

2910 S. CURSON AVE.

6 UNITS | LOS ANGELES, CA 90016



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PROPERTY OVERVIEW


















2910 S Curson Avenue is a well maintained six unit apartment building located in a supply constrained pocket of Mid City Los Angeles. Built in 1956, the property totals 5,084 square feet on a 7,160 SF lot, offering an efficient unit mix of six spacious 2-bedroom/1-bath units, each approximately 825 SF. The building provides six covered carport parking spaces, a valuable amenity in this dense central Los Angeles submarket.

Current operations reflect stable tenancy with significant embedded upside. Market rents support 54% rental upside across all units. Pro forma income reaches \$180,000 annually, driving a projected 9.72% cap rate and 7.36 GRM at market rents.

The property sits within a Tier 3 Transit-Oriented Communities (TOC) zone, offering meaningful density and incentive potential for future redevelopment. Additionally, the site is located in a federally designated Opportunity Zone, creating long-term tax-advantaged investment pathways for both value-add and redevelopment strategies.

With its central location, covered parking, large floor plans, and significant mark to market potential—combined with its Tier 3 TOC and Opportunity Zone designations—2910 S Curson Avenue represents a compelling value add or long term strategic redevelopment opportunity in one of Los Angeles' most consistently demanded rental corridors.

OFFERING DETAILS

	Address:	2910 S. Curson Ave., Los Angeles, CA 90016
	APN:	5048-019-030
	Land Area:	7,160 SF
	Building SF:	5,084 SF
	Year Built:	1956
	# of Units:	6
	Zoning:	LARD1.5, Tier (3) TOC, Opportunity Zone
	Utilities:	Individually metered for gas, electric & master metered for water/sewer.
	Parking:	6 carport spaces
	Cap Rate:	5.04%
	Market Cap:	9.72%
	GRM:	11.23
	Market GRM:	7.36
	Price/SF:	\$261
	Cost/Unit:	\$220,833
	Rental Upside:	54%
	Unit Mix:	(6) 2+1

LOCATION OVERVIEW

2910 S Curson Avenue is strategically positioned in one of Los Angeles' fastest evolving central neighborhoods, benefiting from exceptional regional connectivity and a wave of new investment transforming the Mid City and West Adams corridors. The property sits just minutes from the Metro E Line (Expo Line), providing direct rail access to Downtown Los Angeles, USC, Culver City, Santa Monica, and the broader Westside tech and creative employment hubs. This transit access has been a major catalyst for new development, driving sustained renter demand and long term value growth.

The immediate area surrounding the property has experienced a significant influx of large-scale multifamily and mixed use development, bringing new residents, retail, and amenities to the neighborhood. West Adams, in particular, has emerged as one of the most dynamic submarkets in Los Angeles, with a rapidly expanding ecosystem of chef driven restaurants, boutique retail, craft coffee, breweries, and nightlife concepts. Operators such as Highly Likely, Mizlala, Cento, Johnny's Pastrami, and Alta have helped establish the corridor as a cultural and culinary destination.

2910 S Curson also benefits from its central location between several of Los Angeles' most important economic centers. Culver City—home to Amazon Studios, Apple, HBO, and a growing roster of tech and media tenants—is less than 10 minutes away. Downtown LA, the Beaches, and the Westside are all easily accessible via the E Line or nearby freeway connections, making the property highly attractive to renters seeking mobility and proximity to major employment nodes.

The broader Mid City and West Adams neighborhoods continue to undergo substantial gentrification and reinvestment, driven by transit expansion, new construction, and the migration of creative professionals seeking centrally located housing with neighborhood character. This transformation has resulted in rising incomes, improving retail offerings, and strong long term fundamentals for multifamily investors.

With its transit oriented location, proximity to major job centers, and adjacency to one of the most rapidly improving retail and nightlife corridors in Los Angeles, 2910 S Curson Avenue is exceptionally well positioned to benefit from the continued growth and evolution of the West Adams/Mid City submarket.



PROPERTY HIGHLIGHTS



(6) 2+1 Units with Significant Rental Upside, All six units are substantially below market, with current average rents in the \$1,600's versus market rents of \$2,500 for comparable 2+1 units. This embedded loss to lease positions the asset for income growth up turnover and through strategic renovations.



Strong Pro Forma Rents at Market Rate, The property delivers a compelling 9.72% cap rate, 7.36 GRM, and 14.08% cash on cash return, supported by a proposed \$750,000 loan at 5.50%. The metrics create an attractive value add yield profile rarely found this part of Los Angeles.



Located in Tier 3 TOC & Opportunity Zone, The site sits within a Tier 3 Transit-Oriented Communities zone, offering enhanced density, reduced parking requirements, and development incentives. Its Opportunity Zone designation provides long-term tax advantages for investors pursuing redevelopment or major repositioning.



Transit-Oriented, High-Demand Location, The property is minutes from the Metro E Line, connecting residents directly to Downtown LA, Culver City, USC, Santa Monica, and the Westside tech corridor. This connectivity drives strong renter demand and long-term appreciation.



Surrounded by Major New Development & Rapid Gentrification, West Adams and Mid City are experiencing one of LA's most dramatic transformations, with large new multifamily projects, chef-driven restaurants, boutique retail, breweries, and nightlife reshaping the neighborhood. This momentum supports rising rents, improving demographics, and strong absorption.









Central Access to LA's Key Employment Hubs, Nearby Culver City Tech and Media Hub is one of the fastest growing employment clusters in Los Angeles. Home to Amazon Studios, Apple TV, HBO / WarnerMedia, Sony Pictures, TikTok, NantiWorks and many others.



SALES COMPS	
#	
1	2530 S Sycamore Ave
2	5511 Smiley Dr
3	3712-3716 Carmona Ave
4	3644-3646 Carmona Ave
5	3638-3640 Carmona Ave
6	3650 Carmona Ave

SALES COMPARABLES — APARTMENTS

	Sale Date	Sale Price	Year Built	Unit Mix	Units	Bldg. SF	Land SF	Price/Unit	Price/SF	Cap Rate	GRM
2530 S Sycamore Ave., Los Angeles, CA 90016											
	3/3/26	\$1,125,000	1956	(3) 1+1 (2) 2+1	5	3,430	4,792	\$225,000	\$328	-	-
5511 Smiley Dr., Los Angeles, CA 90016											
	2/23/26	\$1,370,000	1964	(3) 1+1 (4) 2+1	7	5,670	7,200	\$195,714	\$242	4.88%	12.11
3712-3716 Carmona Ave., Los Angeles, CA 90016											
	10/23/25	\$1,631,000	1950	(8) 1+1	8	7,316	9,461	\$203,875	\$223	6.65%	10.81
3644-3646 Carmona Ave., Los Angeles, CA 90016											
	9/19/25	\$1,733,550	1951	(8) 2+1	8	9,450	9,459	\$216,694	\$183	6.15%	11.23
3638-3640 Carmona Ave., Los Angeles, CA 90016											
	9/16/25	\$1,733,550	1951	(8) 2+1	8	9,450	9,583	\$216,694	\$183	6.46%	10.95
3650 Carmona Ave., Los Angeles, CA 90016											
	9/16/25	\$1,733,550	1951	(8) 2+1	8	9,450	9,460	\$216,694	\$183	5.56%	10.27
Average: \$1,554,442 1954 7 7,461 8,326 \$212,445 \$224 5.94% 11.46											



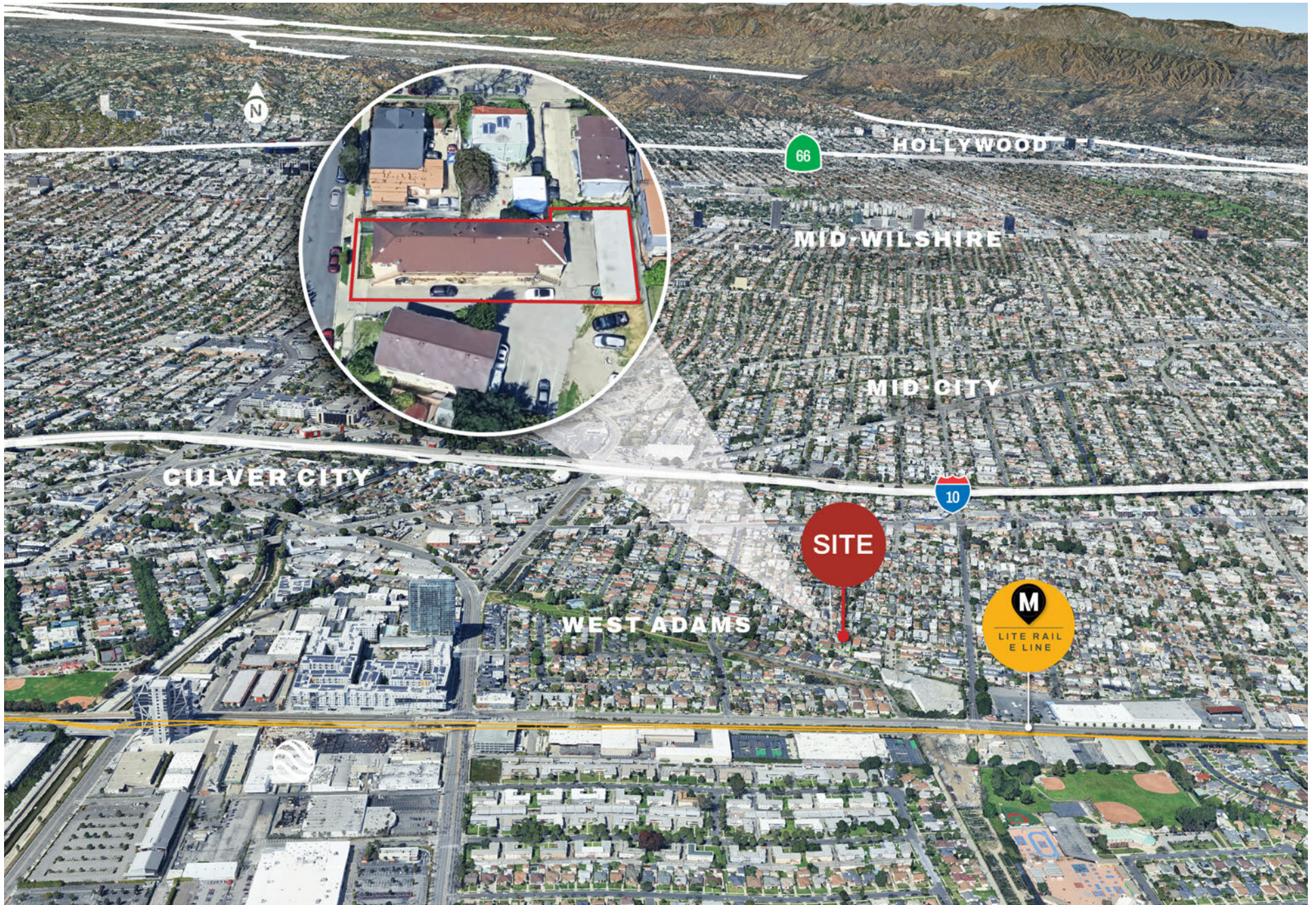
RENT COMPS	
#	2 + 1 UNITS
1	5459 Carlin #A
2	2742 S. Sycamore
3	5461 Geer St.
4	2401 S. Sycamore Ave #7
5	5246 Blackwelder #8
6	2738 S. Cloverdale Ave.
7	2827 S. La Brea Ave. #3

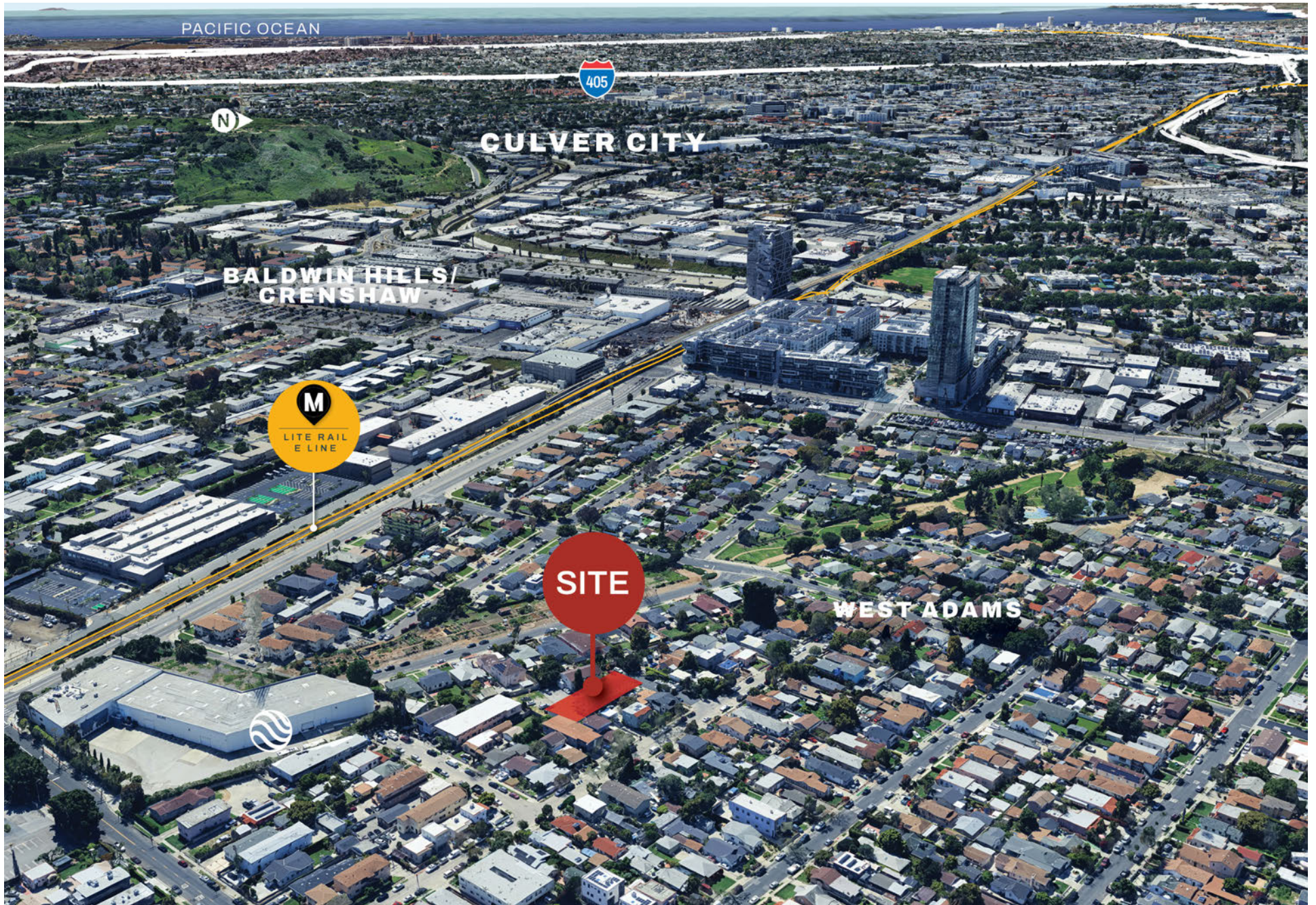
RENT COMPARABLES

Address	City	Bed	Bath	SqFt	Lot SF	Year Built	Rent	Leased Date
5459 Carlin #A	Los Angeles	2	1	657	4,784	1955	\$2,395	1/9/26
2742 S. Sycamore	Los Angeles	2	1	692	4,809	1924	\$2,400	2/2/26
5461 Geer St.	Los Angeles	2	1	700	4,811	1940	\$2,450	1/16/26
2401 S. Sycamore Ave. #7	Los Angeles	2	1	1,000	7,566	1963	\$2,495	3/23/26
5246 Blackwelder #8	Los Angeles	2	1	850	7,540	1962	\$2,595	5/20/26
2738 S. Cloverdale Ave.	Los Angeles	2	1	900	2,000	1924	\$2,599	5/17/26
2827 S. La Brea Ave. #3	Los Angeles	2	1	1,000	12,100	1962	\$2,695	5/12/26
Average:		2	1	828	6,230	1947	\$2,518	3/19/26









RENT ROLL

Unit #	Unit Type	Estimated Unit SF	Current Rent	Rent/SF	Market Rent	Rent/SF
A	2+1	825	\$1,548	\$1.88	\$2,500	\$3.03
B	2+1	825	\$1,532	\$1.86	\$2,500	\$3.03
C	2+1	825	\$1,559	\$1.89	\$2,500	\$3.03
D**	2+1	825	\$1,759	\$2.13	\$2,500	\$3.03
E**	2+1	825	\$1,668	\$2.02	\$2,500	\$3.03
F**	2+1	825	\$1,668	\$2.02	\$2,500	\$3.03

# of Units	Unit Type	Estimated Unit SF	Monthly Income	Pro Forma Monthly
6	2+1	825	\$9,734	\$15,000
Total Units:			Total Monthly	Total Monthly Proforma
6			\$9,734	\$15,000

Annual Scheduled Gross Income:	\$116,808	\$180,000
Additional Income: Laundry	\$0	\$1,380
Additional Income: Storage	\$1,200	\$600
Total Yearly Scheduled Income:	\$118,008	\$181,980

*Square feet of units is estimated

** Units D, E, F, are Section-8.

INCOME & EXPENSES

	Actual	Pro Forma
Units	6	
List Price	\$1,325,000	
Down Payment	40% \$530,000	
Year Built	1956	
Parking:	6 - Carport Spaces	
Building SF	5,084	
Lot Square Feet	7,160	
Price/Unit	\$220,833	
Price/SF	\$261	
Cap Rate	5.04%	9.72%
GRM	11.23	7.36
Land Cost/SF	\$185	

Estimated Annualized Operating Data

	Actual	Pro Forma
Scheduled Gross Income	\$116,808	\$180,000
Additional Income	\$1,200	\$1,980
Less Vacancy	3.0% \$3,540	3.0% \$5,459
Gross Operating Income	\$114,468	\$176,521
Less Expenses	41% \$47,705	25% \$47,705
Net Operating Income	\$66,762	\$128,815
Less Loan Payments	\$54,167	\$54,167
Pre-Tax Cash Flow	\$12,595	\$74,648
Cash on Cash	2.38%	14.08%
Debt Coverage Ratio	1.23	
Rental Upside	54%	

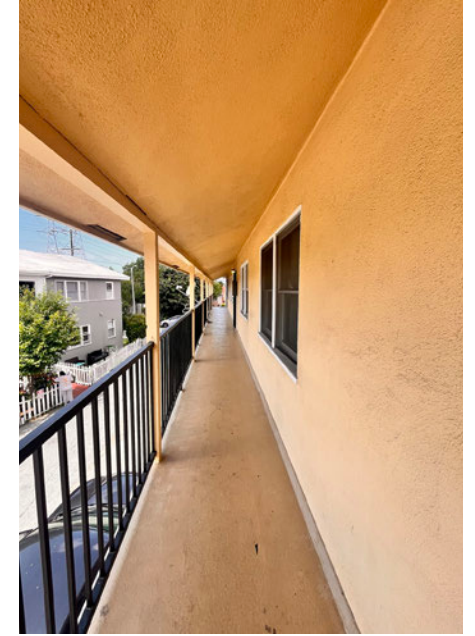
Proposed Financing

Loan Amount	\$795,000
Terms	5-Year Fixed 30 Year AMM 5.50%

Estimated Annualized Expenses

Taxes & Direct Assessments	1.20%	\$15,986
Insurance		\$3,600
Off-Site Management		\$5,723
Landscape		\$1,800
Maintenance & Repairs		\$3,900
Water/Sewer/Electric		\$7,200
Rubbish		\$6,240
Miscellaneous & Reserves		\$1,500
City Fees		\$1,036
Pest Control		\$720
Total Expenses	41%	\$47,705
Per SF		\$9.38
Per Unit		\$7,951

PROPERTY PHOTOS



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