

4650 York Boulevard Los Angeles, CA 90041 (Eagle Rock)



(12) 2-Bdrm Units in Prime Eagle Rock | Units Average Almost 1,000 SF | Approx. 53% Rental Upside
Offered @ \$218 per Foot, 10.68 GRM and 5.93% CAP on Current Rents | Spacious 19,407 SF Lot

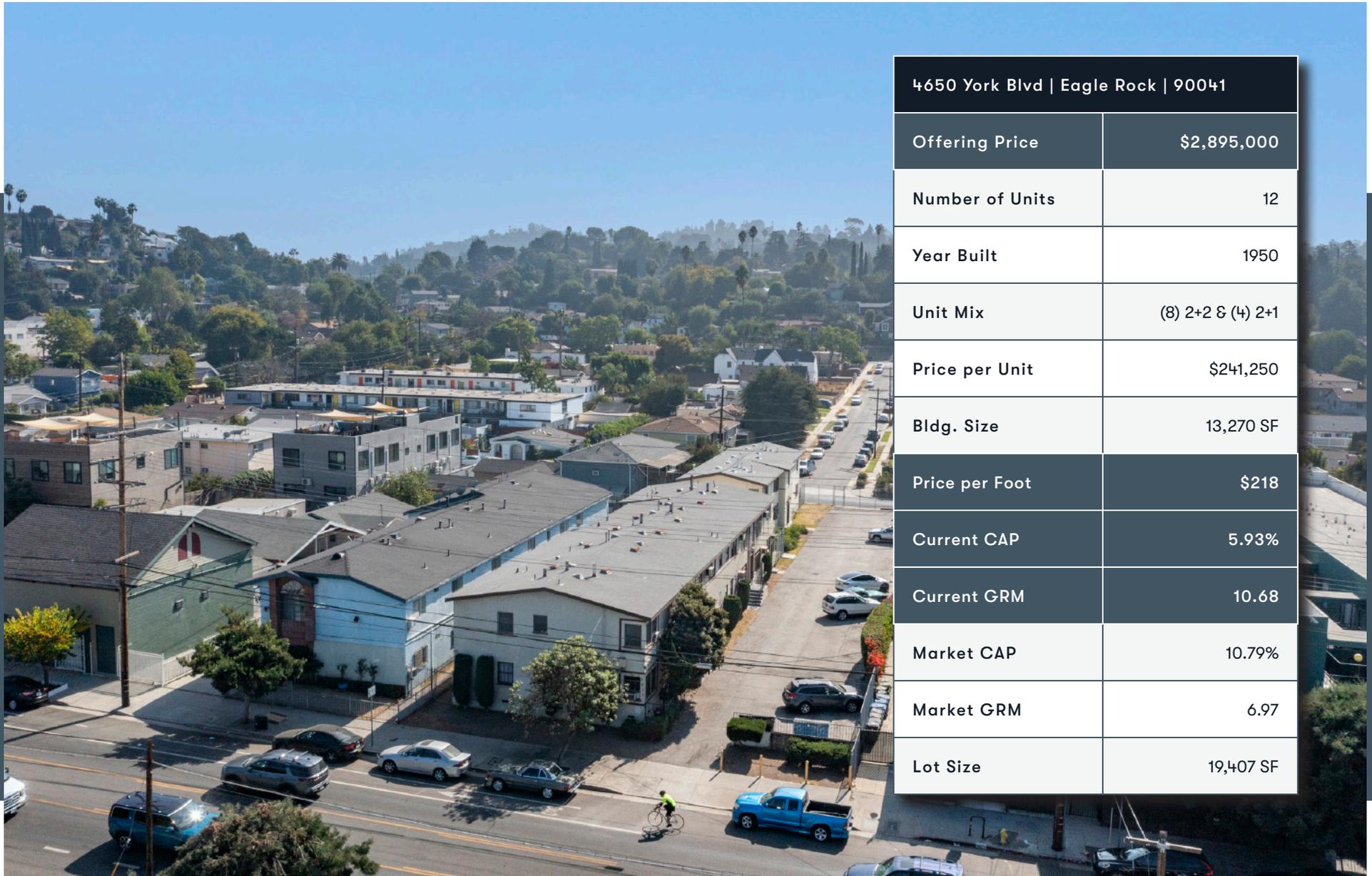
COMPASS

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Property Overview



4650 York Blvd Eagle Rock 90041	
Offering Price	\$2,895,000
Number of Units	12
Year Built	1950
Unit Mix	(8) 2+2 & (4) 2+1
Price per Unit	\$241,250
Bldg. Size	13,270 SF
Price per Foot	\$218
Current CAP	5.93%
Current GRM	10.68
Market CAP	10.79%
Market GRM	6.97
Lot Size	19,407 SF

Property Highlights



- 4650 York Blvd is a 12-unit complex in the heart of Eagle Rock, situated near York Blvd and Eagle Rock Blvd, two of Northeast LA's most heavily visited commercial corridors. The property is offered at \$218 per SF, 5.93% CAP and 10.68 GRM on current rents.
- First time on the market in 50 years, 4650 York is comprised of (12) spacious 2-bdrm. units, each
- Based on rents for renovated units in the immediate Eagle Rock area, the property offers approx. 53% rental upside. At market rents, 4650 York is projected to stabilize at a 10.79% CAP and 6.97 GRM.
- The existing buildings sit on two parcels forming a street-to-street lot totaling 19,407 SF (York Blvd to Lincoln Ave), which offer ample side-by-side parking spaces.
- Located 0.4 miles from Occidental College, the property is well positioned for shared living arrangements tied to the student, faculty, and staff population.
- Walking distance to both York Blvd and Eagle Rock Blvd, where long-standing cafes, restaurants, and neighborhood retail, draw consistent foot traffic throughout the day and
- With an all 2-bdrm unit mix, interiors that average almost 1,000 SF, and a amenity-filled Eagle Rock location, 4650 York presents a priced-to-sell offering with significant income growth in one of Northeast LA's most established corridors.

Exterior Photography

4650 York - Eagle Rock - 90041



Neighborhood Overview



Neighborhood Aerial Overview



Nearby Hotspots



1) York Blvd. (Highland Park)

The corridor is known for its creative culture and supports a wide range of independent operators, from small galleries and design studios to specialty eateries and neighborhood retailers. The blocks between Avenue 50 and Avenue 56 are especially active, drawing consistent foot traffic from residents of Highland Park, Eagle Rock, and Mount Washington.

2) Figueroa St. (Highland Park)

Figueroa St serves as Highland Park's primary commercial hub and reflects the layered history of the neighborhood. Restored storefronts line the corridor to accommodate a mix of cafés, shops, small restaurants, and businesses that contribute to consistent foot traffic throughout the week.

3) Occidental College

Occidental College is a nationally recognized liberal arts institution serving roughly 2,000 undergraduate students across more than 40 academic programs, including strong departments in the sciences, public policy, media arts, economics, and international studies.

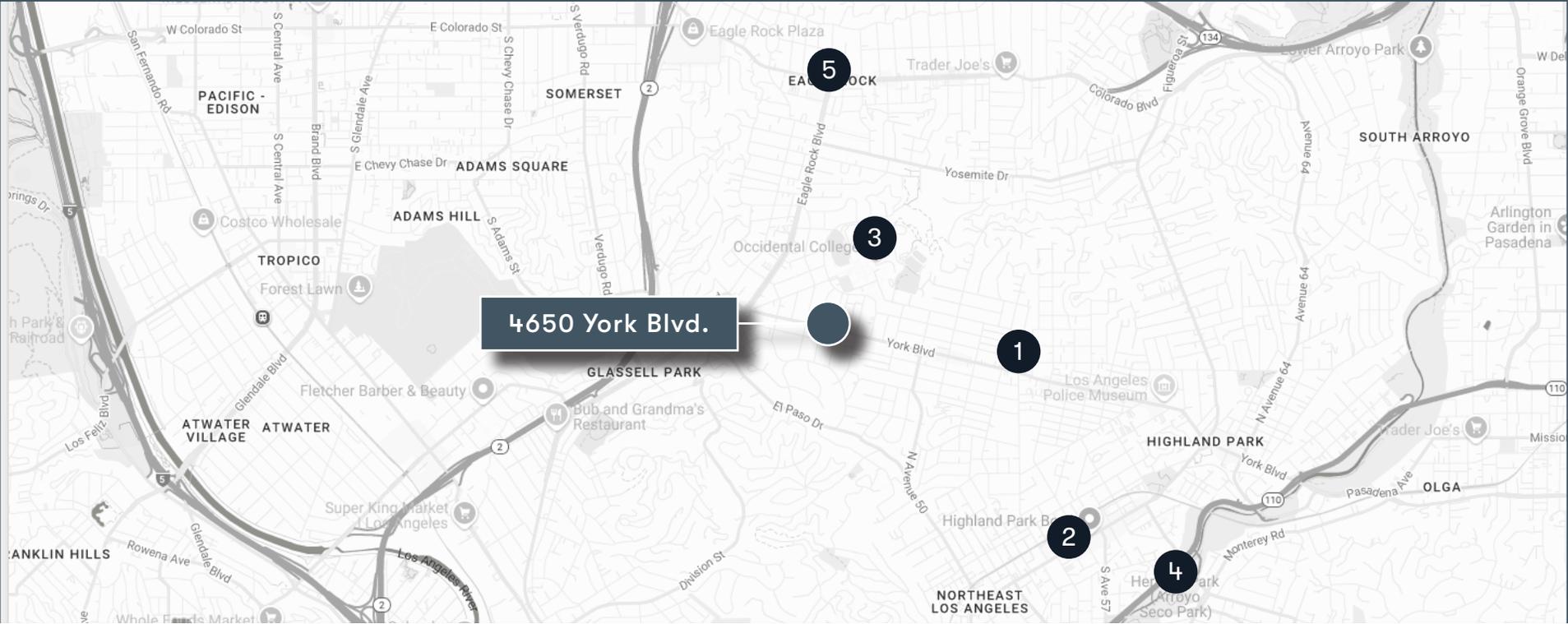
4) Hermon Park / Arroyo Seco Park

Hermon Park, situated along the Arroyo Seco corridor, provides one of the most substantial open-space amenities in the area. Its expansive athletic fields, walking paths, playgrounds, and community center create a versatile setting for daily recreation.

5) Colorado Blvd (Eagle Rock)

Colorado Blvd sits at the Eastern edge of Eagle Rock and serves as another commercial corridor for Northeast LA. The stretch near Eagle Rock Plaza contains a mix of national retailers, neighborhood services, and daily essentials that complement the smaller scale independent offerings found on Figueroa and York.

Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) York Blvd.	1.0 mile	Range of independent operators, from small galleries and design studios to specialty eateries and neighborhood retailers.
2) Figueroa St.	1.9 miles	Figueroa St serves as Highland Park’s primary commercial hub and reflects the layered history of the neighborhood.
3) Occidental College	0.4 mile	Occidental College is a nationally recognized liberal arts institution serving roughly 2,000 undergraduate students.
4) Hermon Park	2.6 miles	Expansive athletic fields, walking paths, playgrounds, and community center create a versatile setting for daily recreation.
5) Colorado Blvd. (Eagle Rock)	1.5 miles	Colorado Blvd sits at the Eastern edge of Eagle Rock and serves as another commercial corridor for Northeast LA.

Nearby Developments



1) 4719 Toland Way

This affordable housing proposal calls for an 8-story building with (153) 1-bdrm and 2-bdrm units above ground-floor parking for 46 vehicles. Approvals are requested through ED-11 with density bonus incentives. JZA Architecture is designing a contemporary massing that replaces 17 existing units on the site.

2) 4900 Eagle Rock Blvd.

This affordable housing proposal from AMCAL Multi-Housing Company calls for 64 units restricted to lower-income households. The revised design by The Albert Group Architects introduces a 5-story structure, replacing an earlier 4-story plan, and increases parking from 12 to 32 spaces.

3) 6320 E. Garvanza Ave.

This mixed-use project by Skya Ventures will deliver 33 units across studio, 4-bdrm, and 5-bdrm layouts; with 1,910 sq ft of ground-floor commercial space. Plans include 76 parking spaces. The project uses TOC incentives with 3 affordable units.

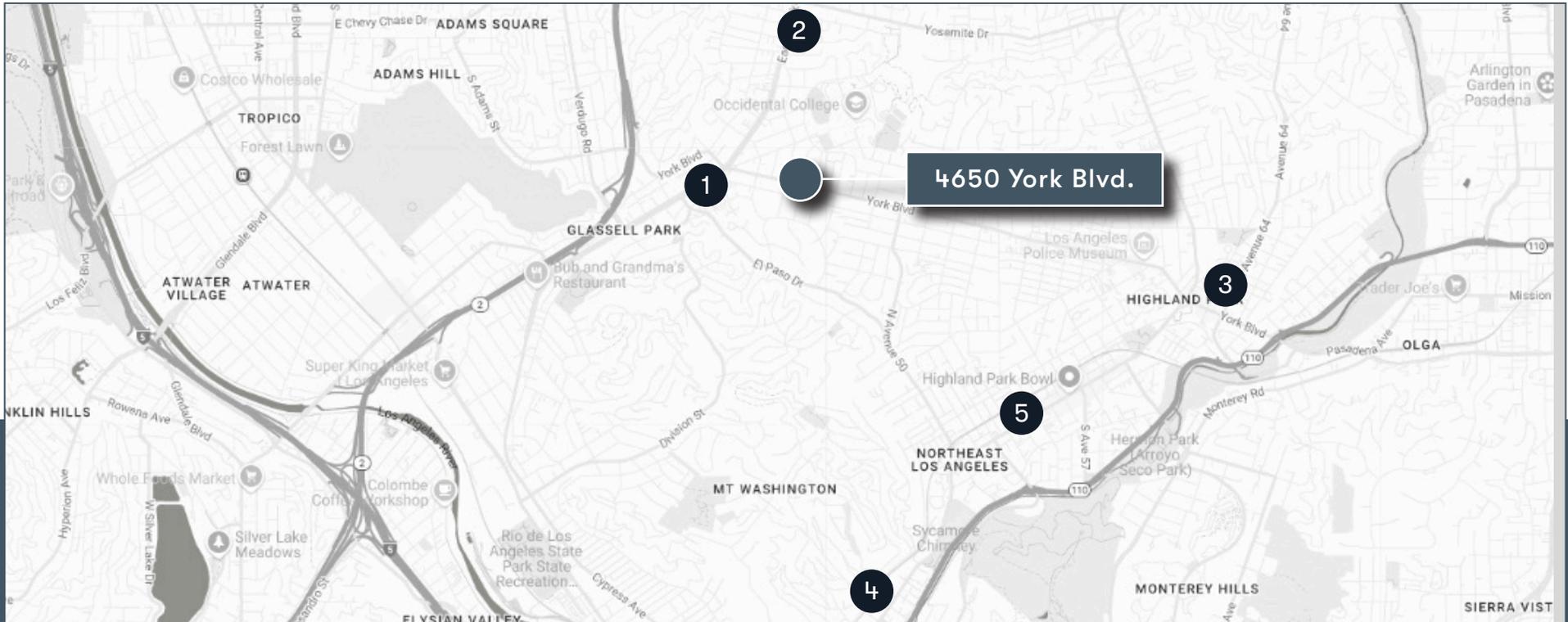
4) 3836 N. Figueroa St.

The approved mixed-use project calls for a 7-story building with 100 units above approx. 14,700 sq ft of ground-floor commercial space and a 114-car garage. The project utilizes TOC incentives with 10 ELI units required. Designed by Michael Naim with SQA, the building replaces a corner lot at Figueroa and Pasadena Ave.

5) 5326 N. Figueroa St.

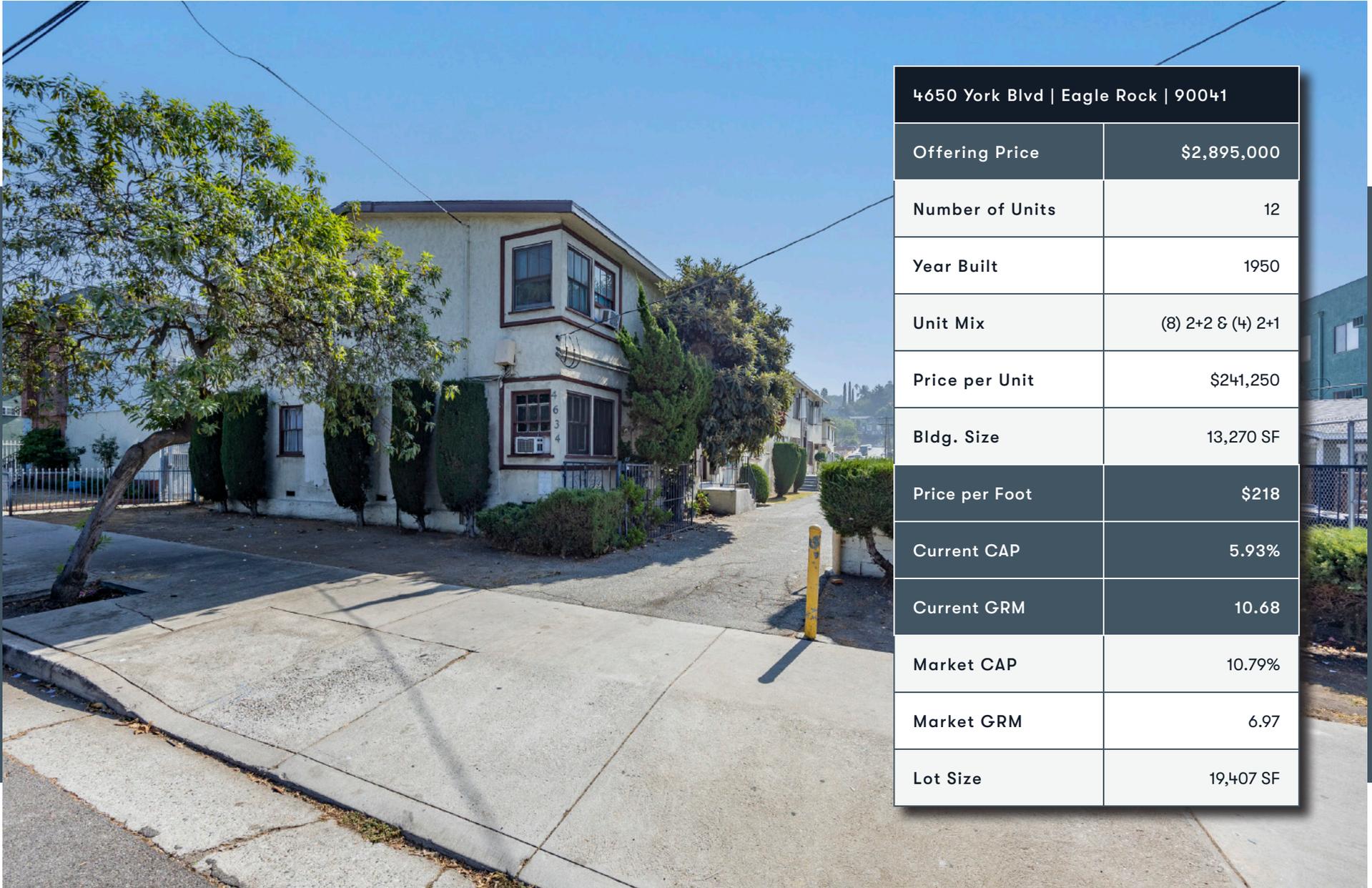
This affordable housing proposal calls for a 4-story building with 35 units across studio and 1 bdrm layouts. Filed under ED-1 with density bonus incentives, the project seeks increased height and density and provides no on-site parking due to AB-2097 eligibility within a half mile of the A Line Highland Park Station.

Nearby Developments Map



Dev Address	Distance	Notes
1) 4719 Toland Way	0.4 mile	8-story building with (153) 1-bdrm and 2-bdrm units above ground-floor parking for 46 vehicles.
2) 4900 Eagle Rock Blvd.	1.4 miles	This affordable housing proposal from AMCAL Multi-Housing Company calls for 64 units restricted to LI households.
3) 6320 Garvanza Ave.	2.1 miles	This mixed-use project by Skya Ventures will deliver 33 units across studio, 4-bdrm, and 5-bdrm layouts.
4) 3836 N. Figueroa St.	2.9 miles	7-story building with 100 units above approx. 14,700 sq ft of ground-floor commercial space and a 114-car garage.
5) 5326 N. Figueroa St.	1.9 miles	This affordable housing proposal calls for a 4-story building with 35 units across studio and 1 bdrm layouts.

Financials & Comparables



4650 York Blvd Eagle Rock 90041	
Offering Price	\$2,895,000
Number of Units	12
Year Built	1950
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Lot Size	19,407 SF



Financials

4650 York Blvd | Eagle Rock | 90041
Offered at \$2,895,000

Investment Summary	
Price:	\$2,895,000
Down Payment:	\$2,895,000
Number of Units:	12
Price per Unit:	\$241,250
Current GRM:	10.68
Potential GRM:	6.97
Proposed Financing:	\$0

Year Built:	1950	Price Per SF:	\$218
Approx. Lot Size:	19,407 SF	Current CAP:	5.93%
Approx. Bldg. Size:	13,270 SF	Market CAP:	10.79%
Annualized Operating Data			
	Current Rents	Market Rents	
Scheduled Gross Income:	\$271,013	\$415,200	
Vacancy Allowance:	\$6,775 2.5%	\$10,380 2.5%	
Gross Operating Income:	\$264,237	\$404,820	
Less Expenses:	\$92,434 34%	\$92,434 22%	
Net Operating Income:	\$171,803	\$312,386	
Less Loan Payment:	\$0	\$0	
Pre-Tax Cash Flow:	\$171,803 5.93%	\$312,386 10.79%	
Plus Principal Reduction:	\$0	\$0	
Return Before Taxes:	\$171,803 5.93%	\$312,386 10.79%	

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
8	2+2	\$1,428 - \$2,168	\$16,085	\$2,950	\$23,600
4	2+1	\$1,437 - \$1,982	\$6,500	\$2,750	\$11,000
Total Scheduled Rent:			\$22,584		\$34,600
Laundry Income:			\$0		\$0
Monthly Gross Income:			\$22,584		\$34,600
Annual Gross Income:			\$271,013		\$415,200

Estimated Expenses	
Taxes:	\$36,188
Insurance:	\$15,924
Utilities:	\$13,270
Repairs/Maintenance:	\$10,841
Professional Mgmt:	\$13,212
On-site Mgr:	\$0
Misc:	\$3,000
Total Expenses:	\$92,434
Per Sq. Ft:	\$6.97
Per Unit:	\$7,703

Rent Roll

4650 York | Eagle Rock | 90041

Current as of 02/18/26



\$415,200						
Unit #	Unit Type	Current Rent	Market Rent	Move-in Date	Approx. Unit Size	Notes
4634 York						
1	2+2	\$2,950	\$2,950	N/A		Vacant (Projected Rent)
2	2+2	\$2,950	\$2,950	N/A		Vacant (Projected Rent)
3	2+2	\$1,536	\$2,950	Dec-2003		Rents effective 4/1/26
4	2+2	\$2,168	\$2,950	Feb-2011		Rents effective 4/1/26
5	2+2	\$1,562	\$2,950	Jan-2011		Rents effective 4/1/26
6	2+2	\$1,843	\$2,950	Sep-2022		Rents effective 4/1/26
7	2+2	\$1,648	\$2,950	N/A		Rents effective 4/1/26
8	2+2	\$1,428	\$2,950	Sep-2008		Rents effective 4/1/26
4637 Lincoln						
1	2+1	\$1,411	\$2,750	Mar-1988		Rents effective 4/1/26
2	2+1	\$1,437	\$2,750	May-2008		Rents effective 4/1/26
3	2+1	\$1,982	\$2,750	Feb-2020		Rents effective 4/1/26
4	2+1	\$1,670	\$2,750	Mar-2016		Rents effective 4/1/26
	Laundry Income:	\$0	\$0			
	Other Income:	\$0	\$0			
	Monthly Total:	\$22,584	\$34,600			
	Annual Total:	\$271,013	\$415,200			

Eagle Rock Sales Comparables



Address:	4650 York Blvd.
Sale Date:	Subject Property
Price:	\$2,895,000
Year Built:	1950
# of Units:	12
Price per Unit:	\$241,250
Building Size:	13,270 SF
Price per SF:	\$218
Unit Mix:	(8) 2+2 & (4) 2+1
Notes:	\$271K GOI 10.68 GRM



Address:	2221-29 Addison
Sale Date:	04/30/25
Price:	\$1,830,000
Year Built:	1925
# of Units:	8
Price per Unit:	\$228,750
Building Size:	5,144 SF
Price per SF:	\$356
Unit Mix:	(8) 1+1
Notes:	\$143K GOI 12.79 GRM



Address:	5055 Shearin
Sale Date:	12/20/24
Price:	\$1,300,000
Year Built:	1968
# of Units:	6
Price per Unit:	\$216,667
Building Size:	6,474 SF
Price per SF:	\$201
Unit Mix:	(2) 3+2 & (4) 2+1
Notes:	\$105K GOI 12.38 GRM

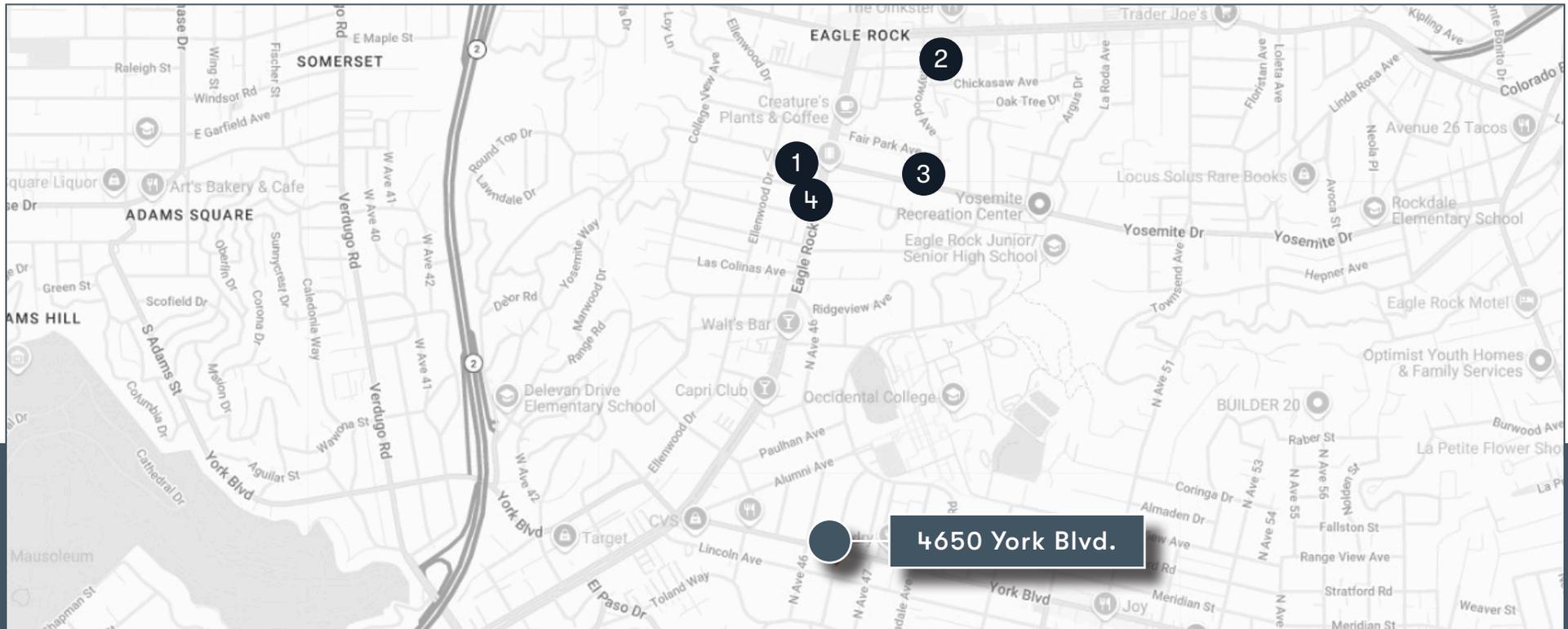


Address:	2012 Yosemite
Sale Date:	12/20/24
Price:	\$2,100,000
Year Built:	1971
# of Units:	10
Price per Unit:	\$210,000
Building Size:	8,652 SF
Price per SF:	\$243
Unit Mix:	(1) 3+2 & (9) 2+1
Notes:	\$162K GOI 12.96 GRM



Address:	4825 Eagle Rock
Sale Date:	09/26/25
Price:	\$870,000
Year Built:	1941
# of Units:	5
Price per Unit:	\$174,000
Building Size:	3,486 SF
Price per SF:	\$250
Unit Mix:	(5) 1+1
Notes:	\$75K GOI 11.60 GRM

Eagle Rock Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Unit Mix	Price Per Foot	Notes
4650 York Blvd.	Subject Property	\$2,895,000	1950	12	\$241,250	(8) 2+2 & (4) 2+1	\$218	10.68 GRM
1) 2221 Addison Way	04/30/25	\$1,830,000	1925	8	\$228,750	(8) 1+1	\$356	12.79 GRM
2) 5055 Shearin Ave.	12/20/24	\$1,300,000	1968	6	\$216,667	(2) 3+2 & (4) 1+1	\$201	12.38 GRM
3) 2012 Yosemite Ave.	12/20/24	\$2,100,000	1971	10	\$210,000	(1) 3+2 & (9) 2+1	\$243	12.96 GRM
4) 4825 Eagle Rock Blvd.	09/26/25	\$870,000	1941	5	\$174,000	(5) 1+1	\$250	11.60 GRM

Eagle Rock Rental Comparables



4650 York Blvd | Eagle Rock | 90041

All 2-Bdrm. Units Avg Almost 1,000 SF

(8) 2-Bdrm. & 2-Bath	\$2,950
(4) 2-Bdrm. & 1-Bath	\$2,750



1) 711 Bridewell St. Unit #5 | 90041

Rent	\$3,095 Leased on 10/01/25
Unit Mix	2-Bdrm. & 2-Bath 1,110 SF



2) 4406 Toland Way | 90041

Rent	\$3,000 Leased on 07/11/25
Unit Mix	2-Bdrm. & 2-Bath 1,055 SF



3) 4727 Lincoln Ave. | 90041

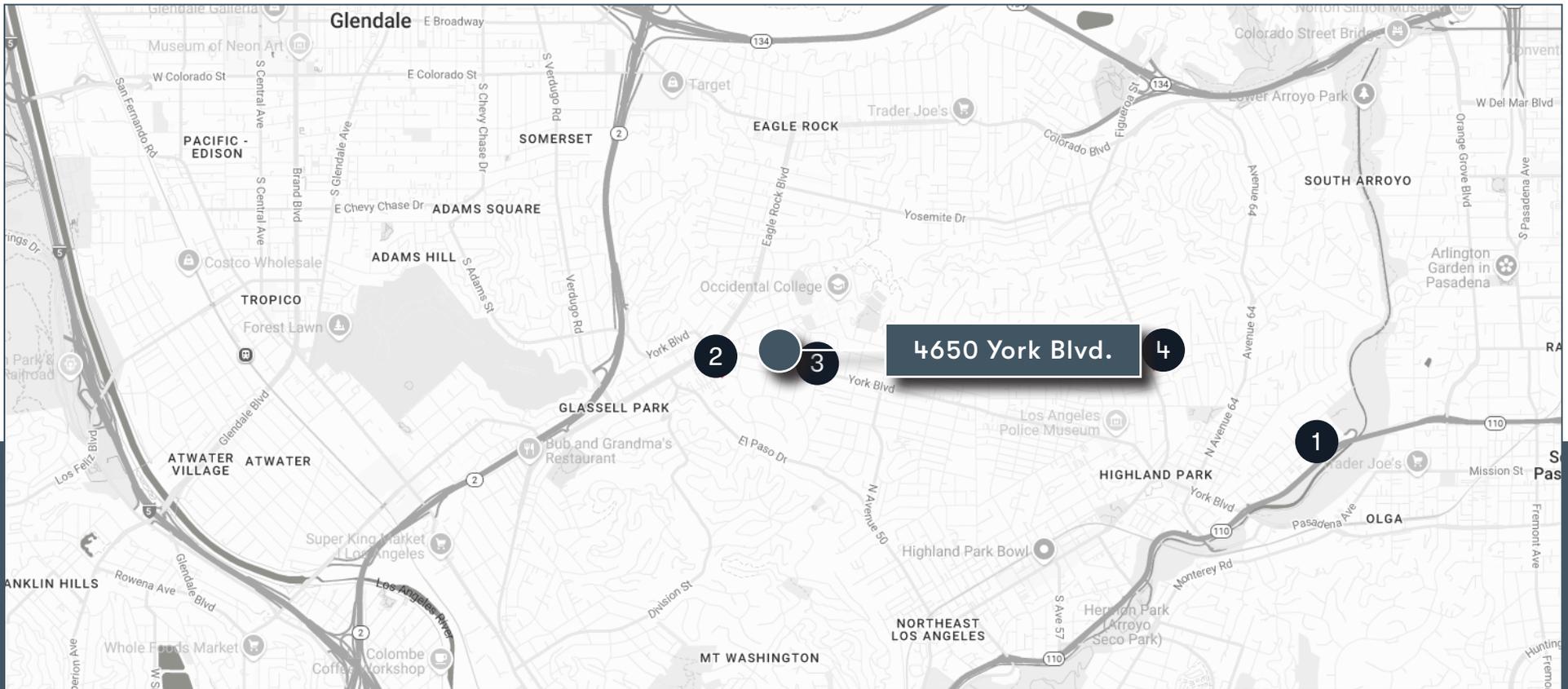
Rent	\$2,675 Leased on 10/20/25
Unit Mix	2-Bdrm. & 1-Bath 850 SF



4) 6612 N. Figueroa St. Unit #1/2

Rent	\$2,600 Leased on 06/22/25
Unit Mix	2-Bdrm. & 1-Bath 885 SF

Eagle Rock Rental Comps Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 711 Bridewell St. Unit #5	\$3,095	10/01/25	2-Bdrm. & 2-Bath	1,110 SF	\$2.81	2.8 miles
2) 4406 Toland Way	\$3,000	07/11/25	2-Bdrm. & 2-Bath	1,055 SF	\$3.15	0.4 mile
3) 4727 Lincoln Ave.	\$2,695	10/20/25	2-Bdrm. & 1-Bath	850 SF	\$3.15	0.2 mile
4) 6612 N. Figueroa St. Unit #1/2	\$2,600	06/25/25	2-Bdrm. & 1-Bath	885 SF	\$2.94	2.1 miles



4650 York Boulevard Los Angeles, CA 90041

Getting into a bigger or better property is easier than you think. It comes down to working with the right team.



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Principal

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