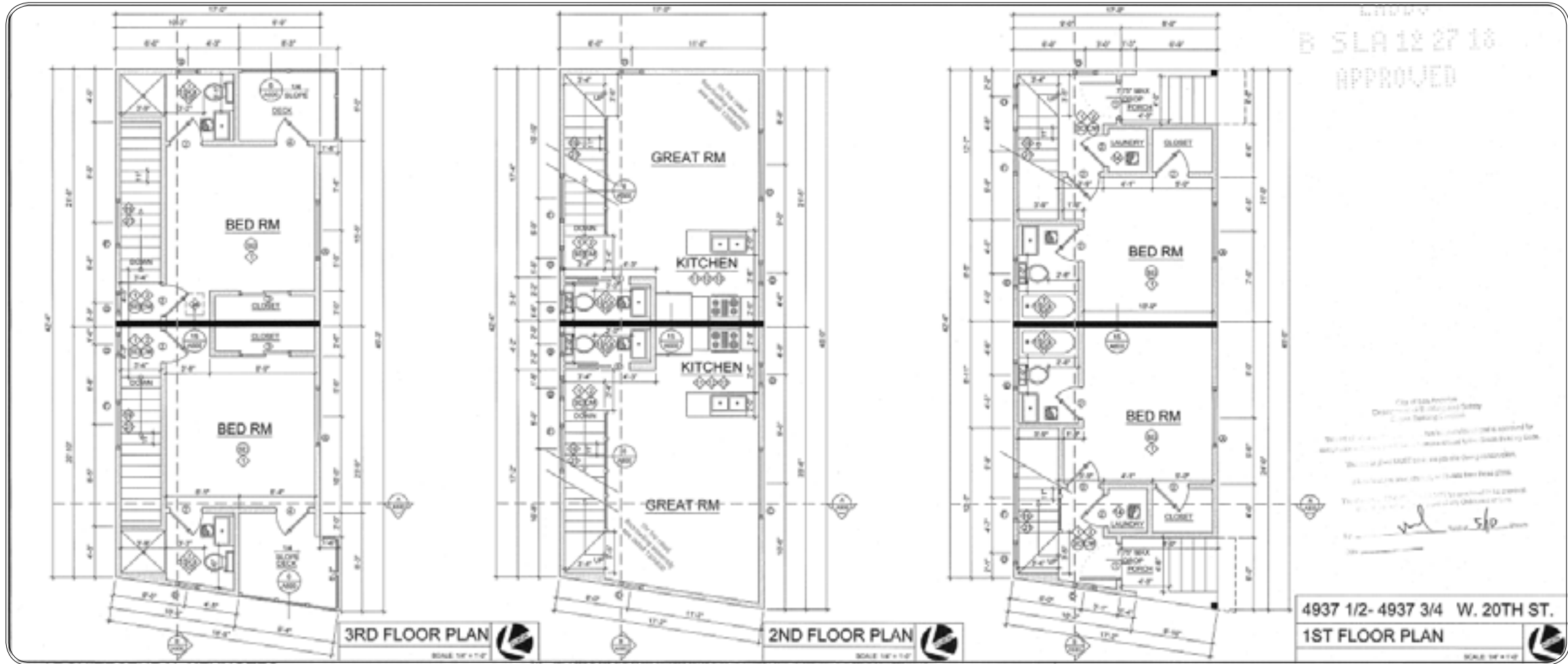
S. LA BREA AVE.

SITE PLAN

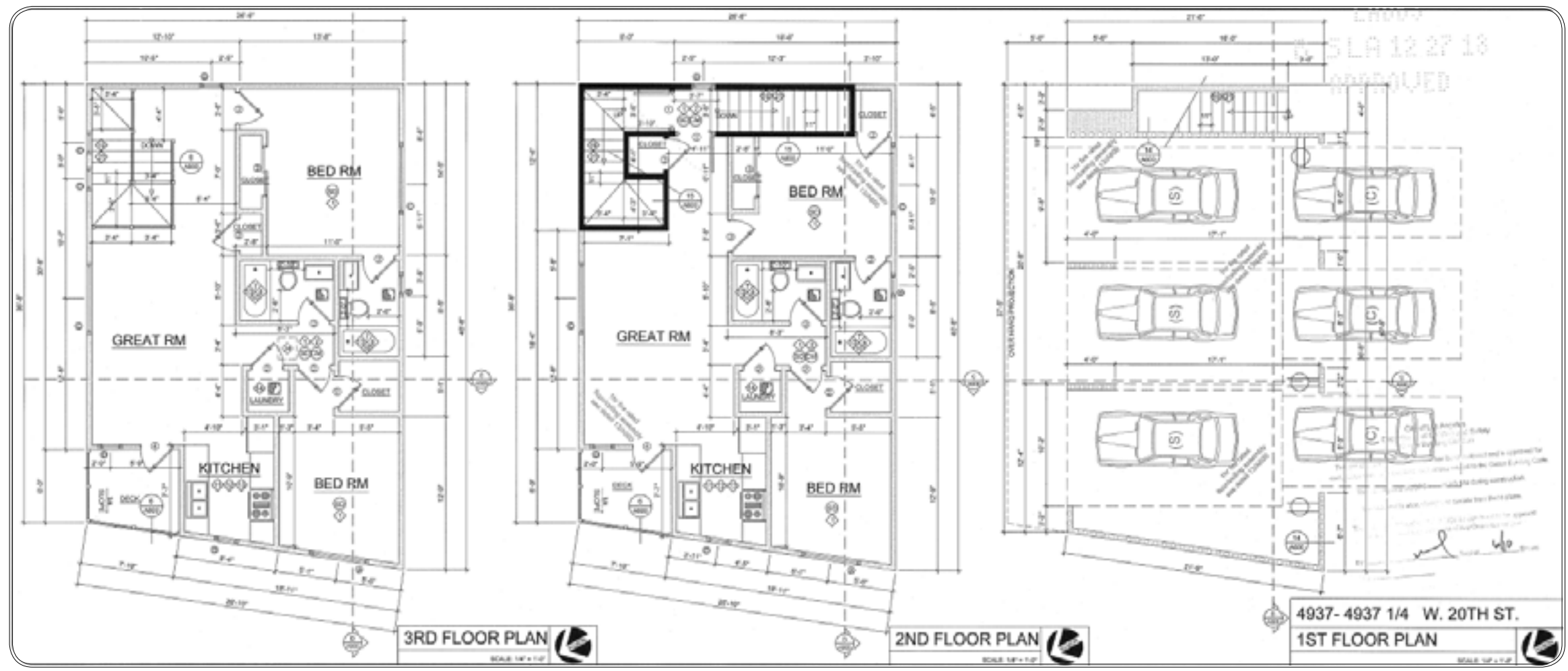
SCALE 1/8" = 1'-0"



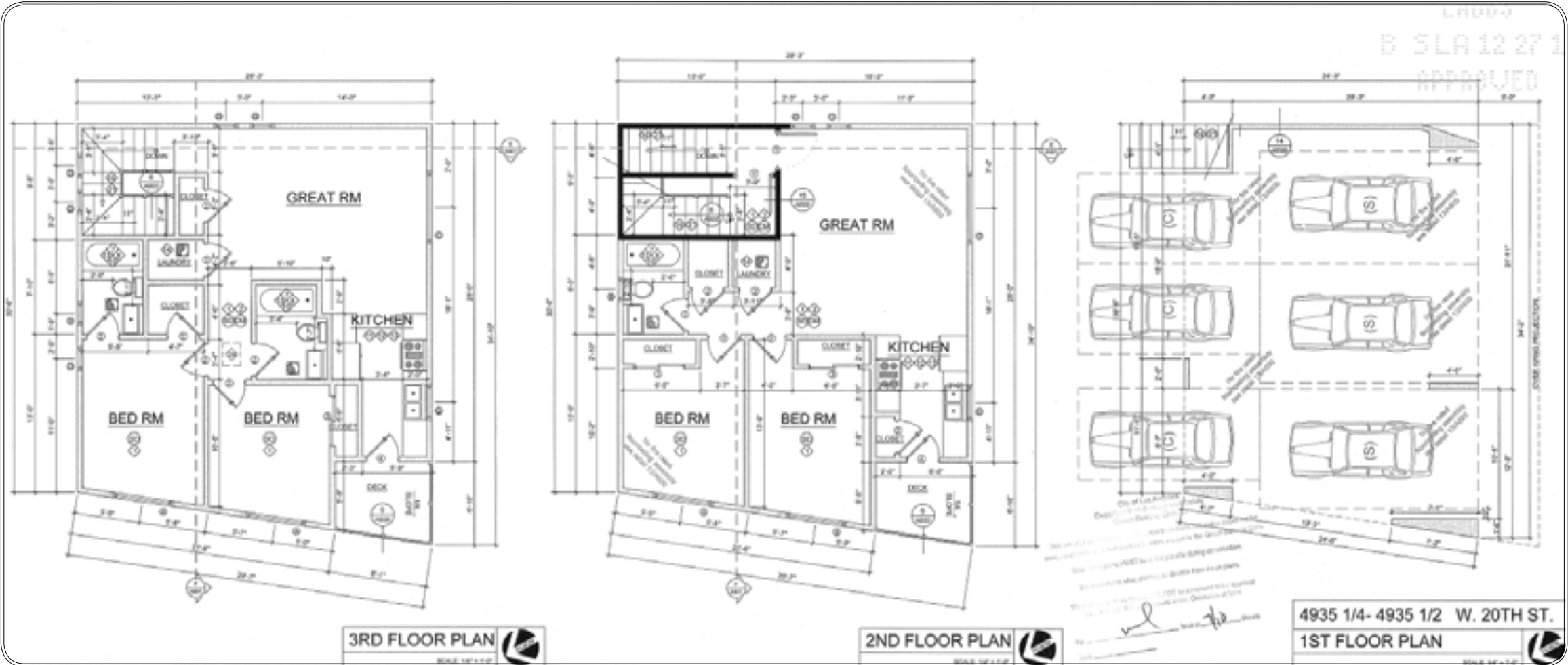
# FLOOR PLAN

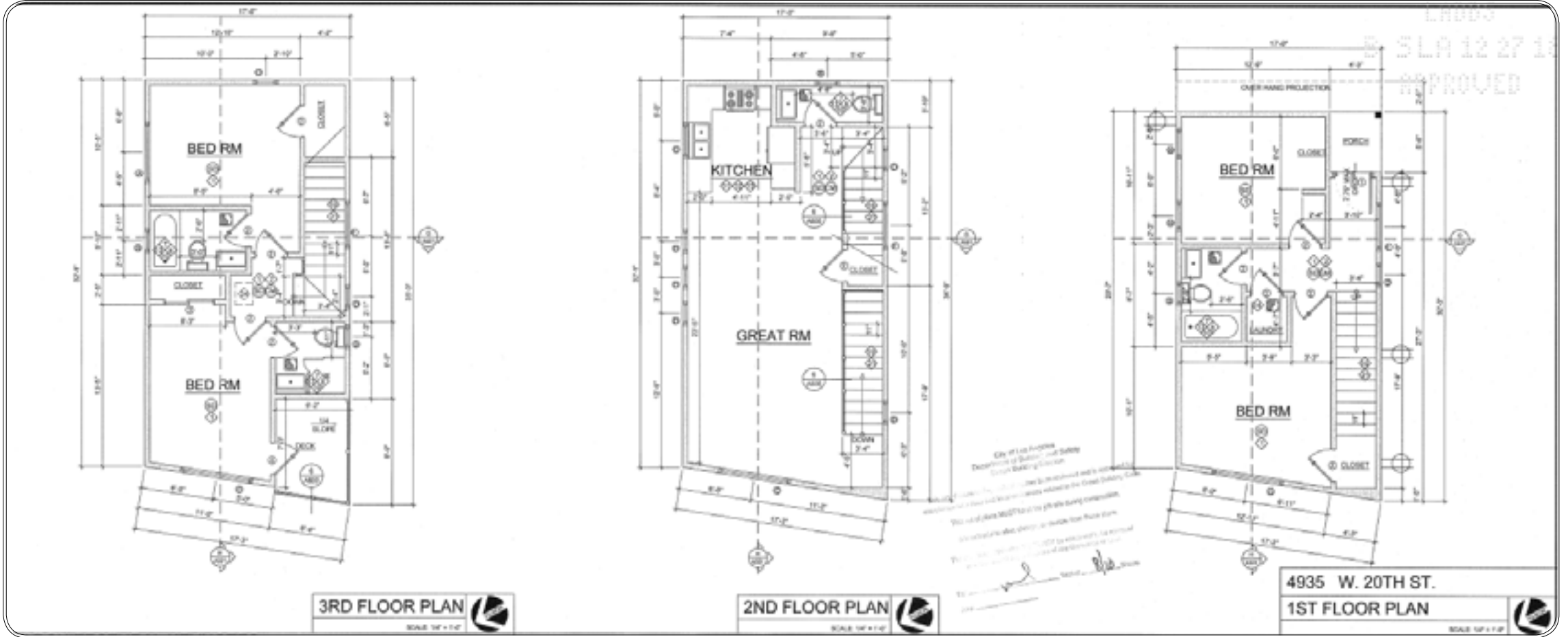


# FLOOR PLAN



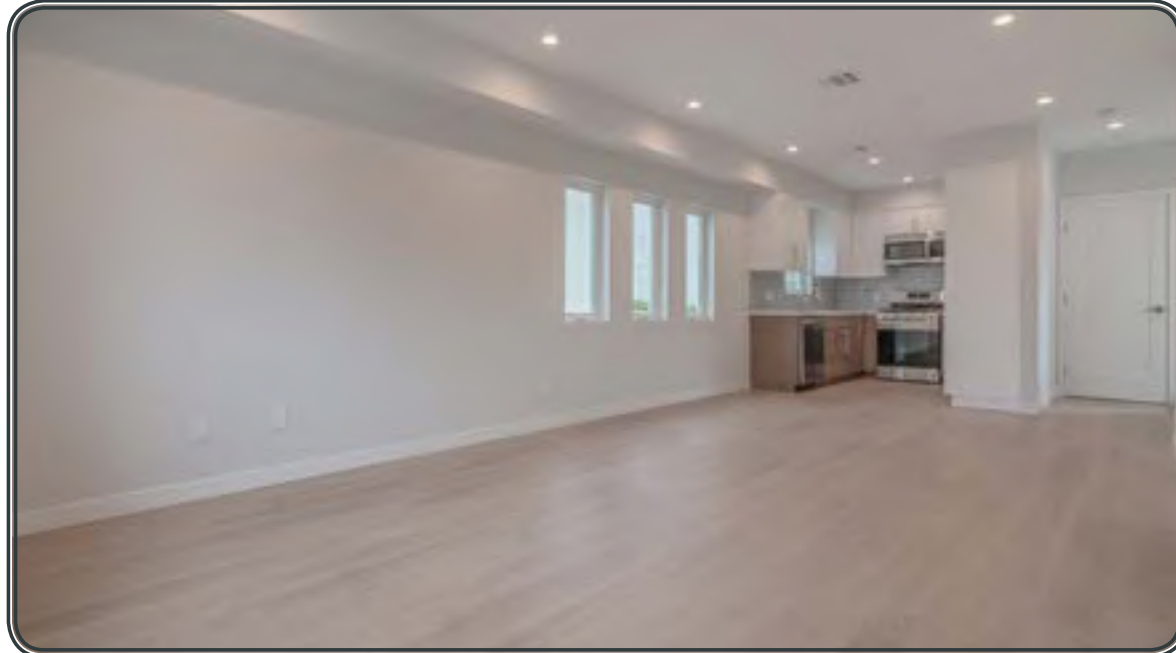
# FLOOR PLAN

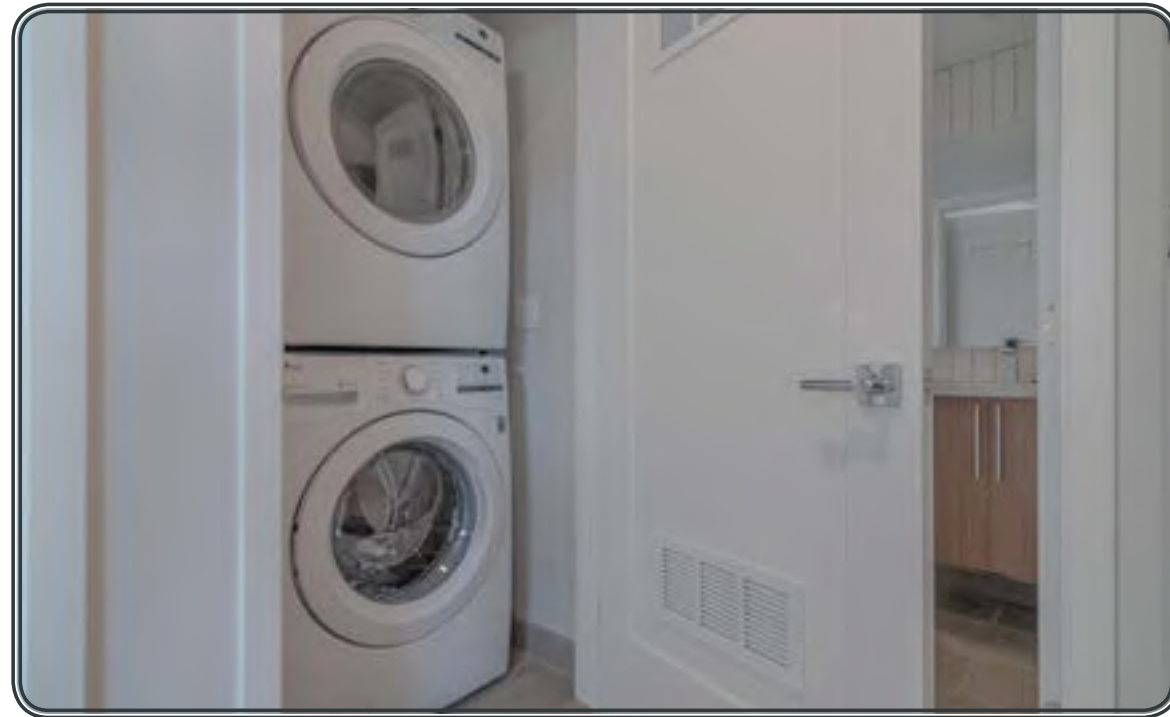
























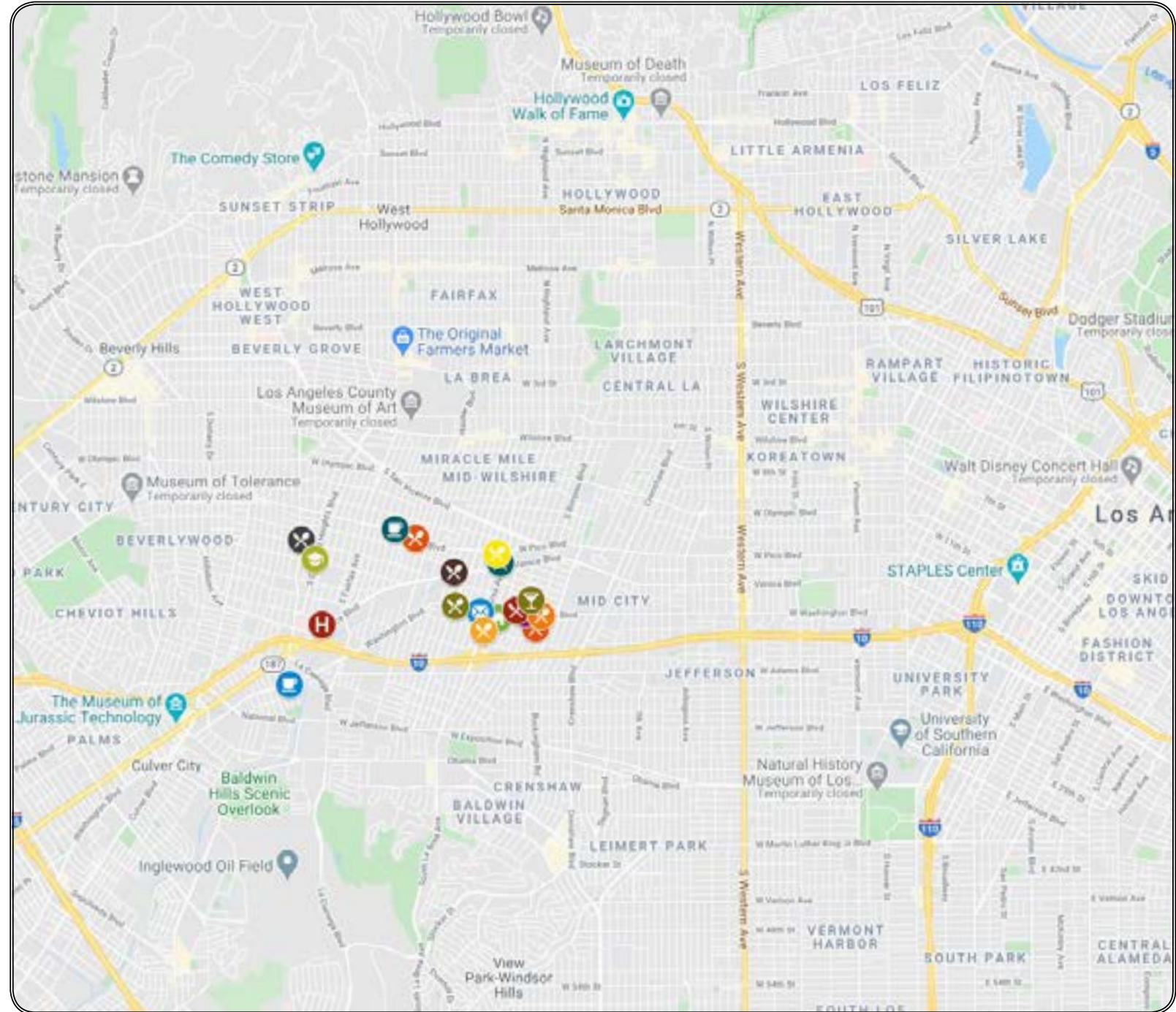






# NEIGHBORHOOD AREA MAP

-  4937 W 20th St
-  United States Postal Service
-  Menchita's
-  Rick's Fish & Seafood Market
-  Nate Holden Performing Arts Center
-  Taqueria Jalisco
-  Redondo Market
-  Kaiser Permanente Venice Medical Offic...
-  Cognoscenti Coffee
-  Leo's Tacos Truck
-  Con Sabor a Peru
-  Roscoe's Chicken And Waffles - Pico Blvd.
-  Stevie's Creole Café
-  Powerplant Superfood Cafe
-  Panda Express
-  Crescent Heights Boulevard Elementary ...
-  Ondal 2
-  Susano ramirez



# NEIGHBORHOOD AREA

OFFERING MEMORANDUM - 4937 W 20TH STREET



**STEVIE'S CREOLE CAFE**  
0.9 MILES



**MIZLALA**  
0.9 MILES



**HIGHLY LIKELY**  
1.0 MILES



**JOHNNY'S WEST ADAMS**  
1.0 MILES



**LITTLE BAR**  
1.5 MILES



**MET HIM AT A BAR**  
1.4 MILES

# ATTRACTIONS



**HOLLYWOOD BOWL**



**GRAND PARK**



**WALT DISNEY CONCERT HALL**



**LA BREA TAR PITS AND MUSEUM**



**THE GETTY VILLA**



**THE OUE SKYSPACE LA SKYSLIDE**

# CONTACT INFO

PLEASE VISIT: [STREETLAMPPARTNERS.COM](https://STREETLAMPPARTNERS.COM)

FOR MORE INFORMATION ON OUR UPCOMING PROPERTIES.

INFORMATION PROVIDED BY: [SETH HAMILTON](#) BRE # 01897619

CITIVEST REALTY SERVICES, BRE # 01875823

2.5% COOPERATING BROKER COMPENSATION

714.397.6936

[SETH@STREETLAMPPARTNERS.COM](mailto:SETH@STREETLAMPPARTNERS.COM)

THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH INDEPENDENT DUE DILIGENCE INVESTIGATION.

OWNER/DEVELOPER/AGENT ARE NOT QUALIFIED TO DISCUSS OR ADVISE ON LEGAL, ACCOUNTING, OR OTHER MATTERS OUTSIDE OF THOSE PERMITTED BY STATE LAW. OWNER/DEVELOPER/AGENT HAVE NOT MADE ANY INVESTIGATION, AND MAKES NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY.

