

Brand New Const. Fourplex in West Adams 75% Leased

# 2847 S VICTORIA



OFFERING MEMORANDUM



We treat your units like our units at [myunits.com](https://myunits.com)



Concierge Leasing  
for Landlords



Multi-Family  
Sales Experts



Full Service  
Property MGMT



LA's Hottest  
Rentals

Call 844-MY-UNITS or email [hello@myunits.com](mailto:hello@myunits.com)

Prepared by  
**THE 2-4 UNIT SPECIALISTS®**



powered by **myunits.com**

**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**

## THE 2-4 UNIT SPECIALISTS® DISCLAIMER

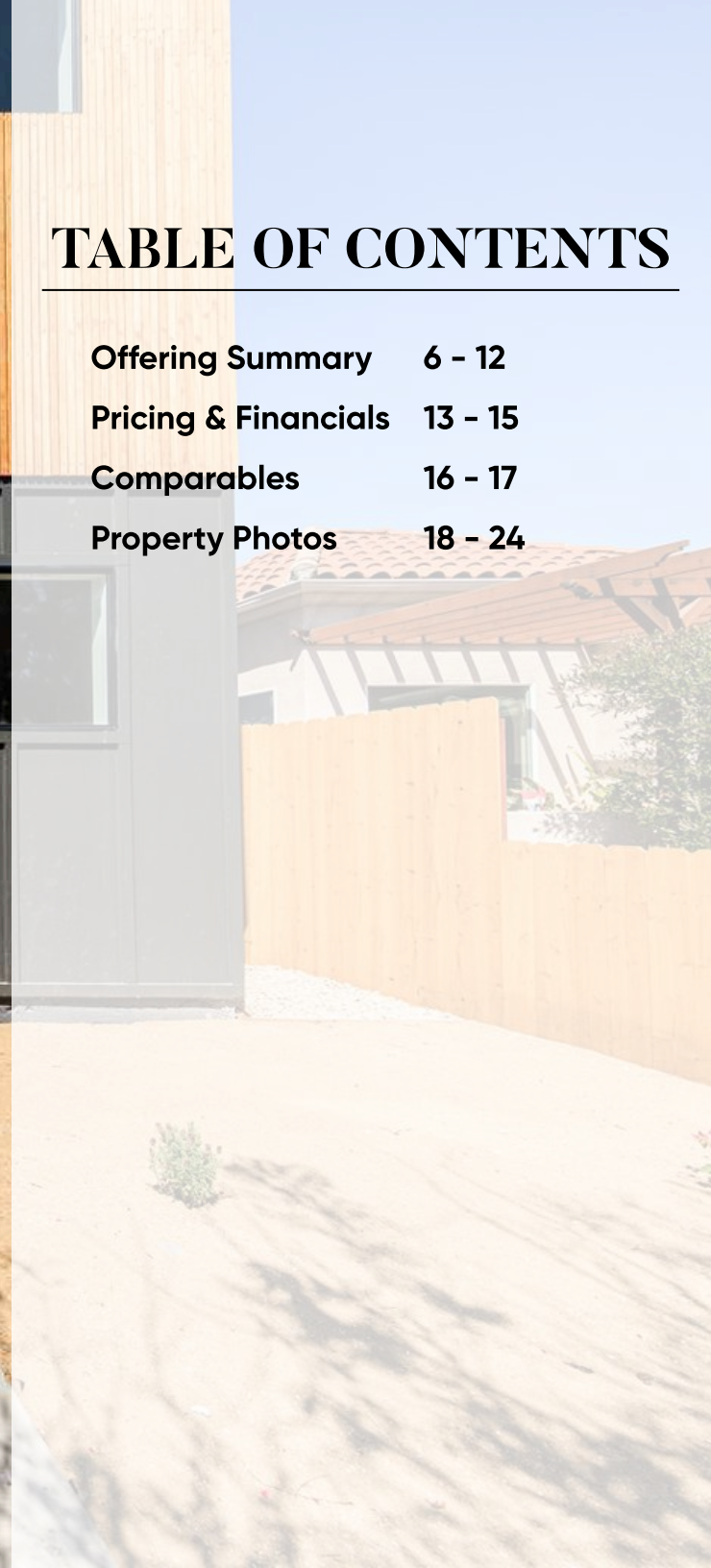
The information contained herein is proprietary and strictly confidential. It is intended for the exclusive review of the party receiving it from The 2-4 Unit Specialists® and should not be disclosed to any other person or entity without the prior written consent from The 2-4 Unit Specialists®. These materials provide a summary of unverified information designed to generate preliminary interest in the subject property. They are not a substitute for thorough, independent due diligence and/or investigation. The 2-4 Unit Specialists® is not qualified to provide advice on legal, accounting, or other matters beyond those permitted by state law. The 2-4 Unit Specialists® has not conducted any investigations and makes no warranty or representation of the property, its improvements or any potential for improvements, including the size, square footage, presence of contaminants (including but not limited to lead-based paint, PCBs, or asbestos), compliance with city, county, state and/or federal regulations, physical condition, the financial condition or business prospects and practices of any tenant, or any tenant's plans or intentions to continue occupancy. The information contained herein has been obtained from sources believed to be reliable, however, The 2-4 Unit Specialists® has not verified, and will not verify, any such information. The 2-4 Unit Specialists® makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify the information set forth herein. References to The 2-4 Unit Specialists® include its officers, partners, agents, sub-agents, and employees. This package is not intended to create a contractual relationship between The 2-4 Unit Specialists® and any recipient. Any use of the information in this package is at the recipient's own risk, and The 2-4 Unit Specialists® shall not be liable for any direct, indirect, or consequential damages arising from the use of this information. By reviewing this information, you agree to abide by these terms and conditions.



## **TABLE OF CONTENTS**

---

<b>Offering Summary</b>	<b>6 - 12</b>
<b>Pricing &amp; Financials</b>	<b>13 - 15</b>
<b>Comparables</b>	<b>16 - 17</b>
<b>Property Photos</b>	<b>18 - 24</b>





# **OFFERING SUMMARY**

## THE OFFERING

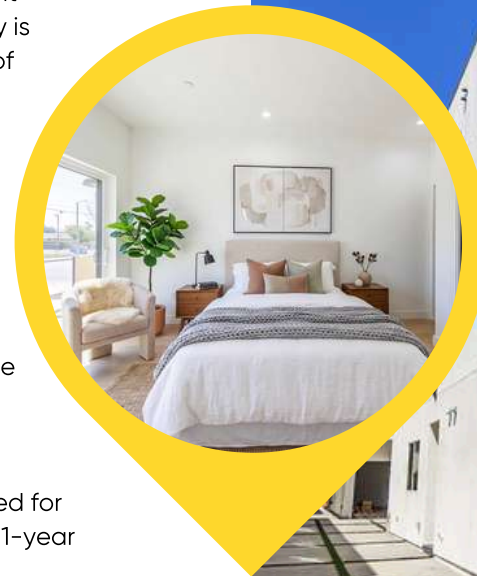
The 2-4 Unit Specialists are excited to present 2847 S Victoria Ave, a brand-new 2026-built, non-rent controlled, fourplex in the heart of West Adams, one of Los Angeles' most vibrant and sought-after neighborhoods. Nestled on a charming tree-lined street steps from Michelin guide noted restaurants such as Highly Likely Café, Alta Adams, Mizlala, and Cento Pasta Bar! With prime location, tenant friendly layouts and the best curb appeal in mid-city, this stunning property is generating over \$221k in annual rent, offering a strong projected cap rate of 5.80% and exceptional return on investment.

The fourplex (triplex + ADU "in name only") consists of three spacious 4-bedroom townhomes and one 3-bedroom units, all thoughtfully designed to maximize space and functionality. Modern, open-concept layouts feature high-end finishes, stainless-steel appliances, abundant natural light, and large windows that enhance the living experience. Additional highlights include expansive living areas, large front and rear-facing balconies, and sleek contemporary designs tailored to meet the demands of today's renters.

All units have been leased within the last 45 days and we are projected to achieve \$4,795 on the remaining vacant unit. Each unit is separately metered for utilities, ensuring minimal operating costs, and the property is backed by a 1-year builder's warranty for peace of mind.

Positioned in the thriving West Adams neighborhood, the property guarantees high tenant demand and strong long-term appreciation. With its low-maintenance design, upscale units, and unbeatable location, 2847 S Victoria Ave is an exceptional opportunity for investors looking to secure a premium property in a fast-growing market.

This is your chance to own a turnkey investment in one of LA's hottest neighborhoods, don't miss out!



## Property Highlights

- ✦ ALREADY 75% LEASED! Making you money on day 1!
- ✦ NO RENT CONTROL!
- ✦ Located in ultra trendy and highly sought after West Adams- A major draw for A+ tenants! Outstanding cap rate of 5.80%!
- ✦ One of the best priced luxury new construction fourplexes in the Mid-City/West Adams area.
- ✦ Residential, tree-lined street!
- ✦ Boasts high-end, modern finishes and convenient in-unit laundry.
- ✦ Ideal unit mix of three 4 bedrooms and one 3 bedroom! High income producing property! All units separately metered. Tenants pay all utilities, making for minimal expenses.
- ✦ Dream 1031 exchange opportunity. Low maintenance and high return.
- ✦ Short drive to countless trendy restaurants, shops and mixed-use developments such as Highly Likely, the Culver Steps, and Platform!
- ✦ An impressive walk score of 85!



## The Property

2847 S Victoria, Los Angeles, CA 90016

APN:	5050-016-025	Zoning:	LARD1.5
# Units:	4	Rent Control:	No
# Buildings:	2	Opportunity Zone:	Yes
Lot Size:	5,032 sqft	Utilities:	All utilities are separately metered.
Building Size:	6,339 sqft		



## The Offering

### The Pricing & Metrics

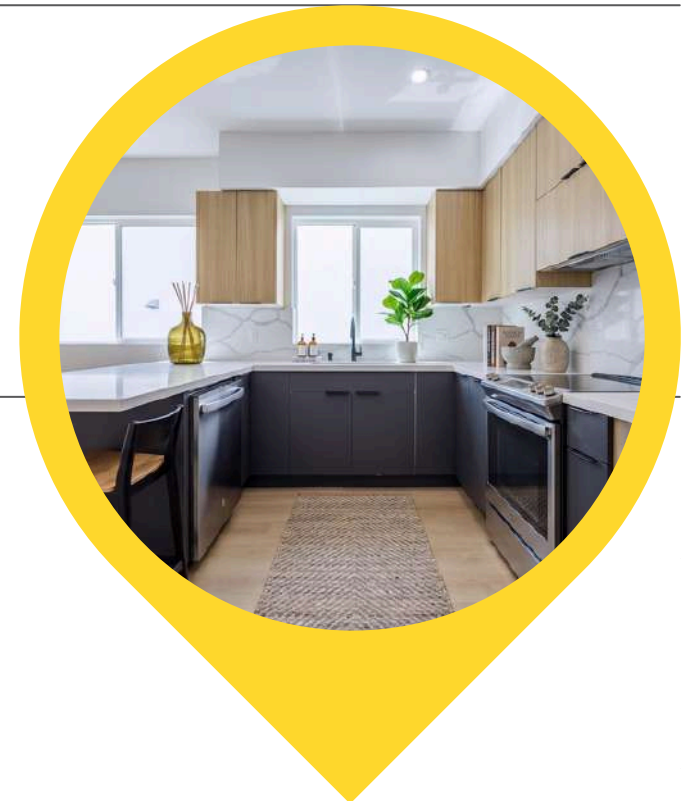
List Price:	\$2,995,000
Cap Rate:	5.80%
GRM:	13.51
Price per Sqft:	\$472.47
Price per Door:	\$748,750



## 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

2847 Victoria Ave is comprised of 4 ultra-high-end townhomes with 75% of them already leased! Check out the below rent roll:




















UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
<b>#2847</b>	4B/4.5B	1,594	\$0	\$4,795
<b>2849 1/2</b>	3B/3B	1,278	\$4,095	\$4,095
<b>2849</b>	4B/4B	1,796	\$4,895	\$4,895
<b>#2847 1/2</b>	4B/4.5B	1,671	\$4,695	\$4,695

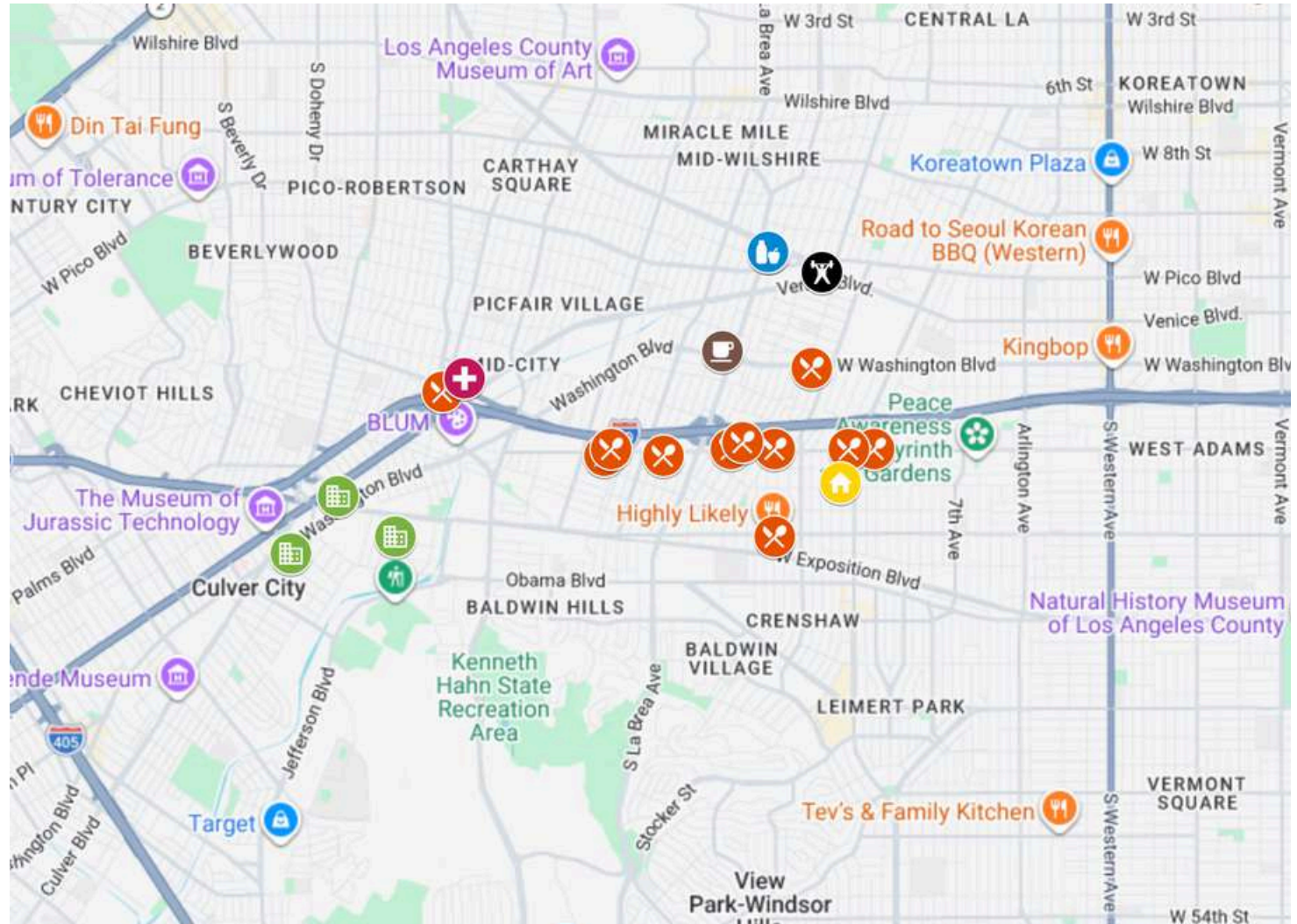


## Location Highlights

- ✦ 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.

 You'll find the coolest spots nearby.

-  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:	\$2,995,000
Down: 30%	\$898,500
Current GRM:	13.51
<b>Pro Forma GRM:</b>	<b>13.51</b>
Current Cap Rate:	5.80%
<b>Pro Forma Cap Rate:</b>	<b>5.80%</b>
\$/Unit:	\$748,750
\$/SF:	\$472.47

**BUILDING DESCRIPTION:**

No. of Units:	4
Yr. Built:	2026
Bldg SF:	6,339
Lot Size (SF):	5,032
Lot Size (acres):	0.12
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	No

**FINANCING:**

Loan Amount:	\$2,096,500
Interest Rate:	6.00%
Monthly Payment:	(\$12,569.58)
LTV:	70%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Minimum DSCR:	1.25

**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
2847	Vacant	4b/4.5b	1,594	\$0	\$4,795	\$3.01	\$4,795	\$3.01	\$0
2849.5	Occupied	3b/3b	1,278	\$4,095	\$4,095	\$3.20	\$4,095	\$3.20	\$0
2849	Occupied	4b/4b	1,796	\$4,895	\$4,895	\$2.73	\$4,895	\$2.73	\$0
2847.5	Occupied	4b/4.5b	1,671	\$4,695	\$4,695	\$2.81	\$4,695	\$2.81	\$0
4	Totals/Averages:		6,339	\$13,685	\$18,480	\$2.92	\$18,480	\$2.92	\$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
1	3b/3b	25%	1,594	\$4,095	\$2.57	\$4,095	\$4,095	\$2.57	\$4,095
1	4b/4b	25%	1,278	\$4,895	\$3.83	\$4,895	\$4,895	\$3.83	\$4,895
2	4b/4.5b	50%	1,671	\$4,745	\$2.84	\$9,490	\$4,745	\$2.84	\$9,490
Totals/Averages:			1,585	\$4,620	\$2.92	\$18,480	\$4,620	\$2.92	\$18,480
<b>Gross Potential Income:</b>						<b>\$221,760</b>			<b>\$221,760</b>

**ANNUALIZED OPERATING DATA:**

	CURRENT	PRO FORMA
<b>Gross Potential Rental Income</b>	\$221,760	\$221,760
Gain (Loss)-to-Lease	\$0	\$0
<b>Gross Scheduled Rental Income</b>	\$221,760	\$221,760
Less: Vacancy	3.0% (\$6,653)	3.0% (\$6,653)
<b>Effective Gross Income</b>	\$215,107	\$215,107
Less: Expenses	(\$41,258)	(\$41,258)
Miscellaneous Other Income	\$0	\$0
<b>Net Operating Income</b>	<b>\$173,850</b>	<b>\$173,850</b>
Debt Service	(\$150,835)	(\$150,835)
<b>Pre-Tax Cash Flow</b>	<b>2.56% \$23,015</b>	<b>2.56% \$23,015</b>
Principal Reduction	\$25,745	\$25,745
<b>Total Return</b>	<b>5.43% \$48,760</b>	<b>5.43% \$48,760</b>

**ANNUALIZED EXPENSES:**

	CURRENT	PRO FORMA
<b>Fixed Expenses</b>		
Real Estate Taxes	1.1994% \$35,922	\$35,922
Insurance	.40/s.f. \$2,536	\$2,536
Utilities	\$0/unit \$0	\$0
<b>Controllable Expenses</b>		
Contract Services	\$300/unit \$1,200	\$1,200
Repairs & Maintenance	\$400/unit \$1,600	\$1,600
<b>TOTAL EXPENSES</b>	<b>\$41,258</b>	<b>\$41,258</b>
EXPENSES/UNIT	\$10,314	\$10,314
EXPENSES/SF	\$6.51	\$6.51
% of EGI	19.2%	19.2%



# **SALES COMPS**

# SOLD COMPS

Address	#Units	Close Price	\$/SF	\$/Unit	Cap Rate	GRM	Bldg SF	Lot SF	Close Date
1734 Carmona AVE	4	\$3,196,800.00	\$487.09	\$799,200.00	5.92%	13.37	6563	5,081	03/06/25
1557 S Ogden	5	\$4,400,000.00	\$498.19	\$880,000.00	5.79%	13.77	8832	6,892	12/31/25
1954 S Garth AVE	4	\$4,965,000.00	\$517.78	\$1,248,750.00	5.93%	13.48	9589	6,302	09/10/25
2533 S Spaulding AVE	4	\$3,250,000.00	\$430.69	\$812,500.00	6.07%	13.43	7546	5,889	08/06/24
4647 W 18th ST	4	\$3,275,000.00	\$451.72	\$837,250.00	5.79%	13.65	7250	6,500	08/12/24
2202 Thurman AVE	4	\$3,500,000.00	\$426.73	\$898,750.00	5.89%	13.67	8202	6,858	01/22/26
8926 Sawyer ST	5	\$5,100,000.00	\$618.86	\$1,150,000.00	5.95%	12.83	8241	7,649	12/31/24
6006 Comey AVE	5	\$4,300,000.00	\$506.60	\$879,000.00	5.48%	14.38	8488	8,409	08/21/24
4712 W 17th ST	4	\$3,395,000.00	\$450.92	\$873,750.00	5.58%	14.22	7529	7,000	05/13/25
1621 S Bedford ST	4	\$4,875,000.00	\$575.22	\$1,248,750.00	6.10%	13.11	8475	6,502	05/05/26
<b>Averages</b>	<b>4.30</b>	<b>\$4,025,680.00</b>	<b>\$496.38</b>	<b>\$962,795.00</b>	<b>5.85%</b>	<b>13.59</b>	<b>8072</b>	<b>6708.20</b>	
<b>2847 S Victoria Ave</b>	<b>4.00</b>	<b>\$2,995,000.00</b>	<b>\$472.47</b>	<b>\$748,750.00</b>	<b>5.80%</b>	<b>13.51</b>	<b>6339</b>	<b>5032.00</b>	





# PROPERTY PHOTOS



## Modern Luxury Exterior





Chic Kitchens &  
Living Rooms





Bright & Open  
Bedrooms



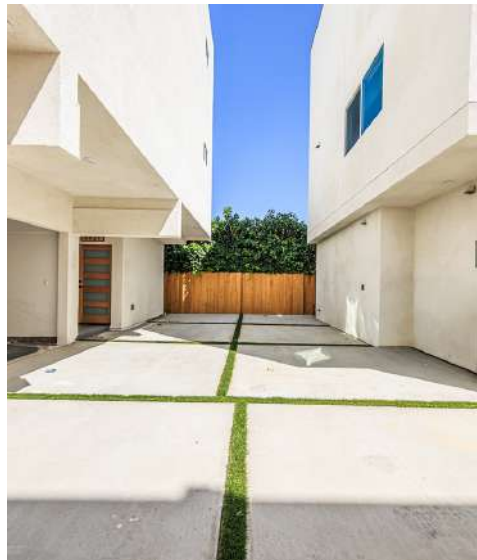


Sleek Bathrooms





Parking, Views  
& More





## Other Wow Factors





Bird's-Eye  
View





**Cheyenne Womack**  
805.973.7470  
cheyenne@myunits.com

**Lauren Cearley**  
213.302.8662  
lauren@myunits.com