



2324 S DUNSMUIR AVE

LOS ANGELES, CA 90016

NEW CONSTRUCTION MULTIFAMILY INVESTMENT



5 TOWNHOUSE STYLE UNITS



20 Beds + 19 Baths + 2 half baths



Prime Location



8,508 Building SF



Spacious Living Spaces

TABLE OF CONTENTS

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



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.

2324 S DUNSMUIR AVE
LOS ANGELES, CA 90016

OFFERED AT **\$3,995,000**



10 ON-SITE
PARKING



6.50% CAP RATE
12.52 GRM



8,508 SF GROSS
BUILDING AREA



6,481 SF
LOT SIZE

We are pleased to present 2324 S. Dunsmuir Ave, a newly constructed five-unit luxury multifamily community completed in 2025. All five residences are currently leased, offering investors immediate cash flow and a turnkey ownership opportunity.

The property features an attractive mix of spacious homes, including one 5-bedroom, 5.5-bath residence, two 4-bedroom, 4 bath homes, one 4-bedroom, 3.5 bath home, and one 3-bedroom, 3-bath residence. Each unit includes two parking spaces, private outdoor areas, in-unit laundry, smart home technology, and high-end finishes throughout.

Designed with modern Spanish-inspired architecture, the residences offer open floor plans, soaring ceilings, abundant natural light, designer kitchens, quartz countertops, hardwood flooring, and private balconies.

Tenants are responsible for water, trash, and electricity, creating a favorable low-expense operating structure. Ideally located in a desirable Los Angeles neighborhood near major employment, dining, shopping, and entertainment destinations, 2324 S. Dunsmuir Ave presents a rare opportunity to acquire a stabilized, newly built asset with strong long-term investment potential.



2324 S DUNSMUIR AVE
LOS ANGELES, CA 90016

Investment highlights.



\$3,995,000

PURCHASE PRICE



\$319,056

ANNUAL GROSS INCOME



8508

GROSS SF
Building



5

UNITS



20

BED
ROOMS



21

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.

2324 S DUNSMUIR AVE
LOS ANGELES, CA 90016

The rent roll.

UNIT #	UNIT TYPE	SQUARE FOOTAGE	RENT	RENT PER SF
2324	4 Bedrooms + 3.5 Bathrooms + 2 Assigned Parking Spaces	1378	\$5,449	\$3.95
2324 1/2	5 Bedrooms + 5.5 Bathrooms + 2 Assigned Parking Spaces	2052	\$5,775	\$2.81
2326	4 Bedrooms + 4 Bathrooms + 2 Garage Parking Spaces	2033	\$5,776	\$2.84
2326 1/4	4 Bedrooms + 4 Bathrooms + 2 Assigned Parking Spaces	2033	\$5,776	\$2.84
2326 1/2	3 Bedrooms + 3 Bathrooms + 2 Garage Parking Spaces	1012	\$3,812	\$3.77
5 Units	20 Bedrooms + 21 Bathrooms + 10 Parking Spaces	8,508	\$26,588	Avg. \$3.24

Investment financial overview.

2324 S DUNSMUIR AVE
LOS ANGELES, CA 90016

Financial overview.

SALE PRICE	\$3,995,000
DOWN PAYMENT	25% \$998,750
# OF UNITS	5
PRICE/UNIT	\$799,000
GROSS	8,508
PRICE/SF	\$469.56
CAP RATE	6.50%
GRM	12.52
YEAR BUILT	2025
LOT SF	6,481
ZONING	LARD2

Annualized operating data.

INCOME	ACTUAL
GROSS RENTAL INCOME	\$319,056
GROSS POTENTIAL INCOME	\$319,056
EFFECTIVE GROSS INCOME	\$319,056
LESS: EXPENSES	\$59,390
NET OPERATING INCOME	\$259,666
DEBT SERVICE (LOAN PAYMENT)	\$179,775
CASH ON CASH RETURN	8.0% \$79,891

EXPENSES	ACTUAL
REAL ESTATE TAXES (1.20%)	\$47,940
INSURANCE	\$6,250
COMMON AREA UTILITIES	\$1,200
REPAIRS & MAINTENANCE	\$2,500
LANDSCAPE	\$1,500
TOTAL EXPENSES	\$59,390
EXPENSES / UNIT	\$11,878.00
EXPENSES / SF	\$6.98
% OF EGI	18.61%

Financing.

FIRST TRUST DEED		LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS
LOAN AMOUNT	\$2,996,250	INTEREST RATE	6.0% 5-YR FIXED IO	DCR	1.44

Photos.

2324 S DUNSMUIR AVE
LOS ANGELES, CA 90016



Photos.

2324 S DUNSMUIR AVE
LOS ANGELES, CA 90016



Photos.

2324 S DUNSMUIR AVE
LOS ANGELES, CA 90016



2324 S DUNSMUIR AVE
LOS ANGELES, CA 90016

Questions or comments about this investment opportunity or want to inquire about other opportunities? Give us a call or shoot us 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

kw HOLLYWOOD HILLS
KELLER WILLIAMS REALTY



IKONADVISORS.COM

IKONADVISORS
A REAL ESTATE GROUP



@IKONADVISORS

