

Brand New Construction 5-Unit in Prime Silver Lake

2129 AARON ST



the 5+unit
SPECIALISTS

OFFERING MEMORANDUM



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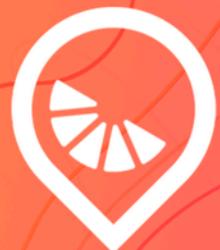
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OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 2129 Aaron St, a brand-new 2025-built luxury five-unit community ideally located in trendy Silver Lake, one of Los Angeles' most sought-after neighborhoods.

This NON-RENT-CONTROLLED property features three spacious main units plus two ADUs, totaling five luxury residences with eight on-site parking spaces. Four of the five units are currently leased, offering a rare owner-user opportunity with immediate income and strong appreciation potential. Each residence showcases designer kitchens, high-end finishes, in-unit laundry, private entrances, and separate utilities. Built for modern living, the property also includes drought-tolerant landscaping and a builder's warranty for low-maintenance ownership.

Located minutes from Echo Park Lake, the Silver Lake Reservoir, Elysian Park, and Dodger Stadium, residents enjoy quick access to outdoor recreation and local favorites like Bacetti, Bar Flores, Donna's, and Silver Lake Ramen. Proximity to Downtown Los Angeles and major job centers makes this an ideal location for professionals seeking lifestyle and convenience. With enduring demand, limited supply, and top-tier design, 2129 Aaron St represents a rare opportunity to own a turnkey, luxury asset in one of L.A.'s most consistently high-performing neighborhoods.





Property Highlights

- ◆ NO RENT CONTROL!
- ◆ Perfectly positioned between two of LA's most desirable neighborhoods – Silver Lake and Echo Park – offering unbeatable renter appeal.
- ◆ High-income property in one of LA's most rapidly appreciating pockets.
- ◆ Surrounded by top-tier attractions – minutes to Sunset Junction, Echo Park Lake, and Dodger Stadium.
- ◆ Premium modern finishes and open layouts designed for today's urban renter.
- ◆ Ideal unit mix appealing to both families, roommates, and young professionals.
- ◆ All units separately metered for electric and water – low operating expenses!
- ◆ Strong cap rate potential with room to increase rents.
- ◆ Turnkey 1031 exchange opportunity – ready to close now!
- ◆ Features 1 freestanding home that is close to 3,000 sqft.



The Property

2129 Aaron St, Silver Lake, 90026

APN:	5423-005-009	Zoning:	LARD2
# Units:	5	Rent Control:	No
# Buildings:	3	Opportunity Zone:	No
Building Size:	8,411 sqft	Utilities:	Separately metered for all utilities
Lot Size:	7,486 sqft		



The Offering

The Pricing & Metrics

List Price:	\$4,495,000
Cap Rate:	5.22%
GRM:	14.42
Price per Sqft:	\$534.42
Price per Door:	\$899,000



The Amenities

The Bells & Whistles

Parking:	4 garage parking spaces, 4 uncovered parking spaces
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek wood kitchens and bathrooms
Upgrades:	Large closets with built-ins

THE BREAK DOWN

2129 Aaron St is comprised of 5 ultra-high-end townhomes, 4 of which are currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
2127	4B/4B	2,869	\$6,995	\$6,995
2129 #1	4B/4B	1,902	\$5,449	\$5,449
2129 #2	4B/4B	1,902	Vacant	\$5,449
2131 #1	2B/2B	869	\$3,595	\$3,595
2131 #2	2B/2B	869	\$3,449	\$3,449



Location Highlights

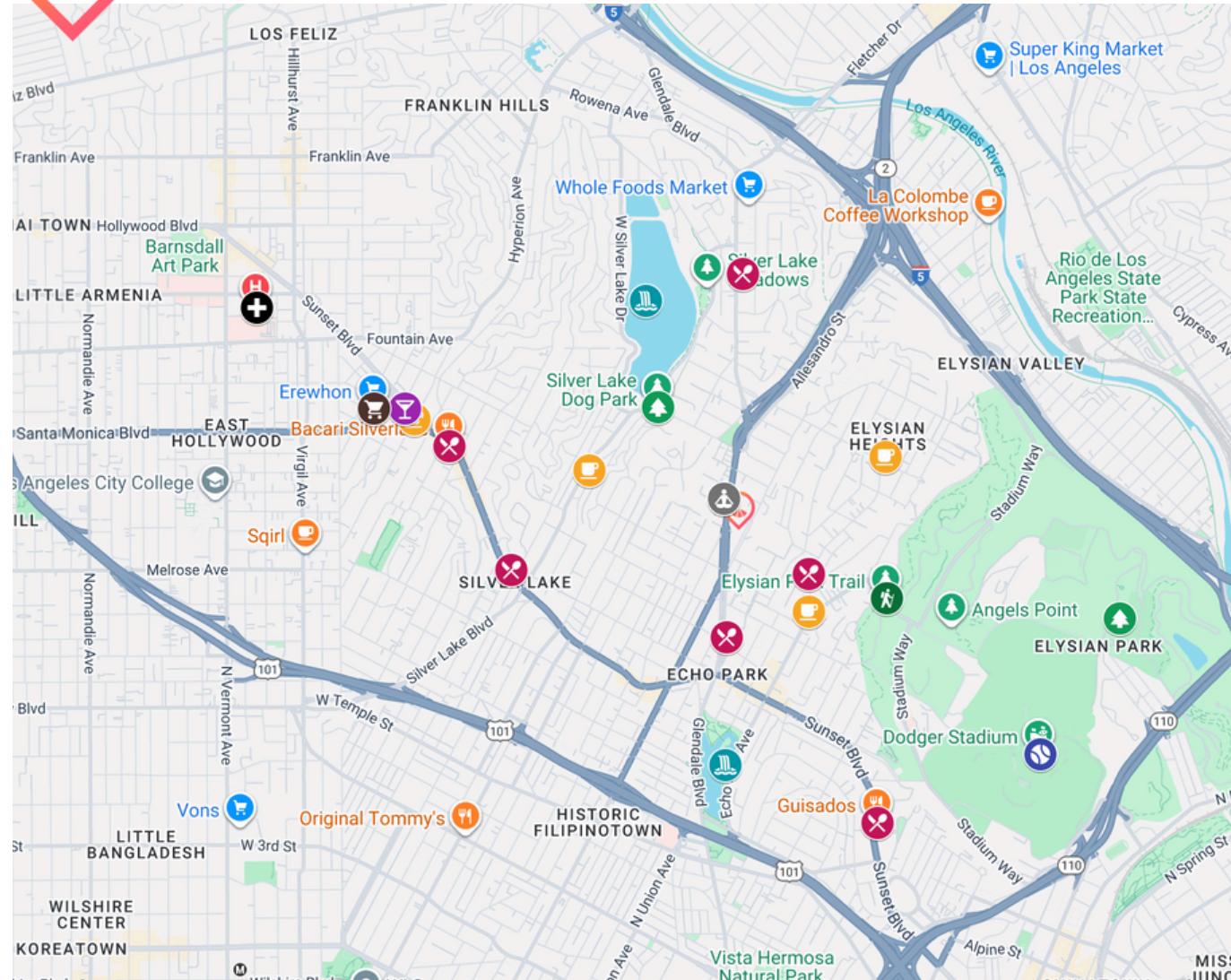
- ★ Prime Eastside Location: Perfectly positioned between Echo Park & Silver Lake, offering the best of both of L.A.'s most sought-after creative neighborhoods.
- ★ Outdoor Lifestyle: Enjoy quick access to Echo Park Lake, the Silver Lake Reservoir, Elysian Park, & Dodger Stadium – ideal for jogging, picnics, and scenic city views.
- ★ Culture & Dining: Surrounded by acclaimed local spots like Donna's, Bacetti, Bar Flores, & Silver Lake Ramen – plus trendy cafés, boutiques, & live music venues.
- ★ Central Convenience: Just minutes from Downtown Los Angeles & major job centers, with easy freeway access for a seamless Eastside-to-Downtown commute.
- ★ Smart Investment: Echo Park & Silver Lake remain among L.A.'s strongest-performing markets, combining lifestyle appeal with lasting property value.

OFFERING SUMMARY



- 2129 Aaron St
- Silver Lake Reservoir
- Echo Park Lake
- Dodger Stadium
- Elysian Park
- Silver Lake Dog Park
- Elysian Park Trail
- Guisados Echo Park
- Silver Lake Ramen
- Bacari Silverlake
- The Semi-Tropic
- The Red Lion Tavern
- Valerie Echo Park
- Erewhon
- La Colombe - Silver Lake
- LAMILL Coffee - Silverlake
- Canyon Coffee
- Lady Byrd Cafe
- Bar Stella
- Children's Hospital LA
- Modo Yoga LA - East

You'll find the coolest spots nearby.





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:		BUILDING DESCRIPTION:			FINANCING:				
Price:	\$4,495,000	No. of Units:	5	Loan Amount:	\$2,697,000				
Down:	40%	Yr. Built:	2025	Interest Rate:	6.25%				
Current GRM:	15.02	Bldg SF:	8,411	Monthly Payment:	(\$14,046.88)				
Pro Forma GRM:	15.02	Lot Size (SF):	7,486	LTV:	60%				
Current Cap Rate:	5.02%	Lot Size (acres):	0.17	Amortization (Years):	30				
Pro Forma Cap Rate:	5.02%	Zoning:	LARD2	Proposed/Assumption:	Proposed				
\$/Unit:	\$899,000	Opportunity Zone:	No	Loan Type:	Interest Only				
\$/SF:	\$534.42	Rent Control:	No						
RENT ROLL:									
UNIT #	STATUS	UNIT TYPE	UNIT SIZE	CURRENT RENT	SCHEDULED GROSS INCOME	CURRENT RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	LOSS-TO-LEASE
2127	Occupied	4b/4b	2,869	\$6,995	\$6,995	\$2.44	\$6,995	\$2.44	\$0
2129	Occupied	4b/4b	1,902	\$5,449	\$5,449	\$2.86	\$5,449	\$2.86	\$0
2129#2	Vacant	4b/4b	1,902	\$0	\$5,449	\$2.86	\$5,449	\$2.86	\$0
2131	Occupied	2b/2b	869	\$3,595	\$3,595	\$4.14	\$3,595	\$4.14	\$0
2131#2	Occupied	2b/2b	869	\$3,449	\$3,449	\$3.97	\$3,449	\$3.97	\$0
5	Totals/Averages:		8,411	\$19,488	\$24,937	\$2.96	\$24,937	\$2.96	\$0

THE NITTY GRITTY

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVG PRO FORMA RENT	AVERAGE PRO FORMA RENT/SF	PRO FORMA MONTHLY INCOME
3	4b/4b	60%	1,902	\$5,964	\$3.14	\$17,893	\$5,964	\$3.14	\$17,893
2	2b/2b	40%	869	\$3,522	\$4.05	\$7,044	\$3,522	\$4.05	\$7,044
Totals/Averages:			1,682	\$4,987	\$2.96	\$24,937	\$4,987	\$2.96	\$24,937
Gross Potential Income:						\$299,244			\$299,244

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$299,244	\$299,244
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$299,244	\$299,244
Less: Vacancy	3.0%	3.0%
Effective Gross Income	\$290,267	\$290,267
Less: Expenses	(\$64,419)	(\$64,419)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$225,847	\$225,847
Debt Service	(\$168,563)	(\$168,563)
Pre-Tax Cash Flow	3.19%	\$57,285
Principal Reduction	\$0	\$0
Total Return	3.19%	\$57,285

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1874%	\$53,373
Insurance	.60/s.f.	\$5,047
Utilities	\$300/unit	\$1,500
Controllable Expenses		
Contract Services	\$400/unit	\$2,000
Repairs & Maintenance	\$500/unit	\$2,500
TOTAL EXPENSES	\$64,419	\$64,419
EXPENSES/UNIT	\$12,884	\$12,884
EXPENSES/SF	\$7.66	\$7.66
% of EGI	22.2%	22.2%



**SALES
COMPS**

SOLD COMPS

Address	# Units	Sale Price	\$/SF	\$/Unit	Cap Rate GRM	Bldg SF	Lot SF	Close Date	Year Built	
1205 Manzanita St	2	\$2,150,000	\$630.50	1,075,000	5.99%	12.53	3,410	4,799	6/20/25	2020
966 Sanborn Ave	4	\$3,925,000	\$501.85	981,250	5.49%	14.05	7,821	5,373	3/20/25	2024
242 N Dillon St	5	\$4,625,000	\$475.73	925,000	N/A	N/A	9,722	6,370	In Escrow	2025
Averages:	3.67	\$3,566,667	\$510.67	972,727	5.74%	13.29	6,984	5,514		



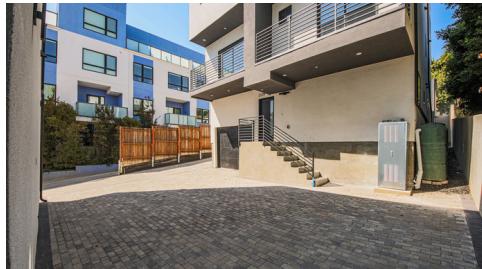


PROPERTY
PHOTOS

PROPERTY PHOTOS



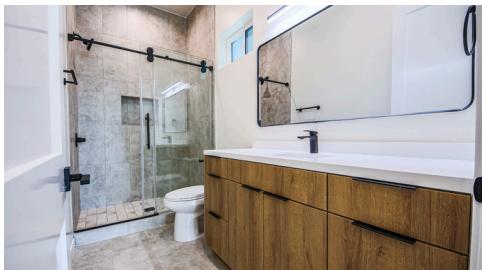
Modern Luxury
Exterior





Chic Kitchens & Living Rooms





Sleek Bathrooms &
In-Unit Laundry

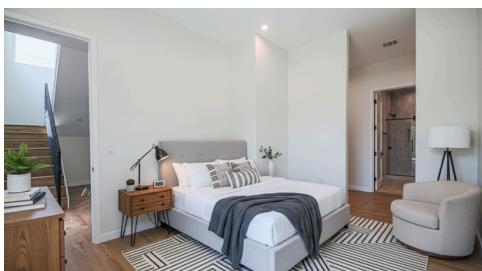
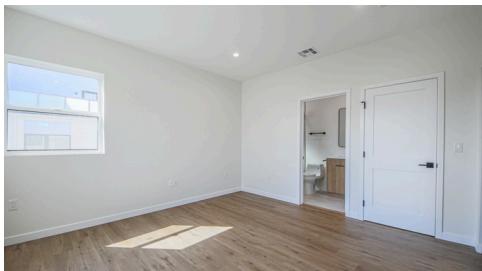


Parking, Views &
More



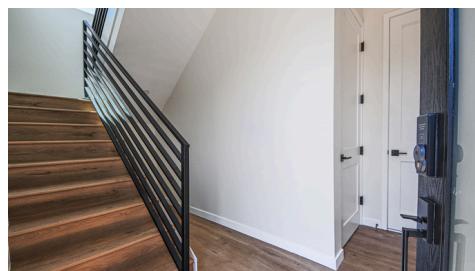


Bright & Open
Bedrooms





Other Wow
Factors





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