

3456 Plata Street Los Angeles, CA 90026



Lowest Priced Fourplex on the Market in 90026 | 0.5 Miles from the Heart of Virgil Village
1.0 Mile from Sunset Blvd (Silver Lake and Echo Park) | Approx. 47% Rental Upside

COMPASS

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Property Overview




3456 Plata 90026	
Price:	\$1,050,000
Year Built:	1925
Bldg. Size:	1,520 SF
Price per Foot:	\$691
Price per Unit:	\$262,500
Unit Mix:	(1) 2+1, (1) 1+1, (2) Studio
Lot Size:	3,757 SF
Zoning:	LAR2

Current Rent Roll			
# of Units	Unit Type	Avg. rent per unit	Pro-Forma Rent
1	2 + 1	\$2,085	\$2,695
1	1 + 1	\$1,848	\$1,995
2	Studio	\$791	\$1,600
Monthly Gross Income		\$5,514	\$7,890

Property Information

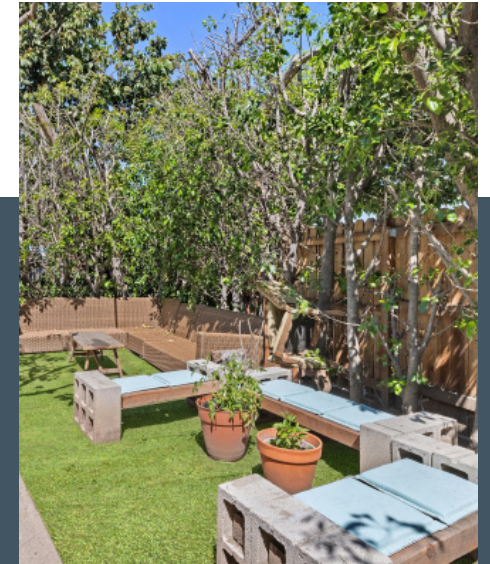


- Located 0.5 miles from the heart of Virgil Ave, 3456 Plata is the lowest priced fourplex in 90026, located minutes from one of LA's "coolest" streets. This culturally rich neighborhood is home to a flourishing food scene and famous boutiques breathing new life into the community.
- Notable establishments along Virgil Ave include Sqirl, Melody, Courage Bagels, Bolita, Voodoo Vin, and Kin Kan's. In addition, the property is located 1.0 mile south of Sunset Blvd and the Silver Lake and Echo Park neighborhoods.
- Significant value-add opportunity with approx. **47% rental upside**. At projected market rents, the property will stabilize at a 6.46% CAP and 11.09 GRM.
- Built in 1925 on a 3,757 SF lot zoned LAR2, and is comprised of (1) 2-bdrm. unit, (1) 1-bdrm. unit, and (2) studio units.
- Each unit features wood flooring and plenty of large windows that allow abundant natural light. Please note, the 2-bdrm. unit features a private back patio that serves as a perfect entertainment/dining space.
- Property amenities include community laundry and surface parking spaces.

Price	Units	PPU	Bldg. Size
\$1,050,000	4	\$262,500	1,520 SF
Lot Size	PPSF	Zoning	APN
3,757 SF	\$691	LAR2	5401-011-005

Exterior Photography

3456 Plata - Echo Park



Interior Photography

3456 Plata - Echo Park



Interior Photography

3456 Plata - Echo Park



Neighborhood Overview



Neighborhood Aerial Overview



Nearby Developments



1) 8500 Santa Monica Blvd.

The LA City Council has adopted the findings of the final environmental impact report for the Silver Lake Reservoir Master Plan. It will convert approx. 116 acres into a dynamic public park. Designed by the Hargreaves Jones, the master plan envisions the space divided into 7 unique components.

2) 1201 Myra Ave.

M1 has officially arrived, redefining modern living in the heart of Silver Lake. This 6-story residential complex by California Landmark Group is Silver Lake's largest new apartment development in nearly a decade. The project will feature 100 condo-quality apartments with a mix of 1-, 2-, and 3-bdrm. units.

3) 3004 Sunset Blvd.

Construction is underway on a new multifamily development by Ryda and Local Development. This 5-story building will feature 74 studio, 1- and 2-bdrm. units, along with 64 parking spaces. Amenities include a landscaped courtyard, and a rooftop deck. Completion is anticipated by early 2025.

4) 3520 Marathon St.

The completion of 3520 Marathon marks a milestone as SoCal's first mass timber apartment building. Prioritizing sustainability, the all-electric building features a photovoltaic system for energy offset, and a rainwater capture system for eco-friendly irrigation.

5) 1030 N. Manzanita St.

Replacing 3 century-old homes, this ambitious new project will introduce 50 studio, 1-, 2-, and 3-bdrm. units, also featuring 50 parking spaces. Leveraging TOC incentives, there will be 6 affordable housing units for very low-income households.

Nearby Developments Map



Development Address	Distance	Notes
1) Silver Lake Reservoir	1.7 Miles	Master plan to convert 116 acres of the Silver Lake Reservoir & to occur over 5 years
2) 1201 Myra Ave.	1.2 Miles	Completed project by California Landmark group featuring 100 units above 50 parking spaces
3) 3004 Sunset Blvd.	0.9 Miles	Currently under construction and plans call for 74 studio, one-, and two-bdrm. units
4) 3520 Marathon St.	0.6 Miles	LA-based developer is expected to start construction on a 15-unit multifamily project
5) 1030 N. Manzanita St.	1.0 Mile	Replacing a trio of century-old houses and build 50 studio, 1-, and 2-bdrm. units

Nearby Hotspots



1) Virgil Ave.

This area is renowned for its eclectic mix of dining, entertainment, and shopping options, making it a magnet for creative professionals & families. The street itself boasts a unique charm, characterized by its blend of vintage buildings and modern boutiques, art galleries, and hip eateries.

2) Sunset Junction (Silver Lake)

Bordering Echo Park and Silver Lake, Sunset Junction is where the neighborhood's essence truly comes alive. It has long been a haven for artists, musicians, and makers of all kinds. Recently, Sunset Junction has become an eclectic dining scene offering a variety of flavors and experiences.

3) Sunset Blvd. (Echo Park)

Sunset Blvd. is a testament to the neighborhood's unique charm and vibrant spirit. Its appeal lies in its seamless blend of convenience, culture, and character. Sunset's dining scene is a culinary adventure that never grows old, and when the sun dips below the horizon, Echo Park's nightlife comes to life.

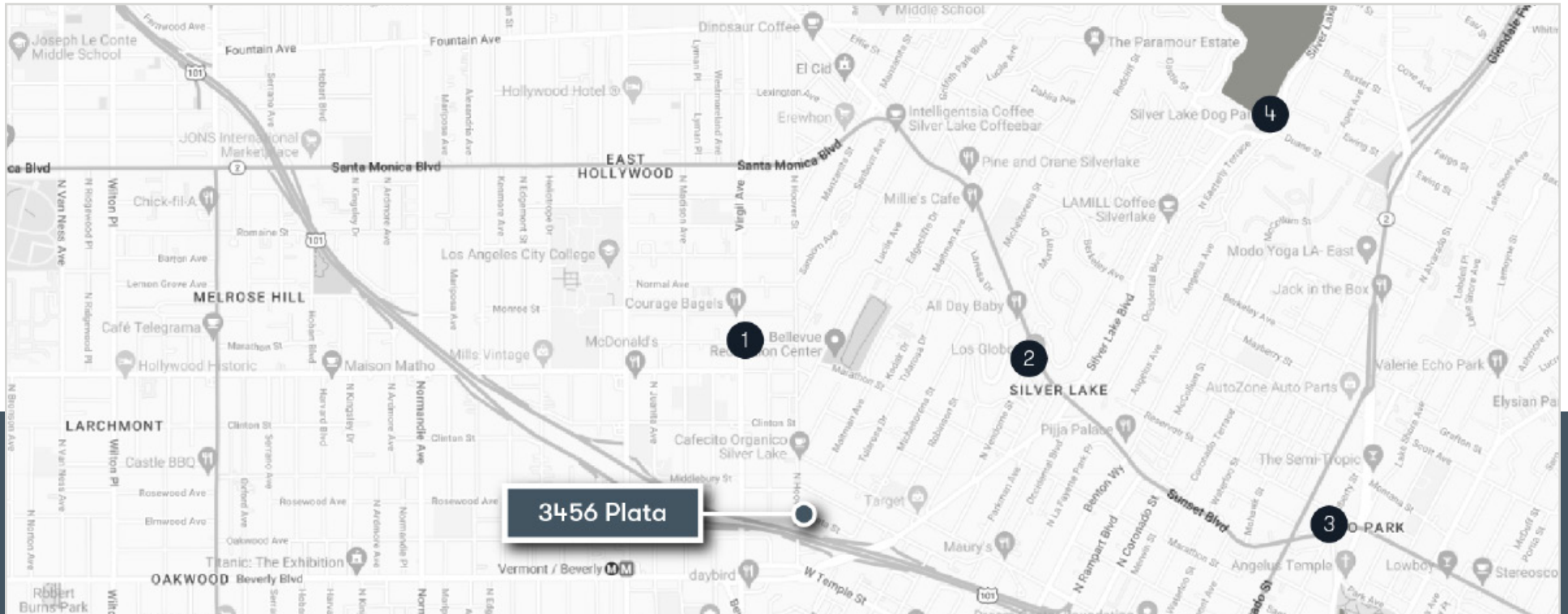
4) Silver Lake Reservoir

Encircled by a 2.2-mile walking path, this iconic reservoir offers an ideal setting for outdoor enthusiasts to enjoy activities like walking, running, and picnicking, all while taking in views of the beautiful water and surrounding hills.

5) Echo Park Lake

Echo Park Lake is a serene oasis that offers a refreshing escape from the city's hustle and bustle. With its shimmering waters, lush greenery, and iconic pedal boats, this historic lake is a haven of natural beauty and community spirit.

Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Virgil Ave.	0.5 Mile	Unique charm, characterized by vintage buildings, modern boutiques, art galleries & hip eateries
2) Sunset Junction (Silver Lake)	1.0 Mile	Long-time haven for artists, musicians, and makers of all kinds
3) Sunset Blvd. (Echo Park)	1.5 Miles	Iconic thoroughfare that is features neighborhood's unique charm, vibrant spirit & culinary scene
4) Silver Lake Reservoir	1.7 Miles	2.2 mile walking path undergoing a massive transformation
5) Echo Park Lake	1.5 Miles	This historic lake is a haven of natural beauty & community spirit

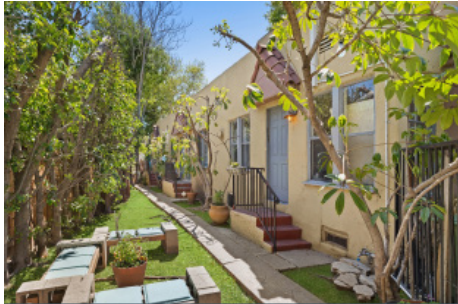
Sales & Rental Comparables



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90026 Sales Comparables



Address:	3456 Plata St.
Sale Date:	Subject Property
Price:	\$1,050,000
Year Built:	1925
# of Units:	4
Price per Unit:	\$262,500
Building Size:	3,757 SF
Unit Mix:	(1) 2+1, (1) 1+1, (2) Studio



Address:	624 Silver Lake Blvd.
Sale Date:	01/31/25
Price:	\$1,315,000
Year Built:	1963
# of Units:	4
Price per Unit:	\$328,750
Building Size:	3,192 SF
Unit Mix:	(1) 2+2, (2) 2+1 & (1) 1+1

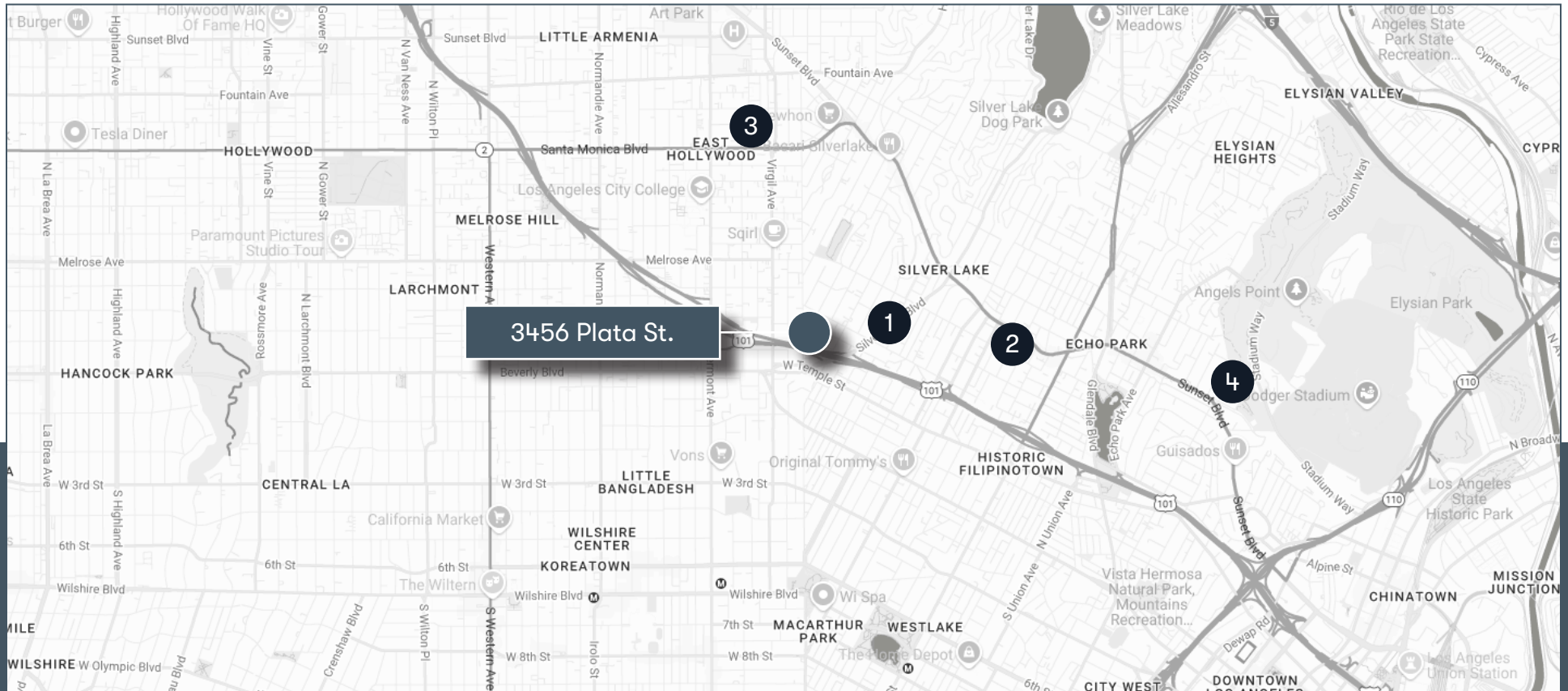


Address:	855 Waterloo St.
Sale Date:	12/20/24
Price:	\$1,200,000
Year Built:	1908
# of Units:	4
Price per Unit:	\$300,000
Building Size:	3,461 SF
Unit Mix:	(1) 2+2, (1) 2+1, (2) 1+1



Address:	1116 N. Madison Ave.
Sale Date:	11/25/24
Price:	\$1,185,000
Year Built:	1905
# of Units:	4
Price per Unit:	\$296,500
Building Size:	3,268 SF
Unit Mix:	(1) 3+1 & (3) 1+1

90026 Sales Comp Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Notes
3456 Plata St.	Subject Property	\$1,050,000	1925	4	\$262,500	3,757 SF	N/A	N/A
1) 624 Silver Lake Blvd.	01/31/25	\$1,315,000	1963	4	\$328,750	3,192 SF	N/A	N/A
2) 855 Waterloo St.	12/20/24	\$1,200,000	1908	4	\$300,000	3,461 SF	N/A	N/A
3) 1116 N. Madison Ave.	11/25/24	\$1,185,000	1905	4	\$296,500	3,268 SF	N/A	N/A

90026 Rental Comparables



Subject Property

3456 Plata Ave.

(1) 2-Bdrm. & 1-Bath	\$2,695
(1) 1-Bdrm. & 1-Bath	\$1,995
(2) Studio	\$1,600



1) 1928 1/2 Santa Ynez St.

Rent	\$2,850 Leased on 09/10/25
Unit Mix	2-Bdrm. & 1-Bath N/A SF



2) 728 3/4 Robinson St.

Rent	\$2,250 Leased on 10/07/25
Unit Mix	1-Bdrm. & 1-Bath 366SF



3) 3376 Descano Dr. Unit #5

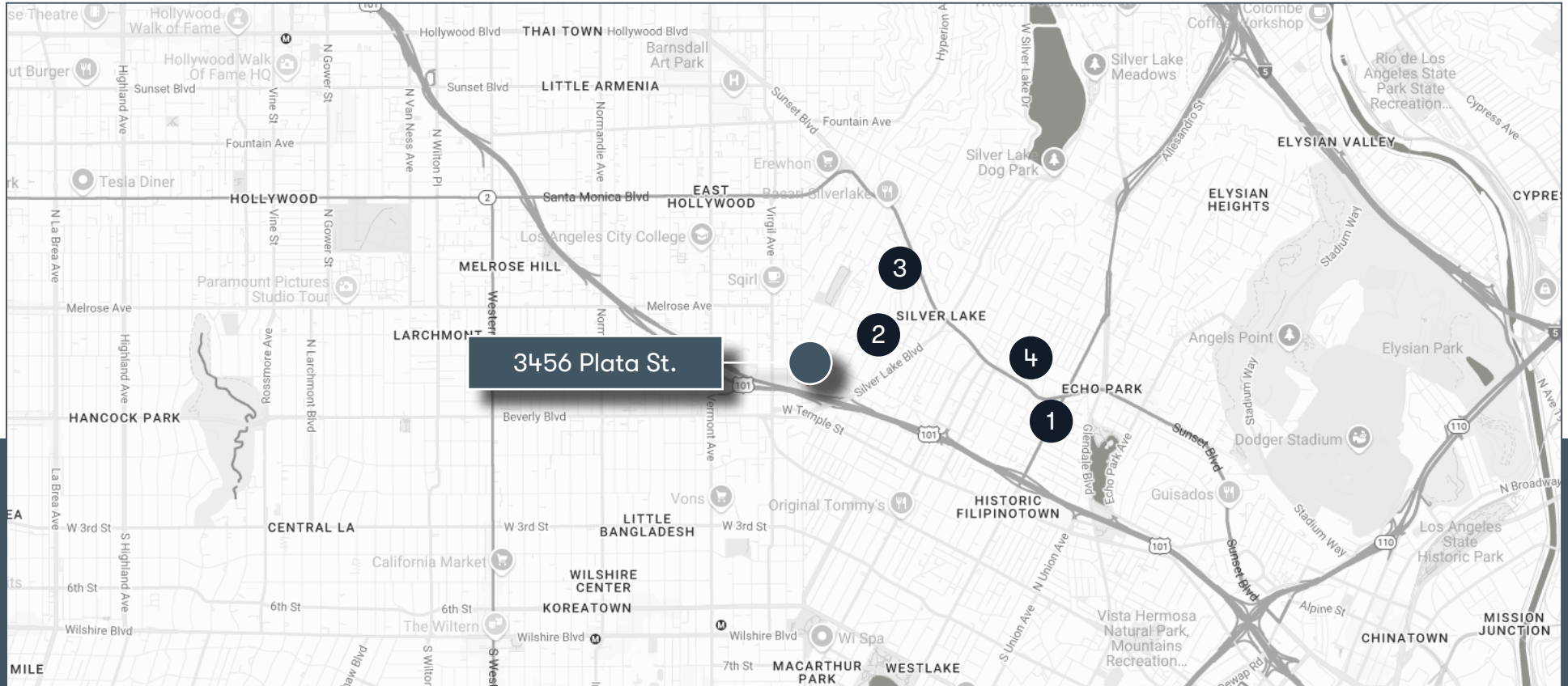
Rent	\$2,095 Leased on 09/10/25
Unit Mix	1-Bdrm. & 1-Bath 650 SF



4) 1118 Waterloo St. Unit #6

Rent	\$1,645 Leased on 10/03/25
Unit Mix	0-Bdrm. & 1-Bath 375 SF

90026 Rental Comps Map

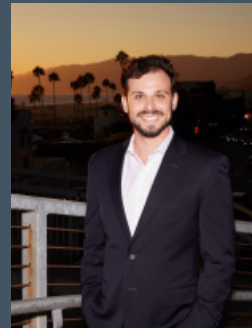


Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 1928 1/2 Santa Ynez St.	\$2,850	09/10/25	1-Bdrm. & 1-Bath	N/A	N/A	1.4 mile
2) 728 3/4 Robinson St.	\$2,250	10/07/25	1-Bdrm. & 1-Bath	364 SF	\$6.15	0.5 mile
3) 3376 Descanso Dr. Unit #5	\$2,095	09/10/25	1-Bdrm. & 1-Bath	650 SF	\$3.22	0.8 mile
4) 1118 Waterloo St. Unit #6	\$1,595	10/03/25	Studio & 1-Bath	375 SF	\$4.39	1.3 mile



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Getting into a bigger or better property
is easier than you think. It comes down to
working with the right team.



Max Berger

Senior Vice President | KST

(818) 321-4972

Max@KennyStevensTeam.com

DRE# 02054048 | Compass



Kenny Stevens

Principal | KST

(310) 968-7005

Kenny@KennyStevensTeam.com

DRE# 01090251 | Compass