Brand New Const. Fourplex in West Adams Fully Leased!

2424 S WEST VIEW

the 2-4 unit SPECIALISTS

OFFERING MEMORANDUM


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OFFERING SUMMARY

THE OFFERING

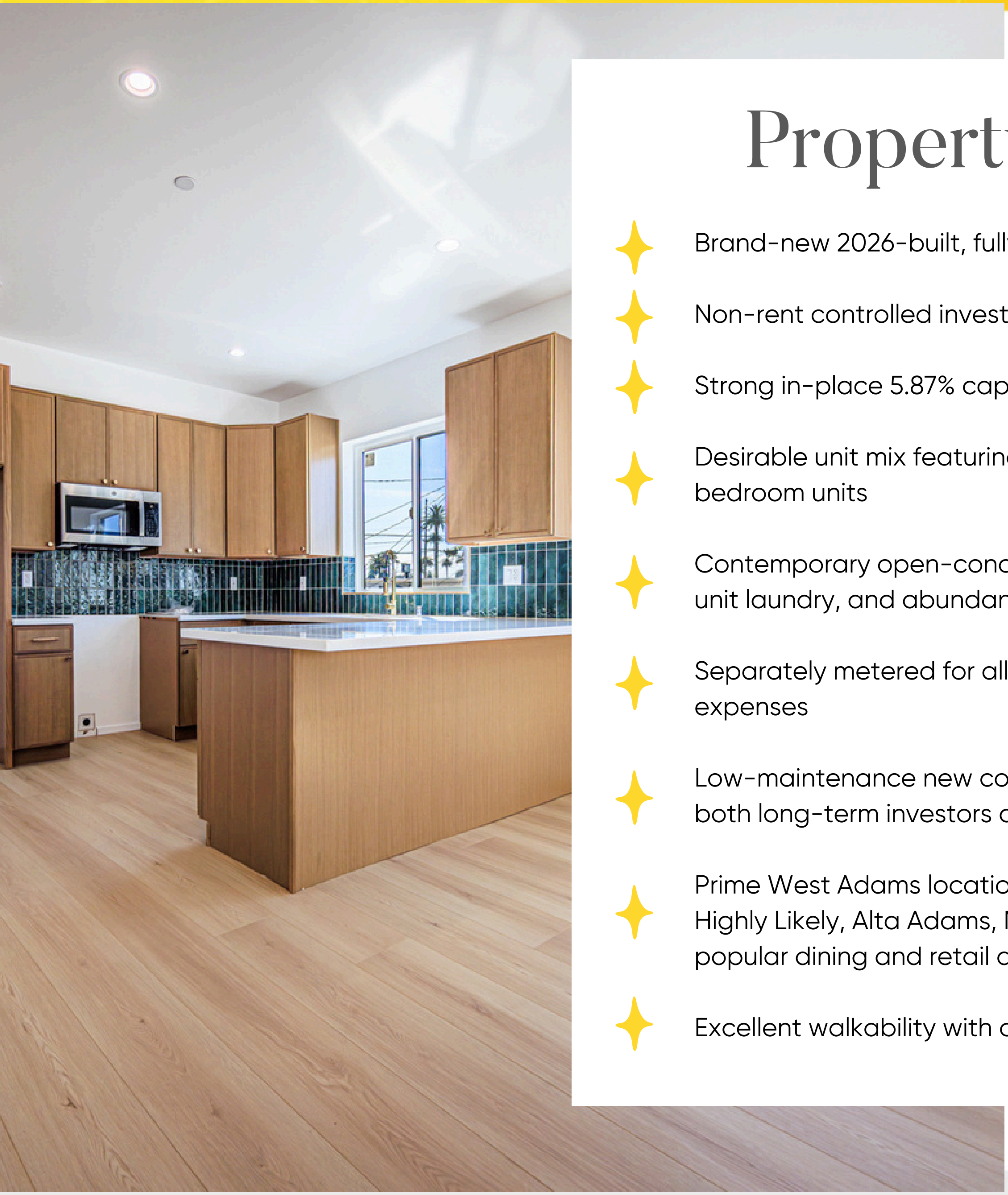
The 2-4 Unit Specialists are proud to present 2424 West View, a brand-new 2026-built, fully stabilized, non-rent controlled fourplex in the heart of West Adams—one of Los Angeles' most vibrant and sought-after neighborhoods. Situated on a charming tree-lined street, the property is just steps from Michelin Guide-recognized dining destinations including Highly Likely Café, Alta Adams, Mizlala, and Cento Pasta Bar. Combining an exceptional location, tenant-friendly floor plans, and striking contemporary curb appeal, this turnkey investment is currently generating over $209,000 in annual gross income, offering a strong 5.87% cap rate and attractive cash flow from day one.

The property consists of a triplex plus an ADU (ADU designation only), featuring two spacious four-bedroom townhomes and two three-bedroom units. These units offer thoughtfully designed open-concept layouts with high-end finishes, stainless steel appliances, abundant natural light, oversized windows, expansive living areas, and generous front and rear balconies. Contemporary architecture and functional floor plans create an elevated living experience designed to appeal to today's renters.

All four units are leased at market rents ranging from $3,995 to $4,695 per month. Each unit is separately metered for utilities, helping minimize operating expenses, and the property is backed by a one-year builder's warranty for additional peace of mind.

Located in the rapidly growing West Adams neighborhood, 2424 West View benefits from strong tenant demand, excellent long-term appreciation potential, and a low-maintenance ownership profile. With new construction, stabilized income, premium finishes, and an unbeatable location, this is a rare opportunity to acquire a truly turnkey investment in one of Los Angeles' strongest rental markets.

Don't miss the opportunity to own a brand-new, income-producing asset in one of LA's most desirable neighborhoods.



Property Highlights

- Brand-new 2026-built, fully stabilized fourplex with immediate cash flow from day one
- Non-rent controlled investment with all units leased at market rents
- Strong in-place 5.87% cap rate with over $209,000 in annual gross rental income
- Desirable unit mix featuring two spacious 4-bedroom townhomes and two well-designed 3-bedroom units
- Contemporary open-concept interiors with high-end finishes, stainless steel appliances, in-unit laundry, and abundant natural light
- Separately metered for all utilities, with tenants paying utilities to help minimize operating expenses
- Low-maintenance new construction backed by a one-year builder's warranty—ideal for both long-term investors and 1031 exchange buyers
- Prime West Adams location on a charming tree-lined residential street, just moments from Highly Likely, Alta Adams, Mizlala, Cento Pasta Bar, Culver Steps, Platform, and countless popular dining and retail destinations
- Excellent walkability with an impressive Walk Score of 85

The Property

2424 S West View, Los Angeles, CA 90016

APN:	5049-001-049	Zoning:	LARD1.5
# Units:	4	Rent Control:	No
# Buildings:	2	Opportunity Zone:	No
Lot Size:	4,808 sqft	Utilities:	All utilities are separately metered.
Building Size:	5,947 sqft		

The Offering

The Pricing & Metrics

List Price:	$2,795,000
Cap Rate:	5.87%
GRM:	13.32
Price per Sqft:	$469.98
Price per Door:	$698,750

The Amenities

The Bells & Whistles

Parking:	6 Parking Spaces + 2 Bonus Spots
Laundry:	Washer/dryers in each unit
HVAC:	Central air and heat
Yards/Patios:	Large balconies and decks
Upgrades:	Designer tile in the kitchens & bathrooms

THE BREAK DOWN

2424 S West View is comprised of 4 ultra-high-end townhomes with 100% occupancy at market rents! Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#2424	4B/4.5B	1,521	$4,695	$4,695
#2426	4B/4.5B	1,749 +300 SF DECK	$4,695	$4,695
#2424 1/2	3B/3.5B	1,384	$4,095	$4,095
#2426 1/2	3B/3B	1,293	$3,995	$3,995

Location Highlights

- Located in the vibrant West Adams neighborhood, just a short drive to the Culver City Arts District and Downtown Culver City!
- Minutes from trendy restaurants and bars, including Highly Likely Café, Harold & Belle's, Cento Pasta Bar, The Grain Café, Cognoscenti Coffee, The Culver Hotel, and more.
- Close to innovative mixed-use developments, such as Platform (ultra-chic boutique shopping center), the Culver City Steps, and more.
- Only a short drive to Whole Foods, Target and the Midtown Shopping Center, offering great convenience for tenants and owner-occupants.
- Just a few miles from Amazon Studios and other major corporate offices like Smashbox Studios, Pair of Thieves, WeWork, and a wide array of production, marketing, tech, and creative agencies.

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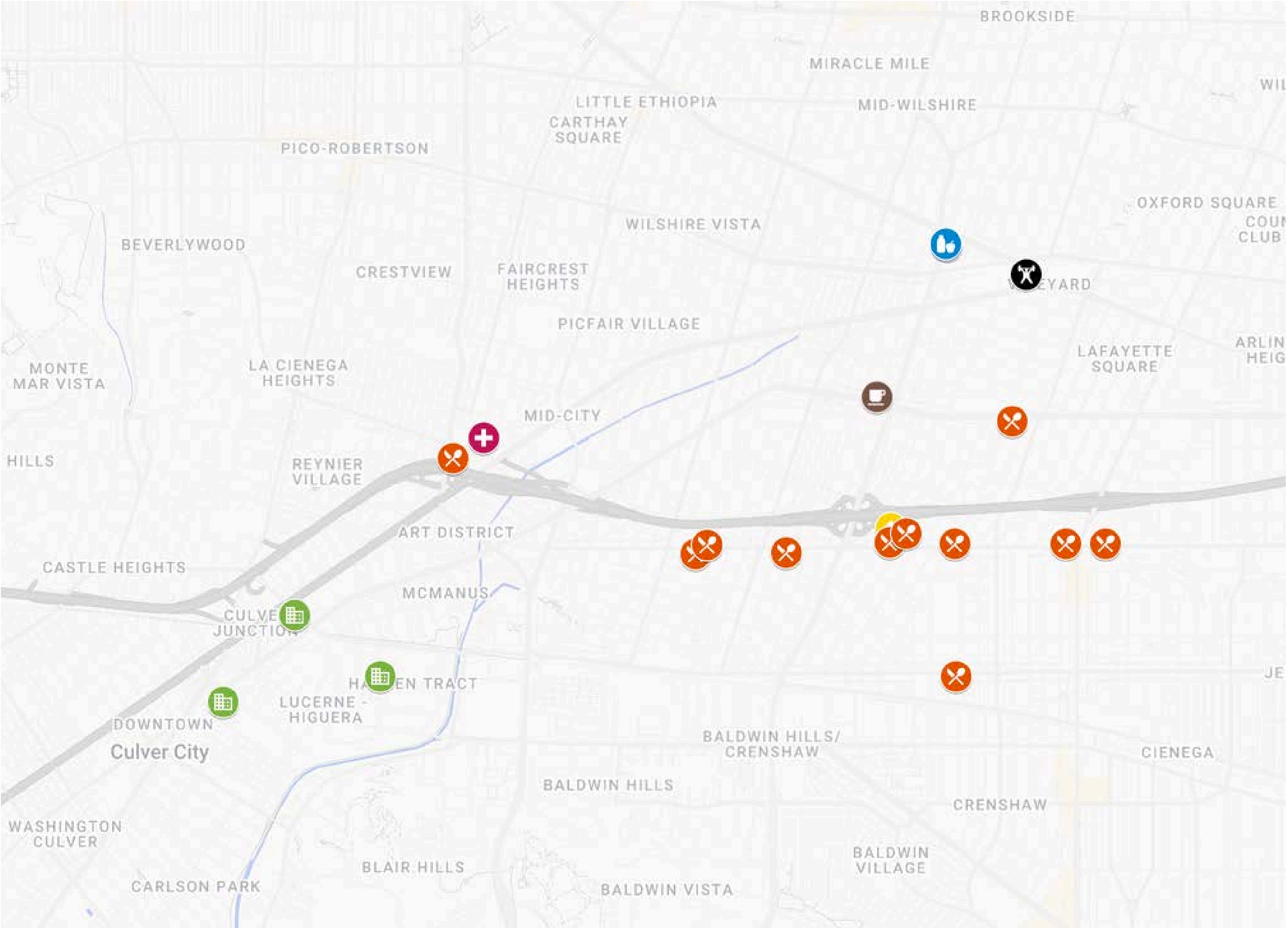
You'll find the coolest spots nearby.

- 2424 S West View St
- Mizlala West Adams
- CENTO Pasta Bar
- Alta Adams
- Johnny's Pastrami
- Highly Likely
- Our LA Cafe
- Honey Bee's House of Breakfast
- soto
- Chulita
- Chick-fil-A
- n/soto
- Target
- Sprouts Farmers Market
- Kaiser Permanente West Los Angeles
- Amazon Studios
- HBO
- Apple Music Radio Studio
- Jurassic Magic
- Planet Fitness



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		$2,795,000
Down:	30%	$838,500
Current GRM:		13.32
Pro Forma GRM:		13.32
Current Cap Rate:		5.87%
Pro Forma Cap Rate:		5.87%
$/Unit:		$698,750
$/SF:		$469.98

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2026
Bldg SF:	5,947
Lot Size (SF):	4,808
Lot Size (acres):	0.11
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	$1,956,500
Interest Rate:	6.50%
Monthly Payment:	($10,597.71)
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
2424	Occupied	4b/4.5b	1,521	$4,695	$4,695	$3.09	$4,695	$3.09	$0
2426	Occupied	4b/4b	2,028	$4,695	$4,695	$2.32	$4,695	$2.32	$0
2424 1/2	Occupied	3b/3.5b	1,384	$4,095	$4,095	$2.96	$4,095	$2.96	$0
2426 1/2	Occupied	3b/3b	1,301	$3,995	$3,995	$3.07	$3,995	$3.07	$0
4	Totals/Averages:		6,234	$17,480	$17,480	$2.80	$17,480	$2.80	$0

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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
1	4b/4b	25%	1,521	$4,695	$3.09	$4,695	$4,695	$3.09	$4,695
1	4b/4b	25%	2,028	$4,695	$2.32	$4,695	$4,695	$2.32	$4,695
1	3b/3.5b	25%	1,384	$4,095	$2.96	$4,095	$4,095	$2.96	$4,095
1	3b/3b	25%	1,301	$3,995	$3.07	$3,995	$3,995	$3.07	$3,995
	Totals/Averages:		1,487	$4,370	$2.94	$17,480	$4,370	$2.94	$17,480
Gross Potential Income:						**$209,760**			**$209,760**

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		$209,760		$209,760
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$209,760		$209,760
Less: Vacancy	3.0%	($6,293)	3.0%	($6,293)
Effective Gross Income		$203,467		$203,467
Less: Expenses		($39,405)		($39,405)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$164,063**		**$164,063**
Debt Service		($127,173)		($127,173)
Pre-Tax Cash Flow	**4.40%**	**$36,890**	**4.40%**	**$36,890**
Principal Reduction		$0		$0
Total Return	**4.40%**	**$36,890**	**4.40%**	**$36,890**

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	$33,188	$33,188
Insurance	.44/s.f.	$2,617	$2,617
Utilities	$0/unit	$0	$0
Controllable Expenses			
Contract Services	$300/unit	$1,200	$1,200
Repairs & Maintenance	$600/unit	$2,400	$2,400
TOTAL EXPENSES		**$39,405**	**$39,405**
EXPENSES/UNIT		$9,851	$9,851
EXPENSES/SF		$6.63	$6.63
% of EGI		19.4%	19.4%

SALES COMPS

SOLD COMPS

Address	#/Units	Close Price	$/SF	$/Unit	Cap Rat	GRM	Sqft	Lot SF	Yr Built
2404 S Cochran AVE	4.0	$3,006,075.00	$455.12	$749,750.00	5.92%	13.60	6,605	5,554	2025
1636 Longwood AVE	4.0	$3,100,000.00	$452.89	$774,999.00	6.00%	13.68	6,845	6,592	2025
1557 S Ogden	5.0	$4,400,000.00	$498.19	$880,000.00	5.79%	13.77	8,832	6,892	2025
1954 S Garth AVE	4.0	$4,965,000.00	$517.78	$1,248,750.00	5.93%	13.48	9,589	6,302	2025
2202 Thurman AVE	4.0	$3,500,000.00	$426.73	$898,750.00	5.89%	13.67	8,202	6,858	2024
4712 W 17th ST	4.0	$3,395,000.00	$450.92	$873,750.00	5.58%	14.22	7,529	7,000	2023
4601 Pickford ST	4.0	$3,150,000.00	$471.84	$837,500.00	5.45%	13.71	6,676	6,943	2021
Averages	**4.1**	**$3,645,153.57**	**$467.64**	**$894,785.57**	**5.80%**	**13.73**	**7,754**	**6,592**	

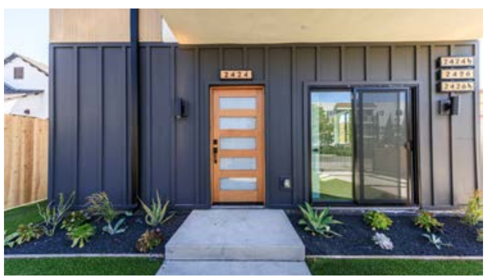


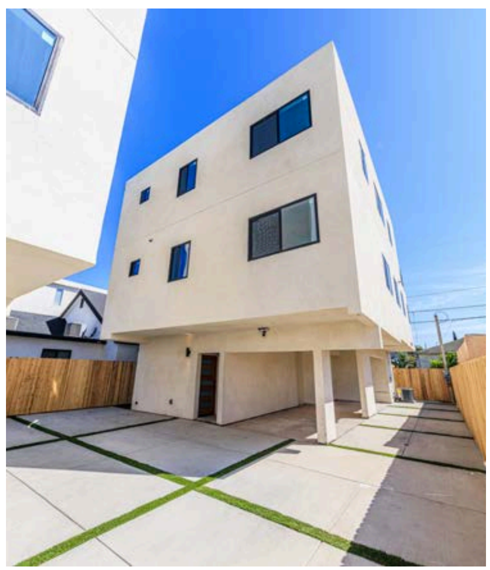




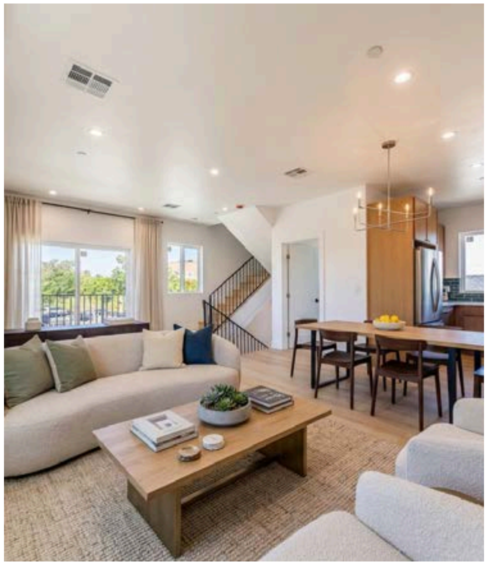

PROPERTY PHOTOS

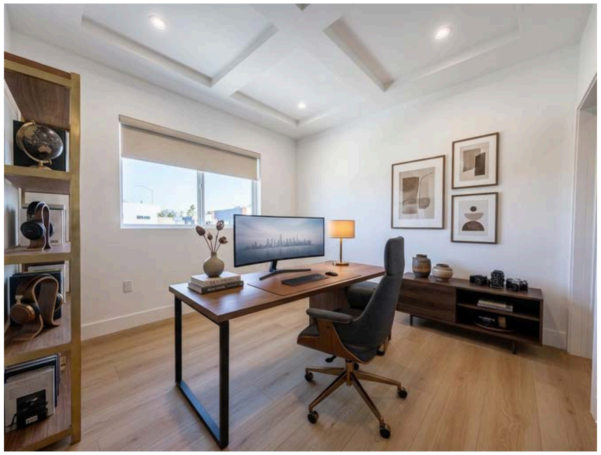
Modern Luxury Exterior



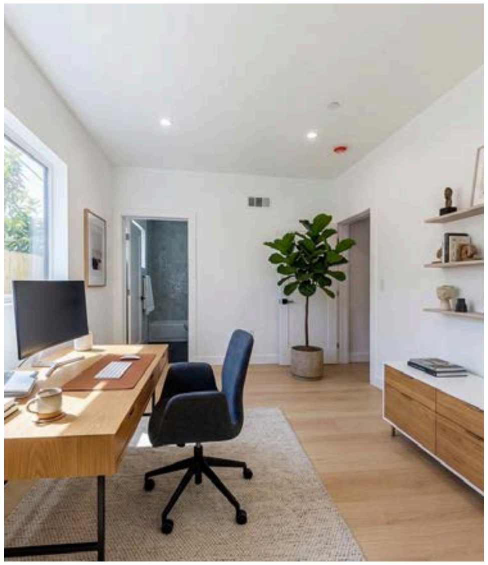


Chic Kitchens & Living Rooms

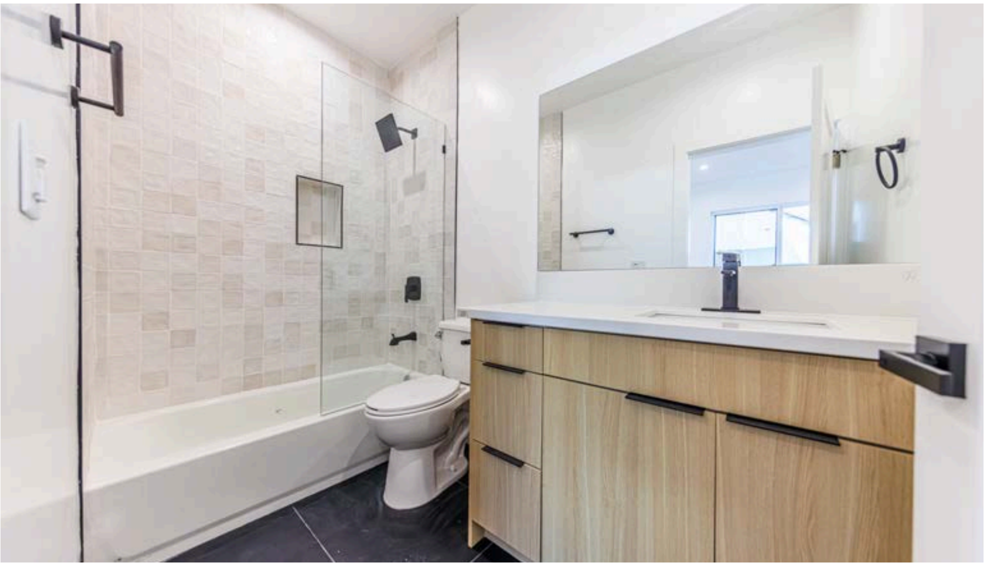


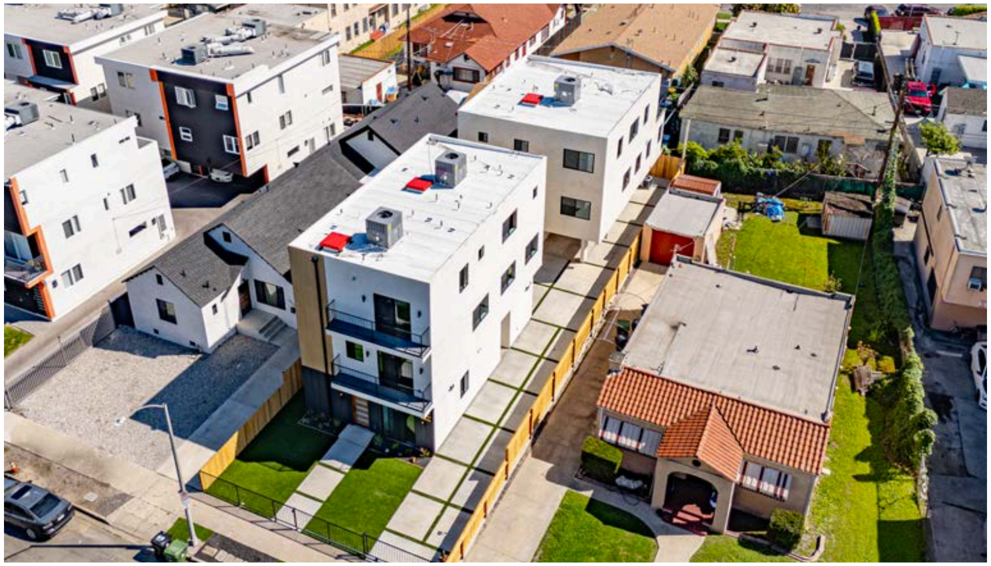


Bright & Open Bedrooms

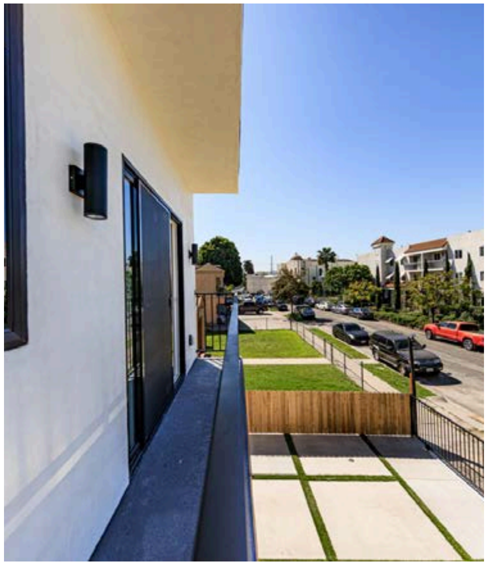


Sleek Bathrooms

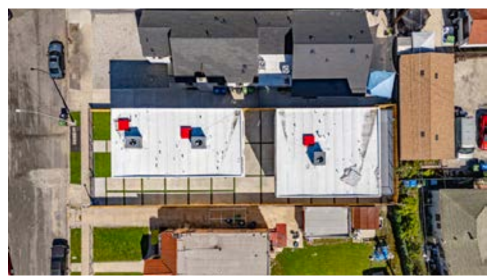


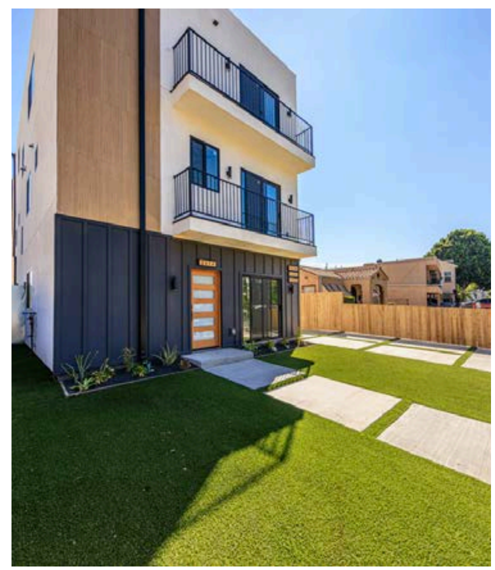


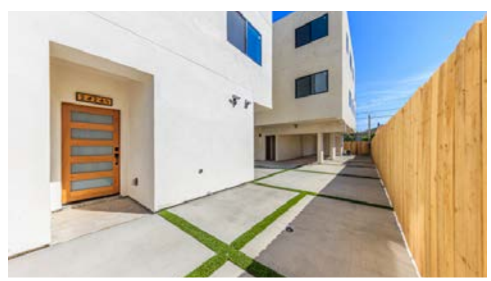
Parking, Views & More



Other Wow Factors







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