



MID-CITY

2921 S BURNSIDE AVE

LOS ANGELES, CA 90016

NEW CONSTRUCTION MULTIFAMILY INVESTMENT

7 TOWNHOME STYLE UNITS



27 Beds + 27 Baths



Prime Mid-City Location



12,538 Building SF on a 9,283 SF Lot



Fully Occupied, Cash-flowing

IKON ADVISORS
A REAL ESTATE GROUP

TABLE OF CONTENTS

ABOUT THE PROPERTY	4
INVESTMENT HIGHLIGHTS	5
RENT ROLL	6
FINANCIAL ANALYSIS	7
PLANS	8
PHOTOS	16



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

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About the property.

OFFERED AT **\$5,395,000**

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016



ON-SITE
PARKING



FULLY STABILIZED
CASH-FLOWING



6.1% CAP RATE
13.18 GRM



12,538 SF GROSS
BUILDING AREA

2921 S Burnside Avenue is a collection of seven brand-new townhome style apartments situated in the vibrant heart of Mid-City, Los Angeles. Each home showcases contemporary architectural design, open floor plans, and high-quality finishes, blending style with functionality throughout. Thoughtful attention to detail in both construction and layout ensures that every unit maximizes space and light while maintaining a sleek, modern aesthetic.

The property includes four 4-bedroom, 4-bath homes, two of which feature private 2-car garages, two 4-bedroom, 3.5-bath homes, and one 3-bedroom, 3-bath home. All units offer assigned parking, in-unit laundry, and private balconies or outdoor spaces that enhance the living experience. Innovative designs create clear separation between living, dining, and bedroom areas, providing both privacy and comfort. Spacious interiors, combined with abundant natural light and contemporary finishes, make each home a standout example of modern living in Los Angeles.

Fully leased and producing consistent income, the property occupies a prime location within Mid-City, a neighborhood known for strong rental demand and convenient access to central Los Angeles. Brand-new construction ensures minimal maintenance requirements and long-term reliability. With seven high-quality homes in a highly sought-after area, 2921 S Burnside Avenue represents a rare and valuable asset within the Los Angeles multi-family market, offering both immediate cash flow and long-term stability.



2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

Investment highlights.



\$5,395,000

PURCHASE PRICE



\$409,224

ANNUAL GROSS INCOME



12,538

GROSS SF
Building



7

UNITS



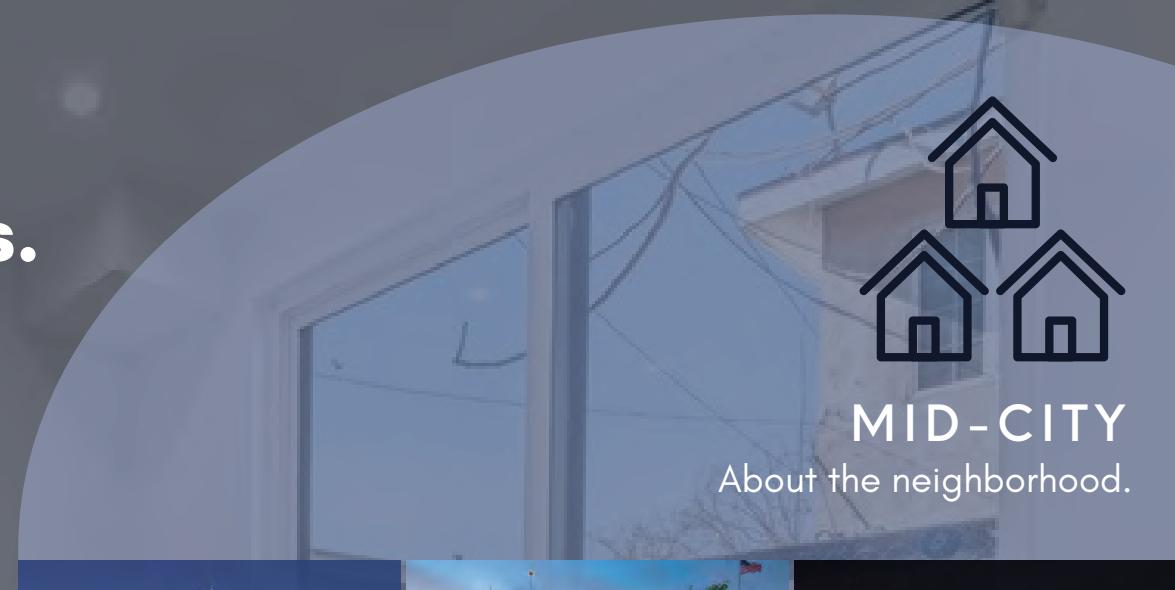
27

BED
ROOMS



27

BATH
ROOMS



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
2919 #1	4 Bedrooms + 4 Bathrooms + 2 Assigned Parking Spaces	1622	\$4,995	\$3.08
2919 #2	4 Bedrooms + 4 Bathrooms + 2 Assigned Parking Spaces	1622	\$4,995	\$3.08
2921 #1	4 Bedrooms + 4 Bathrooms + 2-Car Garage	1840	\$4,999	\$2.72
2921 #2	4 Bedrooms + 4 Bathrooms + 2-Car Garage	1840	\$4,999	\$2.72
2923 1/2	3 Bedrooms + 3 Bathrooms + 2 Assigned Parking Spaces	1192	\$4,275	\$3.59
2923 #1	4 Bedrooms + 3.5 Bathrooms + 2 Assigned Parking Spaces	1875.5	\$4,895	\$2.61
2923 #2	4 Bedrooms + 3.5 Bathrooms + 2 Assigned Parking Spaces	1875.5	\$4,895	\$2.61
	Storage		\$49	
7 Units	27 Bedrooms + 27 Bathrooms + 14 Parking Spaces	11,875 SF	\$34,102	Avg. \$2.91

Investment financial overview.

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

Financial overview.

SALE PRICE	\$5,395,000
DOWN PAYMENT	30% \$1,618,500
# OF UNITS	7
PRICE/UNIT	\$770,714
GROSS SF	12,538
PRICE/SF	\$430.29
CAP RATE	6.1%
GRM	13.18
YEAR BUILT	2025
LOT SF	9,283
ZONING	LARD1.5

Annualized operating data.

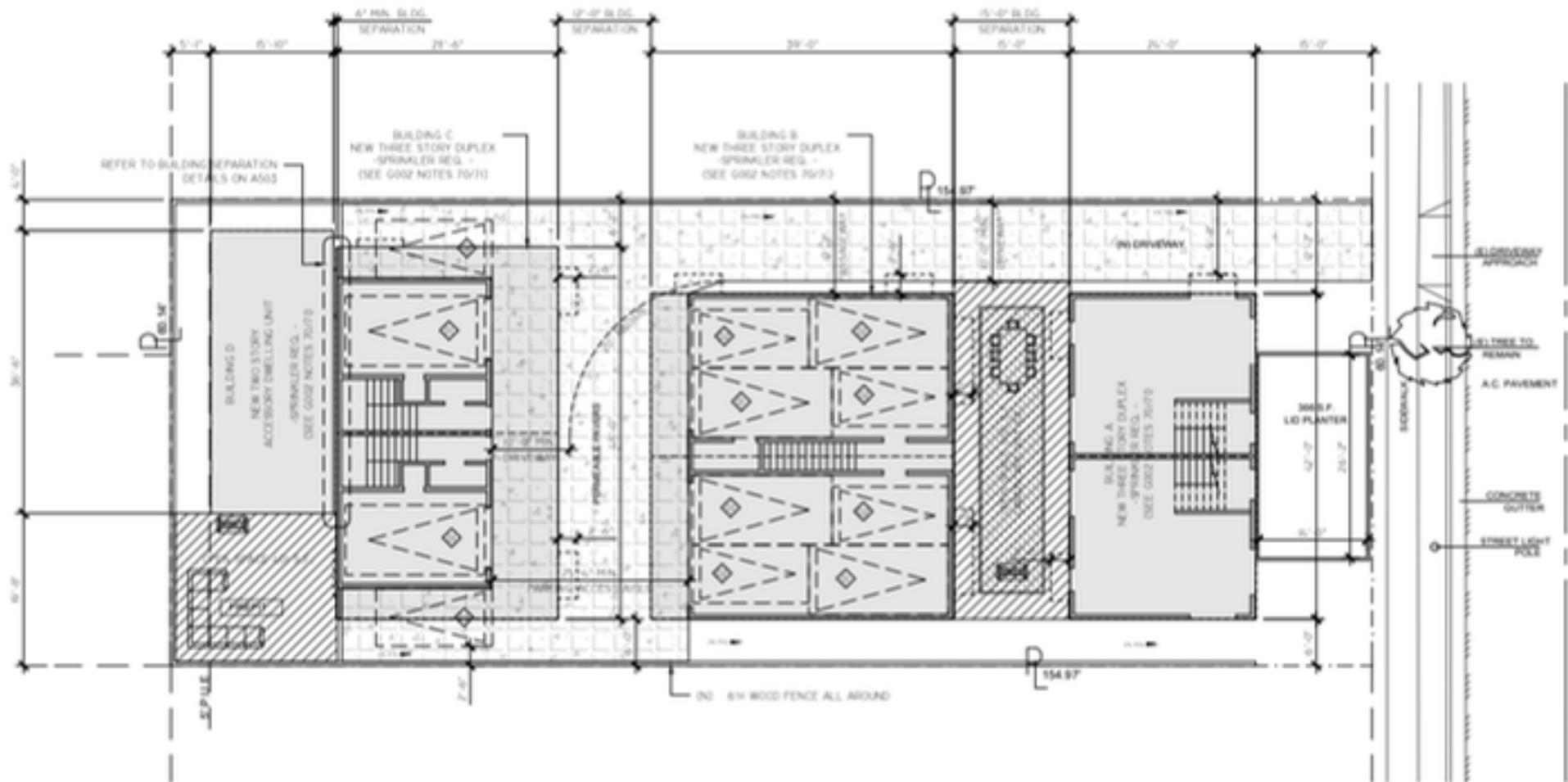
INCOME	ACTUAL	EXPENSES	ACTUAL
GROSS RENTAL INCOME	\$409,224	REAL ESTATE TAXES (1.2%)	\$64,201
GROSS POTENTIAL INCOME	\$409,224	INSURANCE	\$8,750
EFFECTIVE GROSS INCOME	\$409,224	COMMON AREA UTILITIES	\$1,788
LESS: EXPENSES	\$79,889	REPAIRS & MAINTENANCE	\$2,750
NET OPERATING INCOME	\$329,336	LANDSCAPING	\$2,400
DEBT SERVICE (LOAN PAYMENT)	\$207,708	TOTAL EXPENSES	\$79,889
CASH ON CASH RETURN	7.51% \$121,628	EXPENSES / UNIT	\$11,412.64
		EXPENSES / SF	\$6.37
		% OF EGI	19.52%

Financing.

FIRST TRUST DEED	LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS	
LOAN AMOUNT	\$3,776,500	INTEREST RATE	5.5% 5-YR FIXED	DCR	1.59

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The site plan.



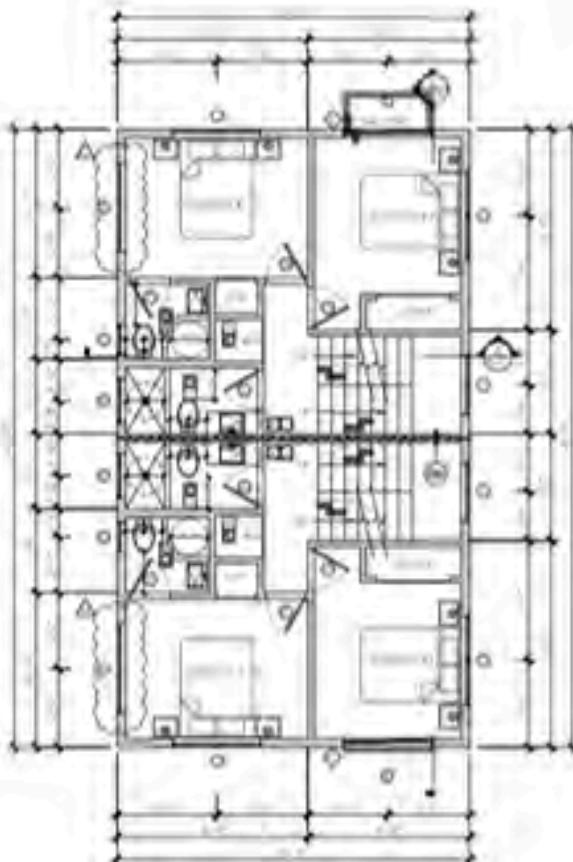
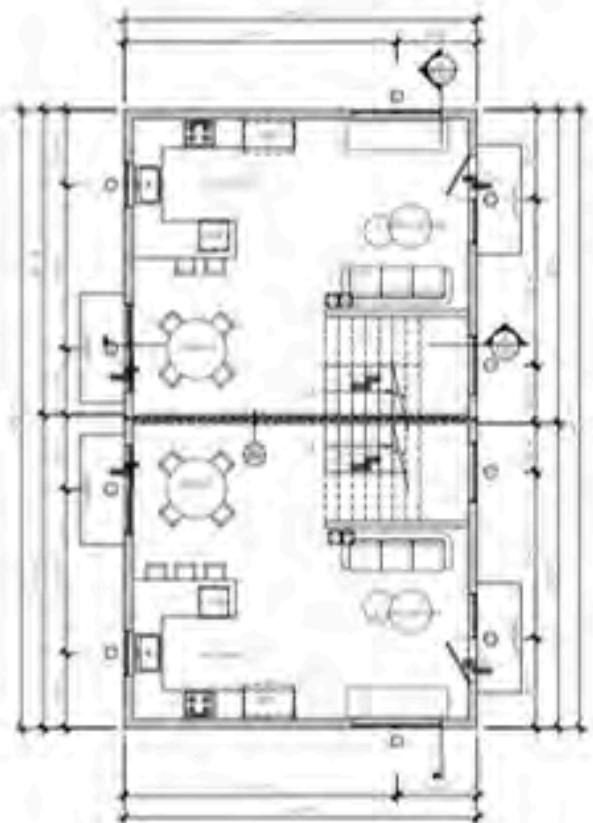
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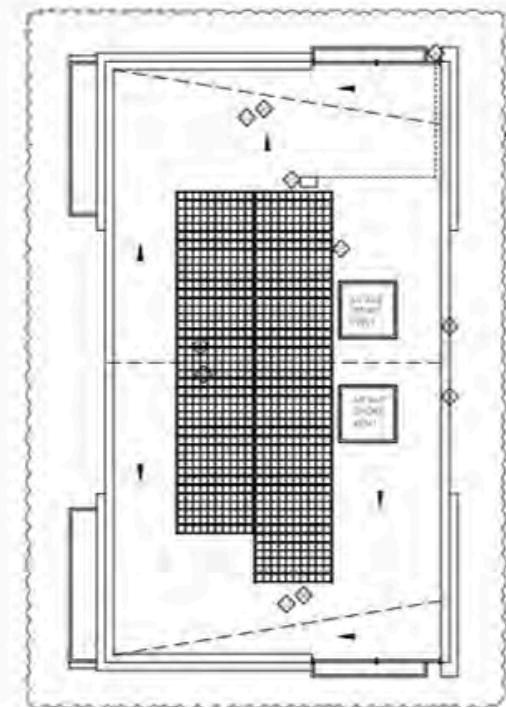
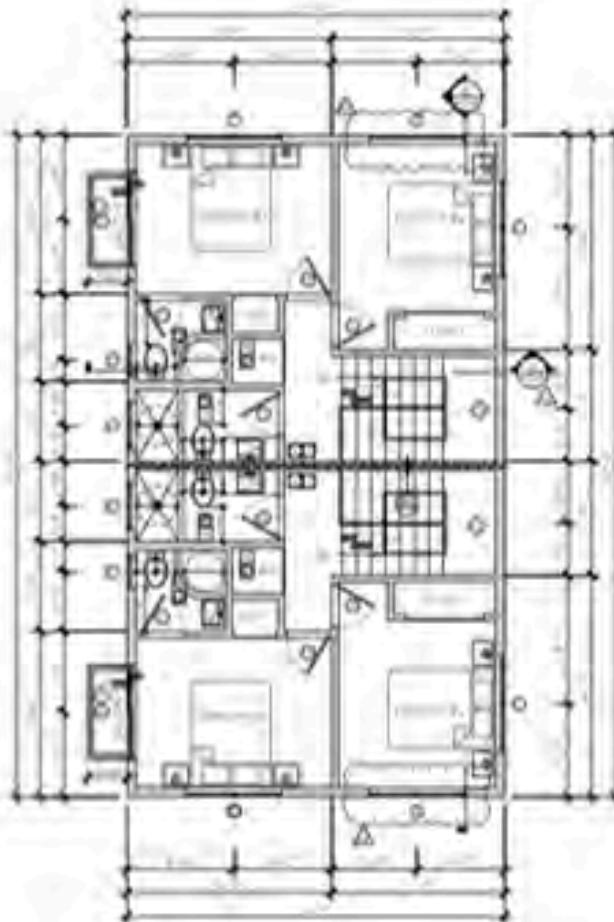
Building A - 1st & 2nd Floor.

2919-1



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Building A - 3rd Floor & Roof.

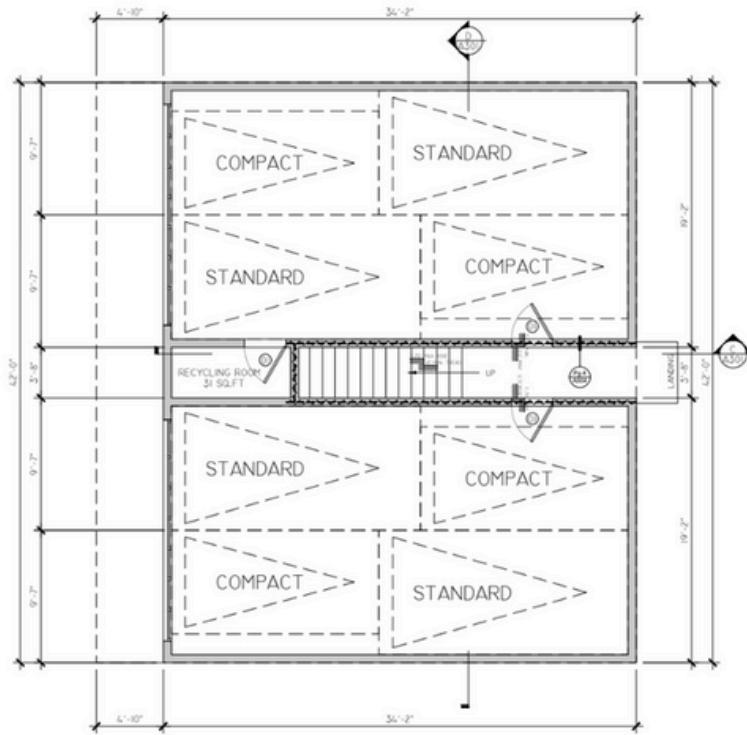


BLDG. A ROOF PLAN

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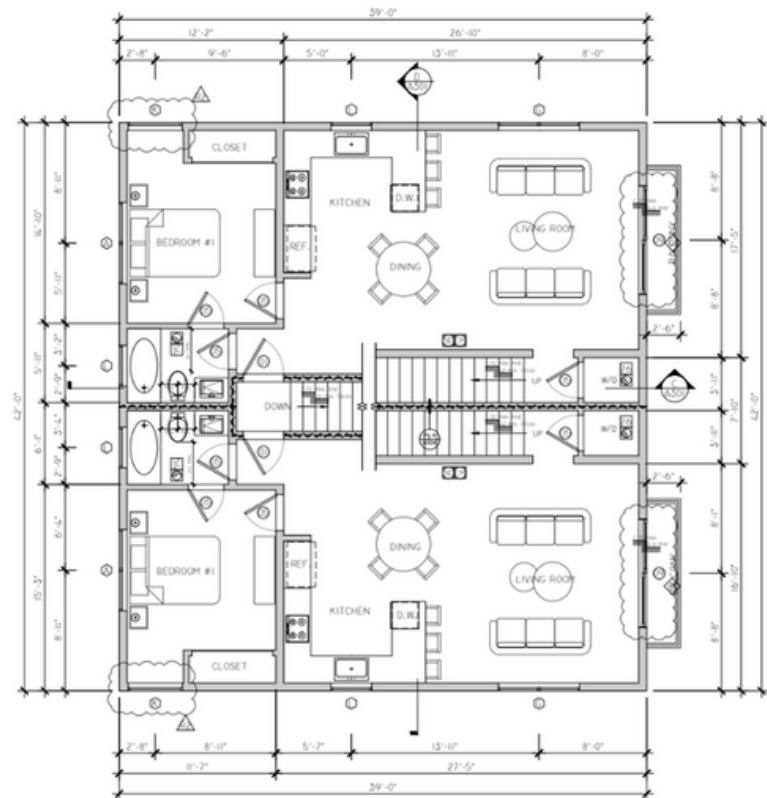
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Building B - 1st & 2nd Floor.



BLDG. B 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

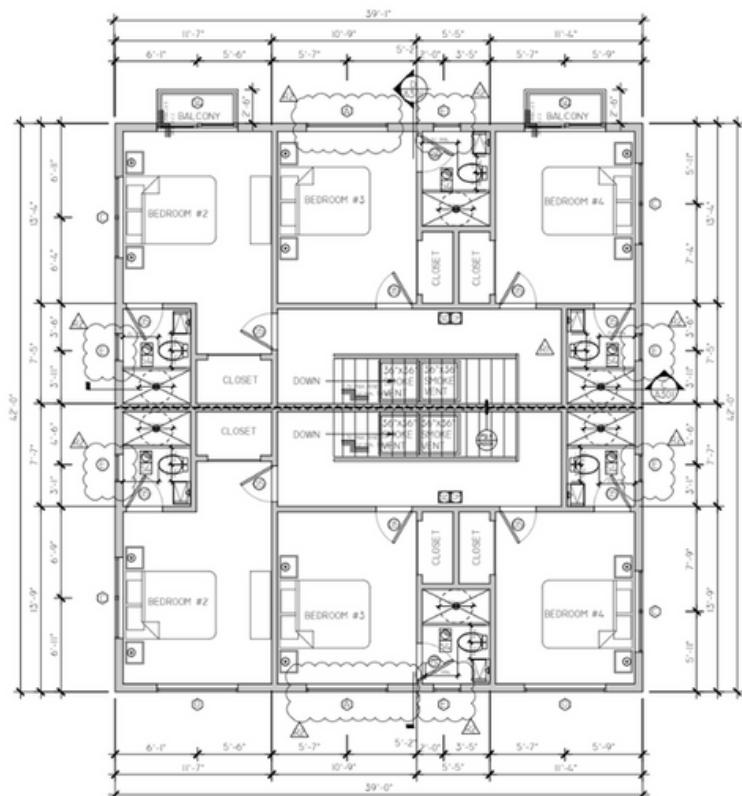


BLDG. B 2ND FLOOR PLAN

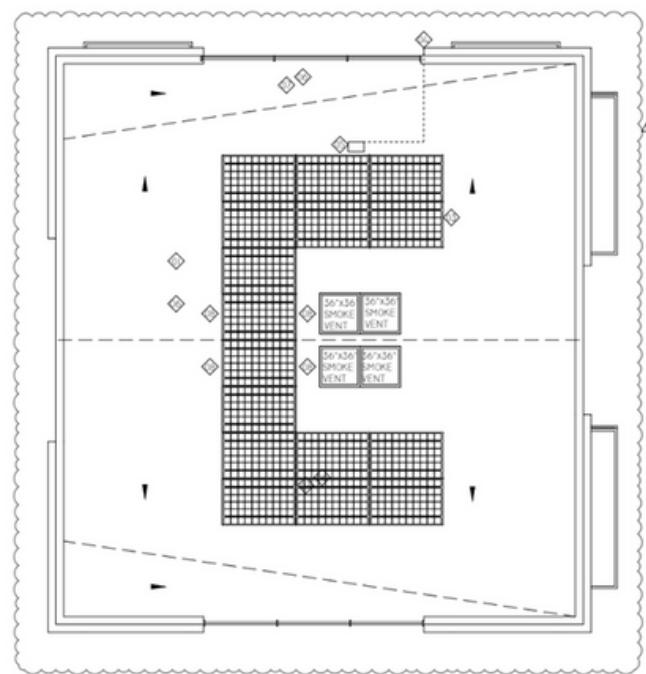
SCALE: 1/4" = 1'-0"

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Building B - 3rd Floor & Roof.



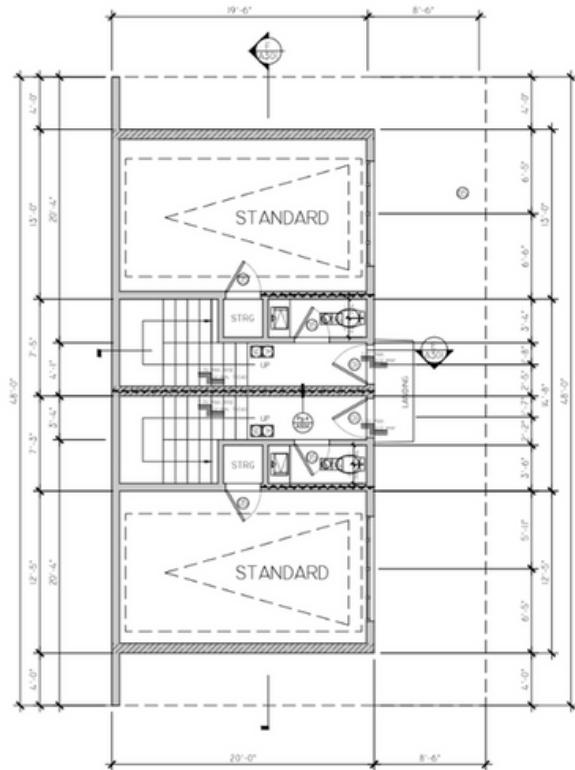
BLDG. B 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



BLDG. B ROOF PLAN

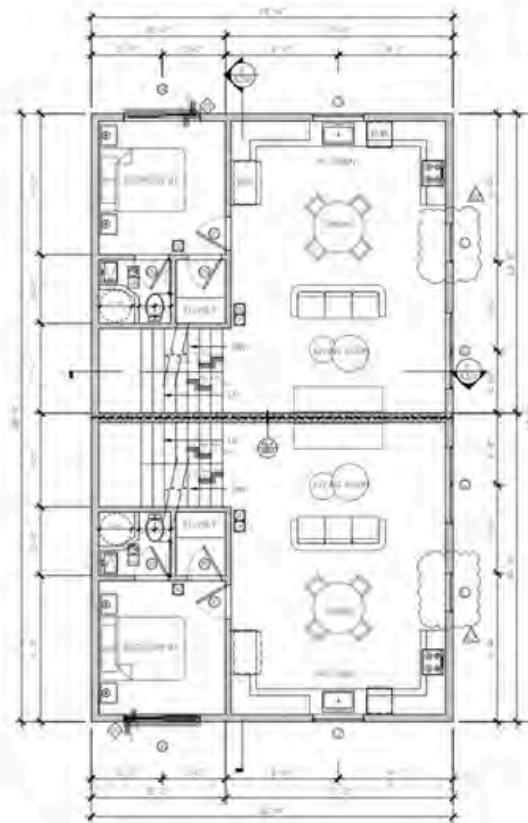
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Building C - 1st & 2nd Floor.



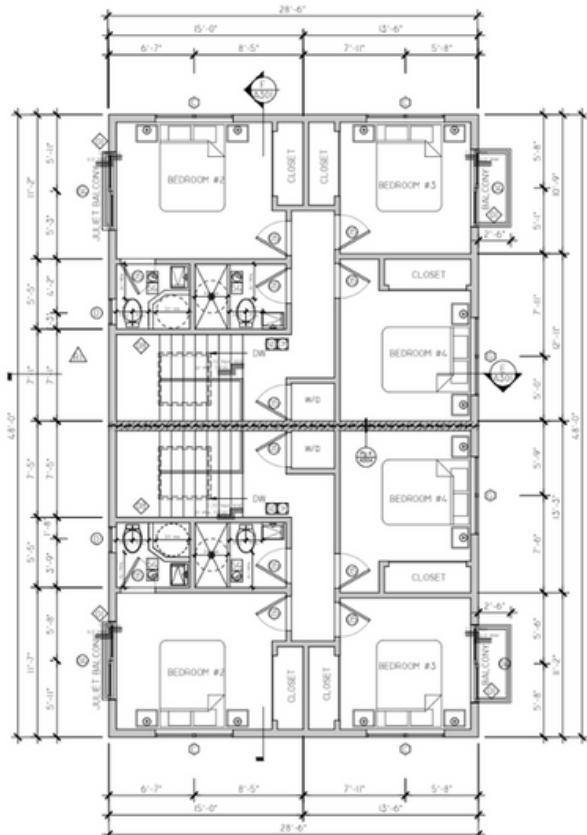
BLDG. C 1ST FLOOR PLAN

BLDG. C 2ND FLOOR PLAN



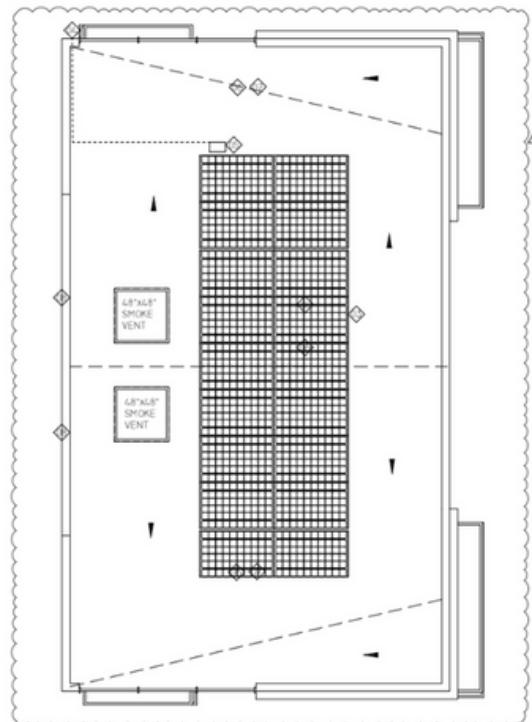
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Building C - 3rd Floor & Roof.



BLDG. C 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

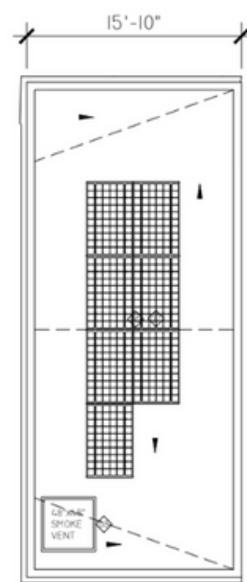
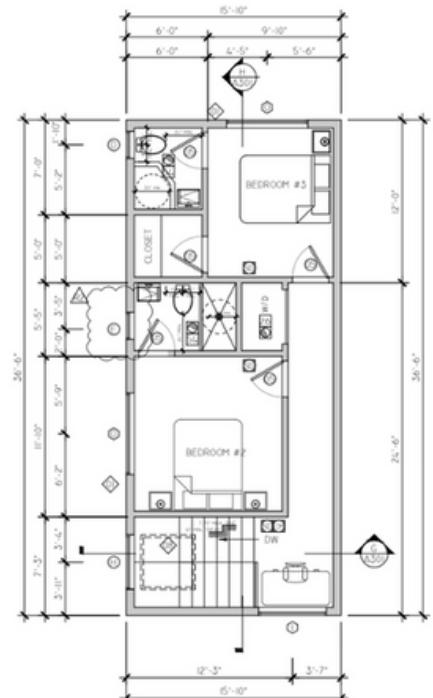
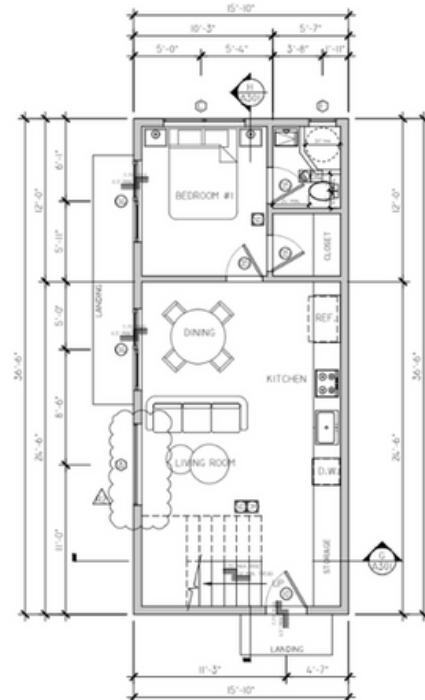


BLDG. C ROOF PLAN

SCALE: 1/8" = 1'-0"

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Building D - 1st Floor, 2nd Floor, & Roof.



BLDG. D 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



BLDG. D - 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BLDG. D ROOF PLAN
SCALE: 1/8" = 1'-0"

Photos.

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Photos.

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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.

Let's get talking!



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

IKON ADVISORS
A REAL ESTATE GROUP

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

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