

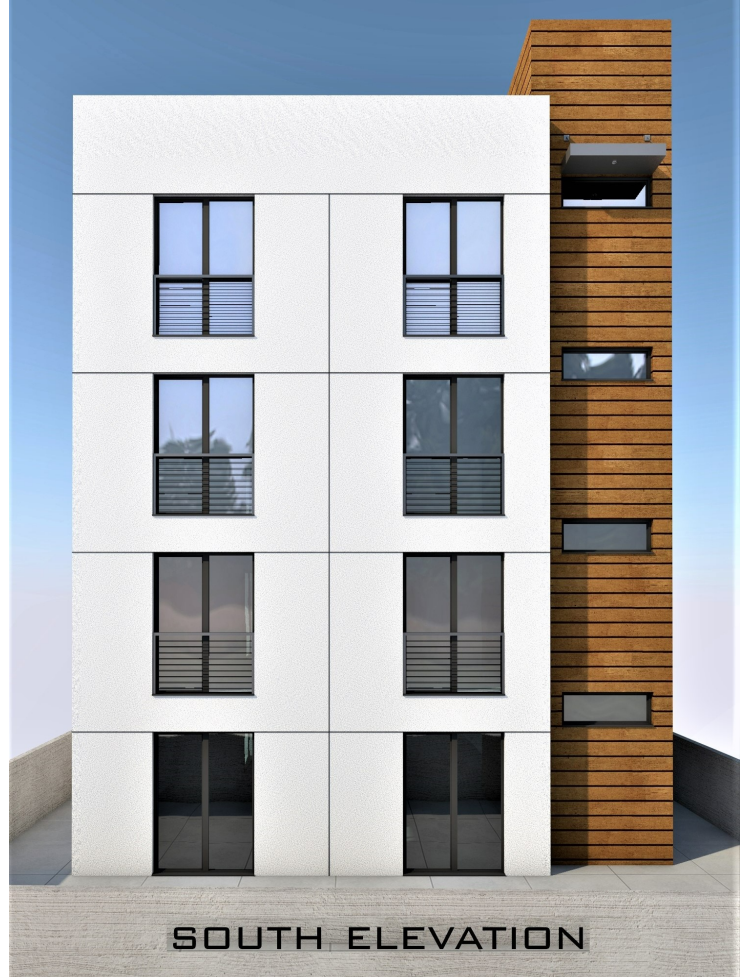
**For Sale**

**Price: Submit Offers**

**4920 & 4922 W. Fountain Ave. Los Angeles, CA 90029**



NORTH ELEVATION



SOUTH ELEVATION

**Proposed Project Design of Market Rate 16 Apts. + 4 ADU Units OR Entitle Affordable 25 Apt Units with No Parking with New City Rules.**

- Project:** Proposed Project Design would consist of 16 Apt. Units + 4 ADU Units conversion in a 4 Story Building Type V Construction on top of a Subterranean Parking Garage. Project will include Several Affordable Units (# To Be Determined). Unit Mix to be Determined. Building will provide such amenities such as Roof Deck, Elevator, Gym, Storage & city views.
- Building:** Duplex Total of 1,656+/- sq. ft. & 2 Car Garage 480+/- sq. ft. See Site Plan with 5 Parking Stalls  
Monthly Rental Income Projected @ Total \$7,300+/- Monthly (\$4,800+/- + \$2,000+/- + \$500+/-)

**For More Information Contact:**

<b>Roobik Ovanesian, GC, CCIM</b>	<b>CA DRE #00997117</b>	<b>818-550-0760</b>	<b>roobik.crc@sbcglobal.net</b>
<b>Hazar Chircorian, GC, Broker</b>	<b>CA DRE #01026461</b>	<b>818-548-4449</b>	<b>hazar@HCREB.com</b>

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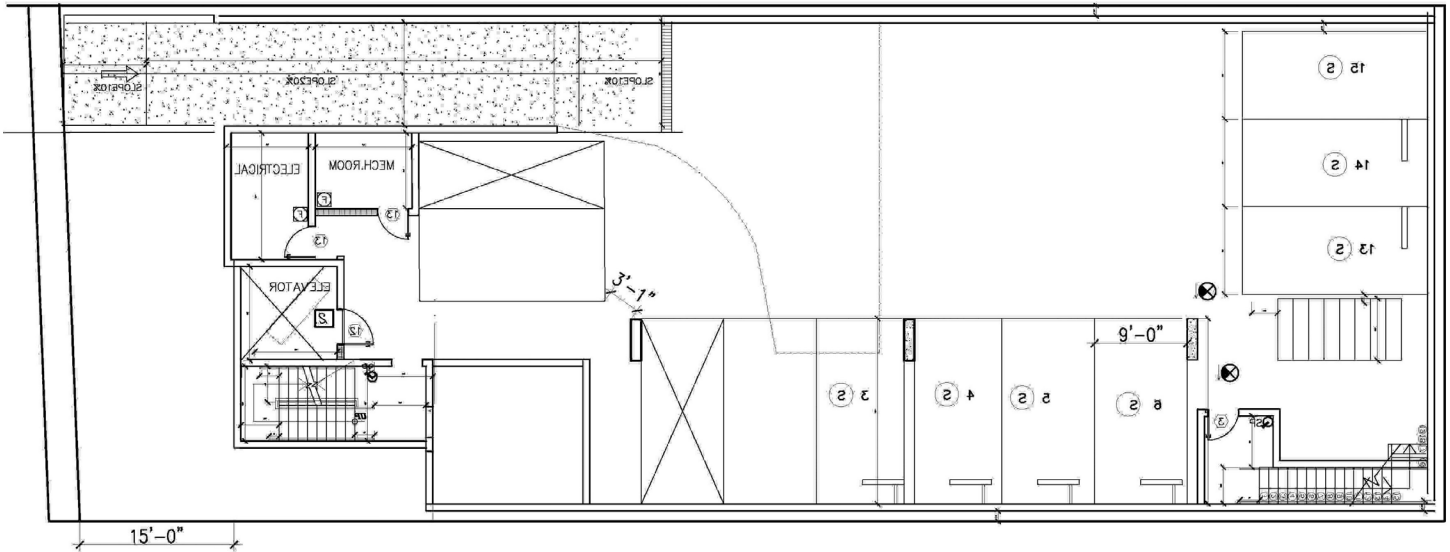


**Project Benefits & Information:**

4920 W. Fountain Ave. Hollywood, CA 90029

Proposed Project Parking Design for the 16 Units Apts Bldg.

9-20-2022



- Existing Structure is a Renovated Duplex (3/1 @ 1,200+/- sq. ft.) and (Single @ 450+/- sq. ft.) Both units are Ready to be leased for several years while the Developer comfortably secure the project entitlements & decides when to vacate & break ground. Property Carry Cost will be reduced considerably.
- Lot Size: 6,824.8+/- sq. ft. APN: 5540-010-003 Dimensions: 50+/- ft. X 136.52+/- ft.
- Current Duplex Units Rental rates are at projected at \$4.00+/- per sq. ft.
- Front House 3 BD & 1 Bath 1,200+/- sq. ft. with 3 Parking Stalls Central HVAC @ \$4,600 to \$5,000 /Mo
- Rear Single Unit of 450+/- sq. ft. with 1 or 2 Parking Stalls Central HVAC at \$1,900 to \$2,100 /Mo
- Garage 2 Car 480+/- sq. ft. at rear can generate Rent of \$500+ Monthly
- Future Proposed Apts. Bldg. Project Rental Rates are projected at \$5.00 per sq. ft. Monthly
- Building Gross Area up to 3 FAR under city of LA TOC Tier 3 guidelines
- Project Amenities City Views & Balconies, Roof Deck, Garden Area, Lounge & More.
- Zoning R3-1; City Council District #13 Mitch O'Farrell
- City of LA TOC Tier 3 Density Bonus of up 70% plus Incentives & Concessions for Development.
- Total Proposed Subterranean Parking Area with 9 or 10 Stalls (To Be determined).
- Seller is in process of starting the design and entitlements with architect.
- Several Brand-New Mixed-Use Projects on the block as well as under construction.
- Buyer has control of Finish Material as well as all Engineering Design & Cost.
- Ground Zero Hollywood 1 Block from Kaiser Hospital & Medical Facility at Sunset & Edgemont Central Business District, Within a couple blocks of Children's Hospital & Presbyterian Hospital at Vermont & Sunset. Close Proximity to Metro Station & other Public Transportation, Retailers, Restaurants, Employment & Entertainment and Griffith Park. Easy Access to FRWY 101.

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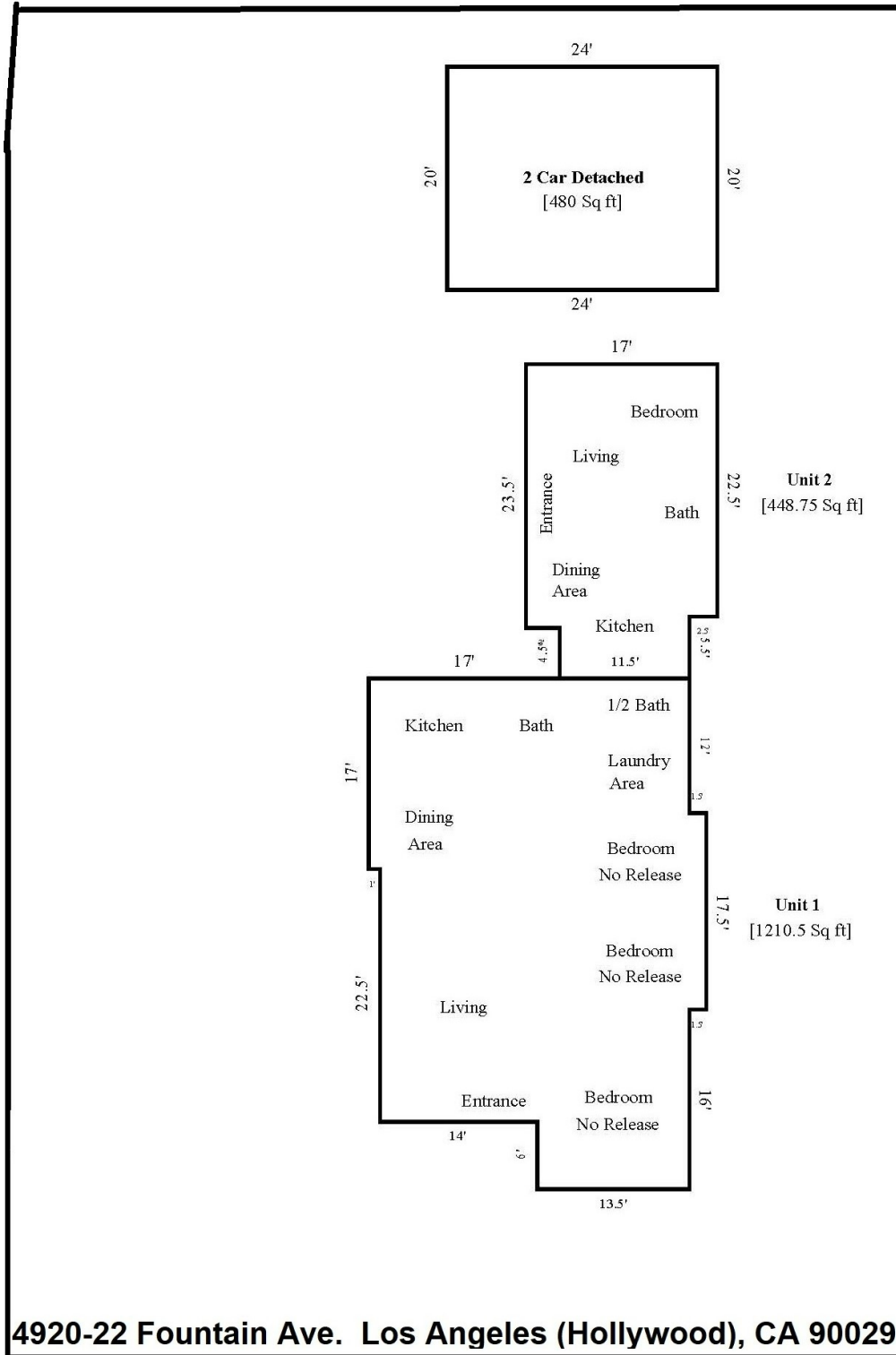
**Proposed Project Design Elevations 16 Units + ADU (Rec Room to be converted):**

**Four Story Apts. Bldg. Type V Construction & Stack Units for Construction Cost Efficiency**



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**Site Plan of the Existing Property:**



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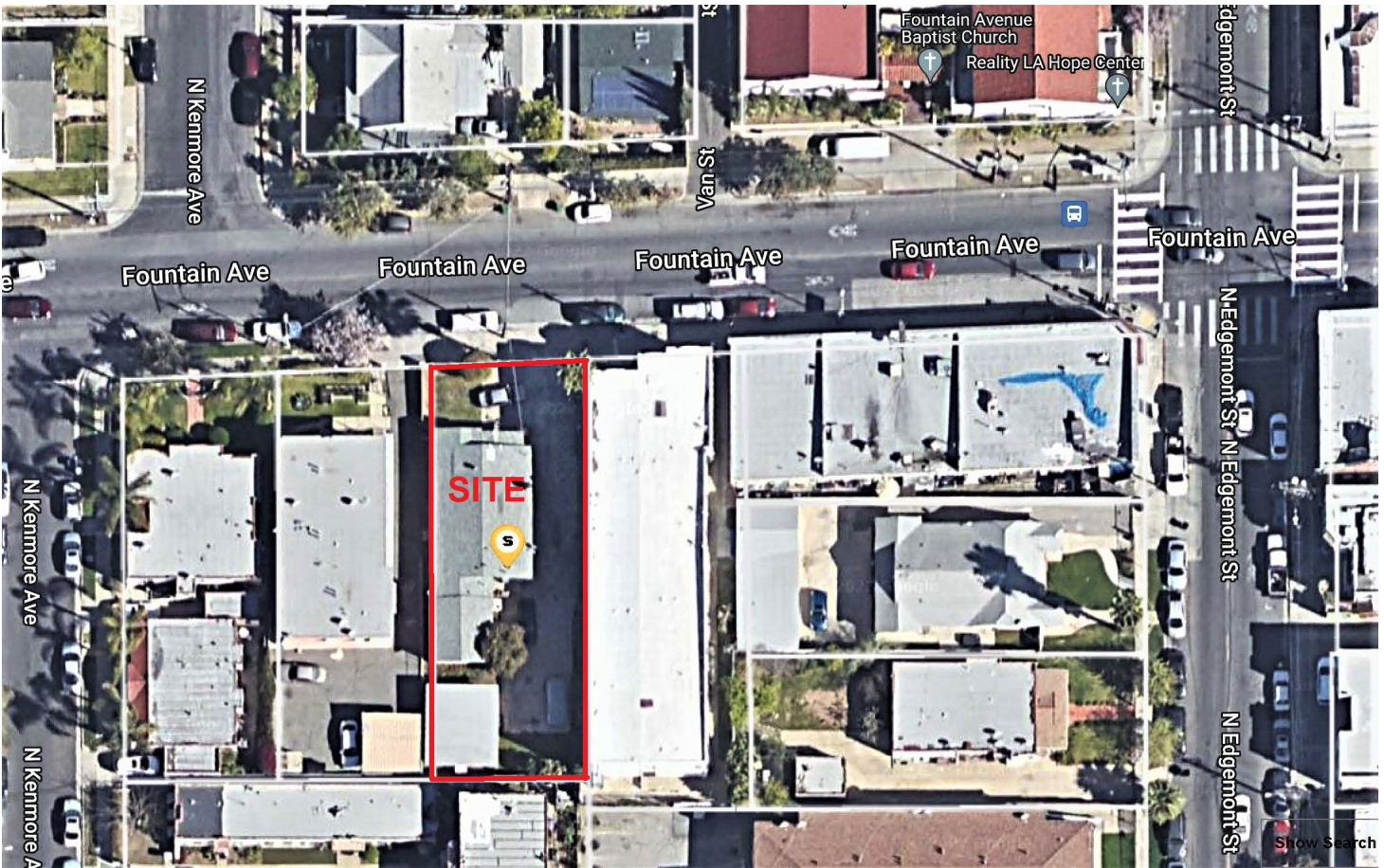


**Property Exterior Photos Existing Duplex & 2 Car Garage:**





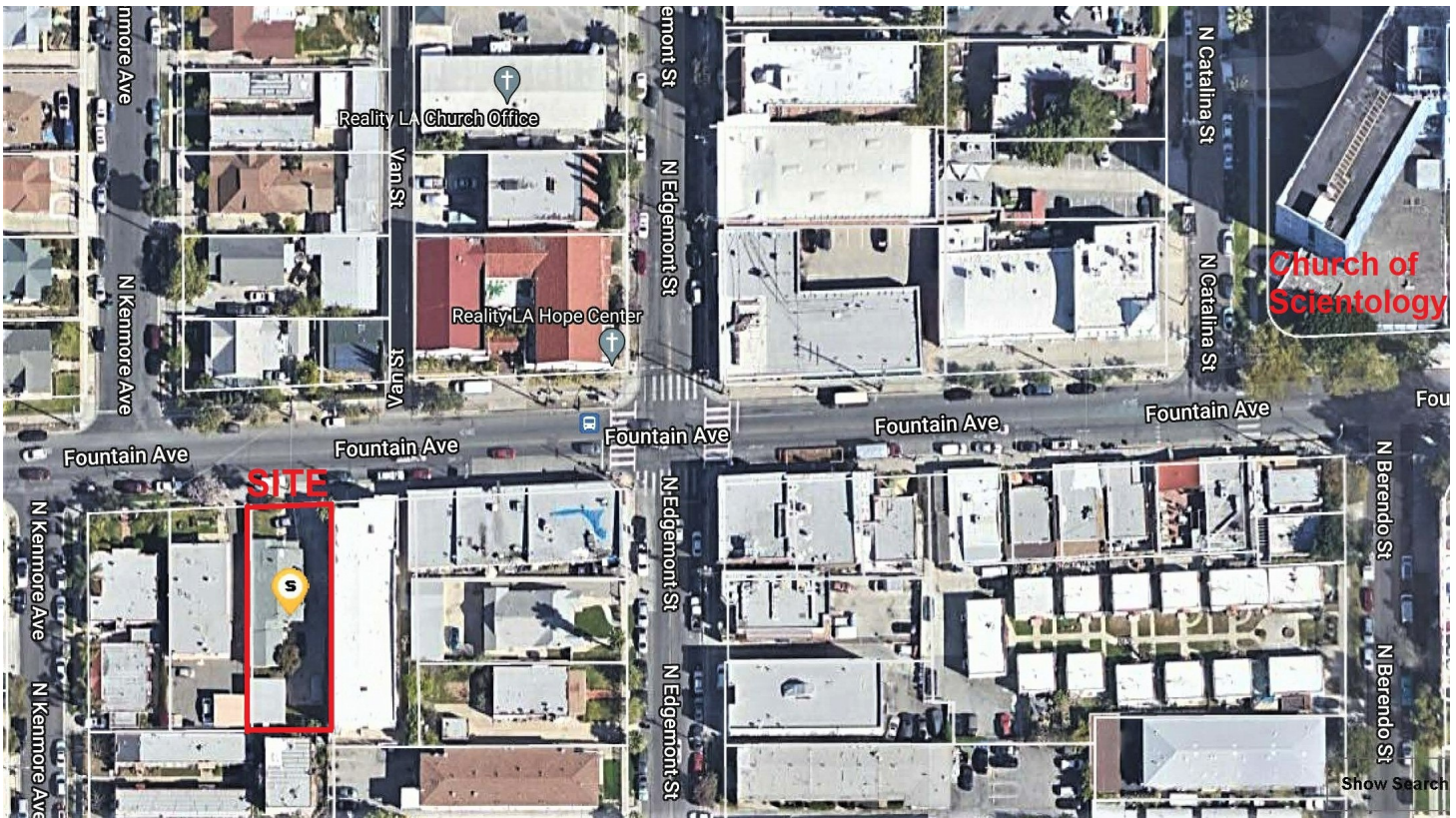
**Aerial Photo of the Property**





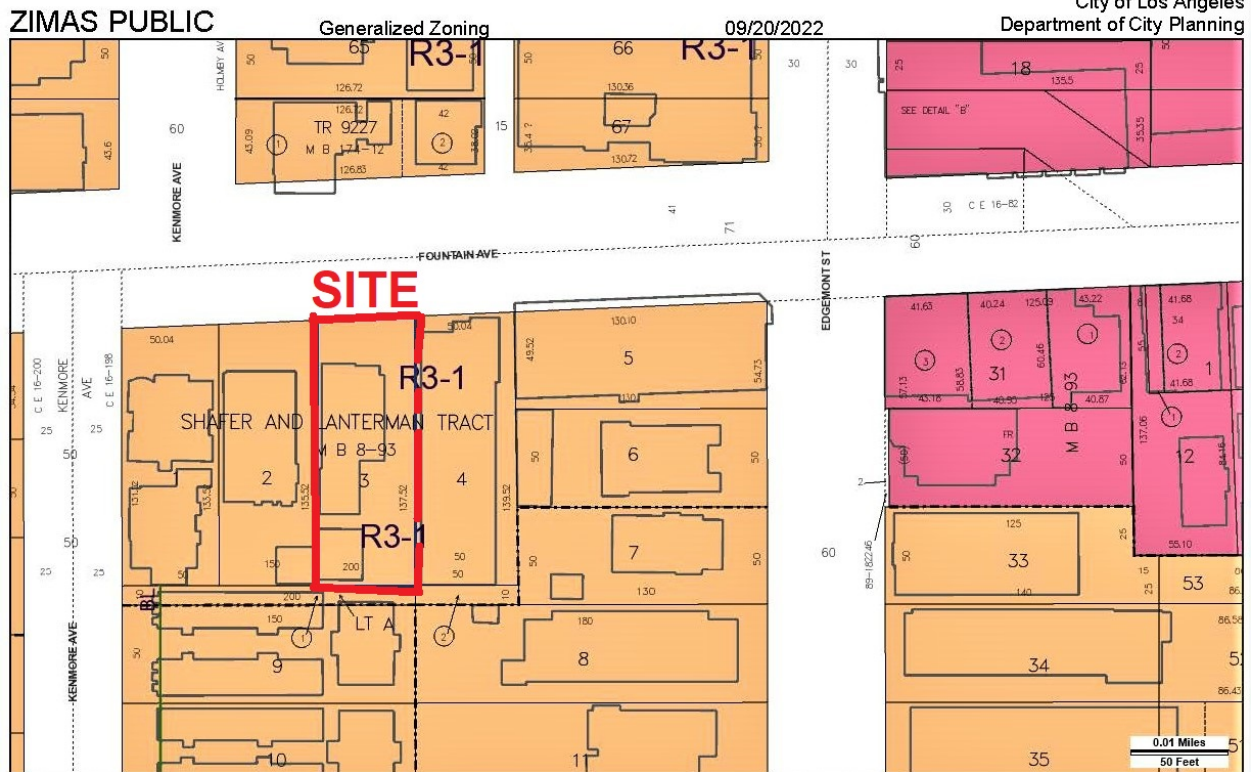
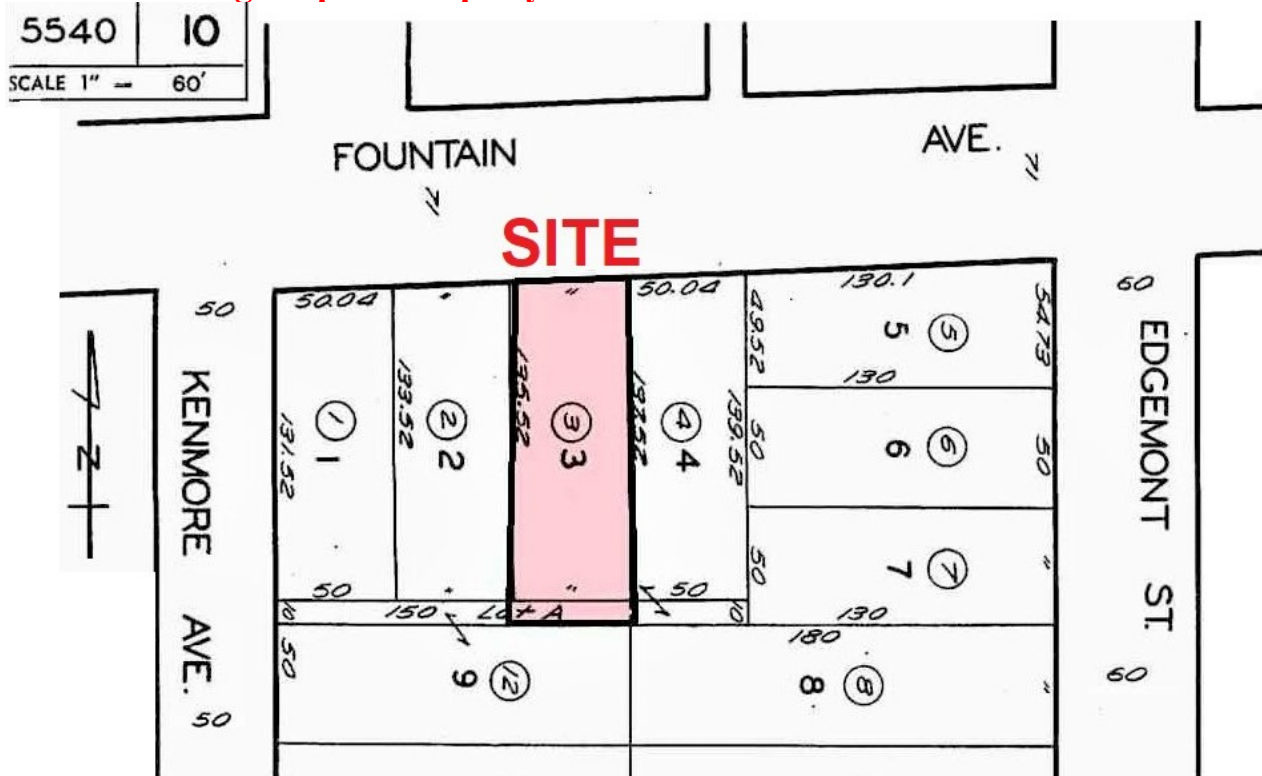
**Aerial Photo of the Property**

**15,000+ JOBS**





## Plat & ZIMAS Zoning Maps of Property APN: 5540-010-003



Address: 4920 W FOUNTAIN AVE

APN: 5540010003

PIN #: 147B197 1163

Tract: SHAFER AND LANTERMAN TRACT

Block: None

Lot: 3

Arb: None

Zoning: R3-1

General Plan: Medium Residential



**Mail: P.O. Box 271 Glendale, CA 91209-0271**  
**T: 818.550.0760 E: Roobik.crc@sbcglobal.net**  
**California Bureau of Real Estate Corporate ID # 01338809**





**Property Interior Photos Renovated 4920 Fountain 3 BD & 1Bath 1,200+/- sq. ft.**





**Property Interior Photos Renovated 4922 Fountain Single 450+/- sq. ft.**



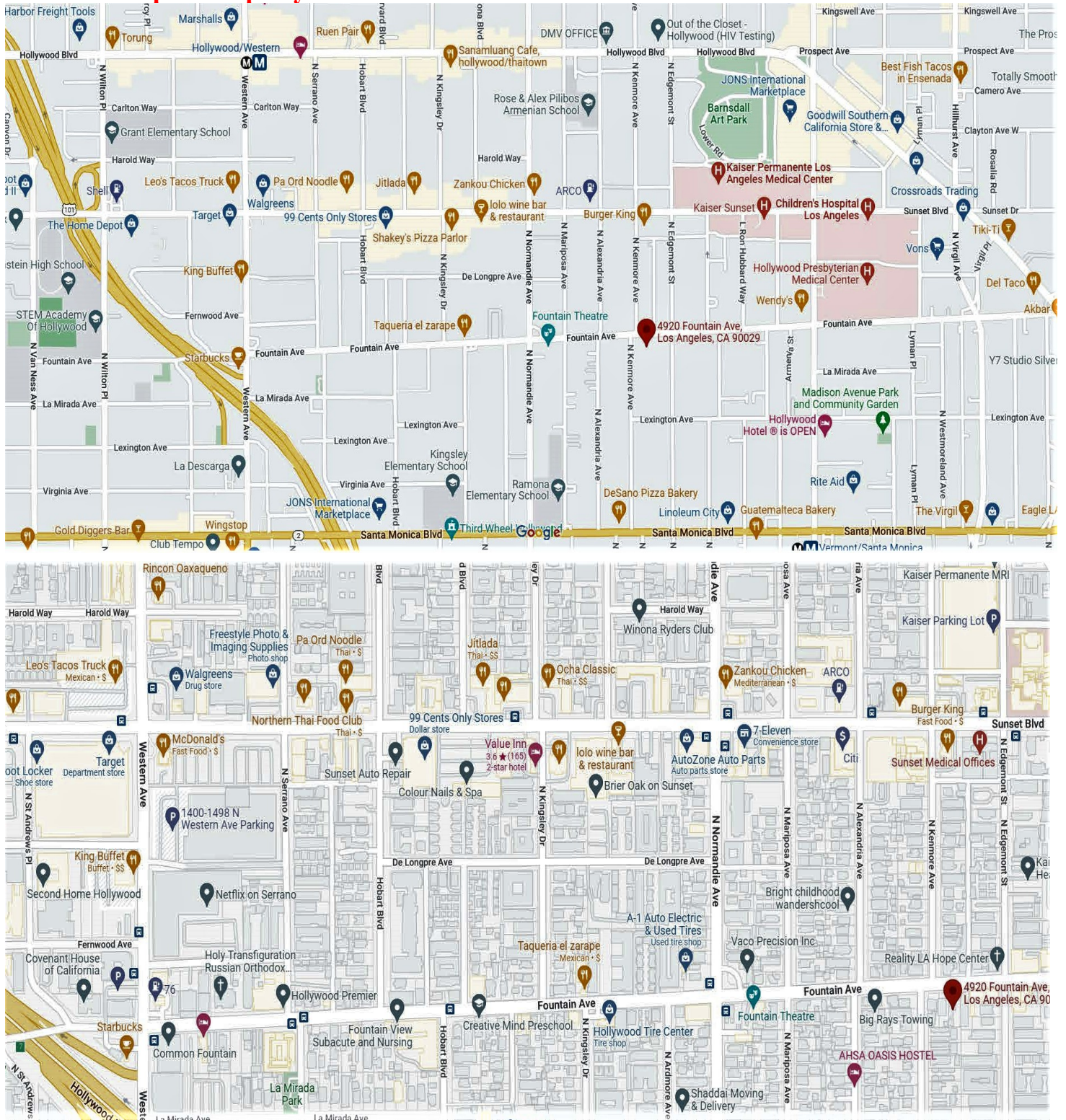


**Proposed & Under Construction Projects in the Immediate Area:**





## Location Map of Property:

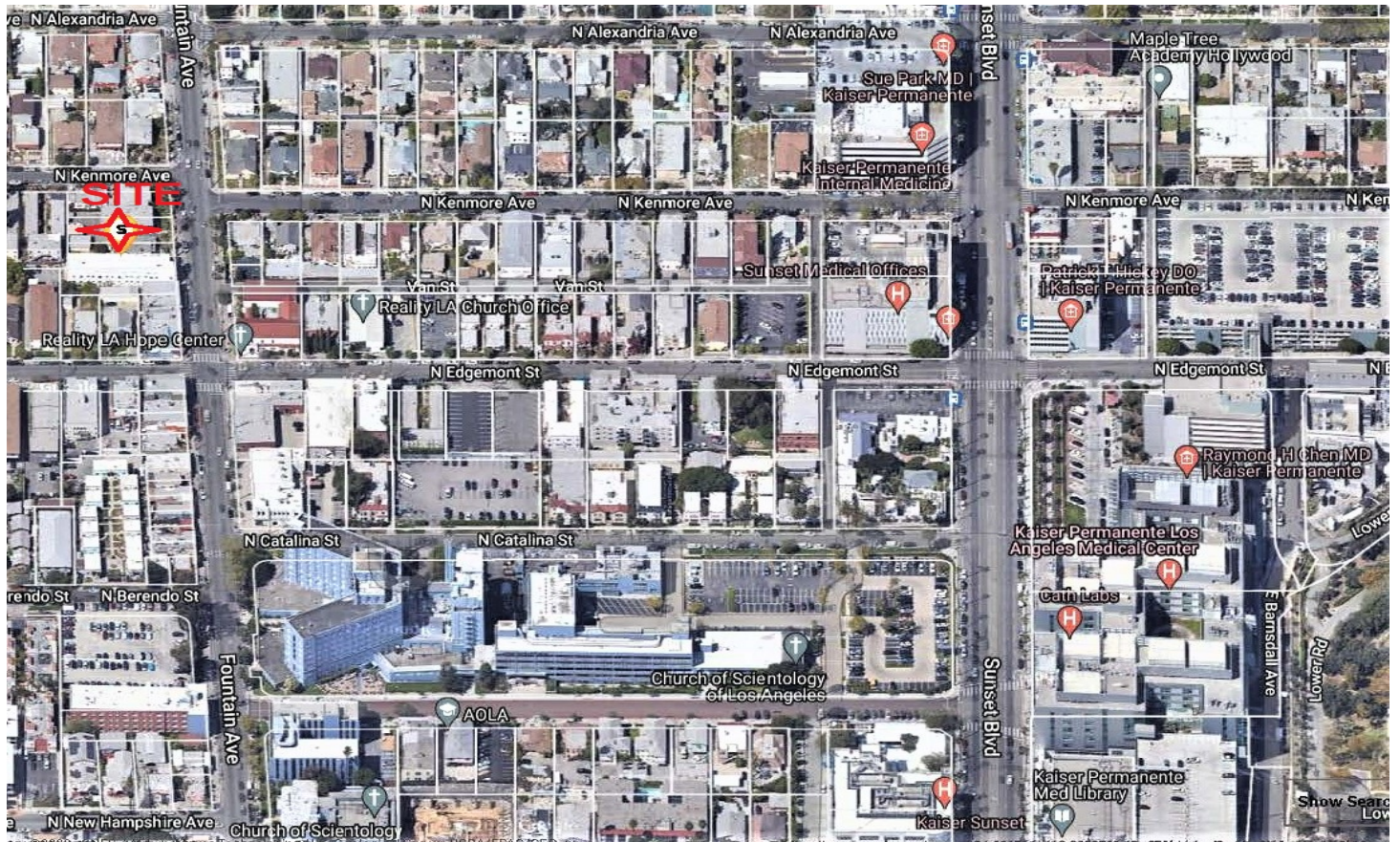


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