



MID-CITY

1707 S BURNSIDE AVE

LOS ANGELES, CA 90019

# NEW CONSTRUCTION MULTIFAMILY INVESTMENT

4 TOWNHOUSE STYLE UNITS



**15 Beds + 17 Baths**



**Prime Mid-City Location**



**6,706 Building SF on a 5,321 SF Lot**



**Spacious Living Spaces, Private Balconies**

IKON ADVISORS  
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**KW HOLLYWOOD HILLS**  
KELLERWILLIAMS. REALTY

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**YOHANN BENSIMON**

PRESIDENT  
CALDRE 01966630  
M. 310.923.1550  
O. 310.461.1271  
YOHANN@IKONADVISORS.COM

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# About the property.

1707 S BURNSIDE AVE  
LOS ANGELES, CA 90019

OFFERED AT **\$3,195,000**



ON-SITE  
PARKING



5.77% CAP RATE  
13.36 GRM



6,706 SF GROSS  
BUILDING AREA



5,321 SF  
LOT SIZE

1707 S Burnside Avenue is a collection of four brand-new townhouse-style apartments situated in a vibrant part of Los Angeles. Each home showcases contemporary architectural design, open floor plans, and high-quality finishes, blending style and functionality throughout. Thoughtful attention to detail in both construction and layout ensures that every unit maximizes space and natural light while maintaining a sleek, modern aesthetic.

The property includes two 4-bedroom, 4.5-bath homes, one 3-bedroom, 3-bath home, and one 4-bedroom, 4-bath home. Each unit features stainless steel appliances, in-unit washer and dryer, Spanish-tiled bathrooms, two dedicated parking spaces, and private balconies, offering a seamless combination of indoor and outdoor living. The designs create clear separation between living, dining, and bedroom areas, providing both comfort and privacy. Open layouts, contemporary finishes, and abundant natural light make each home a distinctive example of modern Los Angeles living.

As a newly constructed building, 1707 S Burnside Avenue combines low-maintenance reliability with thoughtfully executed design. The property offers a cohesive collection of homes that highlight functional living spaces, stylish details, and modern conveniences, making it a notable addition to the neighborhood and a strong representation of contemporary townhouse living in Los Angeles.





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# Investment highlights.



**\$3,195,000**

PURCHASE PRICE



**\$239,160**

ANNUAL GROSS INCOME



**6706**

GROSS SF  
Building



**4**

UNITS



**15**

BED  
ROOMS



**17**

BATH  
ROOMS



**MID-CITY**

About the neighborhood.



Mid-City is a centrally located area of Los Angeles, bordered by Downtown to the east and Beverly Hills to the west. The neighborhood is known for its vibrant streets, eclectic dining, local shops, and easy access to major transit routes. Its central location provides quick connections to key destinations across Los Angeles, including Hollywood, Santa Monica, and West Los Angeles, making it a well-connected and active part of the city.

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# The rent roll.

UNIT #	UNIT TYPE	SQUARE FOOTAGE	RENT	RENT PER SF
1707	4 Bedrooms + 4.5 Bathrooms + 2 Assigned Parking Spaces	1583	\$5,195	\$3.28
1707 1/2	4 Bedrooms + 4.5 Bathrooms + 2 Assigned Parking Spaces	1662	\$5,195	\$3.13
1709	3 Bedrooms + 3 Bathrooms + 2 Assigned Parking Spaces	1354	\$4,445	\$3.28
1709 1/2	4 Bedrooms + 4 Bathrooms + 2 Assigned Parking Spaces	1742	\$5,095	\$2.92
4 Units	15 Bedrooms + 17 Bathrooms + 8 Parking Spaces	6341 SF	\$19,930	Avg. \$3.15

# Investment financial overview.

1707 S BURNSIDE AVE  
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## Financial overview.

SALE PRICE	\$3,195,000
DOWN PAYMENT	25%   \$798,750
# OF UNITS	4
PRICE/UNIT	\$798,750
GROSS SF	6,706
PRICE/SF	\$476.44
CAP RATE	5.77%
GRM	13.36
YEAR BUILT	2025
LOT SF	5,321
ZONING	LARD1.5

## Annualized operating data.

INCOME		EXPENSES	
	ACTUAL		ACTUAL
GROSS RENTAL INCOME	\$239,160	REAL ESTATE TAXES (1.25%)	\$39,938
GROSS POTENTIAL INCOME	\$239,160	INSURANCE	\$3,100
EFFECTIVE GROSS INCOME	\$239,160	VACANCY (3%)	\$7,175
LESS: EXPENSES	\$47,738	COMMON AREA UTILITIES	\$1,200
NET OPERATING INCOME	\$184,248	REPAIRS & MAINTENANCE	\$2,000
DEBT SERVICE (LOAN PAYMENT)	\$131,794	TOTAL EXPENSES	\$47,738
CASH ON CASH RETURN	6.6%   \$52,454	EXPENSES / UNIT	\$11,934
		EXPENSES / SF	\$7.12
		% OF EGI	20.58%

## Financing.

FIRST TRUST DEED		LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS
LOAN AMOUNT	\$2,396,250	INTEREST RATE	5.5%   5-YR FIXED	DCR	1.40



# Photos.

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# Photos.

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Photos.

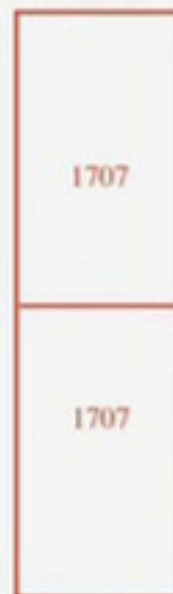
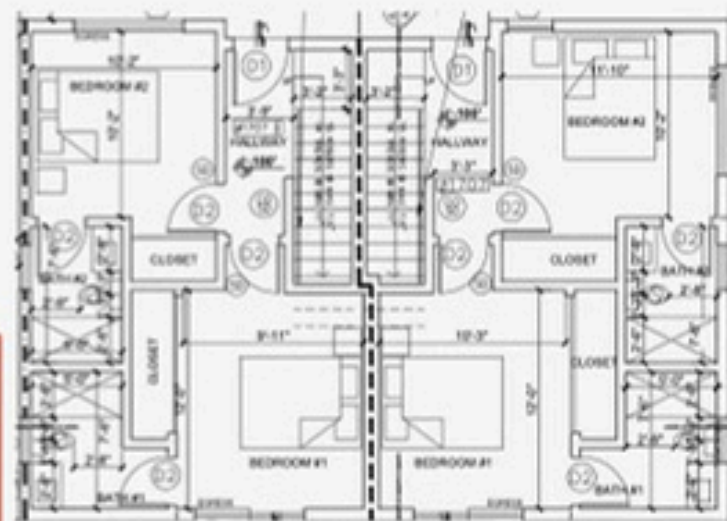
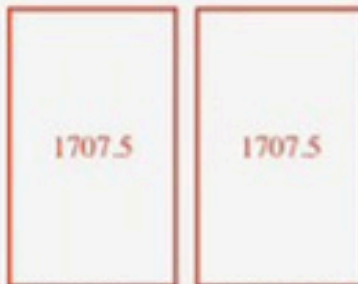
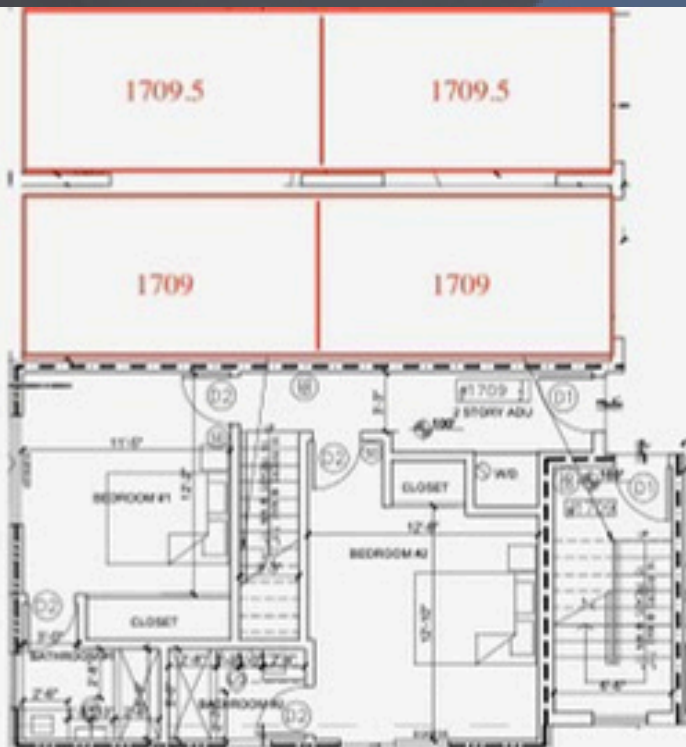
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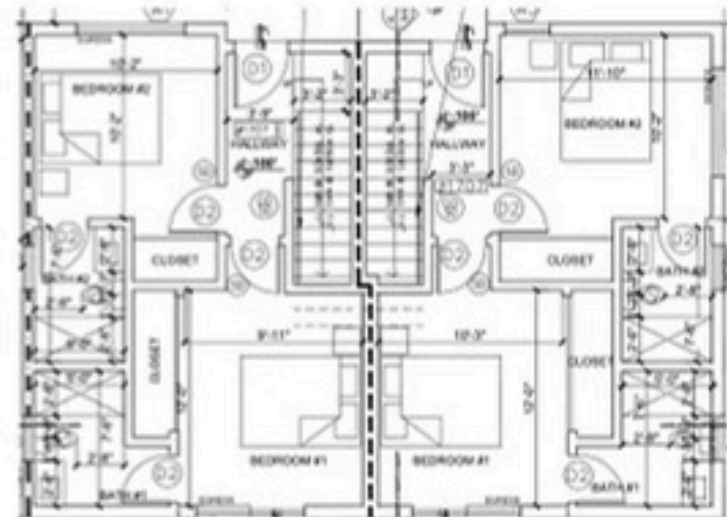
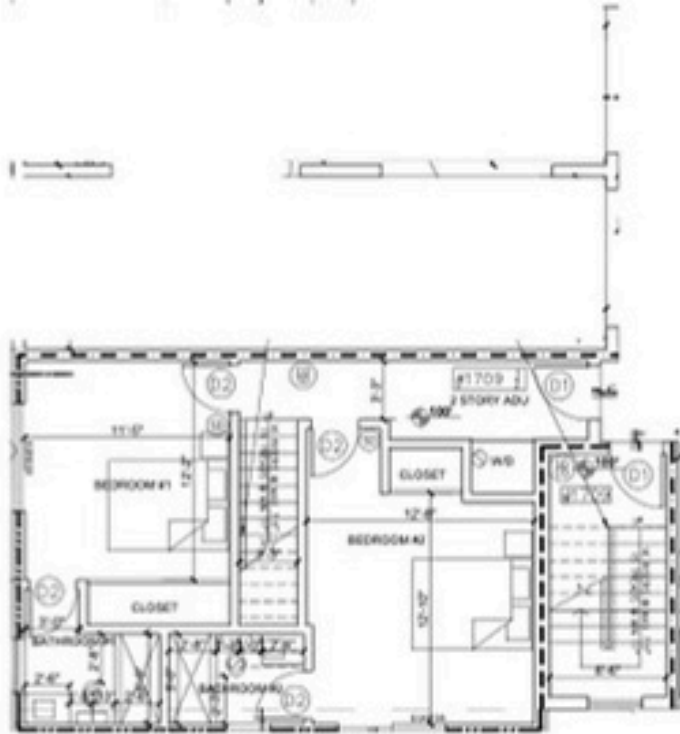
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# The site plan.



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# 1<sup>st</sup> Floor.



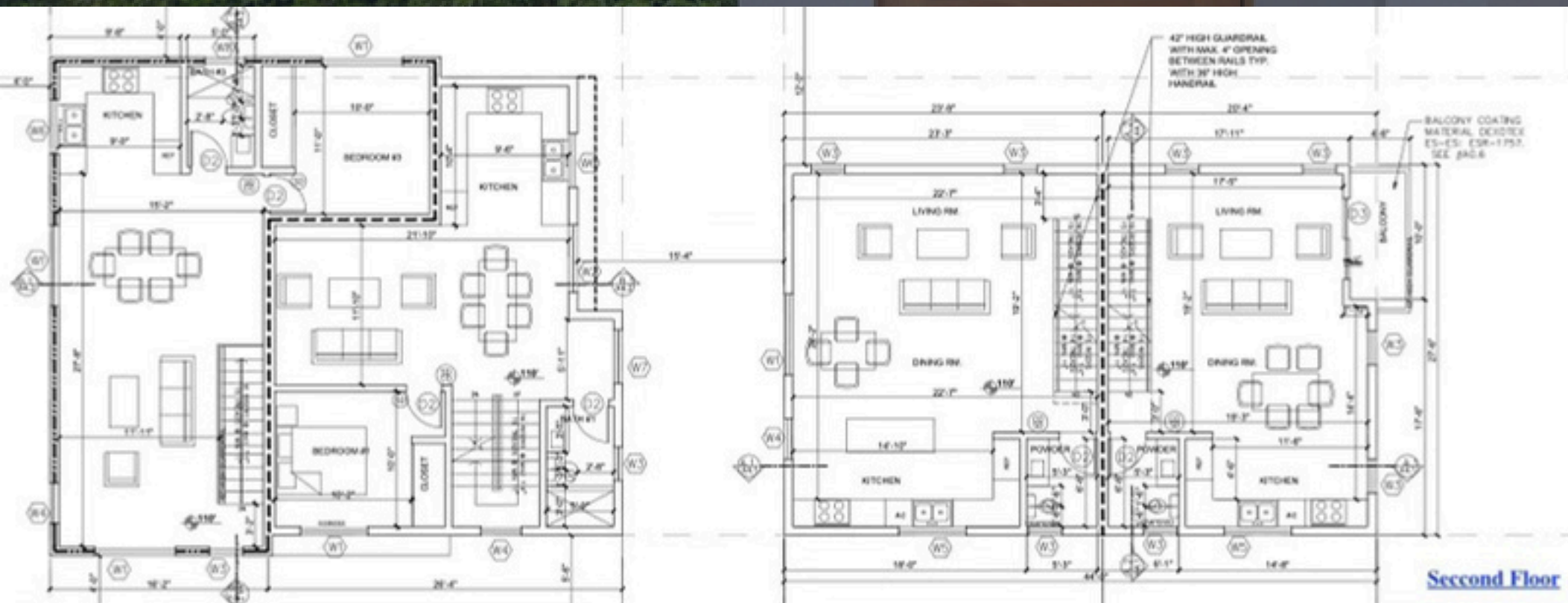
First Floor



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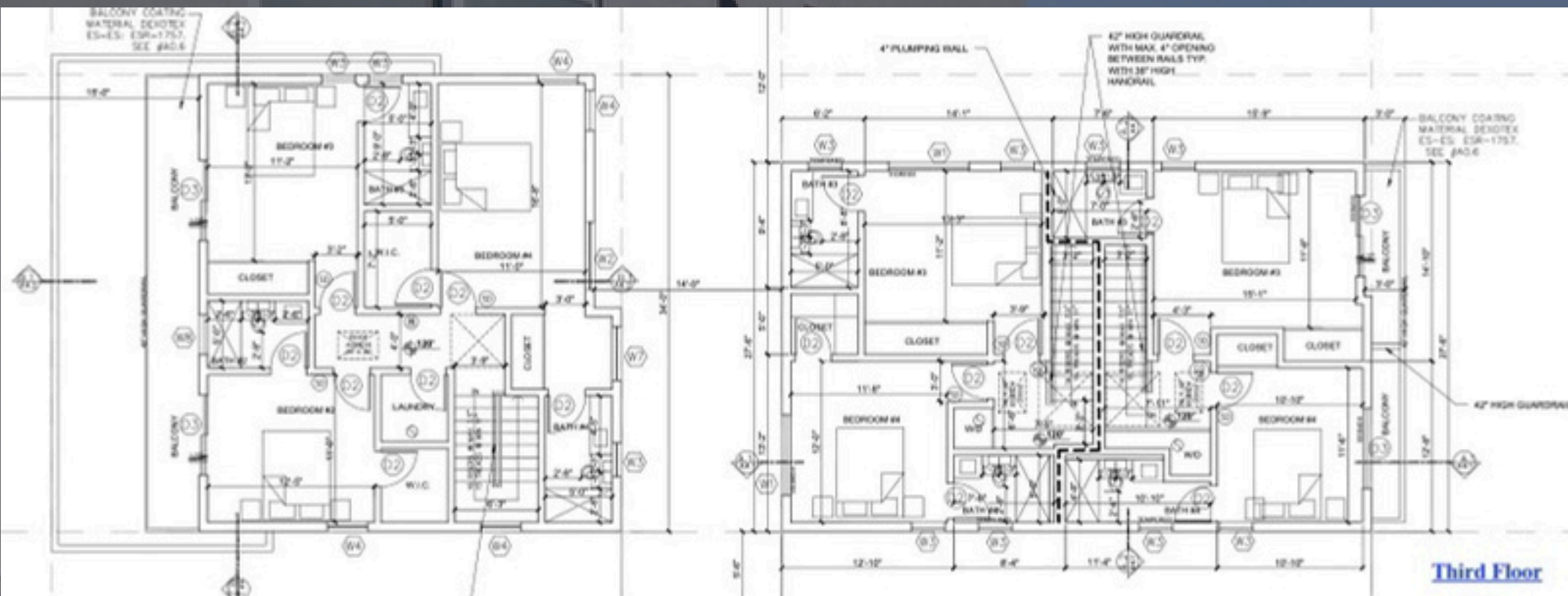
## 2<sup>nd</sup> Floor

1709 1/2



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## 3rd Floor.



Third Floor

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Questions or comments about this investment  
opportunity or want to inquire about other  
opportunities? Give me a call or shoot me an email.

Let's get talking!



YOHANN BENSIMON

PRESIDENT

CALBRE 01966630

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YOHANN@IKONADVISORS.COM

IKON ADVISORS  
A REAL ESTATE GROUP

IKON ADVISORS  
9000 W SUNSET BLVD, 11TH FL  
WEST HOLLYWOOD, CA 90069  
WWW.IKONADVISORS.COM

kw HOLLYWOOD HILLS  
KELLERWILLIAMS. REALTY



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