

11921 Goshen Avenue Los Angeles, CA 90049



8 Turnkey Units in Brentwood | North of Wilshire | Approx. 0.5 Miles From San Vicente Blvd
Offered @ 12.20 GRM and 5.44% CAP on Current Rents | 50% of Units Are 2- or 3-Bdrm. Units

COMPASS

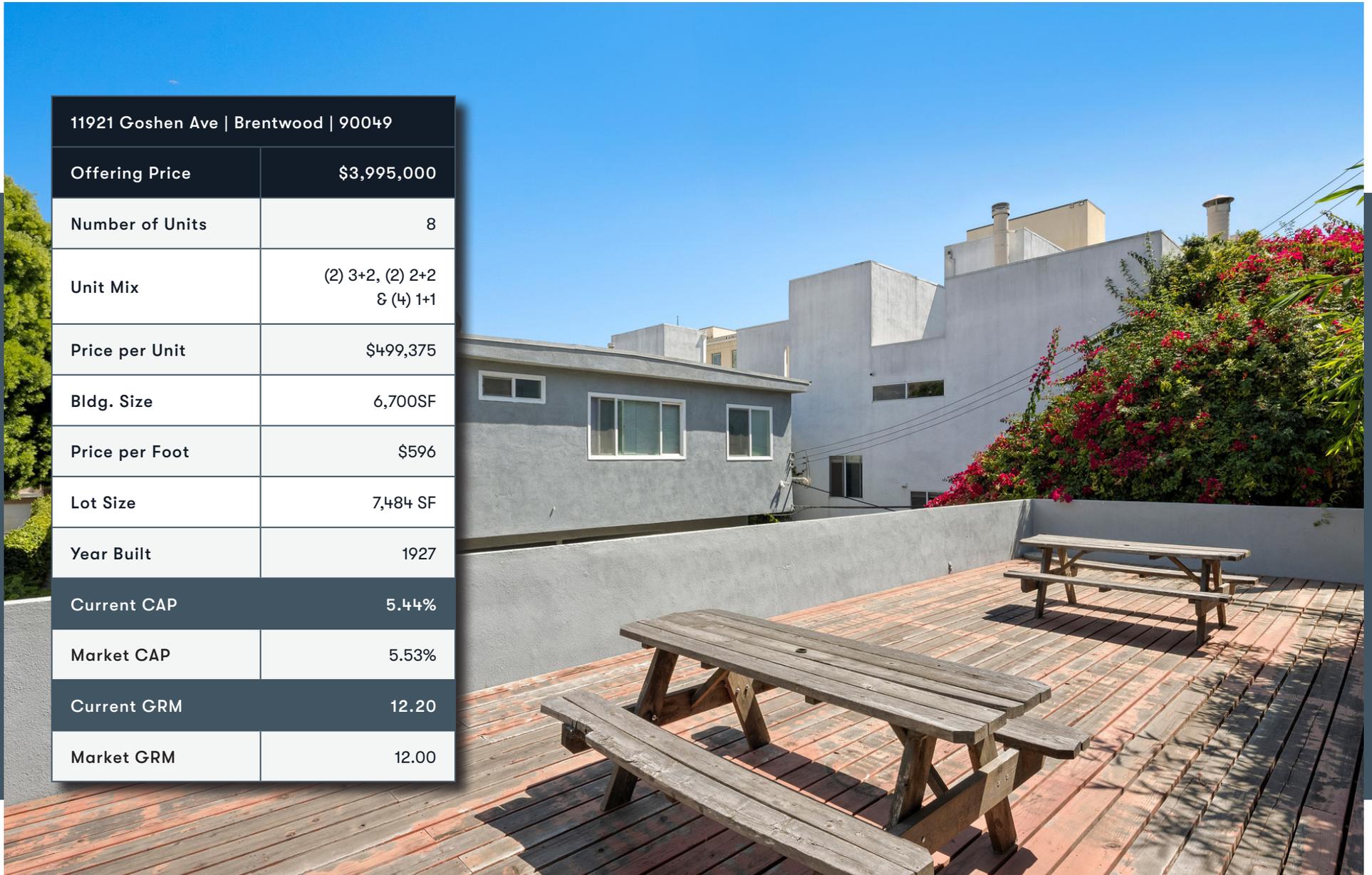
Table Of Contents

Property Overview	3 - 4
Property Photos	5
Neighborhood Info	7 - 11
Financials & Rent Roll	13 - 14
Rental Comparables	15 - 16

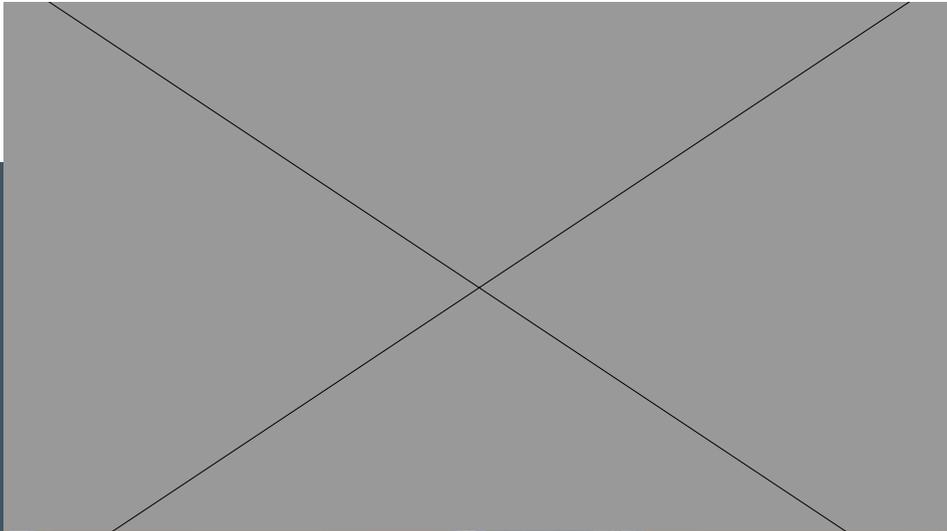


Property Overview

11921 Goshen Ave Brentwood 90049	
Offering Price	\$3,995,000
Number of Units	8
Unit Mix	(2) 3+2, (2) 2+2 & (4) 1+1
Price per Unit	\$499,375
Bldg. Size	6,700SF
Price per Foot	\$596
Lot Size	7,484 SF
Year Built	1927
Current CAP	5.44%
Market CAP	5.53%
Current GRM	12.20
Market GRM	12.00



Property Highlights



- 11921 Goshen Ave. offers investors the opportunity to acquire a well-maintained 8-unit asset in the heart of Brentwood, north of Wilshire Blvd. and approx. 0.5 miles from San Vicente Blvd.
- Offered at a 12.20 GRM and 5.44% CAP on current rents, the property combines stabilized income, with a unit mix and location that have consistently supported long-term tenant demand on the Westside.
- The property features a unit mix of (2) 3-bdrm./2-bath units, (2) 2-bdrm./2-bath units, and (4) 1-bdrm. units. Each unit includes in-unit washer and dryer, central air, and updated interiors.
- Renovations emphasize open living areas, natural light, wood-laminate flooring, updated kitchens with modern appliances, and refreshed baths.
- The building has undergone comprehensive upgrades, including soft-story retrofit completion, providing structural compliance and long-term durability.
- The property offers approx. 10 on-site parking spaces and a spacious sundeck area that presents potential for future ADU opportunity, subject to buyer verification.
- Positioned north of Wilshire Blvd. and minutes from San Vicente Blvd, residents benefit from proximity to Brentwood's established commercial corridors. The location provides direct access to the 405 and connectivity to Westwood, Century City, Santa Monica, and major employment centers across the Westside.
- 11921 Goshen represents a stabilized, low-maintenance Brentwood asset with scale, strong in-place metrics, and renovated interiors already in place.

Exterior Photography

11921 Goshen - Brentwood - 90049



Neighborhood Overview



About Brentwood



Quietly Defining the Westside

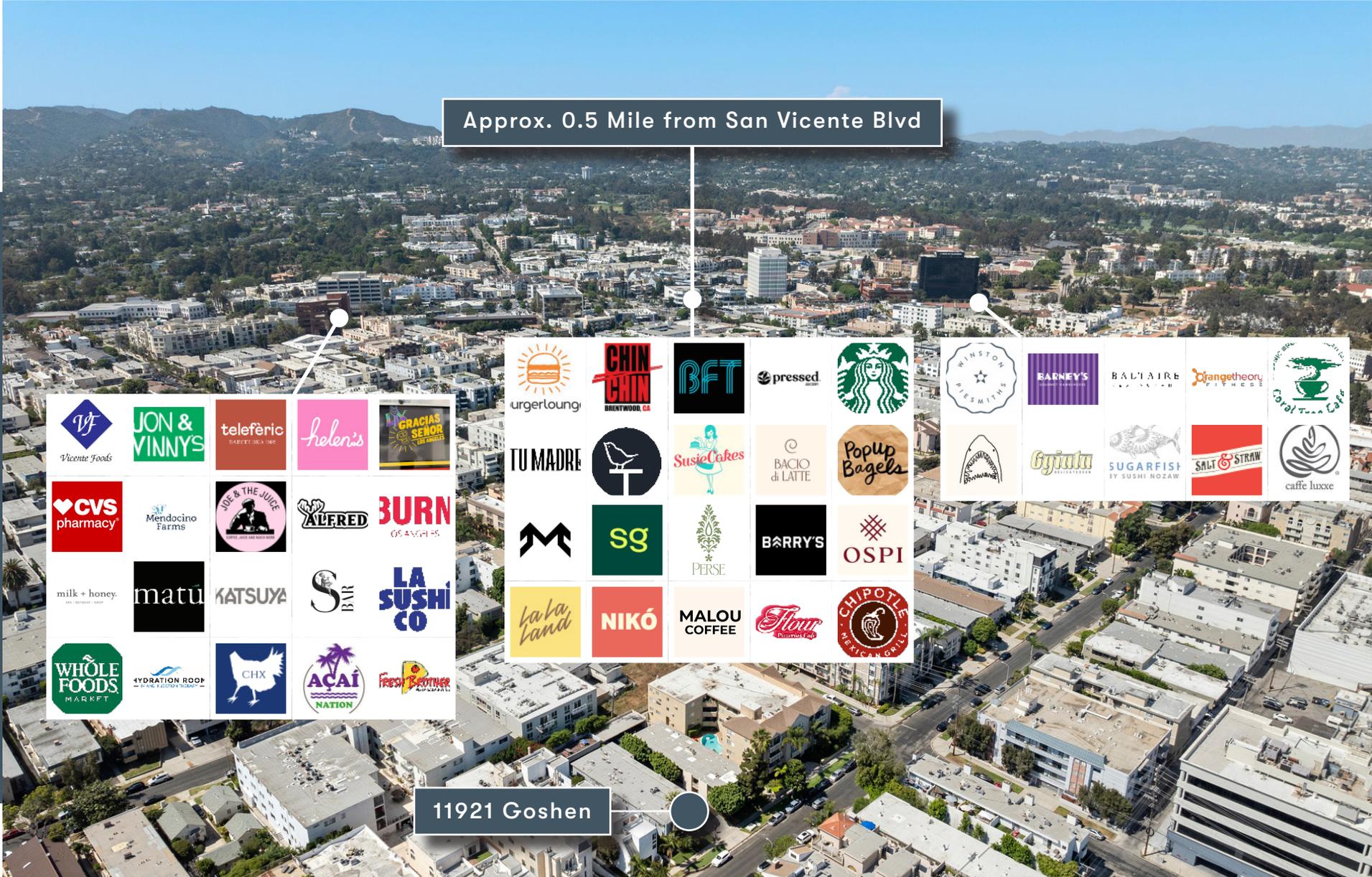
Brentwood has long stood as one of the Westside's most established residential strongholds, defined by long-term ownership, institutional anchors, and a commercial core that evolves without losing its footing. It is a neighborhood where executives, entrepreneurs, physicians, and generational Westside families settle with intention. The appeal is not novelty. It is stability, scale, and a sense of permanence that has shaped the area for decades.

The neighborhood's infrastructure reinforces that foundation. The Riviera Country Club, host of major PGA tournaments and one of the most recognized private clubs in the country, anchors the northern edge near Sunset. Brentwood Country Club further embeds a culture of membership and continuity. These institutions, paired with top-rated schools and proximity to Century City and major studio corridors, have made Brentwood a preferred address for leadership across entertainment, finance, and law.

Daily life centers around a handful of carefully scaled commercial corridors. The Brentwood Country Mart remains the social anchor, operating since 1948 as a curated mix of boutiques, cafés, and neighborhood retail. In recent years, San Vicente Boulevard has undergone a noticeable transformation, emerging as one of the Westside's most active daytime hubs.

People ultimately stay in Brentwood because it offers continuity. Trends arrive, new storefronts open, and restaurants cycle, but the neighborhood itself maintains a consistent identity. It remains one of the Westside's most durable addresses, shaped less by momentum and more by intention.

Neighborhood Amenities Map



Nearby Hotspots



1) San Vicente Blvd.

San Vicente Blvd. serves as a key Westside corridor linking Santa Monica, Brentwood, and Westwood. The Brentwood stretch features a mix of established restaurants, neighborhood retail, offices, and fitness studios, with names that have maintained long-term followings rather than cycling through concepts.

2) Brentwood Country Mart

Brentwood Country Mart has long functioned as a neighborhood staple rather than a destination built for novelty. Anchored by well-known local names like Caffe Luxxe, Farmshop, and Vicente Foods, it serves as a regular stop for Brentwood residents running daily errands or grabbing a familiar coffee or meal.

3) Montana Avenue

Montana Ave. is defined by long-standing cafés, boutiques, and daily-use retail rather than transient concepts. The stretch near 12th St. includes familiar names like Caffe Luxxe, R+D Kitchen, Forma, and Uovo, alongside specialty shops and wellness studios that serve nearby residents throughout the week.

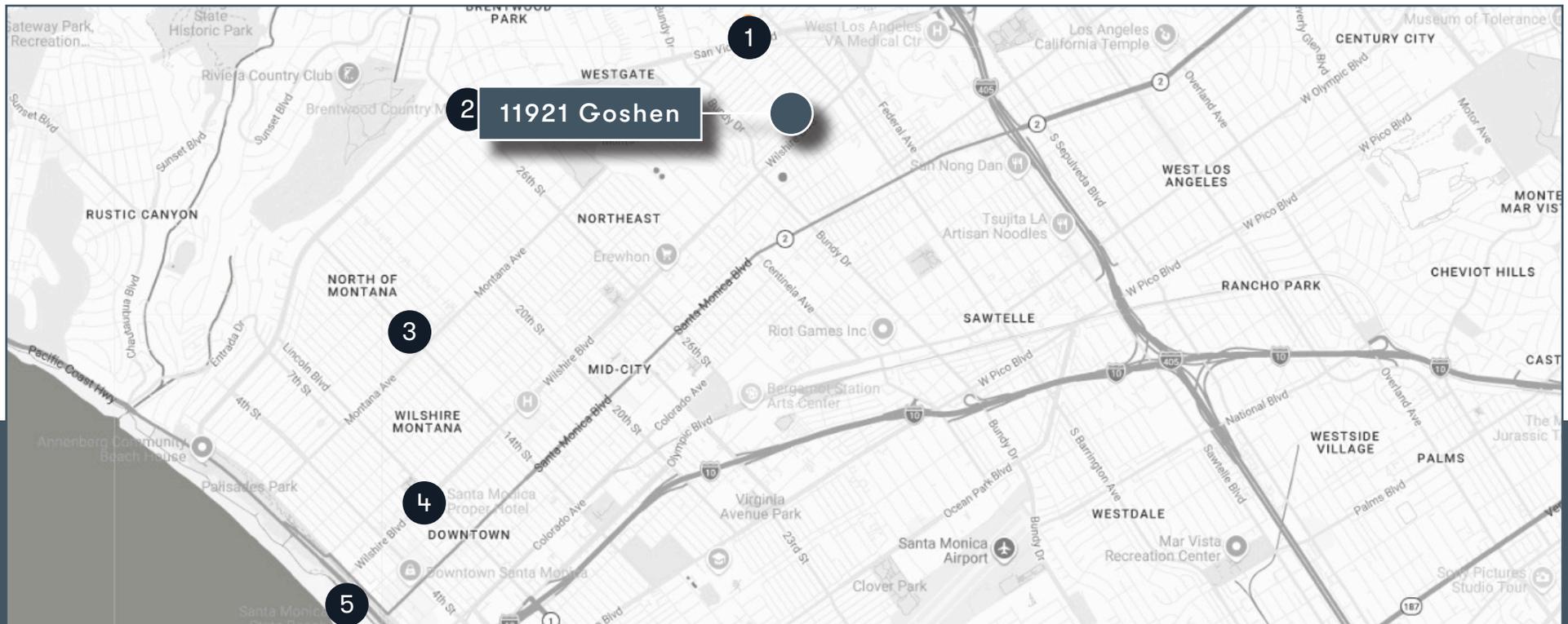
4) Downtown SM & 3rd St. Promenade

Downtown SM functions as the city's primary commercial and activity center, anchored by the 3rd St. Promenade, Santa Monica Place, and the surrounding Ocean Ave. corridor. The area combines retail, dining, offices, entertainment, and transit access, drawing steady foot traffic from both residents and visitors.

5) Santa Monica Beach

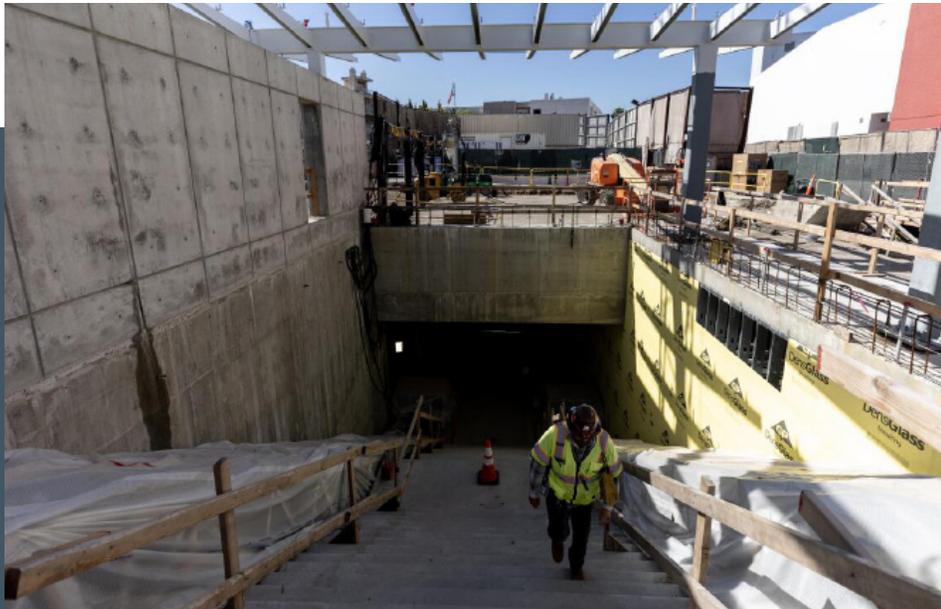
The Santa Monica coastline and Palisades Park form one of the city's defining edges, offering direct access to the beach, pedestrian paths, and open green space overlooking the Pacific. Palisades Park runs along the bluff above Ocean Ave.

Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) San Vicente Blvd.	0.5 mile	A major Westside corridor lined with established restaurants, offices, fitness studios, and neighborhood retail.
2) Brentwood Country Mart	1.9 miles	A well-known Westside gathering spot featuring curated retail and dining destinations.
3) Montana Ave.	2.6 miles	Known for its cafés, restaurants, boutiques, and daily-use retail that serve Santa Monica's North of Montana community.
4) Downtown SM	2.7 miles	Primary commercial hub, combining retail, dining, offices, entertainment, transit access, and proximity to the beach.
5) Santa Monica Beach	4.0 miles	An iconic coastal stretch offering direct beach access, ocean views, and a lengthy walking trail.

Dev Spotlight - Purple Line Extension



Runs from Wilshire/Western through Miracle Mile, Beverly Hills, Century City, and ends at Westwood/VA Hospital.

- The Metro D Line (formerly Purple Line) Extension will add nearly 9 miles of new subway infrastructure and 7 new underground stations.
- Commute time between Downtown Los Angeles and Westwood will be reduced to under 30 minutes.
- Full completion is scheduled for the end of 2027, with Section 1 slated to open by late 2025.

Section 1 Spotlight – Wilshire/La Brea to Wilshire/La Cienega

- Extends 3.9 miles underground with three new stations: Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega.
- Status: 98% complete as of spring 2025; targeted to open for public service by end of 2025.

Section 2 – Coming 2026

- Section 2 runs from Wilshire/La Cienega to Century City.
- Adds 2.6 miles of track and two new stations (Wilshire/Rodeo and Century City/Constellation).

Section 3 – Coming 2027

- Adds 2.9 miles and two stations (Westwood/UCLA and Westwood/VA).
- Scheduled for completion in 2027, in time for Olympics.

Financials & Comparables



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Financials

11921 Goshen | Brentwood | 90049
Offered at \$3,995,000

Investment Summary	
Price:	\$3,995,000
Down Payment:	\$3,995,000
Number of Units:	8
Price per Unit:	\$499,375
Current GRM:	12.20
Potential GRM:	12.00
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
2	3 + 2	\$4,625	\$9,250	\$4,750	\$9,500
2	2 + 2	\$3,600	\$7,200	\$3,600	\$7,200
4	1 + 1	\$2,709	\$10,835	\$2,750	\$11,000
Total Scheduled Rent:			\$27,285		\$27,735
Laundry Income:			\$0		\$0
Monthly Gross Income:			\$27,285		\$27,735
Annual Gross Income:			\$327,420		\$332,820

Approx. Year Built:	1962	Price per Foot	\$596
Approx. Lot Size:	7,874 SF	Current CAP	5.44%
Approx. Bldg. Size:	6,700 SF	Market CAP	5.53%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$327,420	\$332,820
Vacancy Allowance:	\$8,186 2.5%	\$9,985 2.5%
Gross Operating Income:	\$319,235	\$322,835
Less Expenses:	\$102,086 31%	\$102,086 31%
Net Operating Income:	\$217,149	\$220,750
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$217,149 5.44%	\$220,750 5.53%
Plus Principal Reduction:	\$0	\$0
Return Before Taxes:	\$217,149 5.44%	\$220,750 5.53%

Estimated Expenses	
Taxes (1.25%):	\$49,938
Insurance:	\$11,390
Utilities:	\$14,207
Repairs/Maintenance:	\$8,186
Professional Mgmt:	\$14,366
On-Site Manager:	\$0
Misc:	\$4,000
Total Expenses:	\$102,086
Per Sq. Ft:	\$15.24
Per Unit:	\$12,761

Rent Roll

11921 Goshen | Brentwood | 90049

Current as of 02/23/26



Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
1	3 + 2	\$4,500	\$4,750		
2	1 + 1	\$2,750	\$2,750		Furnished Rental
3	2 + 2	\$3,600	\$3,600		Furnished Rental
4	3 + 2	\$4,750	\$4,750		
5	1 + 1	\$2,785	\$2,785		
6	2 + 2	\$3,600	\$3,600		Vacant (projected income)
7	1 + 1	\$2,650	\$2,750		Furnished Rental
8	1 + 1	\$2,650	\$2,750		Furnished Rental
	Laundry Income:	\$0	\$0		
	Other Income:	\$0	\$0		
	Monthly Total:	\$27,285	\$27,735		
	Annual Total:	\$327,420	\$332,820		

Brentwood Rental Comps



Subject Property

11921 Goshen | Brentwood | 90049

(2) 3-Bdrm. & 2-Bath	\$4,750
(2) 2-Bdrm. & 2-Bath	\$3,600
(4) 1-Bdrm. & 1-Bath	\$2,750



1) 11854 Darlington Ave. Unit #204

Rent	\$4,950 Leased on 07/19/25
Unit Mix	3-Bdrm. & 2-Bath 1,500 SF



2) 11725 Darlington Ave. Unit #8

Rent	\$4,700 Leased on 02/10/26
Unit Mix	3-Bdrm. & 2-Bath 1,650 SF



3) 11908 Dorothy St. Unit #102

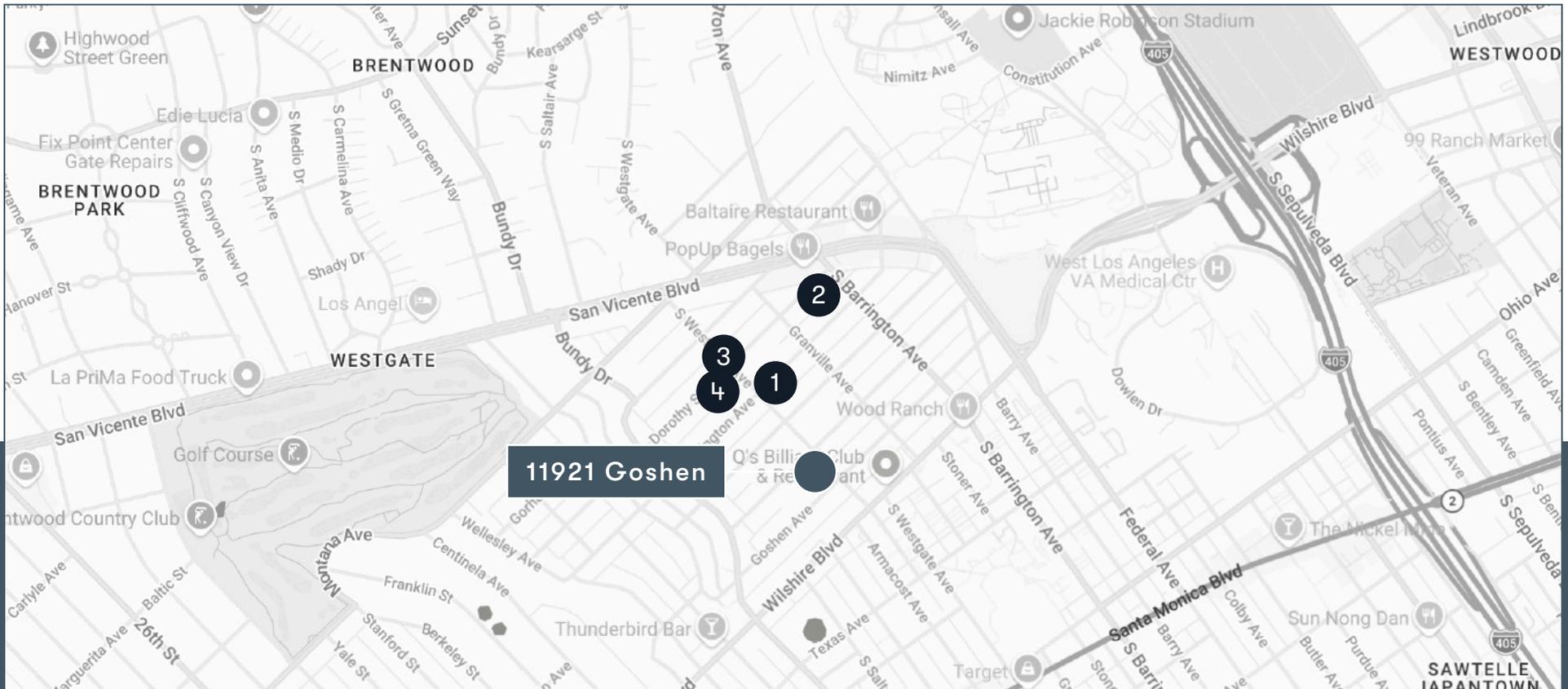
Rent	\$3,795 Leased on 01/12/26
Unit Mix	2-Bdrm. & 2-Bath 1,100 SF



4) 11937 Darlington Ave. Unit #2

Rent	\$3,695 Leased on 05/21/25
Unit Mix	2-Bdrm. & 2-Bath 1,115 SF

Brentwood Rental Comps Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 11854 Darlington Ave. Unit #204	\$4,950	07/19/25	3-Bdrm. & 2-Bath	1,500 SF	\$3.30	0.1 mile
2) 11725 Darlington Ave. Unit #8	\$4,700	02/10/26	3-Bdrm. & 2-Bath	1,600 SF	\$2,94	0.2 mile
3) 11908 Dorothy St. Unit #102	\$3,795	01/12/26	2-Bdrm. & 2-Bath	1,100 SF	\$3.45	0.1 mile
4) 11937 Darlington Ave. Unit #2	\$3,695	05/21/25	2-Bdrm. & 2-Bath	1,115 SF	\$3.31	0.1 mile



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Getting into a bigger or better property is easier than you think. It comes down to working with the right team.



Kenny Stevens

Principal

(310) 968-7005

Kenny@KennyStevensTeam.com

DRE# 01090251 | Compass



Max Berger

Senior Vice President

(818) 321-4972

Max@KennyStevensTeam.com

DRE# 02054048 | Compass