



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

Confidentiality + disclaimer.

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

About the property.

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

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



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



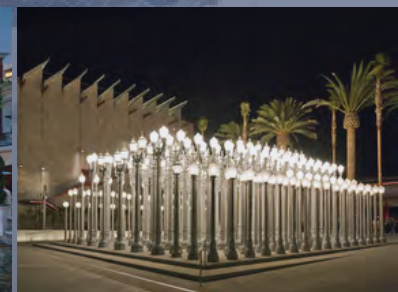
27

BATH
ROOMS



MID-CITY

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.

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

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.

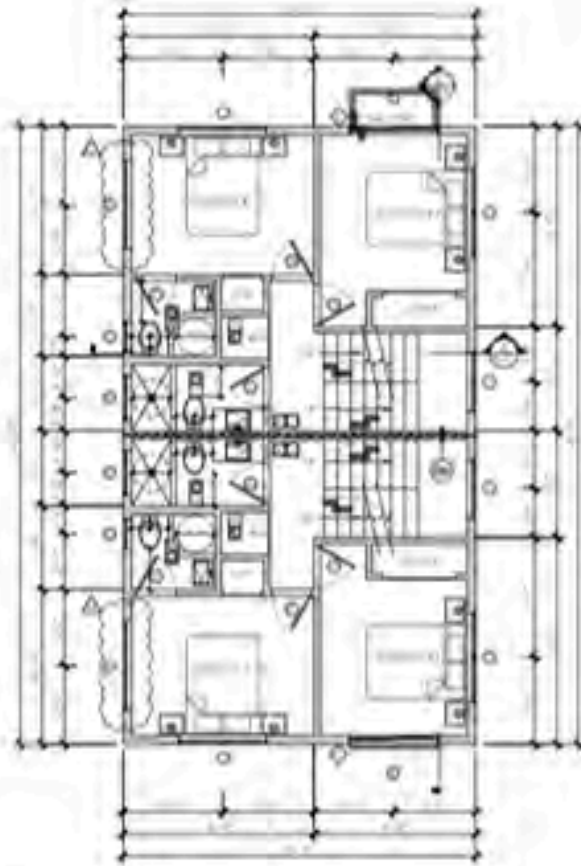
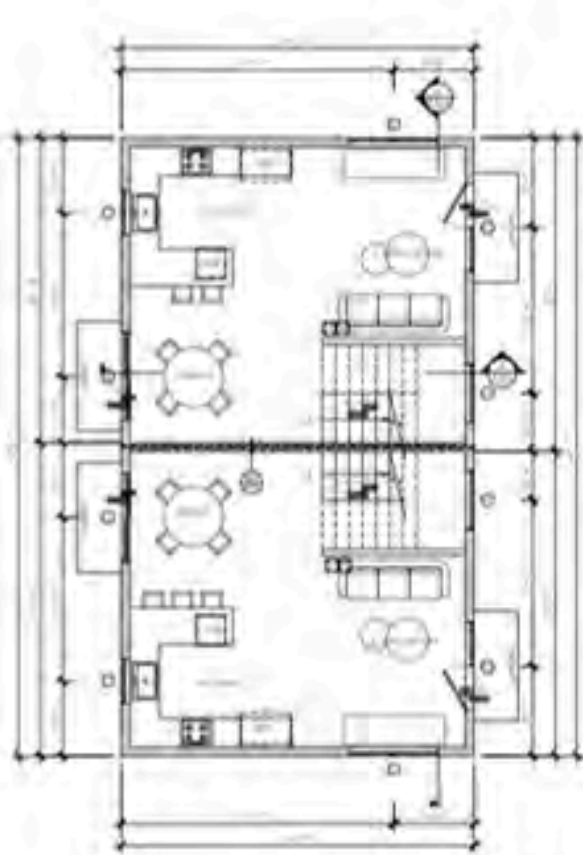
| | | | | | |
|------------------|-------------|---------------|-------------------|--------------|----------|
| FIRST TRUST DEED | | LOAN TYPE | PROPOSED NEW | AMORTIZATION | 30 YEARS |
| LOAN AMOUNT | \$3,776,500 | INTEREST RATE | 5.5% 5-YR FIXED | DCR | 1.59 |

The site plan.



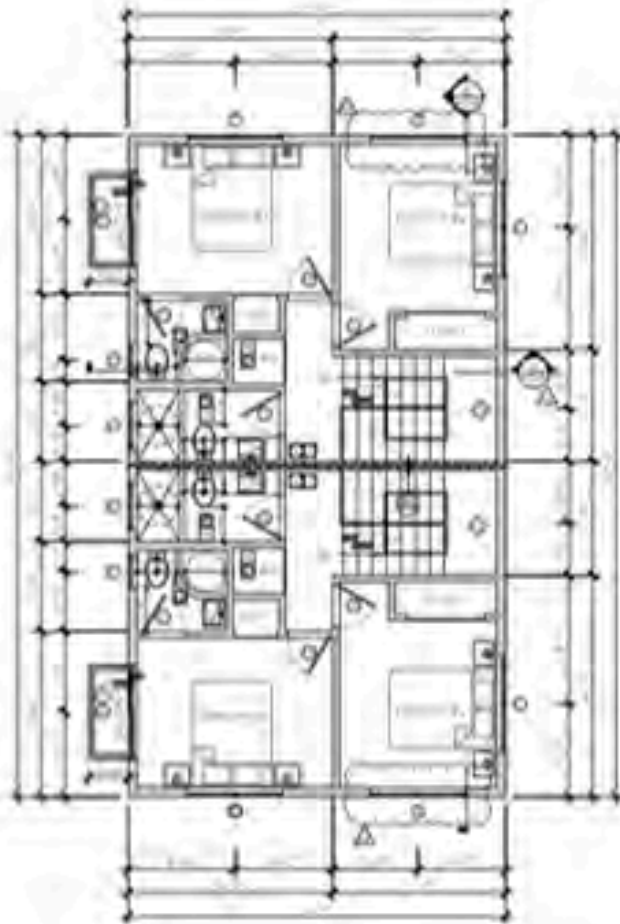
2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

Building A - 1st & 2nd Floor.

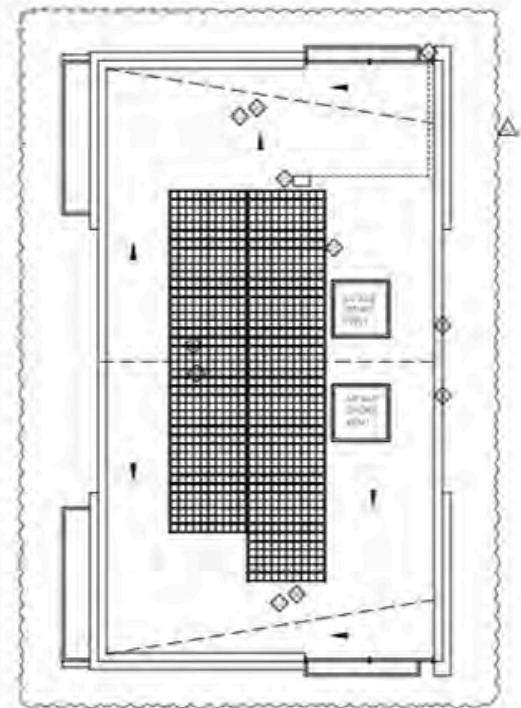


2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

Building A - 3rd Floor & Roof.



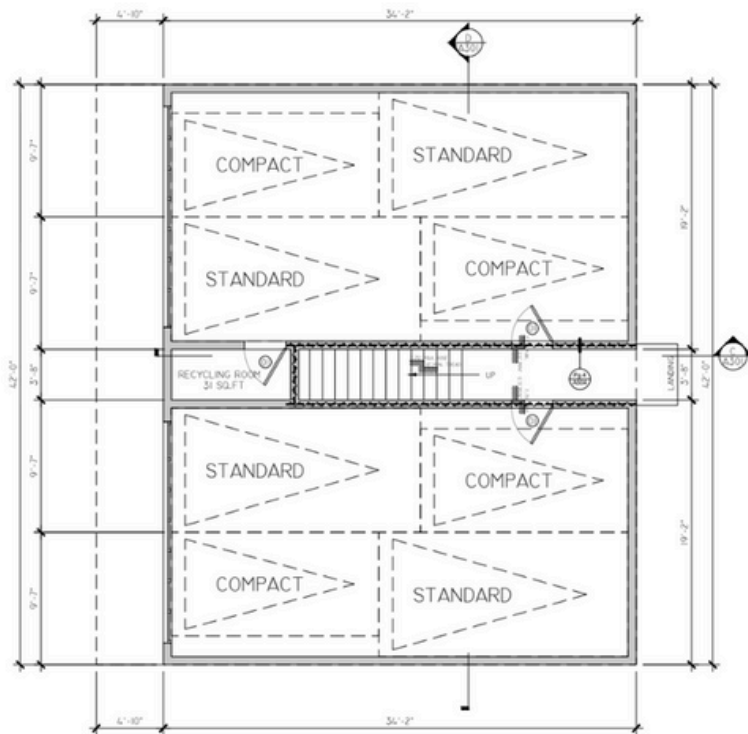
3RD FLOOR PLAN



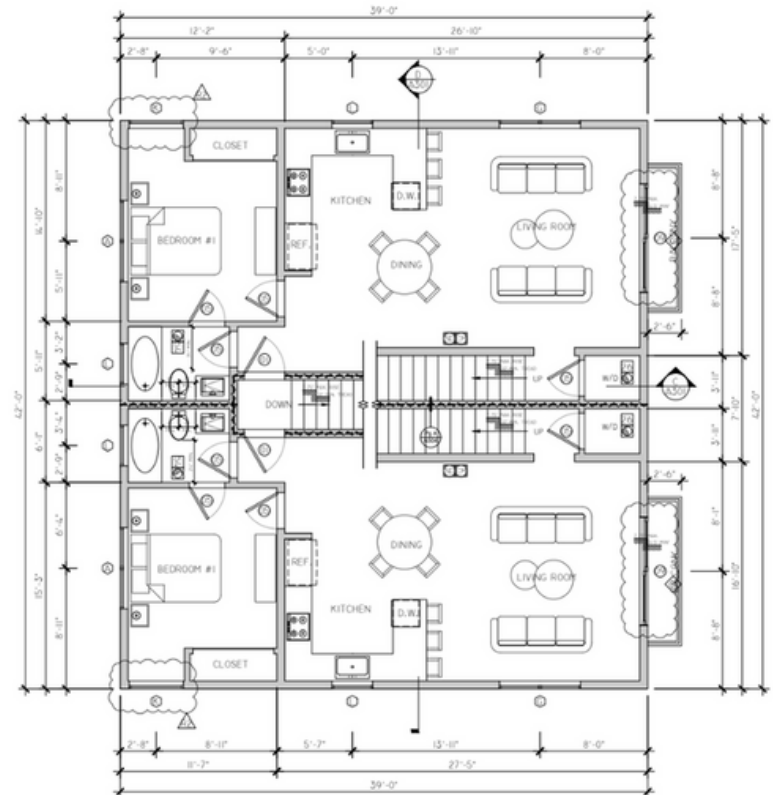
ROOF PLAN

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

Building B - 1st & 2nd Floor.



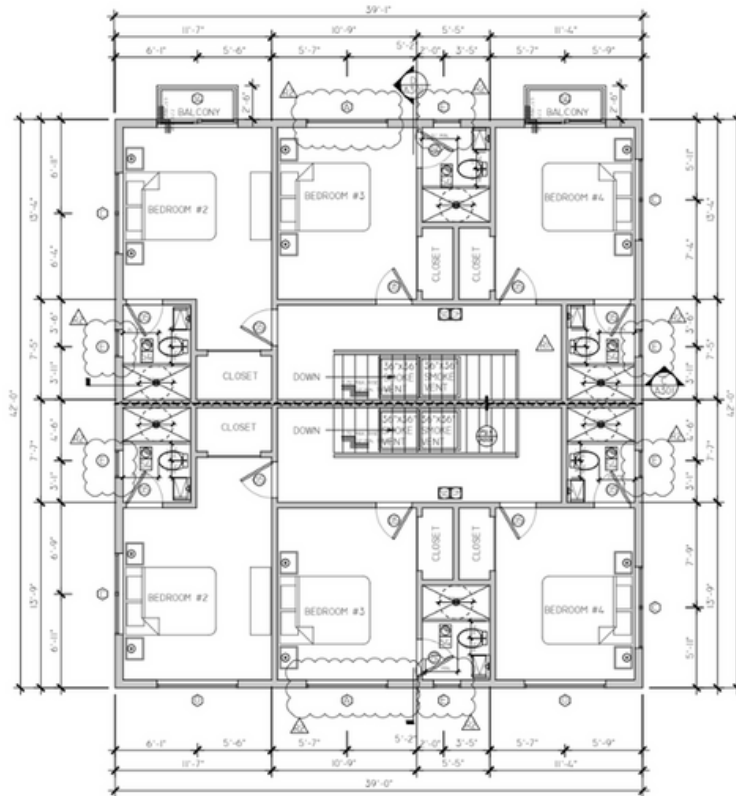
BLDG. B 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



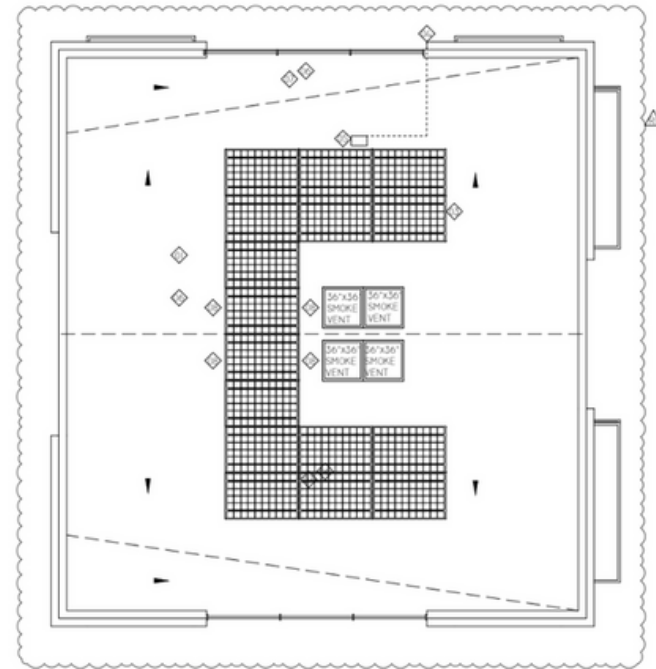
BLDG. B 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

Building B - 3rd Floor & Roof.



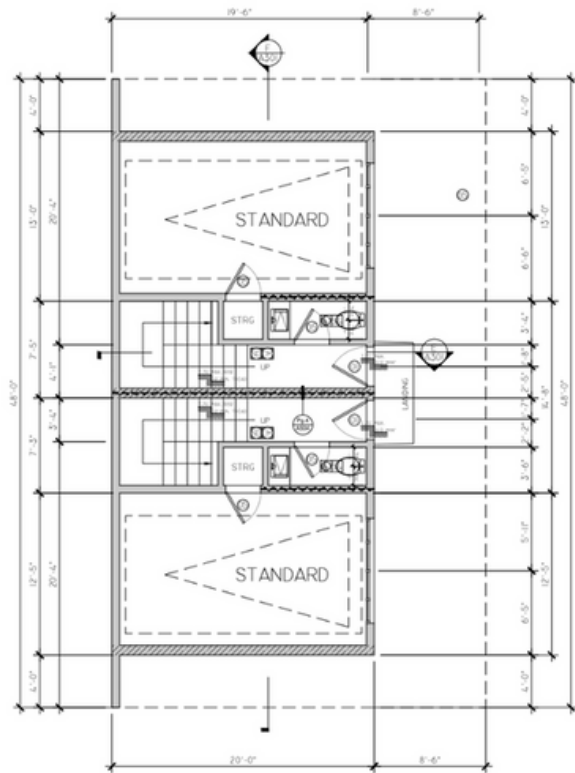
BLDG. B 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



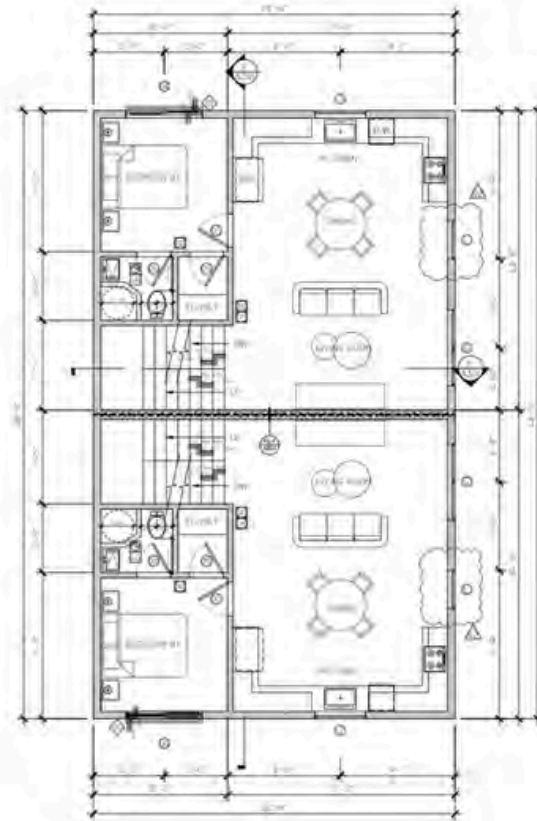
BLDG. B ROOF PLAN
SCALE: 1/4" = 1'-0"

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

Building C - 1st & 2nd Floor.



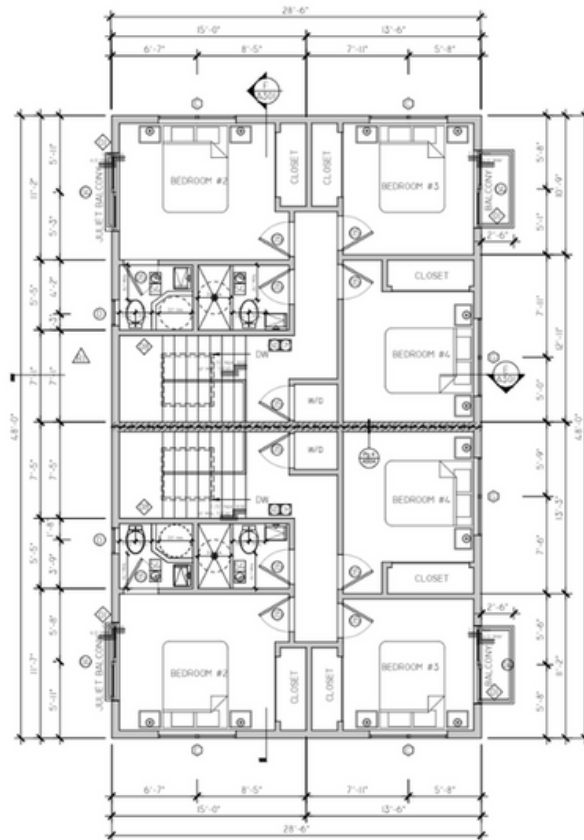
BLDG. C 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

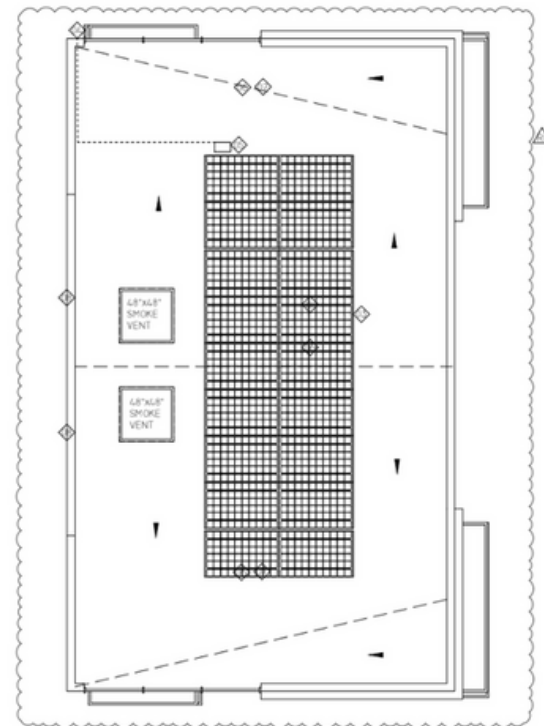
2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

Building C - 3rd Floor & Roof.



BLDG. C 3RD FLOOR PLAN

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

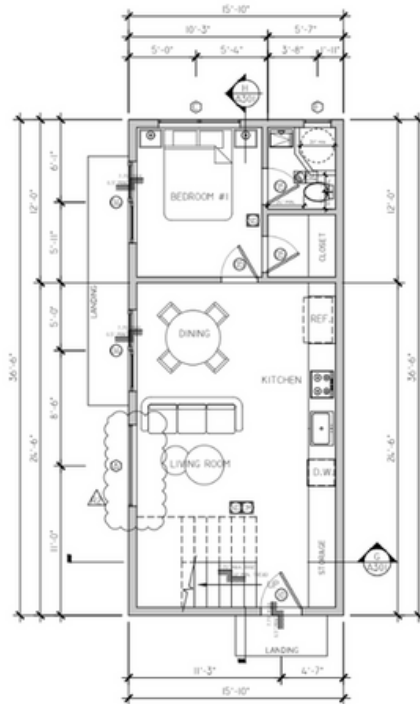


BLDG. C ROOF PLAN

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

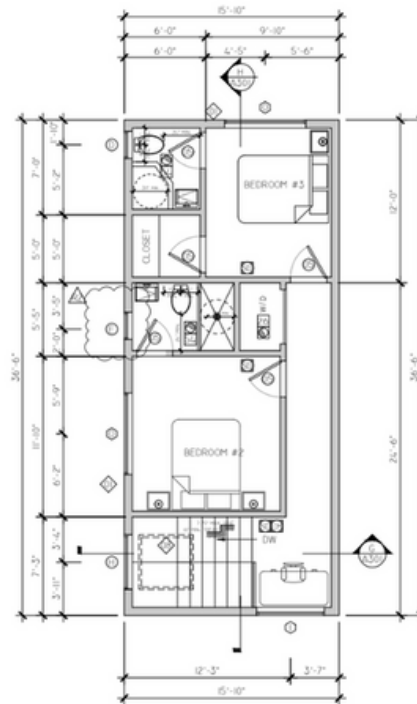
2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

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



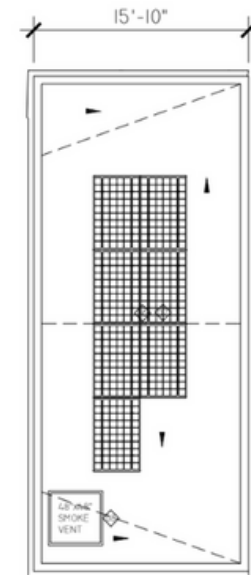
BLDG. D 1ST FLOOR PLAN

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



BLDG. D - 2ND FLOOR PLAN

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

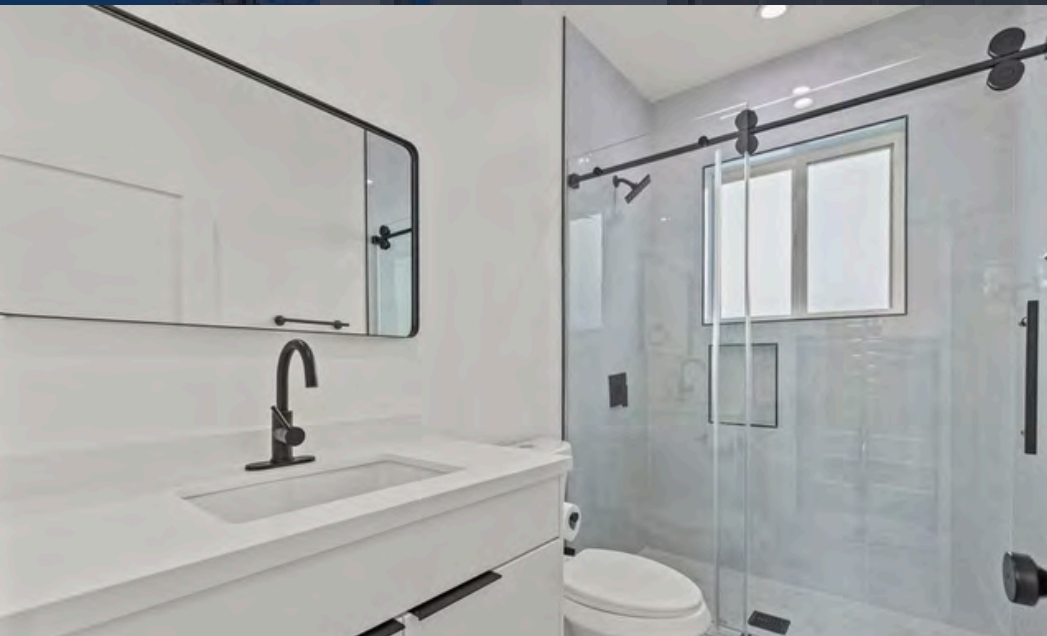


BLDG. D ROOF PLAN

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

Photos.

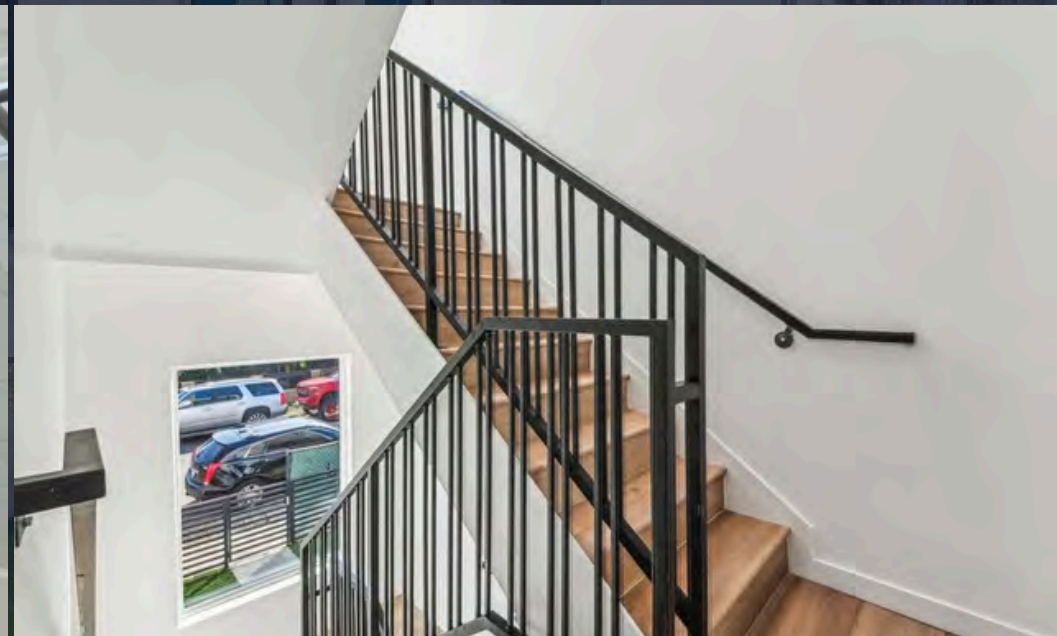
2921 S BURNSIDE AVE
LOS ANGELES, CA 90016



IKON ADVISORS
A REAL ESTATE GROUP

Photos.

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016



IKON ADVISORS
A REAL ESTATE GROUP

Photos.

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016



IKON ADVISORS
A REAL ESTATE GROUP

2921 S BURNSIDE AVE
LOS ANGELES, CA 90016

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

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



IKONADVISORS.COM

IKON ADVISORS
A REAL ESTATE GROUP



@IKONADVISORS

