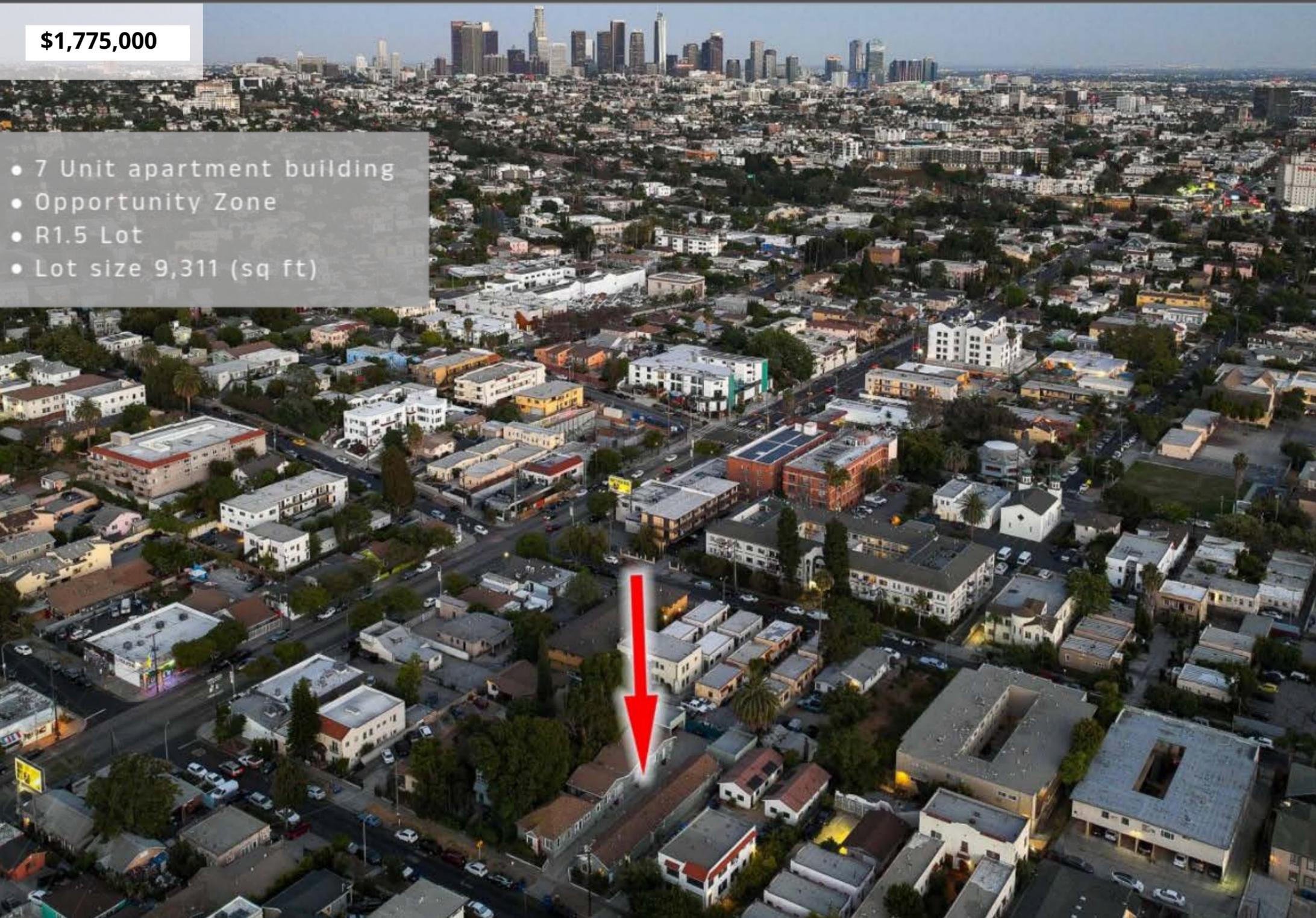


\$1,775,000

- 7 Unit apartment building
- Opportunity Zone
- R1.5 Lot
- Lot size 9,311 (sq ft)



Opportunity zone

Representing a remarkable OPPORTUNITY ZONE!! 7-unit apartment building with 90% current market rents. This property features 6 upgraded 1 bed/1 bath units, each unit has its own washer and dryer. 6 units have been thoughtfully renovated with modern finishes, showcasing open layouts that enhance the living space. One of the units is 2/1. ALL UNITS HAS ITS OWN PARKING.

Located in a bustling hip neighborhood, on the edge of Silverlake-one of the trendiest areas in LA. This property benefits from excellent walkability to popular, trendy cafes and restaurants. The combination of upgraded units and a thriving location offers significant potential for rental income growth, making this apartment building an excellent opportunity for savvy investors looking to expand their portfolio in a high-demand location which is only 5-10 min drive to Hollywood, Los Feliz, Downtown, Koreatown, Echo Park. It doesn't get much more central in terms of location! Don't miss your chance to capitalize on this unique investment opportunity!



Laura Meldere

Real Estate Broker

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Email: Lmmrealty@gmail.com

Beverly & Co.
Luxury Properties

DRE# 01963657. NMLS #1911620. BK3599904

Exclusive Commercial Real Estate Opportunity

4124 - 4126 Monroe St, Los Angeles, CA 90029



Offering Summary:

Number of units:	7 (6 of the units are 1/1, one unit is 2/1)
Price per unit:	\$253,571
Price/SF:	\$385.45
Living space	4,605 Sqft
Lot Size:	9,311 Sqft <i>10,869 sqft (vendor enhanced)</i>
Zoning:	R1.5*

GRM 11.6 CAP 6.5%

4124 - 4126 Monroe St, Los Angeles, CA 90029

R E N T S

Monroe Street (4124 - 4126)							
4124	Tenant Profiles	12/5/2024	12/4/2025	2 Bed/1 Bath	Monthly	12/5/2024	2,295.00
4124 1/2		10/15/2024	10/14/2025	1 Bed/1 Bath	Monthly	10/15/2024	1,995.00
4124 1/4		9/11/2020	at-will	1 Bed/1 Bath	Monthly	2/1/2025	1,872.00
4124 3/4		4/10/2024	8/5/2025	1 Bed/1 Bath	Monthly	4/10/2024	2,150.00
4126		9/15/2024	9/14/2025	1 Bed/1 Bath	Monthly	9/15/2024	1,950.00
4126 1/2		5/1/2002	at-will	1 Bed/1 Bath	Monthly	2/1/2025	723.39
4126 1/4		8/1/2016	at-will	1 Bed/1 Bath	Monthly	2/1/2025	1,706.01
Total for Monroe Street (4124 - 4126)							\$12,691.40

Gross annual income: **\$152,292**

O p e r a t i n g c o s t

Taxes \$25,645

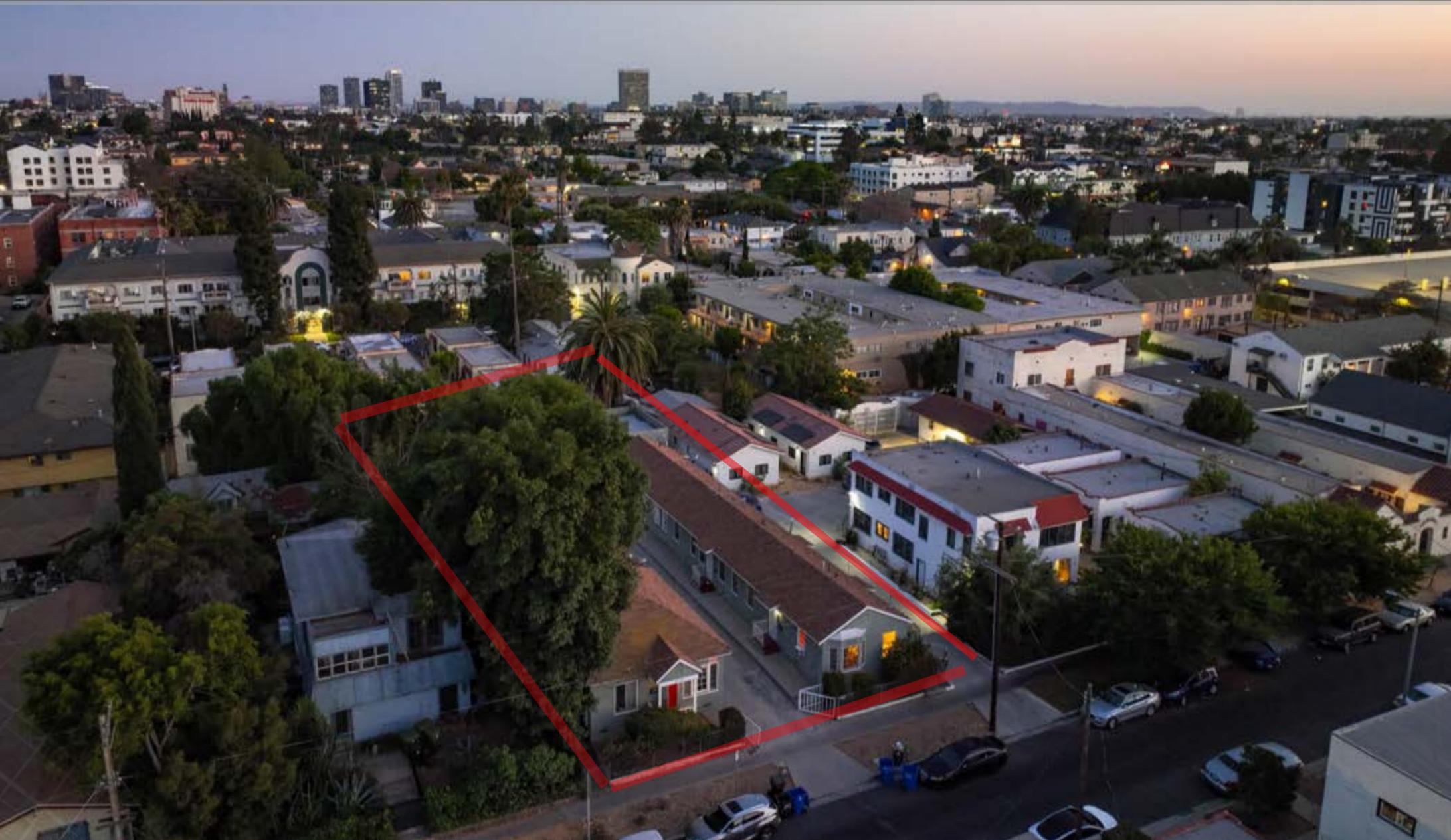
Insurance \$6,193

Bills \$3,784

TOTAL \$35,622

NOI **\$116,670**

4124 - 4126 Monroe St, Los Angeles, CA 90029

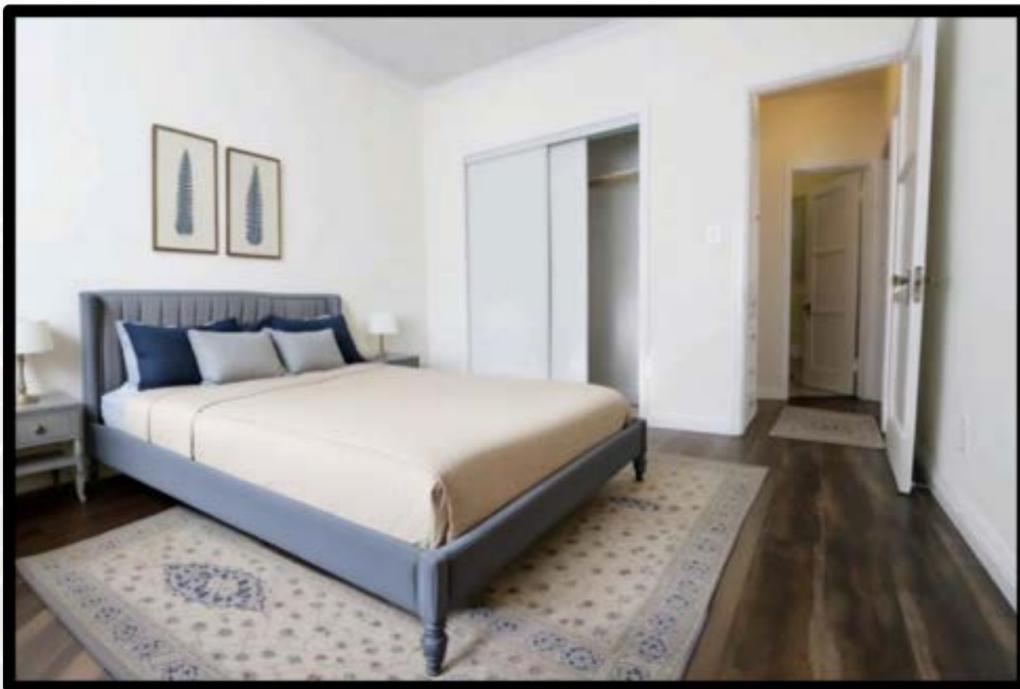
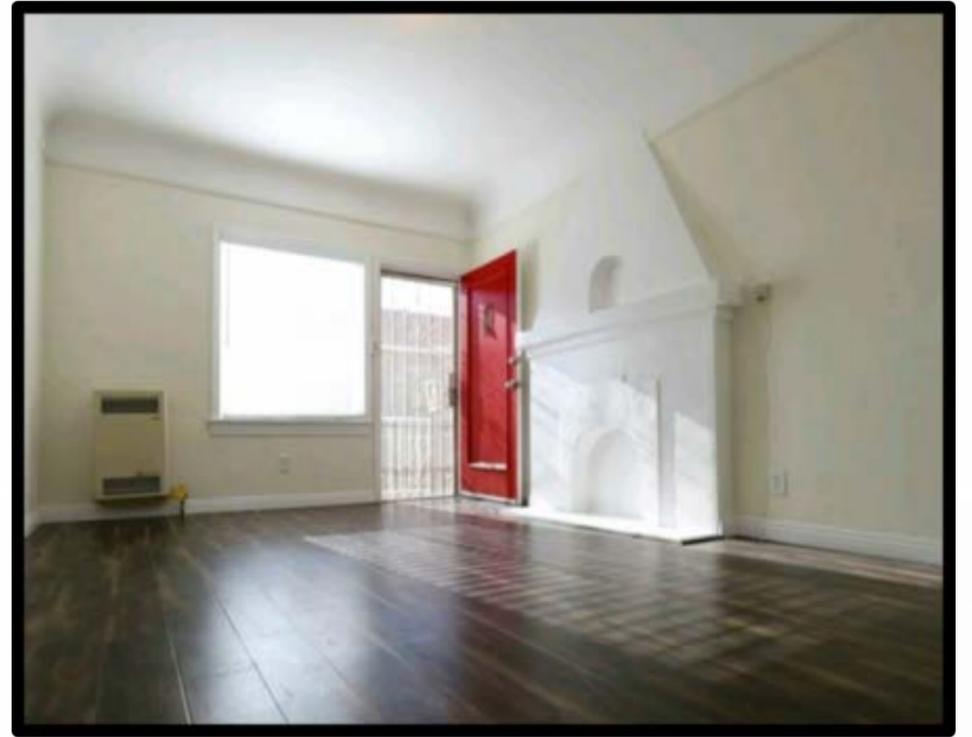
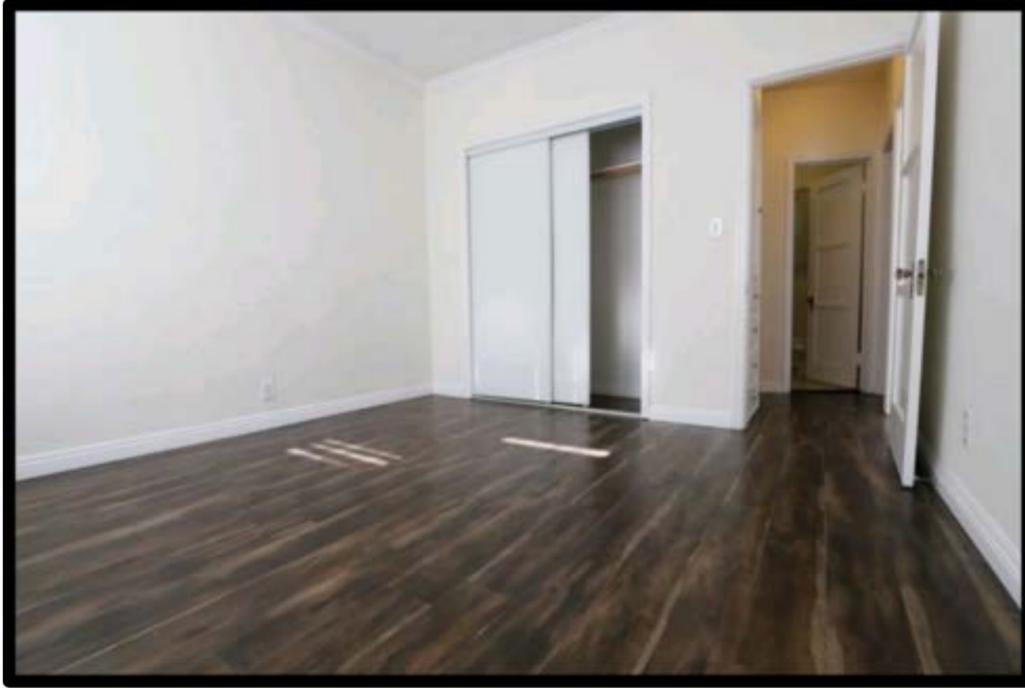


R E N T S

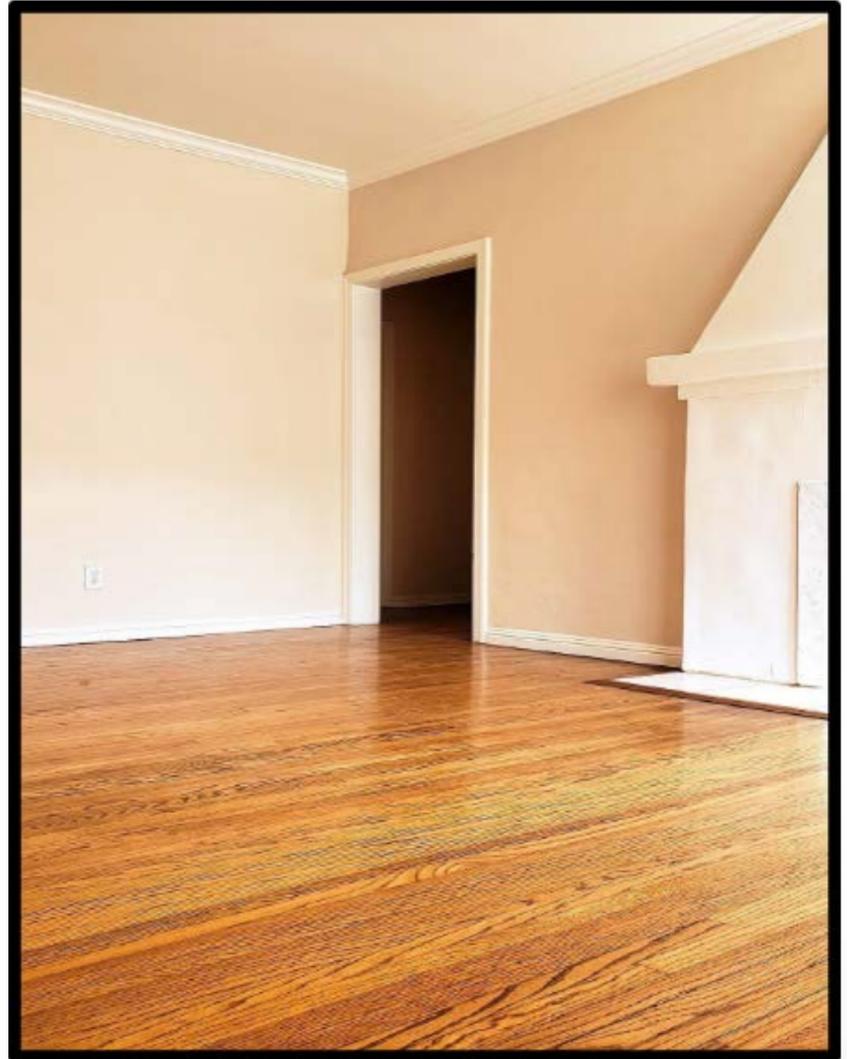
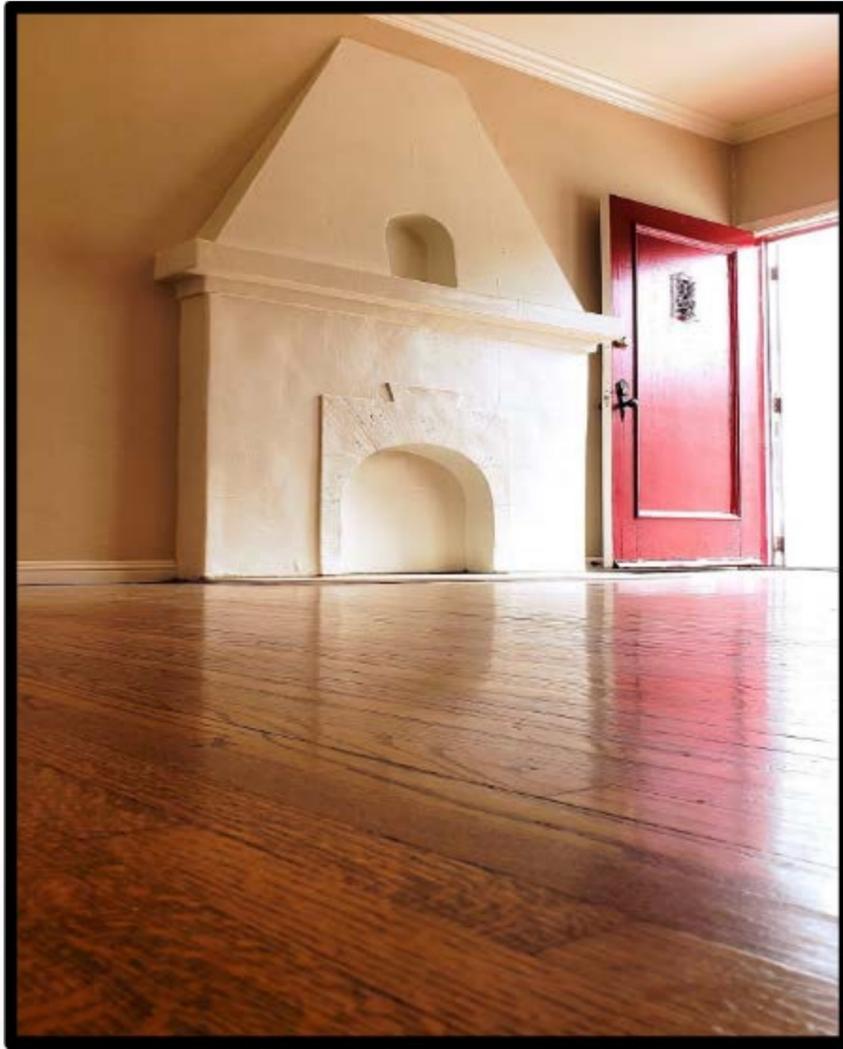
Monroe Street (4124 - 4126)

1	4124	Tenant Profiles	12/4/2025	2 Bed/1 Bath	Monthly	12/5/2024	2,295.00
2	4124 1/2		10/14/2025	1 Bed/1 Bath	Monthly	10/15/2024	1,995.00
3	4124 1/4		at-will	1 Bed/1 Bath	Monthly	2/1/2025	1,872.00
4	4124 3/4		8/5/2025	1 Bed/1 Bath	Monthly	4/10/2024	2,150.00
5	4126		9/14/2025	1 Bed/1 Bath	Monthly	9/15/2024	1,950.00
6	4126 1/2		at-will	1 Bed/1 Bath	Monthly	2/1/2025	723.39
7	4126 1/4		at-will	1 Bed/1 Bath	Monthly	2/1/2025	1,706.01
Total for Monroe Street (4124 - 4126)							\$12,691.40

Interior photos



Interior photos



4124-4126 Monroe St, Los Angeles, CA 90029

