

 MID-CITY

1125 S HARVARD BLVD

LOS ANGELES, CA 90006

# PRIME MID-CITY MULTIFAMILY INVESTMENT OPPORTUNITY

4 TOWNHOME STYLE UNITS + AN ADU



**18 Beds + 18 Baths**



**Adjacent to Koreatown, Pico-Union**



**7.8K Building SF on a ~6,000 SF Lot**



**Modern kitchen + bathroom finishes**

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### YOHANN BENSIMON

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



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# About the property.

1125 S HARVARD BLVD  
LOS ANGELES, CA 90006

OFFERED AT **\$3,595,000**



ON-SITE  
PARKING



PRIME LOCATION  
NEARBY HUBS



~6K SF  
LOT SIZE



7.8K SF GROSS  
BUILDING AREA

We are proud to present an unparalleled investment opportunity with this newly constructed townhome complex at 1125 S Harvard Blvd, completed at the start of 2024. This exclusive property, nestled in the heart of vibrant Mid-City, comprises four 3-story townhome style units and one 2-story attached Accessory Dwelling Unit (ADU), offering a unique blend of luxury and contemporary living.

The complex spans a generous 7,882 square feet with 6,828 square feet of living space featuring 18 bedrooms and 18 bathrooms across its five units, which include four 4-bedroom and one 2-bedroom layouts. Each unit is a showcase of luxury, outfitted with high-quality finishes, ensuite bathrooms, and large picture windows that bathe the interiors in natural light. The attention to detail is evident in every aspect, from the built-in closet shelving to the private balconies, ensuring that these homes are not only aesthetically pleasing but also highly functional and desirable.

Situated in the bustling and ever-growing Mid-City area, the complex is surrounded by a rich tapestry of restaurants, entertainment venues, nightlife, fitness centers, and outdoor spaces. This strategic location is not just about offering a high-quality lifestyle but also about promising significant growth in property value, making it an excellent choice for investors looking for substantial returns.

This sale represents a rare opportunity to invest in a high-caliber property in one of the most sought-after locations in the city. The complex, with its blend of modern design and prime location, is poised to attract discerning residents and promises to be a profitable investment with both capital appreciation and potential for strong rental yields.

We invite investors to seize this chance to own a piece of prime real estate that stands as a testament to luxury, quality, and style.



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# Investment highlights.



**\$3,595,000**

PURCHASE PRICE



**\$255,000**

ANNUAL GROSS INCOME



**7.8K**

GROSS SF  
Building



**5**

UNITS  
(1 ADU)



**18**

BED  
ROOMS



**18**

BATH  
ROOMS



## MID-CITY

About the neighborhood.



Mid-City in Los Angeles stands as a vibrant and diverse hub, teeming with historical landmarks, boutique shops, and eclectic eateries. Recognized for its rich cultural tapestry and varied architecture, it offers locals a distinctive blend of old-world charm and contemporary flair. Anchored by museums, art scenes, and verdant parks, Mid-City pulses with a mix of lively events, sidewalk cafes, wellness spots, and community gatherings. Truly, this enclave resonates as a microcosm of the vast Los Angeles spirit.



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# The projected rent roll.

# OF UNITS	UNIT TYPE	SQUARE FOOTAGE	PROJECTED RENT	PROJECTED RENT PER SF
1	4-Bedroom 4-Bathroom Townhouse	1,501	\$4,650	\$3.10
1	4-Bedroom 4-Bathroom Townhouse	1,441 + Garage	\$4,550	\$3.16
1	4-Bedroom 4-Bathroom Townhouse	1,455 + Garage	\$4,550	\$3.13
1	4-Bedroom 4.5-Bathroom Townhouse	1,545	\$4,600	\$2.98
1	2-Bedroom 2-Bathroom Townhouse	886	\$3,000	\$3.39
<b>5 Units</b>	<b>18 Bedrooms + 18 Bathrooms</b>	<b>6,828 SF</b>	<b>\$21,350</b>	<b>Avg. \$3.15</b>



# Investment financial overview.

1125 S HARVARD BLVD  
LOS ANGELES, CA 90006

## Financial overview.

SALE PRICE	\$3,595,000
DOWN PAYMENT	30%   \$1,078,500
# OF UNITS	5
PRICE/UNIT	\$719,000
GROSS SF	7,882
PRICE/SF	\$456.10
PROJECTED CAP RATE	5.5%
PROJECTED GRM	14.03
YEAR BUILT	2024
LOT SF	5,915
PRICE/LOT SF	\$607.78
ZONING	LAR3

## Annualized operating data.

INCOME	PROJECTED	EXPENSES	PROJECTED
GROSS RENTAL INCOME	\$256,200	REAL ESTATE TAXES (1.2%)	\$43,140
GROSS POTENTIAL INCOME	\$256,200	INSURANCE	\$4,500
LESS: VACANCY/ DEDUCTIONS (GPR)	3%   \$7,686	REPAIRS & MAINTENANCE	\$1,500
EFFECTIVE GROSS INCOME	\$248,514	COMMON AREA UTILITIES	\$1,500
LESS: EXPENSES	\$50,640	TOTAL EXPENSES	\$50,640
NET OPERATING INCOME	\$197,874	EXPENSES / UNIT	\$10,128
DEBT SERVICE (LOAN PAYMENT)	\$157,281	EXPENSES / SF	\$6.42
CASH ON CASH RETURN	3.8%   \$40,593	% OF EGI	20.38%

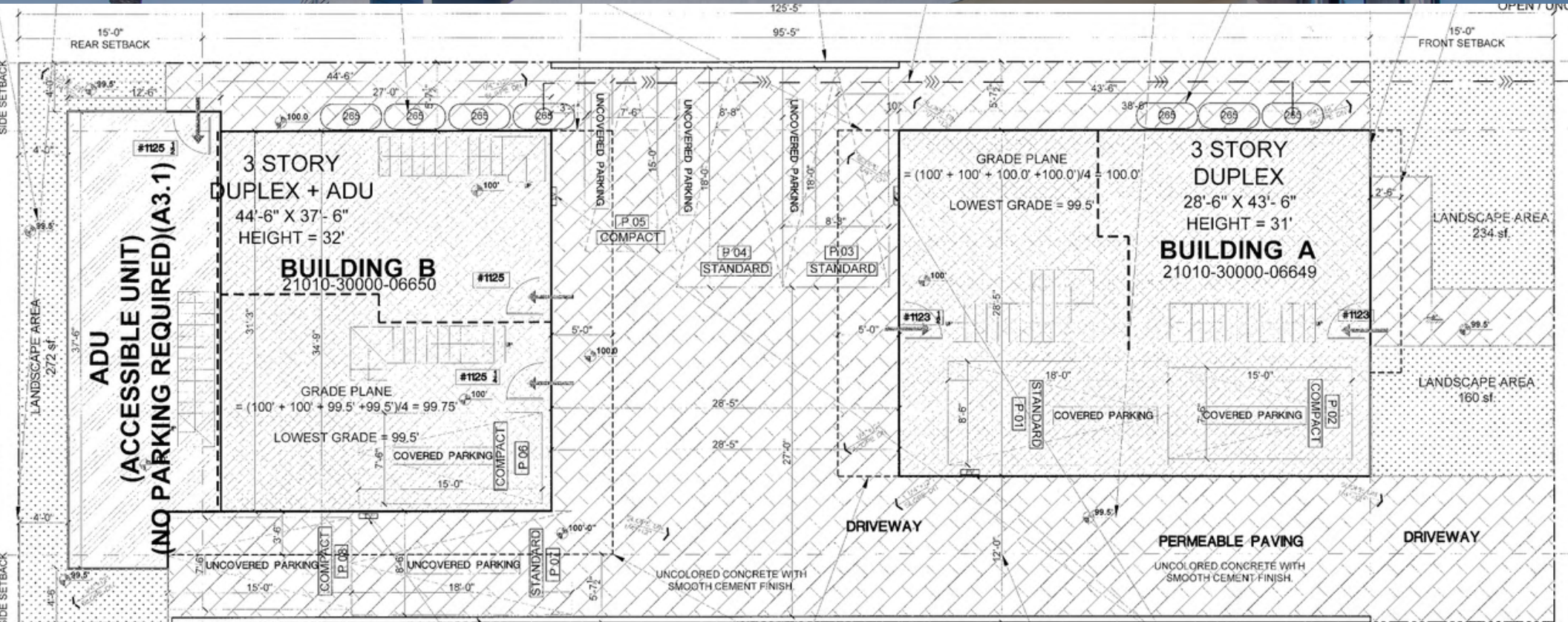
## Financing.

FIRST TRUST DEED		LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS
LOAN AMOUNT	\$2,516,500	INTEREST RATE	6.25%   5-YR FIXED IO	DCR	1.26



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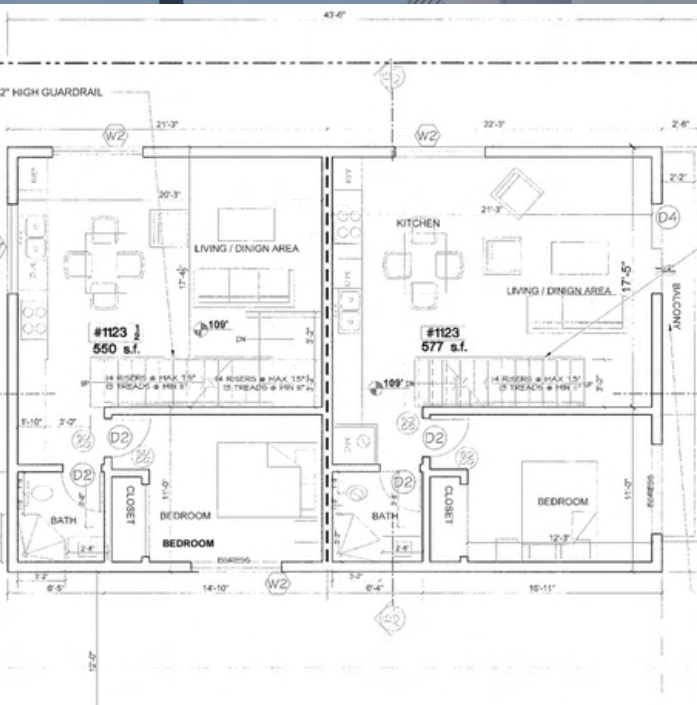
# The site plan.



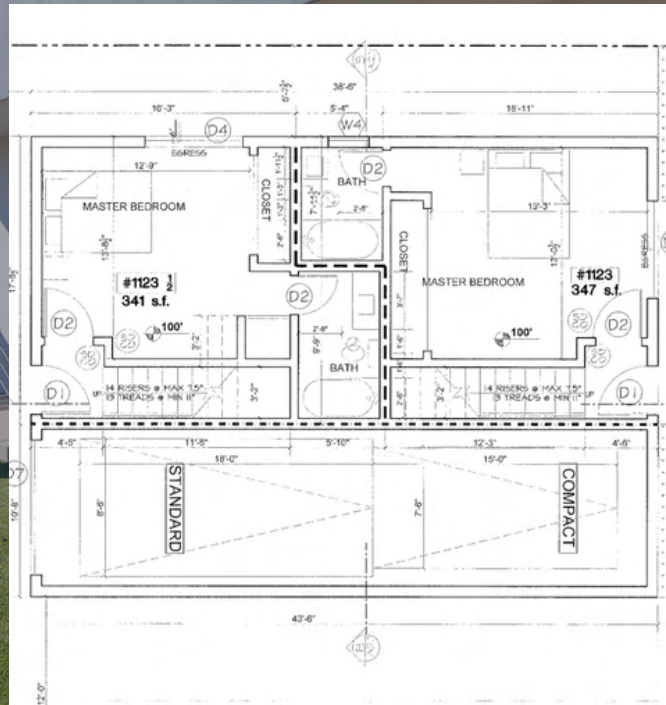


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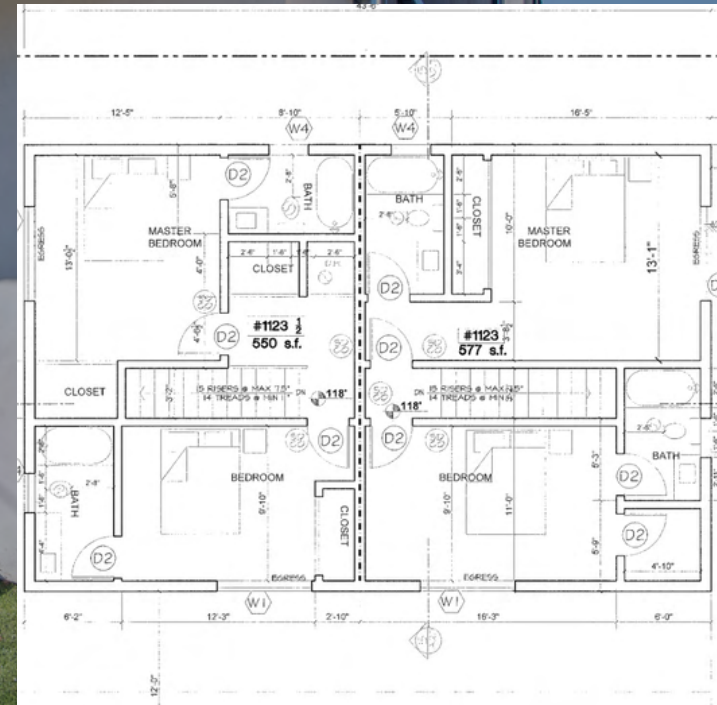
# The building A plan.



FIRST FLOOR



SECOND FLOOR

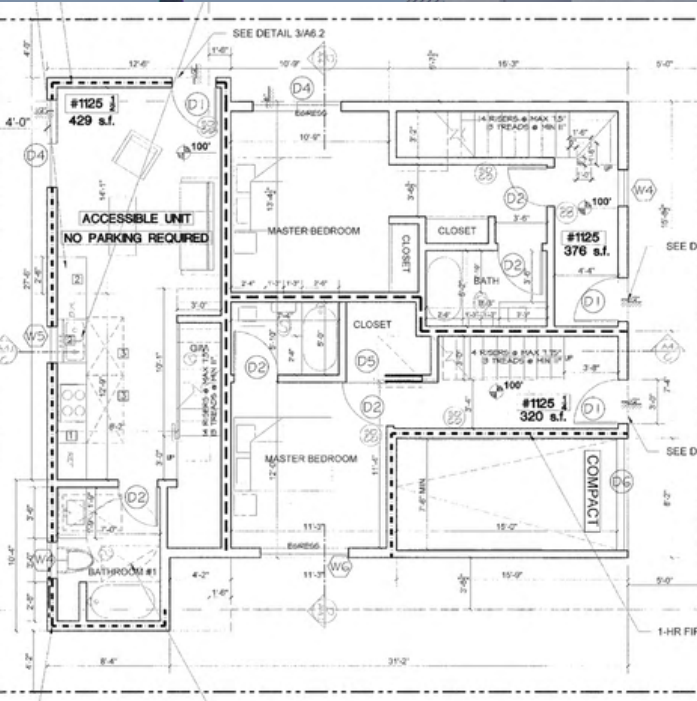


THIRD FLOOR

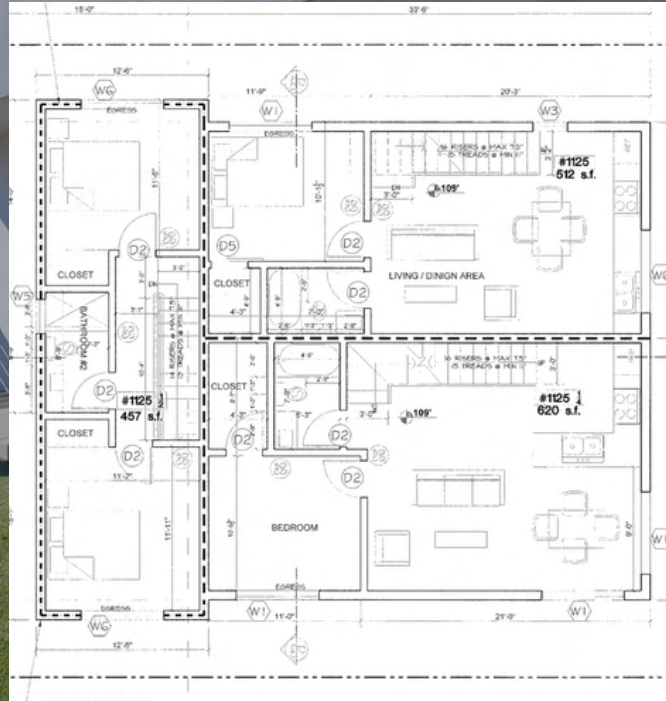


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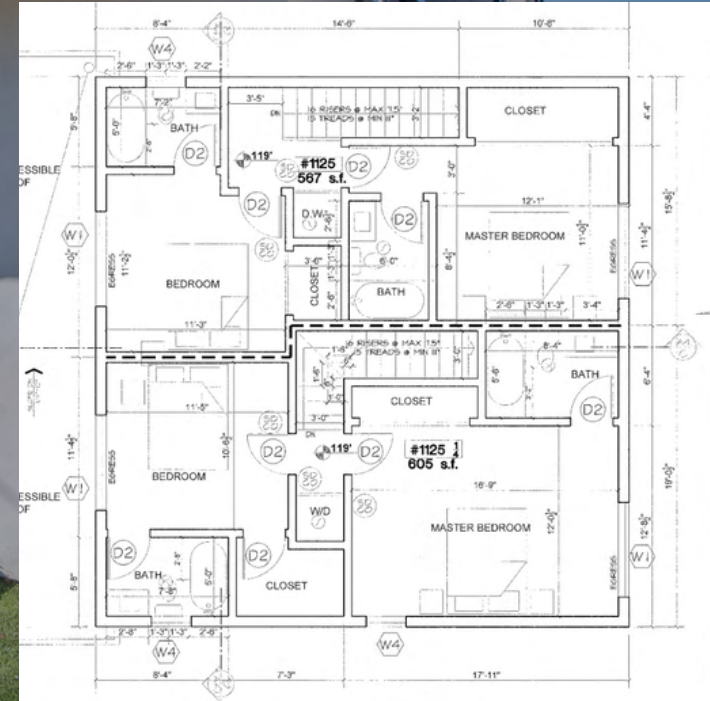
# The building B plan.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



# Photos.

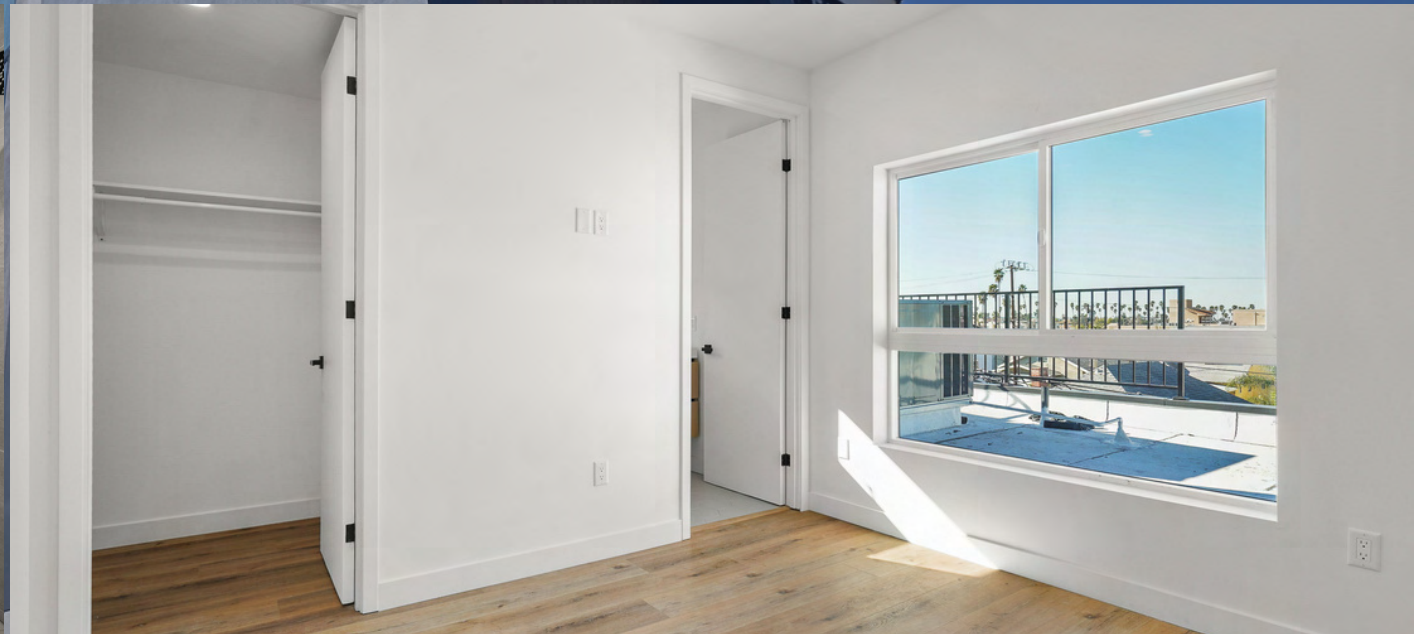
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# Photos.

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# Photos.

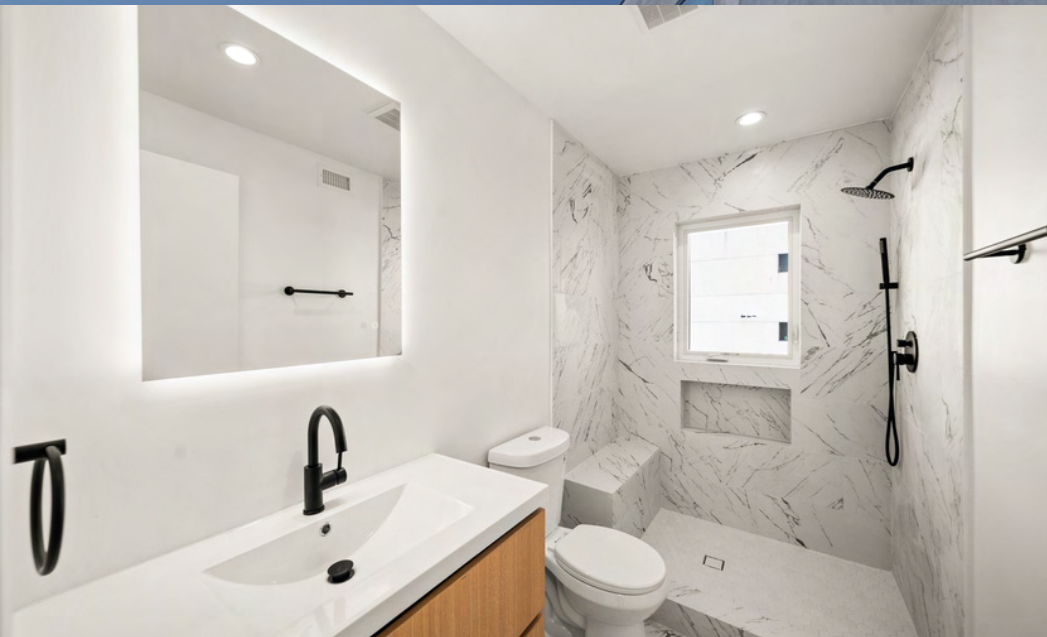
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# Photos.

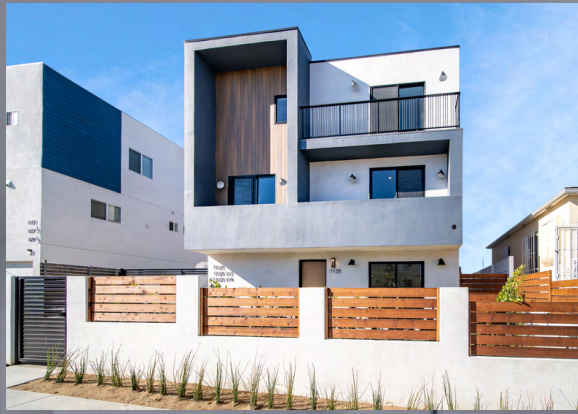
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# Sales comparables.

1125 S HARVARD BLVD  
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ADDRESS	SUBJECT PROPERTY	1242 S HARVARD BLVD	1152 S ARDMORE AVE
SALE PRICE	-	\$2,750,000	\$3,250,000
BEDS + BATHS	18 + 18	11 + 15	14 + 14
PRICE/SF	\$456.10	\$439.86	\$618.46
PRICE/UNIT	\$719,000	\$687,500	\$812,500
PRICE/BED	\$199,722	\$250,000	\$232,143
LIST PRICE	\$3,595,000	\$2,700,000	\$3,250,000
GROSS SF	7,882	6,252	5,255
CAP RATE	5.5%	4.96%	-
GRM	14.03	15.62	-
GROSS INCOME	\$255,000	\$172,800	\$200,520
SALE DATE	ON MARKET	3/14/2022	8/31/2022

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.*

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# 2 & 4 bedroom rent comparables.

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## 2 bedrooms.



## 4 bedrooms.



2 BEDROOMS						4 BEDROOMS					
	RENT	RENT/SF	SQ FT	YEAR BUILT	# OF PARKING		RENT	RENT/SF	SQ FT	YEAR BUILT	# OF PARKING
SUBJECT PROPERTY	\$3,000	\$3.39	886	2024	0	SUBJECT PROPERTY	\$4,550-\$4,650	\$3.09	1,441-1,545	2024	2
917 S BERENDO ST	\$3,550	\$2.69	1,318	N/A	2	1621 S VAN NESS AVE	\$4,600	\$2.76	1,668	2022	2
1042 S KINGSLEY DR	\$3,500	\$2.50	1,400	2007	2	1845 W 20TH ST	\$4,200	\$2.75	1,530	2023	N/A
846 S MARIPOSA AVE	\$3,300	\$3.00	1,101	2022	2						
957 S GRAMERCY DR	\$3,000	\$3.00	1,000	1990	2						
1229 S KINGSLEY DR	\$3,200	\$3.16	950	2020	2						

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# Photos of 2 & 4 bed rent comps.

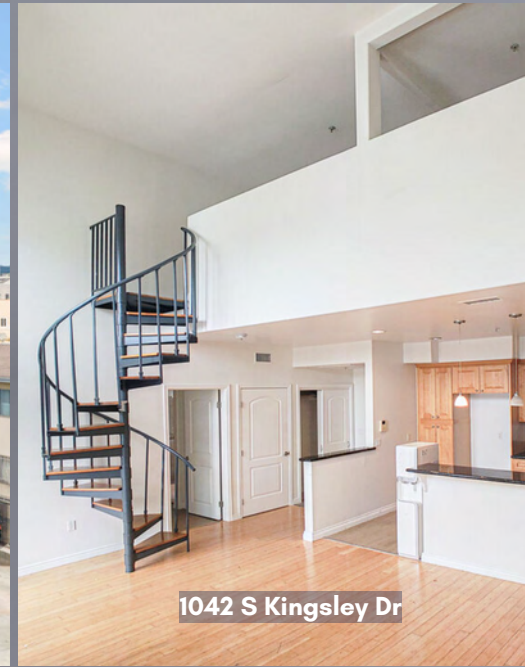
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Subject Property



917 S Berendo St



1042 S Kingsley Dr



846 S Mariposa Ave



957 S Gramercy Dr



1229 S Kingsley Dr



1621 S Van Ness Ave



1845 W 20th St

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# Map of rent comparables.

## Map legend.



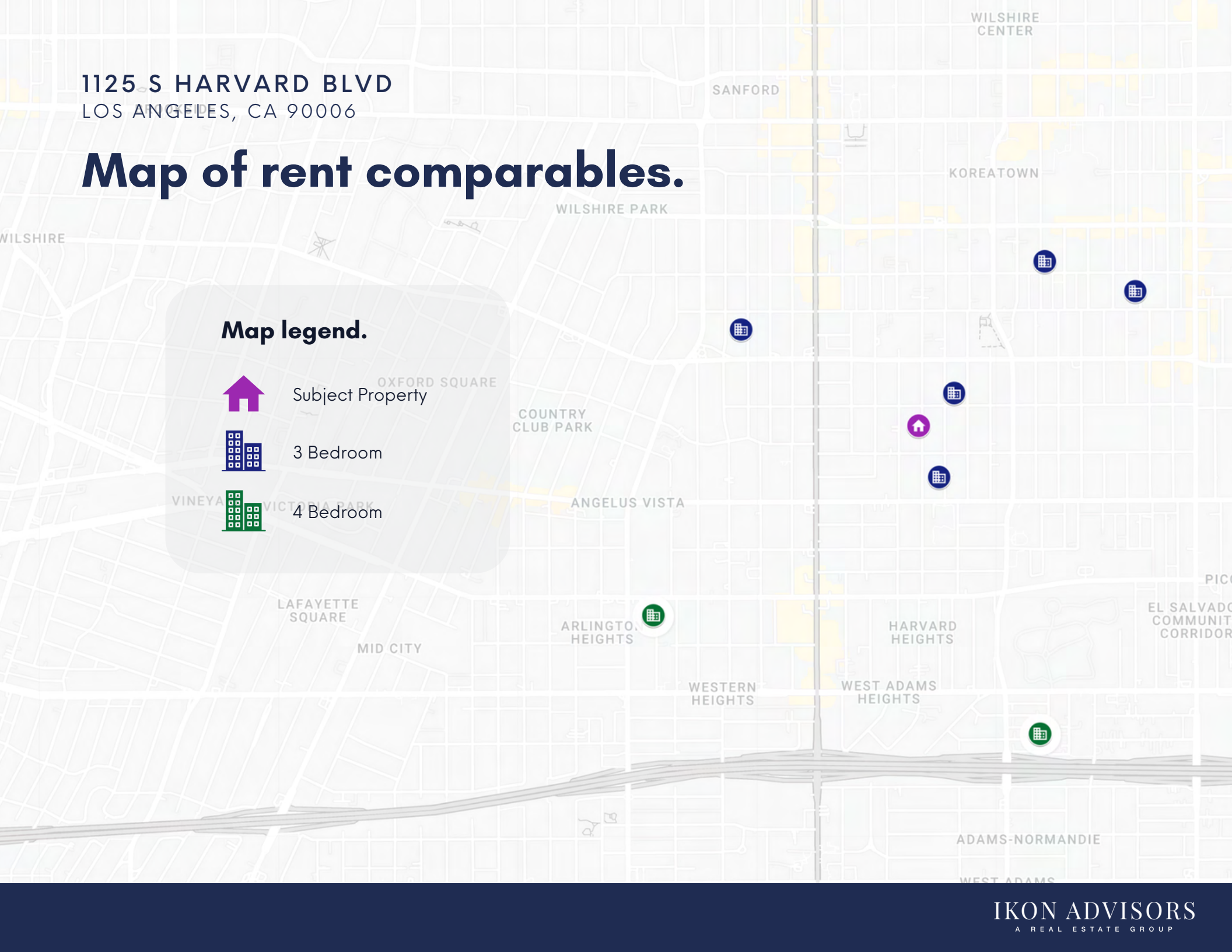
Subject Property



3 Bedroom



4 Bedroom





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If you have any questions or comments about this investment opportunity or would like to inquire about other opportunities, don't hesitate to 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



IKONADVISORS.COM

IKON ADVISORS  
A REAL ESTATE GROUP



@IKONADVISORS

