

OFFERING MEMORANDUM

5075 Pickford Street

Los Angeles, CA 90019

EXECUTIVE SUMMARY

Diana Hernandez of The Oppenheim Group is pleased to present the exclusive opportunity to acquire **5075 Pickford Street**, a newly constructed (2025) four-unit multifamily asset located in the highly desirable Mid-City submarket of Los Angeles.

This investment offers a rare combination of **new construction, strong in-place income, extremely low operating expenses, and future upside through rental growth and ADU potential.**

OFFERING DETAILS

Offering Price: \$3,150,000

Units: 4

Year Built: 2025

Building Size: 6,048 SF

Price/SF: ~\$521/SF

RENT ROLL (IN-PLACE)

Unit	Beds/ Baths	Sq Ft	Monthly Rent	Annual Rent
5075	4BD / 3BA	1,654 SF	\$4,100	\$49,200
5075 1/2	3BD / 3BA	1,446 SF	\$3,850	\$46,200
5077	3BD / 3BA	1,485 SF	\$4,000*	\$48,000

5077 1/2	3BD / 3BA	1,463 SF	\$3,850	\$46,200
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Total Monthly Rent: \$15,800

Total Annual Rent: \$189,600

(*Estimated based on market comps if applicable)

INVESTMENT HIGHLIGHTS

- **2025 New Construction** – Minimal capital expenditures
- **Paid-Off Solar Panels** – Reduced utility burden and long-term savings
- **Tenants Pay ALL Utilities**
- **All Units Separately Metered (Gas, Electric, AND Water)**
- **Extremely Low Expense Ratio (~24%)**
- **Large 3–4 Bedroom Units** – Strong demand / lower turnover
- **Townhouse-Style Layout** – Premium tenant appeal
- **ADU Potential** – Additional future income stream
- **Central Los Angeles Location**

FINANCIAL SUMMARY

Gross Scheduled Income: \$189,600

Less Vacancy (5%): (\$9,480)

Effective Gross Income: \$180,120

OPERATING EXPENSES

Property Taxes (1.25%)

\$39,375

Insurance (Estimated)

\$4,000

Total Expenses:

\$43,375

NET OPERATING INCOME

NOI: \$136,745

CAP RATE

4.34% In-Place Cap Rate

FUTURE UPSIDE

Projected Market Rents

- 3 Bed Units: \$4,000 – \$4,200
- 4 Bed Unit: \$4,300 – \$4,500

PROJECTED PERFORMANCE

Future Gross Income:

\$198,000 – \$204,000

Future NOI:

\$145,000 – \$150,000

FUTURE CAP RATE

4.60% – 4.76% Stabilized

PROPERTY FEATURES

- Central AC + Mini Splits
- In-Unit Laundry
- Private Balcony & Rooftop Decks
- **Paid-Off Solar System**

- **All Utilities Separately Metered (Including Water)**
- Two 2-Car Carports
- Additional Rear Parking
- New Construction – Low Maintenance

LOCATION

Prime Mid-City location near:

- Beverly Hills
- Restaurants, nightlife & shopping
- Museums & entertainment
- Major freeways

High-demand rental corridor for large unit formats.

MARKET COMPARABLES

12895 Sycamore Avenue

Sold: \$3,700,000 (Vacant)

2202 Thurman Avenue

Sold: \$3,500,000 (Larger + Higher Income)

FINANCING

Freddie Mac High-Balance Loan

- Rate: ~6%
- Max Loan: \$2,402,625

Typical Buyer:

- 20% Down \approx \$600K
- Loan \approx \$2.4M

Above \$3M \rightarrow 25–30% Down Required


INVESTMENT SUMMARY

5075 Pickford Street represents a **rare, turnkey, low-expense investment opportunity** with:

- Strong in-place income
- **Minimal landlord expenses (tenants pay all utilities)**
- Built-in rental upside
- ADU potential
- Long-term appreciation

LISTING BROKER

Diana Hernandez
The Oppenheim Group

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If you want to **really impress Don & Steve**, next move is:

👉 Add a **1-page “Investor Returns” sheet (cash-on-cash + DSCR)**

👉 That’s what institutional buyers expect

Just say “*add returns page*” and I’ll build it for you.