

Offering Memorandum

**327 - 329 N Ogden Dr
Los Angeles CA 90036**

**4-UNIT SPANISH REVIVAL MULTIFAMILY INVESTMENT
4.55% CAP RATE**

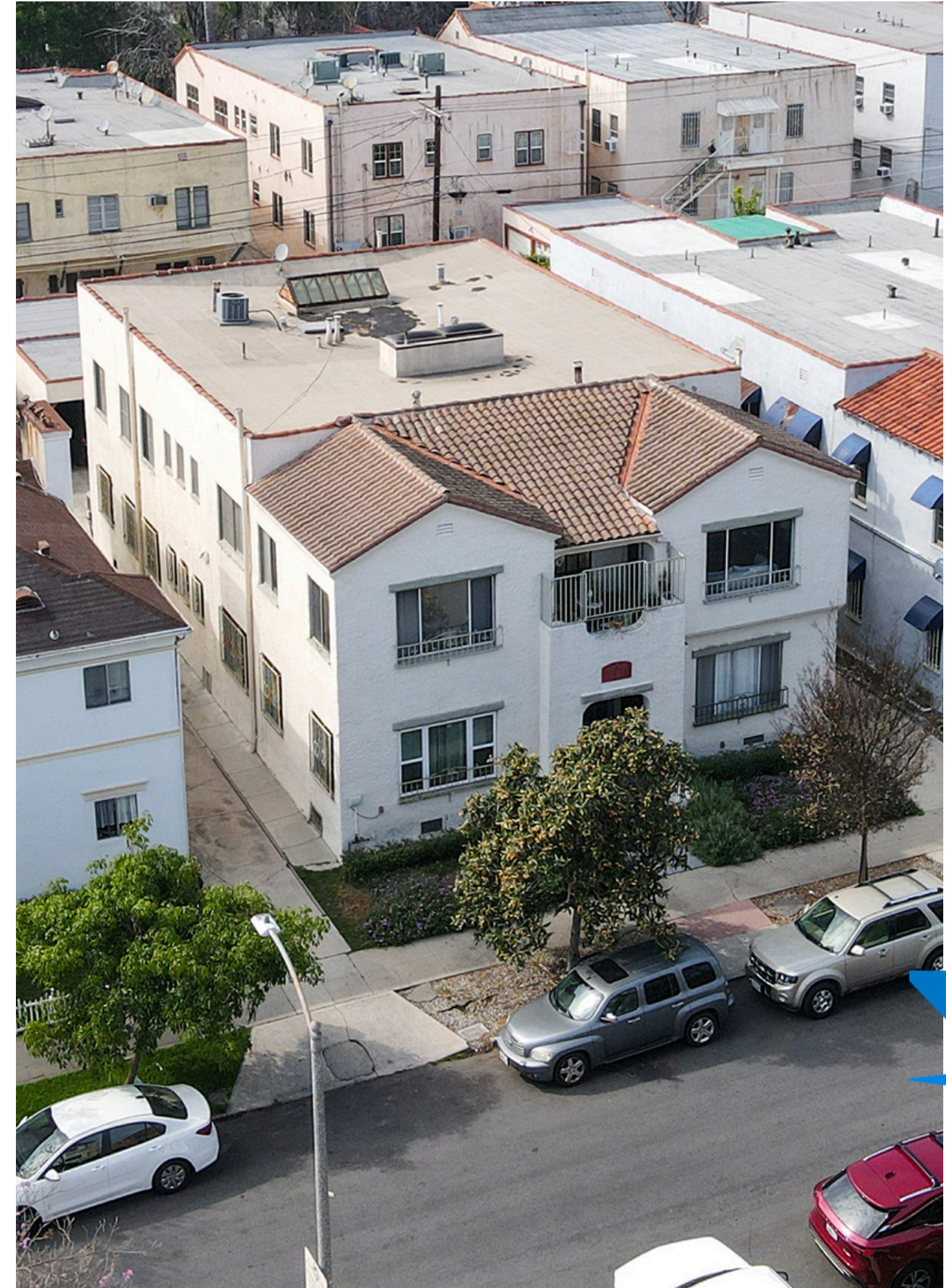
DREAM REALTY & INVESTMENTS, INC.

PROPERTY DESCRIPTION

A trophy asset in the heart of the city, this 1920s Spanish Colonial masterpiece combines historic charm with modern financial performance. This rare investment opportunity offers high yield potential in one of Los Angeles' most sought after neighborhoods. With a strong rental history and well maintained units, the property is positioned for both long term appreciation and immediate cash flow, making it a turnkey opportunity for savvy investors.

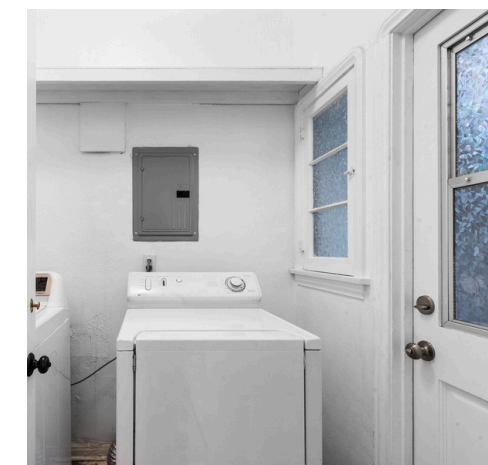
EXECUTIVE SUMMARY

- **Asking Price: \$2,550,000**
- **Address: 327 N Ogden Dr, Los Angeles, CA 90036**
- **Property Type: Multi-Family (4 Units)**
- **Year Built: 1927**
- **Building Size: ±5,207 Sq. Ft.**
- **Lot Size: ±6,000 Sq. Ft.**
- **Zoning: LARD1.5**
- **APN: 5527-038-017**
- **Parking: 5 Covered Carport Spaces**

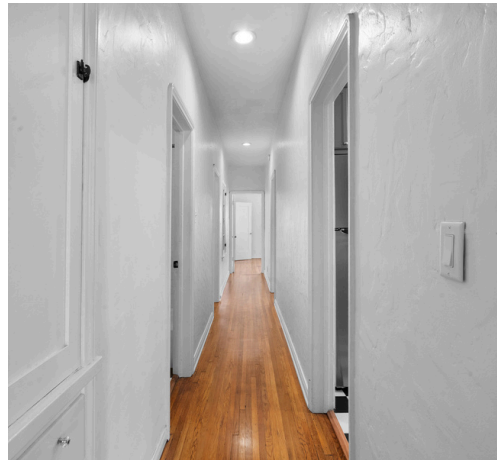


PROPERTY KEY FEATURES

- **Bright Interiors:** Large windows and an open, airy layout that highlight the original hardwood floors and period details.
- **Modern Kitchens:** Three units remodeled with custom cabinetry, stone/butcher-block countertops, and stainless steel appliances. (1 unit with original kitchen)
- **Classic Layouts:** Formal dining rooms and spacious living areas anchored by decorative fireplaces.
- **Essential Amenities:** In-unit washer/dryer in all units, central A/C and heat (3 units) and custom closet built-ins.
- **Unit Breakdown:** The two upper units offer a 2BR/1BA layout, while the two lower units provide 2BR/1.5BA.



INTERIOR GALLERY



DREAM REALTY & INVESTMENTS, INC.

PARKING & EXTERIOR

- 5 Covered Carport Spaces
- Permit Parking on Streets

LOCAL NEIGHBORHOOD:

This property is situated in Beverly Center-Miracle Mile, one of Los Angeles' most vibrant and desirable neighborhoods and a high demand rental market.



DREAM REALTY & INVESTMENTS, INC.

PRIME LOCATION

- **The Grove & Original Farmers Market:** Just 2 blocks away.
- **Pan Pacific Park:** Ideal for recreation and green space. Only few blocks away
- **Beverly Center & Melrose Ave:** Minutes from world-class shopping and dining (Erewhon, Jon & Vinny's, HauteMess Gourmet Market, and more!)
- **Whole Foods Market:** Approximately 0.5 miles
- **Los Angeles County Museum of Art (LACMA), Peterson Automotive Museum, La Brea Tar Pits & Museum:** Just over a mile away.
- **Cedars-Sinai Medical Center:** Just over a mile away
- **Metro D Line:** Wilshire/La Cienega and Wilshire/Fairfax stations nearby



DREAM

INVESTMENT HIGHLIGHTS & RENT ROLL

- Asking price: \$2,550,000
- Annual Gross Income: \$155,076
- Gross monthly rental income: \$12,923
- Cap Rate: 4.55%
- Fully Leased
- Low vacancy rate
- High rental demand
- Minimal renovation
- Strong historical performance in rentability

Street Address/unit#	Bed Rooms	Bath Rooms	Approx Unit Sq ft	Actual Rents	Projected Rents
327 N Ogden Dr	2	1.5	1,300	\$3,454	\$3,500
327 1/2 N Ogden Dr	2	1	1,300	\$3,676	\$3,676
329 N Ogden Dr	2	1.5	1,300	\$3,500	\$3,500
329 1/2 Ogden Dr	2	1	1,300	\$2,293	\$3,500
Total	8	6.0	5,200	\$12,923	\$14,176



THE PRICING

\$2,550,000 USD

Approximate Annual Estimates (may vary)

- Gross Annual Income: \$155,076
- Total Expenses: \$39,000
 - Taxes: \$31,000
 - Insurance: \$2,000
 - Water: \$3,000
 - Maintenance: \$2,000
 - Gardener: \$1,000
- Net Operating Income: \$116,076
- Cap Rate: 4.55%
- Gross Rent Multiplier: 16.44

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Dream Realty & Investments, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property. All potential buyers must take appropriate measures to verify all of the information set forth herein



SCHEDULE A PROPERTY TOUR TODAY.



Jason Paukovits DRE# 02016243 | realtorjasonp@gmail.com | 310-709-8743

David Shin DRE# 01994108 | agentdavidshin@gmail.com | 213-435-3087

