

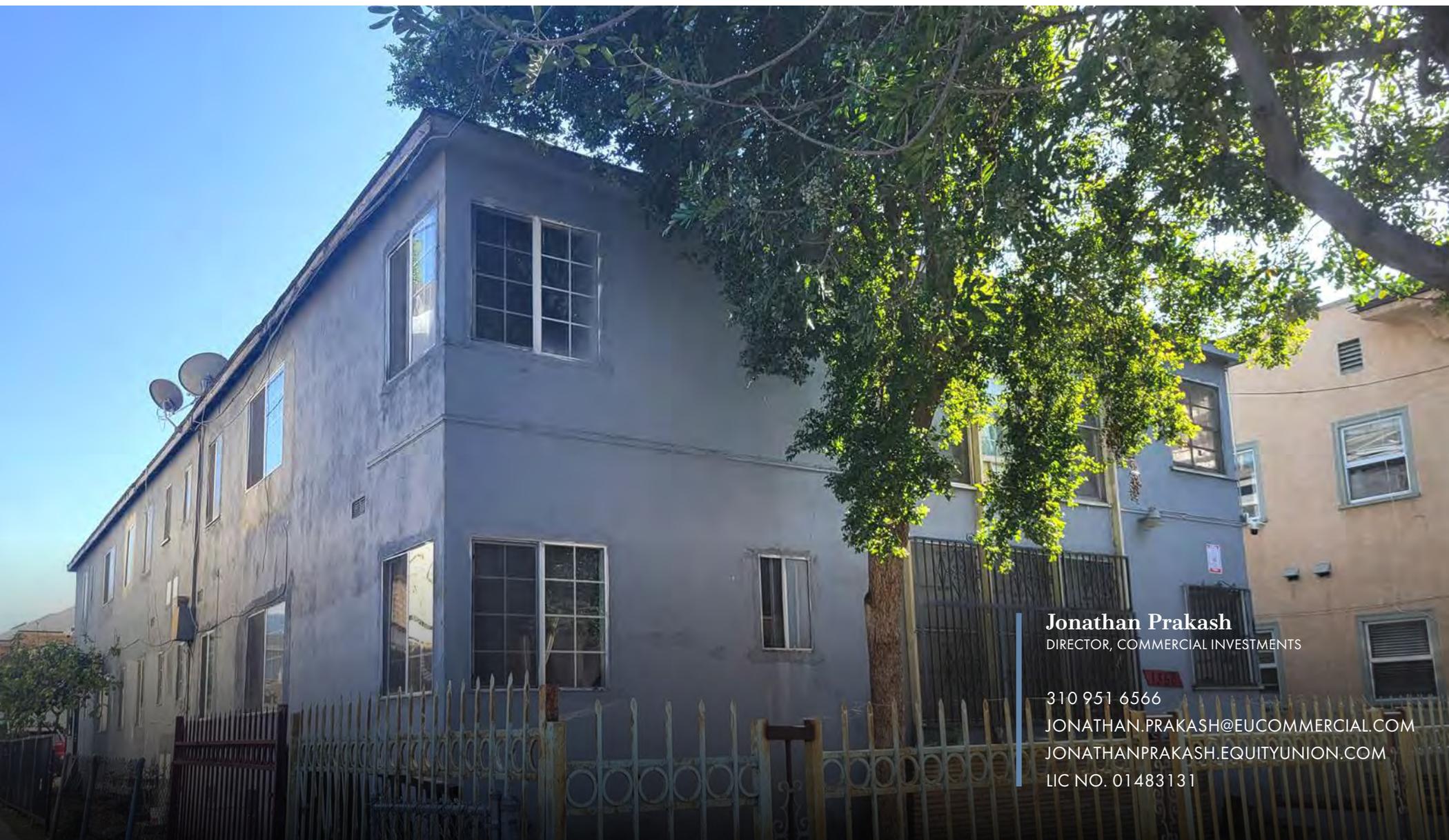


EQUITY
UNION
COMMERCIAL

OFFERING MEMORANDUM

1350 S Burlington Ave

Los Angeles, CA 90006



Jonathan Prakash

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LIC NO. 01483131



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LISTED BY

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THE PROPERTY



EXECUTIVE SUMMARY

Jonathan Prakash of Equity Union Commercial presents an exceptional value-add opportunity located at 1350 S. Burlington Avenue. This 1950 asset is already performing at an 10.80 GRM and 5.53% CAP, with a clear path to a 7.44 GRM and 9.57% CAP—a rare upside spread in this submarket. The property benefits from major roof repairs, mostly copper plumbing, and six on-site parking spaces. This is an ideal play for investors seeking meaningful rent upside, solid in-place numbers, and a straightforward value-add opportunity in a high-demand rental corridor.

PROPERTY TYPE
MULTIFAMILY

UNITS
12

BUILDING SIZE
5,040 SF

LOT SIZE
7,304

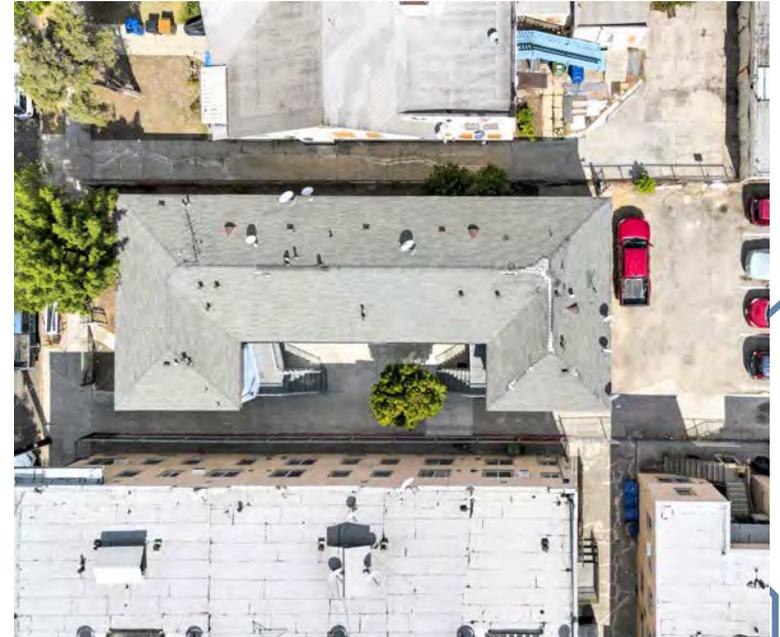
BUILT
1950

PRICE
\$1,495,000

PROPERTY HIGHLIGHTS

- First Time on Market in Over 45 Years
- Fantastic Cost per Unit - \$125K
- Tremendous Rental Upside – 7.44 GRM and 9.57% CAP at Market
- Major Roof Upgrades in 2024/2025
- Mostly Copper Plumbing
- 6 On-Site Parking Spaces





PROPERTY LOCATION

1350 S Burlington Avenue is situated in the heart of Los Angeles' dynamic Pico-Union neighborhood, one of the city's most historic and densely populated residential enclaves. Just west of Downtown Los Angeles and minutes from major commercial corridors such as Wilshire Boulevard and Olympic Boulevard, the property benefits from exceptional proximity to key employment hubs, transit connections, and cultural landmarks.

This central location offers convenient access to the 110 and 10 freeways, placing residents within a short commute to Downtown LA, Koreatown, USC, and the surrounding South Los Angeles submarkets. The area is well-served by Metro bus lines and is less than a mile from the Westlake/MacArthur Park Metro station, connecting the community to the broader Los Angeles transit network.

Pico-Union continues to attract long-term tenants due to its walkability, authentic neighborhood character, and rental demand supported by a strong local workforce. The property is ideally positioned to capitalize on ongoing urban revitalization and infrastructure investment in Downtown Los Angeles and the surrounding neighborhoods.



AERIAL MAP

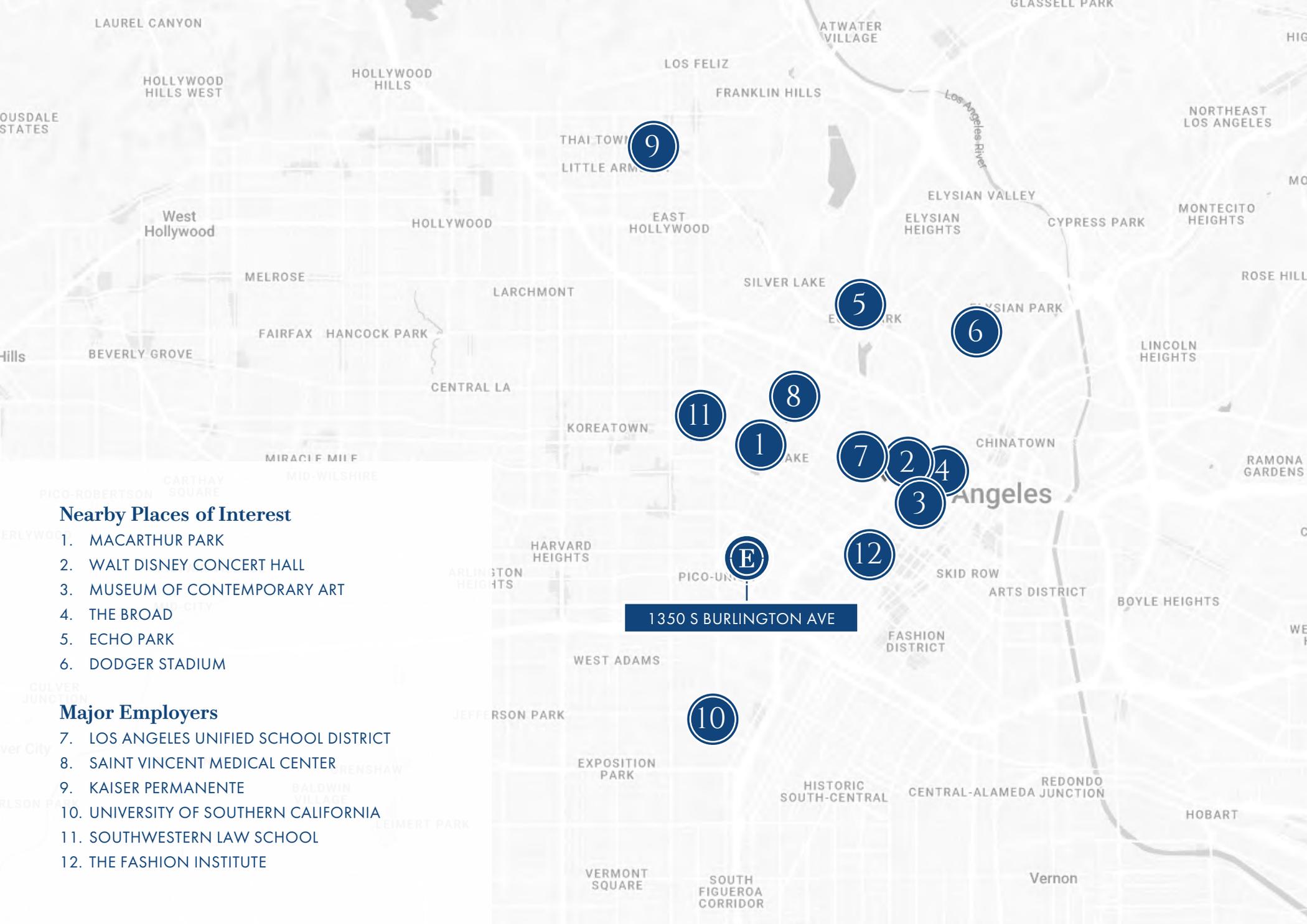


1350 S BURLINGTON AVE

LOCATION MAP



1350 S BURLINGTON AVE



Nearby Places of Interest

- 1. MACARTHUR PARK
- 2. WALT DISNEY CONCERT HALL
- 3. MUSEUM OF CONTEMPORARY ART
- 4. THE BROAD
- 5. ECHO PARK
- 6. DODGER STADIUM

Major Employers

- 7. LOS ANGELES UNIFIED SCHOOL DISTRICT
- 8. SAINT VINCENT MEDICAL CENTER
- 9. KAISER PERMANENTE
- 10. UNIVERSITY OF SOUTHERN CALIFORNIA
- 11. SOUTHWESTERN LAW SCHOOL
- 12. THE FASHION INSTITUTE

NEARBY DEVELOPMENTS



THE GRANDVIEW APARTMENTS

714-760 S Grand View St

An \$84 million project replacing 18 duplexes with a six-story building featuring 100 studio, one-, and two-bedroom units. Approximately half are designated as permanent supportive housing. Amenities include two courtyards and rooftop decks.



GRAND VIEW TOWERS

401 S Grand View St

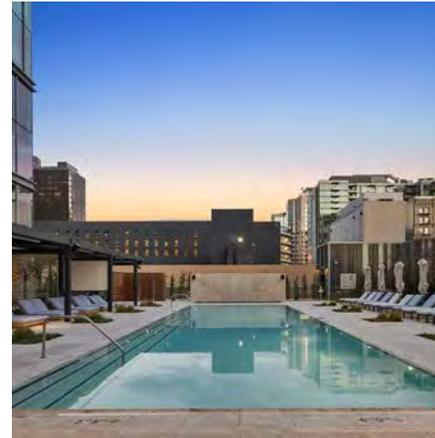
Offers 2- and 3-bedroom units with amenities such as a gym, secure access, and balconies.



OLYMPIC + HILL

1000 S Hill St

A 54-story tower under construction, expected to be completed in 2025. Features modern glass-and-steel architecture and is situated near Crypto.com Arena and L.A. Live.



FIGUEROA EIGHT

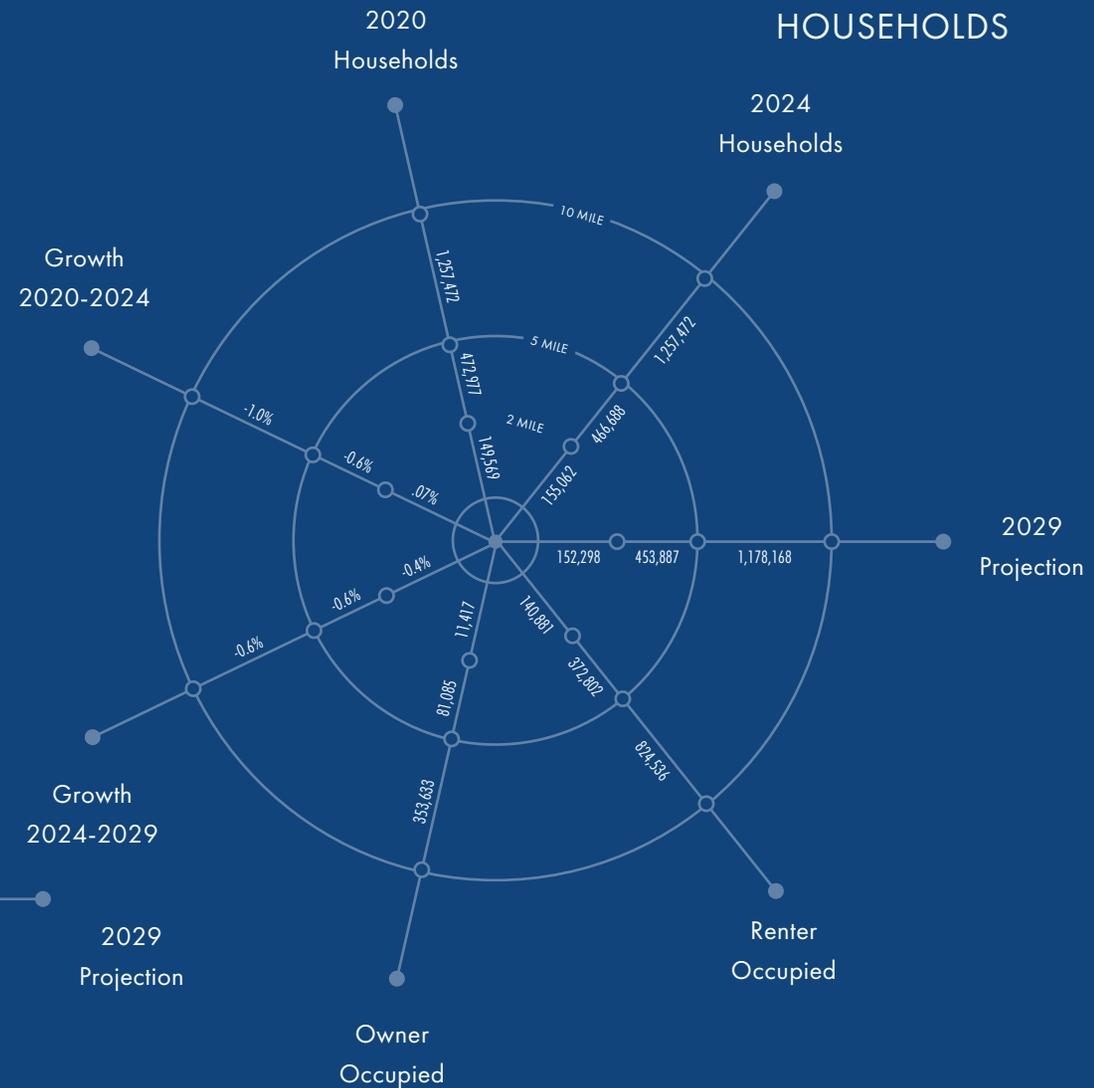
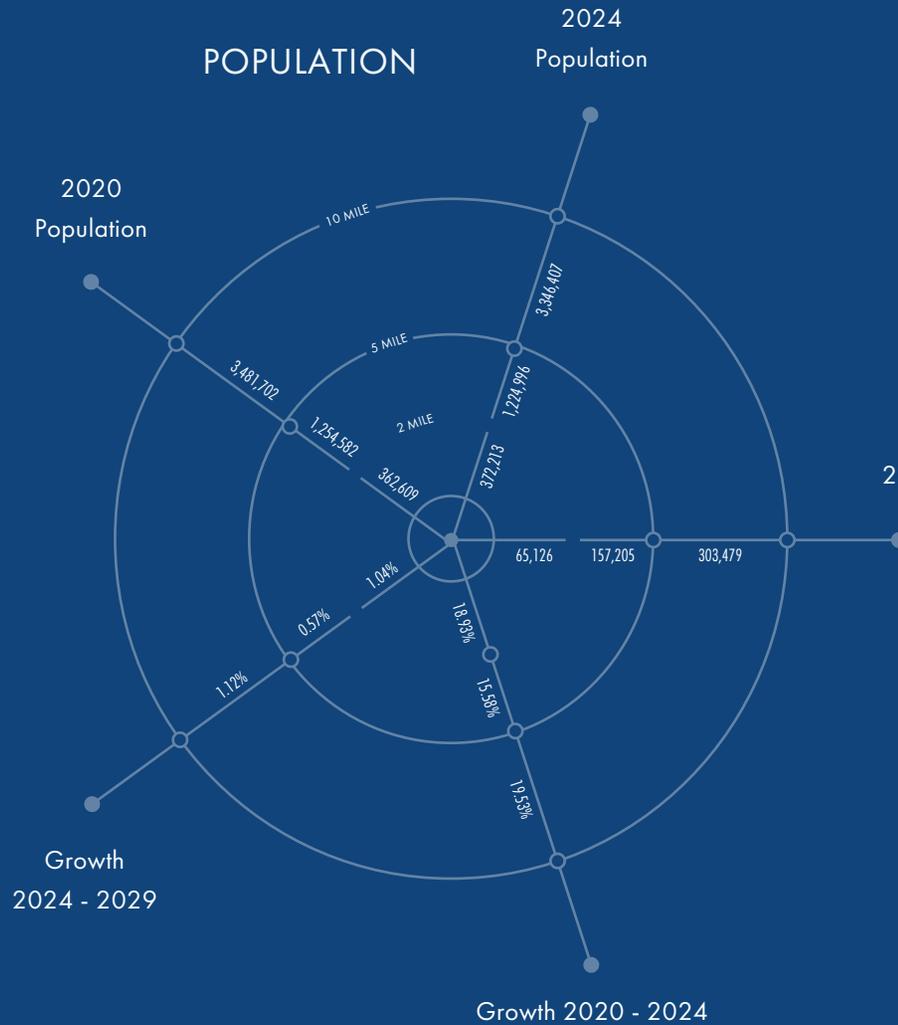
744 S Figueroa St

A 42-story tower completed in March 2024, offering contemporary apartments with upscale amenities. Located in the heart of Downtown LA.

DEMOGRAPHICS

1350 S Burlington Ave

Los Angeles, CA 90006



\$47,849 Median Household Income (2 Mile)	\$70,302 Avg Household Income (2 Mile)	INCOME
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THE FINANCIALS



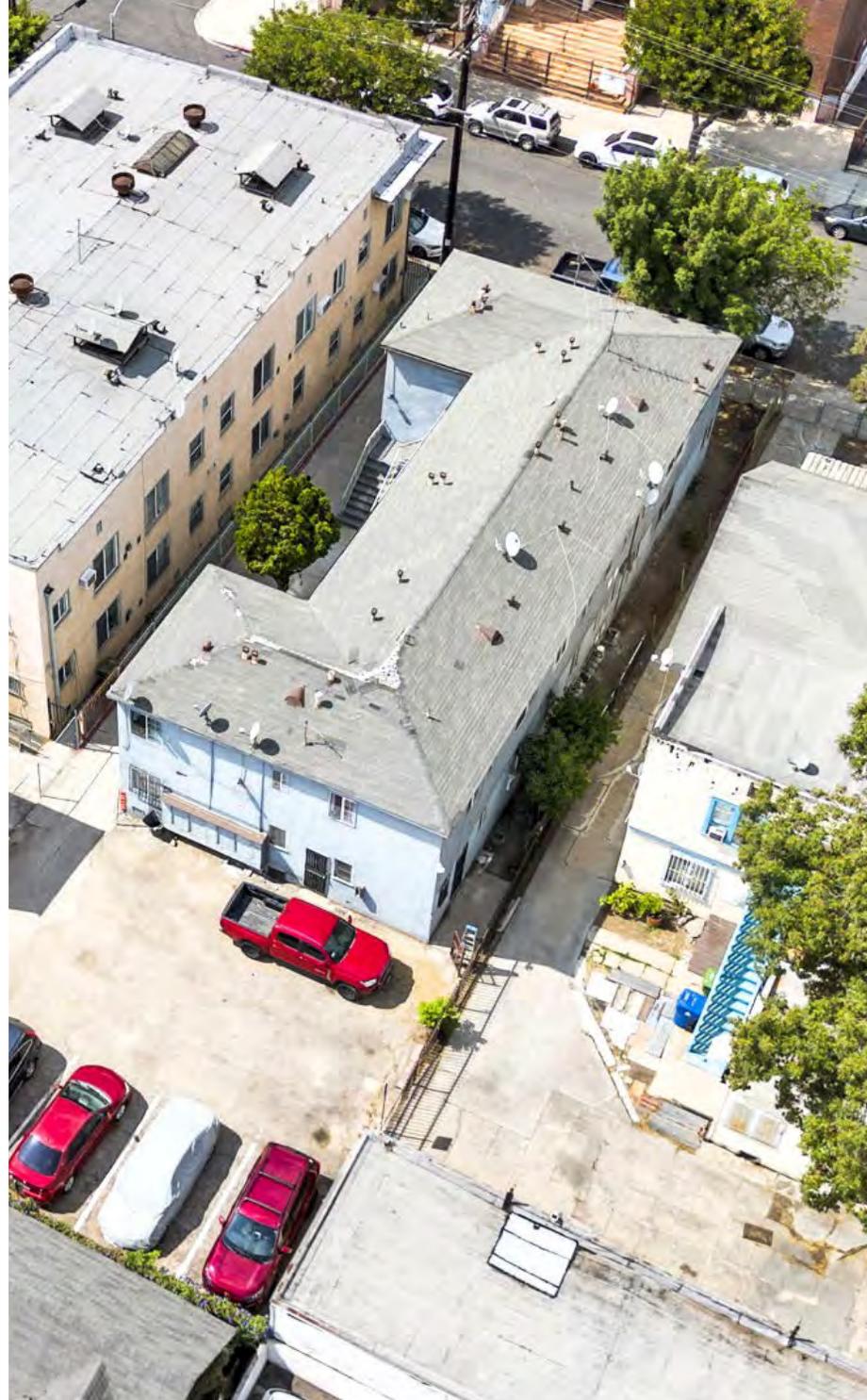
PRICING AND FINANCIALS

FINANCIAL SUMMARY

Price		\$1,495,000
Down Payment	35%	\$523,250
Number of Units		12
Cost per Legal Unit		\$124,583
Current GRM		10.80
Market GRM		7.44
Current CAP		5.53%
Market CAP		9.57%
Yr Built		1950
Approx Lot Size	.17 Acres	7,304 SF
Approx Bldg SF		5,040 SF
Cost per Net GSF		\$296.63

PROPOSED FINANCING

New First Loan	\$971,750
Interest Rate	5.9000%
Amortization	30
Monthly Payment	\$5,764
DCR	1.2
LTV	65%



INVESTMENT SUMMARY

ESTIMATED ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$138,441		\$200,880	
Less Vacancy Rate Reserve	(\$3,920)	3.0%	(\$6,026)	3.0%
Gross Operating Income	\$134,522		\$194,854	
Less Expenses	(\$51,792)	37.4%	(\$51,792)	25.8%
Net Operating Income	\$82,730		\$143,061	
Less Loan Payments	(\$69,166)		(\$69,166)	
Pre-Tax Cash Flow	\$13,564	2.6%	\$73,896	14.1%
Plus Principal Reduction	\$12,510		\$12,510	
Total Return Before Taxes	\$26,073	5.0%	\$86,405	16.5%

ESTIMATED ANNUALIZED EXPENSES

	Annually
Taxes: Rate	\$17,940
Insurance	\$4,788
Utilities	\$13,590
Maintenance/Repair	\$6,230
Trash	\$7,260
Reserves	1.0% \$1,384
Clean Up Gardener	\$600
TOTAL EXPENSES	\$51,792
Per Net SF	\$10.28
Per Unit	\$4,316.02





SCHEDULED INCOME

No. of Units	BD+BA	Approx SF	Current Rents		Market Rents	
			Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
12	Studio		\$907	\$10,888	\$1,395	\$16,740
	Avg. Rent/Gr SF		\$2.29		\$3.32	
Total Scheduled Rent				\$10,888		\$16,740
Parking Income Potential				\$400		\$0
Rental Increases Due				\$249		\$0
Monthly Scheduled Gross Income				\$11,537		\$16,740
Annual Scheduled Gross Income				\$138,441		\$200,880
Utilities Paid by Tenant Electricity & Gas						

RENT ROLL

1350 S BURLINGTON AVE

Current			Pro Forma
Unit	Mix	Current Rent	Notes
1	Studio	\$652	
2	Studio	\$1,200	
3	Studio	\$1,395	Delivered Vacant
4	Studio	\$623	
5	Studio	\$832	
6	Studio	\$730	
7	Studio	\$816	
8	Studio	\$1,000	
9	Studio	\$783	
10	Studio	\$675	
11	Studio	\$1,326	
12	Studio	\$856	
Monthly Rent		\$10,888	\$16,740
Parking Income Potential		\$400	
Rental Increases Due		\$249	
Yearly Gross Income		\$138,441	\$200,880



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