

Investment Highlights:

- Built in 1981 – not subject to LA RSO
- Fully renovated in 2024
- RTI plans for 2 ADUs = 6.42% CAP
- Can build up to 4 ADUs in rear parking lot
- With 4 ADUs = 7.48% CAP inc. building costs

OFFERING MEMORANDUM
4071 MELROSE AVE

LOS ANGELES, CA 90029 6 UNITS

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PROPERTY INFORMATION

4071 Melrose Ave - Los Angeles, CA 90029

THE OFFERING



Welcome to **4071 Melrose Avenue**, a fully leased and fully renovated 6-unit apartment building located in East Hollywood/Virgil Village adjacent to Silver Lake. Built in 1981, the property is not subject to LA RSO, only statewide rent control AB 1482, which allows for annual rent increases of 5% + CPI (approx. 8.9%).

The 4,024 sqft building features (5) 1-bed/1-bath units and (1) 2-bed/1-bath and is complemented by a large 7,110 sqft lot that offers space for up to 4 ADUs in the rear parking lot that fits up to 10 cars.

Recent 2024 upgrades to the units comprise of in-unit stacked washer/dryers, mini-split HVAC systems, recessed lighting, stainless steel GE appliances, white oak flooring, custom cabinetry, and designer tile and countertops in the kitchens and bathrooms. Additional improvements include a Ratio Utility Billing System (RUBS) that charges tenants back for their share of utilities, and new exterior stucco, painting, and fencing.

Beneficial to the buyer, there are RTI permits for 2 ADUs, (1) 1,141 sqft 3-bed/2-bath & (1) 716 sqft 2-bed/2-bath unit. After building the ADUs and factoring in construction costs, the property will operate at a 6.42% CAP as an 8-unit and 7.48% CAP as a 10-unit.

With its prime location, this non-rent controlled property offers an excellent opportunity for a local investor seeking a low-maintenance, like-new building with value-add potential through RTI plans and the possibility of adding up to 4 ADUs.

Buyer to investigate & verify all information, including, but not limited to, bed/bath count, square footages, permits, rent control, ADUs, and potential uses.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	4071 Melrose Ave Los Angeles, CA 90029
Total Units	6
Total Building Sqft.	4,024 SF
Total Lot Size	7,110 SF
Year Built	1981
Zoning	LARD1.5
APN	5539-020-032



INVESTMENT HIGHLIGHTS

- 6 Units: (5) 1-bed/1-bath & (1) 2-bed/1-bath
- Fully Renovated & Leased in 2024
- Built in 1981 - Not Subject to LA RSO | 5% + CPI Annual Rent Increases
- Unit Renovations - stacked washer/dryers, mini-split HVAC systems, recessed lighting, stainless steel GE appliances, white oak flooring, custom cabinetry, and designer tile and countertops in the kitchens/bathrooms
- RTI Plans for 2 ADUs - (1) 1,141 sqft 3-bed/2-bath & (1) 716 sqft 2-bed/2-bath unit
- Can build up to 4 ADUs in the rear portion of the lot
- After building the ADUs and factoring in construction costs, the property will operate at a 6.42% CAP as an 8-unit and 7.48% CAP as a 10-unit

PROPERTY INFORMATION
PROPERTY PHOTOS



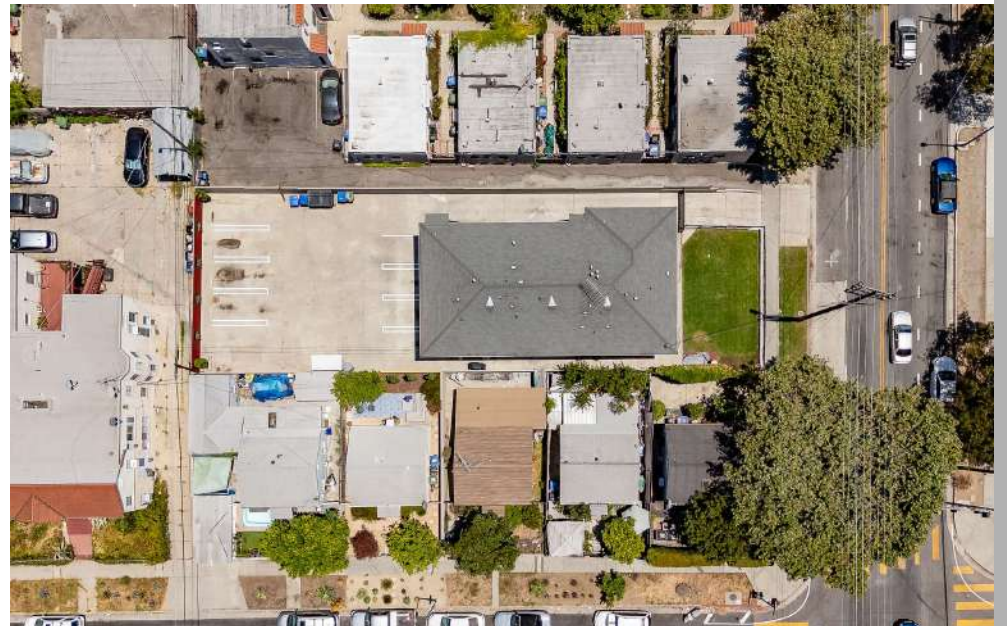
PROPERTY INFORMATION
PROPERTY PHOTOS



PROPERTY INFORMATION
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

4071 Melrose Ave - Los Angeles, CA 90029



FINANCIAL OVERVIEW



4071 Melrose Ave - Los Angeles, CA 90029

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,750,000
Price per Unit	\$458,333
GRM	14.01
CAP Rate	4.62%
Cash-on-Cash Return (yr 1)	1.72%
Total Return (yr 1)	\$40,072
Debt Coverage Ratio	1.21

OPERATING DATA

Gross Scheduled Income	\$196,260
Other Income	-
Total Scheduled Income	\$196,260
Vacancy Cost	\$5,887
Gross Income	\$190,372
Operating Expenses	\$63,337
Net Operating Income	\$127,035
Pre-Tax Cash Flow	\$22,174

FINANCING DATA

Down Payment	\$1,292,500
Loan Amount	\$1,457,500
Debt Service	\$104,861
Debt Service Monthly	\$8,738
Principal Reduction (yr 1)	\$17,898

FINANCIAL OVERVIEW

INCOME & EXPENSES


EXPENSES SUMMARY

New Taxes (New Estimated):	\$33,000
Maintenance (\$650/unit):	\$3,900
Insurance (\$1.00/SF)	\$4,024
Utilities (\$1,200/unit):	\$7,200
Trash (\$300/mo):	\$3,600
Landscaping (\$100/mo):	\$1,200
Pest Control (\$50/mo):	\$600
Property Management (5% SGI):	\$9,813
OPERATING EXPENSES	\$63,337


FINANCIAL OVERVIEW
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT
1	1	1	650 SF	\$2,850	\$2,850
2	1	1	650 SF	\$2,395	\$2,850
3	1	1	650 SF	\$2,495	\$2,850
5	1	1	650 SF	\$2,750	\$2,850
4	1	1	650 SF	\$2,495	\$2,850
6	2	1	774 SF	\$3,000	\$3,200
TOTALS			4,024 SF	\$15,985	\$17,450

SET UP SHEET - 10 UNITS (CAN BUILD UP TO 4 ADUS)

4071 Melrose Ave, Los Angeles, CA 90029											
List Price:			\$2,750,000								
ADU Construction:			\$200.00							\$776,400	
All In Cost:										\$3,526,400	
Down Payment:			47.0%							\$1,292,500	
Total Cash Needed:										\$2,068,900	
Number of units:										10	
Cost per Unit:										\$352,640	
Current GRM:										9.74	
Pro Forma GRM:										9.74	
Current CAP:										7.40%	
Pro Forma CAP:					7.40%						
Year Built / Age:					1981						
Approx. Lot Size:					7,110						
Approx. Gross RSF Before Construction:					4,024						
Approx. Gross RSF After Construction:					7,906						
Cost per Net RSF:					\$446.04						
			Zoning:		LARD1.5		APN:		5539-020-032		
			Proposed Financing		Principal and Interest						
			First Loan Amount:		\$1,457,500		Amort:		30		
			Terms:		6.000%		Fixed:		5		
			Payment		\$8,738.45		DCR:		2.49		
Annualized Operating Data				Current Rents				Pro Forma Rents			
Scheduled Gross Income:				\$ 362,100				\$ 362,100			
Vacancy Rate Reserve:				\$ 18,105				\$ 18,105			
Gross Operating Income:				\$ 343,995				\$ 343,995			
Expenses:				\$ 82,911				\$ 82,911			
Net Operating Income:				\$ 261,084				\$ 261,084			
Loan Payments:				\$ 104,861				\$ 104,861			
Pre Tax Cash Flows:				\$ 156,223				\$ 156,223			
Principal Reduction:				\$ 17,898				\$ 17,898			
Total Return Before Taxes:				\$ 138,324				\$ 138,324			
				1. As a percent of Scheduled Gross Income				2. As a percent of Cash			
Scheduled Income:						Annualized Expenses:					
						*Estimated					
						Current					
						Pro Forma					
# of Units	Bdrms/Baths	Notes	+/- Sq. Ft	Current Income		Pro Forma Income					
				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income				
1	1+1	#1	650	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850				
1	1+1	#2	650	\$ 2,395	\$ 2,395	\$ 2,395	\$ 2,395				
1	1+1	#3	650	\$ 2,495	\$ 2,495	\$ 2,495	\$ 2,495				
1	1+1	#4	650	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750				
1	1+1	#5	650	\$ 2,495	\$ 2,495	\$ 2,495	\$ 2,495				
1	2+1	#6	774	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000				
2	2+2	ADU	800	\$ 3,100	\$ 6,200	\$ 3,100	\$ 6,200				
2	3+2	ADU	1141	\$ 3,800	\$ 7,600	\$ 3,800	\$ 7,600				
Total Scheduled Rent:				\$29,785		\$29,785					
RUBS:				\$390		\$390					
Parking: No on-site parking				\$0		\$0					
Monthly Scheduled Gross Income:				\$30,175		\$30,175					
Annualized Scheduled Gross Income:				\$362,100		\$362,100					
Utilities Paid by Tenant:				Gas & Electric		Rental Upside:		0%			
						Proposed Construction:					
						2+2 800 SF					
						2+2 800 SF					
						3+2 1141 SF					
						3+2 1141 SF					
						Total Expenses:					
						\$82,911					
						Expenses as %/SGI 22.90%					
						Per Net Sq. Ft: 10.49					
						Per Unit: \$8,291					

SET UP SHEET - 8 UNITS (W/ 2 RTI ADUS)

4071 Melrose Ave, Los Angeles, CA 90029													
List Price:			\$2,750,000										
ADU Construction:		\$200.00	\$388,200										
All In Cost:			\$3,138,200										
Down Payment:		47%	\$1,292,500										
Total Cash Needed:			\$1,680,700										
Number of units:			8										
Cost per Unit:			\$392,275										
Current GRM:			11.12										
Pro Forma GRM:			10.47										
Current CAP:			6.39%										
Pro Forma CAP:			6.71%										
Year Built / Age:			1981										
Approx. Lot Size:			7,110										
Approx. Gross RSF Before Construction:			4,024										
Approx. Gross RSF After Construction:			5,965										
Cost per Net RSF:			\$526.10										
Zoning:		LARD1.5		APN:		5539-020-032							
Proposed Financing		Principal and Interest											
First Loan Amount:		\$1,457,500		Amort:		30							
Terms:		6.000%		Fixed:		5							
Payment		\$8,738.45		DCR:		1.91							
Annualized Operating Data			Current Rents			Pro Forma Rents							
Scheduled Gross Income:			\$	282,180		\$	299,760						
Vacancy Rate Reserve:			\$	8,465	3% 1	\$	14,988	5% 1					
Gross Operating Income:			\$	273,715		\$	284,772						
Expenses:			\$	73,274	26% 1	\$	74,153	25% 1					
Net Operating Income:			\$	200,441		\$	210,619						
Loan Payments:			\$	104,861		\$	104,861						
Pre Tax Cash Flows:			\$	95,579	5.69% 2	\$	105,758	6.29% 2					
Principal Reduction:			\$	17,898		\$	17,898						
Total Return Before Taxes:			\$	77,681	19.80% 2	\$	87,859	22.40% 2					
			1 As a percent of Scheduled Gross Income			2 As a percent of Cash							
Scheduled Income:					Current Income			Pro Forma Income		Annualized Expenses:			
# of Units	Bdrms/ Baths	Notes	+/- Sq. Ft	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income			*Estimated			
1	1+1	#1	650	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850			New Taxes (% Purchase Price):	1.20%	\$ 33,000	\$ 33,000
1	1+1	#2; +\$100 for tandem parking	650	\$ 2,395	\$ 2,395	\$ 2,850	\$ 2,850			Repairs & Maintenance (\$/Unit):	\$650	\$ 5,200	\$ 5,200
1	1+1	#3	650	\$ 2,495	\$ 2,495	\$ 2,850	\$ 2,850			Insurance (\$/SF):	\$1.00	\$ 5,965	\$ 5,965
1	1+1	#4	650	\$ 2,750	\$ 2,750	\$ 2,850	\$ 2,850			Utilities (\$/Unit):	\$1,200	\$ 9,600	\$ 9,600
1	1+1	#5	650	\$ 2,495	\$ 2,495	\$ 2,850	\$ 2,850			Trash (\$/Month):	\$300	\$ 3,600	\$ 3,600
1	2+1	#6	774	\$ 3,000	\$ 3,000	\$ 3,200	\$ 3,200			Landscaping (\$/Month):	\$100	\$ 1,200	\$ 1,200
1	2+2	ADU	800	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300			Pest Control (\$/Month):	\$50	\$ 600	\$ 600
1	3+2	ADU	1141	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800			Property Management (% SGI):	5%	\$ 14,109	\$ 14,988
										Proposed Construction:			
										2+2 800 SF			
										3+2 1141 SF			
Total Scheduled Rent:					\$23,085		\$24,550			Total Expenses:			
RUBS:					\$330		\$330			Expenses as %/SGI			
Parking:					\$100		\$100			Per Net Sq. Ft:			
Monthly Scheduled Gross Income:					\$23,515		\$24,980			Per Unit:			
Annualized Scheduled Gross Income:					\$282,180		\$299,760			Gas & Electric			
Utilities Paid by Tenant:						Rental Upside:	6%			Per Net Sq. Ft:			

FINANCIAL OVERVIEW SET UP SHEET - 6 UNITS (CURRENT)

4071 Melrose Ave, Los Angeles, CA 90029

List Price:	\$2,750,000
Down Payment:	47.0% \$1,292,500
Number of units:	6
Price per Unit:	\$458,333
Current GRM:	14.01
Pro Forma GRM:	12.86
Current Cap Rate:	4.62%
Pro Forma Cap Rate:	5.05%
Year Built:	1981 Renovated 2024
Approximate Lot Size:	7,110
Approximate Building SF:	4,024
Price per Building SF Lot SF:	\$683.40 \$386.78



Zoning:	LARD1.5	APN:	5539-020-032
Proposed Financing	Principal and Interest	LTV:	53.0%
First Loan Amount:	\$1,457,500	Amort:	30
Terms:	6.000%	Fixed:	5
Payment:	\$8,738	DCR:	1.21

Annualized Operating Data				Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$	196,260		\$	213,840		
Vacancy Rate Reserve:	\$	5,888	3% 1	\$	10,692	5% 1	
Gross Operating Income:	\$	190,372		\$	203,148		
Expenses:	\$	63,337	32% 1	\$	64,216	30% 1	
Net Operating Income:	\$	127,035		\$	138,932		
Debt Service:	\$	104,861		\$	104,861		
Pre Tax Cash Flows:	\$	22,174	1.72% 2	\$	34,071	2.64% 2	
Principal Reduction:	\$	17,898		\$	17,898		
Total Return Before Taxes:	\$	40,072	3.10% 2	\$	51,969	4.02% 2	

1 As a percent of Scheduled Gross Income 2 As a percent of Down Payment

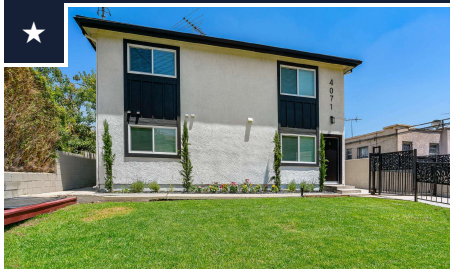
Scheduled Income:								Annualized Expenses:			
# of Units	Bdrms/Baths	Notes	+/- Sq. Ft	Current Income		Pro Forma Income		*Estimated	Current	Pro Forma	
				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income				
1	1+1	#1	650	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850	New Taxes (% Purchase Price):	1.20%	\$ 33,000	\$ 33,000
1	1+1	#2; +\$100 for tandem parking	650	\$ 2,395	\$ 2,395	\$ 2,850	\$ 2,850	Repairs & Maintenance (\$/Unit):	\$650	\$ 3,900	\$ 3,900
1	1+1	#3	650	\$ 2,495	\$ 2,495	\$ 2,850	\$ 2,850	Insurance (\$/SF):	\$1.00	\$ 4,024	\$ 4,024
1	1+1	#4	650	\$ 2,750	\$ 2,750	\$ 2,850	\$ 2,850	Utilities (\$/Unit):	\$1,200	\$ 7,200	\$ 7,200
1	1+1	#5	650	\$ 2,495	\$ 2,495	\$ 2,850	\$ 2,850	Trash (\$/Month):	\$300	\$ 3,600	\$ 3,600
1	2+1	#6	774	\$ 3,000	\$ 3,000	\$ 3,200	\$ 3,200	Landscaping (\$/Month):	\$100	\$ 1,200	\$ 1,200
Total Scheduled Rent:								Total Expenses:		\$63,337	\$64,216
RUBS:								Expenses as % of SGI		32.27%	30.03%
Laundry:								Per Net Sq. Ft:		\$15.74	\$15.96
Parking:								Per Unit:		\$10,556	\$10,703
Monthly Scheduled Gross Income:										\$16,355.00	\$17,820.00
Annualized Scheduled Gross Income:										\$196,260.00	\$213,840.00
Utilities Paid by Tenant:								Rental Upside:			9%

SALES COMPARABLES

4071 Melrose Ave - Los Angeles, CA 90029

SALES COMPARABLES

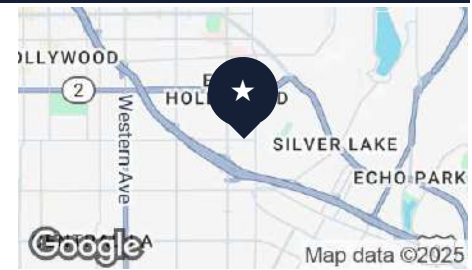
SALE COMPS



4071 MELROSE AVE
Los Angeles, CA 90029

Subject Property

Price: N/A Bldg Size: 4,024 SF
No. Units: 6 Year Built: 1981



2436 ECHO PARK AVE
Los Angeles, CA 90026

Sold 10/8/2024

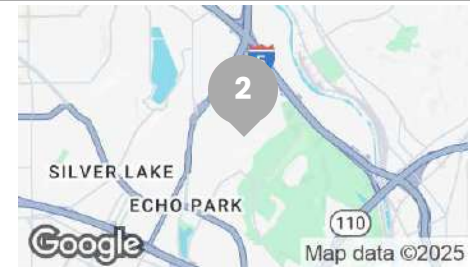
Price: \$2,400,000 Bldg Size: 5,354 SF
No. Units: 8 Year Built: 1930



2011 ECHO PARK AVE
Los Angeles, CA 90026

Sold 10/4/2024

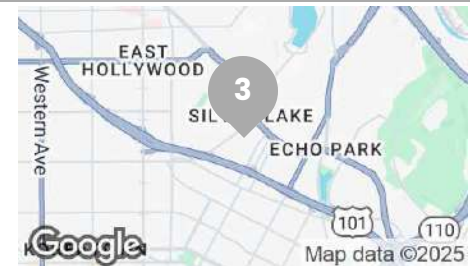
Price: \$1,695,000 Bldg Size: 2,928 SF
No. Units: 5 Year Built: 1924



743 N OCCIDENTAL BLVD
Los Angeles, CA 90026

Sold 8/27/2024

Price: \$2,715,000 Bldg Size: 4,058 SF
No. Units: 5 Year Built: 1922



SALES COMPARABLES SALE COMPS



4
3522 BELLEVUE AVE
Los Angeles, CA 90026

Sold 8/16/2024

Price: \$2,250,000 Bldg Size: 6,840 SF
No. Units: 8 Year Built: 1961



5
1859 ECHO PARK AVE
Los Angeles, CA 90026

Sold 8/7/2024

Price: \$1,450,000 Bldg Size: 2,741 SF
No. Units: 5 Year Built: 1920



6
4351 NORMAL AVE
Los Angeles, CA 90029

Sold 7/29/2024

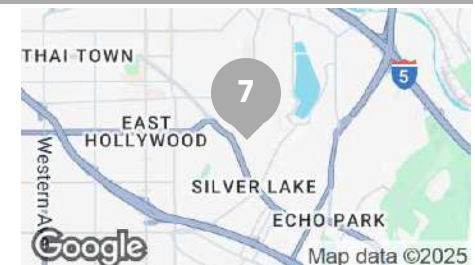
Price: \$2,100,000 Bldg Size: 6,544 SF
No. Units: 12 Year Built: 1918



7
1548 MICHELTORENA ST
Los Angeles, CA 90029

Sold 7/9/2024

Price: \$2,850,000 Bldg Size: 3,770 SF
No. Units: 6 Year Built: 1923



SALES COMPARABLES

SALE COMPS



8
3623 MONON ST
Los Angeles, CA 90027

Sold 6/28/2024

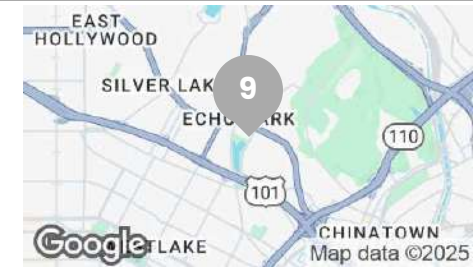
Price: \$3,215,000 Bldg Size: 7,016 SF
No. Units: 9 Year Built: 1966



9
1615 PARK AVE
Los Angeles, CA 90026

Sold 5/17/2024

Price: \$6,250,000 Bldg Size: 13,260 SF
No. Units: 11 Year Built: 2020



10
639 N JUANITA AVE
Los Angeles, CA 90004

Sold 5/2/2024

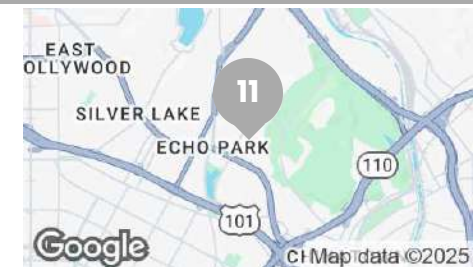
Price: \$3,550,000 Bldg Size: 8,340 SF
No. Units: 9 Year Built: 1990



11
1506 SCOTT AVE
Los Angeles, CA 90026

Sold 4/24/2024

Price: \$1,725,000 Bldg Size: 2,652 SF
No. Units: 6 Year Built: 1922



SALES COMPARABLES

SALE COMPS

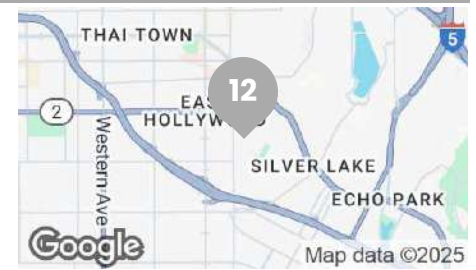
12



4115 NORMAL AVE
Los Angeles, CA 90029

Sold 4/19/2024

Price:	\$4,720,000	Bldg Size:	13,956 SF
No. Units:	12	Year Built:	1988



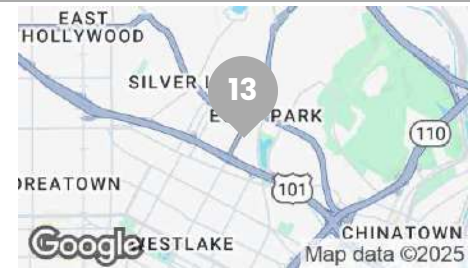
13



1926 SANTA YNEZ ST
Los Angeles, CA 90026

Sold 3/21/2024

Price:	\$2,330,000	Bldg Size:	4,621 SF
No. Units:	6	Year Built:	1927



SALES COMPARABLES

SALES COMPS ANALYSIS

Closed

Address	Price	Units	Yr. Built	RSF	Lot SF	GSI	GRM	NOI	CAP	Price/SF	Price/ SF Lot	Price/Unit	COE	Unit Mix
2436 Echo Park Ave, 90026	\$2,400,000	8	1930	5,354	5,623	\$242,934	9.88	\$153,048	6.38%	\$448.26	\$426.82	\$300,000	10/8/2024	(6) 1+1, (1) 2+1, (1) 3+1
2011 Echo Park Ave, 90026	\$1,695,000	5	1924	2,928	8,148	\$148,689	11.40	\$93,674	5.53%	\$578.89	\$208.03	\$339,000	10/4/2024	(2) 1+1, (2) 2+1, (1) 2+2
743 N Occidental Blvd, 90026	\$2,715,000	5	1922	4,058	7,102	\$219,753	12.35	\$138,444	5.10%	\$669.05	\$382.29	\$543,000	8/27/2024	(2) 1+1, (1) 2+1, (2) 3+2
3522 Bellevue Ave, 90026	\$2,250,000	8	1961	6,840	7,800	\$234,000	9.62	\$147,420	6.55%	\$328.95	\$288.46	\$281,250	8/16/2024	(1) 1+1, (7) 2+1
1859 Echo Park Ave, 90026	\$1,450,000	5	1920	2,741	7,495	\$120,409	12.04	\$75,858	5.23%	\$529.00	\$193.46	\$290,000	8/7/2024	(5) 1+1
4351 Normal Ave, 90029	\$2,100,000	12	1918	6,544	9,303	\$225,840	9.30	\$142,279	6.78%	\$320.90	\$225.73	\$175,000	7/29/2024	(4) 0+1, (4) 1+1, (4) 2+1
1548 Micheltorena St, 90029	\$2,850,000	6	1923	3,770	7,502	\$197,973	14.40	\$124,723	4.38%	\$755.97	\$379.90	\$475,000	7/9/2024	(2) 0+1, (4) 1+1
3623 Monon St, 90027	\$3,215,000	9	1966	7,016	8,448	\$190,930	16.84	\$120,286	3.74%	\$458.24	\$380.56	\$357,222	6/28/2024	(4) 1+1, (4) 2+1, (1) 2+1
1615 Park Ave, 90026	\$6,250,000	11	2020	13,260	8,513	\$430,188	14.53	\$271,018	4.34%	\$471.34	\$734.17	\$568,182	5/17/2024	(9) 1+1, (2) 2+2
639 N Juanita Ave, 90004	\$3,550,000	9	1990	8,340	7,545	\$261,943	13.55	\$165,024	4.65%	\$425.66	\$470.51	\$394,444	5/2/2024	(9) 2+2
1506 Scott Ave, 90026	\$1,725,000	6	1922	2,652	7,024	\$115,866	14.89	\$72,996	4.23%	\$650.45	\$245.59	\$287,500	4/24/2024	(6) 1+1
4115 Normal Ave, 90029	\$4,720,000	12	1988	13,956	9,299	\$384,358	12.28	\$242,146	5.13%	\$338.21	\$507.58	\$393,333	4/19/2024	(8) 2+1, (4) 2+2
1926 Santa Ynez St, 90026	\$2,330,000	6	1927	4,621	6,502	\$184,114	12.66	\$115,992	4.98%	\$504.22	\$358.35	\$388,333	3/21/2024	(4) 1+1, (1) 2+1, (1) 2+2
Average				6,314	7,716		12.59		5.15%	\$498.40	\$369.34	\$368,636		
4071 Melrose Ave, Los Angeles, CA 90029	\$2,700,000	6	1981	4,024	7,110	\$196,260	13.76	\$127,035	4.71%	\$670.97	\$379.75	\$450,000	N/A	(5) 1+1, (1) 2+1
4071 Melrose Ave, Los Angeles, CA 90029	\$2,750,000	6	1981	4,024	7,110	\$196,260	14.01	\$127,035	4.62%	\$683.40	\$386.78	\$458,333	N/A	(5) 1+1, (1) 2+1
4071 Melrose Ave, Los Angeles, CA 90029	\$2,800,000	6	1981	4,024	7,110	\$196,260	14.27	\$127,035	4.54%	\$695.83	\$393.81	\$466,667	N/A	(5) 1+1, (1) 2+1
2 ADUs - 8 Units														
4071 Melrose Ave, Los Angeles, CA 90029	\$3,020,000	8	1981	5,624	7,110	\$276,180	10.93	\$195,262	6.47%	\$536.98	\$424.75	\$377,500	N/A	(5) 1+1, (1) 2+1, (2) 2+2
4071 Melrose Ave, Los Angeles, CA 90029	\$3,070,000	8	1981	5,624	7,110	\$276,180	11.12	\$195,262	6.36%	\$545.87	\$431.79	\$383,750	N/A	(5) 1+1, (1) 2+1, (2) 2+2
4071 Melrose Ave, Los Angeles, CA 90029	\$3,120,000	8	1981	5,624	7,110	\$276,180	11.30	\$195,262	6.26%	\$554.77	\$438.82	\$390,000	N/A	(5) 1+1, (1) 2+1, (2) 2+2
4 ADUs - 10 Units														
4071 Melrose Ave, Los Angeles, CA 90029	\$3,476,400	10	1981	7,906	7,110	\$362,100	9.60	\$261,084	7.51%	\$439.72	\$488.95	\$347,640	N/A	(5) 1+1, (1) 2+1, (2) 2+2, (2) 3+2
4071 Melrose Ave, Los Angeles, CA 90029	\$3,526,400	10	1981	7,906	7,110	\$362,100	9.74	\$261,084	7.40%	\$446.04	\$495.98	\$352,640	N/A	(5) 1+1, (1) 2+1, (2) 2+2, (2) 3+2
4071 Melrose Ave, Los Angeles, CA 90029	\$3,576,400	10	1981	7,906	7,110	\$362,100	9.88	\$261,084	7.30%	\$452.37	\$503.01	\$357,640	N/A	(5) 1+1, (1) 2+1, (2) 2+2, (2) 3+2

<u>Address</u>	<u>Notes</u>
2436 Echo Park Ave, 90026	Updated interiors
2011 Echo Park Ave, 90026	3 renovated interiors
743 N Occidental Blvd, 90026	Bungalow units
3522 Bellevue Ave, 90026	
1859 Echo Park Ave, 90026	
4351 Normal Ave, 90029	
1548 Micheltorena St, 90029	Fully renovated, sep meters for gas, electric, water
3623 Monon St, 90027	Seller carry at 4.25% IO for 4 years at 55% LTV
1615 Park Ave, 90026	New construction
639 N Juanita Ave, 90004	Assumable \$1,925,000 loan, fixed 3.2% IO until April 2027
1506 Scott Ave, 90026	Bungalow units
4115 Normal Ave, 90029	Assumable \$2,700,000 loan, fixed 3.2% IO until April 2027
1926 Santa Ynez St, 90026	4 renovated units

4071 Melrose Ave, Los Angeles, CA 90029

EXCLUSIVELY MARKETED BY



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