

# 325-327 N. STANLEY AVE



LOS ANGELES, CA 90036

4-UNIT OFFERING

**VARTANIAN**  
COMMERCIAL REAL ESTATE

**LYON STAHL**  
INVESTMENT REAL ESTATE

FAIRFAX DISTRICT/MID CITY  
WEST SUBMARKET

325-327 N STANLEY AVE | LOS ANGELES, CA 90036



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# Executive Summary

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# PROPERTY SUMMARY

## PRICING

OFFERING PRICE	\$2,150,000	
PRICE/UNIT	\$537,500	
PRICE/SF	\$400.07	
GRM	14.44	<b>12.80</b>
CAP RATE	4.26%	<b>5.13%</b>
	Current	Market

## THE ASSET

UNITS	4
YEAR BUILT	1928
GROSS SF	5,374
LOT SF	6,355
APN	5527-041-015
PARKING	8 Spaces

# Investment Overview

325-327 N STANLEY AVE

Welcome to 325-327 N. Stanley Avenue, a beautifully updated and meticulously maintained fourplex located in the heart of Los Angeles' highly desirable Fairfax District. This charming property features four spacious units totaling approximately 5,374 square feet on a 6,354 square foot lot. The unit mix includes **two (2) 2-bedroom, 2-bath units and two (2) 2-bedroom, 1.5-bath units**, each averaging an impressive 1,325 square feet. Residents enjoy **8 dedicated parking spaces, private rear entrances**, and an ideal blend of historic character and modern upgrades.

Each residence has been thoughtfully renovated to combine timeless elegance with contemporary comfort. Interiors feature **refinished hardwood floors throughout, spacious dining rooms, and large walk-in closets that enhance livability**. The updated kitchens and bathrooms showcase quality finishes and modern design, while the in-unit laundry and beautiful crown and base moldings throughout each unit add everyday luxury and convenience. Structural integrity has also been thoughtfully addressed with recent foundation strengthening and bolting, including the addition of sill plate anchor bolts and cripple wall plywood—a valuable improvement ensuring lasting stability and peace of mind for the next owner.

Perfectly positioned just **north of Beverly Boulevard and steps from The Grove LA, one of the city's premier shopping, dining, and entertainment destinations**, the property offers unmatched accessibility to the best of Los Angeles living. With a Walk Score of 91, residents can easily stroll to popular shops, cafes, and cultural attractions. The Fairfax neighborhood continues to thrive as one of LA's most vibrant communities—close to major entertainment and media hubs such as Paramount Studios, CBS Studios, and Netflix, as well as a wave of new commercial and creative developments contributing to the area's ongoing growth and energy.

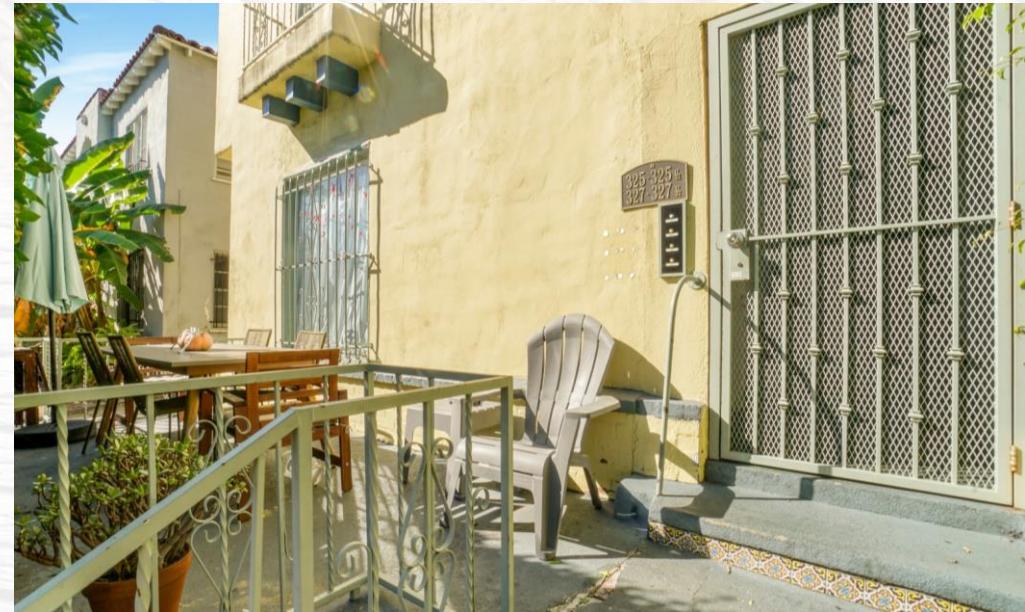
**This is a rare opportunity to own a turnkey, character-rich fourplex offering strong in-place income, desirable unit sizes, and a premier location in one of Los Angeles' most enduring and dynamic rental markets.**

# Location HIGHLIGHTS

- **Fairfax District is a highly desirable Los Angeles neighborhood known for its historic charm, vibrant culture, and strong rental demand, attracting both residents and investors alike.**
- **Proximity to The Grove & Farmers Market:** Residents are just steps away from one of LA's premier shopping, dining, and entertainment destinations.
- **Walkable urban lifestyle:** With a Walk Score of 91, tenants enjoy easy access to cafes, boutiques, grocery stores, and cultural attractions, enhancing livability and occupancy potential.
- **Major media and employment hubs nearby:** Paramount Studios, CBS Studios, and Netflix are within minutes, positioning the neighborhood as a prime location for creative professionals.
- **Local parks and recreation:** Nearby green spaces such as Pan Pacific Park and Fairfax Park offer outdoor amenities, sports facilities, and community gathering spots for residents.



# Property Layout



# Interior Gallery



## AVE OF THE STARS



## CENTURY CITY



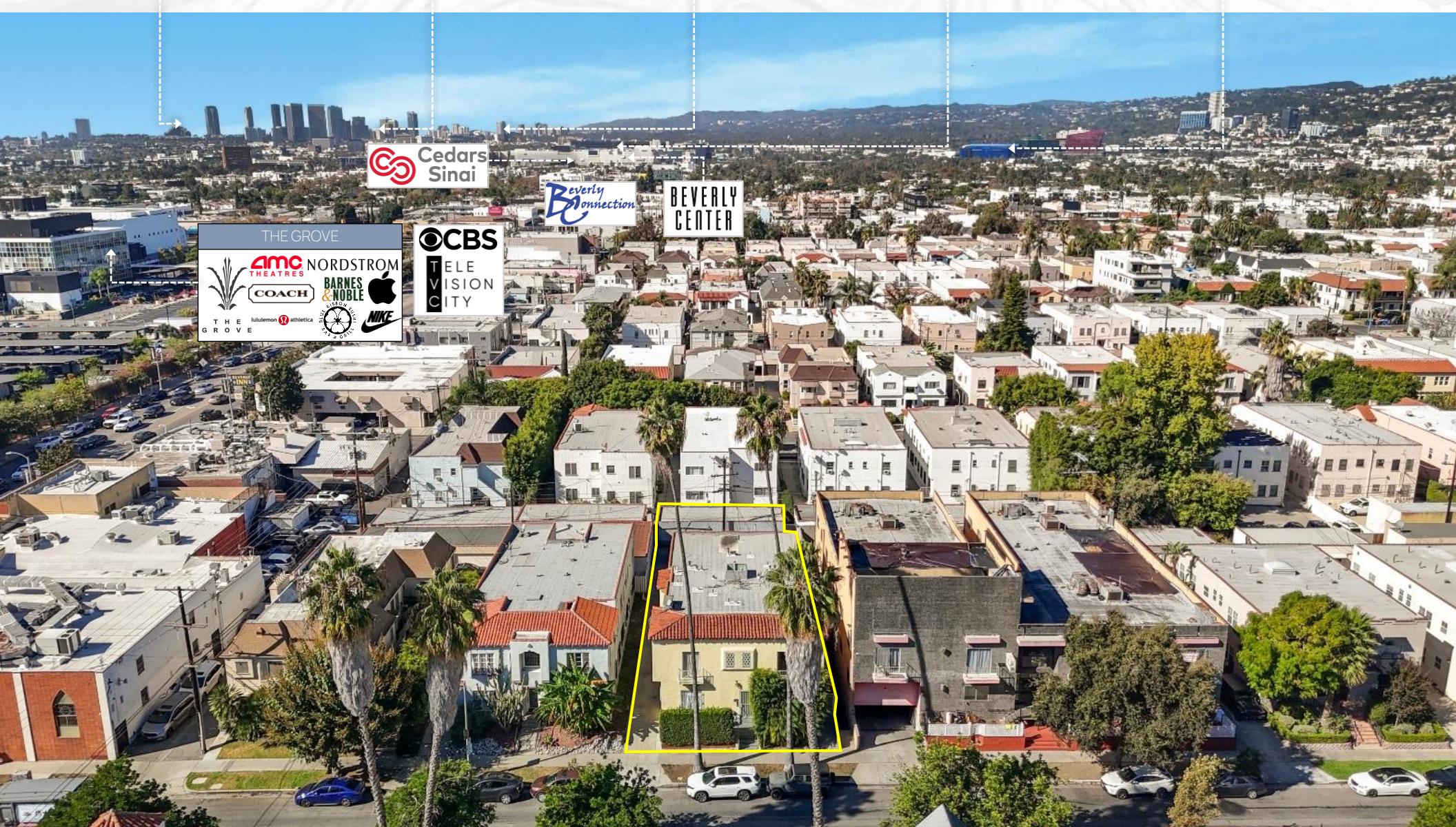
## WESTWOOD



## BEVERLY HILLS



## WEST HOLLYWOOD



## FINANCIAL ANALYSIS

02

# FINANCIAL ANALYSIS

PRICING	
OFFERING PRICE	\$2,150,000
PRICE/UNIT	\$537,500
PRICE/SF	\$400.07
GRM	14.44
	<b>12.80</b>
CAP RATE	4.26%
	<b>5.13%</b>
	Current
	Market
THE ASSET	
UNITS	4
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PARKING	8 Spaces

MONTHLY RENT SCHEDULE					
# of Units	Type	Avg.Current	Current Total	Market	Market Total
2	2+2	\$2,891	\$5,782	\$3,550	\$7,100
2	2+1.5	\$3,314	\$6,627	\$3,450	\$6,900
<b>Total Scheduled Rent</b>			<b>\$12,409</b>		<b>\$14,000</b>
ANNUALIZED INCOME		Current		Market	
<b>Scheduled Gross Income</b>		<b>\$148,908</b>		<b>\$168,000</b>	
Less: Vacancy/Deductions		3%	(\$4,467)	3%	(\$5,040)
<b>Effective Rental Income</b>		<b>\$144,441</b>		<b>\$162,960</b>	
ANNUALIZED EXPENSES		Current		Market	
*Taxes: Rate		1.199%	\$25,787		\$25,787
*Insurance			\$8,061		\$8,061
*Utilities			\$5,040		\$5,040
*Maintenance/Repair			\$5,212		\$5,212
*Off-Site Mgmt		4.0%	\$5,956		\$5,956
*Reserves		1.0%	\$1,489		\$1,489
*Gardening			\$1,200		\$1,200
<b>ESTIMATED EXPENSES</b>		<b>\$52,745</b>		<b>\$52,745</b>	
Expenses/Unit			\$13,186		\$13,186
Expenses/SF			\$9.81		\$9.81
% of GOI			35.4%		31.4%
RETURN		Current		Market	
<b>NOI</b>		<b>\$91,696</b>		<b>\$110,215</b>	

\*Estimated Expenses\*

\*\*Seller Stated Expenses\*\*

# Rent Roll

Unit #	Type	Current Rent	Market Rent	Notes
325	2+1.5	\$3,177	\$3,450	
325 1/2	2+2	\$2,729	\$3,550	
327	2+2	\$3,053	\$3,550	
327 1/2	2+1.5	\$3,450	\$3,450	Vacant
<b>Totals:</b>		<b>\$12,409</b>	<b>\$14,000</b>	

\*\*\*Brokers do not represent the accuracy of any of this information.

Buyer to conduct own investigation of all information provided.\*\*\*

\*\*\*Vacant unit shown at market rental rate\*\*\*

## Market Comparables

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# SALES COMPARABLES

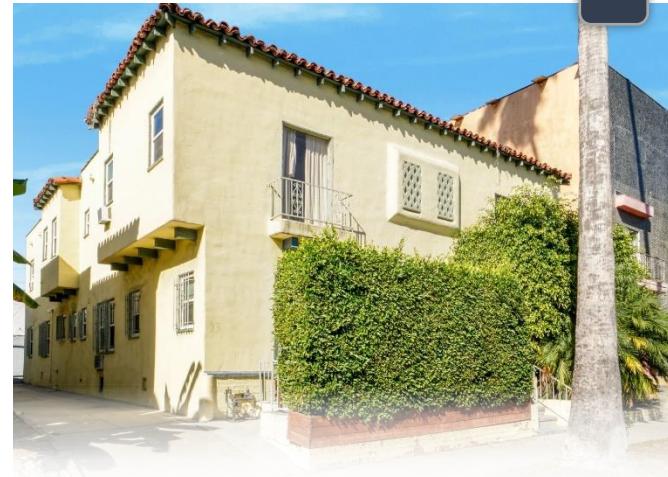
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>1 418 N Orange Grove Ave</b> Los Angeles, CA 90036	4	1928	5,438	6,002	4 - 2+1	9/26/2025	<b>\$1,795,000</b>	\$448,750	\$330.08	4.71%	13.61
	<b>2 417 N Orange Grove Ave</b> Los Angeles, CA 90036	4	1927	5,520	6,430	3 - 2+2 1 - 2+1.5	8/27/2025	<b>\$2,021,000</b>	\$505,250	\$366.12	4.93%	12.91
	<b>3 448 N Hayworth Ave</b> Los Angeles, CA 90048	4	1926	4,641	7,501	4 - 2+1	7/10/2025	<b>\$1,825,000</b>	\$456,250	\$393.23	4.69%	13.77
	<b>4 161 N Sycamore Ave</b> Los Angeles, CA 90036	4	1927	6,567	7,505	4 - 2+2	5/28/2025	<b>\$2,375,000</b>	\$593,750	\$361.66	4.22%	15.42
	<b>5 417 N Gardner St</b> Los Angeles, CA 90036	4	1907	4,392	6,496	4 - 2+1	11/4/2024	<b>\$1,675,000</b>	\$418,750	\$381.38	4.83%	12.16
	<b>6 126 S Kings Rd</b> Los Angeles, CA 90048	4	1937	4,724	7,026	4 - 2+1	8/5/2024	<b>\$2,055,000</b>	\$513,750	\$375.86	4.83%	14.86
<b>AVERAGES</b>		<b>4</b>	<b>1925</b>	<b>5,214</b>	<b>6,827</b>				<b>\$489,417</b>	<b>\$368.06</b>	<b>4.70%</b>	<b>13.79</b>
	<b>S Subject</b> <b>325 - 327 N Stanley Ave</b> Los Angeles, CA 90036	4	1928	5,374	6,355	2 - 2+2 2 - 2+1.5	On Market	<b>\$2,150,000</b>	\$537,500	\$400.07	4.26%	14.44

# SALES COMPARABLES

325 - 327 N Stanley Ave

Los Angeles, CA 90036

S



418 N Orange Grove Ave

Los Angeles, CA 90036

1



417 N Orange Grove Ave

Los Angeles, CA 90036

2



SUBJECT		Units	Unit Type
Offering Price	\$2,150,000	2	2+2
Price/Unit	\$537,500	2	2+1.5
Price/SF	\$400		
Cap Rate	4.26%		
GRM	14.44		
Total Units	4		
Year Built	1928		

COE	9/26/2025	Units	Unit Type
Sales Price	\$1,795,000	4	2+1
Price/Unit	\$448,750		
Price/SF	\$330		
Cap Rate	4.71%		
GRM	13.61		
Total Units	4		
Year Built	1928		

COE	8/27/2025	Units	Unit Type
Sales Price	\$2,021,000	3	2+2
Price/Unit	\$505,250	1	2+1.5
Price/SF	\$366		
Cap Rate	4.93%		
GRM	12.91		
Total Units	4		
Year Built	1927		

# SALES COMPARABLES

448 N Hayworth Ave

Los Angeles, CA 90048

3



161 N Sycamore Ave

Los Angeles, CA 90036

4



417 N Gardner St

Los Angeles, CA 90036

5



COE	7/10/2025	Units	Unit Type
<b>Sales Price</b>	<b>\$1,825,000</b>	4	2+1
Price/Unit	\$456,250		
Price/SF	\$393		
Cap Rate	4.69%		
GRM	13.77		
Total Units	4		
Year Built	1926		

COE	5/28/2025	Units	Unit Type
<b>Sales Price</b>	<b>\$2,375,000</b>	4	2+2
Price/Unit	\$593,750		
Price/SF	\$362		
Cap Rate	4.22%		
GRM	15.42		
Total Units	4		
Year Built	1927		

COE	11/4/2024	Units	Unit Type
<b>Sales Price</b>	<b>\$1,675,000</b>	4	2+1
Price/Unit	\$418,750		
Price/SF	\$381		
Cap Rate	4.83%		
GRM	12.16		
Total Units	4		
Year Built	1907		

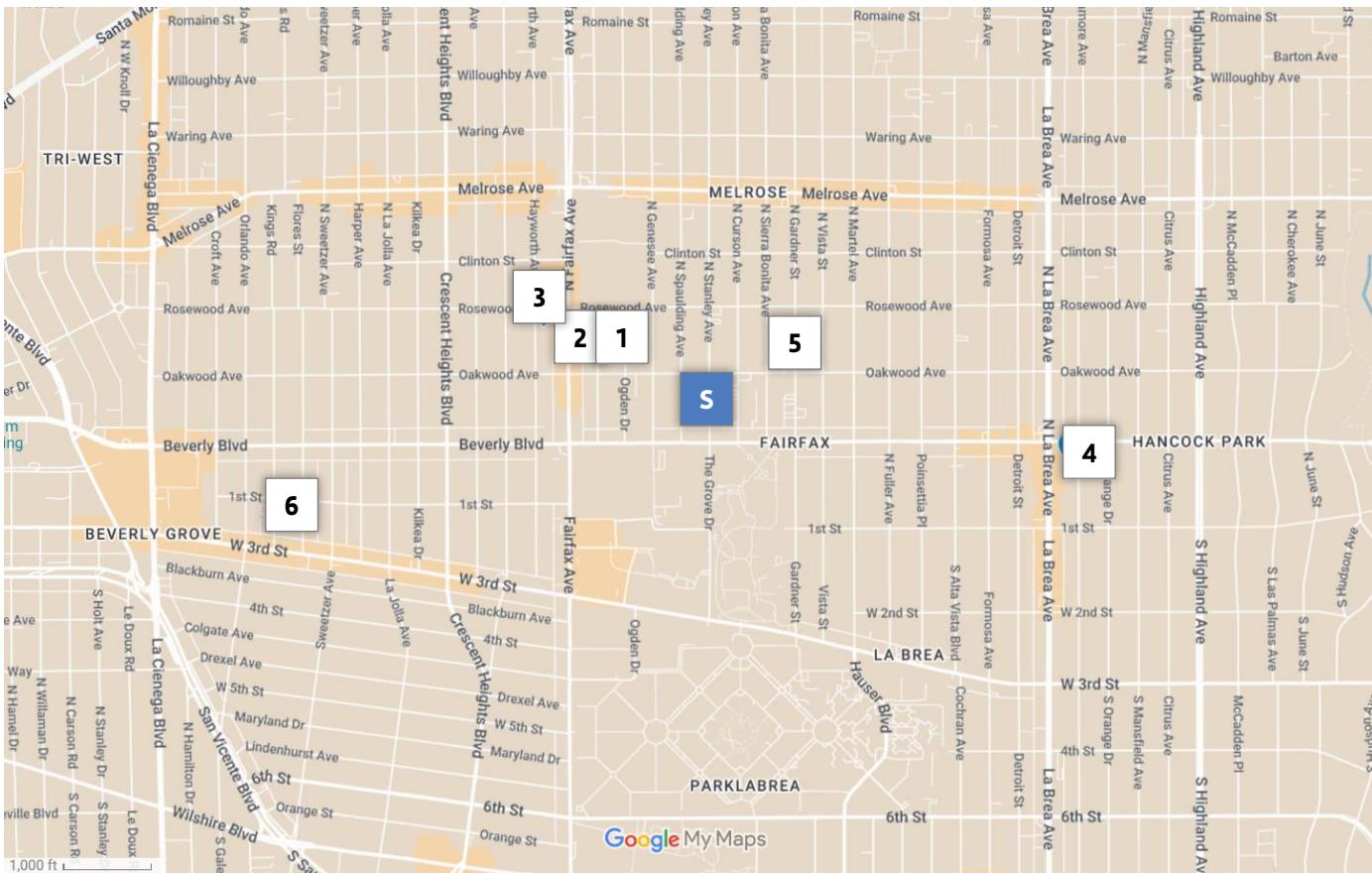
# SALES COMPARABLES

126 S Kings Rd  
Los Angeles, CA 90048

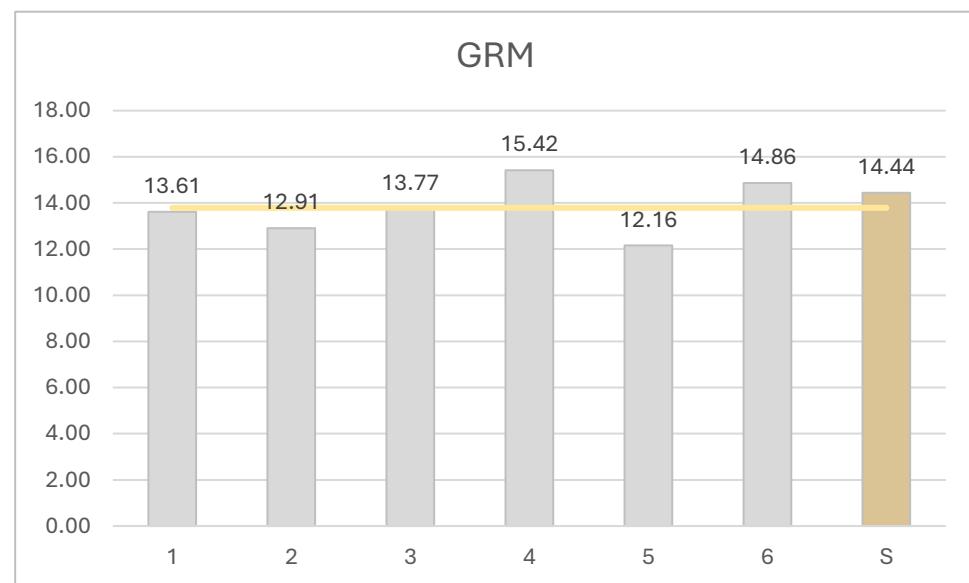
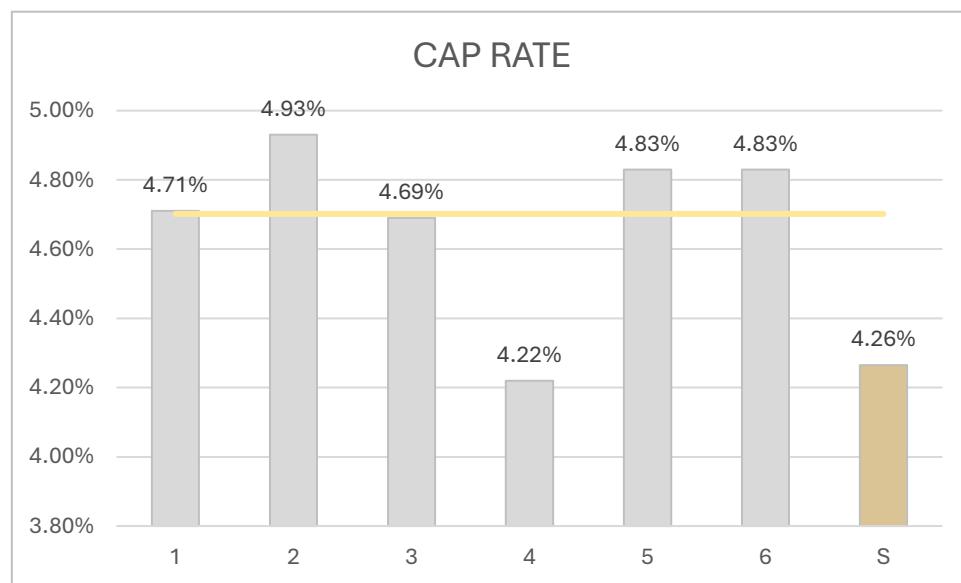
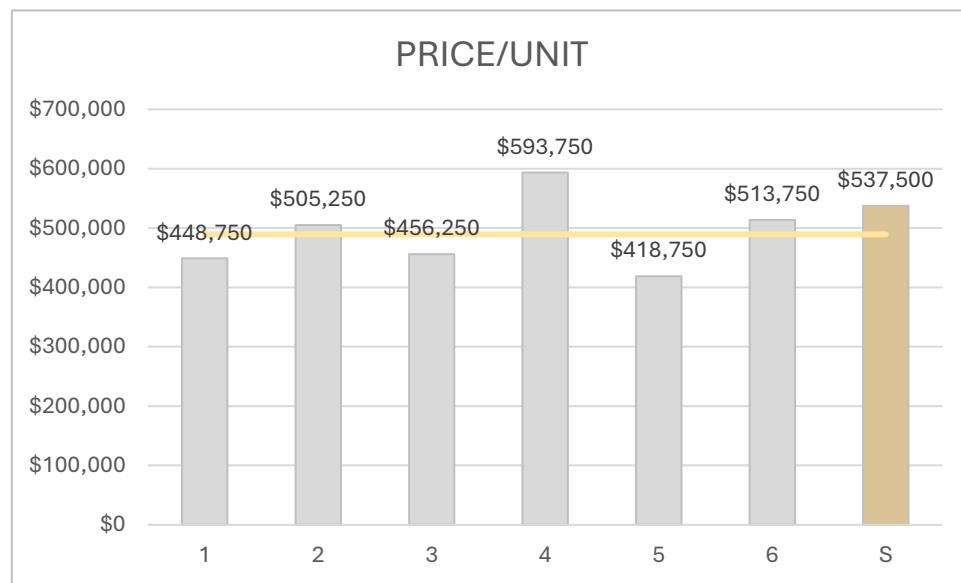


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COE	8/5/2024	Units	Unit Type
<b>Sales Price</b>	<b>\$2,055,000</b>	4	2+1
Price/Unit	\$513,750		
Price/SF	\$376		
Cap Rate	4.83%		
GRM	14.86		
Total Units	4		
Year Built	1937		



# SALES COMPARABLES



## Location Overview

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# Fairfax District

The Fairfax District is a neighborhood located in the central part of Los Angeles, California. It is situated between the larger neighborhoods of Hollywood to the north and Beverly Grove to the south. The district is known for its diverse cultural scene, historic landmarks, and popular shopping destinations. One of the most iconic attractions in the Fairfax District is The Original Farmers Market. Established in 1934, it is a historic open-air market that offers a wide variety of fresh produce, gourmet foods, restaurants, and specialty shops. The Farmers Market has become a popular gathering place for locals and tourists alike.



**39,875**

POPULATION



**95.4%**

WHITE COLLAR JOBS



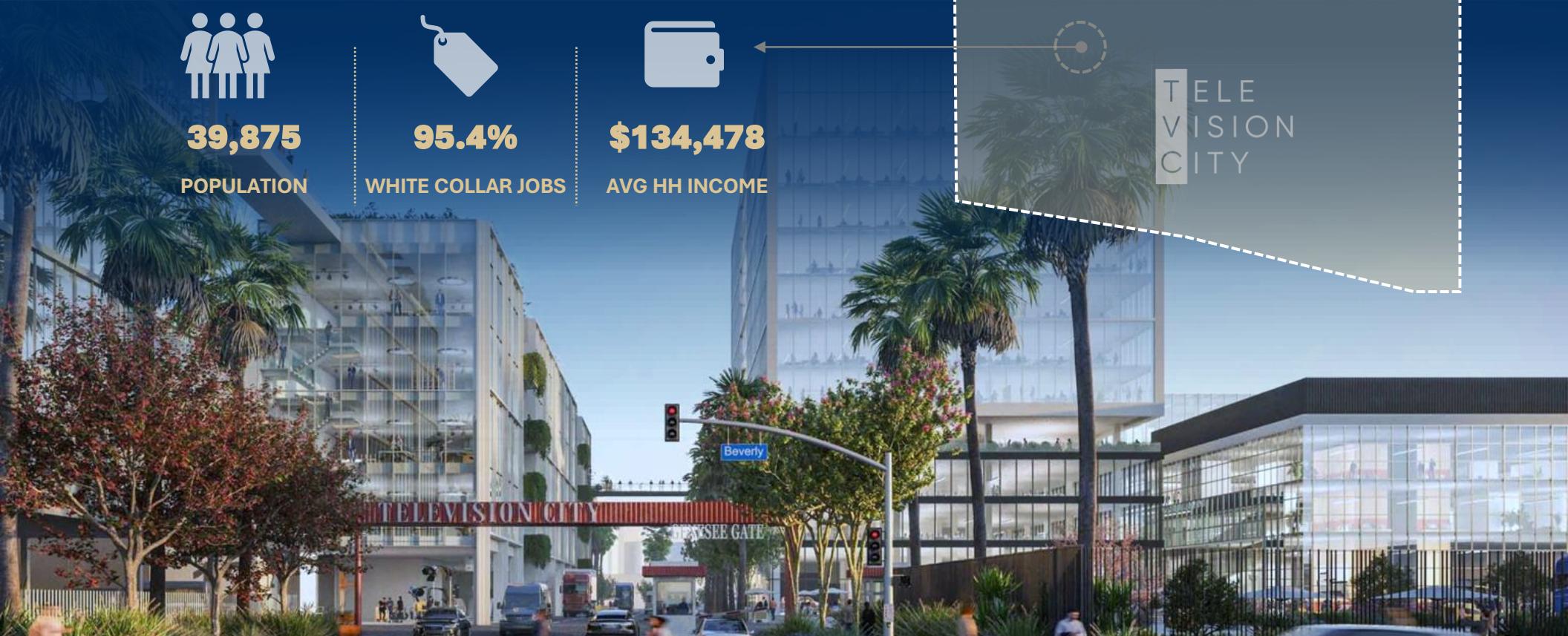
**\$134,478**

AVG HH INCOME



**FARMERS MARKET**

**TELE  
VISION  
CITY**



# VICINITY MAP

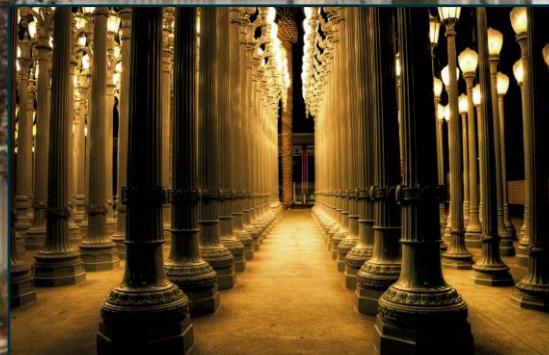


# Miracle Mile

Located near The Miracle Mile in Los Angeles, California, the subject is moments from the Mid-Wilshire district consisting of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. Luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, advertising agencies, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis of our city. Several museums are permanent residents of Museum Row on the Miracle Mile which includes Peterson Automotive Museum, LACMA, Craft & Folk Art Museum and La Brea Tar Pits.



LOS ANGELES MUSEUM OF ART

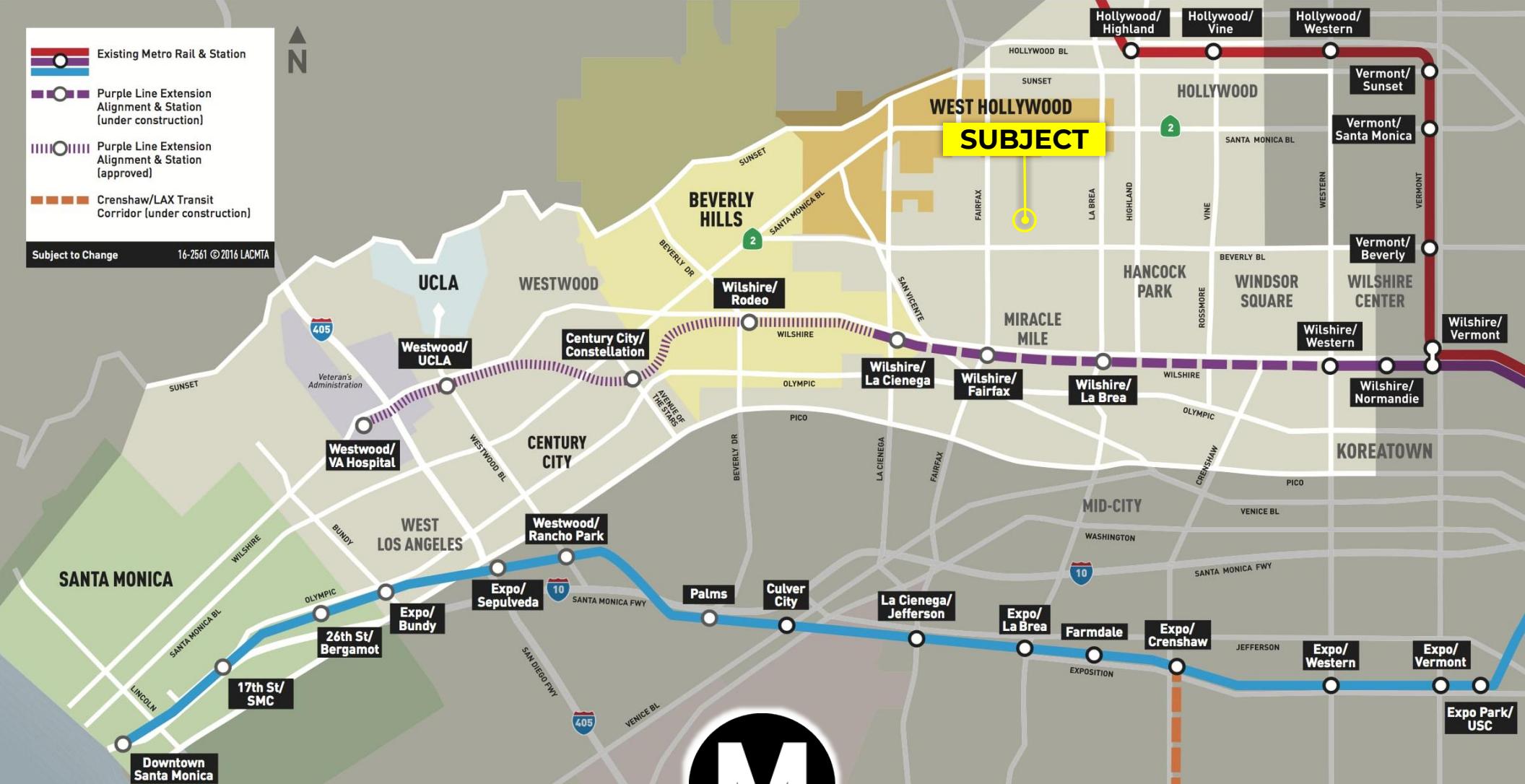


PETERSEN AUTOMOTIVE MUSEUM



LA BREA TAR PITS





# PURPLE LINE



## **Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2025.**

**Section 2:** Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2026.

**Section 3:** Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.

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