

Designer 2020 Const. Fourplex in Prime Mid-City! | REAL 6.20% Cap Rate!

5014 PICKFORD



OFFERING MEMORANDUM



We treat your units like our units at myunits.com



Concierge Leasing
for Landlords



Multi-Family
Sales Experts



Full Service
Property MGMT



LA's Hottest
Rentals

Call 844-MY-UNITS or email hello@myunits.com

Prepared by
THE 2-4 UNIT SPECIALISTS®



powered by **myunits.com**

CHEYENNE WOMACK

SALES DIRECTOR
REALTOR® #0204825
805.973.7470 Cell
cheyenne@myunits.com
www.myunits.com

LAUREN CEARLEY

SALES DIRECTOR
REALTOR® #02146823
213.302.8662 Cell
lauren@myunits.com
www.myunits.com

**630 N Glenoaks Blvd
Burbank, CA 91502**

THE 2-4 UNIT SPECIALISTS® DISCLAIMER

The information contained herein is proprietary and strictly confidential. It is intended for the exclusive review of the party receiving it from The 2-4 Unit Specialists® and should not be disclosed to any other person or entity without the prior written consent from The 2-4 Unit Specialists®. These materials provide a summary of unverified information designed to generate preliminary interest in the subject property. They are not a substitute for thorough, independent due diligence and/or investigation. The 2-4 Unit Specialists® is not qualified to provide advice on legal, accounting, or other matters beyond those permitted by state law. The 2-4 Unit Specialists® has not conducted any investigations and makes no warranty or representation of the property, its improvements or any potential for improvements, including the size, square footage, presence of contaminants (including but not limited to lead-based paint, PCBs, or asbestos), compliance with city, county, state and/or federal regulations, physical condition, the financial condition or business prospects and practices of any tenant, or any tenant's plans or intentions to continue occupancy. The information contained herein has been obtained from sources believed to be reliable, however, The 2-4 Unit Specialists® has not verified, and will not verify, any such information. The 2-4 Unit Specialists® makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify the information set forth herein. References to The 2-4 Unit Specialists® include its officers, partners, agents, sub-agents, and employees. This package is not intended to create a contractual relationship between The 2-4 Unit Specialists® and any recipient. Any use of the information in this package is at the recipient's own risk, and The 2-4 Unit Specialists® shall not be liable for any direct, indirect, or consequential damages arising from the use of this information. By reviewing this information, you agree to abide by these terms and conditions.



TABLE OF CONTENTS

Offering Summary	6 - 12
Pricing & Financials	13 - 15
Comparables	16 - 17
Property Photos	18 - 23





OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are pleased to present 5014 Pickford Street, a 2020-built designer fourplex in the heart of prime Mid-City Los Angeles. This sleek, modern community offers four spacious tri-level townhomes with private balconies, premium finishes, and separately metered utilities, providing investors with a fully stabilized, high-income asset in one of LA's most rapidly appreciating pockets.

This fully stabilized fourplex boasts an impressive REAL 6.20% cap rate and no rent control, Pickford represents a turnkey opportunity for 1031 exchange buyers seeking strong returns with minimal management. The property has been immaculately maintained and features numerous capital improvements, including new no maintenance fencing, new iron security gates, refreshed landscaping with irrigation, and electrical enhancements.

Each unit features open-concept living spaces, sleek wood kitchens and baths, Samsung in-unit washer/dryers, and central air & heat, private third-floor balconies, drought-tolerant landscaping, and seven on-site parking spaces add to the property's appeal.

With its blend of modern design, strong financial performance, and exceptional location, 5014 Pickford stands as a rare opportunity to acquire a turnkey, low-expense, high-yield asset in one of Los Angeles's fastest-growing submarkets.





Property Highlights

- ✦ NO RENT CONTROL!
- ✦ Fully stabilized with an outstanding REAL cap rate of 6.20%!
- ✦ High-income property in one of LA's most rapidly appreciating pockets.
- ✦ Premium modern finishes and open layouts designed for today's urban renter.
- ✦ Ideal floor plans appealing to both families, roommates, and young professionals.
- ✦ All units separately metered for electric and water – low operating expenses!
- ✦ Meticulously maintained with numerous capital improvements including new no maintenance fencing/security gates, landscaping with irrigation, and electrical upgrades. Plus an additional 3-5 year warranty on appliances, providing a worry-free investment
- ✦ Turnkey 1031 exchange opportunity – ready to close now!
- ✦ Surrounded by major tech and media employers, offering strong tenant demand and long-term appreciation potential
- ✦ Already a well-run, stabilized asset with long-term tenants in place, all the early kinks have been worked out, making this a truly turnkey investment.



The Property

5014 Pickford St, Los Angeles, CA 90019

APN:	5067-015-036	Zoning:	LARD1.5
# Units:	4	Rent Control:	No
# Buildings:	2	Opportunity Zone:	Yes
Building Size:	5,658 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	7,002 sqft		additional house meter for exterior electric.



The Offering

The Pricing & Metrics

List Price:	\$2,750,000
Cap Rate:	6.20%
GRM:	12.22
Price per Sqft:	\$486.04
Price per Door:	\$687,500



The Amenities

The Bells & Whistles

Parking:	7 permitted parking spaces + 3 bonus parking spaces
Laundry:	Samsung washer/dryers in each unit
HVAC:	Central air and heat
Outdoor Space:	Private third-floor balconies in every unit
Finishes:	Sleek wood kitchens and bathrooms

THE BREAK DOWN























5014 Pickford is comprised of 4 ultra-high-end townhomes, which are all currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#5014	3B/3B	1,450	\$4,650	\$4,650
#5016	3B/3B	1,450	\$4,800	\$4,800
#5018	3B/3B	1,379	\$4,650	\$4,650
#5020	3B/3B	1,379	\$4,650	\$4,650

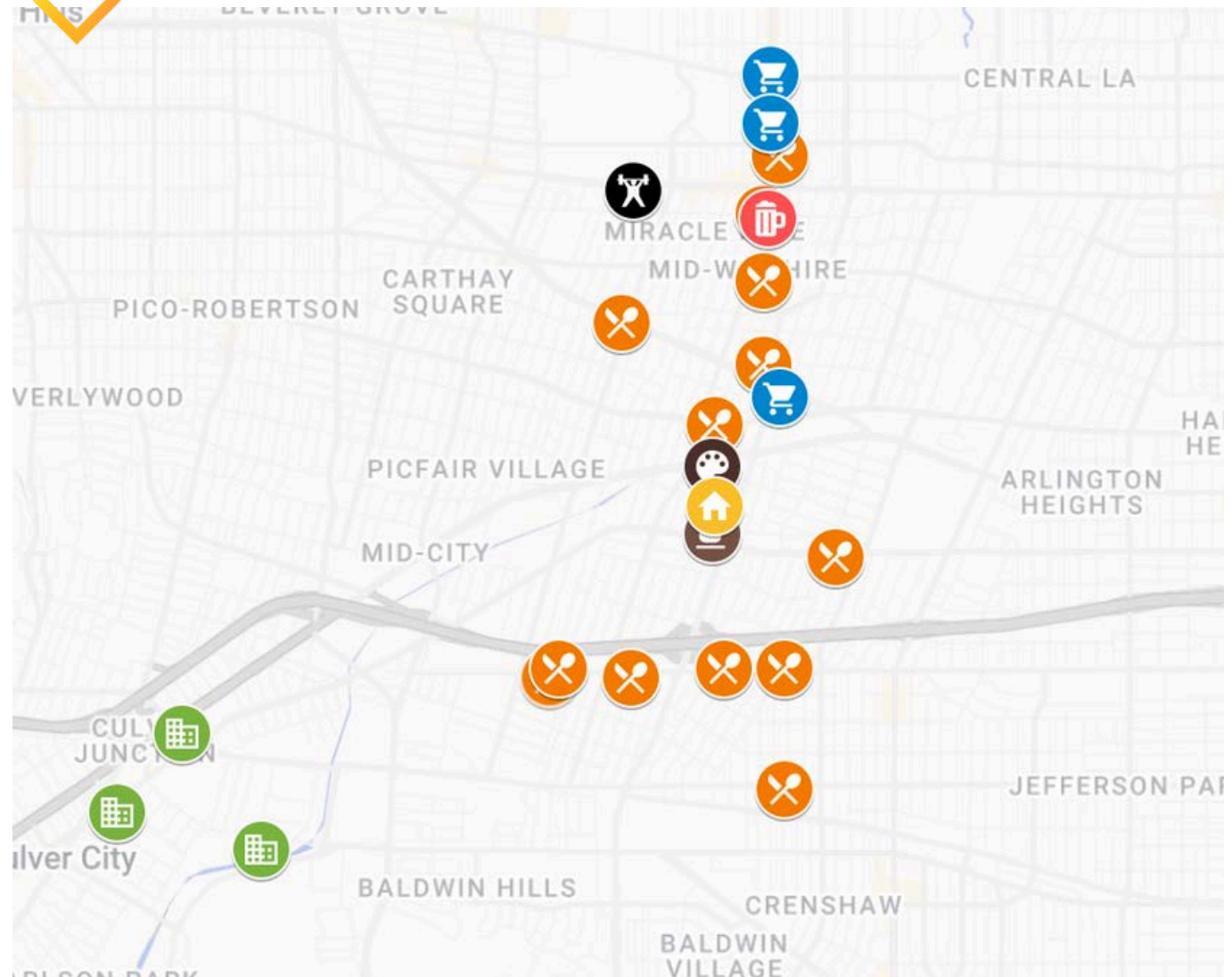


Location Highlights

- ✦ Prime Mid City Location: Central to LA's westside and downtown job centers, offering unmatched renter convenience and consistent demand.
- ✦ Proximity to Major Employment Hubs: Minutes to Culver City, Miracle Mile, and the Jefferson Corridor, home to Amazon Studios, Apple TV+, HBO, and Sony.
- ✦ Strong Renter Demographics: High concentration of young professionals and families seeking modern, luxury rentals near major freeways and transit lines.
- ✦ Rapid Area Growth: Ongoing mixed-use and infrastructure development driving appreciation and long-term value in one of LA's fastest-improving corridors.
- ✦ Lifestyle Access: Surrounded by top dining, fitness, and entertainment options including the Culver Steps, Platform, and the LA County Museum of Art.

-  5014 Pickford St
-  Met Her At A Bar
-  Mizlala West Adams
-  Trejo's Tacos - La Brea Ave
-  République Café Bakery & République F
-  CENTO Pasta Bar
-  Alta Adams
-  Highly Likely
-  Chulita
-  n/soto
-  Sonoratown
-  Spicy Sugar Thai Mid-City
-  Lucia Mediterranean Grill
-  Honey Bee's House of Breakfast
-  All Season Brewing Company
-  Trader Joe's
-  Target
-  Sprouts Farmers Market
-  Amazon Studios
-  HBO
-  Apple Music
-  Jurassic Magic Coffee

 You'll find the coolest spots nearby.





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$2,750,000
Down: 30%	\$825,000
Current GRM:	12.22
Pro Forma GRM:	12.22
Current Cap Rate:	6.20%
Pro Forma Cap Rate:	6.20%
\$/Unit:	\$687,500
\$/SF:	\$486.04

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2020
Bldg SF:	5,658
Lot Size (SF):	7,002
Lot Size (acres):	0.16
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:

Loan Amount:	\$1,925,000
Interest Rate:	5.75%
Monthly Payment:	(\$9,223.96)
LTV:	70%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	Interest Only

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
5014	Occupied	3b/3b	1,450	\$4,650	\$4,650	\$3.21	\$4,650	\$3.21	\$0
5016	Occupied	3b/3b	1,450	\$4,800	\$4,800	\$3.31	\$4,800	\$3.31	\$0
5018	Occupied	3b/3b	1,379	\$4,650	\$4,650	\$3.37	\$4,650	\$3.37	\$0
5020	Occupied	3b/3b	1,379	\$4,650	\$4,650	\$3.37	\$4,650	\$3.37	\$0
4	Totals/Averages:		5,658	\$18,750	\$18,750	\$3.31	\$18,750	\$3.31	\$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
4	3b/3b	100%	1,415	\$4,688	\$3.31	\$18,750	\$4,688	\$3.31	\$18,750
Totals/Averages:			1,415	\$4,688	\$3.31	\$18,750	\$4,688	\$3.31	\$18,750
Gross Potential Income:						\$225,000			\$225,000

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$225,000	\$225,000
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$225,000	\$225,000
Less: Vacancy	4.0% (\$9,000)	4.0% (\$9,000)
Effective Gross Income	\$216,000	\$216,000
Less: Expenses	(\$45,405)	(\$45,405)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$170,595	\$170,595
Debt Service	(\$110,688)	(\$110,688)
Pre-Tax Cash Flow	7.26% \$59,907	7.26% \$59,907
Principal Reduction	\$0	\$0
Total Return	7.26% \$59,907	7.26% \$59,907

ANNUALIZED EXPENSES:

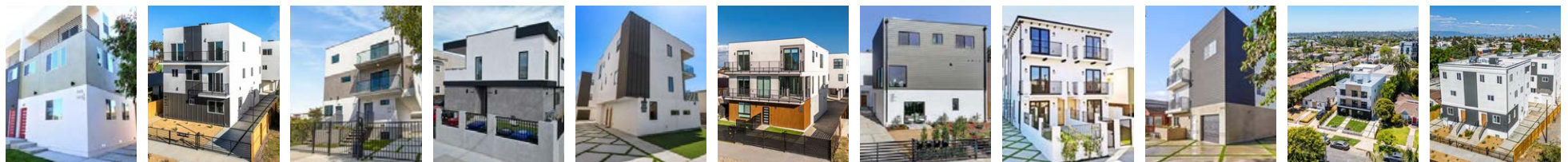
	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1874% \$32,653	\$32,653
Insurance	.90/s.f. \$5,092	\$5,092
Utilities	\$240/unit \$960	\$960
Controllable Expenses		
Contract Services	\$300/unit \$1,200	\$1,200
Repairs & Maintenance	\$1375/unit \$5,500	\$5,500
TOTAL EXPENSES	\$45,405	\$45,405
EXPENSES/UNIT	\$11,351	\$11,351
EXPENSES/SF	\$8.02	\$8.02
% of EGI	21.0%	21.0%



SALES COMPS

SOLD COMPS

Address	# Units	Sale Price	\$/SF	\$/Unit	Cap Rate	GRM	Bldg SF	Lot SF	Close Date	Year Built
1113 Carmona	4	\$2,800,000	\$496.37	\$700,000	5.23%	14.72	5,641	6,002	12/19/25	2018
2404 Cochran	4	\$3,006,075	\$455.12	\$751,519	5.92%	13.60	6,605	5,554	12/2/25	2025
1636 Longwood	4	\$3,100,000	\$452.89	\$775,000	6.00%	13.68	6,845	6,592	2/16/26	2025
4601 Pickford	4	\$3,150,000	\$471.84	\$787,500	5.45%	164.92	6,676	6,943	7/1/25	2021
4712 17th	4	\$3,395,000	\$450.92	\$848,750	5.58%	14.22	7,529	7,000	5/13/25	2023
2202 Thurman	4	\$3,500,000	\$426.73	\$875,000	5.89%	13.67	8,202	6,858	1/22/26	2024
1289 Sycamore	4	\$3,700,000	\$554.06	\$925,000	6.49%	12.33	6,678	6,406	11/5/25	2025
1954 Garth	4	\$4,965,000	\$517.78	\$1,241,250	5.93%	13.48	9,589	6,302	9/10/25	2025
2525 Hauser	5	\$3,342,000	\$521.62	\$668,400	N/A	N/A	6,407	6,530	11/26/25	2023
1557 Ogden	5	\$4,400,000	\$498.19	\$880,000	5.79%	13.77	8,832	6,892	12/31/25	2025
3442 Potomac	6	\$4,150,000	\$453.85	\$691,667	5.90%	13.59	9,144	9,243	6/5/25	2024
Averages:	4.36	\$3,591,643	\$481.76	\$823,085	5.82%	28.80	7,468	6,757		

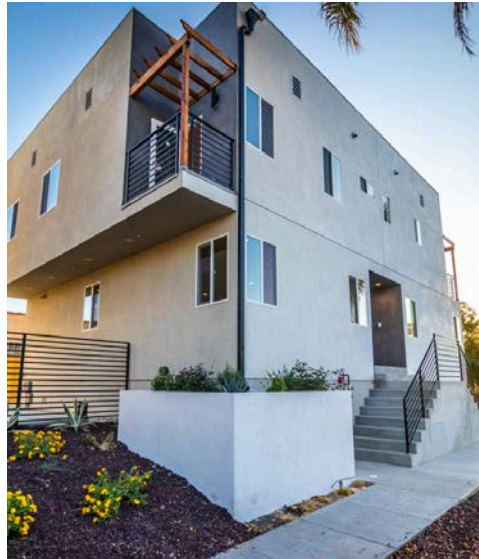




PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens & Living Rooms





Bright & Open
Bedrooms



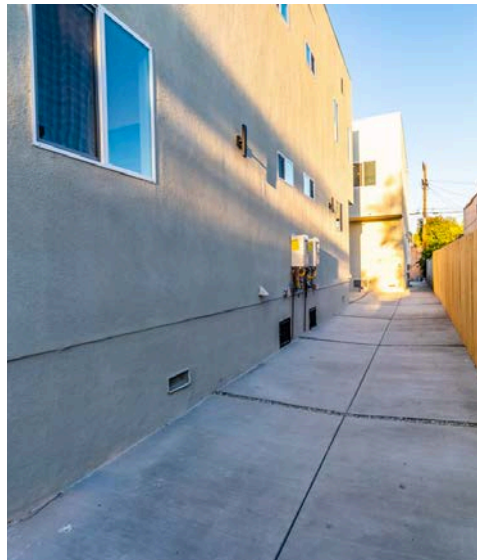


Sleek Bathrooms &
In-Unit Laundry





Parking, Views
& More





Cheyenne Womack
805.973.7470
cheyenne@myunits.com

Lauren Cearley
213.302.8662
lauren@myunits.com