



PICO-ROBERTSON

1952 S GARTH AVE

LOS ANGELES, CA 90034

NEW CONSTRUCTION MULTIFAMILY INVESTMENT

4 TOWNHOME STYLE UNITS



20 Beds + 18 Baths



Pico Robertson, Adjacent to Beverlywood



9,589 Building SF on a 6,302 SF Lot



Private rooftop decks with incredible views

IKON ADVISORS
A REAL ESTATE GROUP

TABLE OF CONTENTS

ABOUT THE PROPERTY	4
INVESTMENT HIGHLIGHTS	5
RENT ROLL	6
FINANCIAL ANALYSIS	7
PLANS	8-12
PHOTOS	13-17



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.

1952 S GARTH AVE
LOS ANGELES, CA 90034

OFFERED AT **\$5,149,000**



ON-SITE
PARKING



PRIME LOCATION
NEARBY MAIN HUBS



6.3K SF
LOT SIZE



9.6K SF GROSS
BUILDING AREA

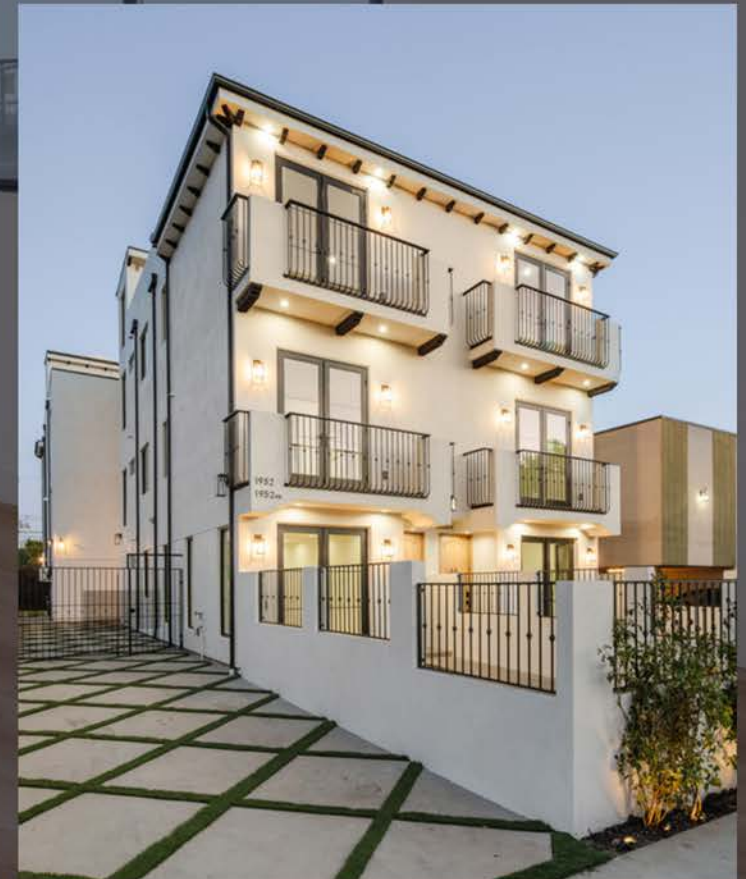
We are thrilled to present a first-class investment opportunity with this brand new townhome complex at 1952 S Garth Ave, completed in Q1 2025. Meticulously designed in modern Spanish style, this premier property nestled in the heart of vibrant Pico-Robertson comprises four 3-story townhome style units with fourth floor private rooftop decks.

The complex spans 9,589 SF of gross building square footage on a 6,302 SF lot featuring 20 bedrooms and 18 bathrooms across its four units, which include two 5-bedroom, one 6-bedroom, and one 4-bedroom layouts. Each unit showcases thoughtful contemporary Mediterranean design elements, outfitted with quality finishes, ensuite bathrooms, and large windows that bathe the interiors in natural light. The attention to detail is evident in every aspect--from designer tiles, built-in closet shelving, multi-zone HVAC systems, and soft-close cabinets to the spacious private rooftop decks, ensuring that these homes are not only a visual gem but also highly practical.

Located in Pico-Robertson, this property is in a centrally located LA neighborhood, blending historic charm with modern convenience. Its tree-lined streets, classic architecture, and diverse community offer a welcoming atmosphere. Situated between Downtown LA, Culver City, and the Westside, it provides easy access to major destinations via Venice Blvd., Pico Blvd., La Brea Ave., and the 10 Freeway. Local shops, cafes, and cultural hotspots make Pico-Robertson ideal for a balanced urban lifestyle.

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 you to seize this opportunity to own a piece of prime real estate that stands as a testament to timeless quality and style.



IKON ADVISORS
A REAL ESTATE GROUP

1952 S GARTH AVE
LOS ANGELES, CA 90034

Investment highlights.



\$5,149,000

PURCHASE PRICE



\$374,280

ANNUAL GROSS INCOME



9.6K

GROSS SF
Building



4

UNITS



20

BED
ROOMS



18

BATH
ROOMS



PICO-ROBERTSON

About the neighborhood.



PHOTOS BY NEUEFOCUS

Pico-Robertson, a popular West LA neighborhood, is known for its strong community, walkability, and cultural heritage. It features kosher eateries and shops alongside trendy cafes and boutiques and offers easy access to nearby areas. With diverse housing options, it's ideal for those seeking a vibrant, community-oriented lifestyle.

IKON ADVISORS
A REAL ESTATE GROUP

1952 S GARTH AVE
LOS ANGELES, CA 90034

The rent roll.

# OF UNITS	UNIT TYPE	SQUARE FOOTAGE	RENT	PROJECTED RENT PER SF
1	4-Bed 5-Bath Townhouse + Private Roof Deck + Front Yard + 2 Parking Spaces	2,053	\$6,995	\$3.41
1	6-Bed 5-Bath Townhouse + Private Roof Deck + Laundry Room + 2 Parking Spaces	2,582	\$8,695	\$3.37
1	5-Bed 4-Bath Townhouse + Private Roof Deck + 2 Car Garage	2,477	\$7,750	\$3.13
1	5-Bed 4-Bath Townhouse + Private Roof Deck + 2 Car Garage	2,477	\$7,750	\$3.13
4 Units	20 Bedrooms + 18 Bathrooms + 4 Private Roof Decks + 8 Parking	9,589 SF	\$31,190	Avg. \$3.26

Investment financial overview.

1952 S GARTH AVE
LOS ANGELES, CA 90034

Financial overview.

SALE PRICE	\$5,149,000
DOWN PAYMENT	35% \$1,802,150
# OF UNITS	4
PRICE/UNIT	\$1,287,250
GROSS SF	9,589
PRICE/SF	\$536.97
CAP RATE	5.63%
GRM	13.76
YEAR BUILT	2025
LOT SF	6,302
ZONING	LARD2

Annualized operating data.

INCOME		EXPENSES	
	PROJECTED		PROJECTED
GROSS RENTAL INCOME	\$374,280	REAL ESTATE TAXES (1.2%)	\$61,788
GROSS POTENTIAL INCOME	\$374,280	INSURANCE	\$6,000
LESS: VACANCY/ DEDUCTIONS (GPR)	3% \$11,228	REPAIRS & MAINTENANCE	\$2,500
EFFECTIVE GROSS INCOME	\$363,052	LANDSCAPING MAINTENANCE	\$1,500
LESS: EXPENSES	\$73,288	COMMON AREA UTILITIES	\$1,500
NET OPERATING INCOME	\$289,764	TOTAL EXPENSES	\$73,288
DEBT SERVICE (LOAN PAYMENT)	\$212,525	EXPENSES / UNIT	\$18,322
NET RETURN	4.3% \$77,239	EXPENSES / SF	\$7.64
		% OF EGI	20.19%

Financing.

FIRST TRUST DEED		LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS
LOAN AMOUNT	\$3,346,850	INTEREST RATE	6.35% 5-YR FIXED IO	DCR	1.36

The site plan.



First floor.



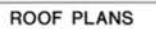
Second floor.



Third floor.



The roof decks.



Photos.

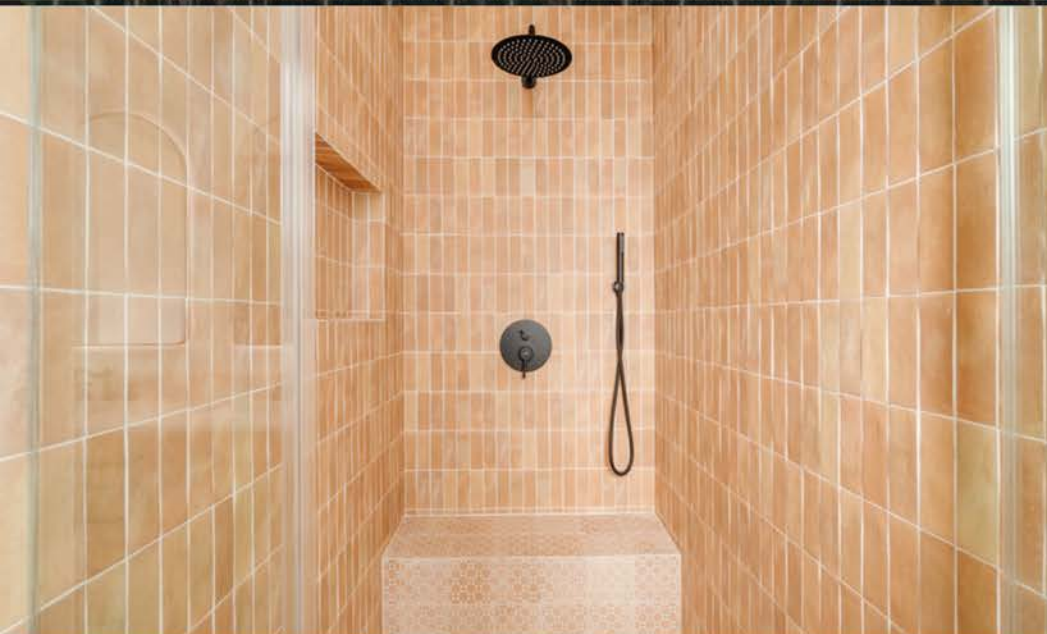
1952 S GARTH AVE
LOS ANGELES, CA 90034



IKON ADVISORS
A REAL ESTATE GROUP

Photos.

1952 S GARTH AVE
LOS ANGELES, CA 90034



IKON ADVISORS
A REAL ESTATE GROUP

Photos.

1952 S GARTH AVE
LOS ANGELES, CA 90034



IKON ADVISORS
A REAL ESTATE GROUP

Photos.

1952 S GARTH AVE
LOS ANGELES, CA 90034



IKON ADVISORS
A REAL ESTATE GROUP

Photos.

1952 S GARTH AVE
LOS ANGELES, CA 90034



IKON ADVISORS
A REAL ESTATE GROUP

1952 S GARTH AVE
LOS ANGELES, CA 90034

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

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

