



Offering Memorandum

Address

225-227 N. Burlington Avenue

Los Angeles, CA 90026

The Ghobadi Team
Apartment Building Specialists

Our Mission

An aerial photograph of a city, likely Los Angeles, taken during the golden hour of sunset. The city is densely packed with buildings, and the sun is low on the horizon, casting a warm, orange glow over the scene. In the background, a range of mountains is visible under a clear sky.

Our mission is to provide our clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals with expertise in the Los Angeles, San Fernando Valley and Tri-Cities markets aims to maximize returns while safeguarding the best interests of our clients.

Guiding Principles

Honesty | Integrity | Experience | Market Knowledge



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Area Overview

01

Property
Profile

225-227 N. Burlington Avenue

Property Snapshot

225-227 N. Burlington Avenue
Los Angeles, CA 90026

Address

±6,000 square feet

Lot Size

5159-006-006

APNs

LARD1.5

Zoning

Existing - Newly Constructed

Status

2 and 3

Stories

5

Number of Units

Central

HVAC

±6,394 square feet

Total Building Area

8

Parking Spaces

Unit Mix

5

3-Bed Units

Aerial Video click below



A rare opportunity to acquire a meticulously designed and extensively upgraded 5-unit apartment property in the highly sought-after Historic Filipinotown neighborhood of Los Angeles. This turnkey asset offers a unique combination of beautifully remodeled residences and high-quality new construction, making it an ideal investment for discerning investors seeking strong rental appeal and minimal maintenance.

The property consists of a completely renovated front duplex and a newly constructed rear triplex, featuring exceptionally spacious floor plans with large bedrooms, expansive living areas, and beautifully designed kitchens that appeal to today's renters seeking comfort, functionality, and luxury.

Unit Mix

Front Duplex (Beautifully Remodeled)

- One 1,224 SF, 2-Bedroom / 2-Bathroom unit
- One 1,190 SF, 3-Bedroom / 3-Bathroom unit

Rear Triplex (New High-Quality Construction)

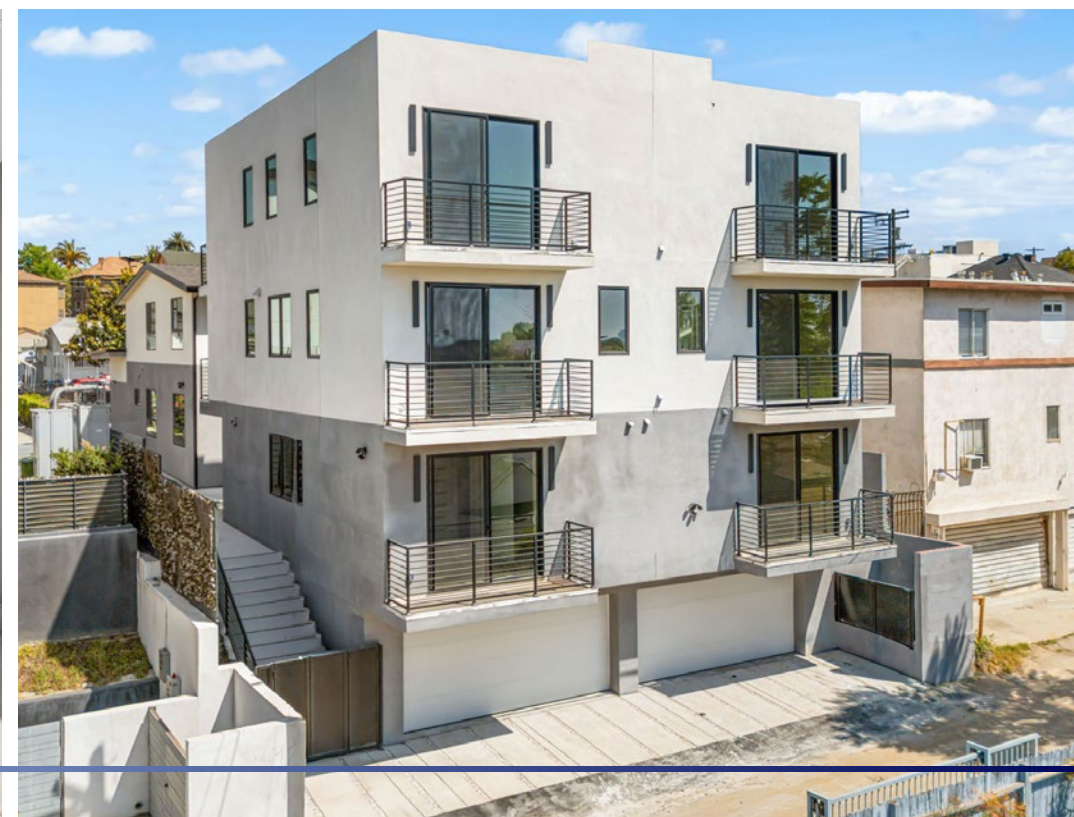
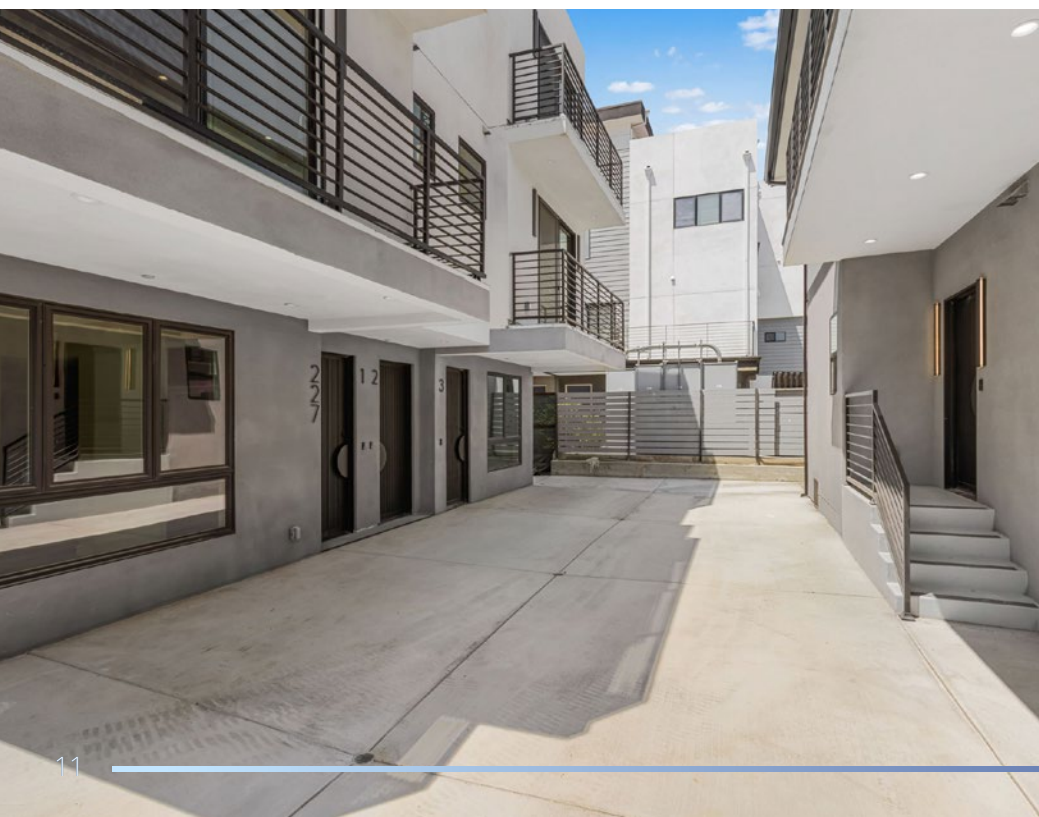
- Two 1,456 SF, 3-Bedroom / 3-Bathroom units
- One 1,068 SF, 3-Bedroom / 3-Bathroom ADU

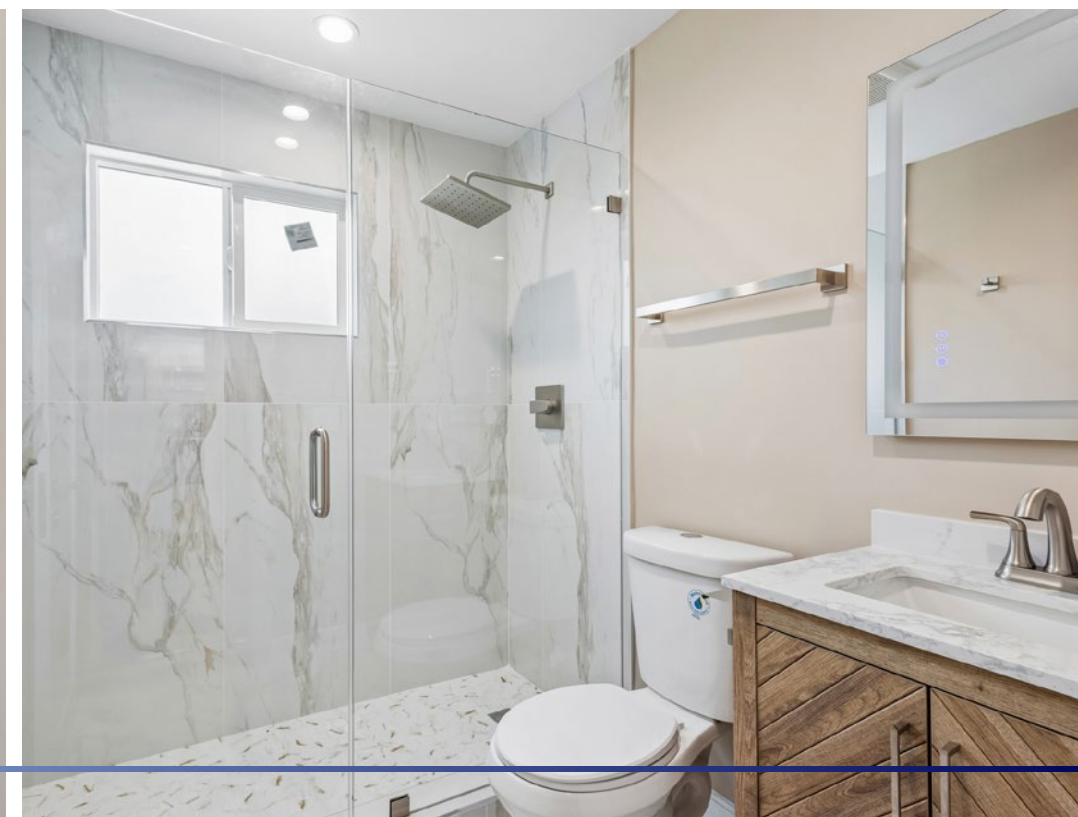
Located in the heart of Historic Filipinotown, one of Los Angeles' most vibrant and rapidly appreciating neighborhoods, 225-227 N. Burlington Avenue offers convenient access to Downtown Los Angeles, Echo Park, Silver Lake, Dodger Stadium, major employment centers, renowned dining, shopping, and entertainment destinations.

This exceptional property presents investors with a rare opportunity to acquire a newly improved, low-expense asset featuring oversized family-oriented units, luxury finishes, separate utility metering, in-unit laundry, and strong long-term rental demand in a premier infill location.









Property Highlights

Property Highlights

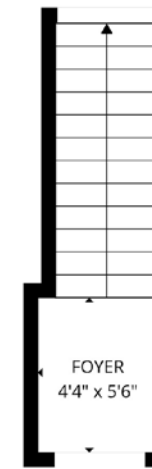
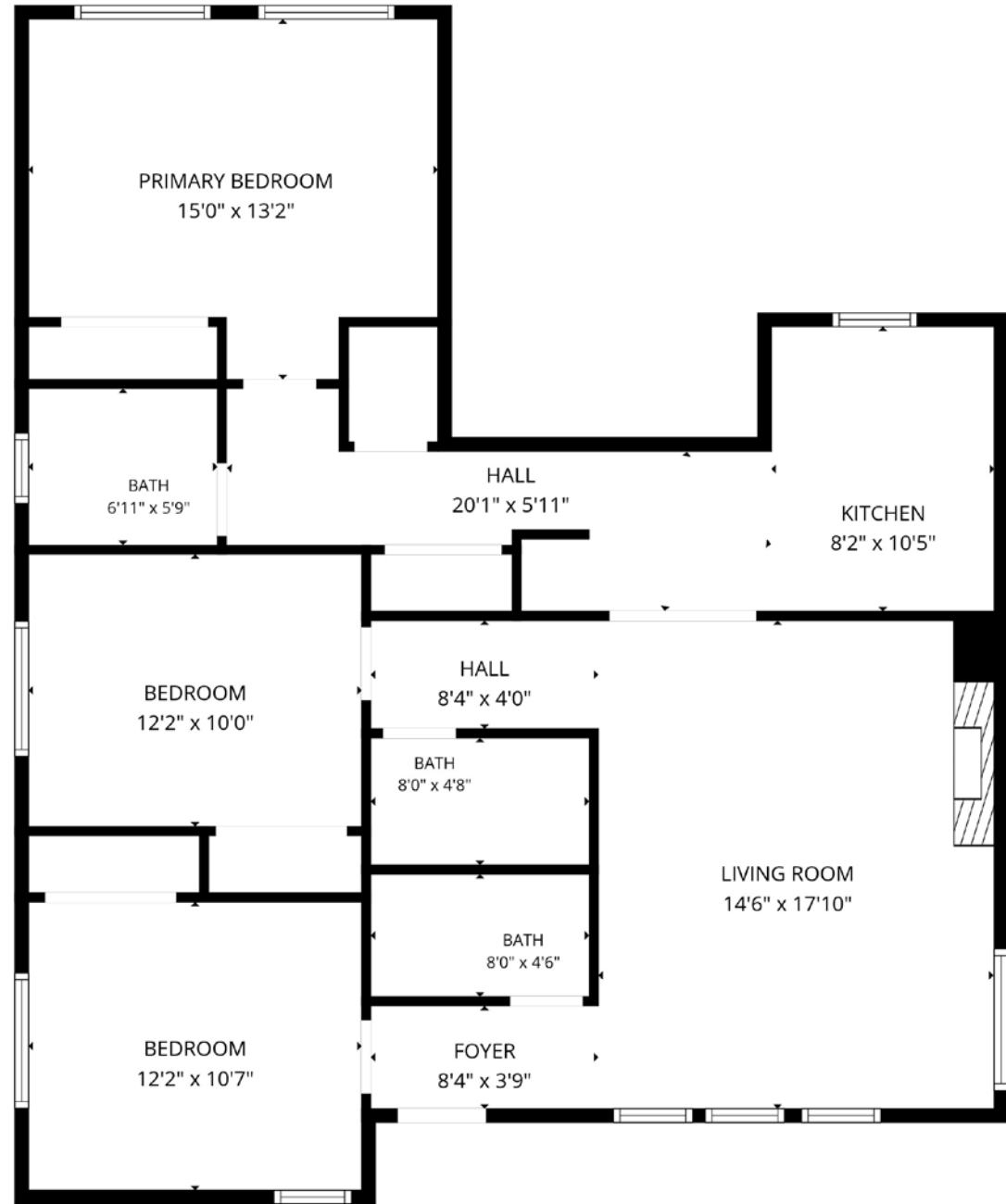
- ◆ Five spacious luxury units totaling approximately 6,394 square feet
- ◆ Large bedrooms with generous closet space
- ◆ Expansive living rooms ideal for entertaining and family living
- ◆ Beautifully appointed kitchens with abundant cabinetry and countertop space
- ◆ In-unit washer and dryer in every residence
- ◆ Two oversized garages providing parking for up to 8 vehicles
- ◆ Central air conditioning and heating throughout
- ◆ Separately metered for water, electricity and gas
- ◆ Rear triplex features all-electric units with no gas service
- ◆ Low-maintenance investment with modern systems and new construction

Premium Interior Features

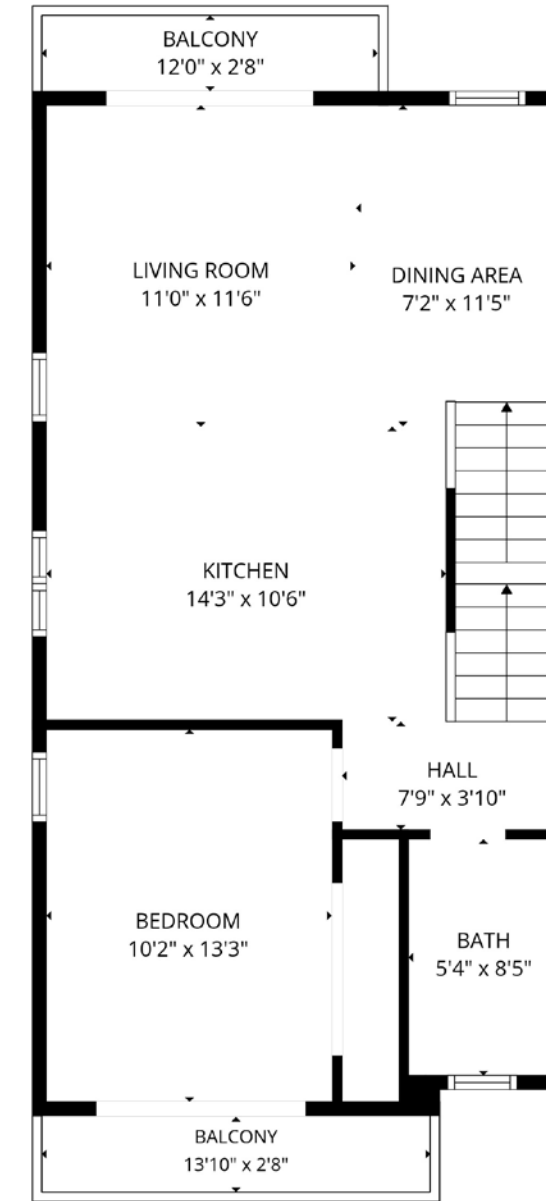
- ◆ Top-of-the-line stainless steel appliances
- ◆ Elegant Calacatta Gold Quartz countertops
- ◆ Waterproof laminate flooring throughout
- ◆ Modern ERO interior doors with magnetic lock hardware
- ◆ Premium exterior doors
- ◆ Designer tile finishes in all bathrooms and shower enclosures
- ◆ Contemporary open-concept layouts
- ◆ High-end fixtures and finishes throughout
- ◆ Exceptional craftsmanship and attention to detail



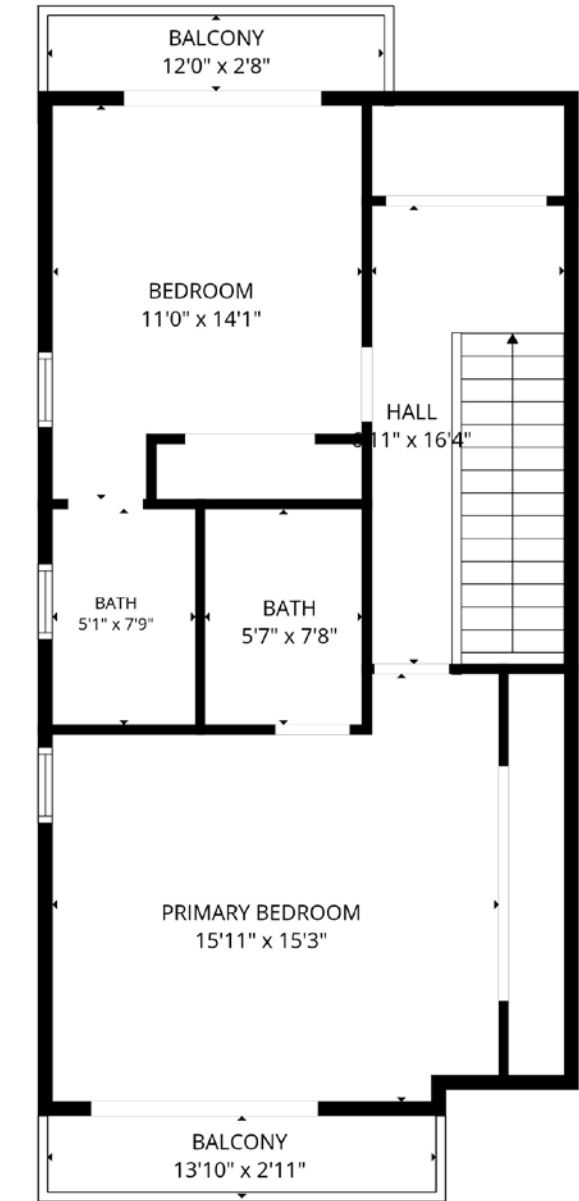
Floor Plans



Basement



1st floor



2nd floor

02

Financials

Financials

Price **\$3,250,000**

Proforma CAP Rate 5.11%

Proforma GRM 14.68

Year Built 2026

Units 5

Building Size (SF) 6,394

Lot Size (SF) 6,000

Zoning LARD1.5-1

APN 5159-006-006

Rent Roll - Pro Forma

Unit #	Unit Type	Note	Status	Unit SF	Pro Forma
225	2 Bedroom + 2 Bath	Front Duplex	Vacant	1,224	\$3,650
225 1/2	3 Bedroom + 3 Bath	Front Duplex	Vacant	1,190	\$3,650
227-1	3 Bedroom + 3 Bath	Rear Triplex	Vacant	1,456	\$3,750
227-2	3 Bedroom + 3 Bath	Rear Triplex	Vacant	1,456	\$3,750
227-3	3 Bedroom + 3 Bath	Rear Triplex (ADU)	Vacant	1,068	\$3,650
TOTAL	4 + ADU			6,394	\$18,450
Gross Scheduled Monthly Rental Income					\$18,450
Total Yearly Scheduled Income					\$221,400

Annualized Income - Pro Forma

	Pro Forma %	Pro Forma
Gross Potential Income		\$221,400
Less Economic Vacancy	-3.00%	-\$6,642
Effective Gross Income		\$214,758
Less Expenses	22.64%	\$48,625
Net Operating Income		\$166,133

Expenses - Pro Forma

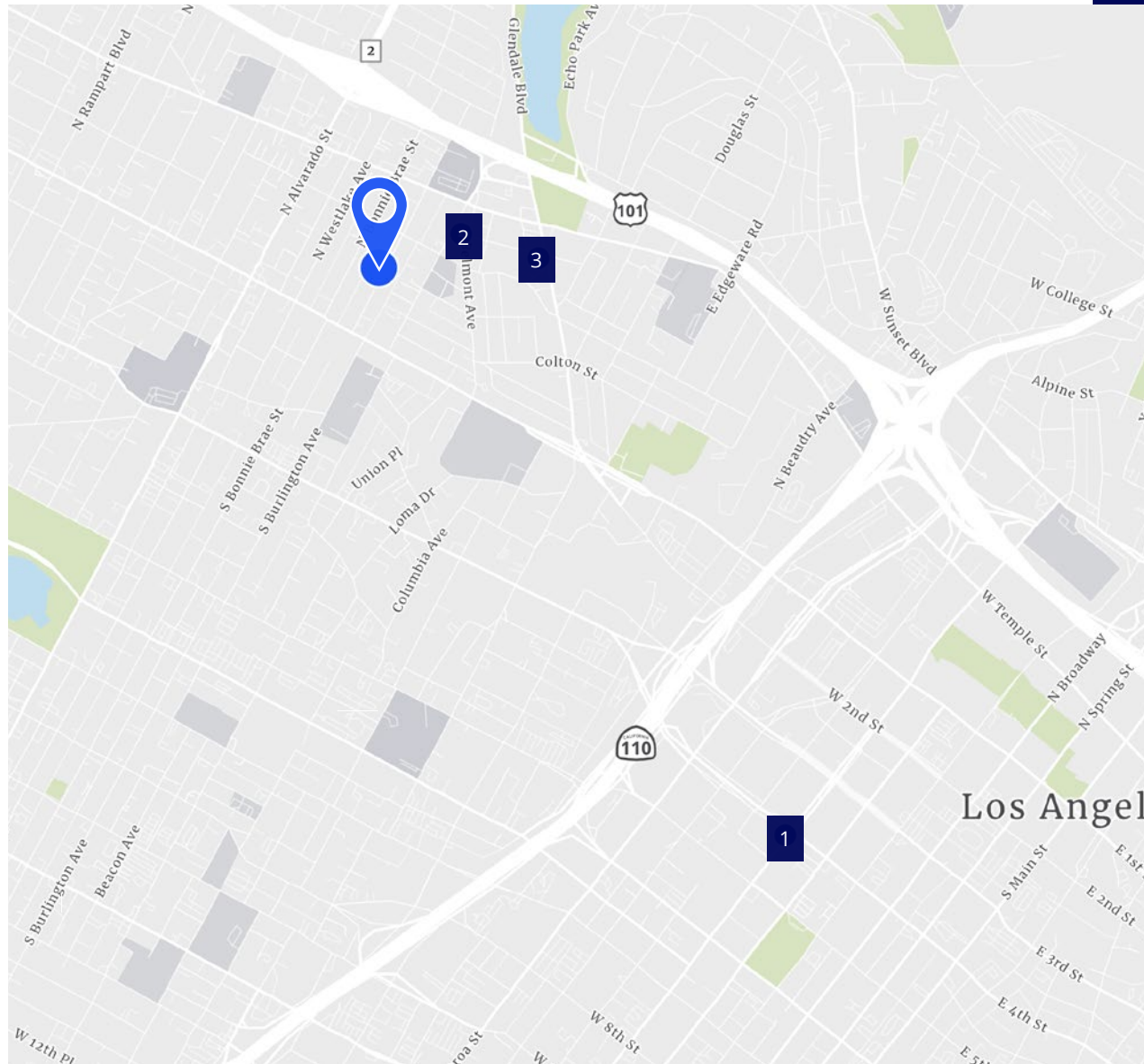
	Pro Forma	PSF	Per Unit	Notes
Real Estate Taxes	\$40,625	\$6.35	\$8,125	Tax Rate based on new value/price
Insurance	\$5,500	\$0.86	\$1,100	Estimated
Repairs & Maintenance	\$2,500	\$0.39	\$500	Estimated
Total Expenses	\$48,625	\$7.60	\$9,725	

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

03

Market
Context

Rent Comparables



225-227 N. Burlington Avenue
Los Angeles, CA 90026

5 **2026**
Units Built

Unit Type	# of Units	Total RSF	Pro Forma Rent
3 Bedroom 3 Bath	5	6,394	\$18,450

Rent Comparables



1
401 S. Grand Avenue
Los Angeles, CA 90057

Year Built	2017
Units	30
Type	3 Bed / 2 Bath
Rent	\$3,123 / month
SF	1,250



2
333 Belmont Avenue
Los Angeles, CA 90026

Year Built	2017
Units	69
Type	3 Bed / 2 Bath
Rent	\$4,795 / month
SF	1,158



3
355 Glendale Blvd
Los Angeles, CA 90026

Year Built	2025
Units	90
Type	3 Bed / 3 Bath
Rent	\$4,899 / month
SF	1,089

04

Area
Overview

Neighborhood Essentials

With deep cultural roots and a tight-knit community, Historic Filipinotown is a unique neighborhood in the heart of Los Angeles, California. Situated just three miles northwest of Downtown LA, this welcoming area boasts scenic views of the city's picturesque skyline. Public schools, hospitals, playgrounds, gas stations, and public transit are just a few of the convenient amenities around Historic Filipinotown! Enjoy community festivals, diverse local restaurants, and a true sense of community in this cultural hub.

Residents appreciate the small town feel, proximity to Downtown LA, and nearby parks such as Echo Park. This popular lakefront area offers spectacular views of LA, swam pedal boat rentals, paved walking paths, tennis courts, and a kid- and dog-friendly atmosphere. Historic Filipinotown has an eclectic range of housing options from apartments, condos, houses, and townhomes, so check out the available rentals in this charming community today!



Major Roads

U.S. Route 101 Ventura Freeway
3 min / 0.5 mile

Interstate 110 Highway
6 min / 1.3 miles



Transportation

Westlake/Macarthur Park Station
20 min walk / 1.0 mile

Los Angeles Union Station
7 min / 2.5 miles

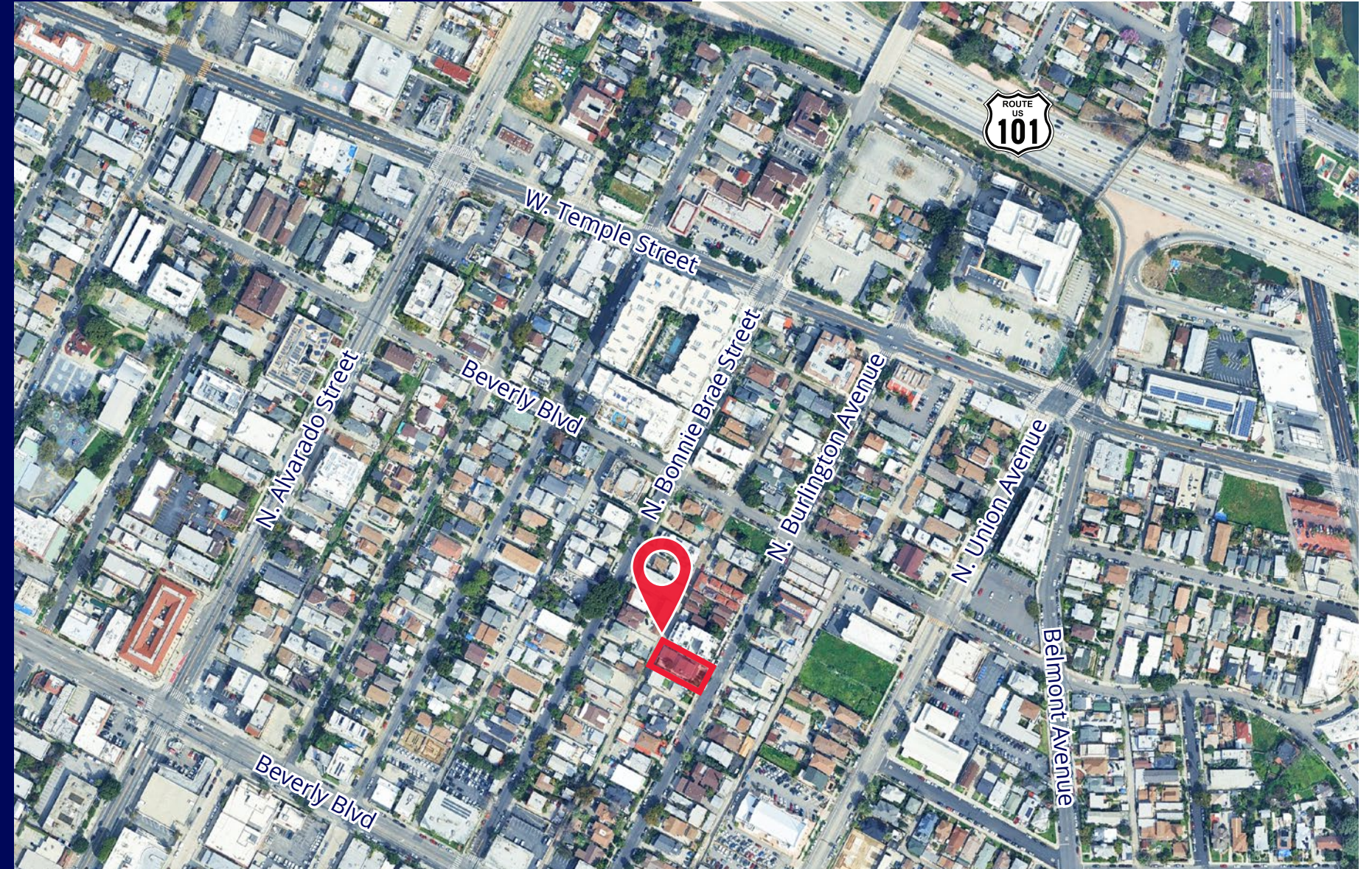
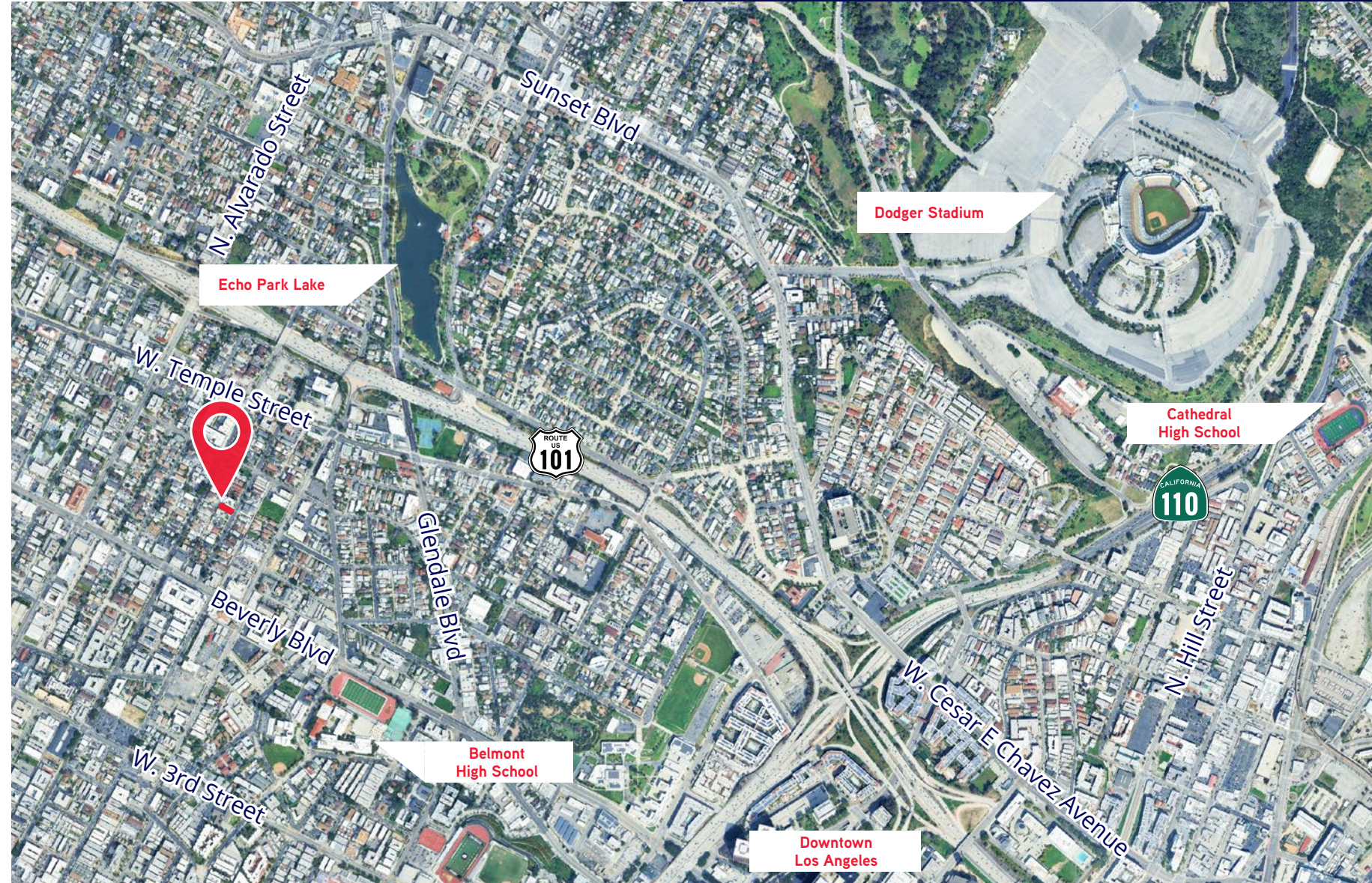


International Airports

Los Angeles (LAX)
26 min / 15.2 miles

Hollywood Burbank Airport (BUR)
22 min / 13.2 miles

Aerial Map



Aerial Photo



Demographics



Rent Occupied
92.4% within a
1 mile radius of property



Household Growth
within a 3 mile radius is expected
to reach 5.04% by 2030



Population Growth
within a 3 mile radius is expected
to reach 2.4% by 2030

Demographic Overview

Population	1 Mile	3 Miles	5 Miles
Total Population Est. 2024	89,985	538,538	1,162,052
Male	51.7%	52.1%	51.1%
Female	48.3%	47.9%	48.9%
Race & Ethnicity			
White	30.6%	33.4%	40.1%
Black	13.8%	12.4%	16.2%
American Indian/Alaska Native	0.6%	0.5%	0.4%
Asian	47.5%	46.7%	35.5%
Hawaiian/Pacific Islander	0.1%	0.2%	0.2%
Other	1.5%	1.2%	1.3%
Two or More Races	5.9%	5.6%	6.2%
Income			
Average Household Income	\$83,722	\$93,293	\$102,464
Median Household Income	\$60,965	\$62,457	\$67,616
Housing			
Median Housing Value	\$1,032,866	\$1,096,787	\$991,250
Owner Occupied	7.6%	11.9%	18.6%
Renter Occupied	92.4%	88.1%	81.4%

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Food Preparation/Serving Related	4,775	26,764	49,526
Sales and Sales Related	4,196	25,137	49,627
Management	4,034	28,939	58,885
Production	3,971	13,856	31,681
Office/Administrative Support	3,784	22,776	53,594
Construction/Extraction	3,711	15,469	34,287
Transportation/Material Moving	3,535	17,684	43,358
Arts/Design/Entertainment/Sports/Media	3,505	27,441	55,669
Building/Grounds Cleaning/Maintenance	3,370	17,534	34,974
Healthcare Support	2,713	13,466	27,899
Business/Financial	2,527	17,715	32,228
Education/Training/Library	1,967	12,488	28,330
Healthcare Practitioner/Technician	1,604	11,355	23,393



Reza Ghobadi

Executive Vice President
Lic. 01780045
+1 818 325 4142
reza.ghobadi@colliers.com

Jim Jacobsen

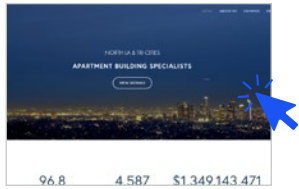
Client Services Specialist
+1 818 334 1881
jim.jacobsen@colliers.com

Ryan Maanek

Associate
Lic. 02252873
+1 818 325 4026
ryan.maanek@colliers.com

Anthony Steele

Associate
Lic. 02268187
+1 818 325 4129
anthony.steele@colliers.com



Team Website



Team Brochure



Disclaimer

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Reza Ghobadi

Executive Vice President

Lic. 01780045

+1 818 325 4142

reza.ghobadi@colliers.com

Ryan Maanek

Associate

Lic. 02252873

+1 818 325 4026

ryan.maanek@colliers.com

Anthony Steele

Associate

Lic. 02268187

+1 818 325 4129

anthony.steele@colliers.com

Jim Jacobsen

Client Services Specialist

+1 818 334 1881

jim.jacobsen@colliers.com

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