



COLDWELL BANKER
REALTY

Maria Samouha

CALRE #01770340



EIGHT-UNIT MULTIFAMILY PORTFOLIO · HOLLYWOOD · EXCLUSIVE OFFERING

1750 & 1754 N La Brea Avenue

Los Angeles, California 90046

OFFERED AT

\$2,990,000

\$1,495,000 per building · To be sold together

◆◆ The Offering

OFFERING PRICE	\$2,990,000
PRICE PER BUILDING	\$1,495,000
BUILDINGS	2 · Adjacent Parcels
TOTAL UNITS	8
UNIT MIX	6 × 1+1 · 2 × 2+1
BUILDING SIZE†	8,502 SF Combined
LOT SIZE†	9,479 SF Combined
YEAR BUILT†	1921
ZONING†	LAR4
PARKING	8 Driveway Spaces
OCCUPANCY	100%
APNS	5548-002-020 · 5548-002-019
MLS®	26871413 · 26872801

† Per MLS (vendor-enhanced) & public records; buyer to verify.
1750: 4,046 SF on 4,932 SF lot · 1754: 4,456 SF on 4,547 SF lot.

PROPERTY OVERVIEW

An exceptional opportunity to acquire two adjacent four-unit buildings on North La Brea Avenue, offered together as a single eight-unit portfolio in one of Los Angeles’ most sought-after rental corridors. Sited at the corner of La Brea and Yucca — one block north of Hollywood Boulevard — the 1921 Spanish Revival pair combines classic character with renovated interiors and a fully occupied rent roll. All eight units are leased, producing \$231,590 in annual scheduled income with approximately 12% documented upside to current market rents. Minutes from West Hollywood, Melrose, and Hollywood & Highland, the offering suits an investor seeking immediate income with long-term growth — or an owner-user occupying one unit while seven produce revenue.

- ◆ Two adjacent fourplexes on separate parcels, acquired as one eight-unit portfolio
- ◆ 100% occupied — \$19,299 per month of in-place scheduled income
- ◆ ±12% rent upside to market — \$21,560 per month pro forma
- ◆ Each four-unit building may qualify for residential financing — buyer to verify with lender
- ◆ Steps to Hollywood Boulevard; approximately half a mile to Metro B Line
- ◆ Renovated interiors — in-unit washer & dryer, dishwasher, stainless appliances

OFFERED AT	PER UNIT	PER SF	CURRENT CAP	PRO FORMA CAP	GRM
\$2,990,000	\$373,750	\$351.68	5.53%	6.44%	12.91
Package · both buildings	8 units	8,502 SF combined	On in-place income	At market rents	11.56 pro forma

◆◆ The Property

CHARACTER & CONDITION

Classic 1921 Spanish Revival architecture — cast-stone entries, wrought-iron balconies, and mature landscaping — paired with thoughtfully renovated interiors.

Units offer bright, functional layouts with in-unit washer and dryer, dishwasher, and wall/window air conditioning; renovated kitchens feature stainless appliances and quartz counters. Gated driveways provide eight off-street parking spaces, and hedged frontage lends the property a private, residential feel one block from Hollywood Boulevard.



LA BREA AVENUE FRONTAGE



CAST-STONE ENTRY & IRON DETAIL



REAR ELEVATION & UNIT ENTRIES



LIVING ROOM · CLASSIC FIREPLACE

◆◆ The Residences

TURNKEY INTERIORS

Renovated interiors carry the turnkey story: open living and dining areas flowing into quartz-topped kitchens, dark hardwood floors, and bright rooms behind classic multi-pane windows.

Bedrooms are serene and light-filled; baths are finished with patterned tile and glass-enclosed showers — while stacked in-unit washer/dryers and wall/window air conditioning complete the picture.



AS OF AUGUST 14, 2026

◇◇ Rent Roll

05 · RENT ROLL ANALYSIS

UNIT	TYPE	CURRENT RENT	MARKET RENT	DEPOSIT	MOVE-IN	LAST INCREASE
BUILDING 1750 — FOUR UNITS						
1750	1+1	\$2,195.00	\$2,595	\$2,000	11/22/25	11/22/25
1750.5	1+1	\$2,436.20	\$2,595	\$2,250	2/1/25	6/1/26
1752	1+1	\$2,490.68	\$2,595	\$2,400	4/3/19	3/1/24
1752.5	1+1	\$1,720.00	\$2,595	\$1,500	6/1/11	1/1/26
Subtotal		\$8,841.88	\$10,380	\$8,150		
BUILDING 1754 — FOUR UNITS						
1754	1+1	\$2,195.00	\$2,595	\$1,000	11/17/25	11/17/25
1754.5	1+1	\$2,550.89	\$2,595	\$2,420	12/26/20	6/1/26
1756	2+1	\$2,716.42	\$2,995	\$0	11/16/20	6/1/26
1756.5	2+1	\$2,995.00	\$2,995	\$2,900	2/5/26	2/7/26
Subtotal		\$10,457.31	\$11,180	\$6,320		
Total	8 Units	\$19,299.19	\$21,560	\$14,470		

OCCUPANCY

100%

8 of 8 units leased

SCHEDULED INCOME

\$19,299 / mo

\$231,590 annualized

MARKET INCOME

\$21,560 / mo

\$258,720 annualized · +11.7%

DEPOSITS HELD

\$14,470

Across all units

Tenant names withheld from marketing materials; a complete rent roll is available to qualified buyers upon request. Market rents per owner's current schedule.

◇◇ Financial Analysis

ANNUALIZED OPERATING SUMMARY

	CURRENT	PRO FORMA
Scheduled Gross Income	\$231,590	\$258,720
Monthly Equivalent	\$19,299	\$21,560
Operating Expenses	(\$66,180)	(\$66,180)
Net Operating Income	\$165,410	\$192,540
CAP Rate	5.53%	6.44%
Gross Rent Multiplier	12.91	11.56
Expense Ratio	28.6%	25.6%

Pro forma reflects owner's market rent schedule as of 8/14/26. Property is 100% occupied; no vacancy factor applied.

OPERATING EXPENSES · ANNUAL

Property Taxes	\$35,000 (est.)
Insurance	\$10,000 (est.)
Management	\$11,580 (est.)
Repairs & Maintenance	\$6,400 (est.)
Utilities	\$3,200 (est.)
Trash	Owner - Paid · See Note
Total Expenses	\$66,180 (est.)

Owner-provided estimates. Trash is currently owner-paid and is not itemized above; a new owner may convert to City of Los Angeles trash service. Per-building totals as entered on the MLS: \$30,000 (1750) · \$36,180 (1754). Buyer to verify all figures independently.

SYSTEMS & FEATURES · PER MLS

Heating / Cooling	Wall Heat · Wall/Window A/C
Appliances	Dishwasher · Refrigerator · Range/Oven · Hood Fan
Laundry	In-Unit Washer & Dryer

PER-BUILDING DETAIL

BUILDING	MLS®	UNITS	BLDG SF†	LOT SF†	CURRENT INCOME / YR	PRO FORMA / YR	LIST PRICE	PRICE / SF
1750 N La Brea	26871413	4 · all 1+1	4,046	4,932	\$106,102	\$124,560	\$1,495,000	\$369.50
1754 N La Brea	26872801	4 · 2×1+1, 2×2+1	4,456	4,547	\$125,488	\$134,160	\$1,495,000	\$335.50
Combined Portfolio		8	8,502	9,479	\$231,590	\$258,720	\$2,990,000	\$351.68

† Building and lot sizes per MLS (vendor-enhanced); buyer to verify. Buildings are offered together and are not available separately.

◆◆ The Location

*At the corner of La Brea & Yucca,
one block north of Hollywood
Boulevard.*

The property sits on the coveted stretch of North La Brea between Hollywood Boulevard and Franklin Avenue, where Hollywood meets the base of the Hollywood Hills—a highly walkable corridor of restaurants, shopping, and entertainment with deep, durable rental demand. Residents are minutes from West Hollywood and Melrose, steps from the Walk of Fame, and a short ride from the region's studios and entertainment employers.



NORTH LA BREA AVENUE · LOOKING TOWARD THE HILLS

HOLLYWOOD BOULEVARD

One block south — Walk of Fame & Ovation
Hollywood

RUNYON CANYON

Los Angeles' signature hiking park, minutes
from the door

HOLLYWOOD BOWL

Up Highland Avenue — concerts all summer
long

METRO B LINE

Hollywood/Highland Station approximately
0.5 miles away

WEST HOLLYWOOD & MELROSE

Dining, retail, and nightlife minutes to the
west and south

STUDIOS & EMPLOYERS

The Hollywood production corridor and its
workforce, close at hand

◆◆ Contact



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OFFERING TERMS

1750 and 1754 N La Brea Avenue are offered together at a combined \$2,990,000 — \$1,495,000 per building — and are to be sold together; offers should address both parcels. MLS® 26871413 & 26872801. The property is sold as-is. Interior showings upon accepted offer; please do not disturb the tenants.

VERIFICATION & DISCLAIMER

All information, including square footage, rental income, expenses, and financial figures, is estimated and provided for informational purposes only. Buyer and Buyer's Agent to independently verify all information and satisfy themselves with respect to the accuracy of all facts and figures.

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.