

 MID-CITY

1709 S BURNSIDE AVE
LOS ANGELES, CA 90019



NEWLY PRICED
\$3,145,000

NEW CONSTRUCTION MULTIFAMILY INVESTMENT



4 TOWNHOUSE STYLE UNITS



15 Beds + 17 Baths



Prime Mid-City Location



6,706 Building SF



Spacious Living Spaces, Private Balconies

IKON ADVISORS
A REAL ESTATE GROUP

KW HOLLYWOOD HILLS
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About the property.

1709 S BURNSIDE AVE
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OFFERED AT **\$3,145,000**



8 ON-SITE
PARKING



5.85% CAP RATE
13.77 GRM



6,706 SF GROSS
BUILDING AREA

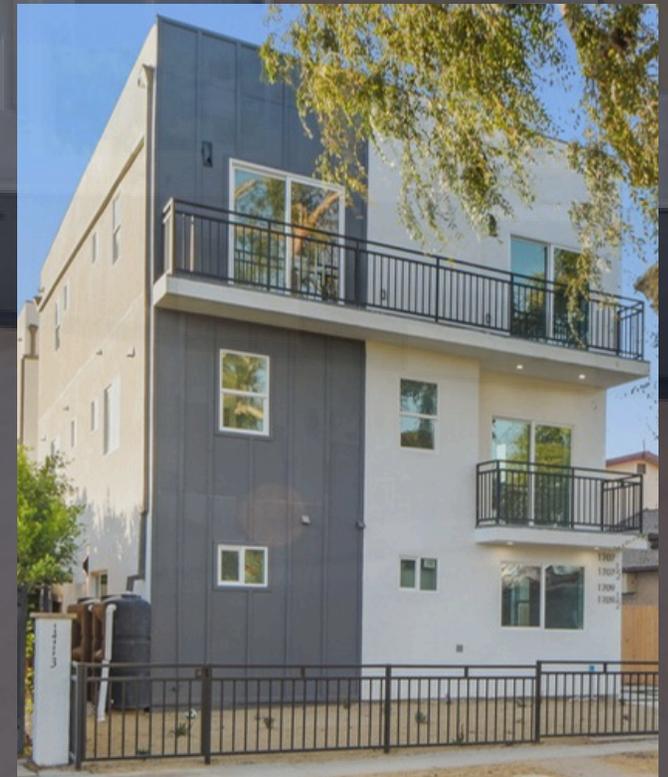


5,321 SF
LOT SIZE

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.



\$3,145,000

PURCHASE PRICE



\$228,420

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	\$5,095	\$3.22
1707 1/2	4 Bedrooms + 4.5 Bathrooms + 2 Assigned Parking Spaces	1662	\$4,995	\$3.01
1709	3 Bedrooms + 3 Bathrooms + 2 Assigned Parking Spaces	1354	\$4,245	\$3.14
1709 1/2	4 Bedrooms + 4 Bathrooms + 2 Assigned Parking Spaces	1742	\$4,700	\$2.70
4 Units	15 Bedrooms + 17 Bathrooms + 8 Parking Spaces	6341 SF	\$19,035	Avg. \$3.01

Investment financial overview.

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Financial overview.

SALE PRICE	\$3,145,000
DOWN PAYMENT	30% \$943,500
# OF UNITS	4
PRICE/UNIT	\$786,250
GROSS SF	6,706
PRICE/SF	\$468.98
CAP RATE	5.85%
GRM	13.77
YEAR BUILT	2025
LOT SF	5,321
ZONING	LARD1.5

Annualized operating data.

INCOME		ACTUAL	EXPENSES		ACTUAL
GROSS RENTAL INCOME		\$228,420	REAL ESTATE TAXES (1.19%)		\$37,426
GROSS POTENTIAL INCOME		\$228,420	INSURANCE		\$2,800
EFFECTIVE GROSS INCOME		\$228,420	COMMON AREA UTILITIES		\$1,200
LESS: EXPENSES		\$44,426	REPAIRS & MAINTENANCE		\$1,500
NET OPERATING INCOME		\$183,995	LANDSCAPE		\$1,500
DEBT SERVICE (LOAN PAYMENT)		\$132,090	TOTAL EXPENSES		\$44,426
CASH ON CASH RETURN		5.7% \$53,404	EXPENSES / UNIT		\$11,106.38
			EXPENSES / SF		\$6.62
			% OF EGI		19.45 %

Financing.

FIRST TRUST DEED		LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS
LOAN AMOUNT	\$2,201,500	INTEREST RATE	6% 5-YR FIXED	DCR	1.39

Photos.

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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.

1709
Let's get talking!



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