

11921 GOSHEN AVENUE LOS ANGELES, CA 90049



8 TURNKEY UNITS IN BRENTWOOD | 0.6 MILES FROM SAN VICENTE BLVD.

NORTH OF WILSHIRE | 50% OF UNITS ARE 2- OR 3-BDRMS | 10 PARKING SPACES

COMPASS

TABLE OF CONTENTS



Property Highlights	4
Property Photography	5 - 6
Neighborhood Overview	7 - 13
Financials	15
Rent Roll	16
Sales & Rental Comparables	17 - 18



KENNY STEVENS TEAM



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



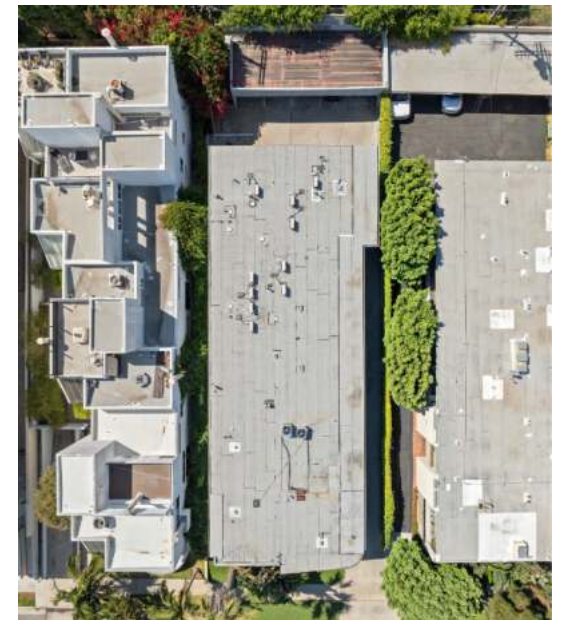
- 11921 Goshen is an 8-unit turnkey complex in the quiet and affluent neighborhood of Brentwood. The property is 0.6 miles from San Vicente Blvd, a picturesque setting that is home to upscale boutiques, gourmet grocery stores, and high-end eateries. The area also features several art galleries and luxury spas, contributing to its reputation as a hub for leisure & culture.
- Located north of Wilshire Blvd and offering easy access to the 405 Fwy, 11921 Goshen resides near a large population of high-income renters employed by financial, law, entertainment & healthcare companies throughout the Westside.
- Totally renovated property with an attractive unit mix featuring (2) 3-bdrm. units, (2) 2-bdrm. and 2-bath units, and (4) 1-bdrm. units. Please note, all units have in-unit washer and dryer.
- Property amenities include approx. 10 parking spaces, soft-story retrofit completion, and a sundeck offering an ADU opportunity (buyer to verify).
- Conveniently located near trendy Brentwood shops and restaurants, and markets, this property is a great opportunity to purchase a pride-of-ownership asset in one of the best areas of LA.

Price	Units	Price per Unit
\$4,450,000	8	\$556,250
Building Size	Lot Size	Price per SF
6,700 SF	7,874 SF	\$664
Year Built	Zoning	APN
1962	LAR3	4265-012-045

KENNY STEVENS TEAM

EXTERIOR PHOTOGRAPHY

11915 GOSHEN | BRENTWOOD





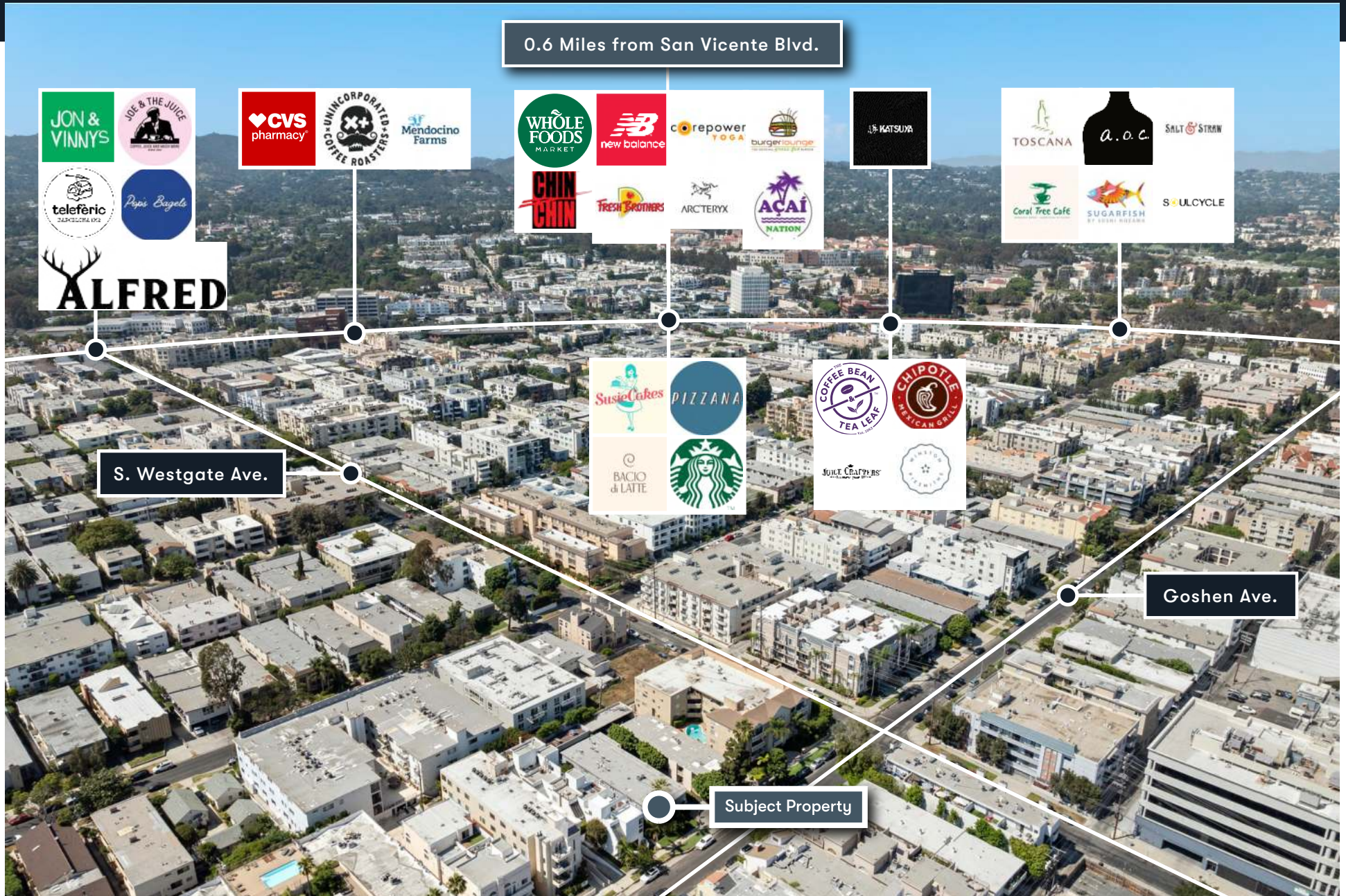
NEIGHBORHOOD OVERVIEW



NEIGHBORHOOD AERIAL MAP



SAN VICENTE BLVD | BRENTWOOD



0.6 Miles from San Vicente Blvd.

JON & VINNY'S
JOE & THE JUICE
telefèric
Papa's Bagels

CVS pharmacy
UNINCORPORATED COFFEE ROASTERS
Mendocino Farms

WHOLE FOODS MARKET
new balance
corepower YOGA
burgerbunche
CHIN CHIN
Fresh Spongers
ARCTERYX
AÇAÍ NATION

KATSUYA

TOSCANA
a.o.c.
SALT & STRAW
Coral Tree Cafe
SUGARFISH BY YOSHI HIZANO
SULCYCLE

ALFRED

S. Westgate Ave.

SusieCakes
PIZZANA
BACIO & LATTE
Starbucks

COFFEE BEAN & TEA LEAF
CHIPOTLE MEXICAN GRILL
JUICE CRAFTERS
PUMPERNICKEL

Goshen Ave.

Subject Property

ABOUT BRENTWOOD



KENNY STEVENS TEAM

A Quiet & Affluent Westside Community

Brentwood, one of L.A.'s most affluent neighborhoods, provides a tranquil refuge for residents, while maintaining a distinct presence in greater Los Angeles culture. Brentwood includes high-style boutiques and trendy restaurants, balanced by large secluded houses in the foothills of the Santa Monica mountains. Sitting alongside the ever growing hustle and bustle of Santa Monica, Brentwood is still able to maintain the comforting neighborhood vibe it has held for years.

Brentwood has its share of high-profile residents but it's also a mix of affluent families, UCLA students and faculty, as well as successful entertainment industry professionals who appreciate its quiet quaintness. Quaint shops are its calling card and long-time residents greet one another on the area's many running paths and trails, lending a sense of stability and familiarity. The main artery, San Vicente Blvd, features classy Italian eateries and warm cafes, plus the historic Brentwood Country Mart, a family-friendly retail hub. While there are many restaurants, specialty food shops, and clothing boutiques, Brentwood enjoys a slightly slower pace. The town is well-maintained, from its manicured parks to sweeping city streets.

The property on 11921 Goshen Ave is situated just north of Wilshire Blvd and south of San Vicente Blvd in the heart of Brentwood. The best shopping, restaurants, and entertainment that Brentwood has to offer are all within walking distance of the property.

NEARBY HOTSPOTS



KENNY STEVENS TEAM

1) SAN VICENTE BLVD | BRENTWOOD

Known for its wide, tree-lined median filled with coral trees, San Vicente Blvd offers a picturesque setting for jogging, walking, and leisurely drives. This boulevard is home to **upscale boutiques, gourmet grocery stores, and high-end eateries**. The area also features several art galleries and luxury spas, contributing to its reputation as a hub for leisure & culture.

2) PALISADES VILLAGE | PACIFIC PALISADES

Having opened September 2018, Palisades Village has quickly established itself as what Food & Wine describe as “L.A.’s star-studded instant sensation.” Situated in Southern California’s sunny and stylish Pacific Palisades, this bespoke walkable village is home to over 40 uniquely curated boutiques, entertainment and fresh-food experiences.

3) MONTANA AVE | SANTA MONICA

Stretching over ten tree-lined blocks, this elegant street features over 150 boutique shops, luxury spas, and chic cafés that are a short walk from Downtown Santa Monica.

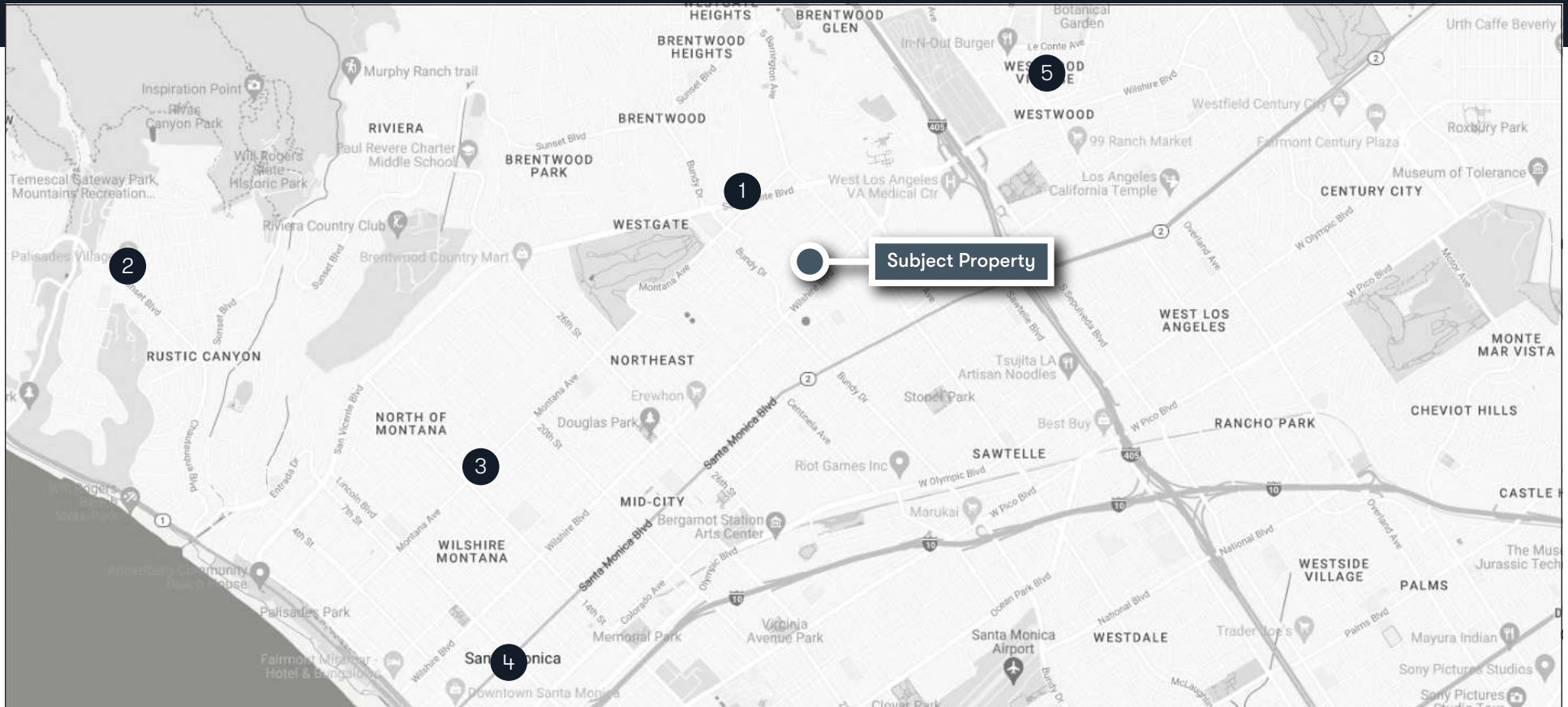
4) DOWNTOWN SANTA MONICA

This metropolitan beachside community is known for its unmatched blend of coastal beauty, urban energy, and cultural richness steps from the Santa Monica Pier and beautiful beaches. The bustling area is anchored by the an array of boutiques and restauraungs along 3rd St. Promenade.

5) WESTWOOD VILLAGE

Adjacent to the prestigious University of California, Los Angeles, this area is a hub for students, professionals, and tourists. The village features an array of shops, theaters, and eateries, all within walking distance of each other.

NEARBY HOTSPOTS MAP



HOTSPOT	DISTANCE	NOTES
1) San Vicente Blvd. Brentwood	0.6 Mile	Notable tenants - Alfred's, Jon & Viny's Joe and the Juice, Whole Foods, New Balance, Pizzana, AOC, CVS
2) Palisades Village Pacific Palisades	5.0 Miles	Notable tenants - Bay Theater, Brandy Melville, Erewhon, Lululemon, Reformation, Sephora, Vince
3) Montana Ave Santa Monica	2.1 Miles	Notable tenants - LaLaLand Cafe, Father's Office, Fred Segal, Go Get Em Tiger, Sweet Lady Jane Bakery
4) Downtown Santa Monica	2.5 Miles	Coastal beauty, urban energy, and cultural richness steps from the iconic Santa Monica Pier and beaches
5) Westwood Village	2.0 Miles	Adjacent to UCLA, this area is a hub for students, professionals, and tourists

NEARBY DEVELOPMENTS



KENNY STEVENS TEAM

1) 11905 WILSHIRE BLVD.

The LA City Council gave environmental clearance on a proposed plan to bring housing to a shuttered commercial building. The mixed-use complex will feature (81) studio, 1- and 2-bdrm. units above 3,500 SF of commercial space. Construction is expected to occur over 2 years.

2) 11701 WILSHIRE BLVD.

After 20 years, the owners of this shopping plaza located at the corner of Wilshire and Barrington, are seeking approval for a new high-rise building. The 24-story building would feature 152 units, 67,000 SF of office space, and 7,000 SF of retail space.

3) 1503 S. BARRINGTON AVE.

Vertical construction is complete for a new co-living complex from Canadian developer Rize Alliance. Replacing a single-family home, the 4-story complex will feature a mix of 4-bdrm. and 5-bdrm. floorplans. The project may cater to Westside college students.

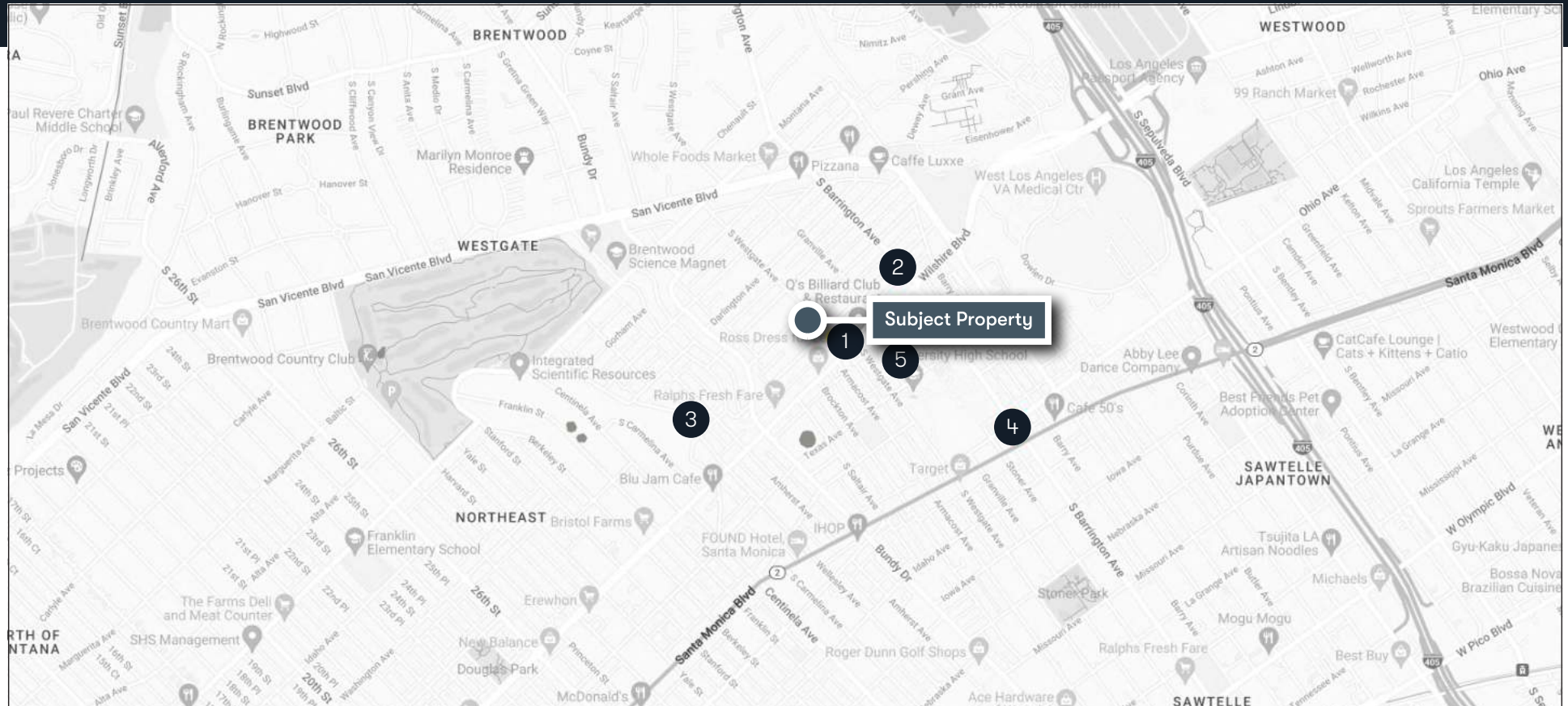
4) 11701 SANTA MONICA BLVD.

This mixed-use project by Markwood Enterprises is near completion. The project will feature 51 studio, 1- and 2-bdrm. units above 939 SF of ground-floor commercial space. In addition, a handful of street-fronting live/work units are planned for the Barrington side of the building. Construction originally began in Oct. 2021.

5) 11750 WILSHIRE BLVD.

Opened to the public in 2023, Lanmark Two is the first residential high-rise west of the 405 Fwy in 40+ years. The 34-story building features 376 studio, 1- and 2-bdrm. units. Rents range from \$4K - \$14K per month.

NEARBY DEVELOPMENTS MAP



DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) 11905 Wilshire Blvd.	0.2 Mile	Approved project featuring (81) studio, 1- and 2-bdrm. units above 3,500 SF of commercial space
2) 11701 Wilshire Blvd.	0.5 Mile	Proposed project for a 24-story building featuring 152 units, 67,000 SF of office space & 7,000 SF of retail space
3) 1503 S. Barrington Ave.	0.9 Mile	Vertical construction is complete for a new co-living complex from Canadian developer Rize Alliance.
4) 11701 Santa Monica Blvd.	1.0 Mile	Markwood Enterprises mixed-use, 51 studio, 1- and 2-bdrm. units above 939 SF of ground-floor commercial space
5) 11750 Wilshire Blvd.	0.5 Mile	34-story building features 376 studio, 1- and 2-bdrm. units. Rents range from \$4K - \$14K per month

METRO PURPLE LINE EXTENSION PLAN



TRAVEL BETWEEN DTLA & WESTWOOD IN 25 MINUTES

The Purple Line Metro Extension is a large rail expansion project along Wilshire Boulevard, that will provide a high-capacity and high-speed travel option for commuters between that will provide a high-capacity and METRO officials anticipate the completion of the Purple Line by the end of 2027.

Section 1 (Wilshire/Western to Wilshire/ La Cienega) - Forecasted to open 2024

Section 2 (Wilshire/La Cienega to Century City) - Forecasted to open 2025

Section 3 (Century City to Westwood/VA Hospital) - Forecasted to open 2027

KENNY STEVENS TEAM



PROPERTY FINANCIALS





FINANCIALS

11921 GOSHEN AVE | BRENTWOOD

INVESTMENT SUMMARY	
Price:	\$4,450,000
Down Payment:	\$4,450,000 100%
Number of Units:	8
Price per Unit:	\$556,250
Current GRM:	13.76
Potential GRM:	13.48
Proposed Financing:	\$0

Approximate Age:	1962
Approximate Lot Size:	7,874 SF
Approximate Gross RSF:	6,700 SF

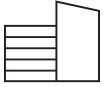
Price Per SF:	\$664
Current CAP:	4.84%
Market CAP:	4.95%

ANNUALIZED OPERATING DATA		
	CURRENT RENTS	MARKET RENTS
Scheduled Gross Income:	\$323,400	\$330,000
Vacancy Allowance:	\$8,086 2.5%	\$9,990 2.5%
Gross Operating Income:	\$315,362	\$321,100
Less Expenses:	\$99,992 31%	\$99,992 30%
Net Operating Income:	\$215,369	\$220,108
Less Loan Payment:	-\$0	-\$0
Pre-Tax Cash Flow:	\$215,369 4.84%	\$220,180 4.95%
Plus Principal Reduction:	\$0	\$0
Total Return Before Taxes:	\$215,369 4.84%	\$220,180 4.95%

INCOME					
		CURRENT RENTS		POTENTIAL RENTS	
# of Units	Unit Mix	Avg. Rent/Unit	Monthly Income	Rent/Unit	Monthly Income
2	3 + 2	\$4,625	\$9,250	\$4,750	\$9,500
2	2 + 2	\$3,475	\$6,950	\$3,500	\$7,000
4	1 + 1	\$2,689	\$10,754	\$2,750	\$11,000
Total Scheduled Rent:			\$26,954		\$27,500
Laundry Income:			\$0		\$0
Monthly Gross Income:			\$26,954		\$27,500
Annual Gross Income:			\$323,448		\$330,000

ESTIMATED EXPENSES	
Taxes:	\$55,625
Insurance:	\$11,390
Utilities:	\$6,700
Repairs/Maintenance:	\$8,086
Property Management:	\$14,191
On-site Manager:	\$0
Misc:	\$4,000
Total Expenses:	\$99,992
Per Sq. Ft:	\$14.92
Per Unit:	\$12,499

RENT ROLL



11921 GOSHEN | BRENTWOOD

Current as of 03/10/25

RENT ROLL				
Unit #	Unit Type	Current Rent	Market Rent	Notes
1	3 + 2	\$4,500	\$4,750	N/A
2	1 + 1	\$2,750	\$2,750	N/A
3	2 + 2	\$3,500	\$3,500	N/A
4	3 + 2	\$4,750	\$4,750	N/A
5	1 + 1	\$2,704	\$2,750	N/A
6	2 + 2	\$3,450	\$3,500	N/A
7	1 + 1	\$2,650	\$2,750	N/A
8	1 + 1	\$2,650	\$2,750	N/A
	Laundry Income:	\$0	\$0	
	Other Income	\$0	\$0	
	MONTHLY TOTAL	\$26,954	\$27,500	
	ANNUAL TOTAL	\$323,448	\$330,000	

BRENTWOOD RENTAL COMPARABLES



11921 GOSHEN AVE.

(2) 3-Bdrm. & 2-Bath	\$4,750
(2) 2-Bdrm. & 2-Bath	\$3,500
(4) 1-Bdrm. & 1-Bath	\$2,750



1) 11854 DARLINGTON AVE. UNIT #304

Rent:	\$4,900 Leased on 01/09/25
Unit Mix:	3-Bdrm. & 2-Bath



2) 11656 MONTANA AVE. UNIT #101

Rent:	\$3,595 Leased on 08/19/24
Unit Mix:	2-Bdrm. & 2-Bath 1,373 SF



3) 11978 KIOWA AVE. UNIT #105

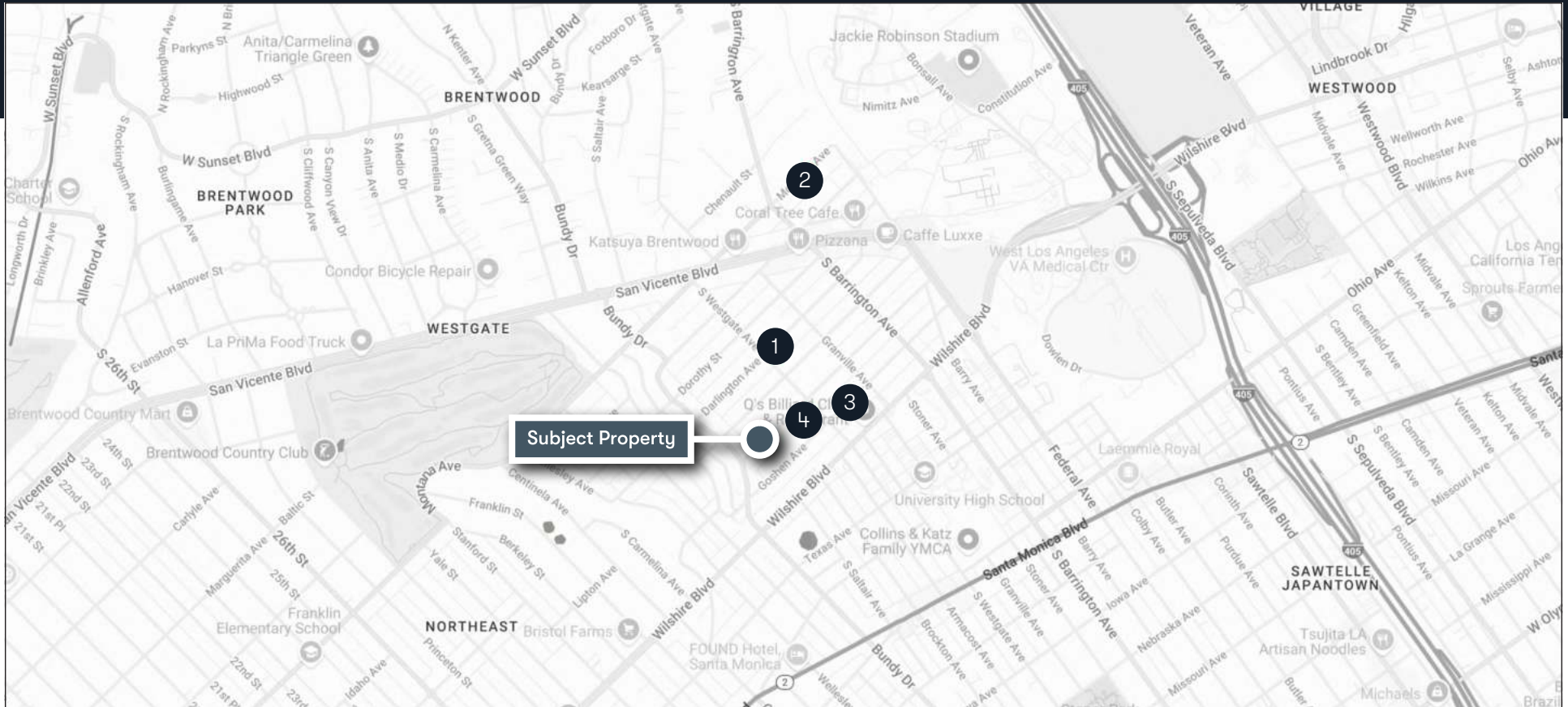
Rent:	\$3,550 Leased on 09/27/24
Unit Mix:	2-Bdrm. & 2-Bath 1,000 SF



4) 11842 GOSHEN AVE. UNIT #2

Rent:	\$3,000 Leased on 05/31/24
Unit Mix:	1-Bdrm. & 1-Bath 800 SF

BRENTWOOD RENTAL COMPS MAP

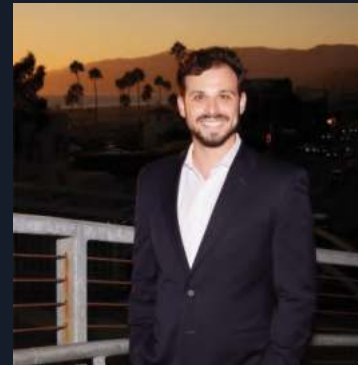


ADDRESS	DISTANCE	RENT	LEASE DATE	UNIT MIX	UNIT SIZE	RENT PER SF
1) 11854 Darlington Ave. Unit #304	0.3 Mile	\$4,900	01/09/25	3-Bdrm. & 2-Bath	N/A	N/A
2) 11656 Montana Ave. Unit #101	0.8 Mile	\$3,595	08/19/24	2-Bdrm. & 2-Bath	1,373 SF	\$2.62
3) 11978 Kiowa Ave. Unit #105	0.9 Mile	\$3,550	09/27/24	2-Bdrm. & 2-Bath	1,000 SF	\$3.55
4) 11842 Goshen Ave. Unit #2	0.8 Mile	\$3,000	05/31/24	1-Bdrm. & 1-Bath	800 SF	\$3.75



11921 GOSHEN AVENUE LOS ANGELES, CA 90049

Getting into a bigger or better property
is easier than you think...



MAX BERGER

SVP | Kenny Stevens Team

818.321.4972

Max@KennyStevensTeam.com

DRE# 02054048



KENNY STEVENS

Principal | Kenny Stevens Team

310.968.7005

Kenny@KennyStevensTeam.com

DRE# 01090251