

EXCLUSIVE LISTING!

4214 Montclair St, Los Angeles, CA 90018

12-unit Value-add with 43% rental upside, High-Growth location with easy access to many Los Angeles points of interest via FWY 10 and FWY 110. Clean community with Gated entrance and separate meter for electricity and gas.



SUMMARY

Subject Property:	4214 Montclair St Los Angeles, CA 90018
Price:	\$2,400,000
Price Per Unit:	\$200,000
CAP Rate/Proforma CAP Rate:	6.04% / 9.77%
Year Built/Renovated:	1958 / 2021-2025
Building Area:	5,656 SF
Lot Size:	6,750 SF
APN#:	5051-006-017
Zoning / Parking:	LAC2 / 9 Spaces
Unit Mix:	10 x 1B + 1B 2 x STUDIO

Investment & Property Highlights

- **Superior Yield:** Rare in-place CAP rate north of 6%—priced for immediate cash flow.
- **Proven Upside:** ±43% remaining rental growth potential through continued interior modernization.
- **De-Risked Strategy:** several units are already renovated, setting the rent ceiling and validating the value-add play.
- **Low-Maintenance Asset:** Clean, garden-style 2-story building with double-pane windows and drought-tolerant footprint (minimal landscaping costs).
- **Institutional Validation:** Directly adjacent to brand-new developments (PATH Villas & 4000 Montclair) and minutes from “The Read,” a 75-unit luxury mixed-use project.
- **Tenant-Paid Utilities:** Individually metered for both Electricity and Gas.
- Clean and well-maintained 12-unit apartment without any landscaping
- Optimal Unit Mix: (10) Spacious 1-Bedroom units + (2) Studios.
- Approximately 6 units have been upgraded (with 3 units have in-unit laundry) with rents close to market, and 3 units have had some kind of updates
- Double pane windows throughout, individually metered for electricity and gas, shared laundry room
- Secure Environment: Gated entrance, secured parking, and a clean, “pride-of-ownership” community feel.

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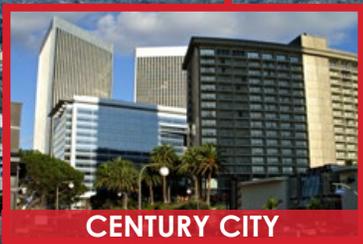
626.594.4900

han.chen@growthinvestmentgroup.com

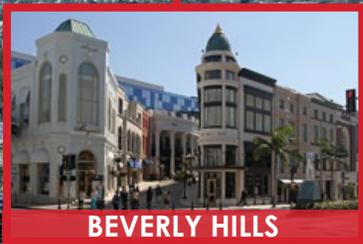
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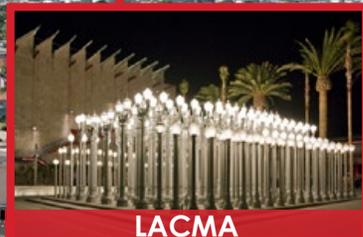
CENTURY CITY



BEVERLY HILLS



WEST HOLLYWOOD



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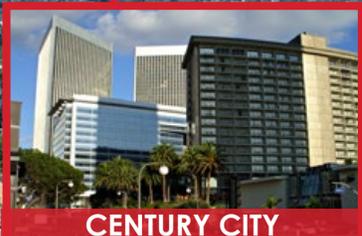
CULVER CITY



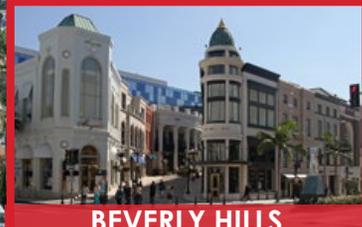
SANTA MONICA



PACIFIC PALISADES



CENTURY CITY



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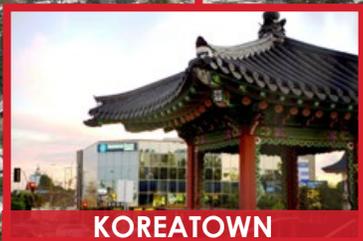


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