

Brand New Construction, Luxury 6-Unit | Prime West-Adams!

1857 S CRENSHAW BLVD



OFFERING MEMORANDUM



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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**

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OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 1857 S Crenshaw Blvd, a NON RENT CONTROLLED, 2025-built luxury six-unit community ideally positioned between West Adams and Mid-Wilshire.

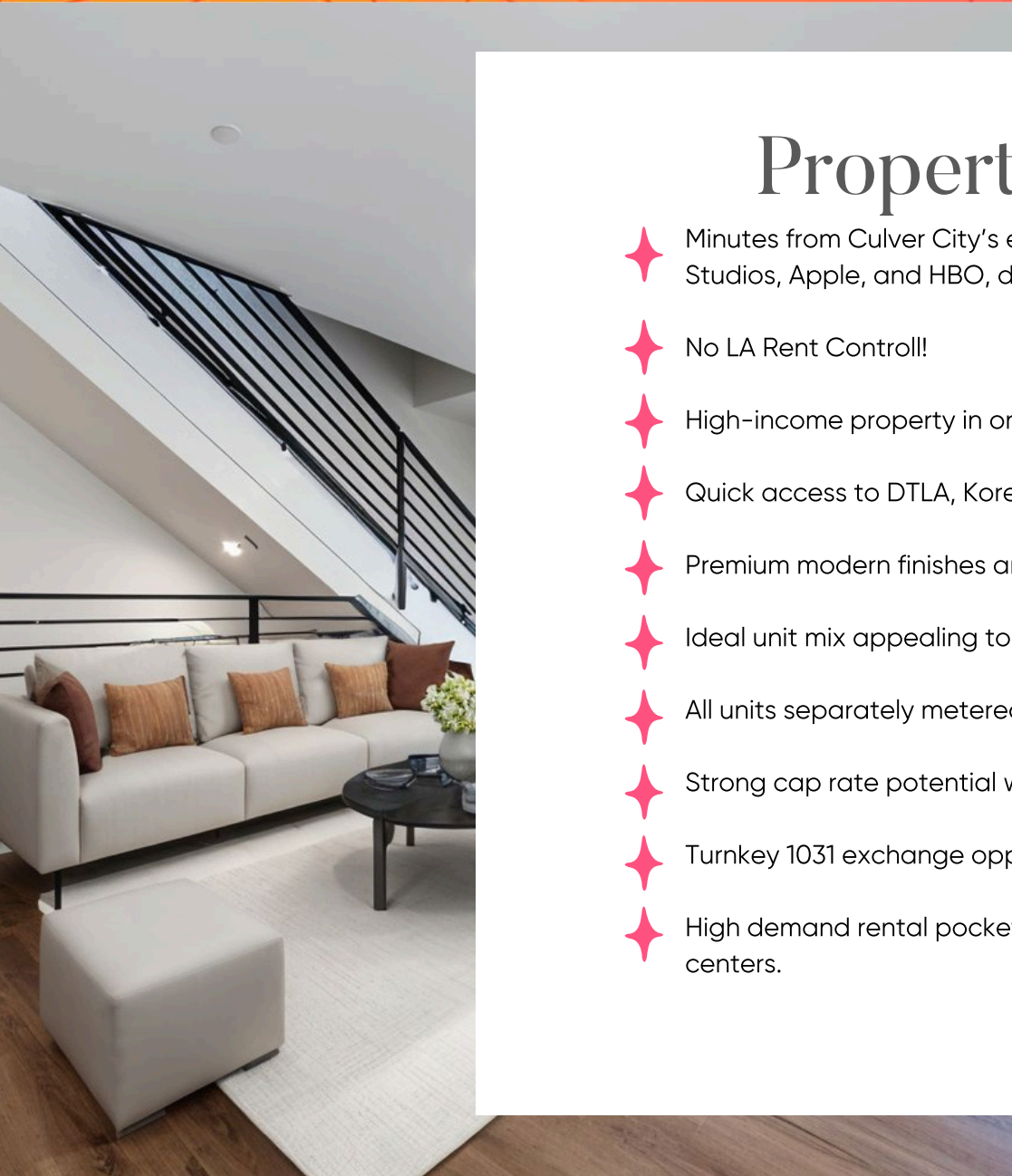
This massive property features four spacious 4-bedroom units, one 3-bedroom unit and one 2-bedroom unit, totaling six luxury residences with eight on-site parking spaces. One of the six units are currently leased, offering a rare owner-user opportunity with immediate income and strong appreciation potential. Each residence showcases designer kitchens, high-end finishes, in-unit laundry, private entrances, and separate utilities. Built for modern living, the property also includes drought-tolerant landscaping and a builder's warranty for low-maintenance ownership.

Located minutes from West Adams' vibrant dining and creative corridor, 1857 S Crenshaw Blvd offers residents effortless access to local favorites like Alta Adams, Mizlala, Johnny's Pastrami, and Highly Likely, along with quick connectivity to Culver City, Downtown Los Angeles, and Koreatown. Just a short drive from Culver City's growing tech hub, home to Amazon Studios, Apple, and HBO, this location attracts a strong base of young professionals seeking proximity to major job centers while enjoying the neighborhood's lifestyle appeal. With strong tenant demand, limited new construction supply, and elevated modern design, 1857 S Crenshaw Blvd represents a rare opportunity to own a fully stabilized, luxury six unit property in one of Los Angeles's fastest growing neighborhoods.



Property Highlights

- ◆ Minutes from Culver City's expanding tech hub, home to major employers like Amazon Studios, Apple, and HBO, drawing a steady influx of young professionals.
- ◆ No LA Rent Control!!
- ◆ High-income property in one of LA's most rapidly appreciating pockets.
- ◆ Quick access to DTLA, Koreatown, and the 10 Freeway.
- ◆ Premium modern finishes and open layouts designed for today's urban renter.
- ◆ Ideal unit mix appealing to both families, roommates, and young professionals.
- ◆ All units separately metered for electric and water – low operating expenses!
- ◆ Strong cap rate potential with room to increase rents.
- ◆ Turnkey 1031 exchange opportunity, ready to close now!
- ◆ High demand rental pocket supported by limited new supply and proximity to major job centers.





The Property

1856 S Crenshaw Blvd, West-Adams 90019

APN:	5071-002-026	Zoning:	LAR3
# Units:	6	Rent Control:	No
# Buildings:	3	Opportunity Zone:	No
Building Size:	7,174 sqft	Utilities:	Separately metered for all utilities
Lot Size:	7,024 sqft		



The Offering

The Pricing & Metrics

List Price:	\$4,450,000
Cap Rate:	5.07%
GRM:	14.73
Price per Sqft:	\$620.30
Price per Door:	\$741,667



The Amenities

The Bells & Whistles

Parking:	8 garage parking spaces
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek wood kitchens and bathrooms
Upgrades:	Large closets with built-ins

THE BREAK DOWN

1856 S Crenshaw Blvd is comprised of 6 ultra-high-end townhomes, 1 of which is currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
1855	4B/3B	1,431	\$0	\$4,495
1857	4B/4B	1,785	\$0	\$4,495
1857 1/2	3B/3B	1,785	\$0	\$3,995
1859	4B/3B	2,056	\$0	\$4,595
1859 1/2	4B/3B	2,000	\$0	\$4,595
1859 3/4	2B/3B	704	\$2,995	\$2,995



Location Highlights

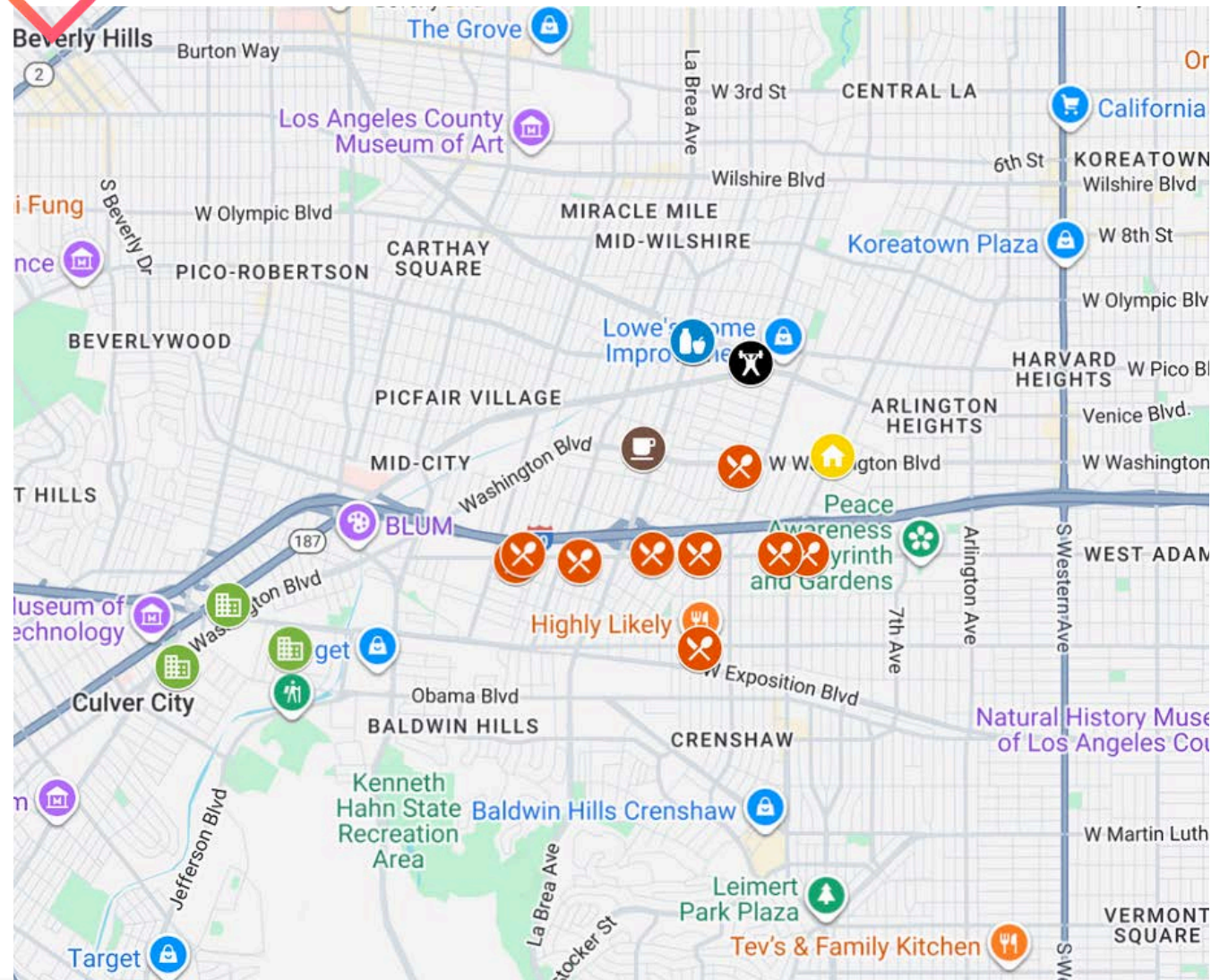
- ✦ Situated in the heart of West Adams, one of Los Angeles's most dynamic and fast-evolving neighborhoods, known for its creative energy and growing culinary scene.
- ✦ Minutes from Culver City's expanding tech hub, home to major employers like Amazon Studios, Apple, and HBO, drawing a steady influx of young professionals.
- ✦ Surrounded by local favorites including Alta Adams, Mizlala, Johnny's Pastrami, and Highly Likely, offering a walkable lifestyle with access to top dining and coffee spots.
- ✦ Centrally located with quick access to DTLA, Koreatown, Culver City, and major freeways connecting all corners of Los Angeles.
- ✦ High demand rental pocket supported by limited new supply and proximity to major job centers.

OFFERING SUMMARY



- 🏠 1857 Crenshaw Blvd
- ✂ Mizlala West Adams
- ✂ CENTO Pasta Bar
- ✂ Alta Adams
- ✂ Johnny's Pastrami
- ✂ Highly Likely
- ✂ Our LA Cafe
- ✂ Honey Bee's House of Breakfast
- ✂ Chulita
- ✂ n/soto
- 🛒 Target
- 🌿 Sprouts Farmers Market
- 🏢 Amazon Studios
- 📺 HBO
- 🎧 Apple Music Radio Studio
- ☕ Jurassic Magic
- 🏋 Planet Fitness

 You'll find the coolest spots nearby.



The background of the slide features a topographic map pattern with wavy, contour-like lines. The color gradient transitions from a bright orange on the left to a vibrant pink on the right.

PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$4,450,000
Down: 40%	\$1,780,000
Current GRM:	14.73
Pro Forma GRM:	14.73
Current Cap Rate:	5.07%
Pro Forma Cap Rate:	5.07%
\$/Unit:	\$741,667
\$/SF:	\$620.30

BUILDING DESCRIPTION:

No. of Units:	6
Yr. Built:	2025
Bldg SF:	7,174
Lot Size (SF):	7,024
Lot Size (acres):	0.16
Zoning:	LAR3
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$2,670,000
Interest Rate:	6.50%
Monthly Payment:	(\$14,462.50)
LTV:	60%
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
1855	Vacant	4b/3b	1,431	\$0	\$4,495	\$3.14	\$4,495	\$3.14	\$0
1857	Vacant	4b/4b	1,785	\$0	\$4,495	\$2.52	\$4,495	\$2.52	\$0
1857 1/2	Vacant	3b/3b	1,785	\$0	\$3,995	\$2.24	\$3,995	\$2.24	\$0
1859	Vacant	4b/3b	2,056	\$0	\$4,595	\$2.23	\$4,595	\$2.23	\$0
1859 1/2	Vacant	4b/3b	2,000	\$0	\$4,595	\$2.30	\$4,595	\$2.30	\$0
1859 3/4	Occupied	2b/3b	704	\$2,995	\$2,995	\$4.25	\$2,995	\$4.25	\$0
6	Totals/Averages:		9,761	\$2,995	\$25,170	\$2.58	\$25,170	\$2.58	\$0

THE NITTY GRITTY

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/SF	MONTHLY INCOME	FORMA RENT	AVERAGE PRO FORMA RENT/SF	MONTHLY INCOME
1	4b/4b	17%	1,785	\$4,495	\$2.52	\$4,495	\$4,495	\$2.52	\$4,495
1	2b/3b	17%	704	\$2,995	\$4.25	\$2,995	\$2,995	\$4.25	\$2,995
1	3b/3b	17%	1,785	\$3,995	\$2.24	\$3,995	\$3,995	\$2.24	\$3,995
3	4b/3b	50%	2,056	\$4,562	\$2.22	\$13,685	\$4,562	\$2.22	\$13,685
Totals/Averages:			1,196	\$4,195	\$3.51	\$25,170	\$4,195	\$3.51	\$25,170
Gross Potential Income:						\$302,040			\$302,040

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$302,040	\$302,040
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$302,040	\$302,040
Less: Vacancy 3.0%	(\$9,061)	(\$9,061)
Effective Gross Income	\$292,979	\$292,979
Less: Expenses	(\$67,330)	(\$67,330)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$225,649	\$225,649
Debt Service	(\$173,550)	(\$173,550)
Pre-Tax Cash Flow 2.93%	\$52,099	\$52,099
Principal Reduction	\$0	\$0
Total Return 2.93%	\$52,099	\$52,099

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes 1.1994%	\$53,373	\$53,373
Insurance .90/s.f.	\$6,457	\$6,457
Utilities \$250/unit	\$1,500	\$1,500
Controllable Expenses		
Contract Services \$333/unit	\$2,000	\$2,000
Repairs & Maintenance \$600/unit	\$4,000	\$4,000
TOTAL EXPENSES	\$67,330	\$67,330
EXPENSES/UNIT	\$11,222	\$11,222
EXPENSES/SF	\$9.39	\$9.39

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PROPERTY PHOTOS



Modern Luxury Exterior



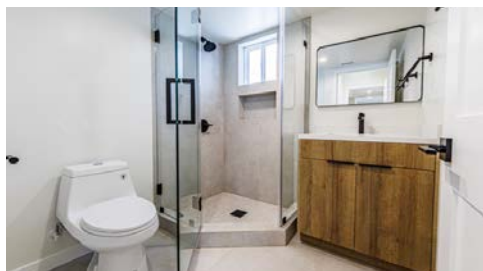
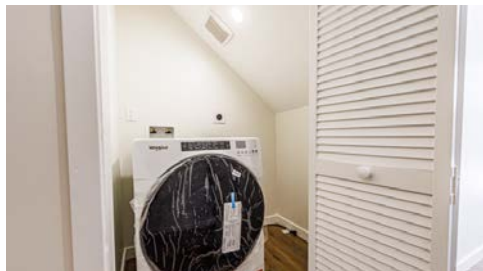


Chic Kitchens &
Living Rooms



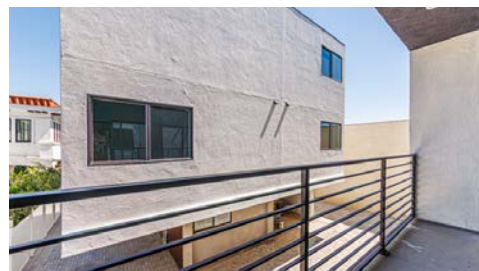


Sleek Bathrooms & In-Unit Laundry





Parking, Views &
More



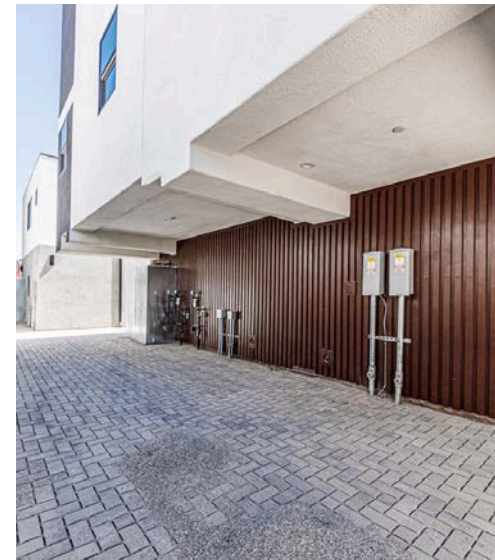
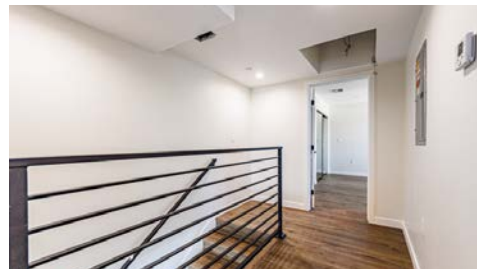
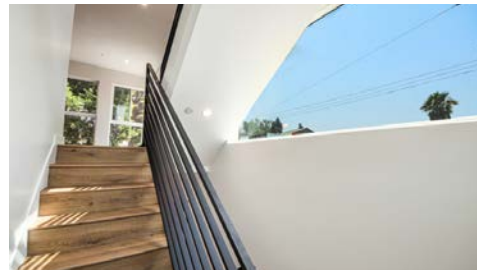


Bright & Open
Bedrooms





Other Wow Factors





Cheyenne Womack
805.973.7470
cheyenne@myunits.com

Lauren Cearley
213.302.8662
lauren@myunits.com