1414 S ORANGE DR

OFFERING MEMORANDUM | LOS ANGELES, CA 90019

Exclusively Listed By:

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LYON STAHL INVESTMENT REAL ESTATE

THE SAGHIAN GROUP

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Investment Summary

THE OFFERING

We are pleased to present 1414 S Orange Drive, a brand new 2022 construction 5 unit multifamily property located in the heart of prime Mid City, Los Angeles. Situated on a 7,002 square foot LARD1.5 zoned lot with 7,456 square feet of improvements across three buildings, this asset offers an ideal high income unit mix consisting of two 4 bedroom 4.5 bathroom units, one 3 bedroom 3.5 bathroom unit, and two 3 bedroom 2 bathroom units. Each residence is thoughtfully designed with open concept layouts, high ceilings, large kitchen islands or peninsulas, premium stainless steel appliances, sleek white bathrooms with marble finishes, in unit laundry rooms with washers and dryers included, and modern high end fixtures throughout.

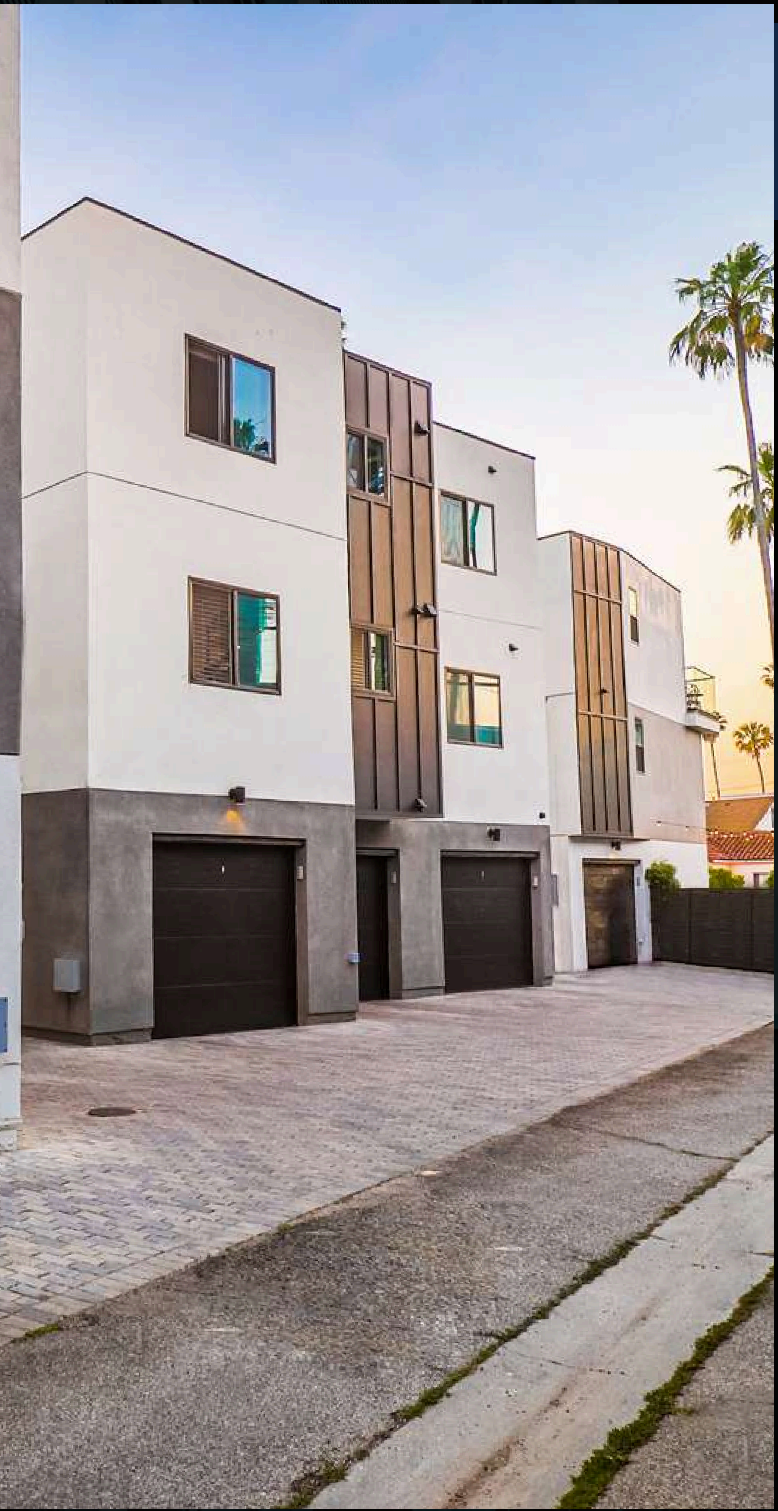
All five units are fully leased, reflecting strong rental demand in this highly walkable Mid City location with a Walk Score of 85. Offered at $3,195,000 , the property presents a real cap rate of 6.22% and a GRM of 12.50 , equating to $639,000 per unit and $429 per square foot, making it one of the best priced new construction 5 unit assets in the submarket. Tenants pay all utilities, and the property is separately metered for gas, electric, and water with five meters for each, significantly reducing operating expenses and increasing net operating income. The building features five tandem garages plus five additional exterior parking spaces, providing ample parking for residents.

Located just minutes from trendy restaurants, cafes, retail, and entertainment, 1414 S Orange Drive represents an exceptional 1031 exchange opportunity and a rare chance to acquire a low maintenance, high yield investment in one of Los Angeles' most desirable rental corridors. Buyer to verify all information.

Property Overview

THE PROPERTY	Address:	1414 S Orange Dr, Los Angeles, CA 90019
	APN:	5070-018-007
	# Units:	5
	# Buildings:	3
	Unit Mix:	2 x 4b/4.5b, 1 x 3b/3.5b, 2 x 3b/2b
	Year Built:	2022
	Building Size (SF):	7,456
	Lot Size (SF):	7,002
	Zoning:	LARD1.5
THE OFFERING	List Price:	$3,195,000
	Cap Rate:	6.22%
	GRM:	12.50
	Price Per Unit:	$639,000
	Price Per SF:	$429
UTILITIES	Water:	5 Water Meters
	Electric:	5 Electric Meters
	Gas:	5 Gas Meters
AMENITIES	Laundry:	Private Washers/Dryers for Each Unit
	Parking:	5 Tandem Garages and 5 Exterior

Address	1414 S Orange Dr, Los Angeles, CA 90019
No. of Units	5
Building SF	7,456 SF
Lot Size	7,002 SF
Year Built	2022
Price	$3,195,000
Price/Unit	$639,000
Price/SF	$429
NOI	$198,611
Gross Income	$255,600
Cap Rate	6.22%
GRM	12.50



1414 S Orange Dr Investment Highlights

- Brand-new construction with premium modern finishes throughout
- All units fully equipped with high-end stainless steel kitchen appliances
- Upscale kitchens feature large islands or peninsulas and open-concept layouts
- Spacious in-unit laundry rooms with washers and dryers included
- Boasts high-end, modern finishes.
- High ceilings and sleek white bathrooms with marble and premium fixtures
- All units separately metered for gas, electric, and water
- REAL Cap Rate of 6.22%
- All five units have been leased.
- Situated in prime Mid City – a highly desirable location attracting quality tenants
- Walk Score of 85 – "Very Walkable"
- Dream 1031 exchange opportunity. Ready to close!
- One of the best-priced 5-unit new construction assets in the Mid City market
- Ideal unit mix: (2) 4-bedrooms and (3) 3-bedrooms
- Tenants pay all utilities – reducing operating expenses and increasing NOI
- Excellent 1031 Exchange opportunity – low maintenance, high-yield asset
- Minutes from trendy restaurants, cafes, shops, and entertainment venues
- Buyer to Verify All Information

Transportation in 90019

Very walkable	85/100
Good Transit	65/100
Very Bikeable	77/100

1414 S Orange Dr

Los Angeles, CA 90019

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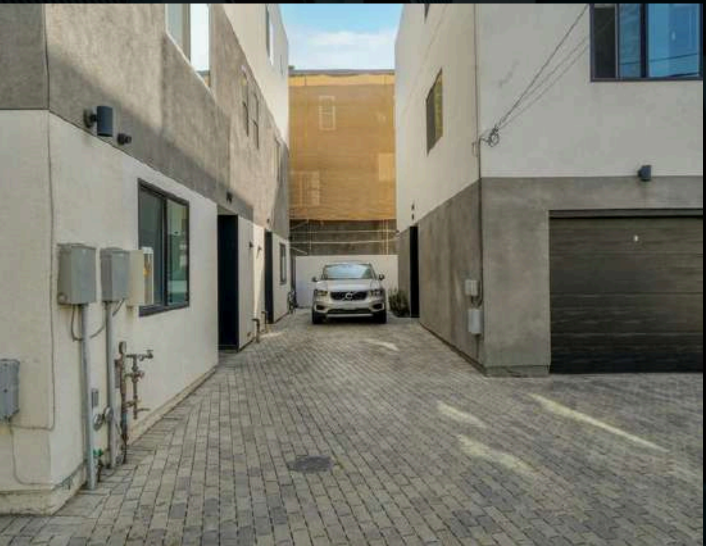
Year Built	2022
Building Size	7,456 SF
Zoning	LARD1.5
Price/Unit	$639,000
Price/SQFT	$429
Assessor's Parcel #	5070-018-007
Cross Streets	South Orange Dr & Pico Blvd












Rent Roll

1414 S Orange Dr

Unit	Unit Mix	Rent Roll	Market Rent	Square Footage	Current Rent PSF	Market Rent PSF	Notes
1	3BR/3.5BA Townhome Single Family	$4,800	$5,200	1,528 Sq Ft	$3.14	$3.40	Current Tenant
2	4BR/4.5BA Townhome	$4,500	$5,000	1,497 Sq Ft	$3.01	$3.34	Current Tenant
3	4BR/4.5BA Townhome	$4,500	$5,000	1,497 Sq Ft	$3.01	$3.34	Current Tenant
4	3BR/2BA Townhome	$3,800	$4,200	1,240 Sq Ft	$3.06	$3.39	Current Tenant
5	3BR/2BA Townhome	$3,700	$4,200	1,240 Sq Ft	$2.98	$3.39	Current Tenant

Monthly Rental Income	$21,300	$23,600
Total Monthly Income	$21,300	$23,600
Total Scheduled Gross Income	$255,600	$283,200

Upside	11%
Market GRM	11.28
Market Cap Rate	7.13%

Financial Summary

1414 S Orange Dr

Building Data	
# of Units	5
Year Built	2022
Building size (SQFT)	7,456 SF
APN	5070-018-007

Financial Indicators	
Price	$3,195,000
Down (35%)	$1,124,590
Current Cap	6.22%
Price/Unit	$639,000
Price/Gross SQFT	$429
Current GRM	12.50

Income Analysis	Current	Market
New Property Taxes	$39,938	$39,938
Vacancy (4%)	$10,224	$8,496
Property Insurance (Est) .50/sf	$3,728	$3,728
Repair and Maintenance ($500/Unit)	$2,500	$2,500
Cleaning & Gardening	$600	$600
Expenses:	$46,766	$46,766
%	18.30%	16.51%
Scheduled Gross Income	$255,600	$283,200
Effective Gross Income	$245,376	$274,704
Net Operating Income	$198,611	$227,939

Financial Assumptions

1414 S Orange Dr

Price Per Unit	$639,000
Price Per Net Bldg SF	$429
Actual GRM	12.50
Actual Capitalization Rate	6.22%

Price	$3,195,000
Down Payment	$1,124,590
First Trust Deed	$2,070,410
Interest Rate/Terms	6.00%
% Down	35%

Net Operating Income	$198,611
Less Loan Payments	$124,225
Cash Flow (Pre-Tax)	$74,386
Return on Down Payment	6.61%

*EXPENSES, INCOME AND OTHER INFORMATION MUST BE VERIFIED AND ANY INTERESTED PARTY MUST COMPLETE THEIR OWN INVESTIGATIONS.

ESTIMATED ANNUAL OPERATING EXPENSES

	Current	Market
New Property Taxes	$39,938	$39,938
Vacancy (4%)	$10,224	$8,496
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Mid City – Los Angeles, CA | Market Overview

Mid City is a centrally located, highly accessible urban neighborhood in Los Angeles positioned between Downtown L.A., the Westside, Miracle Mile, and West Adams. Its strategic location along major corridors like Pico Boulevard, Venice Boulevard, and San Vicente Boulevard provides direct access to employment hubs, cultural districts, and retail/restaurant destinations across the city. This accessibility underpins strong demand from both renters and buyers who value centrality and connectivity.

The population in Mid City is dense and diverse, with a mix of long-term households and young professionals drawn to the area’s walkability, transit options, and growing lifestyle amenities. The neighborhood supports a range of housing types, including early-20th-century single-family homes (Craftsman, Spanish, Tudor), duplexes, smaller apartment buildings, and increasing infill development. This variety contributes to active market dynamics, with consistent transaction volume for both ownership and rental properties.

Mid City’s price points typically sit below more expensive Westside submarkets while commanding stronger values than some inner-city neighborhoods, making it attractive for investors and end-users alike. Median home values trend in the low-to-mid seven figures, supported by solid rent levels and stable occupancy.
Lifestyle amenities include neighborhood retail nodes, cafes, restaurants, and everyday services within walking distance, complemented by access to public transit and major thoroughfares. Walkability and transit connectivity further enhance the area’s appeal, supporting demand from urban lifestyle seekers.

Overall, Mid City stands out as a centrally positioned, walkable, and transit-oriented urban neighborhood with diverse housing inventory, ongoing reinvestment, and strong fundamentals for both residential ownership and multi-family investment.

Demographics (90019)

Population
59,288

Square Miles
3.87

Population Density
15,300 people per square mile

Total Households
23,964

Average Adjusted Gross Income
$90,652

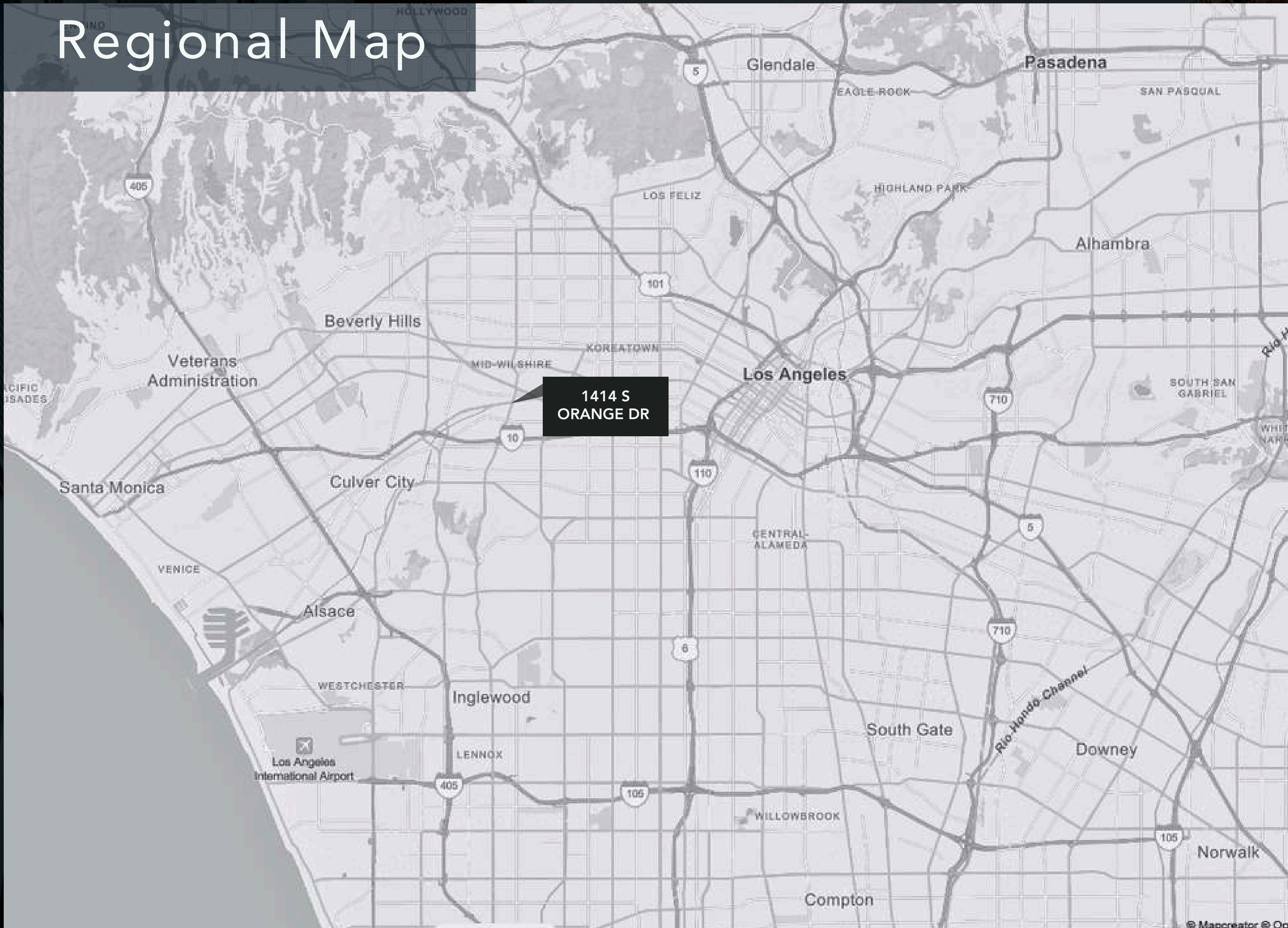
Unemployment Rate
6.1 %

Median Household Income
$71,395

% High Income Households
4.5 %

**All information gathered from the most recent United States Census data*

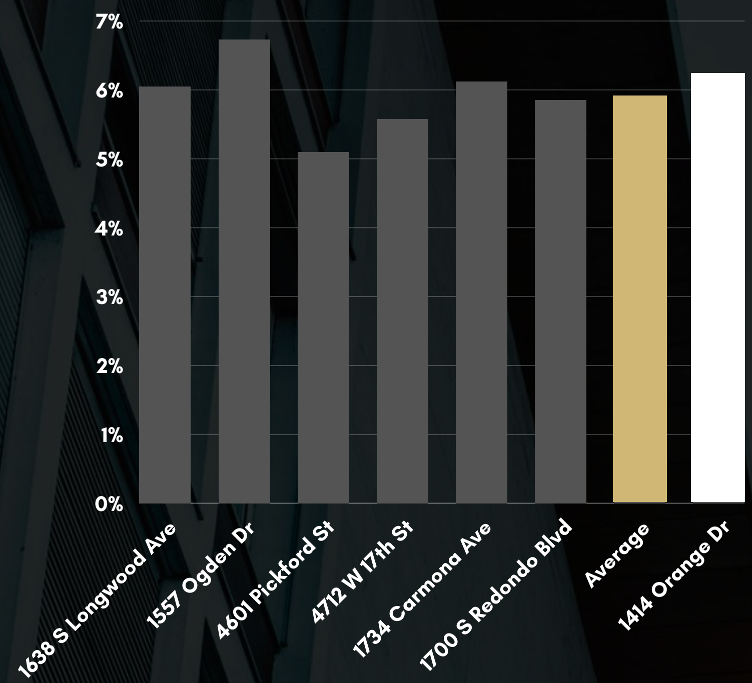
Regional Map



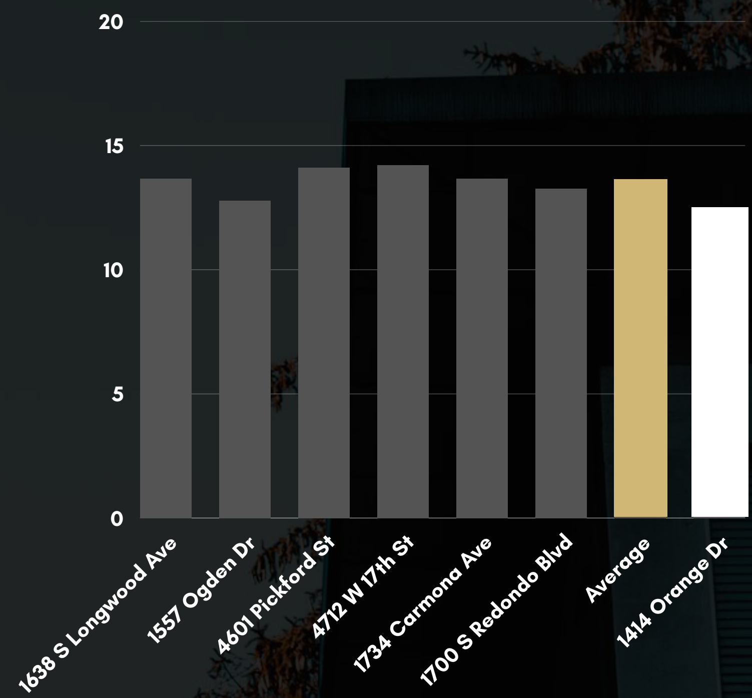
Sale Comparables - 1414 S Orange Dr

		Property	Sold Date	# of units	Building SF	Sale Price	PPU	PPSF	GRM	Cap Rate	Year Built
01		1638 S LONGWOOD AVE Los Angeles, CA 9001	2/13/2026	4	7,450	$3,100,000	$775,000	$416	13.67	6.05%	2025
02		1557 S OGDEN DR Los Angeles, CA 90019	12/30/2025	5	8,832	$4,400,000	$880,000	$498	12.78	6.73%	2025
03		4601 PICKFORD ST Los Angeles, CA 90019	7/1/2025	4	6,660	$3,150,000	$787,500	$473	14.1	5.10%	2021
04		4712 W 17TH ST Los Angeles, CA 9001	5/13/2025	4	6,664	$3,395,000	$848,750	$509	14.21	5.58%	2023
05		1734 CARMONA AVE Los Angeles, CA 90019	3/5/2025	4	6,563	$3,196,800	$799,200	$487	13.67	6.12%	2024
06		1700 REDONDO BLVD Los Angeles, CA 90019	6/3/2024	4	7,504	$3,235,000	$808,750	$431	13.27	5.85%	2024
						Averages	$816,533	$469	13.62	5.91%	
SP		1414 S ORANGE DR Los Angeles, CA 90019		5	7,456	$3,195,000	$639,000	$429	12.50	6.22%	2022

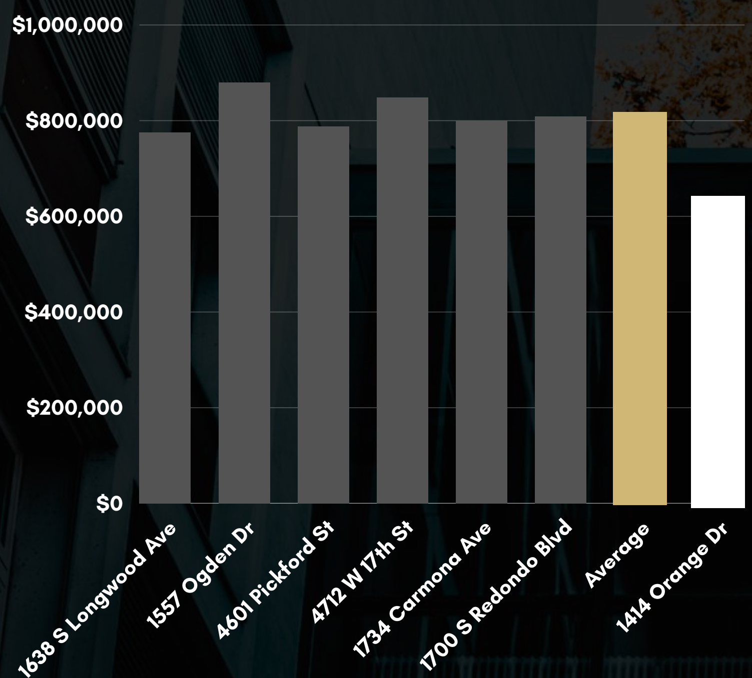
CAPITALIZATION RATE



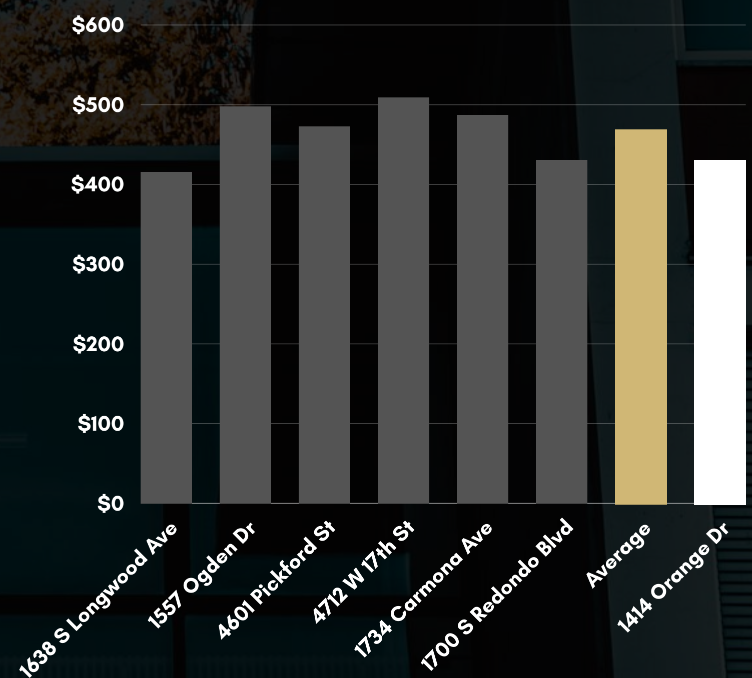
GRM



PRICE/UNIT



PRICE/SF



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