

Dick Shirinyan

(323)440-2460 Telephone

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1816 Hillhurst Ave
Los Angeles, CA 90027

8 # of Units	5,484/Vendor Enhanced Sqft	7,610 Lot Size Vendor Enhanced
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Income
LP \$2,745,000 ↓ **\$ Active**



Area	22 Los Feliz
Subdivision	
List Price Per Sqft	\$500.55
Vacancy	0
Total Bedrooms	11
Total Bathrooms	8.00
MLS#	24-466949
APN	5590-018-002

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$2,290.00	\$0.00	\$2,700.00
Unit 2	1	0	1.00	No	\$1,655.00	\$0.00	\$1,800.00
Unit 3	1	1	1.00	No	\$1,650.00	\$0.00	\$2,500.00
Unit 4	1	1	1.00	No	\$1,076.00	\$0.00	\$2,500.00
Unit 5	1	2	1.00	No	\$2,444.00	\$0.00	\$3,500.00
Unit 6	1	2	1.00	No	\$1,447.00	\$0.00	\$3,500.00
Unit 7	1	2	1.00	No	\$1,585.00	\$0.00	\$3,500.00
Unit 8	1	2	1.00	No	\$1,034.00	\$0.00	\$3,500.00

Directions: Between Franklin and Los Feliz

Remarks: Pride of ownership and one of a kind commercial and mix use zoning investment property located in the prime and very desirable Los Feliz area. Featuring unusual 2 separate buildings, this property is located within proximity and walking distance to shops, restaurants, markets, banks, school, Cedar Sinai Medical Center. Do not miss this great opportunity to own a building with great pride and potential. Sold in its, "AS IS" condition. Seller will not provide a termite report or clearance, will not do any repairs. Drive by only, do not disturb occupants.

Agent Remarks: Buyer to pay for the City of Los Angeles documentary sales transfer taxes. Inspection with accepted offer. Unit #1816 1/2 will be vacant at the close of escrow. Unit 1816, has a bonus room/den. All offers must include proof of funds, pre-qualification letter and FICO. Seller to choose escrow and title services. Seller is a licensed real estate broker. Seller to perform a 1031 tax deferred exchange at no cost or liability to the Buyer. 1031 tax deferred exchange is not a condition to close this transaction. Marty Burekjian is an associate broker.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	
Gross Equity	
Owner Pays	
Actual Rent Total	
Financial Info As Of	
Tenant Pays	
Vacancy Allowance \$	
Vacancy Allowance %	
Lease Mo/Yr Terms	

Structure Info	
Type of Units	N/A
Year Built/Source	1948/Assessor
Stories	2
Buildings	1
Security	
Sewer	
Style	
Property Cond	
View	
Water	
Price Per Unit	
Type of Business	
Water Heaters	
Direction Faces	
ADA Compliance	
Additions/Alterations	
Building Permit	
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	Multi Levels

Contract Info		DOM 53
List Date	11-22-2024	
List Price	\$2,745,000	
Orig List Price	\$2,795,000	
Status Date	11-22-2024	
Change Date/Type	01-14-2025/Price Change	
Sale Type	Standard	
Listing Type	Exclusive Right	
Disclosure	As Is, Building Plans Available	
Seller Concessions?	Maybe	
Financing	Cash, Cash To New Loan	
Possession	Close Of Escrow	
Scope Of Service	Full Service	

Land/Lot Info	
Zoning	LAC4
Addl Parcel	
Rent Control	
Land Type	
Lot Dimen/Source	
Lot Acreage	0.175
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	Assigned, Covered Parking
Total Spaces	8
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Garage Structures	

Interior Features	
AC/Cooling	Other
Heating	Other
Equip/Appl	Other
Flooring	
Laundry	
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	None
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

Unit(s) Details	
# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

Tax and Assessed Info	
Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$329,855
Assessed Improvement %	30.03
Assessed Land Value	\$768,642
Assessed Land %	69.97
Assessed Total Value	\$1,098,497
Transfer Taxes (Y/N)	

Location	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Call First, Do Not Contact Occupant, Drive By

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	Tenant
Gate Code	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Dick Shirinyan P&S Realty DRE#: 00745624 Seller's Agent1 CALDRE#: 00616817	
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Fax	
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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Dick Shirinyan CALDRE# 00616817

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Los Angeles, CA 90027

8
of Units

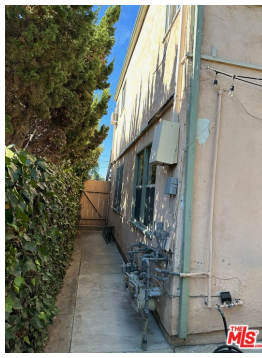
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Enhanced
Sqft

7,610 Lot Size
Vendor
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Income
LP \$2,745,000 ↓

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