

2025 DESIGNER FOURPLEX IN WEST ADAMS | OPPORTUNITY ZONE

3022 WELLINGTON



OFFERING MEMORANDUM

Prepared by
THE 2-4 UNIT SPECIALISTS®



powered by **myunits.com**

ELIZABETH MADDOX

BROKER/OWNER
REALTOR® #01921425

818.850.8485 Cell
818.859.7274 Office
elizabeth@myunits.com
www.myunits.com

IAN MADDOX

AGENT/OWNER
REALTOR® #02030205

609.513.2646 Cell
818.859.7274 Office
ian@myunits.com
www.myunits.com

**630 N Glenoaks Blvd
Burbank, CA 91502**

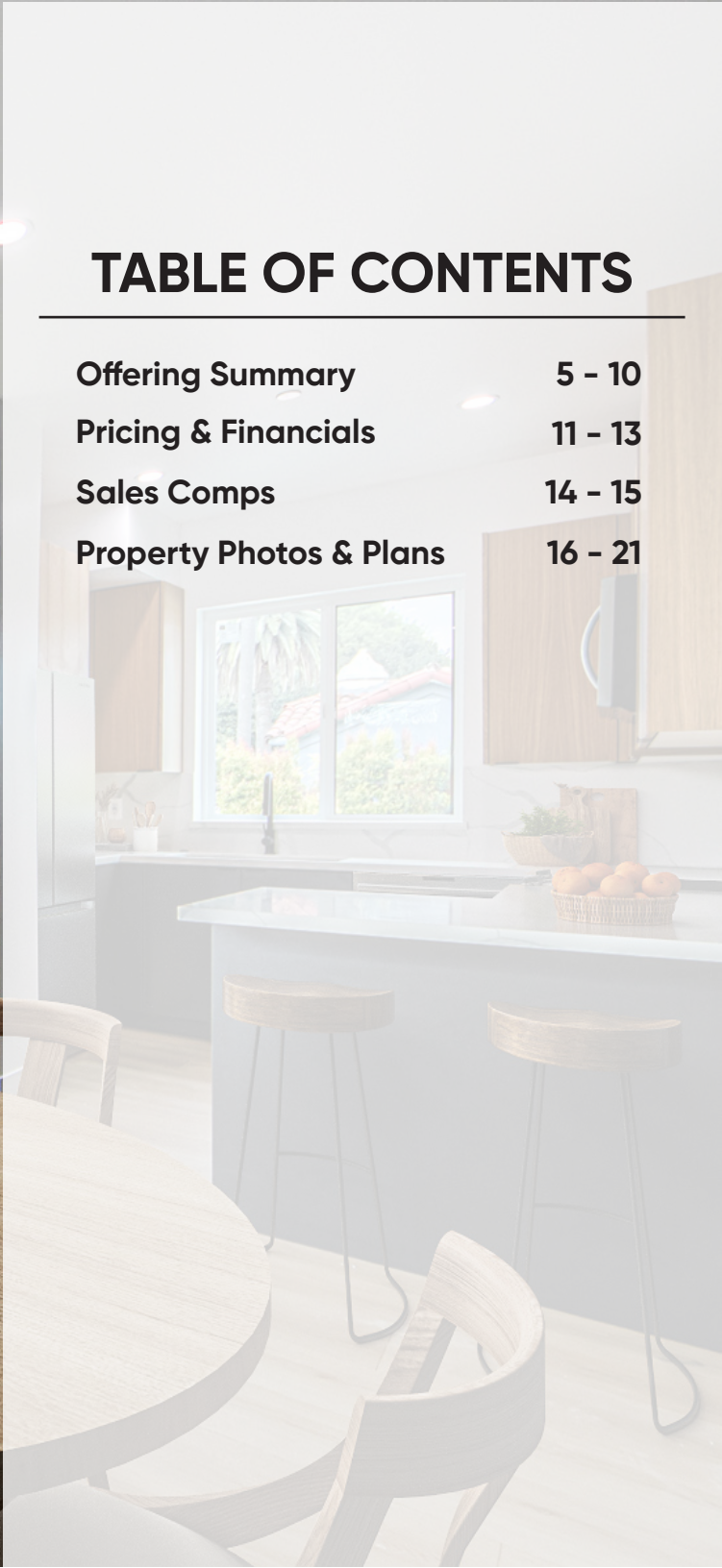
THE 2-4 UNIT SPECIALISTS® DISCLAIMER

The information contained herein is proprietary and strictly confidential. It is intended for the exclusive review of the party receiving it from The Land Specialists® and should not be disclosed to any other person or entity without the prior written consent from The Land 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 Land Specialists® is not qualified to provide advice on legal, accounting, or other matters beyond those permitted by state law. The Land 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 Land Specialists® has not verified, and will not verify, any such information. The Land 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 Land Specialists® include its officers, partners, agents, sub-agents, and employees. This package is not intended to create a contractual relationship between The Land Specialists® and any recipient. Any use of the information in this package is at the recipient's own risk, and The Land 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

Offering Summary	5 - 10
Pricing & Financials	11 - 13
Sales Comps	14 - 15
Property Photos & Plans	16 - 21





OFFERING SUMMARY

OFFERING SUMMARY

The 2-4 Unit Specialists are excited to present 3022 Wellington Rd, a brand-new, non-rent controlled, OPPORTUNITY ZONE fourplex in the heart of West Adams—one of Los Angeles' most vibrant and sought-after neighborhoods. Nestled on a charming tree-lined street just a short stroll from the trendy Highly Likely Café, this stunning property is projected to generate over \$229,740 in annual rent, offering an exceptional return on investment.

Located within an Opportunity Zone, 3022 Wellington Rd provides significant potential tax incentives for buyers (consult with your CPA). 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.

The fourplex (triplex + ADU "in name only") consists of three spacious 4-bedroom townhomes and one 3-bedroom unit, 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.

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, 3022 Wellington Rd 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 OVERVIEW

THE PROPERTY: Address: 3022 Wellington Rd, Los Angeles, CA 90016
APN: 5050-029-044
Units: 4 (3 + ADU)
Buildings: 2
Unit Mix: 2 x 4b/4.5b, 1 x 4b/4b, 1 x 3b/3b
Year Built: 2025
Building Size (SF): 6,339
Lot Size (SF): 5,038
Zoning: LARD1.5

THE OFFERING: List Price: \$3,199,000
Cap Rate: 5.40% (Pro Forma)
GRM: 13.92 (Pro Forma)
Price Per Unit: \$799,750
Price Per SF: \$504.65

UTILITIES: Water: Separately Metered (Tenant Pays)
Electric: Separately Metered (Tenant Pays)
Gas: No Gas Meters (All Electric)

AMENITIES: Laundry: Private Washers/Dryers for Each Unit
Parking: 6 Exterior Spaces



INVESTMENT HIGHLIGHTS



- NO RENT CONTROL!
- Located in ultra trendy and highly sought after West Adams- A major draw for A+ tenants!
- OPPORTUNITY ZONE! Major tax benefit (consult CPA).
- Outstanding projected cap rate of 5.40%!
- 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, you'll find a vibrant mix of dining, entertainment, and local hotspots just steps away!


























LOCATION HIGHLIGHTS

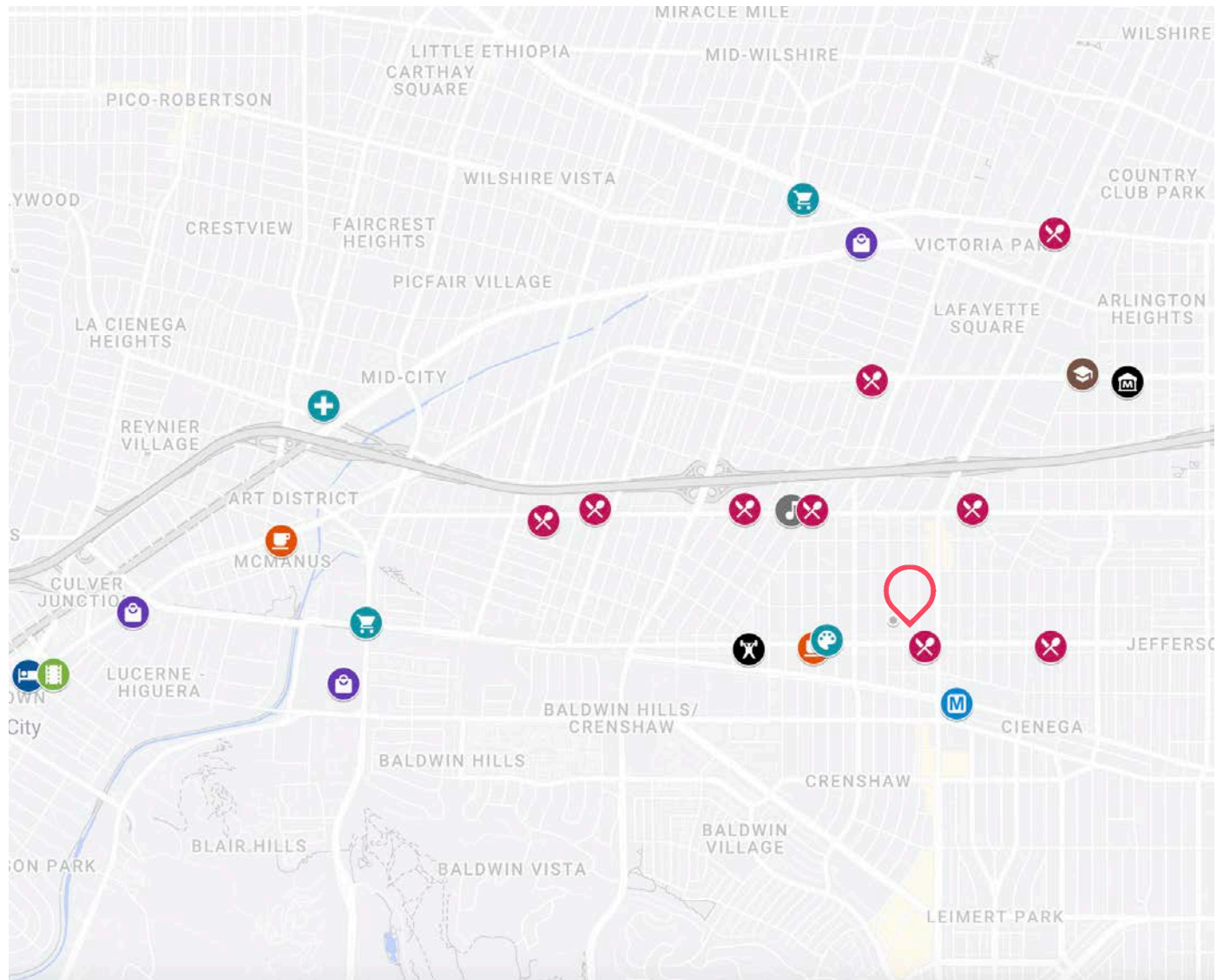


- Located in the vibrant West Adams neighborhood, just a short drive to the Culver City Arts District and Downtown Culver City!
- Minutes from trendy restaurants and bars, including Highly Likely Café, Harold & Belle's, Cento Pasta Bar, The Grain Café, Cognoscenti Coffee, The Culver Hotel, and more.
- 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.
- Close proximity to entertainment studios and high-paying creative & tech jobs, attracting premium rents and high-quality tenants!
- Nestled in one of LA's rapidly transforming neighborhoods, just minutes from Culver City, Downtown LA, and Koreatown, offering quiet living with easy access to dining, shopping, and cultural hotspots.



LOCATION HIGHLIGHTS MAP

-  Harold & Belle's
-  Cento Pasta Bar
-  Ondal 2
-  MIAN West Adams
-  Mizlala West Adams
-  Johnny's Pastrami
-  The Grain Cafe
-  Kobbler King
-  Honey Bee's
-  Metro
-  Cognoscenti Coffee
-  Highly Likely Café
-  Midtown Shopping Center
-  PLATFORM
-  Target
-  Sprouts Farmers Market
-  Whole Foods Market
-  The Culver Hotel
-  Amazon Studios
-  Kaiser Permanente
-  The Underground Museum
-  LA Technology Center
-  High Fidelity Records Inc
-  Thinkspace Gallery
-  Aerial Physique





PRICING & FINANCIALS

FINANCIAL SUMMARY & RENT ROLL

SUMMARIZED PRICING METRICS:

Price:	\$3,199,000
Down: 40%	\$1,279,600
Current GRM:	13.92
Pro Forma GRM:	13.92
Current Cap Rate:	5.40%
Pro Forma Cap Rate:	5.40%
\$/Unit:	\$799,750
\$/SF:	\$504.65

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2025
Bldg SF:	6,339
Lot Size (SF):	5,039
Lot Size (acres):	0.12
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:

Loan Amount:	\$1,919,400
Interest Rate:	6.75%
Monthly Payment:	(\$10,796.63)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	7/1 Interest Only ARM

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
3022	Vacant	4b/4.5b	1,594	\$0	\$4,950	\$3.11	\$4,950	\$3.11	\$0
3022.5	Vacant	4b/4.5b	1,671	\$0	\$4,950	\$2.96	\$4,950	\$2.96	\$0
3024	Vacant	4b/4b	1,796	\$0	\$4,895	\$2.73	\$4,895	\$2.73	\$0
3024.5	Vacant	3b/3b	1,278	\$0	\$4,350	\$3.40	\$4,350	\$3.40	\$0
4	Totals/Averages:		6,339	\$0	\$19,145	\$3.02	\$19,145	\$3.02	\$0

FINANCIAL ANALYSIS

# 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
2	4b/4.5b	50%	1,633	\$4,950	\$3.03	\$9,900	\$4,950	\$3.03	\$9,900
1	4b/4b	25%	1,796	\$4,895	\$2.73	\$4,895	\$4,895	\$2.73	\$4,895
1	3b/3b	25%	1,278	\$4,350	\$3.40	\$4,350	\$4,350	\$3.40	\$4,350
Totals/Averages:			1,585	\$4,786	\$3.02	\$19,145	\$4,786	\$3.02	\$19,145
Gross Potential Income:						\$229,740	\$229,740		

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$229,740	\$229,740
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$229,740	\$229,740
Less: Vacancy	4.0% (\$9,190)	4.0% (\$9,190)
Effective Gross Income	\$220,550	\$220,550
Less: Expenses	(\$47,674)	(\$47,674)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$172,876	\$172,876
Debt Service	(\$129,560)	(\$129,560)
Pre-Tax Cash Flow	3.39% \$43,317	3.39% \$43,317
Principal Reduction	\$0	\$0
Total Return	3.39% \$43,317	3.39% \$43,317

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1994% \$38,369	\$38,369
Insurance	.90/s.f. \$5,705	\$5,705
Utilities	\$/unit \$0	\$0
Controllable Expenses		
Contract Services	\$300/unit \$1,200	\$1,200
Repairs & Maintenance	\$600/unit \$2,400	\$2,400
TOTAL EXPENSES	\$47,674	\$47,674
EXPENSES/UNIT	\$11,918	\$11,918
EXPENSES/SF	\$7.52	\$7.52
% of EGI	21.6%	21.6%



SALES COMPS

SALES COMPARABLES CHART | NEW CONSTRUCTION COMPS

#	ADDRESS	UNITS	SALES PRICE	\$/SF	\$/UNIT	CAP RATE	GRM	BLDG SF	LOT SQFT	CLOSE DATE	YEAR BUILT
1	2522 S Cloverdale Ave	4	\$3,300,000	\$528.68	\$825,000	5.10%	14.95	6,242	5,042	5/6/24	2024
2	2851 S Victoria Ave	4	\$3,300,000	\$534.24	\$825,000	5.07%	14.95	6,177	5,032	5/6/24	2024
3	2848 Virginia Rd	4	\$3,240,000	\$510.40	\$810,000	5.12%	14.75	6,348	5,234	5/4/24	2024
4	2823 Virginia Rd	4	\$3,200,000	\$495.13	\$800,000	5.33%	14.34	6,463	5,232	1/3/24	2023
5	3811 Exposition Blvd	4	\$3,225,000	\$574.87	\$806,250	5.05%	15.06	5,610	5,371	3/14/23	2023
6	2332 S Carmona Ave	5	\$4,200,000	\$508.91	\$840,000	5.32%	14.46	8,253	6,077	1/6/23	2022
AVERAGE:		4.17	\$3,506,250	\$538.14	\$841,500	5.17%	14.75	6,516	5,331	N/A	N/A
3022 Wellington Rd:		4	\$3,199,000	\$504.65	\$799,750	5.40%	13.92	6,339	5,039	N/A	2025



PROPERTY PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS





Elizabeth Maddox

818.850.8485

elizabeth@myunits.com

Ian Maddox

609.513.2646

ian@myunits.com

