RE/MAX COMMERCIAL

457 N. STANLEY AVENUE, LOS ANGELES, CA 90036

HANCOCK PARK Submarket

Four-Unit Opportunity for Owner-User, Value-Add & Development Opportunity

OFFERING MEMORANDUM

OFFERED AT

$1,750,000.00

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457 N. STANLEY AVENUE

Hancock Park Submarket // Los Angeles, CA 90036

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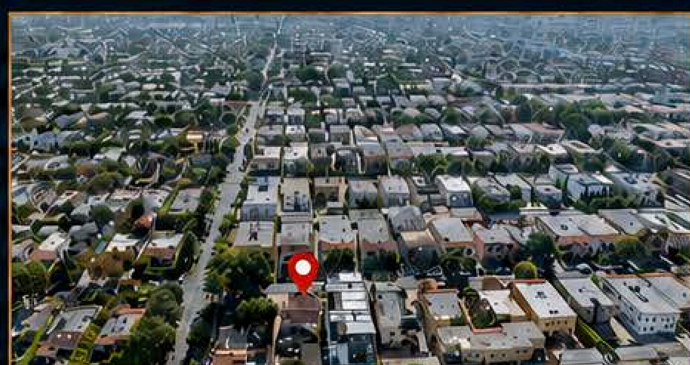
KEY FEATURES & HIGHLIGHTS



- Exceptional four-unit investment and owner-user opportunity in the highly desirable Hancock Park / 90036 submarket.
- Approximately 6,362 SF LARD1.5 lot with long-term value-add potential.
- One unit currently vacant, creating an ideal owner-user opportunity with income from the remaining three units.
- Existing rents reflect legacy income levels, offering meaningful future rental upside.
- Potential for ADU, additional improvements, or future redevelopment, subject to buyer verification.
- Prime central Los Angeles location just blocks from Melrose and moments from The Grove, Beverly Grove, and West Hollywood.
- Four legal units with multiple value-creation paths: owner occupancy, repositioning, long-term hold, or redevelopment.

4 LEGAL UNITS	1 UNIT VACANT	APPROX. 2,936 SF BUILDING	APPROX. 6,362 SF LOT

EXTERIOR PHOTOGRAPHS

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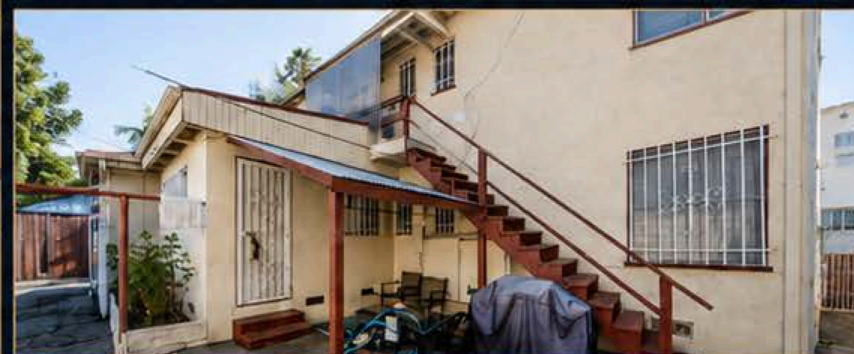

INTERIOR PHOTOGRAPHS

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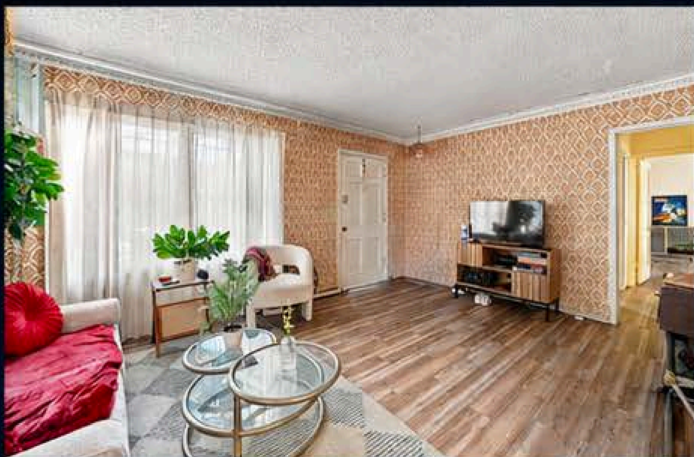

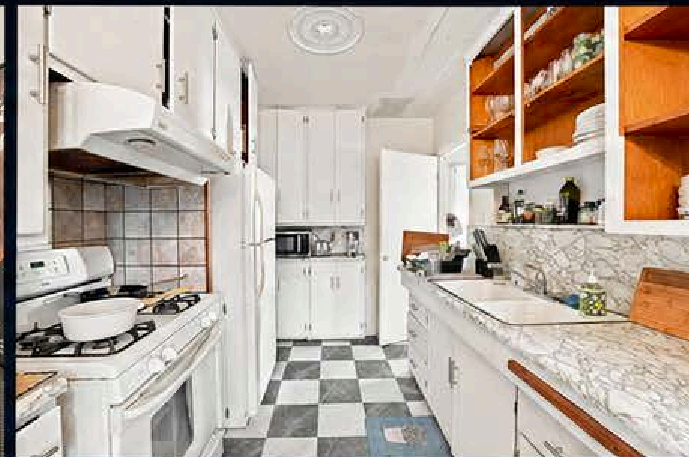



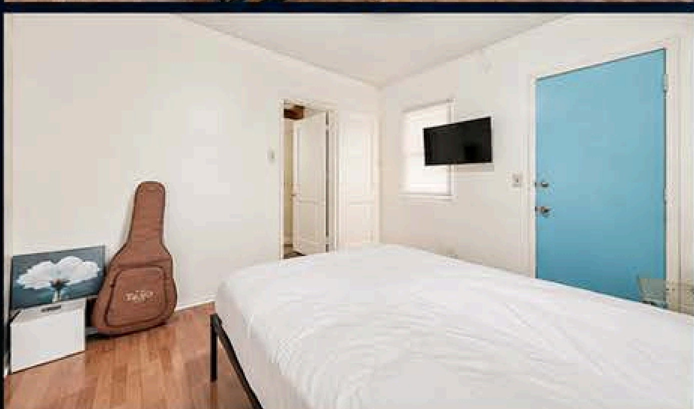
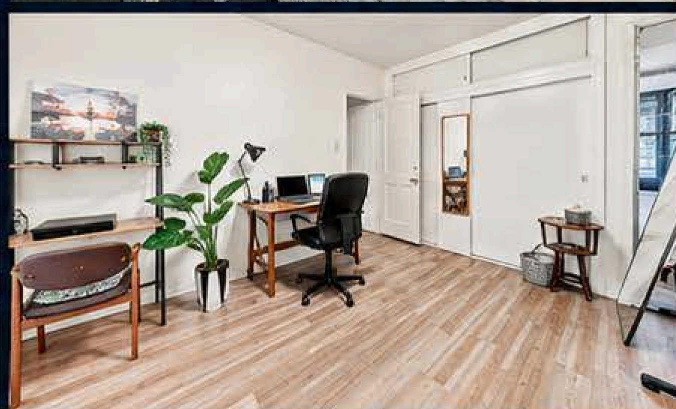
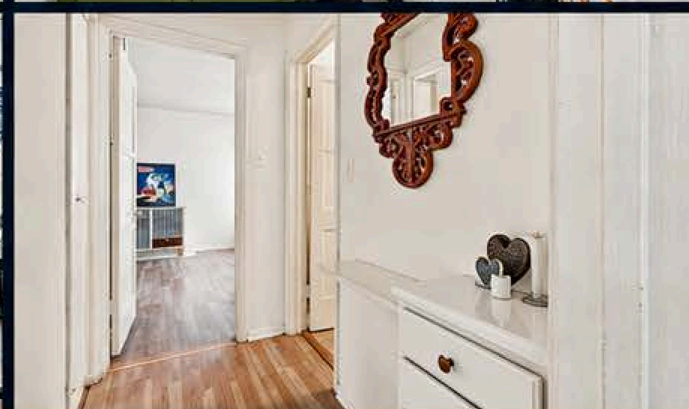

PROPERTY & LOCATION

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LOCATION HIGHLIGHTS

Positioned in the heart of Hancock Park / 90036, the Property benefits from one of Los Angeles' most established and architecturally rich residential neighborhoods — known for tree-lined streets, classic homes, and enduring character.

Just blocks from Melrose Avenue, residents enjoy a curated mix of dining, retail, and everyday conveniences, while remaining in a distinctly residential setting removed from denser urban corridors. Proximity to The Grove and Beverly Grove further supports strong, consistent rental demand.

Convenient access to La Brea Avenue and nearby freeway connections links the Property to West Hollywood, Beverly Hills, Hollywood, and greater Los Angeles employment hubs — reinforcing long-term rental stability and desirability.

FINANCIAL ANALYSIS

FINANCIAL SUMMARY & PRO FORMA RENTS

1. PROPERTY SUMMARY

Price	$1,750,000
Number of Units	4
Price Per Unit	$437,500
Gross Building SF	2,936
Lot Size	6,362 SF (±0.146 AC)
Approx. Year Built	1939
Zoning	LARD1.5
APN	5527-026-040
Occupancy	3 of 4 Units Occupied; 1 Vacant

CURRENT / IN-PLACE INCOME

~$2,950/mo • ~$35,400/yr — Gross rent from 3 occupied units

Reported opex: ~$200/mo (~$2,200/yr): trash, water, utilities, gardener. In-place income reflects legacy rents on 3 of 4 units — not representative of full market/land value. See valuation approach.

2. PRO FORMA METRICS

SUBJECT METRICS

Pro Forma Gross Rent (Annual)	$157,200
Value @ 15.0 GRM	$2,358,000
Pro Forma GRM @ $1,750,000	11.13x
Est. Pro Forma Cap Rate @ $1,750,000	6.2%
Price Per Square Foot	$596/SF

AREA AVERAGE BENCHMARKS

	SUBJECT	AREA AVG.
GRM	11.13x	15.0x
Cap Rate	6.2%	4.75%
Price/SF	$596/SF	$725/SF

Area averages are comparative market benchmarks. Cap rate is an estimate based on pro forma income and estimated expenses.

3. PRO FORMA MARKET RENTS

Medium-rent assumptions for 90036; estimates only.

Total Pro Forma Gross Rent:	$13,100.00/mo
Annualized:	$157,200/yr

Medium-rent pro forma assumptions for 90036; estimates only. Buyer to independently verify market rents, unit sizes, and legal use.

PROPERTY OVERVIEW

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INVESTMENT OVERVIEW / EXECUTIVE SUMMARY

Exceptional four-unit investment and owner-user opportunity in the highly desirable Hancock Park Submarket / 90036 submarket, just blocks from Avenue and moments from The Grove, Original Farmers Market, the Beverly Center, West Hollywood, premier shopping, dining and entertainment.

Situated on an approximately 6,362 SF RD1.5-1-O lot, this classic Los Angeles fourplex presents a compelling combination of immediate usability, long-term rental growth and future value-creation potential in one of Central Los Angeles' most sought-after infill locations.

One unit is currently delivered vacant, creating an outstanding opportunity for an owner-user to occupy the property while benefiting from income generated by the remaining three units. For the investor, the existing tenancies reflect legacy rents with significant long-term upside, providing an attractive repositioning opportunity in a submarket characterized by strong tenant demand and limited multifamily supply.

The property's generous lot, detached garage/parking area and zoning may also provide potential for an ADU, additional improvements, density enhancement or future redevelopment, subject to independent Buyer investigation and verification of zoning, historic-district requirements, RSO regulations, tenant protections, density, permits and all applicable City and State requirements.

The surrounding neighborhood continues to experience substantial reinvestment and modern redevelopment, reinforcing the long-term desirability and underlying land value of the property.

Whether the strategy is owner occupancy, rental repositioning, long-term hold, ADU/value-add improvements or future redevelopment, 457 N. Stanley Avenue offers multiple paths to value creation.

THE GROVE

ORIGINAL FARMERS MARKET

BEVERLY CENTER

WEST HOLLYWOOD / SUNSET STRIP

Four legal units. One unit delivered vacant. Significant rental upside. Valuable 90036 land. Prime Hancock Park Submarket location.

CALL US DIRECT FOR A SHOWING APPOINTMENT

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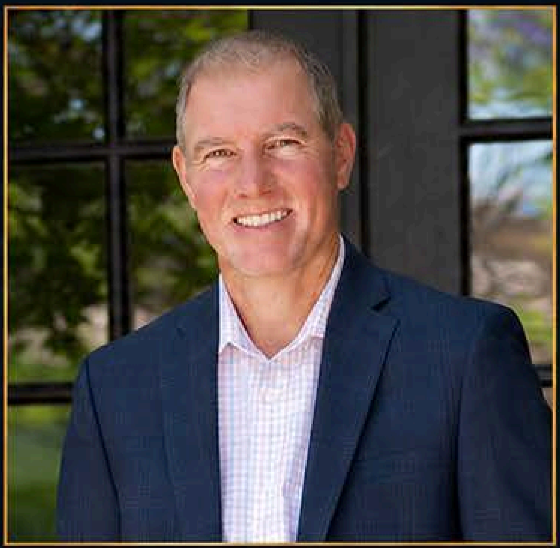

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