

Historic Filipinotown



REDUCED TO \$995,000

# 227 N. Burlington Ave.

Los Angeles, CA 90026



Rehab SFR & Convert Oversized Garage to ADU • Split House Into Attached ADU  
2 Story, 4 Bed & 3 Bath 2,414 SF House on 6,000 SF Lot



# TABLE OF CONTENTS

<b>Property Overview</b>	<b>3</b>	<b>Parcel Map</b>	<b>14</b>
<b>Rent Comparables</b>	<b>4</b>	<b>Floor Plan</b>	<b>15</b>
<b>Maps</b>	<b>6</b>	<b>Photos - Building</b>	<b>16</b>
<b>Walk Score</b>	<b>7</b>	<b>Photos - Aerial</b>	<b>23</b>
<b>Area Overview</b>	<b>8</b>	<b>About Agents</b>	<b>26</b>
<b>ADU Report - Brick Work</b>	<b>9</b>	<b>Confidentiality &amp; Disclaimer</b>	<b>30</b>
<b>Zimas</b>	<b>11</b>	<b>Contact Information</b>	<b>31</b>

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# 227 N. Burlington Ave.

## Property Overview

Partners CRE and BeachRock Group are proud to exclusively present for sale a **unique opportunity** for a savvy investor.

On offer is a substantial, yet dilapidated, **Single-Family Residence** located in the **rapidly-appreciating Historic Filipinotown / Echo Park** neighborhood of Los Angeles, affectionately referred to as **HiFi**.

The existing structure is a **two-story 4 bedroom and 3 bathroom house** spanning **2,414 square feet** on a **6,000 square foot lot** that backs up to a **20-foot alley**. The structure has seen better days, presenting a blank canvas for redevelopment of the property. Bring back the house to its former glory, or do that and break off a portion of it for an **attached Additional Dwelling Unit (ADU)**.

The property also features an **extra-large garage** on site, which could be converted into a **detached ADU**, providing an additional income stream.

With the area experiencing a surge in development and **rental rates on the rise**, this property represents an ideal investment opportunity.

The location is right between Echo Park, MacArthur Park, Hollywood and Downtown. Head north for **hip shopping, fine dining** and **nightlife**. Head south everyday shopping needs and quick access to the **Metro Station** at Wilshire and Alvarado.

### At a Glance

**\$995,000**

Reduced Price

**RD1.5-1**

Zoning

**5159-006-006**

APN

### Historic Filipinotown

**6,000 SF**

Lot Size

**Tier 1**

Transit Oriented Communities

**No RSO**

Rent Stabilization Ordinance

## Existing Structure

**4 Bedrooms**

**2,414 SF**  
Building Square Footage

**Rehab SFR**  
House in Need of Work

**3 Bathroom**

**Convert Garage**  
To ADU

**Split House**  
To Attached ADU



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# 227 N. Burlington Ave.

## Rent Comparables

	Studios	Rent	SF	Rent PSF
1	1501 W Sunset Blvd, Los Angeles, CA 90026	\$2,315	414	\$5.59
2	160 S Virgil Ave, Los Angeles, CA 90004	\$2,150	460	\$4.67
3	609 N Dillon St, Los Angeles, CA 90026	\$2,249	473	\$4.75
4	1750 N Glendale Blvd, Los Angeles, CA 90026	\$2,360	550	\$4.29
			Average:	\$4.83

	1 Bedrooms	Rent	SF	Rent PSF
1	1326 Westerly Ter, Los Angeles, CA 90026	\$4,200	510	\$8.24
2	3400 W Sunset Blvd, Los Angeles, CA 90026	\$4,400	630	\$6.98
3	327 N Boylston St, Los Angeles, CA 90012	\$3,778	647	\$5.84
4	1750 N Glendale Blvd, Los Angeles, CA 90026	\$3,112	789	\$3.94
5	609 N Dillon St, Los Angeles, CA 90026	\$2,750	582	\$4.73
6	136 S Virgil Ave Unit FL3 Los Angeles, CA 90004	\$3,040	670	\$4.54
			Average:	\$5.71

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# 227 N. Burlington Ave.

## Rent Comparables

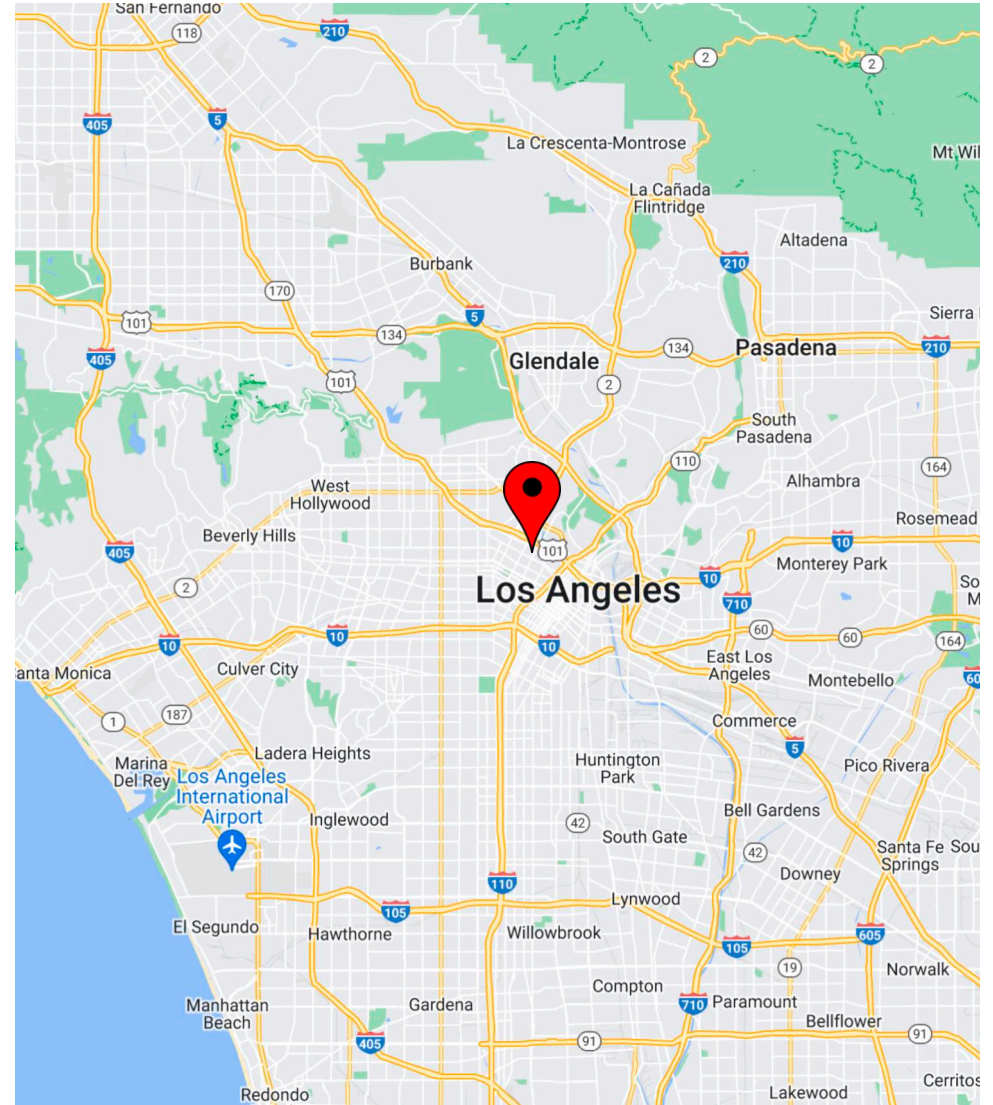
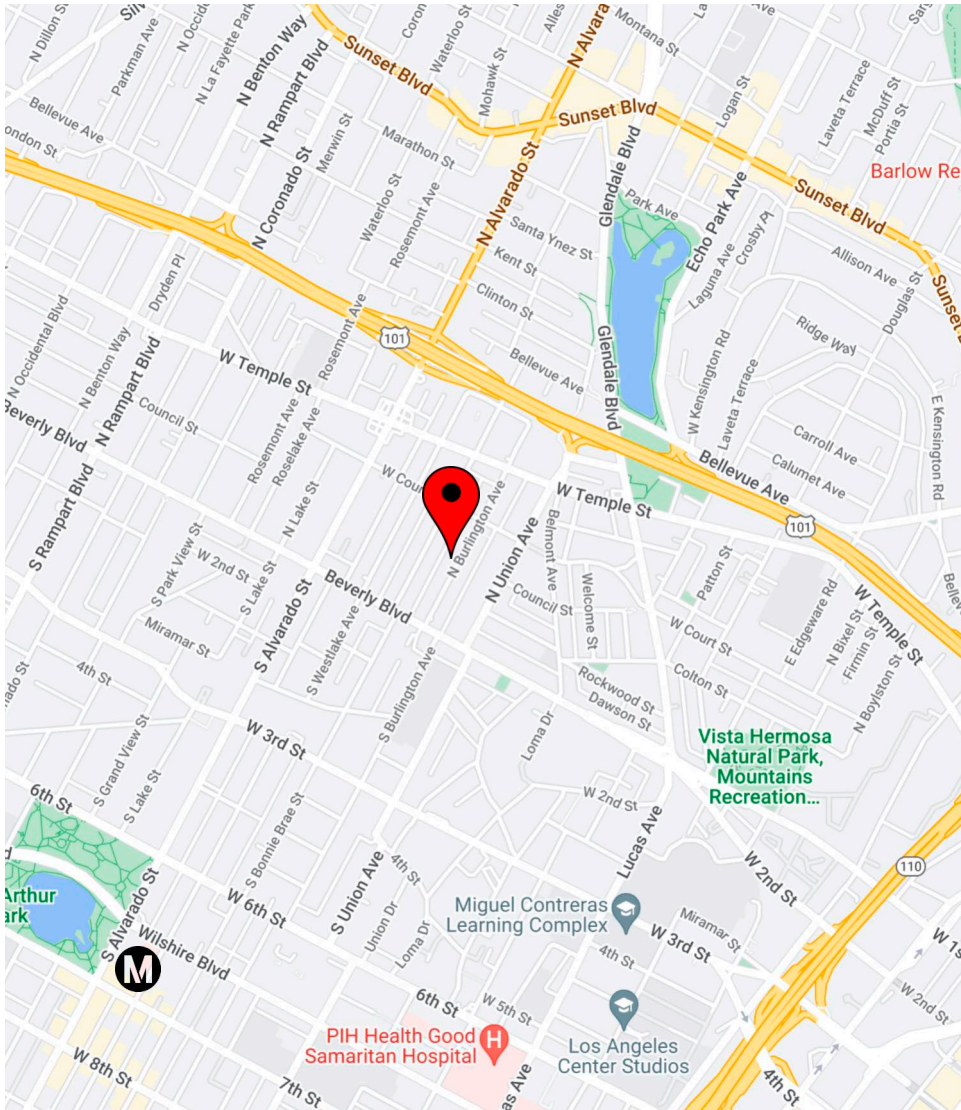
	2 Bedrooms	Rent	SF	Rent PSF
1	2011 Echo Park Ave., LA 90026	\$5,950	1,032	\$5.77
2	1750 Glendale Blvd Los Angeles, CA 90026	\$5,317	1,440	\$3.69
3	1326 Westerly Ter, Los Angeles, CA 90026	\$5,200	892	\$5.83
4	4120-4124 Normal Ave, Los Angeles, CA 90029	\$3,499	967	\$3.62
5	1811-1825 Morton Ave, Los Angeles, CA 90026	\$3,279	790	\$4.15
6	1620 S Bentley Ave Unit FL3-ID901 Los Angeles, CA 90025	\$4,900	1,000	\$4.90
			Average:	\$4.66

	3 Bedrooms	Rent	SF	Rent PSF
1	1400 Carroll Ave Unit 2 Los Angeles, CA 90026	\$6,750	1200	\$5.63
2	333 Belmont Ave, Los Angeles, CA 90026	\$4,995	1346	\$3.71
3	333 Belmont Ave, Los Angeles, CA 90026	\$3,845	1200	\$3.20
4	3221 W Temple St, Los Angeles, CA 90026	\$4,299	1,215	\$3.54
5	1921 Santa Ynez St Unit 7, Los Angeles, CA 90026	\$3,395	800	\$4.24
6	734 Hyperion Ave Unit 734, Los Angeles, CA 90029	\$3,595	1000	\$3.60
			Average:	\$3.99

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# 227 N. Burlington Ave.

## Maps



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# 227 N. Burlington Ave.

## Walk Score

**Walk Score**  
**85**  
**Very Walkable**  
Most errands can be accomplished on foot.

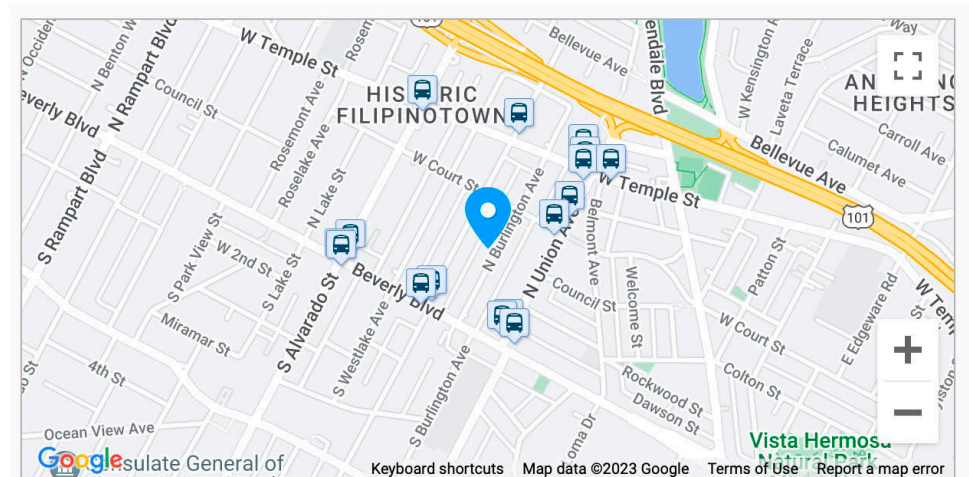
**Transit Score**  
**68**  
**Good Transit**  
Many nearby public transportation options.

**Bike Score**  
**66**  
**Bikeable**  
Some bike infrastructure.

### About this Location

227 North Burlington Avenue has a Walk Score of 85 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Greater Echo Park Elysian neighborhood in Los Angeles. Nearby parks include Echo Park, Vista Hermosa and Parkview Playground.



#### Rail lines:

Metro E Line (Expo)	1.3 mi	Metro A Line (Blue)	1.3 mi
Metro D Line (Purple)	1.3 mi	Metro B Line (Red)	1.3 mi

#### Bus lines:

Pico Union/Echo Park DASH ...	0.1 mi	14/37 Metro Local Line	0.2 mi
10/48 Metro Local Line	0.2 mi	2 Metro Local Line	0.2 mi



<https://www.walkscore.com/score/227-n-burlington-ave-los-angeles-ca-90026>

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# 227 N. Burlington Ave.

## Area Overview

### Historic FilipinoTown (HiFi) / Echo Park

Historic Filipinotown (HiFi) / Echo Park is a neighborhood located in the central region of Los Angeles, California. It is bordered by Echo Park to the north, Westlake to the east, Rampart Village to the south, and Silver Lake to the west.

History: Historic FilipinoTown, also known as HiFi, is one of the oldest Filipino-American communities in the United States, with a rich cultural history dating back to the early 20th century. The neighborhood was officially recognized as a cultural district by the City of Los Angeles in 2002. Echo Park, on the other hand, has a long history as a bohemian hub and was once home to many artists, writers, and musicians.

Demographics: The population of HiFi / Echo Park is diverse and includes a mix of young professionals, families, and immigrant communities. According to the U.S. Census Bureau, the median household income in the area is around \$60,000 and the majority of residents are renters.

Lifestyle: HiFi / Echo Park is known for its eclectic and creative vibe, with a variety of shopping, dining, and entertainment options available. The neighborhood is home to several parks, including Echo Park Lake and MacArthur Park, as well as cultural institutions such as the Echo Park Film Center and the Japanese American Cultural & Community Center.

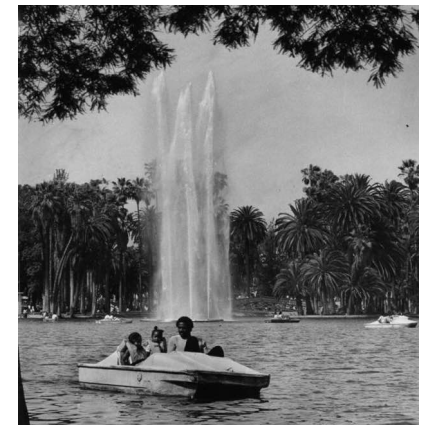
Restaurants and Entertainment: HiFi / Echo Park offers a unique culinary experience, with a variety of Filipino and other Asian-influenced restaurants and cafes, as well as traditional American options. Notable restaurants include Rice Bar, Tocino Boys, and Spicy City. The neighborhood is also home to several bars, coffee shops, and independent boutiques. There are also cultural events and festivals, such as the Echo Park Rising music festival, that take place in the neighborhood each year.

### Real Estate Trends

HiFi / Echo Park is a rapidly-growing neighborhood, and real estate prices in the area have risen in recent years in response to increased demand. According to Zillow, the median home value in the zip code is currently around \$1 million, which represents an increase of approximately 50% over the past decade.

The appreciation of real estate in HiFi / Echo Park is expected to continue, driven by factors such as the area's growing popularity, improving economy, and ongoing demand for urban living. With its rich cultural heritage, eclectic energy, and convenient location, HiFi / Echo Park is poised for continued success as one of Los Angeles' most unique and vibrant neighborhoods.

HiFi / Echo Park community is a prime location for real estate investment, offering significant appreciation potential and a rich cultural experience. The neighborhood's unique blend of history, energy, and modern amenities make it an ideal place to call home for those who value creativity, cultural diversity, and urban living.



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# 227 N. Burlington Ave.

## ADU Report - Brick Work

**brickwork** 227 N. Burlington Ave  
Los Angeles, CA 90026

**ADU Report**

**brickwork**

**ADU Report**

1 **Existing Conditions**

Floor Area	Units	Zoning	Lot Area
2,414 sq. ft.	1	RD1.5-1	6,000 sq. ft.

2 **Development Potential**

Total Combined sq. ft.	Scenario #1	Scenario #2
3,514 sq. ft.	Converted ADU	Attached ADU

3 **Detached ADU**

Max. Height	Front Setback	Side Rear Setback	Max. Build Area	Parking
N/A	N/A	N/A	N/A	N/A

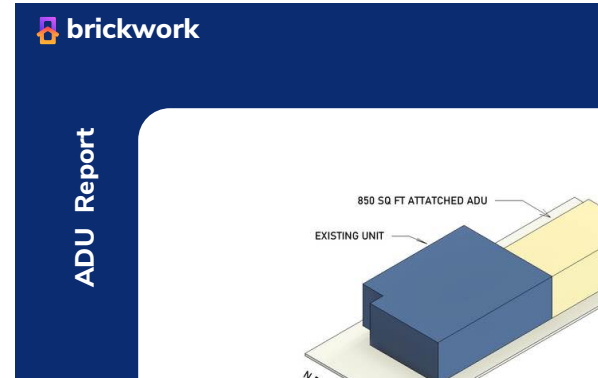
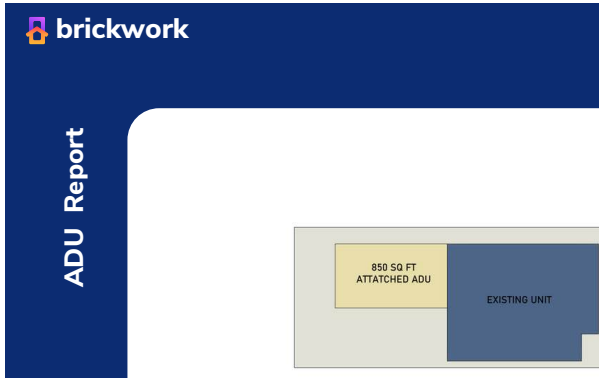
4 **Converted ADU**

ADU Type	Max. Height	Front Setback	Side Rear Setback	Max. Build Area	Parking
N/A	45 ft.	25 ft.	4ft	1,100 sq.ft. (existing)	None required.

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# 227 N. Burlington Ave.

## ADU Report - Brick Work



### 5 Detached ADU

Max. Height	Front Setback	Side Rear Setback	Max. Build Area	Parking
N/A	N/A	N/A	N/A	N/A

### 6 Converted ADU

ADU Type	Max. Height	Front Setback	Side Rear Setback	Max. Build Area	Parking
N/A	45 ft.	25 ft.	4ft	850 sq. ft.	None required.

### 7 Restrictions

Please note, for the Attached Conversion, only "non-habitable" spaces (garages, boiler rooms, storage rooms, etc.) are able to be converted to an ADU. Conversions can provide up to 25% additional units based off of the number of existing units

No required parking for Converted ADUs  
 Per CA Gov't Code Section 65852.2(d)(3), no parking is required for a converted ADU.  
 Per CA Gov't Code Section 65852.2(a)(1)(D)(xi), When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.

# 227 N. Burlington Ave.

Zimas



City of Los Angeles  
Department of City Planning

2/15/2023  
PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**  
227 N BURLINGTON AVE

**ZIP CODES**  
90026

**RECENT ACTIVITY**  
None

**CASE NUMBERS**  
CPC-1986-605-GPC  
CPC-1984-1-HD  
ORD-164625-SA760  
ORD-161116-SA33A  
ORD-129279

Address/Legal Information	
PIN Number	136-5A207 299
Lot/Parcel Area (Calculated)	6,000.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID D2
Assessor Parcel No. (APN)	5159006006
Tract	HIGHLAND TRACT ADDITION NO. 1
Map Reference	M R 5-514
Block	2
Lot	26
Arb (Lot Cut Reference)	None
Map Sheet	136-5A207
Jurisdictional Information	
Community Plan Area	Westlake
Area Planning Commission	Central
Neighborhood Council	Echo Park
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	2084.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	RD1.5-1
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information	
Assessor Parcel No. (APN)	5159006006
APN Area (Co. Public Works)*	0.138 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$170,574
Assessed Improvement Val.	\$489,600
Last Owner Change	11/30/2021
Last Sale Amount	\$1,200,012
Tax Rate Area	67
Deed Ref No. (City Clerk)	830026
	65651
	527492
	188611
	1765300
	1718741-43

Building 1	
Year Built	1950
Building Class	D7B
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	2,414.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5159006006]

Additional Information	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No

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# 227 N. Burlington Ave.

## Zimas

Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.4368272
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5159006006]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5159006006
Address	227 N BURLINGTON AVE
Year Built	1950
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
<b>Housing Element Sites</b>	
HE Replacement Required	Yes
Housing Use within Prior 5 Years	Yes
SB 166 Units	0.21 Units, Moderate
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Rampart
Reporting District	236
Fire Information	
Bureau	Central

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### CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-605-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WESTLAKE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (D. GREEN/BOWMAN)
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.

### DATA NOT AVAILABLE

ORD-164625-SA760  
 ORD-161116-SA33A  
 ORD-129279

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# 227 N. Burlington Ave.

Zimas

ZIMAS PUBLIC Generalized Zoning 02/15/2023 City of Los Angeles Department of City Planning



Address: 227 N BURLINGTON AVE Tract: HIGHLAND TRACT ADDITION NO. 1 Zoning: RD1.5-1  
APN: 5159006006 Block: 2 General Plan: Low Medium Residential  
PIN #: 136-5A207 299 Lot: 26  
Arb: None



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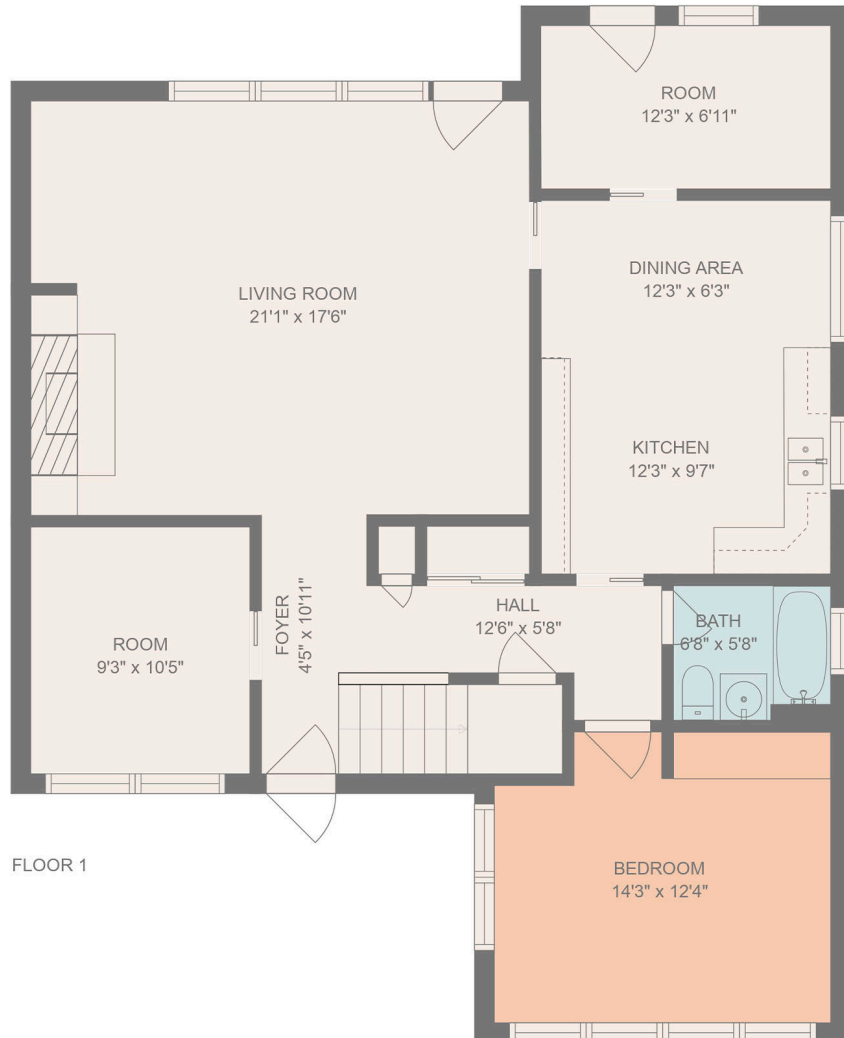
## Parcel Map



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# 227 N. Burlington Ave.

## Floor Plan - Main House



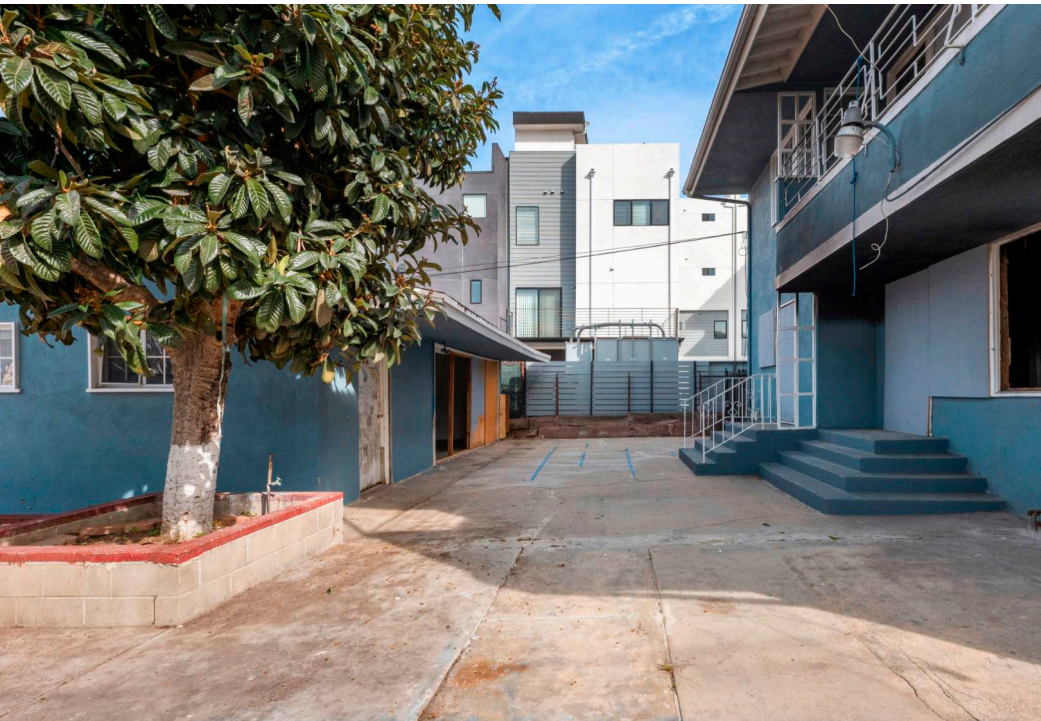
**DISCLAIMER:** Floorplan rendering created by The Luxury Level. Measurements are approximate and fairly exact but not State authorized. It is the responsibility of the buyer to verify the property's measurements and square footage independently. Multiple independent floors or spaces may not be representative of actual location on property.

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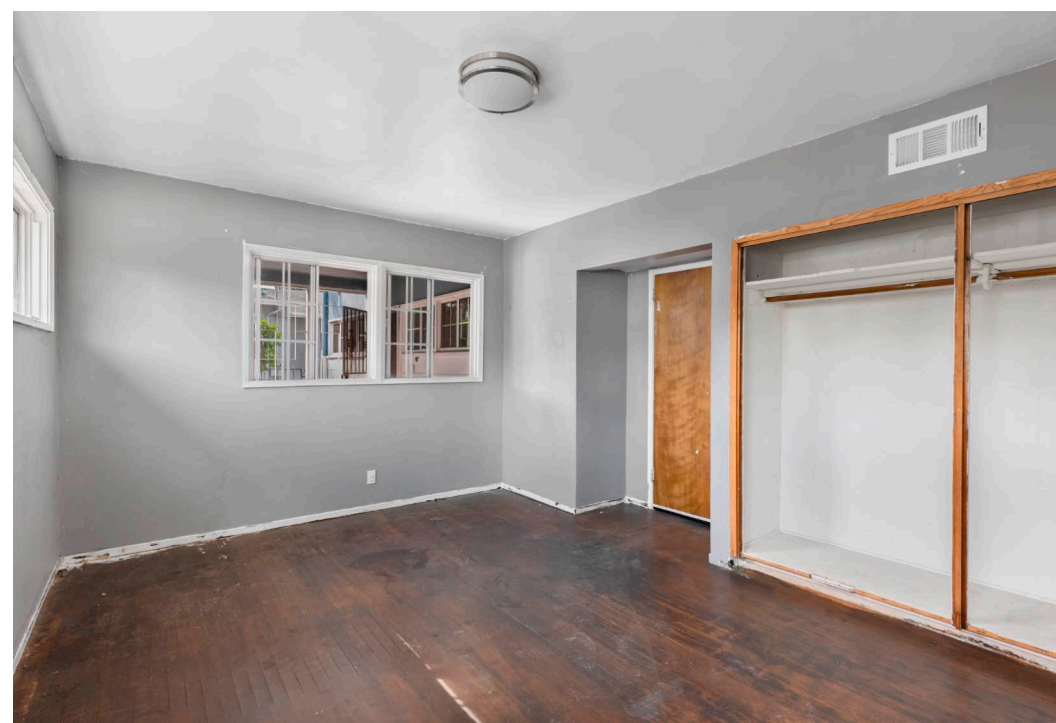
























# Partners CRE

## Agent



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## **Dario Svidler** Partners CRE Executive Vice President

Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood. With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$500 million in Real Estate and is well on his way to doubling that number. Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios. Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

# BeachRock Group

## Agent

## Arman Mahmoodi

BeachRock Group  
Co-Founder



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Arman is a high-performing real estate agent, advisor, investor, and Co-Founder of BeachRock Real Estate Group. Arman takes pride in his ability to successfully represent his clients on both commercial and residential acquisitions, dispositions, and 1031 Exchanges. On the commercial front, Arman specializes in identifying off market commercial and multifamily income properties, with a focus on value-add and development opportunities. On the residential side, he has a keen eye and understanding for quality builds and design, and specializes in identifying investment opportunities, such as fix-and-flips and spec home development opportunities for his developer clients. Arman also has extensive experience representing both landlords and tenants with leasing commercial and residential real estate. Inspired by his father's highly successful entrepreneurial ventures, Arman has been in the business since he was 17, and has worked under several of the city's prominent real estate brokers, participating in a variety of high profile transactions, until he co-founded BeachRock Group. Arman's clientele ranges from friends, celebrities, families, family investment offices, and institutional investors. He is known for a highly detailed, solution-oriented approach, and streamlined communication between all parties, leading to effective, transparent, win-win outcomes.

Arman is a graduate from the University of Colorado, Boulder's Leeds School of Business, majoring in Business Management with a focus on Entrepreneurship & Strategy. He also holds a certificate in Real Estate Development from UCLA Extension's Real Estate Program. In his free time, Arman is an avid traveler, car enthusiast, dog lover, soccer player and fan of the game.

# BeachRock Group

## Agent

## Christopher Soffer

BeachRock Group  
Co-Founder



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Chris is a seasoned Co-Founder of BeachRock Real Estate Group in Los Angeles, known for his extensive and in-depth market knowledge, innovative solutions, and unwavering commitment to delivering highly personalized and confidential service.

As a visionary in the industry, Chris spearheads BeachRock's focus on the sale and acquisition of strategic land investments, multi-family properties, and high-end residential estates. Under his leadership, the firm offers a comprehensive suite of services, encompassing leasing administration, acquisitions and dispositions, and in-house marketing.

A graduate of the University of Southern California, with a background in business, philosophy, and fine art photography, Chris brings a unique perspective to the real estate arena. He honed his skills at the side of Blake Fogel, a well-regarded commercial real estate expert with over two decades of experience in acquiring, managing, developing, owning, and selling real estate on a national and international scale.

Prior to co-founding BeachRock, Chris served as a Senior Research Analyst at Tower Investments Group, where he honed his abilities in market analysis, data analytics, and investment strategy. With a family history rooted in entrepreneurship, Chris is recognized for his relentless energy, creative thinking, and a consistent drive to deliver exceptional results for his clients.

During his time off, Chris enjoys surfing, snowboarding, competitive tennis, golf and sports car racing. Being a second generation Palisadian, he had the luxury of growing up next to some of the best surf California has to offer.

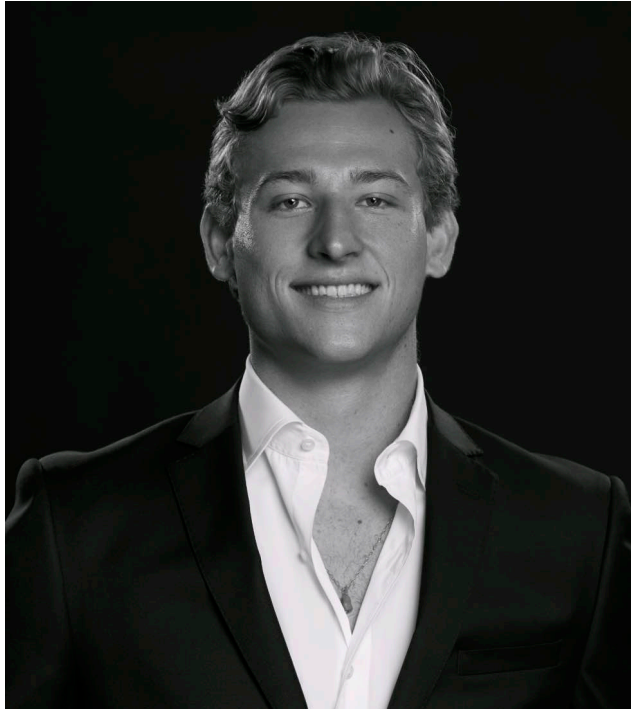
# BeachRock Group

Agent

## Trenton Armitage

BeachRock Group

Senior Associate of Multifamily Investments and Developments



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Trenton, BeachRock's first Associate, is a seasoned commercial broker who specializes in multi-family investments and development opportunities. Born and raised in Studio City, Trenton obtained real estate knowledge and experience at a young age through his grandmother, who was an experienced agent, and father, a successful general contractor. Trenton's work ethic, honesty, integrity, compassion, and hunger have led him to become a significant point of contact for exclusive investment opportunities throughout Los Angeles and its surrounding markets.

Graduating from Crespi Carmelite high school in 2017 as an Honor roll student and exceptional multi-sport athlete, Trenton began his career in Sherman Oaks with Compass as part of the Beverly and Co. Luxury Properties team. Working with well-respected agent Winston Nelson provided Trenton with exceptional experiences and wisdom which he brought to BeachRock Real Estate Group.

Trenton's track record of success is a testament to his hard work and dedication to his clients. Throughout his career, he has demonstrated an unwavering commitment to delivering outstanding results, earning the trust and confidence of his clients. Whether it's sourcing off-market opportunities, navigating complex deals, or delivering innovative solutions, Trenton consistently exceeds expectations.

His approach to commercial real estate is grounded in a deep understanding of market trends, investment strategies, and the needs of his clients. He leverages his extensive network and expertise to identify opportunities and negotiate the best possible outcomes for his clients. Trenton's past performance speaks for itself, as he has consistently closed successful deals for a diverse range of clients, from high net-worth individuals to institutional investors. He takes pride in his ability to deliver measurable results and provide a high level of service that exceeds his clients' expectations.

Trenton's drive, passion, and commitment to excellence have earned him a reputation as one of the leading commercial brokers in the Los Angeles area. Whether you're seeking to invest in multi-family properties or pursue development opportunities, Trenton is the ideal partner for your real estate needs.

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