



TRIPLEX

4739 Huntington Dr N • Los Angeles, CA 90032



PRICE	\$	1,285,000	
NUMBER OF UNITS			3
PRICE/UNIT	\$	428,333.33	
PRICE/SF	\$	347.96	
BUILDING SIZE		3,693	SF
LOT SIZE		12,197	SF
YEAR BUILT		1924	
CAP		4.78%	
GRM		14.62	

INCOME

Unit	SF	Monthly Rent	Annual
47352 Bed/2 Bath	1355	\$ 2,586.00	
47392 Bed/2 1/2 Bath	1512	\$ 2,136.00	
43411 Bed/1 Bath	826	\$ 2,185.00	
TOTAL	3693	\$ 6,907.00	\$ 82,884.00

EXPENSES

Property tax	\$ 16,062.50
Insurance	\$ 3,202.00
Repair & Maint	\$ 1,000.00
Gas	\$ 1,200.00
TOTAL	\$ 21,464.50

NOI \$ 61,419.50



INVESTMENT OVERVIEW

Set behind the gates of a private community just 7 miles north of Downtown Los Angeles, this large 3,683 SF triplex property offers a rare blend of income and beauty - a true mountain retreat feel in the city. Meandering walkways and scenic paths set the tone for morning coffee and peaceful strolls, all surrounded by fresh air, calming views, and remarkable tranquility that feels far removed from the everyday pace of Los Angeles. The property is fully occupied with income-producing two-bedroom units, and one bedroom unit.

- 4739: 1,512 SF | 2 bedrooms + 2.5 baths | separate dining room | fireplace | large covered balcony
- 4737: 1,355 SF | 2 bedrooms + 2 baths | fireplace | private porch
- 4741: 826 SF | 1 bedroom + 1 bath - Unit:

Located just minutes from USC Medical School and LA County Hospital, the unit is especially well-suited for mid-term stays. This is a true one-of-a-kind property-one that must be seen in person to fully appreciate its beauty, privacy, and unique setting.

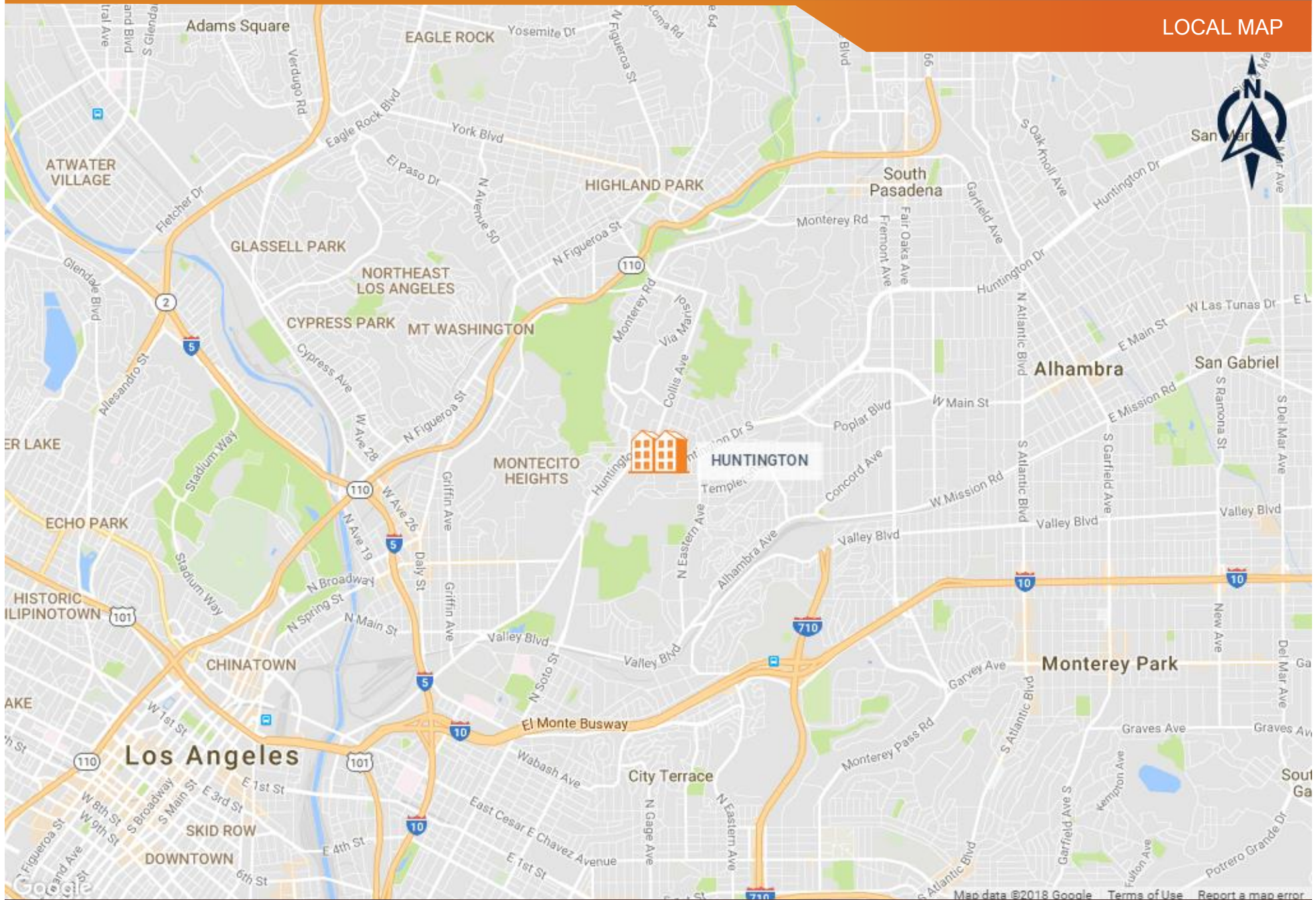
DIRECTION>>>

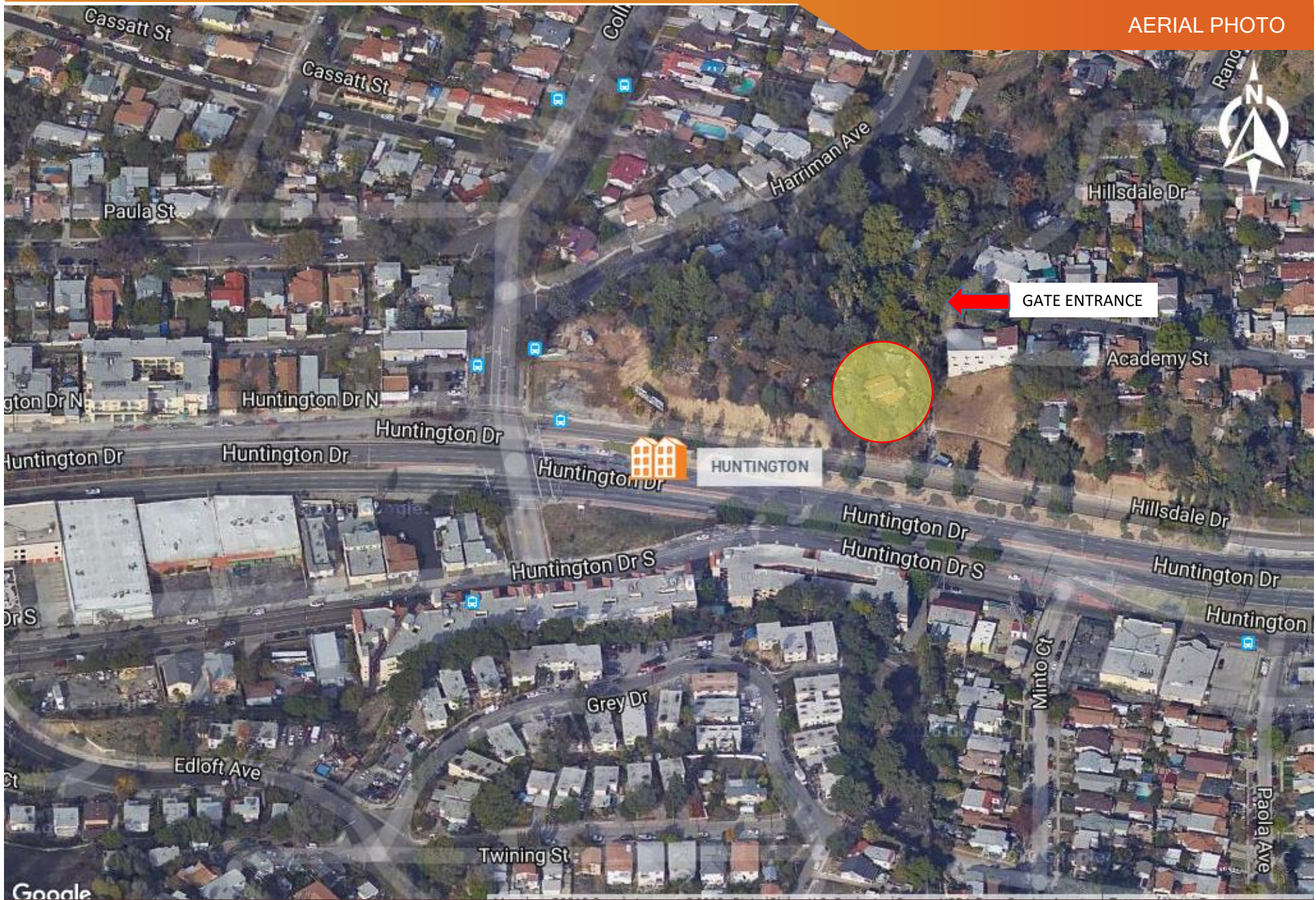
Take Collis to Edison East make a right on Randolph and follow until the corner of Academy and Hillsdale Drive the units are behind the gated fence. Entrance is not on Huntington but property can be seen from stairs.

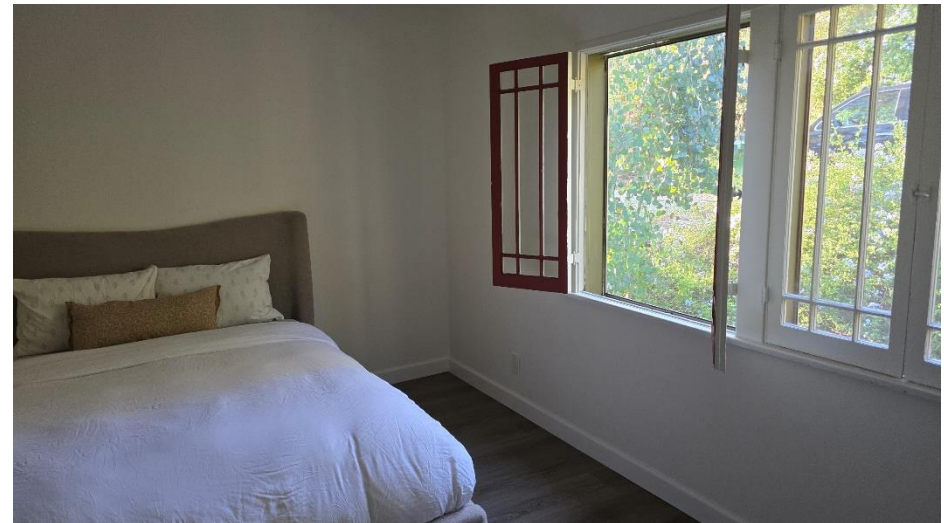
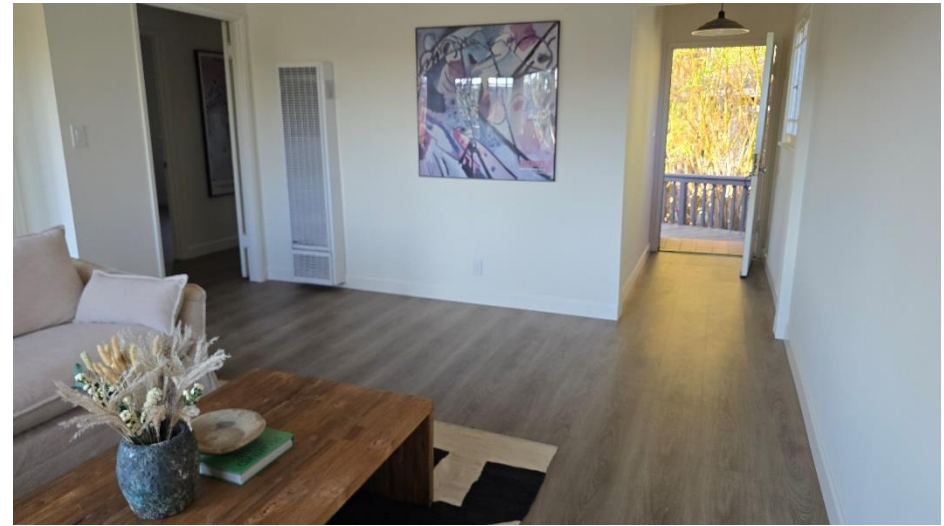
INVESTMENT HIGHLIGHTS

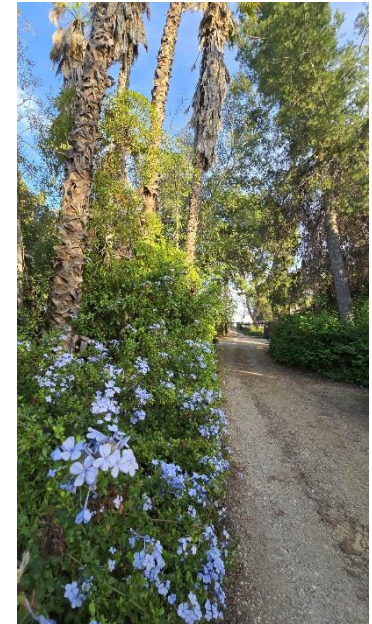
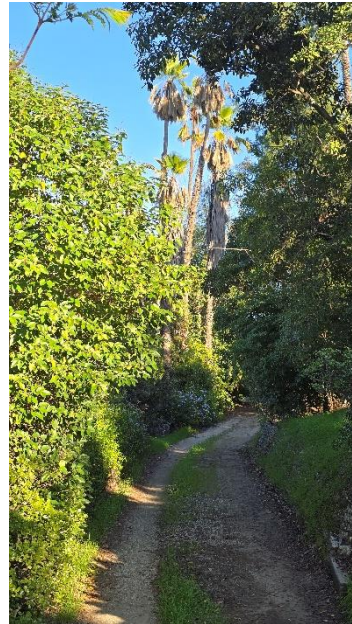
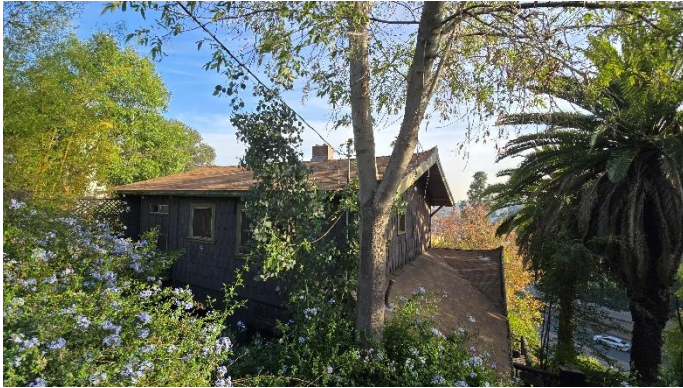
- Just 7 Miles North of Downtown Los Angeles
- Large 12,197 SF Lot Inside a Private Gated Community
- Writer's Retreat Environment
- Dining Room and Fire Place
- Large Units - 1,512 sf, 1,355 sf & 826 sf
- Private Porch











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