

967 & 975 Lucile Ave. Silver Lake

Side-by-Side Parcels · \$3,547,000

This is a rare opportunity to acquire two adjacent income properties in prime Silver Lake: a triplex at 967 Lucile Ave and a fourplex at 975 Lucile Ave. The properties sit atop the hill, boasting panoramic views of the Hollywood Hills. Their side-by-side positioning is the key value driver, offering an incredible opportunity to increase cash flow and long-term value. Investors can explore significant upside through ADU additions (subject to verification) or even combining the parcels for future development. The location is unbeatable, with trendy dining like Bacari Silver Lake and 33 Taps just minutes away, along with the recreational space of Bellevue Park. This combination of high-demand location and development potential makes it a must-see for any serious investor. Most units have updated kitchen, bathroom and floors. Staircase and deck at 975 Lucile were repainted and restored in 2021.

967 Lucile Ave.		
Lot Size 6,617 Sqft	Building 2,577 Sqft	Units: 3
Rent Roll	Current	Projected
967 / 2+1	\$1,406.77	\$3,700
967.5 / 1+1	\$2,590.43	\$2,700
969 / 2+1	\$3,143.99	\$3,200
Total	\$7,141.19	\$9,600

975 Lucile Ave.		
Lot Size 7,373 Sqft	Building 3,034 Sqft	Units: 4
Rent Roll	Current	Projected
971 / 1+1	\$2,151.64	\$2,300
973 / 1+1	\$2,021.25	\$2,400
975 / 1+1	\$2,542.84	\$3,000
975.5 / 1+1	\$1,625	\$1,625
Total	\$8,340.73	\$9,325

	2023	2024
Income	\$79,325	\$82,242
Expenses	\$25,693	\$24,072

	2023	2024
Income	\$91,984	\$93,740
Expenses	\$30,629	\$34,383



ANITA CHEN
REALTOR® | DRE #02195575

310.574.2972
anita.chen@rodeore.com
English/Mandarin Chinese

