



161 S BURLINGTON AVE

LOS ANGELES, CA 90057 | HISTORIC FILIPINOTOWN

14 FULLY RENOVATED UNITS | PLANS FOR 8 DETACHED ADUs

\$3,995,000
PRICE

\$285,357
PRICE / UNIT

7.25%
CURRENT CAP

9.65%
PROFORMA CAP



01 EXECUTIVE SUMMARY

INVESTMENT SUMMARY • UNIT MIX SUMMARY

02 LOCATION

LOCATION SUMMARY • LOCAL BUSINESS MAP • MAJOR EMPLOYERS MAP • DRIVE TIMES

03 PROPERTY DESCRIPTION

PROPERTY FEATURES

04 RENT ROLL

CURRENT & PROFORMA RENTS

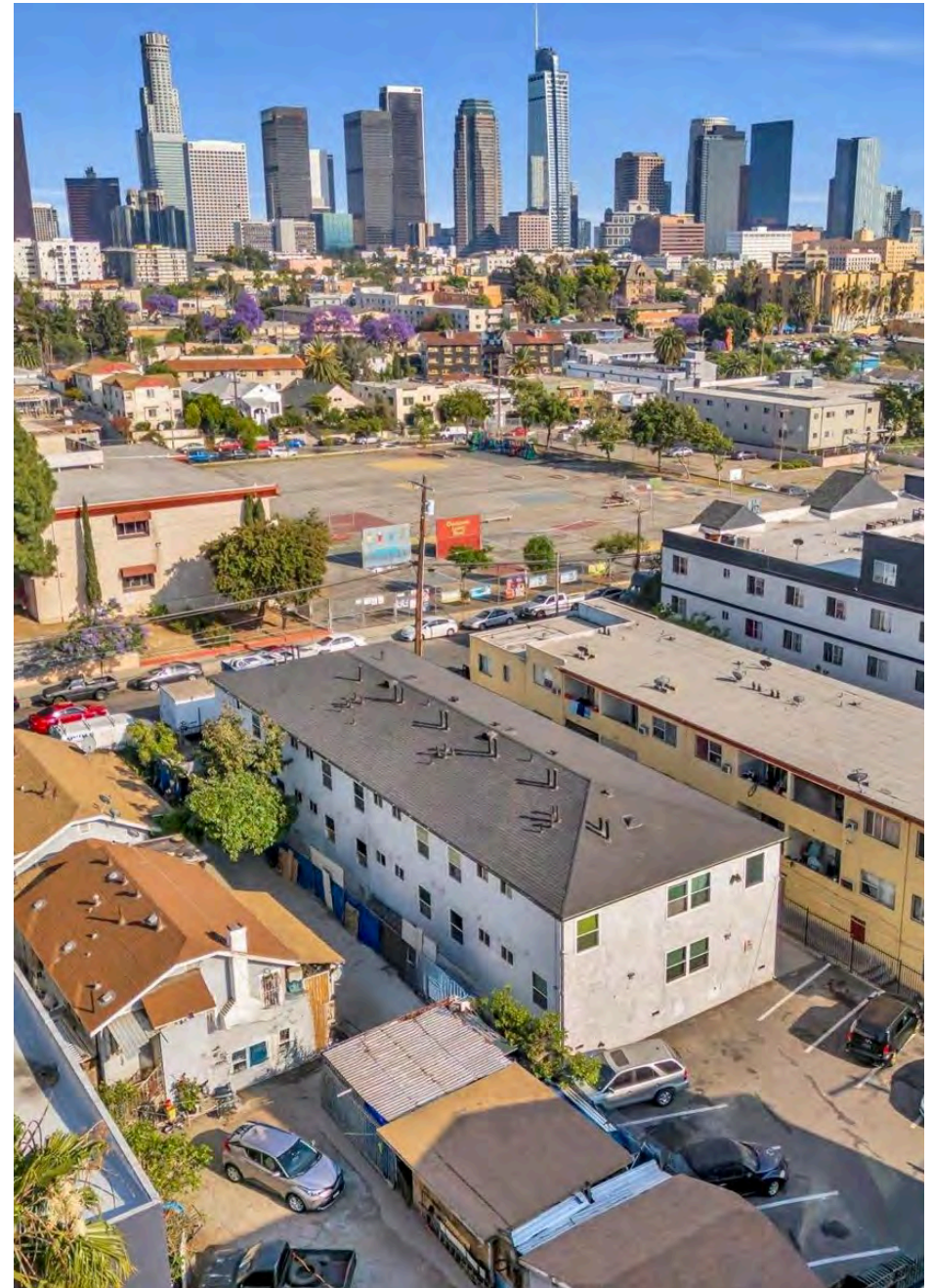
05 FINANCIAL ANALYSIS

INCOME & EXPENSE ANALYSIS

06 DEMOGRAPHICS

GENERAL DEMOGRAPHICS • POPULATION & INCOME

100% FULLY RENOVATED • CASH FLOWING AT 7.25% DAY 1





01

EXECUTIVE SUMMARY

INVESTMENT SUMMARY • UNIT MIX SUMMARY



AS-IS 14 UNITS		EXISTING BUILDING
Price	\$3,995,000	
Number of Units	14	
Gross Building Area	6,874 SF	
Lot Size	8,283 SF • R4-1 • TOC Tier 2	
Price / Unit	\$285,357	
Price / SF	\$581.18	
CAP Rate – Current	7.25%	
GRM – Current	10.19	
Monthly Income – Current	\$32,679.34	
NOI – Current	\$289,608	
Year Built	1950	
Neighborhood	Westlake Historic Filipinotown	

WITH 8 ADUs 22 UNITS		INCLUDING CONSTRUCTION
Purchase Price	\$3,995,000	
ADU Construction (~\$300/SF)	\$774,600	
Total Investment	\$4,769,600	
Number of Units	22 (14 Units + 8 ADUs)	
Gross Building Area	9,456 SF (6,874 SF + 2,582 SF ADUs)	
Price / Unit – All-In	\$216,800	
Price / SF – All-In	\$504.40	
CAP Rate – Pro Forma	9.65%	
GRM – Pro Forma	7.96	
Monthly Income – Pro Forma	\$49,951.00	
NOI – Pro Forma	\$461,481	
New ADU Rentable Area	2,582 SF	

\$289,608

NOI – CURRENT

\$461,481

NOI – W/ ADUs PROFORMA

7.25%

CAP – CURRENT

9.65%

CAP – PROFORMA

HUGE ~\$800K PRICE REDUCTION – NOW \$3,995,000

7.25% CAP FROM DAY ONE • PATH TO 9.65% WITH 8 DETACHED ADUs AFTER ALL CONSTRUCTION COSTS

104,264

POPULATION – 1 MILE

555,045

POPULATION – 3 MILE

1,176,915

POPULATION – 5 MILE

\$56,305

MEDIAN HH – 1 MILE

\$61,669

MEDIAN HH – 3 MILE

\$67,376

MEDIAN HH – 5 MILE



100% RENOVATED. CASH FLOWING DAY 1.

Huge ~\$800K price reduction! Once in a lifetime 100% fully renovated 14-unit apartment building cash flowing at an amazing **7.25% cap rate from day 1** – with plans to add 8 detached ADUs to achieve a remarkable **9.6% cap rate** after taking into account all construction costs (~\$775K assuming \$300/SF).

All 14 units have been completely vacated and remodeled, boasting a high-end aesthetic with new modern cabinets, flooring, lighting, new bathrooms and HVAC systems, as well as major exterior capital improvements. Major systems updated throughout – electrical, plumbing, windows and more. Individually metered for gas & electricity.

Large 8,283 SF R4-1 lot, TOC Tier 2, with future development potential – in trendy & historic Filipinotown, minutes from Echo Park, Silver Lake and DTLA.

- Huge ~\$800K price reduction – now \$3,995,000 at a 7.25% cap rate from day 1
- Once in a lifetime: 100% fully renovated – all 14 units completely vacated & remodeled
- Plans to add 8 detached ADUs → 9.6% cap after all construction costs (~\$775K @ \$300/SF)
- Diverse mix of 8 (1-bed/1-bath) + 4 (2-bed/1-bath) | individually metered gas & electric
- Major systems updated – electrical, plumbing, windows, HVAC + exterior capital improvements
- Large 8,283 SF R4-1 lot, TOC Tier 2, with future development potential



\$3,995,000
PRICE

6,874 SF
BUILDING

8,283 SF
LOT

\$285,357
PER UNIT

10.19 / 7.96
GRM CUR / PRO

ADU EXPANSION – 22 UNITS TOTAL

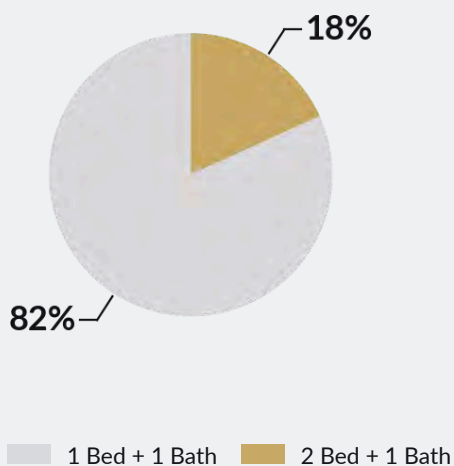
\$4,769,600 ALL-IN • \$216,800/UNIT • \$504/SF
~\$775K CONSTRUCTION @ \$300/SF • 9,456 SF TOTAL • GRM 7.96 • 9.65% CAP



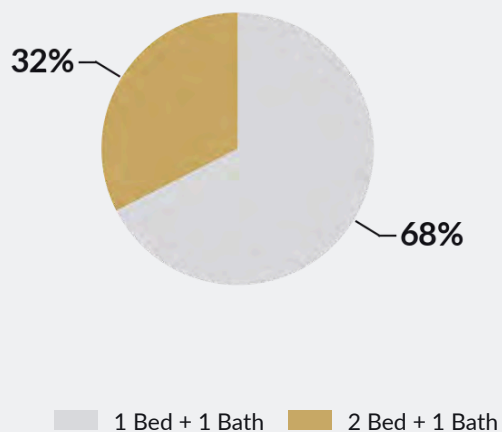
CURRENT 14 UNITS			AS-IS
UNIT MIX	# UNITS	AVG RENT	MONTHLY INCOME
1 Bed / 1 Bath	10	\$2,207	\$22,069
2 Bed / 1 Bath	4	\$2,653	\$10,610
TOTALS / AVG	14	\$2,334	\$32,679

PROFORMA 22 UNITS			INCLUDING 8 PROPOSED ADUs
UNIT MIX	# UNITS	AVG RENT	MONTHLY INCOME
1 Bed / 1 Bath	18	\$2,147	\$38,643
2 Bed / 1 Bath	4	\$2,827	\$11,308
TOTALS / AVG	22	\$2,271	\$49,951

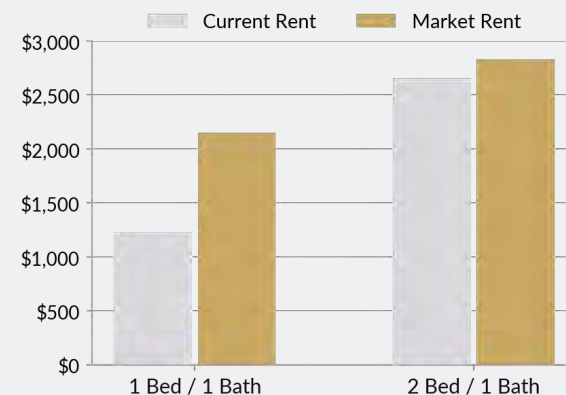
UNIT MIX SUMMARY



UNIT MIX REVENUE



ACTUAL VS. MARKET





02

LOCATION

LOCATION SUMMARY • BUSINESS MAP • EMPLOYERS • DRIVE TIMES





This property is located in the trendy & historic Filipinotown just minutes away from Echo Park, Silver Lake and DTLA – surrounded by the neighborhood's hippest attractions, restaurants, bars and shops: Brooklyn Bagel Bakery, Boba Guys – Rideback Ranch, HiFi Kitchen, and Laveta Coffee, popping up all around the area. Charming downtown-adjacent location near major employment centers and transit.

ECHO PARK

SILVER LAKE

DTLA

BROOKLYN BAGEL BAKERY

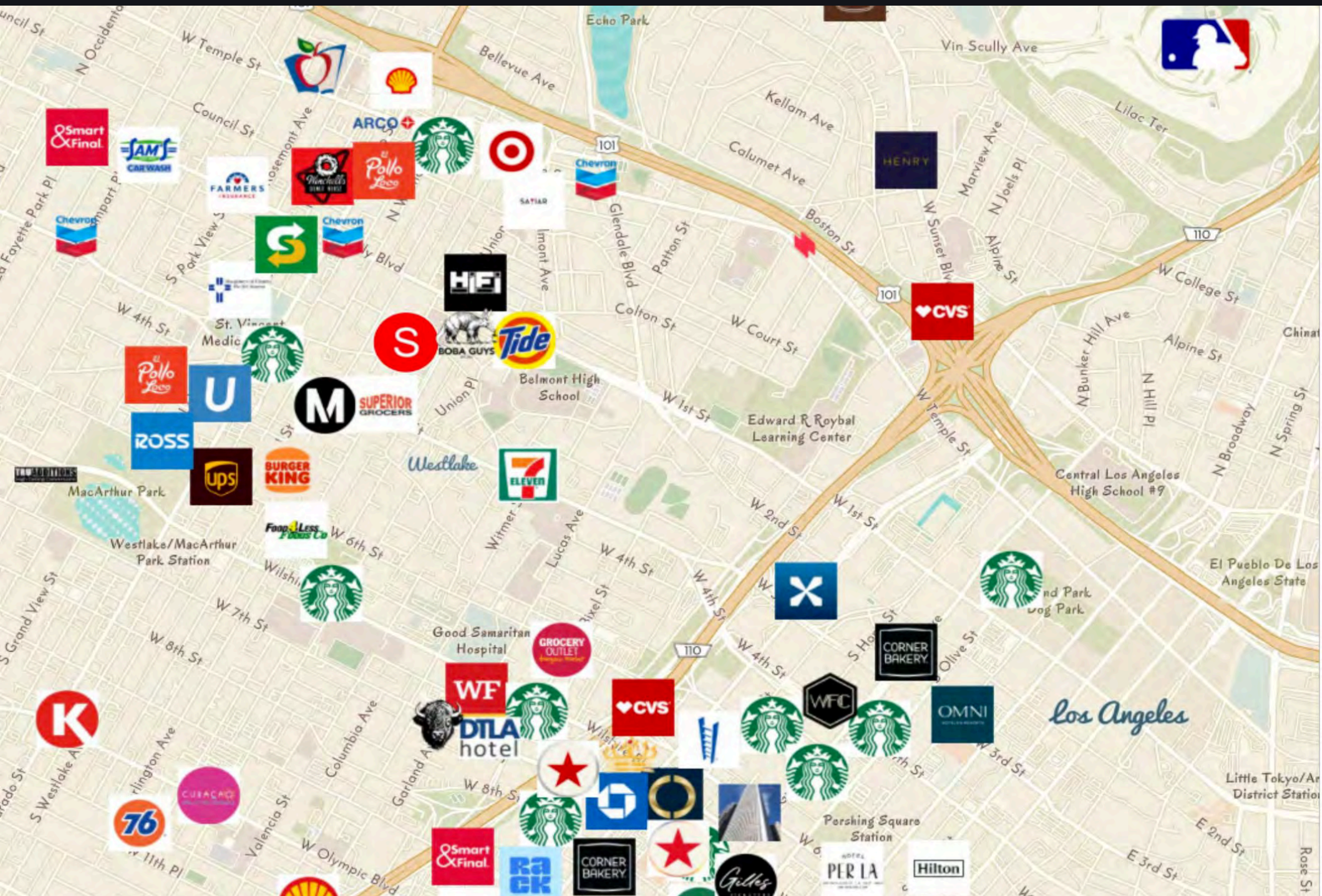
BOBA GUYS – RIDEBACK RANCH

HIFI KITCHEN

LAVETA COFFEE

LARGEST EMPLOYERS NEARBY

KAISER PERMANENTE 44,769 • USC 23,227 • NORTHROP GRUMMAN 18,000 • CEDARS-SINAI 16,730 • ALLIED UNIVERSAL 15,326 • TARGET 15,000



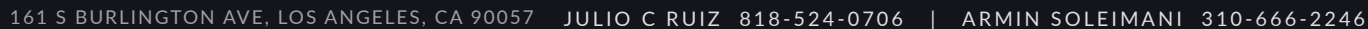


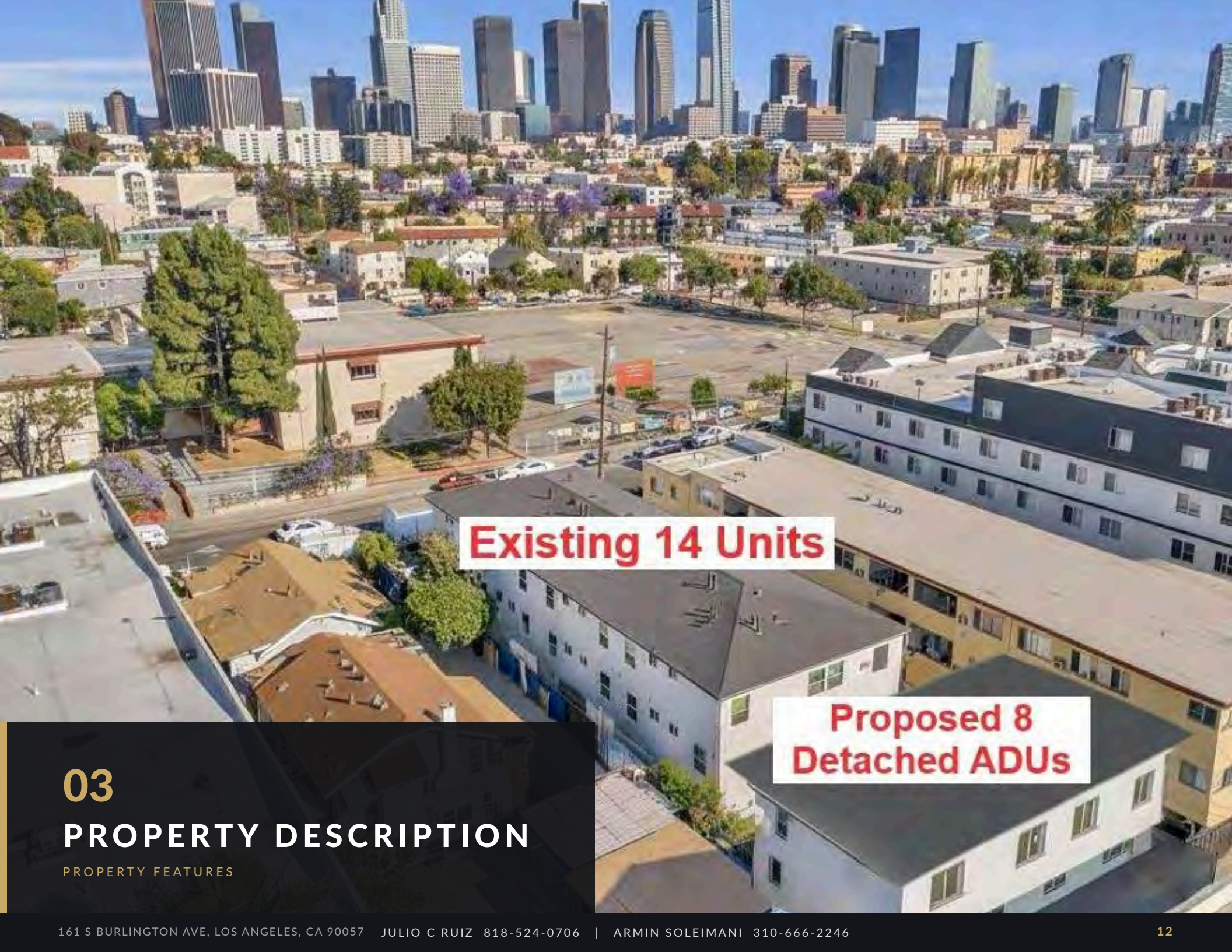
EMPLOYMENT CENTERS BY EMPLOYEE COUNT





LAX • DTLA • KOREATOWN • BEVERLY HILLS • HOLLYWOOD





Existing 14 Units

**Proposed 8
Detached ADUs**

03

PROPERTY DESCRIPTION

PROPERTY FEATURES



PROPERTY FEATURES

SITE DETAILS

NUMBER OF UNITS	14
BUILDING SF	6,874
LAND SF	8,250
LAND ACRES	.19
YEAR BUILT	1950
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	R4-1
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	50 X 165
PARKING SPACES	8



CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched
STYLE	Traditional
LANDSCAPING	Front Lawn

UTILITIES

INDIVIDUALLY METERED GAS & ELECTRIC

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant
RUBS	Owner





04

RENT ROLL

CURRENT & WITH PROPOSED ADUs



AS-IS | 14 EXISTING UNITS

UNIT DESCRIPTION	TYPE	CURRENT RENT	PROFORMA RENT
1 159 • Renovated	2+1	\$2,533.00	\$2,827.00
2 161-1 • Renovated	2+1	\$2,390.00	\$2,827.00
3 161-2 • Renovated & Vacant	1+1	\$2,266.00	\$2,266.00
4 161-3 • Renovated & Vacant	1+1	\$2,266.00	\$2,266.00
5 161-4 • Renovated	1+1	\$2,357.44	\$2,266.00
6 161-5 • Renovated	1+1	\$2,199.44	\$2,266.00
7 161-6 • Renovated	1+1	\$2,147.44	\$2,266.00
8 161-7 • Renovated	2+1	\$2,860.26	\$2,827.00
9 161-8 • Renovated & Vacant	2+1	\$2,827.00	\$2,827.00
10 161-9 • Renovated	1+1	\$2,208.44	\$2,289.00
11 161-10 • Renovated & Vacant	1+1	\$2,266.00	\$2,266.00
12 161-11 • Renovated	1+1	\$2,234.44	\$2,266.00
13 161-12 • Renovated	1+1	\$2,043.44	\$2,266.00
14 161-14 • Renovated	1+1	\$2,080.44	\$2,266.00
MONTHLY TOTAL (14 UNITS)		\$32,679.34	\$33,991.00

Annualized: \$392,152 current | 10 of 14 units at renovated market rents

8 DETACHED ADUS

2,582 SF NEW RENTABLE AREA

UNIT DESCRIPTION	TYPE	CURRENT RENT	PROFORMA RENT
15 Proposed Detached ADU 1	1+1	\$0.00	\$1,995.00
16 Proposed Detached ADU 2	1+1	\$0.00	\$1,995.00
17 Proposed Detached ADU 3	1+1	\$0.00	\$1,995.00
18 Proposed Detached ADU 4	1+1	\$0.00	\$1,995.00
19 Proposed Detached ADU 5	1+1	\$0.00	\$1,995.00
20 Proposed Detached ADU 6	1+1	\$0.00	\$1,995.00
21 Proposed Detached ADU 7	1+1	\$0.00	\$1,995.00
22 Proposed Detached ADU 8	1+1	\$0.00	\$1,995.00
MONTHLY TOTAL (22 UNITS)		\$32,679.34	\$49,951.00

Annualized proforma: \$599,412 • ADU rents of \$1,995/mo underwritten at delivery

Existing units average **\$2,334/mo in place** against a \$2,271 blended proforma – renovated, re-tenanted cash flow from day one, with the ADU program lifting total income **1.5x to \$49,951/mo.**



05

FINANCIAL ANALYSIS

INCOME & EXPENSE ANALYSIS



INCOME \$3,995,000 6,874 SF		
INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$392,152	\$599,412
Less: Vacancy/Deductions (3%)	(\$11,765)	(\$17,982)
Effective Gross Income	\$380,388	\$581,430
Less: Total Expenses	(\$90,780)	(\$119,948)
NET OPERATING INCOME	\$289,608	\$461,481

RETURNS	
CAP Rate – Current	7.25%
CAP Rate – Pro Forma (w/ ADUs, all-in)	9.65%
GRM – Current	10.19
GRM – Pro Forma	7.96
Expense / SF – Current	\$13.21
% of EGI – Current Pro Forma	23.9% 20.6%

OPERATING EXPENSES *ESTIMATED		
OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	\$47,940	\$57,235
Property Insurance (\$1/SF)	\$6,874	\$9,456
Utilities (\$700/Unit)	\$10,150	\$15,400
Pest Control (\$100/mo)	\$1,200	\$1,200
Repairs & Maintenance (\$500/Unit)	\$7,000	\$11,000
Management (4%)	\$15,216	\$23,257
Cleaning & Gardening (\$200/mo)	\$2,400	\$2,400
TOTAL EXPENSES	\$90,780	\$119,948

7.25% CAP CURRENT	9.65% CAP PROFORMA	10.19 GRM CURRENT	7.96 GRM PROFORMA
-----------------------------	------------------------------	-----------------------------	-----------------------------

NOI GROWS FROM \$289,608 CURRENT TO \$461,481 AT FULL ADU PROFORMA — 1.6x

EXPENSE LOADS OF 23.9% CURRENT AND 20.6% PROFORMA (EGI) • *EXPENSES ARE ESTIMATED • ADU SCENARIO INCLUDES ~\$775K CONSTRUCTION @ \$300/SF



06

DEMOGRAPHICS

GENERAL DEMOGRAPHICS • POPULATION & INCOME



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	101,073	552,211	1,198,113
2010 Population	103,942	538,954	1,187,301
2025 Population	104,264	555,045	1,176,915
2030 Population	106,069	571,375	1,189,380
2025 African American	6,398	38,372	96,692
2025 American Indian	4,503	13,778	27,914
2025 Asian	19,026	130,097	184,364
2025 Hispanic	66,017	280,166	656,230
2025 Other Race	44,401	186,390	434,763
2025 White	16,301	119,187	275,535
2025 Multiracial	13,529	66,511	156,289
2025-2030: Population: Growth Rate	1.70%	2.90%	1.05%

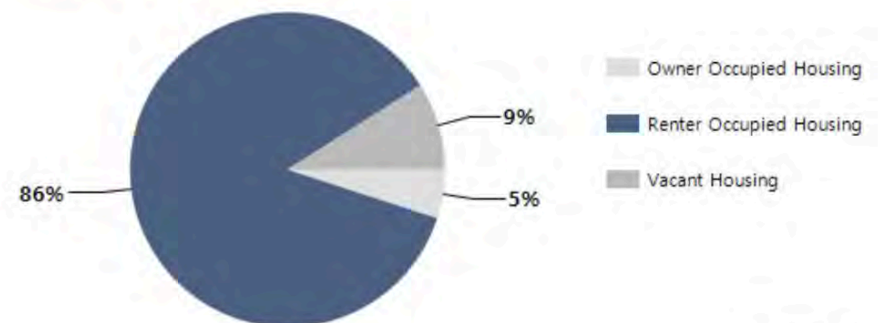
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6,891	37,540	63,242
\$15,000-\$24,999	3,254	18,694	34,616
\$25,000-\$34,999	3,937	18,879	35,131
\$35,000-\$49,999	4,740	23,820	45,658
\$50,000-\$74,999	7,307	36,608	72,137
\$75,000-\$99,999	5,582	26,364	54,232
\$100,000-\$149,999	4,781	31,476	66,322
\$150,000-\$199,999	2,409	17,279	37,481
\$200,000 or greater	2,613	23,805	53,939
Median HH Income	\$56,305	\$61,669	\$67,376
Average HH Income	\$76,963	\$92,155	\$102,145



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: ESRI



GLOBAL PLATINUM PROPERTIES

MULTIFAMILY INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

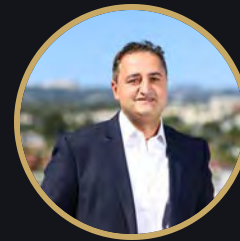


JULIO CESAR RUIZ

BROKER • DRE# 01911261 • CSLB# 1147358

M 818.524.0706 | O 424.394.1030

lapropertyhunter@gmail.com



ARMIN SOLEIMANI

SENIOR ASSOCIATE • DRE# 01846872

M 310.666.2246 | O 424.394.1030

ArminSoleimani@gmail.com

GLOBAL PLATINUM PROPERTIES • 11022 SANTA MONICA BLVD. #240, LOS ANGELES, CA 90025 • BROKERAGE DRE# 02062910

161 S BURLINGTON AVE, LOS ANGELES, CA 90057

*Disclosure: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.