

2025 PRE-COFO, OPPORTUNITY ZONE 6-UNIT IN PRIME MID CITY!

5207 W 20TH ST



OFFERING MEMORANDUM





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Prepared by  
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# **OFFERING SUMMARY**



## THE OFFERING

The 5+ Unit Specialists are pleased to present 5207 W 20th St, a massive brand new construction Opportunity Zone 6 Unit in prime Mid City. Set on a quiet, tree lined street with standout curb appeal, this luxury asset delivers a projected 6.28% cap rate supported by \$348,300 in gross potential income and \$272,419 in net operating income.

The property features an unbeatable unit mix with five large four bedroom tri level townhome style units and one equally impressive three bedroom unit. These residences live like high end homes, offering oversized kitchens, generous living rooms, designer tilework, modern cabinetry, stainless steel appliances, large closets, abundant natural light, multiple balconies, and massive rooftop decks.

The location is a major draw for younger, career stable renters who want to live near Culver City's rapidly expanding tech corridor. With Apple, Amazon Studios, HBO, and Sony strengthening their presence, this pocket of Mid City has become a favored home base for professionals seeking shorter commutes, modern housing, and central access to the Westside, Beverly Hills, and Downtown. This combination of new construction and proximity to major employment hubs creates a deep, reliable tenant pool and sustained rental demand.

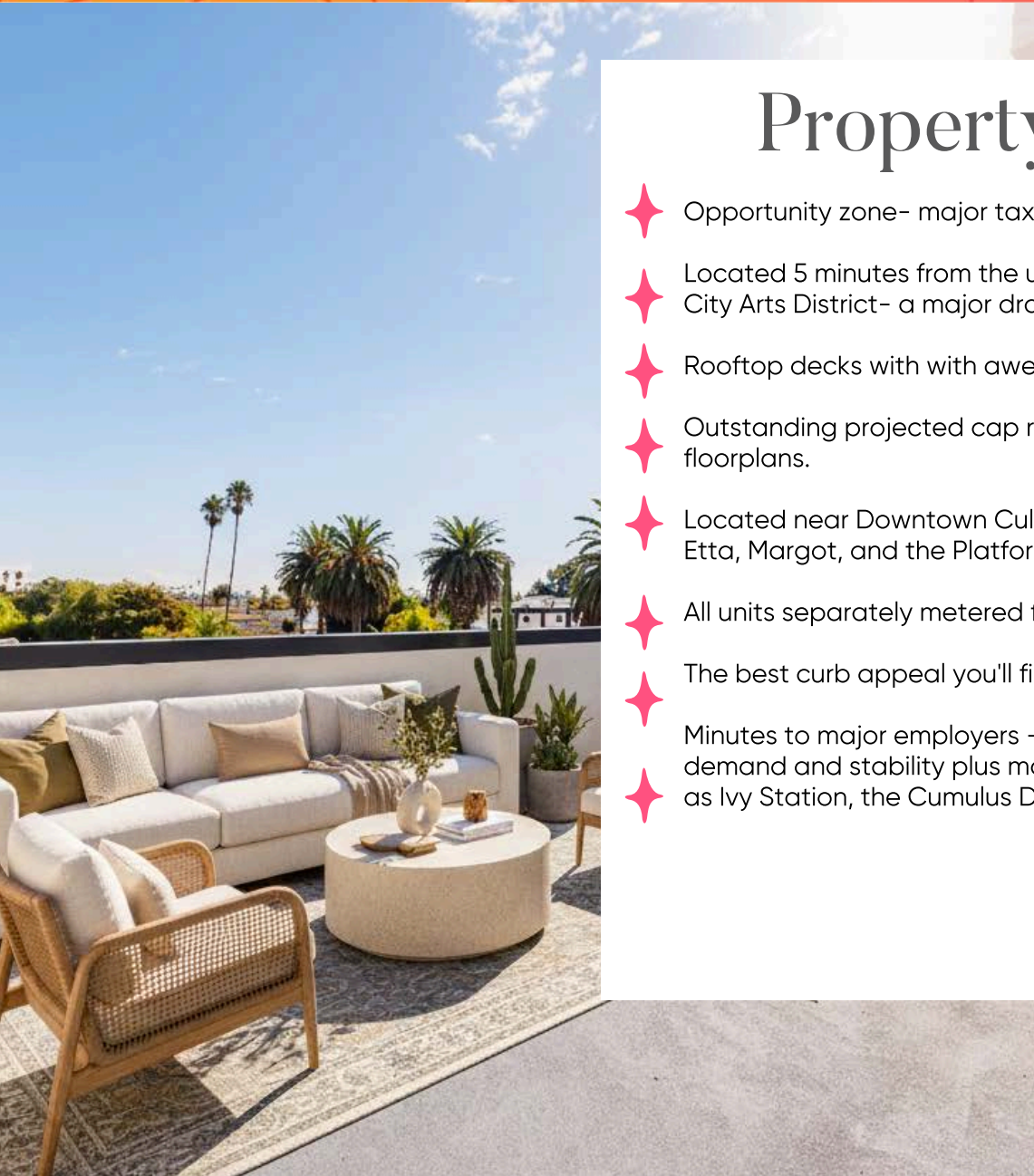
With separate utility meters, brand new systems, drought tolerant landscaping, ample parking, and a full one year builder's warranty, this is a low maintenance, high desirability investment. Priced at \$733,167 per unit and \$476.29 per square foot, 5207 W 20th St blends luxury design with strong income performance in one of the most central neighborhoods in Los Angeles.





## Property Highlights

- ◆ Opportunity zone- major tax benefits (consult with your CPA).
- ◆ Located 5 minutes from the ultra trendy and highly sought after Culver City Arts District- a major draw for A+ tenants!
- ◆ Rooftop decks with with awe-inspiring 360 views of Los Angeles!
- ◆ Outstanding projected cap rate of 6.28%! Cash cow. + MASSIVE units with premium floorplans.
- ◆ Located near Downtown Culver City's creative corridor and hotspots like Father's Office, Etta, Margot, and the Platform District
- ◆ All units separately metered for electric AND water (no gas!!) Very low expenses!
- ◆ The best curb appeal you'll find on a new construction 6-Unit!
- ◆ Minutes to major employers – Amazon Studios, Apple, HBO – ensuring strong tenant demand and stability plus moments from countless exciting mixed-use developments such as Ivy Station, the Cumulus Development (Whole Foods), the Culver Steps, and Platform!







## The Property

**5207 W 20th St, Culver City Adj., 90019**

APN: 5063-001-015  
# Units: 6  
# Buildings: 3  
Building Size: 9,236 sqft  
Lot Size: 7,493 sqft

Zoning: LAR1.5  
Rent Control: Yes  
Opportunity Zone: Yes  
Utilities: Separately metered for all utilities | No gas (all electric)



## The Offering

### The Pricing & Metrics

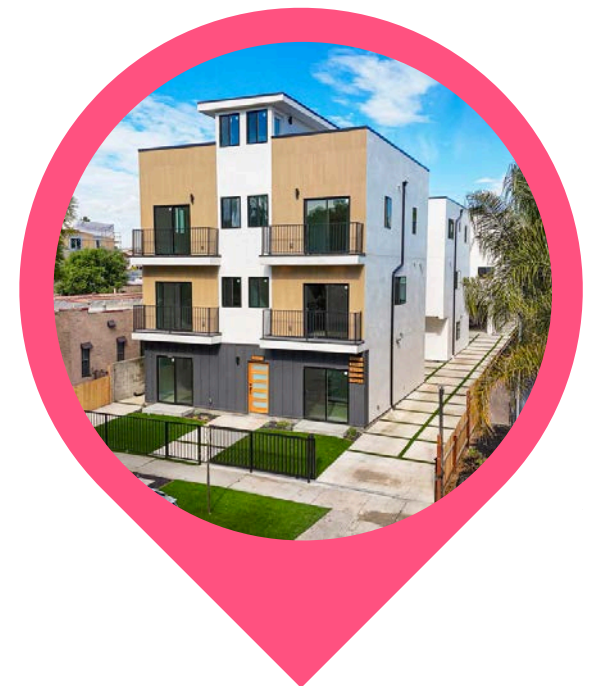
List Price: \$4,399,000  
Cap Rate: 6.28%  
GRM: 12.63  
Price per Sqft: \$476.29  
Price per Door: \$733,167



## The Amenities

### The Bells & Whistles

Parking: 12 parking spaces  
Laundry: Washer/dryer in each unit  
HVAC: Central air and heat  
Finishes: Sleek kitchens and bathrooms  
Upgrades: Large closets with built-ins | No gas (all electric)





# THE BREAK DOWN

5207 W 20th st is comprised of 6 ultra-high-end townhomes, ALL of which is currently vacant (primed for an OZ transaction) Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
<b>5207</b>	4B/4.5B	1,443 + 200 SQFT ROOFTOP DECK	\$0	\$4,995
<b>5207 1/2</b>	4B/4.5B	1,532 + 200 SQFT ROOFTOP DECK	\$0	\$4,995
<b>5209</b>	4B/4.5B	1,502	\$0	\$4,895
<b>5209 1/2</b>	4B/4.5B	1,313	\$0	\$4,895
<b>5209 1/4</b>	3B/3.5B	1,531	\$0	\$4,350
<b>5209 3/4</b>	4B/4B	1,915	\$0	\$4,895





## Location Highlights

- ✦ Prime Mid-City location just minutes from Culver City, West Adams, and the Expo Line, connecting residents to Santa Monica, DTLA, and USC in under 20 minutes.
- ✦ Surrounded by major redevelopment and high-end new construction—an established pocket attracting young professionals and creative tenants seeking central access & modern finishes.
- ✦ Close to popular neighborhood spots like Alta Adams, Mizlala, Johnny's Pastrami, and Highly Likely Café.
- ✦ Strong rental demand driven by proximity to Sony, Amazon, & the Culver City tech corridor.
- ✦ Quiet residential street with ample parking and a blend of newer fourplexes and single-family homes, providing stable long-term growth and minimal turnover..



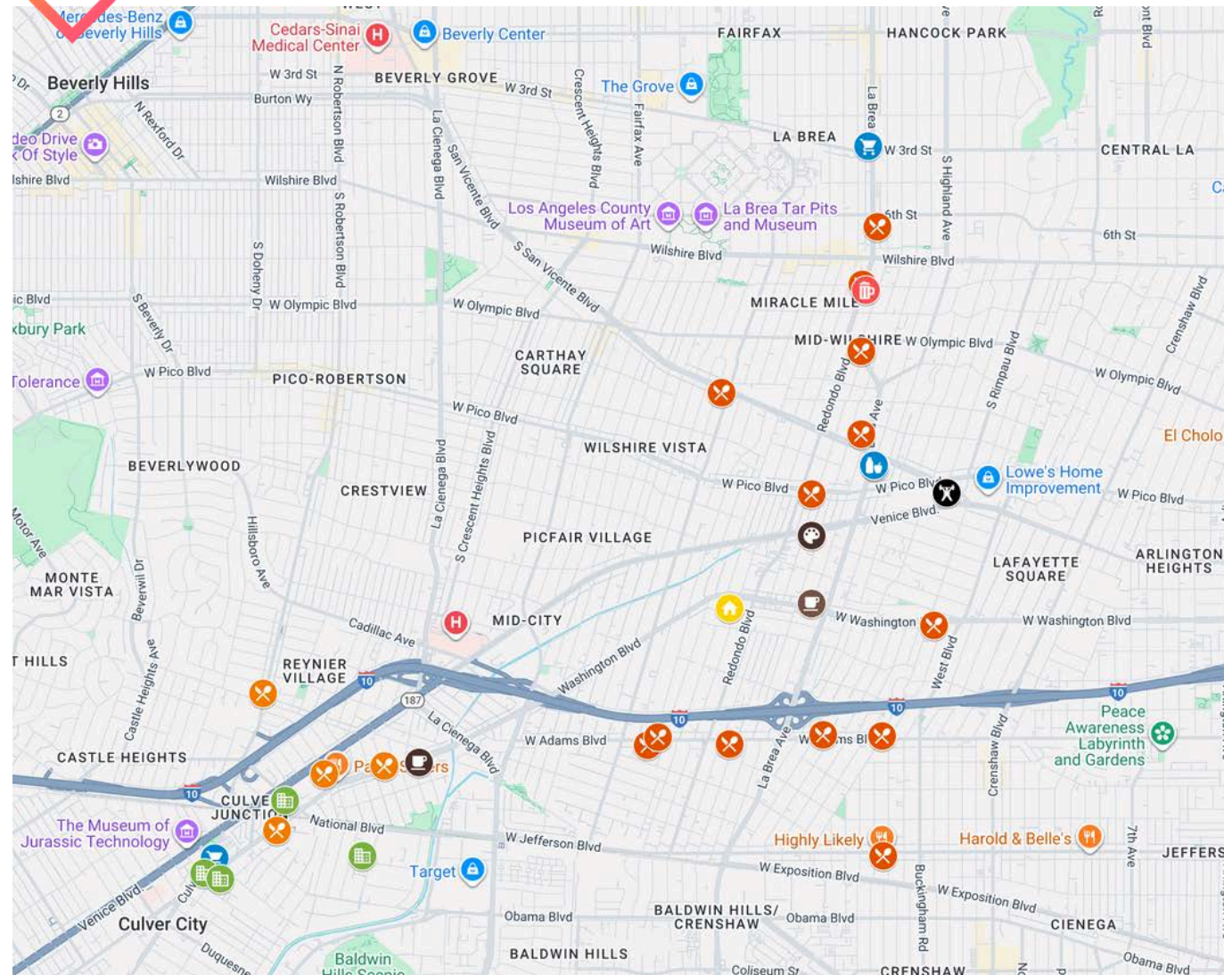
# OFFERING SUMMARY



- 5207 20th St
- Met Her At A Bar
- Mizlala West Adams
- Trejo's Tacos - La Brea Ave
- République Café Bakery & République
- 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
- Trader Joe's
- Target
- Sprouts Farmers Market
- The Culver Steps
- Amazon Studios
- HBO
- Apple Music Radio Studio



You'll find the coolest spots nearby.







# PRICING & FINANCIALS



# THE SNAPSHOT

SUMMARIZED PRICING METRICS:			BUILDING DESCRIPTION:			FINANCING:		
Price:		\$4,399,000	No. of Units:		6	Loan Amount:		\$2,639,400
Down:	40%	\$1,759,600	Yr. Built:		2025	Interest Rate:		5.75%
Current GRM:		12.63	Bldg SF:		9,236	Monthly Payment:		(\$12,647.13)
Pro Forma GRM:		12.63	Lot Size (SF):		7,493	LTV:		60%
Current Cap Rate:		6.28%	Lot Size (acres):		0.17	Amortization (Years):		30
Pro Forma Cap Rate:		6.28%	Zoning:		LARD1.5	Proposed/Assumption:		Proposed
\$/Unit:		\$733,167	Opportunity Zone:		Yes	Loan Type:		Interest Only
\$/SF:		\$476.29	Rent Control:		Yes			

## 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
5207	Vacant	4b/4.5b	1,443	\$0	\$4,995	\$3.46	\$4,995	\$3.46	\$0
5207 1/2	Vacant	4b/4.5b	1,532	\$0	\$4,995	\$3.26	\$4,995	\$3.26	\$0
5209	Vacant	4b/4.5b	1,502	\$0	\$4,895	\$3.26	\$4,895	\$3.26	\$0
5209 1/2	Vacant	4b/4.5b	1,313	\$0	\$4,895	\$3.73	\$4,895	\$3.73	\$0
5209 1/4	Vacant	3b/3.5b	1,531	\$0	\$4,350	\$2.84	\$4,350	\$2.84	\$0
5209 3/4	Vacant	4b/4b	1,915	\$0	\$4,895	\$2.56	\$4,895	\$2.56	\$0
6	Totals/Averages:		9,236	\$0	\$29,025	\$3.14	\$29,025	\$3.14	\$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	4b/4.5b	67%	1,532	\$4,945	\$3.23	\$19,780	\$4,945	\$3.23	\$19,780
1	4b/4b	17%	1,915	\$4,895	\$2.56	\$4,895	\$4,895	\$2.56	\$4,895
1	3b/3.5b	17%	1,531	\$4,350	\$2.84	\$4,350	\$4,350	\$2.84	\$4,350
Totals/Averages:			1,539	\$29,025	\$18.86	\$29,025	\$29,025	\$18.86	\$29,025
<b>Gross Potential Income:</b>						<b>\$348,300</b>			<b>\$348,300</b>

## ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
<b>Gross Potential Rental Income</b>	\$348,300	\$348,300
Gain (Loss)-to-Lease	\$0	\$0
<b>Gross Scheduled Rental Income</b>	\$348,300	\$348,300
Less: Vacancy	3.0% (\$10,449)	3.0% (\$10,449)
<b>Effective Gross Income</b>	\$337,851	\$337,851
Less: Expenses	(\$61,648)	(\$61,648)
Miscellaneous Other Income	\$0	\$0
<b>Net Operating Income</b>	<b>\$276,203</b>	<b>\$276,203</b>
Debt Service	(\$151,766)	(\$151,766)
<b>Pre-Tax Cash Flow</b>	7.07% <b>\$124,437</b>	7.07% <b>\$124,437</b>
Principal Reduction	\$0	\$0
<b>Total Return</b>	7.07% <b>\$124,437</b>	7.07% <b>\$124,437</b>

## ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
<b>Fixed Expenses</b>		
Real Estate Taxes	1.1873% \$52,229	\$52,229
Insurance	.63/s.f. \$5,819	\$5,819
Utilities	\$0/unit \$0	\$0
<b>Controllable Expenses</b>		
Contract Services	\$200/unit \$1,200	\$1,200
Repairs & Maintenance	\$400/unit \$2,400	\$2,400
<b>TOTAL EXPENSES</b>	<b>\$61,648</b>	<b>\$61,648</b>
EXPENSES/UNIT	\$10,275	\$10,275
EXPENSES/SF	\$6.67	\$6.67
% of EGI	18.2%	18.2%



# **SALES COMPS**



# SOLD COMPS

Address	# Of Units	Close Price	\$/SF	\$/SF	Cap Rate	GRM	Bldg SF	Lot SF	Close Date	Yr Built
1734 Carmona AVE	4	\$3,196,800.00	\$487.09	\$799,200.00	5.92%	13.37	6,563	5,081	03/06/25	2025
1289 S Sycamore AVE	4	\$3,700,000.00	\$554.06	\$999,750.00	6.49%	13.30	6,678	6,406	11/05/25	2025
1954 S Garth AVE	4	\$4,965,000.00	\$517.78	\$1,248,750.00	5.93%	13.56	9,589	6,302	09/10/25	2025
4712 W 17th ST	4	\$3,395,000.00	\$450.92	\$873,750.00	5.58%	14.64	7,529	7,000	05/13/25	2023
2416 Carmona AVE	4	\$3,200,000.00	\$455.32	\$800,000.00	5.31%	14.73	7,028	6,079	12/30/24	2022
4601 Pickford ST	4	\$3,150,000.00	\$471.84	\$837,500.00	5.45%	14.00	6,676	6,943	07/01/25	2021
8926 Sawyer ST	5	\$5,100,000.00	\$618.86	\$1,150,000.00	5.95%	13.80	8,241	7,649	12/31/24	2024
3442 Potomac AVE	6	\$4,150,000.00	\$453.85	\$699,167.00	5.90%	13.19	9,144	9,243	06/05/25	2024
Average	4.375	\$3,857,100.00	\$501.22	\$926,014.63	5.82%	13.82	7,681	6,838	-	-
<b>5207 W 20th ST</b>	<b>6</b>	<b>\$4,399,000.00</b>	<b>\$476.29</b>	<b>\$733,167.00</b>	<b>6.28%</b>	<b>12.63</b>	<b>9,236</b>	<b>7,493</b>	<b>-</b>	<b>2025</b>



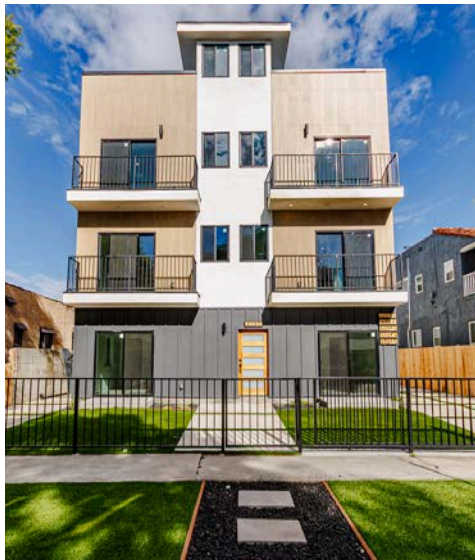
The top half of the image features a background of wavy, organic lines in shades of orange and pink, creating a textured, topographical effect. The bottom half of the image is a solid white background.

# PROPERTY PHOTOS





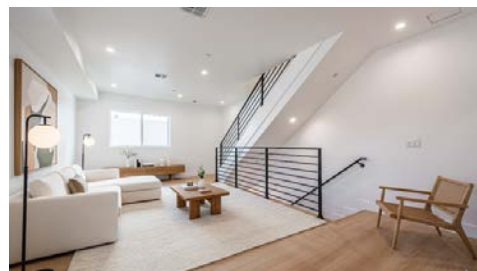
## Modern Luxury Exterior







## Chic Kitchens & Living Rooms







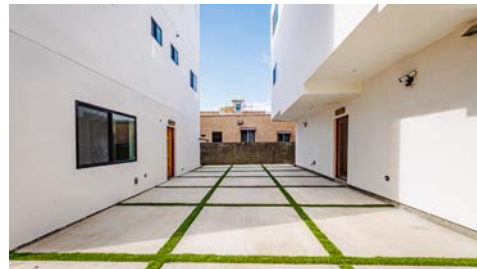
Sleek Bathrooms







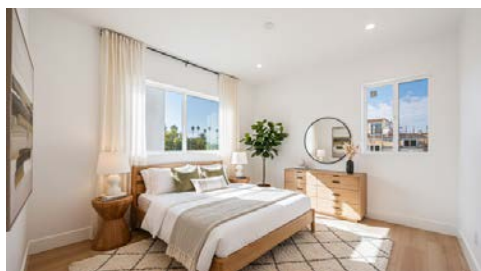
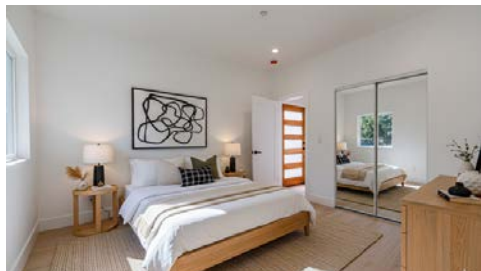
Parking, Views &  
More







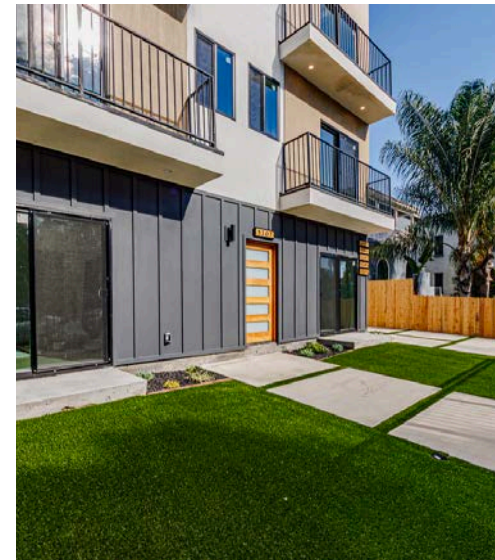
Bright & Open  
Bedrooms







## Other Wow Factors







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