



1428 N. KENMORE AVENUE

FULLY RENOVATED TRIPLEX | LOS FELIZ

LOS ANGELES, CA 90027



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DESIGN BY CRESC



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EXECUTIVE SUMMARY

1428 N. Kenmore Avenue



Renovated Triplex Los Feliz

PROPERTY SUMMARY

OFFERING PRICE	▪ \$1,895,000
PRICE/UNIT	▪ \$631,667
PRICE/SF	▪ \$624.59
MARKET GRM	▪ 11.28
MARKET CAP RATE	▪ 5.94%
UNITS	▪ 3
YEAR BUILT	▪ 1914
GROSS SF	▪ 3,034
LOT SF	▪ 6,758
APN	▪ 5543-020-021
ZONING	▪ LARD2

OVERVIEW

I am bringing you an awesome Los Feliz triplex that you should snatch up. This property consists of three pristine units, each of which can be delivered vacant. Two of them are around 1,200 sqft each with 3 bed - 3.5 baths. One is upstairs and the other is downstairs. Each bedroom has an ensuite bathroom, plus there is a guest powder room. Each unit has an outdoor space dedicated just to them. And each unit has two parking spots assigned to them, not to mention two guest parking spots on the property, individual AC in each unit, and built-in laundry in each unit. The third unit is a 670 sqft 2 bed - 2 bath detached cozy bungalow.

1428 N. Kenmore Avenue

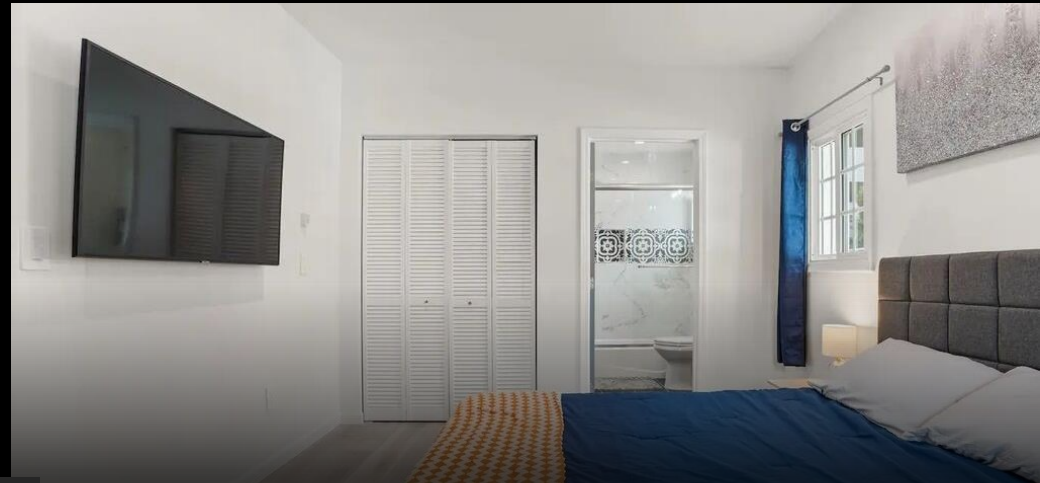
It also has all the same amenities, has its own outdoor space, and also has two assigned parking spaces. Total income will be \$14,000 (\$5,000, \$5,000 and \$4,000.) Location-wise, it is walking distance to Los Feliz and only a mile from all the epicenters of Silverlake and Hollywood shopping, dining, and entertainment. Quick and easy to get to studios. Whether you are an owner-user or an investor, this is an amazing property for you to acquire.



Completely Renovated Units



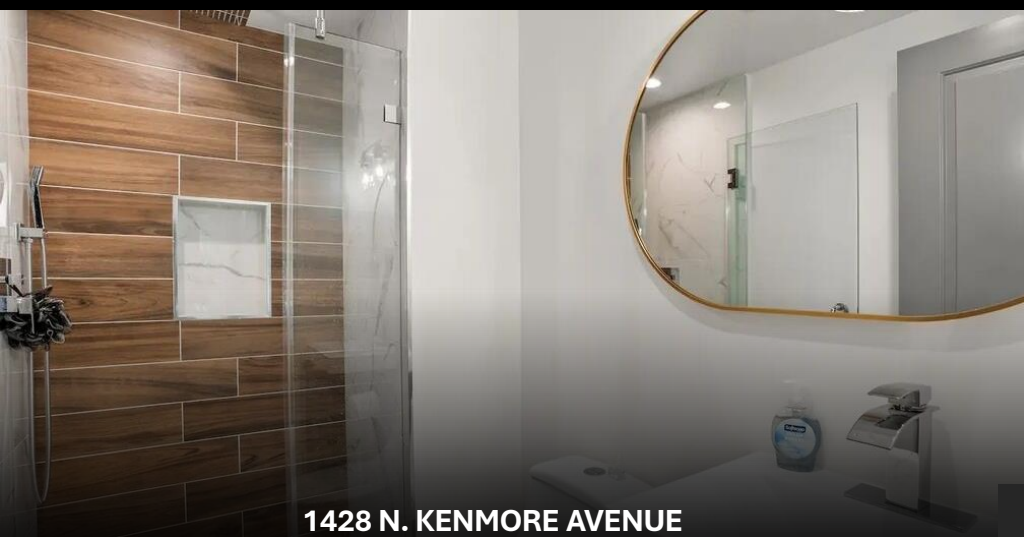
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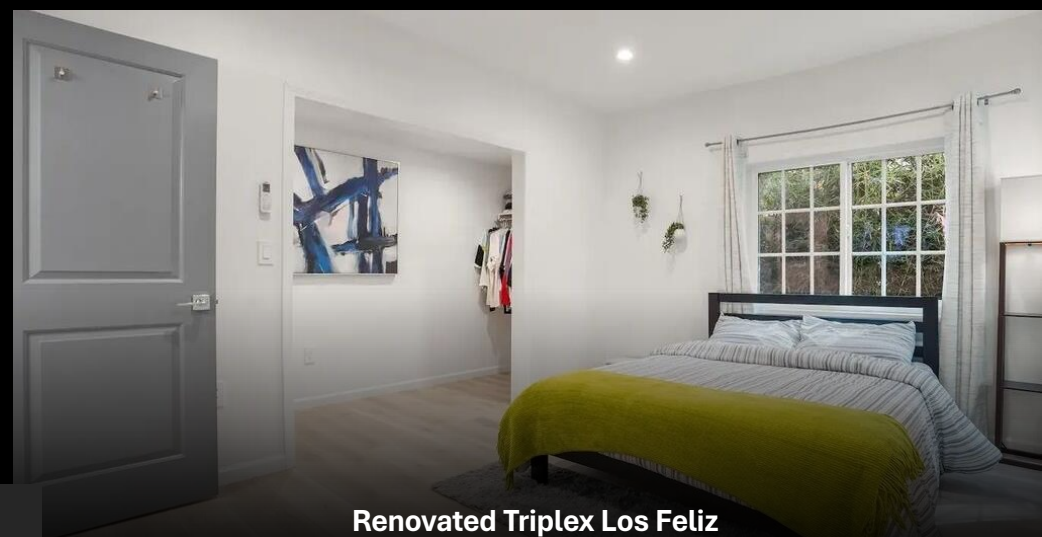
Renovated Triplex Los Feliz



Completely Renovated Units



1428 N. KENMORE AVENUE



Renovated Triplex Los Feliz

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PRICE/UNIT ▪ \$631,667

PRICE/SF ▪ \$624.59

MARKET GRM ▪ 11.28

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FINANCIAL ANALYSIS

MONTHLY RENT SCHEDULE

# of Units	Type	Market	Market Total
1	3+3.5	\$5,000	\$5,000
1	3+3.5	\$5,000	\$5,000
1	2+2	\$4,000	\$4,000
Total Scheduled Rent			\$14,000

ANNUALIZED INCOME

Gross Potential Rent **Market**
\$168,000

ANNUALIZED EXPENSES

Estimated Expenses **Market**
\$50,400

ESTIMATED EXPENSES **\$50,400**

Expenses/Unit \$16,800

Expenses/SF \$16.61

% of GOI 30.9%

RETURN

NOI **Market**
\$112,560



02

LOCATION OVERVIEW

Los Feliz

PREMIER LOCATION



74,206

POPULATION



\$199,778

MEAN HH INCOME



\$7.5BB

AREA DEVELOPMENTS

Los Feliz is a hillside neighborhood in the central region of Los Angeles, California, abutting Hollywood and encompassing part of the Santa Monica Mountains. Los Feliz encompasses several smaller but distinct areas, including the Los Feliz Hills and Los Feliz Estates (north of Los Feliz Boulevard), Laughlin Park, Los Feliz Village, Los Feliz Square, Los Feliz Knolls, and Franklin Hills. The area north of Los Feliz Boulevard below Griffith Park is commonly referred to as the Los Feliz Hills. The Los Feliz Hills contain multimillion-dollar homes and have been known for the large share of their inhabitants being involved in creative pursuits.



LOCATION AMENITIES



Location Highlights



- **Prime Location:** Surrounded by cafes, entertainment venues, and lifestyle amenities, the property enjoys an outstanding location with easy access to dining and shopping options.



- **Great Walkability:** With a Walk Score of 89, the property is considered very walkable, allowing residents to accomplish most errands on foot.



- **Robust Employment Opportunities:** The Hollywood-submarket serves as a thriving employment hub within the Los Angeles MSA, offering access to a wide range of employers.



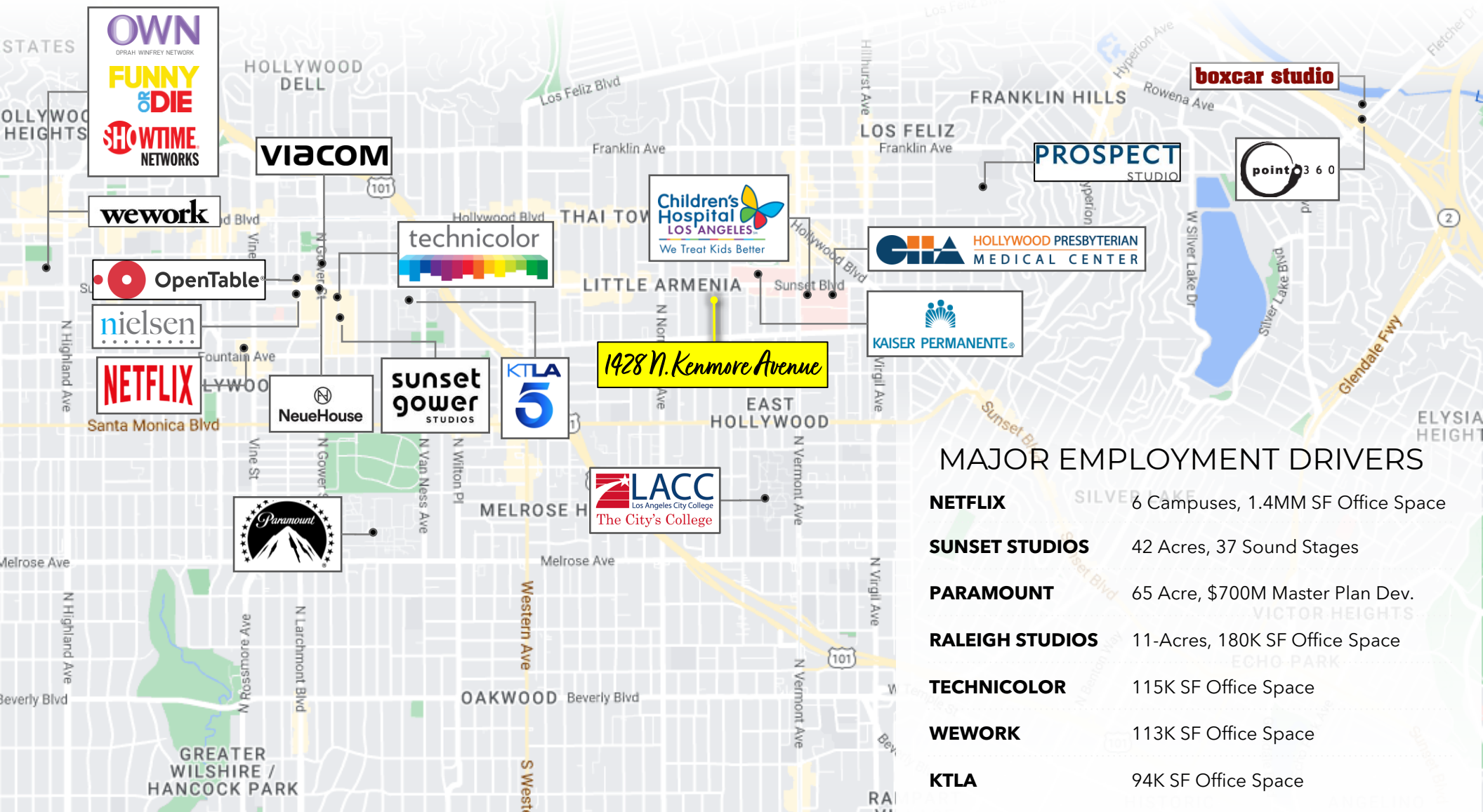
- **Affordable Housing Challenge:** In an area where homeownership remains challenging due to high costs, the subject offers rental options that provide an alternative for residents.



- **Proximity to New Commercial Developments:** Positioned near burgeoning commercial developments, the property stands to benefit from substantial investment and job opportunities in the vibrant Hollywood area.



Major Employers



MAJOR EMPLOYMENT DRIVERS

- NETFLIX** 6 Campuses, 1.4MM SF Office Space
- SUNSET STUDIOS** 42 Acres, 37 Sound Stages
- PARAMOUNT** 65 Acre, \$700M Master Plan Dev.
- RALEIGH STUDIOS** 11-Acres, 180K SF Office Space
- TECHNICOLOR** 115K SF Office Space
- WEWORK** 113K SF Office Space
- KTLA** 94K SF Office Space

Los Feliz

EMPLOYMENT PROFILE

Los Feliz benefits from its proximity to a wide variety of major employers. In the immediate area are Capitol Records, Paramount Pictures, Kaiser Permanente, Hollywood Presbyterian Medical Center, Ticketmaster, Universal City Studios, Disney and Warner Bros. As such, residents have easy access to myriad jobs in the entertainment industry as well as the health care sector. Additionally, Hollywood offers easy commutes to major nearby employment hubs in Downtown Los Angeles, West Los Angeles, and the San Fernando Valley.

#	EMPLOYER	EMPLOYEES
1	Kaiser Permanente Hospital	5,400
2	Universal Studios, Inc.	5,000
3	Children's Hospital of Los Angeles	4,994
4	Sunset Gower / Sunset Bronson Studio	2,500
5	Paramount Pictures	2,000
6	Netflix	1,500
7	Los Angeles City College	1,383
8	Live Nation	1,300
9	Hollywood Presbyterian Medical Center	1,200
10	Viacom	900

NETFLIX VINCE.

VIACOM **KTLA 5**

BuzzFeed **wework**

 **nielsen**
Touchstone Pictures



SURROUNDING COMMUNITIES

HOLLYWOOD

Hollywood has seen a tremendous revitalization over the last decade. An influx of capital dedicated to the revitalization of Hollywood has attracted a new resident base of young urban dwellers. This new, hip client base has brought new restaurants, night clubs, and retail opportunities, making Hollywood one of the more desirable submarkets in the greater Los Angeles area.

SILVERLAKE

Voted Forbes' Hippest Neighborhood and built around a city reservoir, Silverlake is well known for its trendy restaurants, nightlife, and avant garde Modernist architecture. Since the end of 1990's the area has also been the center of Los Angeles' indie and alternative music scene.

VIRGIL VILLAGE

Centered on Virgil Avenue, over the past 15 years Virgil Village has emerged as a trendy enclave of East Hollywood. Creative professionals and artists seeking affordable renting alternatives to more established areas such as Silverlake and Hollywood were the first to move to the area and retail and eateries have opened to meet the strong demand from the new residents.



SUNSET JUNCTION

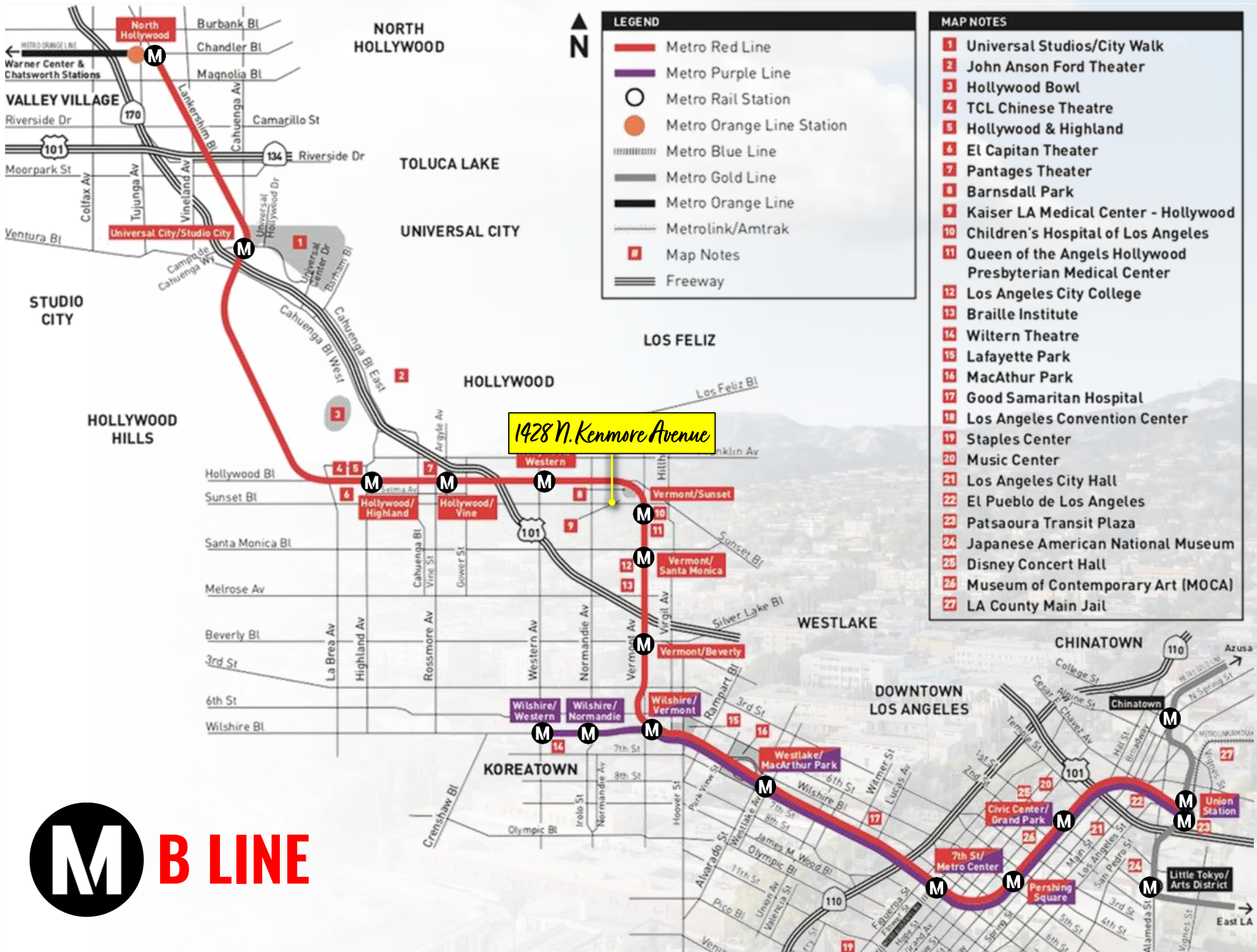


HOLLYWOOD WALK OF FAME



VIRGIL VILLAGE





LEGEND

- Metro Red Line
- Metro Purple Line
- Metro Rail Station
- Metro Orange Line Station
- ▬▬▬▬▬▬ Metro Blue Line
- ▬▬▬▬▬▬ Metro Gold Line
- ▬▬▬▬▬▬ Metro Orange Line
- ▬▬▬▬▬▬ Metrolink/Amtrak
- # Map Notes
- ▬▬▬▬▬▬ Freeway

- MAP NOTES**
- 1 Universal Studios/City Walk
 - 2 John Anson Ford Theater
 - 3 Hollywood Bowl
 - 4 TCL Chinese Theatre
 - 5 Hollywood & Highland
 - 6 El Capitan Theater
 - 7 Pantages Theater
 - 8 Barnsdall Park
 - 9 Kaiser LA Medical Center - Hollywood
 - 10 Children's Hospital of Los Angeles
 - 11 Queen of the Angels Hollywood Presbyterian Medical Center
 - 12 Los Angeles City College
 - 13 Braille Institute
 - 14 Wiltern Theatre
 - 15 Lafayette Park
 - 16 MacArthur Park
 - 17 Good Samaritan Hospital
 - 18 Los Angeles Convention Center
 - 19 Staples Center
 - 20 Music Center
 - 21 Los Angeles City Hall
 - 22 El Pueblo de Los Angeles
 - 23 Patsaoura Transit Plaza
 - 24 Japanese American National Museum
 - 25 Disney Concert Hall
 - 26 Museum of Contemporary Art (MOCA)
 - 27 LA County Main Jail



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