



PRIME LOS FELIZ

Priced at \$2,249,000

**1570 N. Myra Ave.
Los Angeles, CA 90027**

**PARTNERSCRE
SVIDLER | BRAVERMAN**

**Highly Desirable 4-Unit Property near Hillhurst Ave.
Duplex Rented Traditionally, 2 ADUs with Airbnb Tenants**



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1570 N. Myra Ave.

Property Overview

Tucked away in the desirable **Los Feliz** neighborhood, this immaculate 4-unit property at 1570 Myra Ave. is brimming with pride of ownership!

With the original **Spanish-style duplex built in the 1920s fully renovated**, and the **two Shipping Container Accessory Dwelling Units finished in 2023**, this property features **strong tenants** and **short-term-rental income**.

Set on a comfortable, **beautifully landscaped corner lot**, the property saw extensive renovations in 2023, creating a modern vibe that perfectly complements the area. The unit-mix includes **two stylish 3 bedroom, 1 bath**, along with **two 207 SF, 1 bedroom, 1 bath ADUs, plus loft and Deck areas**, all thoughtfully designed with high-end finishes, in-unit laundry, large windows and a great attention to detail. Each unit boasts large **private patios**, with the ADUs also having **decks above the living area**.

The original **Duplex is rented at \$4,250 per unit**, while the ADUs, not being subject to RSO, are commanding **lucrative short-term rents...or rent long-term** to simplify things...or move-in, with no need to relocate tenants. The **garage is rented separately** at \$500 per month.

Purchase the property to move in and obtain beneficial residential financing! Or rely on the solid CAP and the potential for **strong appreciation!**

Located within **walking distance to Los Feliz's and Silver Lake's best restaurants, bars, and shops**, 1570 Myra Ave. delivers a blend of **urban convenience** and **residential tranquility** perfect for the young professionals as well as growing families! The property is **individually metered** for gas and electric and features water sub-meters, ready for tenants to cover all utilities.

Situated on a **quiet street near Sunset Junction**, the property offers a **serene yet accessible lifestyle**. The ADUs, constructed from **eco-friendly Shipping Containers**, are tailored for the modern, artistic tenant common in Los Feliz and the rest of the Eastside. With the design that brings the outside in, by way of **large and bright windows** and generous outdoor space, including with access by spiral staircases to the roof decks, these residences don't tend to stay vacant for long.

With its **central location** and **captivating design**, this property is a sound investment with steady appreciation potential in the thriving LA real estate market.

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At a Glance

Los Feliz

DUPLEX + 2 ADUs

\$2,249,000

Price

1,998 SF

Livable Square Footage

5430-019-023

APN

5,913 SF

Lot Square Footage

Corner Lot

Location

400 SF

Garage Square Footage

ADUs Features

Shipping Container Construction

Patios and Deck

Strong Airbnb Income w/ Long-Term Potential

Not Subject to Rent Control

Pedestrian Friendly

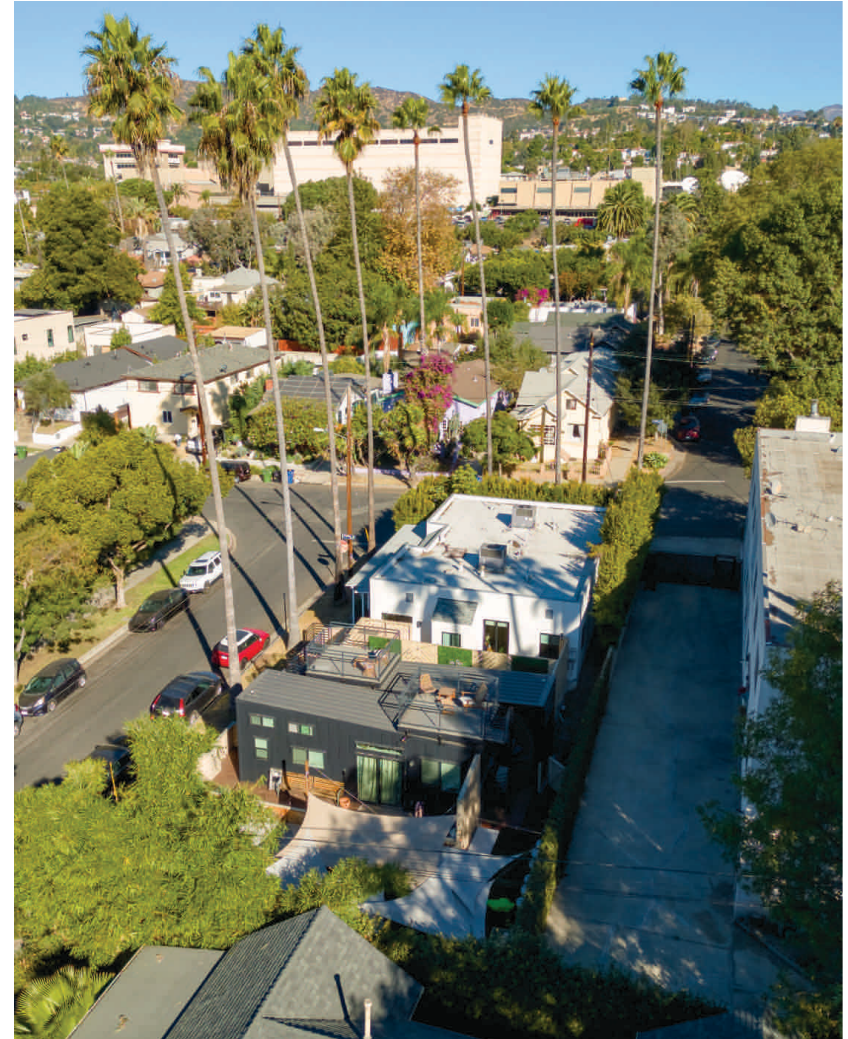
Los Feliz & Silver Lake Nightlife & Dining

Near Metro B (Red) Line Subway Station

1570 N. Myra Ave.

Unit Mix

UNIT	TYPE	MIX	SF
1572	Duplex - 1	3 + 1	792
1570	Duplex - 2	3 + 1	792
1572 ½	ADU - 1 - Shipping Container	1 + 1 + Loft	207 + Loft & Deck Area
1570 ½	ADU - 2 - Shipping Container	1 + 1 + Loft	207 + Loft & Deck Area
TOTAL:			1,998
Garage			400



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Setup

SUMMARY	
Purchase Price	\$2,249,000
Number of Units	4 + Garage
Liveable Sq. Ft.	1,998
Garage Sq. Ft.	400
Cost per Unit	\$562,250
GRM	12.67
CAP	5.61%



ANNUALIZED ESTIMATED EXPENSES		
Property Taxes	1.25% of Price	\$28,113
Insurance	2024 Actual	\$3,000
Utilities	\$350 / Month	\$4,200
Repairs + Maintenance	5% of SGI	\$8,874
Gardener	\$75 / Month	\$900
License / Fees	\$250 / Unit	\$1,000
Total Expenses		\$46,087

ANNUALIZED OPERATING INCOME		
Expected Gross Income		\$177,480
Less Vacancy		(\$5,324) 3%
Less Expenses		(\$46,087) 26.8%
Net Operating Income		\$126,069

Address	Unit Mix	Total Rent
1572	3 + 1	\$4,250
1570	3 + 1	\$4,250
1572 ½ (ADU)*	1 + 1 + Loft	\$3,043
1570 ½ (ADU)*	1 + 1 + Loft	\$2,747
Garage		\$500

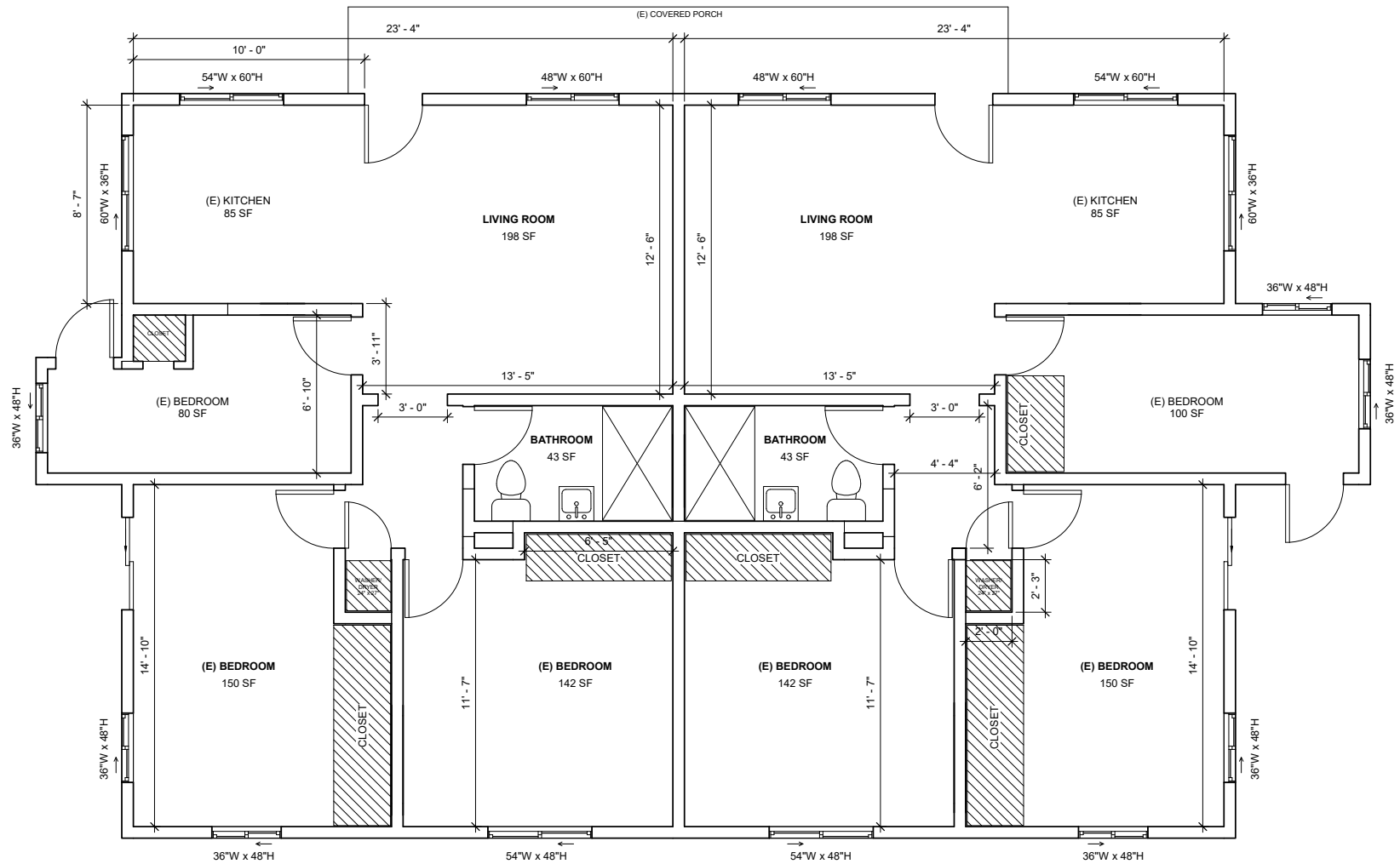
* ADUs currently rented on Airbnb

Monthly Rent	\$14,790
Annual Rent	\$177,480

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Floor Plans - Duplex

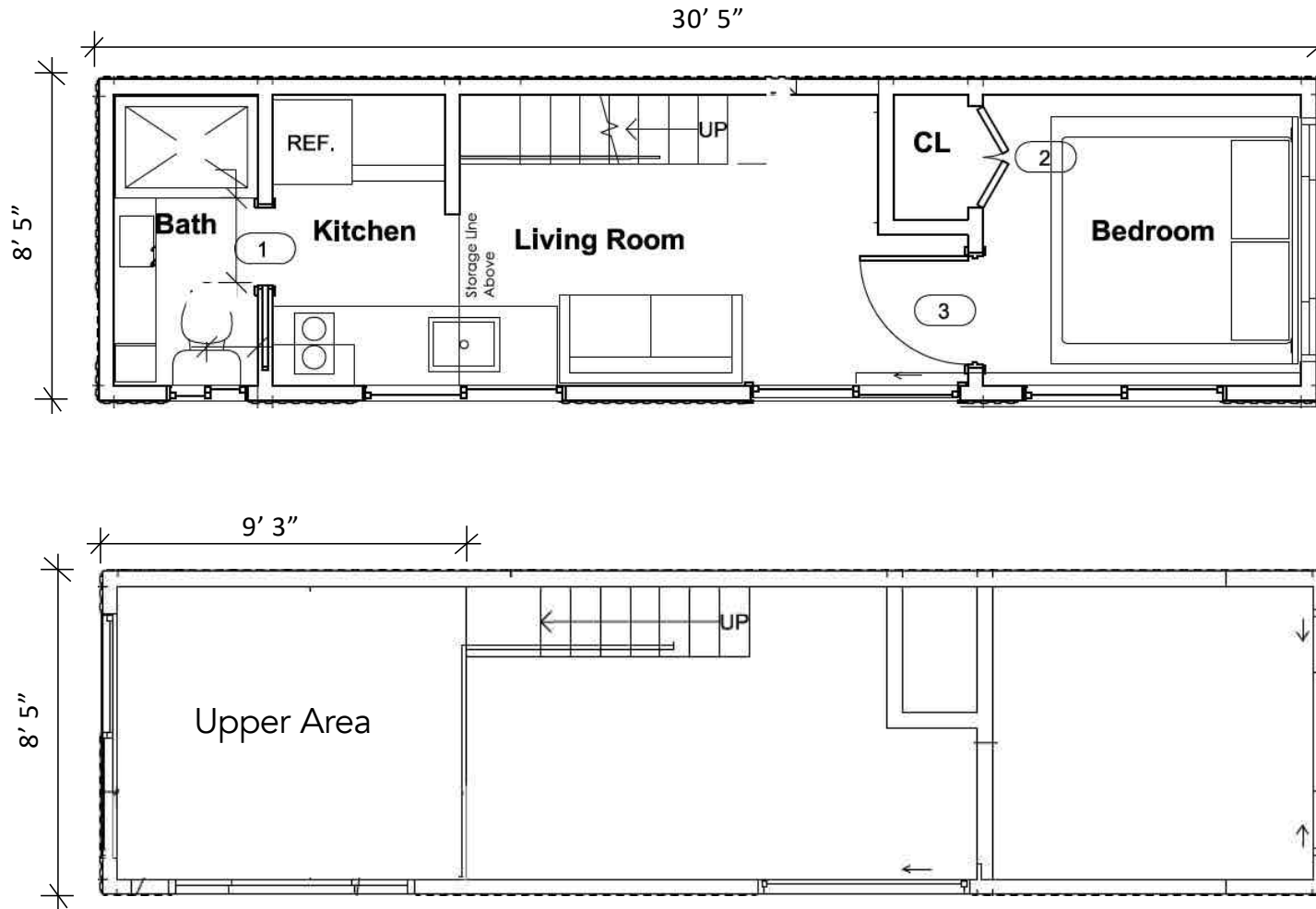


① EXISTING PLAN
3/8" = 1'-0"

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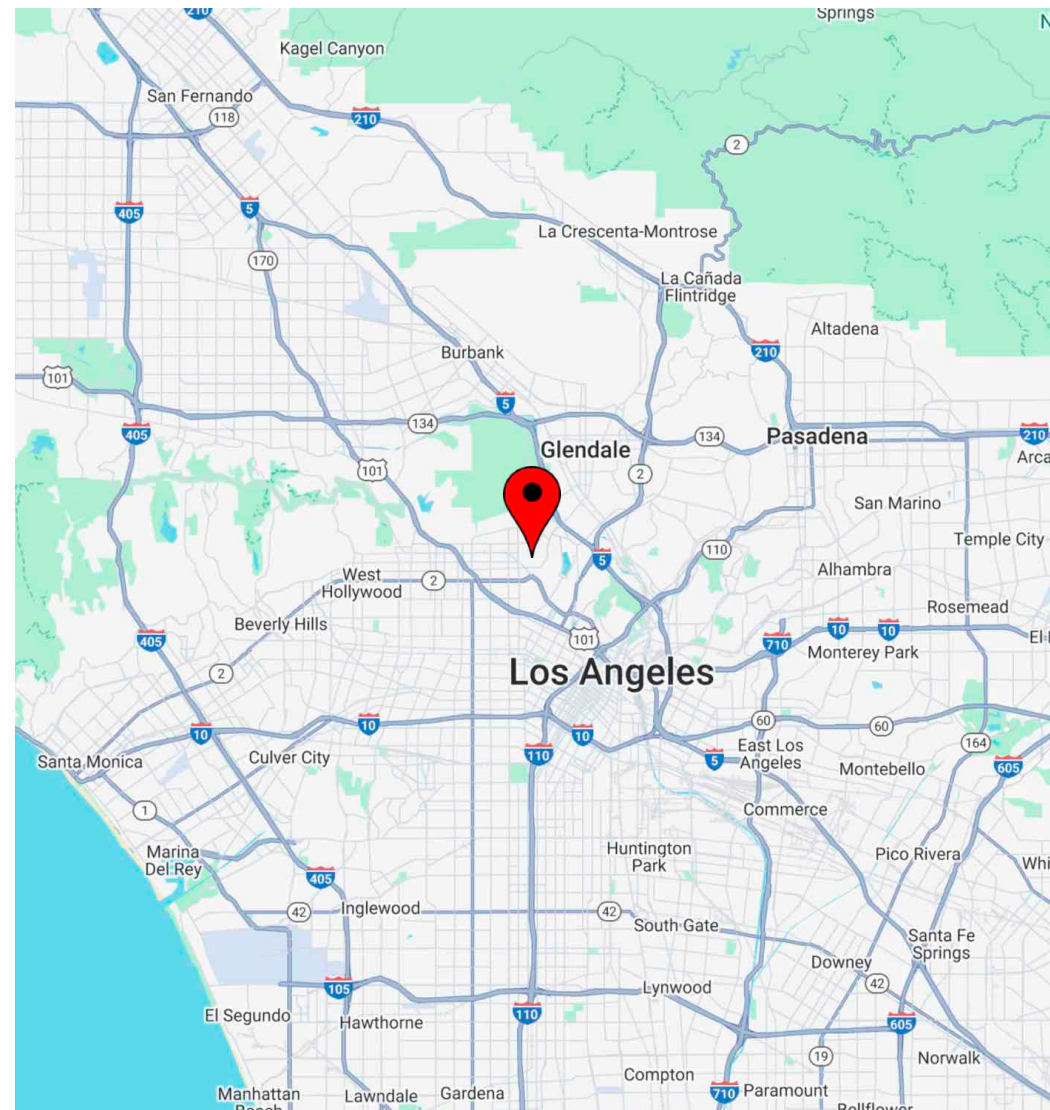
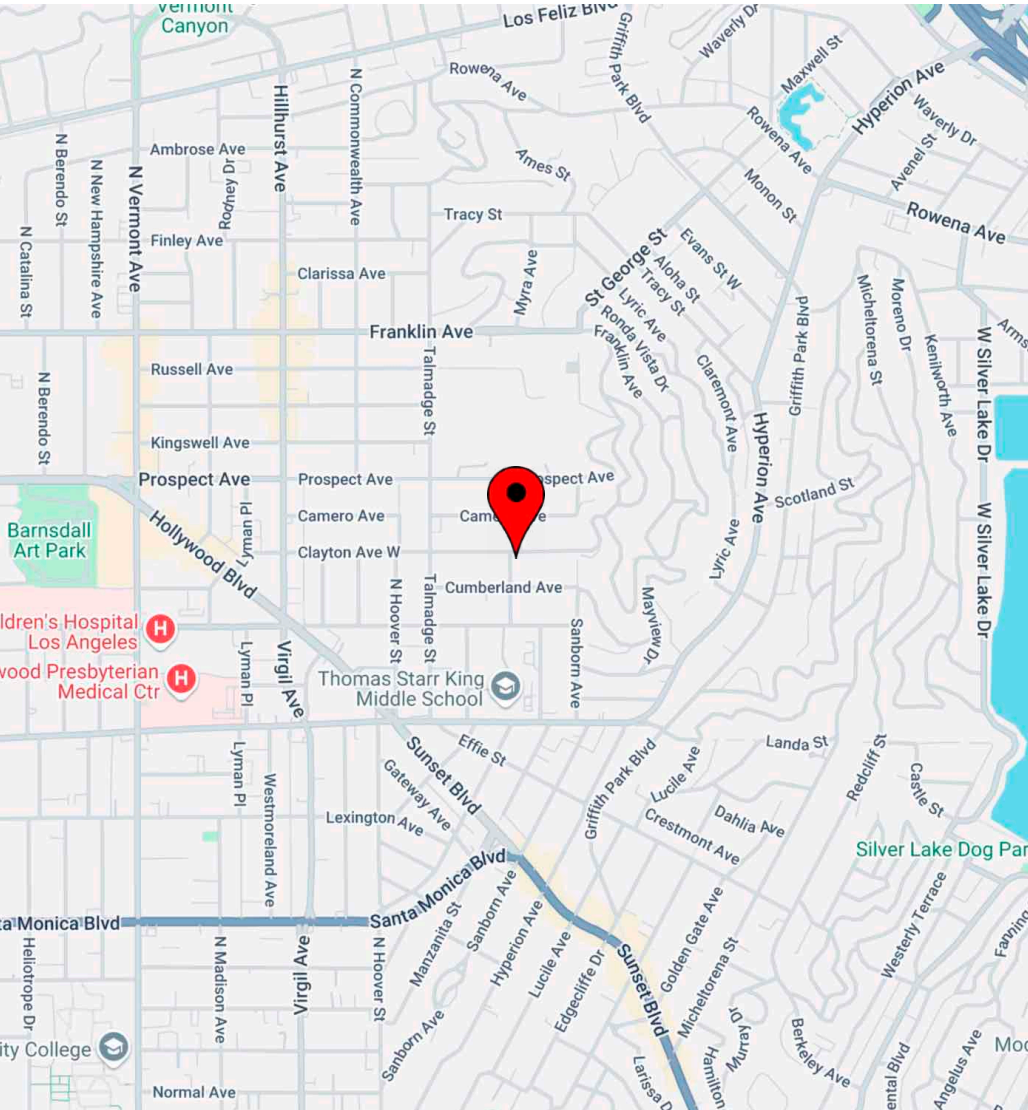
Floor Plans - ADUs



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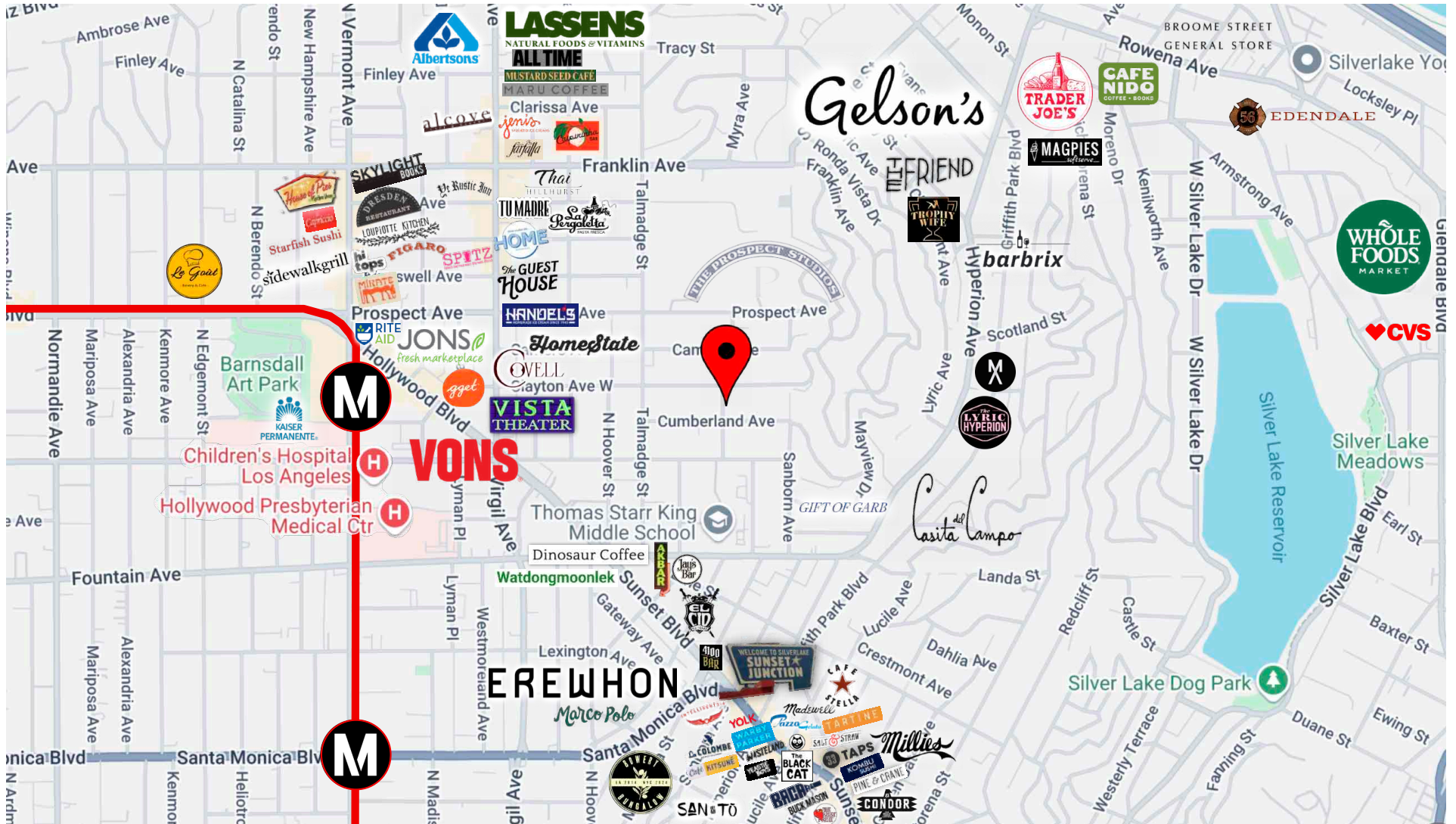
Maps



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1570 N. Myra Ave.

Area Map



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Metro

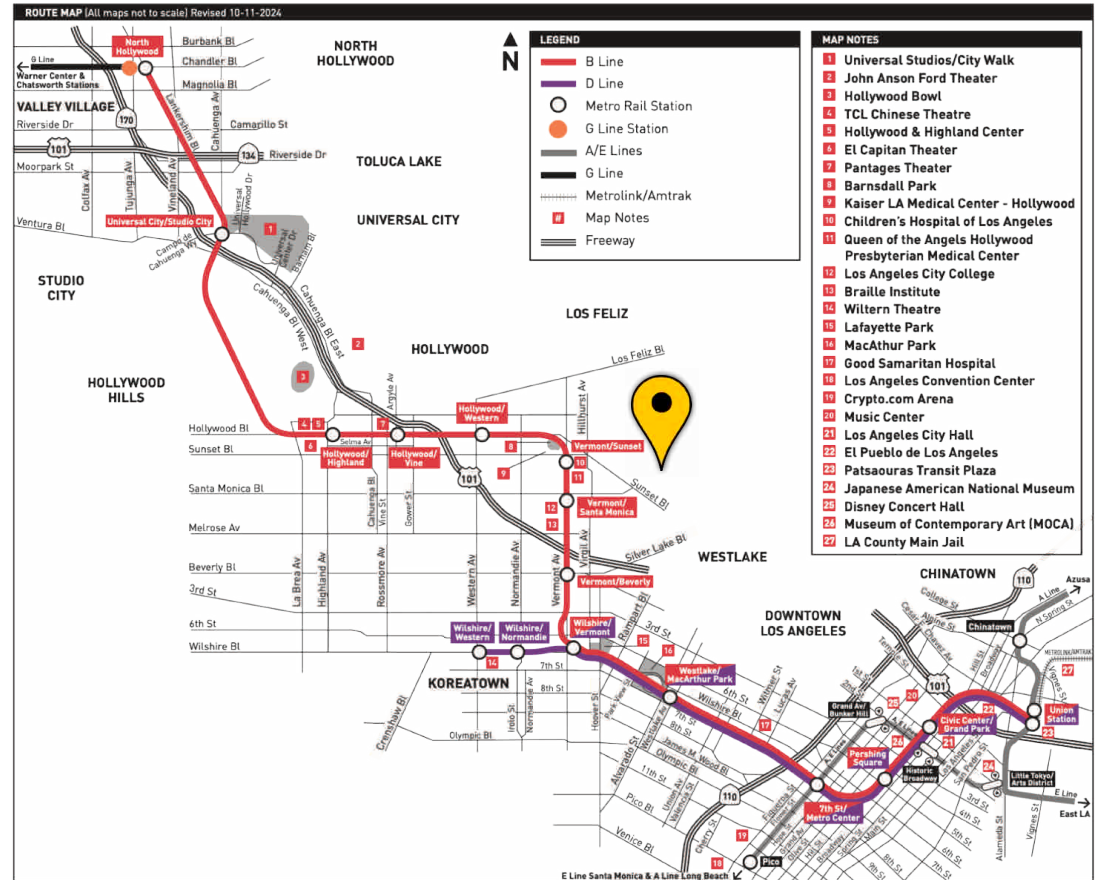
Metro B Line (aka Red Line)

The B Line (formerly the Red Line from 1993–2020) is a fully underground 14.7 mi (23.7 km) rapid transit line operating in Los Angeles, running between North Hollywood and Downtown Los Angeles. It is one of six lines in the Los Angeles Metro Rail system, operated by the Los Angeles County Metropolitan Transportation Authority. Built in four stages between 1986 and 2000, the line cost \$4.5 billion to build.

The B Line is one of the city's two fully-underground subway lines (along with the D Line). The two lines share tracks through Koreatown and Downtown Los Angeles. As of 2019, the combined B and D lines averaged 133,413 boardings per weekday.

In 2020, Metro renamed all of its lines using letters and colors, with the Red Line becoming the B Line (retaining the red color in its service bullet) and the Purple Line becoming the D Line.

[https://en.wikipedia.org/wiki/B_Line_\(Los_Angeles_Metro\)](https://en.wikipedia.org/wiki/B_Line_(Los_Angeles_Metro))



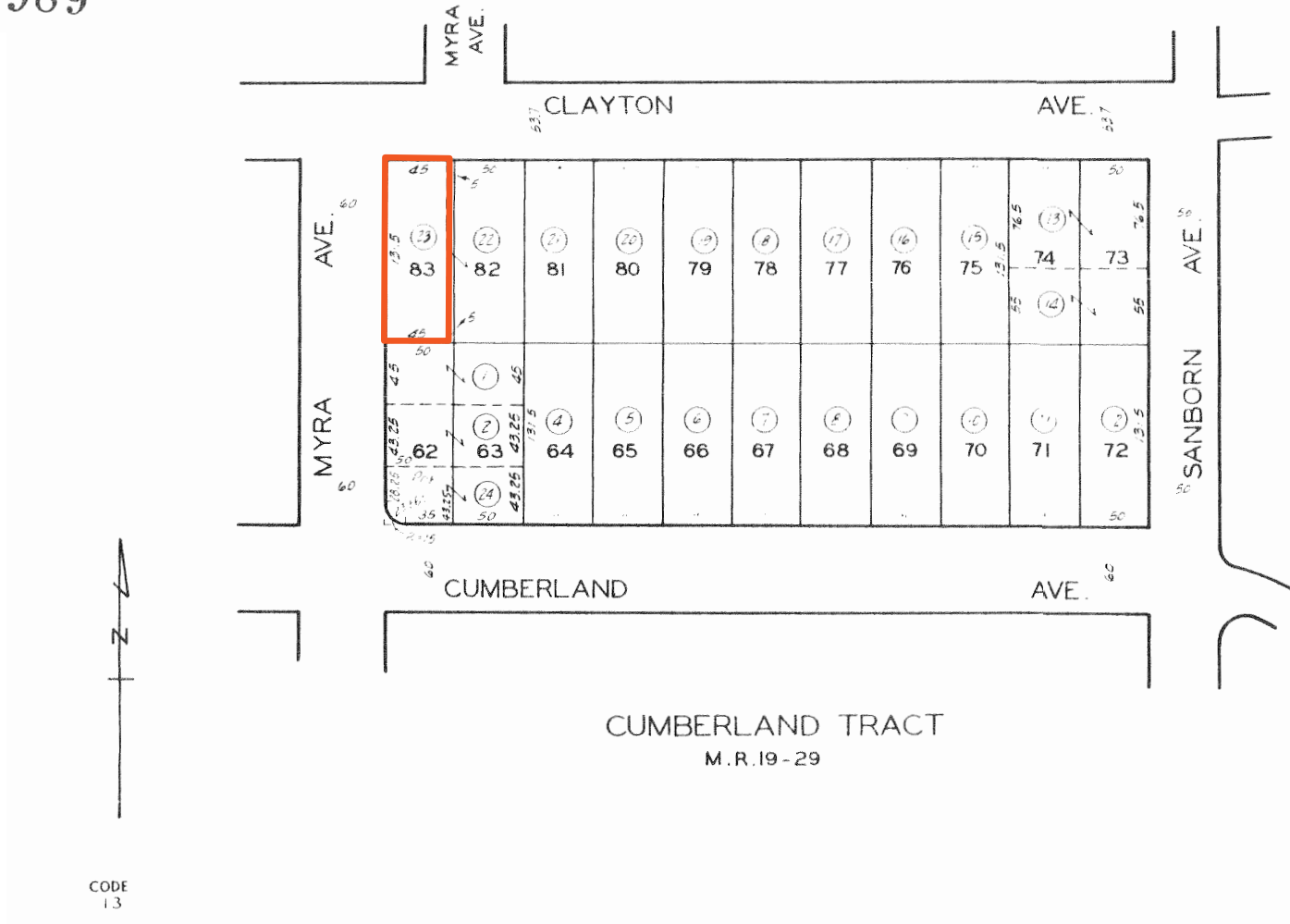
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Parcel Map

5430 19
 SCALE 1" = 80'
 1989

REVISED
 680209
 88/22304003001

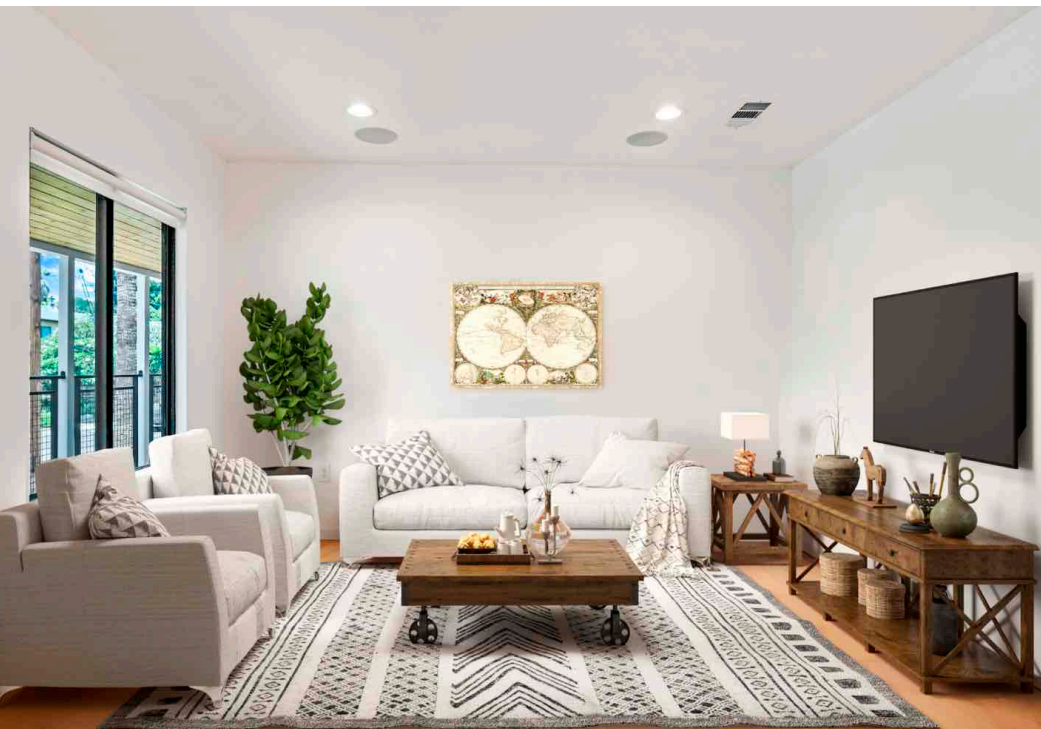


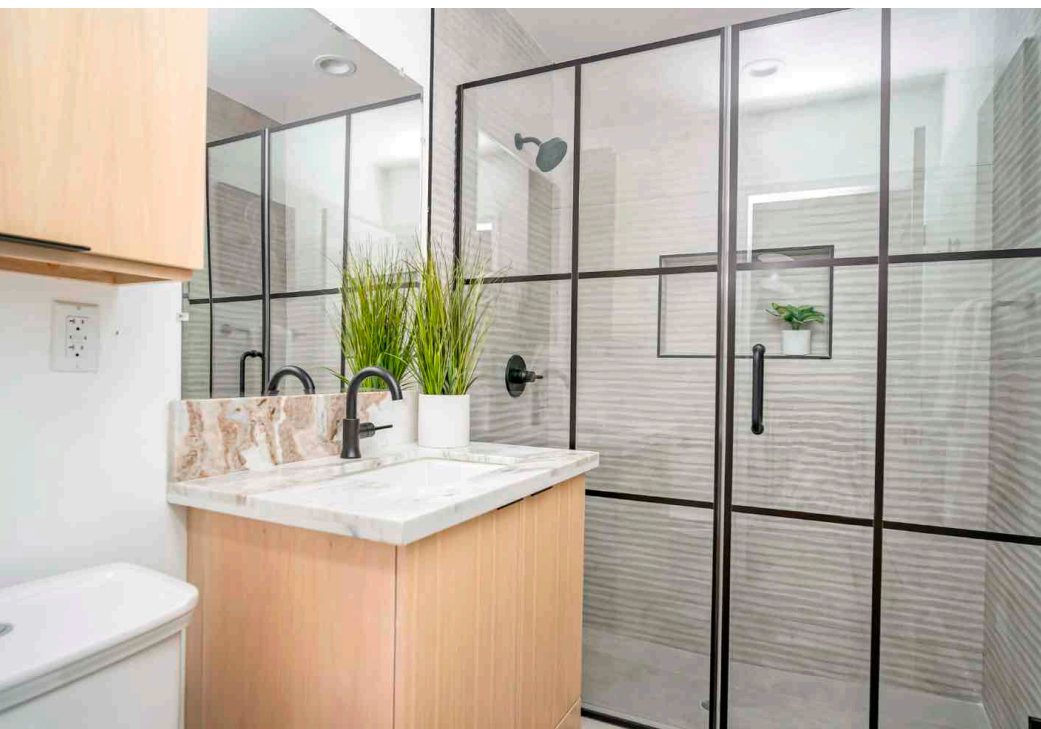
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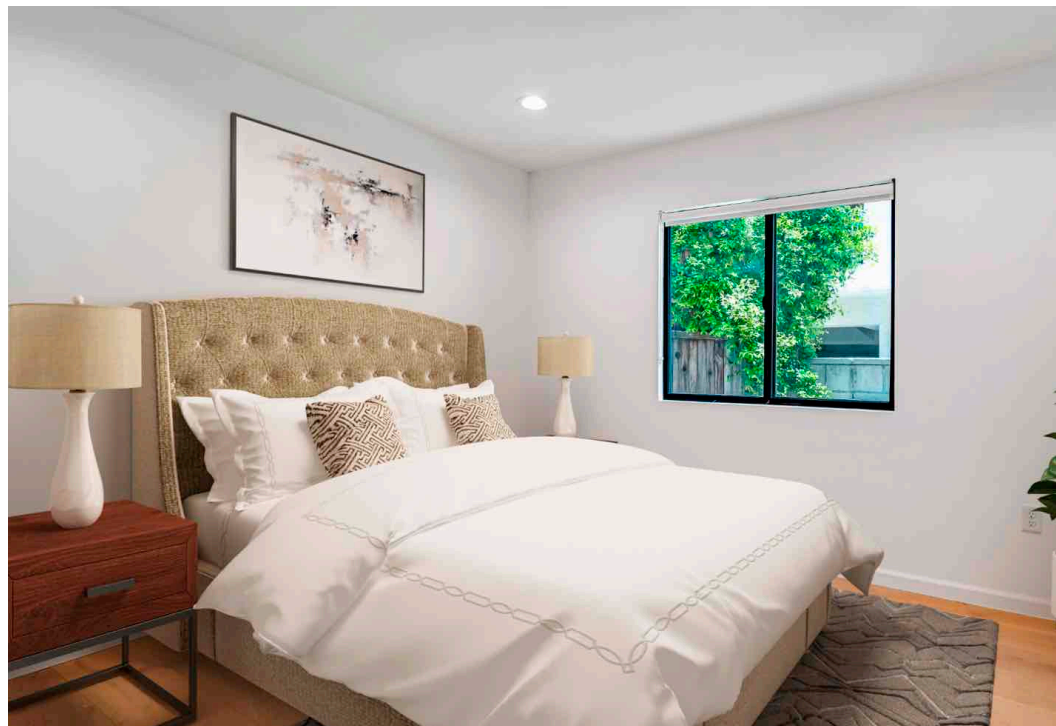
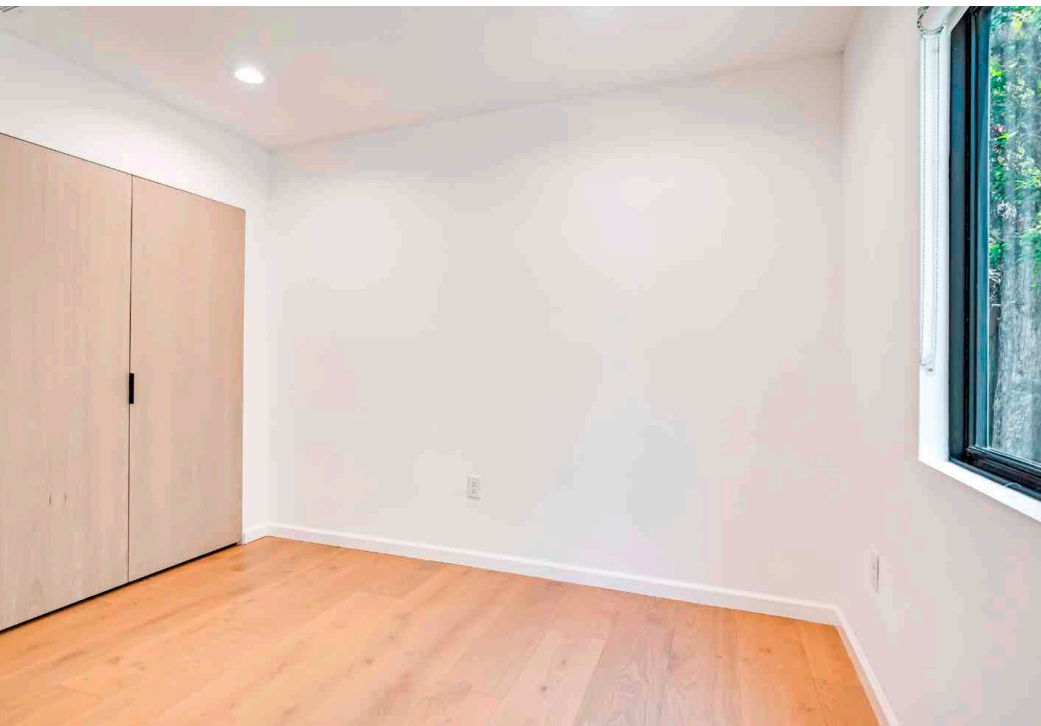


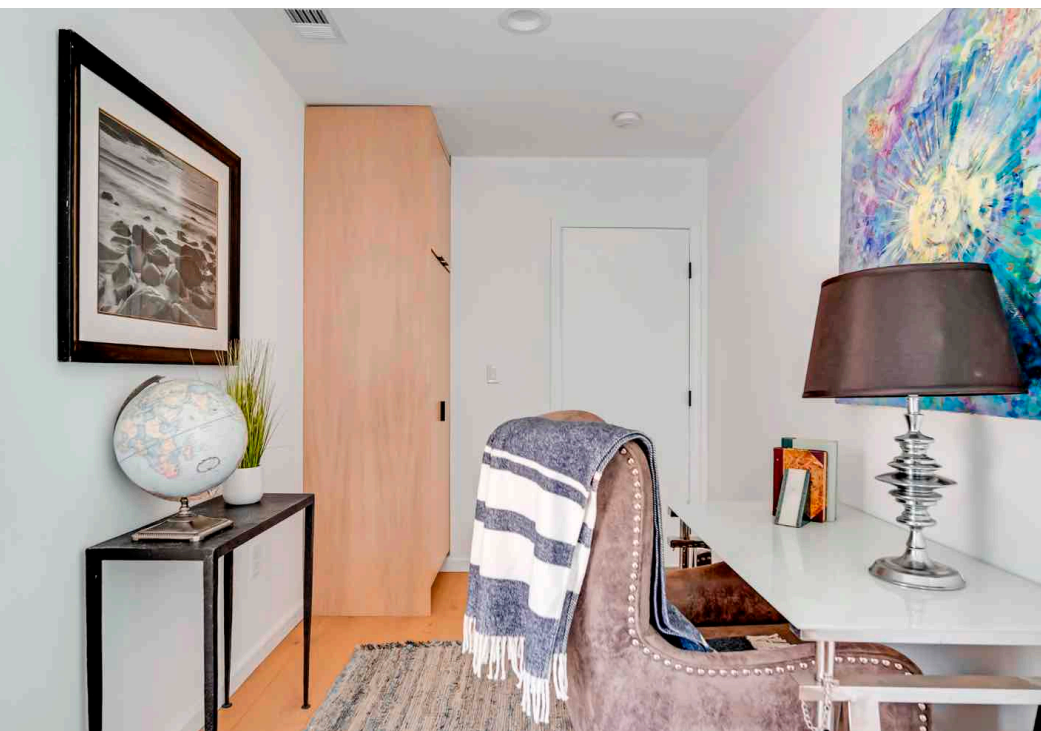


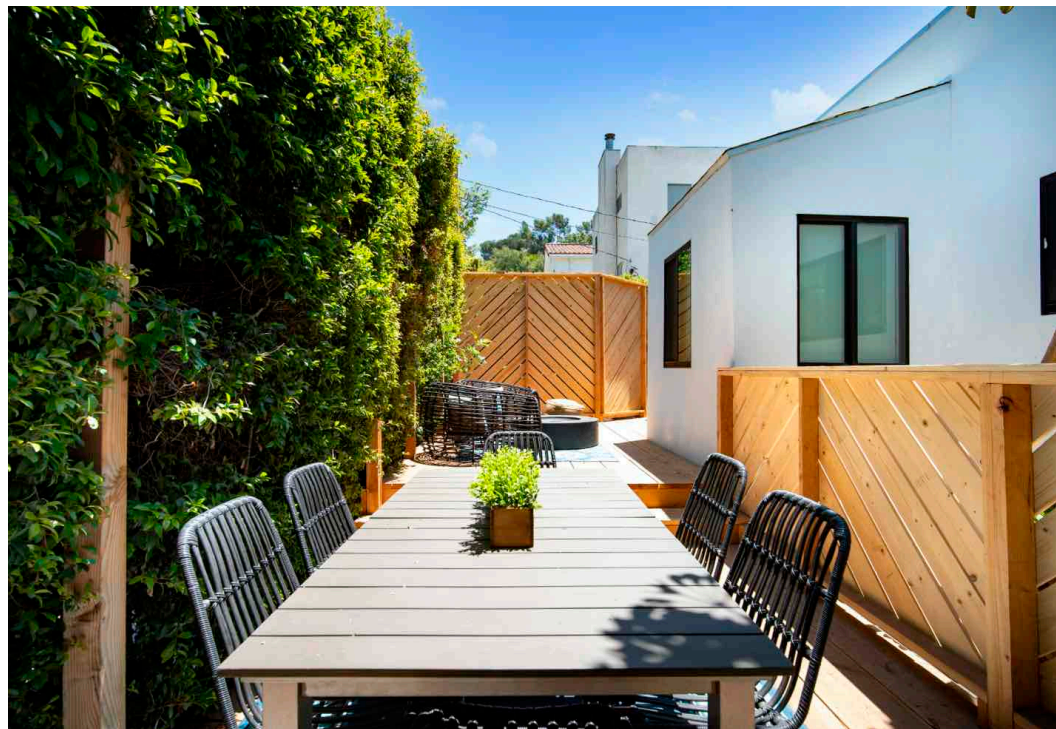
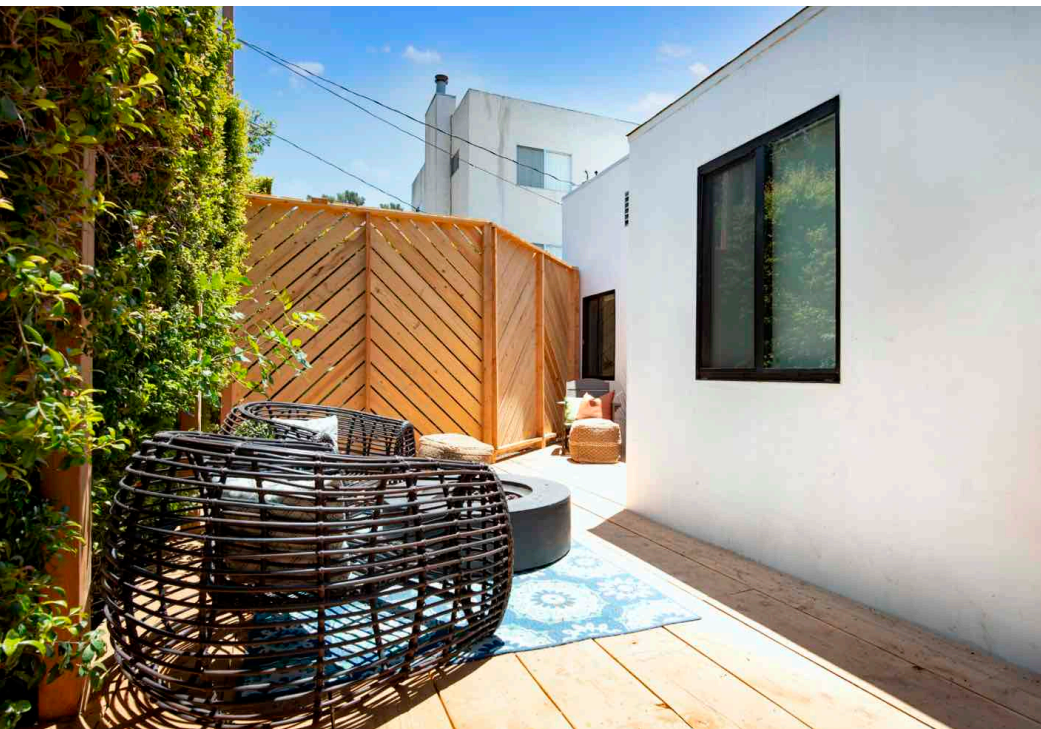
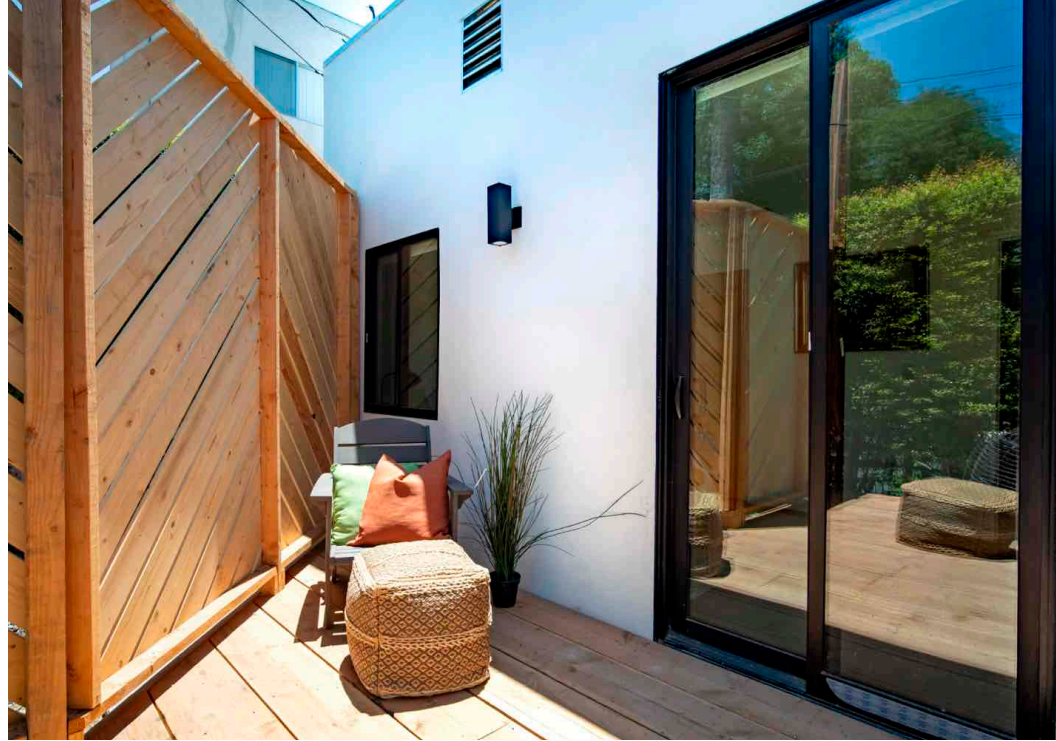


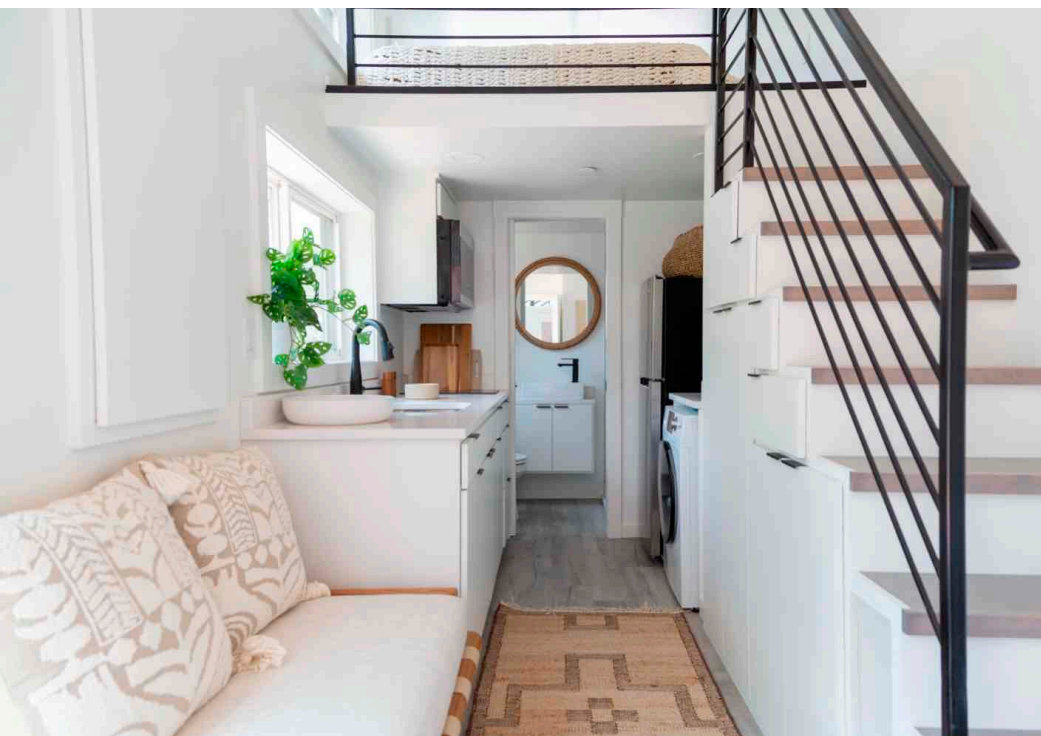




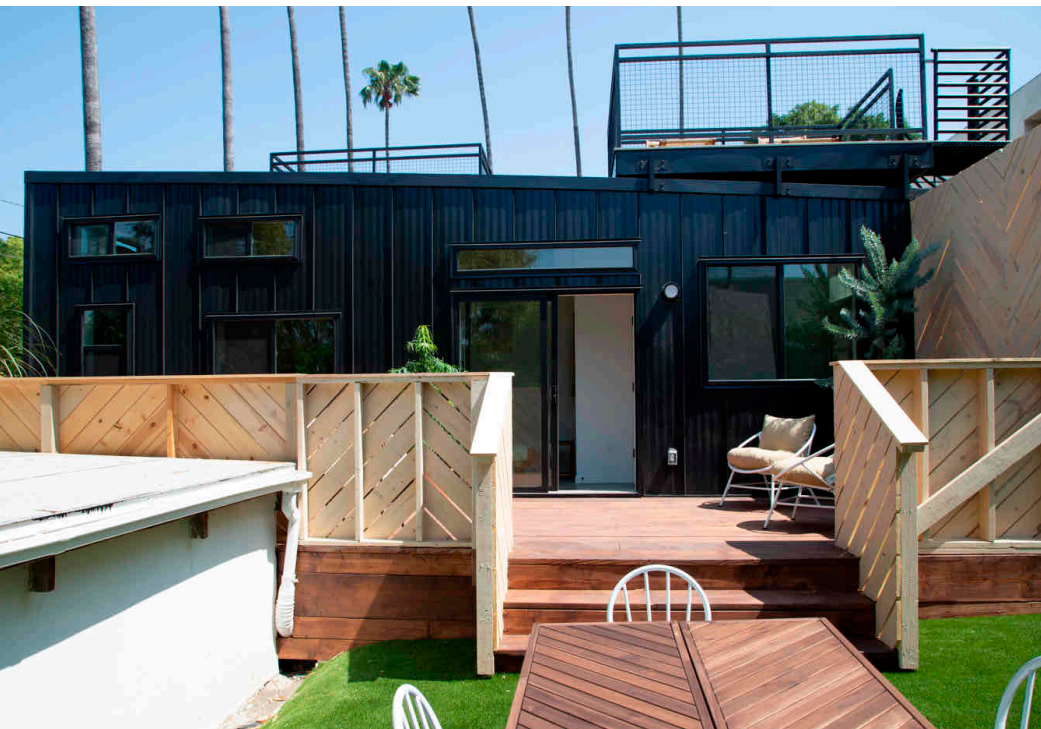
































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