

1223

N KENMORE



1221
1221½

4 UNITS
BUILT IN 2017

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1223

N KENMORE

ADDRESS	1223 N Kenmore Los Angeles, CA 90029
UNITS	4
YEAR BUILT	2017
LOT SIZE	6,449 SF
BUILDING SIZE	5,373 SF
PARKING	8
APN	5540-007-014

- Built in 2017 | Not Subject to Rent Control
- High Demand Unit Mix | 3-bed / 2.5-bath , 3-bed/ 3-bath, 4-bed / 3-bath units
- Townhome-Style Design
- Modern Interior Features & Finishes
- Prime East Hollywood Location | Within walking distance of the Vermont / Santa Monica Metro station





BUILT IN 2017

Not Subject to Rent Control



HIGH DEMAND UNIT MIX

3-bed / 2.5-bath , 3-bed/ 3-bath,
4-bed / 3-bath units



TOWNHOME-STYLE DESIGN

Units offer multi-level layouts
with no units above or below



MODERN INTERIOR FEATURES & FINISHES

Hardwood flooring throughout,
central air-conditioning, stainless-
steel appliance packages, and in-unit
washer and dryers



PRIME EAST HOLLYWOOD LOCATION

Within walking distance of the
Vermont / Santa Monica Metro station



THE PROPERTY

1223 N Kenmore Ave is a newer construction fourplex located in the highly desirable East Hollywood submarket of Los Angeles. Built in 2017, the property consists of approximately 5,373 square feet and offers a highly functional mix of large townhome-style residences designed to meet modern tenant preferences. Importantly, the property is not subject to local rent control, providing investors with valuable operational flexibility and long-term income growth potential.

The unit composition includes two 3-bedroom / 2.5-bath units, one 3-bedroom / 3-bath unit, and one 4-bedroom / 3-bath unit, delivering an attractive blend of layouts that appeal to a broad tenant base. Each unit features a multi-level design with no units above or below, enhancing privacy and contributing to strong rental demand.

Interior finishes reflect contemporary construction standards, including abundant natural light, spacious bedrooms, hardwood flooring throughout, central air-conditioning, stainless-steel appliance packages, and in-unit washer and dryers. The property's newer vintage reduces near-term capital expenditure exposure and supports long-term operational efficiency.

The asset benefits from a practical and convenient parking configuration, including direct-entry garages and supplemental driveway parking, providing ease of use for residents while remaining consistent with surrounding market expectations.

Situated on a quiet residential street, the property is walking distance to the Vermont / Santa Monica Metro station and offers convenient access to major lifestyle, employment, and entertainment corridors, including Silver Lake, Echo Park, Larchmont Village, Koreatown, and Hollywood. This central location underpins the property's strong tenant appeal and durable investment fundamentals.

The combination of newer construction, larger unit layouts, and non-rent-controlled status positions 1223 N Kenmore Ave as a compelling investment opportunity offering stable income characteristics and long-term appreciation potential.





INTERIOR





FINANCIALS

FINANCIAL INDICATORS

Price:	\$2,995,000
Down Payment:	\$2,995,000
Down Payment %:	100%
CAP Current:	5.36%
GRM Current:	13.95
CAP Market:	5.97%
GRM Market:	12.84
Cost Per SF:	\$557.42
Cost Per Unit:	\$748,750
Expenses Per Unit:	\$11,912
Expenses Per SF:	\$8.87

SOURCE OF INCOME

SOURCE OF INCOME		CURRENT		MARKET	
# of Units	Unit Type	Avg Rent	Income	Avg Rent	Income
1	3 Bed +2.5 Bath T/H	\$4,735	\$4,735	\$4,995	\$4,995
1	4 Bed +3 Bath T/H	\$5,200	\$5,200	\$5,200	\$5,200
1	3 Bed +3 Bath T/H	\$4,100	\$4,100	\$4,750	\$4,750
1	3 Bed +2.5 Bath T/H	\$3,850	\$3,850	\$4,500	\$4,500
Total Rental Income:			\$17,885		\$19,445
Total Monthly Income:			\$17,885		\$19,445

PROPERTY ABSTRACT

Units:	4
Year Built:	2017
Lot SF:	6,449
Building Gross SF:	5,373
Parking Spaces:	8

ESTIMATED ANNUALIZED OPERATING DATA:

	CURRENT	MARKET
<i>Scheduled Gross Income:</i>	\$214,620	\$233,340
Less Vacancy: 3.0%	(\$6,439)	(\$7,000)
Gross Operating Income:	\$208,181	\$226,340
Less Expenses: 22.9%	(\$47,649)	(\$47,649)
<i>Net Operating Income:</i>	\$160,532	\$178,691
Pre-Tax Cash Flow:	\$160,532	\$178,691
Percentage Return:	5.36%	5.97%

EXPENSES

ESTIMATED ANNUALIZED EXPENSES

Taxes:	1.2% of Price	\$35,940
Insurance:	\$1.40 per s.f.	\$7,522
Pest Control:	\$50 per month	\$600
Utilities:	Actual	\$987
Repairs & Maintenance:	\$500 per unit	\$2,000
Landscape:	\$50 per month	\$600
Total Expenses:		\$47,649

RENT ROLL

UNIT	UNIT TYPE	CURRENT RENT	MARKET RENT
1221	3 Bed/2.5 Bath	\$4,735	\$4,995
1221 1/2	4 Bed/3 Bath	\$5,200	\$5,200
1223	3 Bed/3 Bath	\$4,100	\$4,750
1223 1/2	3 Bed/2.5 Bath	\$3,850	\$4,500
Monthly Rent:		\$17,885	\$19,445
Annual Rent:		\$214,620	\$233,340

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HOLLYWOOD BLVD



SUNSET BLVD

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SANTA MONICA BLVD

Major Employers



ABOUT HOLLYWOOD

Located just northwest of Downtown within Los Angeles, Hollywood and neighboring East Hollywood function as dense urban neighborhoods defined as much by everyday living as by their proximity to major attractions. Residential streets are lined with a mix of older courtyard apartments, mid-century multifamily buildings, and newer infill developments, reflecting decades of steady population growth. Access to regional transit through the Los Angeles County Metropolitan Transportation Authority rail and bus network has reinforced the area's connectivity to surrounding employment centers.

Commercial corridors such as Santa Monica Boulevard and Vermont Avenue serve local residents with neighborhood retail, services,

and dining that mirror the community's cultural diversity. Landmarks like Barnsdall Art Park and Hollywood Forever Cemetery offer open space and historic character amid the urban setting. Anchored in part by nearby institutions including Kaiser Permanente facilities and educational campuses, the neighborhoods support a steady mix of families, students, and professionals.

While housing affordability and density remain ongoing challenges, Hollywood and East Hollywood continue to evolve as vibrant residential communities shaped by walkability, transit access, and a distinctly local identity separate from the entertainment narrative often associated with the name.

CHILDREN'S HOSPITAL LOS ANGELES



HOLLYHOCK HOUSE



SUNSET BLVD



KABOB IN LITTLE ARMENIA



LITTLE ARMENIA NEIGHBORHOOD

From Armenian bakeries to colorful murals to the Church of Scientology, there's no place quite like Little Armenia. From locally-owned restaurants to the brick-paved (and absolutely no parked cars) L. Ron Hubbard Way, every spot in Little Armenia is different -- and somewhat quirky. The Church of Scientology is located in the former Cedars of Lebanon Hospital, where celebrities like Lucille Ball and Judy Garland gave birth to future celebrities Desi Arnaz, Jr. and Liza Minnelli. Teetering between the glitz and glamour of Hollywood and the small-town feel of a close-knit community, it's no wonder that Little Armenia is fast becoming Los Angeles' newest "it" neighborhood.

Little Armenia is located in East Hollywood, starting along Hollywood Boulevard and extending south along the Hollywood Freeway to Santa Monica Boulevard. The neighborhood is surrounded by other unique neighborhoods like Thai Town (north), Los Feliz (northeast), and Silver Lake (southeast). Hollywood Boulevard and Sunset Boulevard both provide endless shopping and dining, with everything from coffee shops and pizza parlors to Thai and Armenian restaurants that attract people from all over LA.



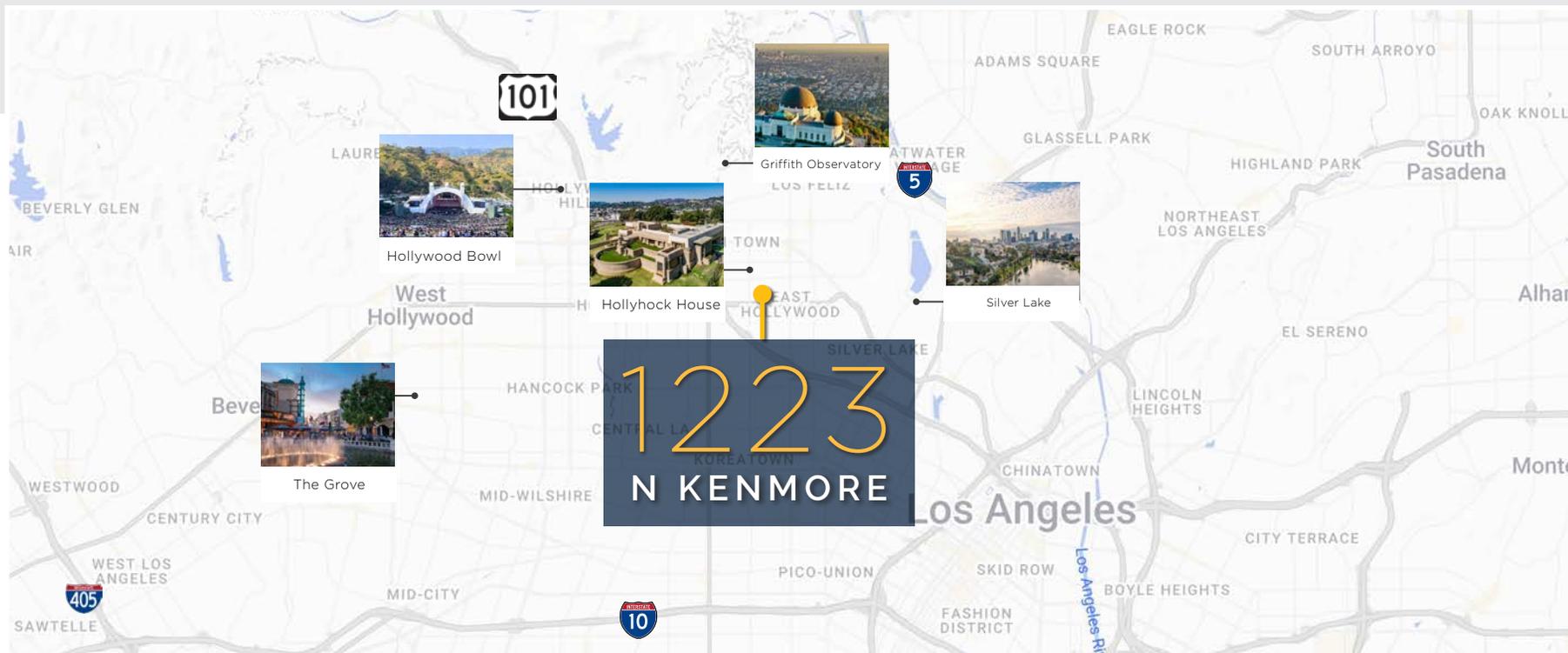
Walker's Paradise
Daily Errands Do Not
Require Car



.6 Miles to
Vermont/Sunset Metro
Station



12 Miles to BUR Airport
with over 70 Daily Flights
22 Miles to LAX



TRANSPORTATION

Transit Score
71

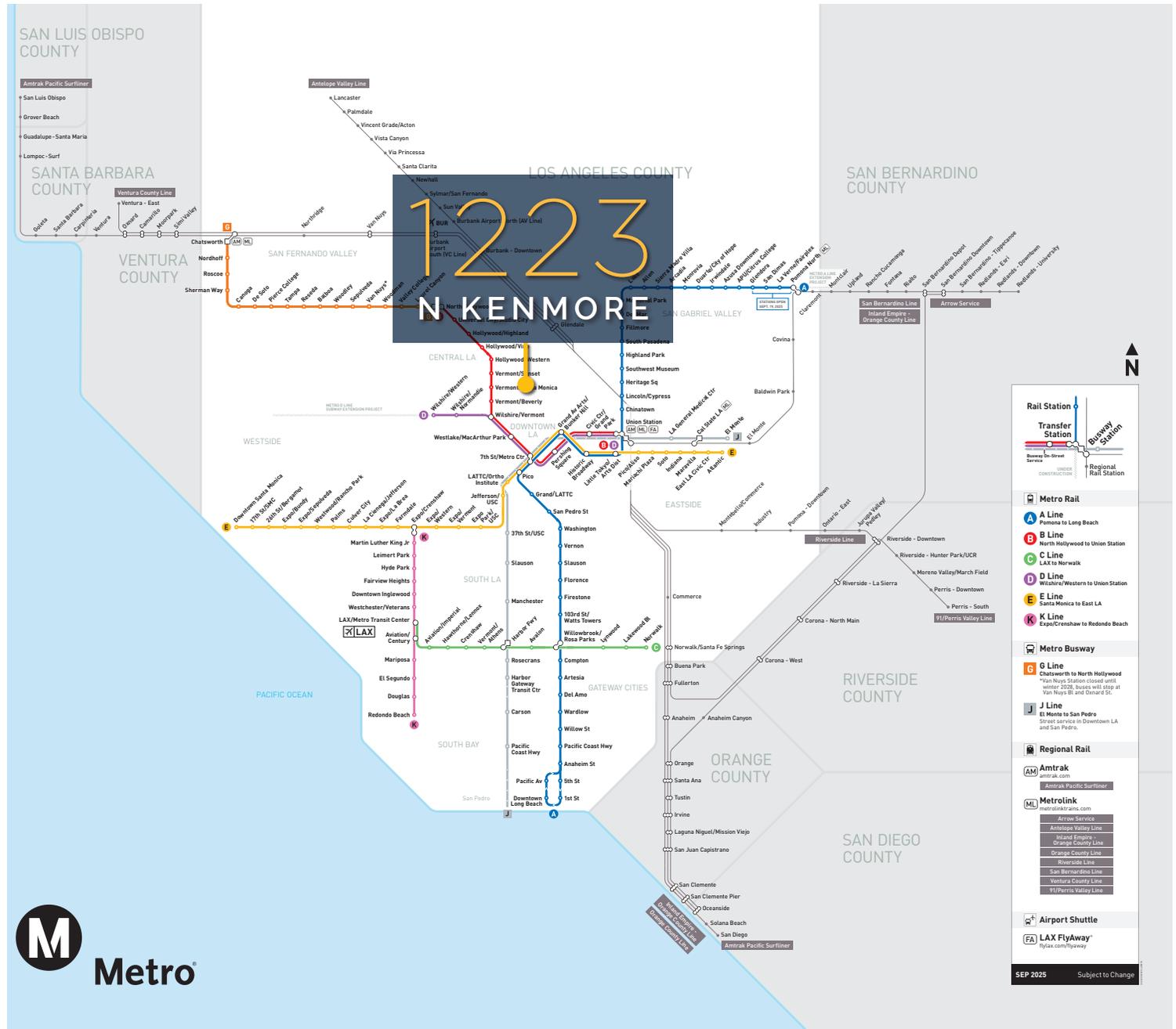
EXCELLENT TRANSIT

Transit is convenient for most trips

Bike Score
71

VERY BIKEABLE

Biking is convenient



TRANSPORTATION



Located in Los Angeles, 1223 N Kenmore benefits from strong transit access through the Los Angeles County Metropolitan Transportation Authority system. Nearby rail service at Hollywood/Vermont station and Vermont/Sunset station provides convenient connections to Downtown, the Valley, and regional bus lines. Walkable corridors and major arterials further enhance mobility, offering residents practical commuting options throughout the Hollywood and East Hollywood area.



WALKER'S PARADISE

Daily errands do not require a car.

DEMOGRAPHICS

1 Mile Radius from Property



Population

1 Mile Radius	71,801
3 Mile Radius	435,273
5 Mile Radius	1.1 M

41

Median Age



Average Household Size



Education

Bachelor/Grad/Prof Degree	42%
Some College	15%
High School Grad	83%
No High School Diploma	25%

\$99,065

Average Household Income

Income

Median Household	\$69,592
Median Rent	\$1,651
Median House Value	\$1.21 M



Employment

Entertainment	18%
Education	16%
Professional	11%



Total Businesses

Total Businesses	5,281
Total Employees	167,919

5.1%

Unemployment Rate

DEMOGRAPHICS

1 Mile Radius from Property



2024	71,801
2029	74,682
2034	76,992

TOTAL POPULATION



2024	32,133
2029	33,482
2034	34,568

TOTAL HOUSEHOLDS



2024	\$99,065
2027	\$127,095

AVERAGE HOUSEHOLD INCOME



1-Mile	22,892
3-Mile	159,782
5-Mile	361,818

RENTER OCCUPIED HOUSING UNITS

Sources: Placer.ai

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