

# 4707 Beverly Blvd. Los Angeles, CA 90004



9 Units in Larchmont @ \$187K per Unit, \$252 per Foot, and 9.43 GRM on Current Rents  
Approx. 31% Rental Upside | 0.6 Mile from Larchmont Village & 1.1 Miles to Wilshire/Western (K-Town)

COMPASS

# Table Of Contents

Property Overview	3 - 4
Property Photos	5
Neighborhood Info	7 - 13
Financials & Rent Roll	15 - 16
Sales Comparables	17 - 18
Rental Comparables	19 - 20



# Property Overview



4707 Beverly Blvd   Melrose Hill   90004	
Offering Price	\$1,685,000
Number of Units	9
Unit Mix	(1) 2+2, (2) 2+1 & (6) 1+1
Price per Unit	\$187,222
Bldg. Size	6,681 SF
Price per Foot	\$252
Lot Size	7,297 SF
Year Built	1962
Current CAP	5.99%
Current GRM	9.43

4707 Beverly Capital Expenditures	
2025	Sewer line replaced
2024	Horizontal plumbing upgraded to copper
2023	Roof replaced

# Property Highlights



- 4707 Beverly Blvd. is a 9-unit Larchmont multifamily offering positioned between several of Mid-City's most active residential and retail corridors.
- Located along Beverly Blvd, the property sits minutes from Larchmont Village, Paramount Studios, Koreatown, and the 6<sup>th</sup> St corridor surrounding Chapman Market, placing residents within reach of one of the city's most concentrated clusters of restaurants, cafés, nightlife venues, and neighborhood retail.
- Offered at \$1,685,000, the property is priced at \$187,222 per unit, \$252 per SF, and a 9.43 GRM on current rents.
- At projected market rents, the property presents approx. 31% rental upside. Upon stabilization, the asset is projected to operate at a 9.15% CAP and 7.22 GRM.
- The pricing aligns favorably with several recent multifamily sales in the surrounding Larchmont and Hancock Park-adjacent neighborhoods, placing the offering competitively within the local market on both a per-unit and per-foot basis.
- Built in 1957, the building features (2) 2-Bdrm. and 1-Bath units and (6) 1-Bdrm. units.
- The property is currently managed by a reputable Los Angeles property management company, supporting consistent day-to-day operations and tenant oversight. Amenities include approx. 4 parking spaces and a community laundry room.
- With competitive pricing, significant upside, and a location near Larchmont Village, Koreatown, and Hollywood, 4707 Beverly Blvd. presents a well-located Mid-City multifamily investment with clear upside and durable neighborhood demand.

# Exterior Photography

4707 Beverly Blvd - Larchmont - 90004



# Neighborhood Overview



# About Larchmont



## A Quiet Constant in the Center of LA

Just minutes from Hollywood, Hancock Park, and Koreatown, Larchmont manages to feel distinctly residential while remaining anchored by one of the city's most recognizable commercial streets. Larchmont Village functions as the neighborhood's center of gravity, creating a walkable environment that feels closer to a small town main street than a typical Los Angeles retail corridor.

The surrounding residential blocks reflect the architectural legacy of central LA. Spanish Revival homes, early 20<sup>th</sup> century bungalows, and classic Hancock Park era estates line tree-covered streets that have remained remarkably consistent over time. Many of these homes date back to the 1920s and 1930s, and the area continues to attract residents who value the character and scale of older LA neighborhoods.

Larchmont Village itself has become one of the most stable and sought-after commercial corridors in Mid-City. Unlike many retail districts that cycle through trends, Larchmont has evolved carefully over time, maintaining a mix of long-standing neighborhood businesses alongside newer operators that have chosen the street precisely because of its established identity.

Part of what continues to draw attention to Larchmont is its positioning within Los Angeles. The neighborhood sits within easy reach of Hollywood's studio campuses, Paramount Studios, and a number of media and production offices that surround the area. That proximity has quietly made Larchmont a residential choice for executives, creatives, and industry professionals who want quick access to work without sacrificing neighborhood character.

That combination of stability, accessibility, and daily life centered around Larchmont Village continues to make the area one of the most recognizable and enduring rental pockets in Mid-City.

# Neighborhood Amenities Map



Approx. 1 mile to the Wilshire Country Club

0.7 Mile from Larchmont Village

Melrose Ave.

Approx. 1.1 miles to Paramount Studios

0.5 Mile from Van Ness Elementary

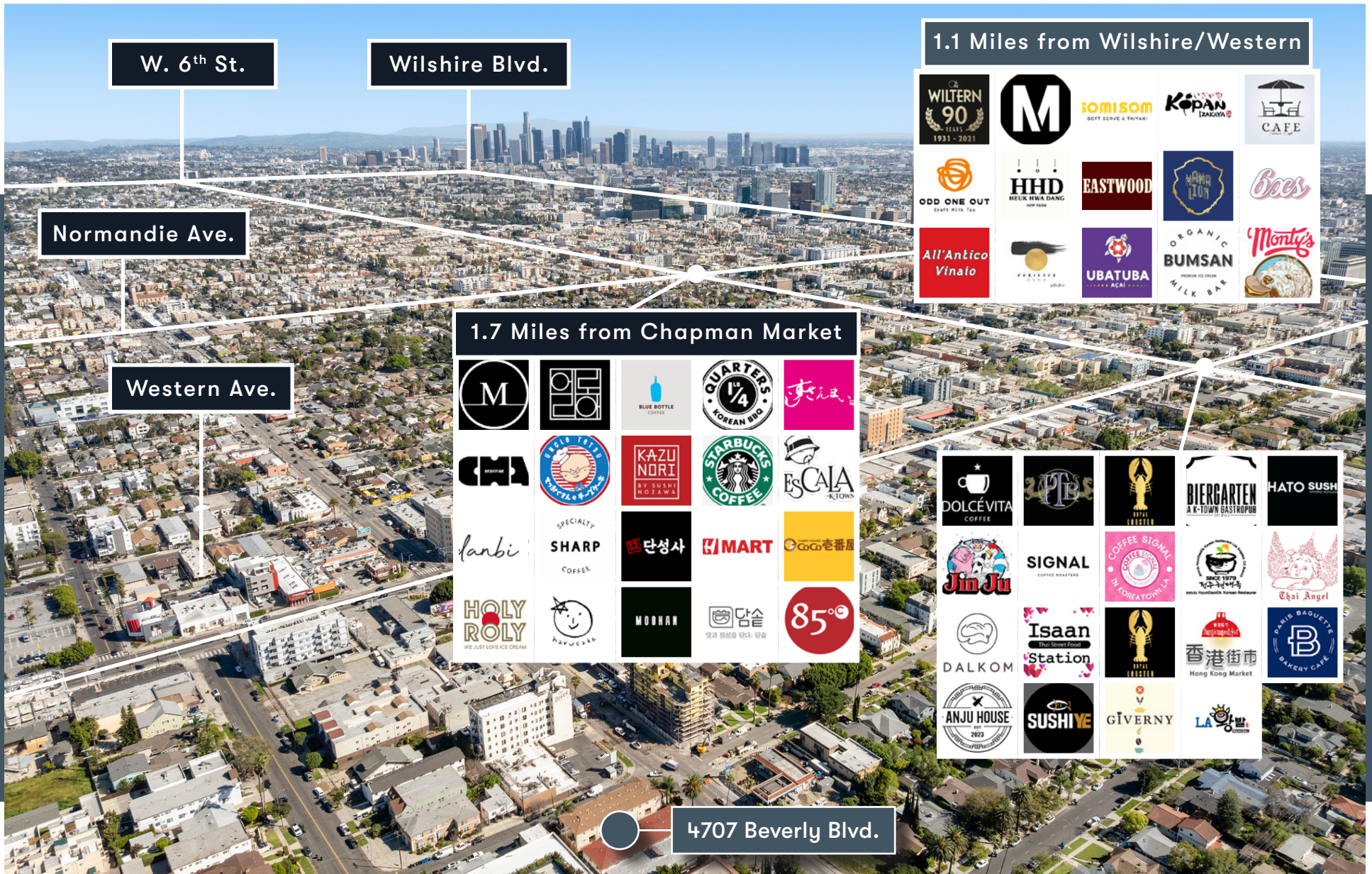
4707 Beverly Blvd.

13 lune	FREDA SALVADOR	Pain	FRAMEBRIDGE	BUCK MASON
DU/ER		jenis	kreation	OAK BERRY
CLARK STREET	the Scent Room	credo	SKIN LAUNDRY	Sweetfin
healing Hand	Larchmont Sanctuary Spa	soakbook	CHIPOTLE MEXICAN GRILL	NOAH'S NY BAGELS
ROTHY'S		SALT & STRAW	(MALIN+GOETZ)	
gget	Levain	urgerlounge	TOMMY AT TICUS	Starbucks
SLJ	diptyque paris	bluemercury	SAM'S BAGELS	
groundwork	GO GREEK	Suá	BACIO di LATTE	WITTMORE

# Neighborhood Amenities Map



# Neighborhood Amenities Map



# Nearby Hotspots



## 1) Larchmont Village

Larchmont Village functions as the neighborhood's main gathering point, where a short stretch of Larchmont Blvd brings together cafés, restaurants, boutiques, and neighborhood staples that serve residents throughout the day. Morning lines form at Go Get Em Tiger and Bricks & Scones, while Great White, Salt & Straw, and Cafe Gratitude keep the sidewalks active into the evening.

## 2) 6<sup>th</sup> St. Corridor

The street is lined with well-known KBBQ spots, casual noodle houses, bakeries, and Korean grocery stores that keep the sidewalks busy throughout the day and evening. The corridor functions as a go-to destination for everyday dining, groceries, and specialty food shops that reflect the neighborhood's cultural identity.

## 3) Chapman Market

Over time Chapman Market has evolved into a mix of restaurants, cafés, and specialty shops, preserving its architectural character while continuing to function as a neighborhood gathering spot.

## 4) Wilshire Blvd. & Western Ave (Koreatown)

The intersection of Wilshire and Western marks one of Koreatown's primary commercial hubs. The area brings together dense office towers, residential buildings, restaurants, and late-night dining that keep the district active throughout the day and evening.

## 5) Melrose Ave.

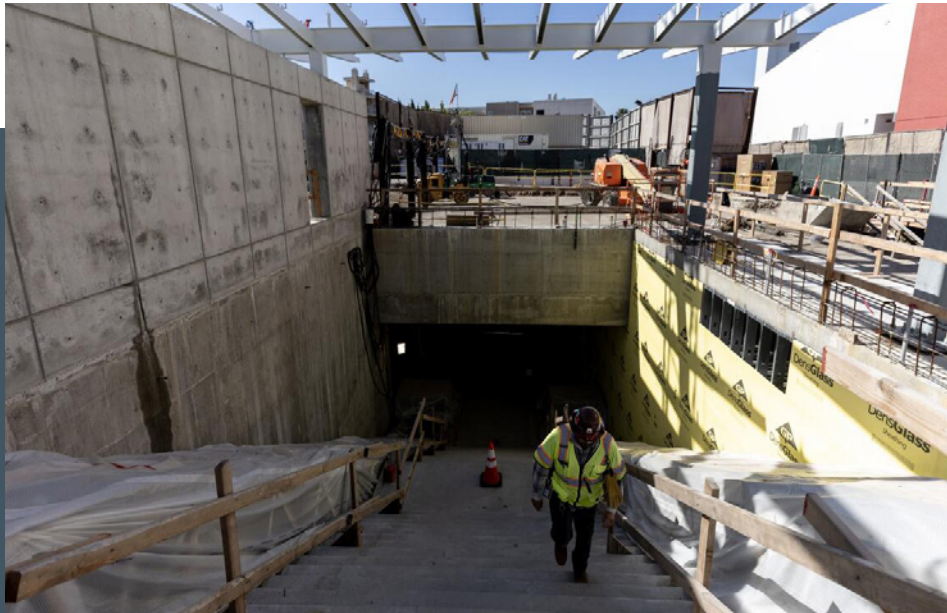
The stretch between Highland and La Brea blends long-standing restaurants, independent boutiques, and design-forward shops that have shaped the street's reputation over decades. Restaurants, vintage stores, and fashion showrooms create a streetscape that remains consistently active while retaining its distinctive character.

# Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Larchmont Village	0.6 mile	Walkable neighborhood retail corridor known for cafés, restaurants, boutiques, and long-standing local staples.
2) 6 <sup>th</sup> St. Corridor	1.7 miles	K-Town’s active dining streets, lined with Korean barbecue restaurants, specialty markets, bakeries, and casual eateries.
3) Chapman Market	1.7 miles	Historic Spanish Colonial courtyard marketplace that today houses a collection of restaurants, cafés, and specialty shops.
4) Wilshire & Western	1.1 miles	Major Koreatown commercial hub anchored by the Wiltern Theatre, dense office towers, restaurants, and retail
5) Melrose Ave.	2.0 miles	Boutiques, vintage shops, restaurants, and design-forward retailers that have shaped the street’s reputation for decades.

# Dev Spotlight - Purple Line Extension



Runs from Wilshire/Western through Miracle Mile, Beverly Hills, Century City, and ends at the Westwood/VA Hospital.

- The Metro D Line (formerly Purple Line) Extension will add nearly 9 miles of new subway infrastructure and 7 new underground stations.
- Commute time between Downtown Los Angeles and Westwood will be reduced to under 30 minutes.
- Full completion is scheduled for the end of 2027, with Section 1 slated to open by late 2025.

## Section 1 Spotlight – Wilshire/La Brea to Wilshire/La Cienega

- Extends 3.9 miles underground with three new stations: Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega.
- Status: 98% complete as of spring 2025; targeted to open for public service by end of 2025.

## Section 2 – Coming 2026

- Section 2 runs from Wilshire/La Cienega to Century City.
- Adds 2.6 miles of track and two new stations (Wilshire/Rodeo and Century City/Constellation).

## Section 3 – Coming 2027

- Adds 2.9 miles and two stations (Westwood/UCLA and Westwood/VA).
- Scheduled for completion in 2027, in time for the 2028 Olympics.

# Financials & Comparables



4707 Beverly Blvd   Melrose Hill   90004	
Offering Price	\$1,685,000
Number of Units	9
Unit Mix	(1) 2+2, (2) 2+1 & (6) 1+1
Price per Unit	\$187,222
Bldg. Size	6,681 SF
Price per Foot	\$252
Lot Size	7,297 SF
Year Built	1962
Current CAP	5.99%
Current GRM	9.43

4707 Beverly Capital Expenditures	
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# Financials

4707 Beverly Blvd | Larchmont | 90004  
Offered at \$1,685,000

Investment Summary	
Price:	\$1,685,000
Down Payment:	\$1,685,000
Number of Units:	9
Price per Unit:	\$187,222
Current GRM:	9.43
Potential GRM:	7.22
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
1	2+2	\$1,378	\$1,417	\$2,595	\$2,595
2	2+1	\$1,637	\$3,274	\$2,395	\$4,790
6	1+1	\$1,686	\$10,116	\$1,995	\$11,970
Total Scheduled Rent:			\$14,807	\$19,355	
Laundry Income:			\$90	\$90	
Monthly Gross Income:			\$14,897	\$19,445	
Annual Gross Income:			\$178,764	\$233,340	

Approx. Year Built:	1957	Price per Foot	\$252
Approx. Lot Size:	7,256 SF	Current CAP	5.99%
Approx. Bldg. Size:	6,681 SF	Market CAP	9.15%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$178,764	\$233,340
Vacancy Allowance:	\$4,469   2.5%	\$5,834   2.5%
Gross Operating Income:	\$174,295	\$227,507
Less Expenses:	\$73,373   41%	\$73,373   31%
Net Operating Income:	\$100,923	\$154,134
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$100,923   5.99%	\$154,134   9.15%
Plus Principal Reduction:	\$0	\$0
Return Before Taxes:	\$100,923   5.99%	\$154,134   9.15%

Estimated Expenses (**EXPENSES ARE ACTUALS)	
Taxes (1.25%):	\$21,063
Insurance:	\$10,022
<b>Utilities &amp; Trash:**</b>	\$20,598
Repairs/Maintenance:	\$10,726
Professional Mgmt:	\$8,715
On-Site Manager:	\$0
Misc:	\$2,250
<b>Total Expenses:</b>	<b>\$73,373</b>
Per Sq. Ft:	\$10.98
Per Unit:	\$8,153

# Loan Quote



	5-Year Fixed - 5 Years Interst Only	5-Year Fixed	5-Year Fixed - 3 Years Interst Only	5-Year Fixed
Loan Amount:	\$1,050,000	\$1,050,000	\$1,095,000	\$1,150,000
Current Rate:	6.25%	6.25%	6.15%	6.00%
Monthly Payment:	\$5,469	\$6,465	\$6,465	\$7,006
Maximum LTV:	65%	70% <sup>a</sup> 65%	65%	70%
Adjust Portion:	2.50 > 6-month SOFR	2.50 > 6-month SOFR	2.50 > 6-month SOFR	2.50 > 6-month SOFR
Loan Term:	15 years	15 years	30 years	30 years
Amortization:	30 years	30 years	30 years	30 years
Floor:	4.25%	4.25%	6.15%	6.15%
Ceiling:	11.25%	11.25%	11.15%	11.15%
Recourse:	None; except standard carve-outs	None; except standard carve-outs	None; except standard carve-outs	None; except standard carve-outs
Prepayment:	5,4,3,2,1	5,4,3,2,1	5,4,3,2,1	5,4,3,2,1
3 <sup>rd</sup> Party Deposit:	\$2,000	\$2,000	\$5,000	\$5,000
Closing Costs:	\$500	\$500	\$500	\$5,400

# Rent Roll

4707 Beverly Blvd | Larchmont | 90004

Current as of 05/06/26



Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Last Rental Increase	Notes:
1	2+2	\$1,417	\$2,595	Feb-2026	
2	1+1	\$1,428	\$1,995	Feb-2026	
3	1+1	\$1,514	\$1,995	Feb-2026	
4	1+1	\$1,388	\$1,995	Feb-2026	
5	2+1	\$1,366	\$2,395	Feb-2026	
6	1+1	\$1,906	\$1,995	Feb-2026	
7	1+1	\$1,952	\$1,995	Feb-2025	
8	1+1	\$1,928	\$1,995	Feb-2025	
9	2+1	\$1,908	\$2,395	Feb-2026	
	Laundry Income:	\$90	\$90		
	Other Income:	\$0	\$0		
	<b>Monthly Total:</b>	<b>\$14,897</b>	<b>\$19,445</b>		
	<b>Annual Total:</b>	<b>\$178,764</b>	<b>\$233,340</b>		

# Larchmont Sales Comparables



Address:	4707 Beverly Blvd.
Sale Date:	Subject Property
Price:	\$1,685,000
Year Built:	1957
# of Units:	9
Price per Unit:	\$187,222
Building Size:	6,681 SF
Price per SF:	\$252
Unit Mix:	(1) 2+2, (2) 2+1, & (6) 1+1
Notes:	\$178,764 GOI 9.43 GRM



Address:	5527 Barton Ave.
Sale Date:	09/18/25
Price:	\$1,600,000
Year Built:	1963
# of Units:	7
Price per Unit:	\$228,571
Building Size:	6,046 SF
Price per SF:	\$264
Unit Mix:	(3) 2+2 & (4) 1+1
Notes:	\$136,000 GOI

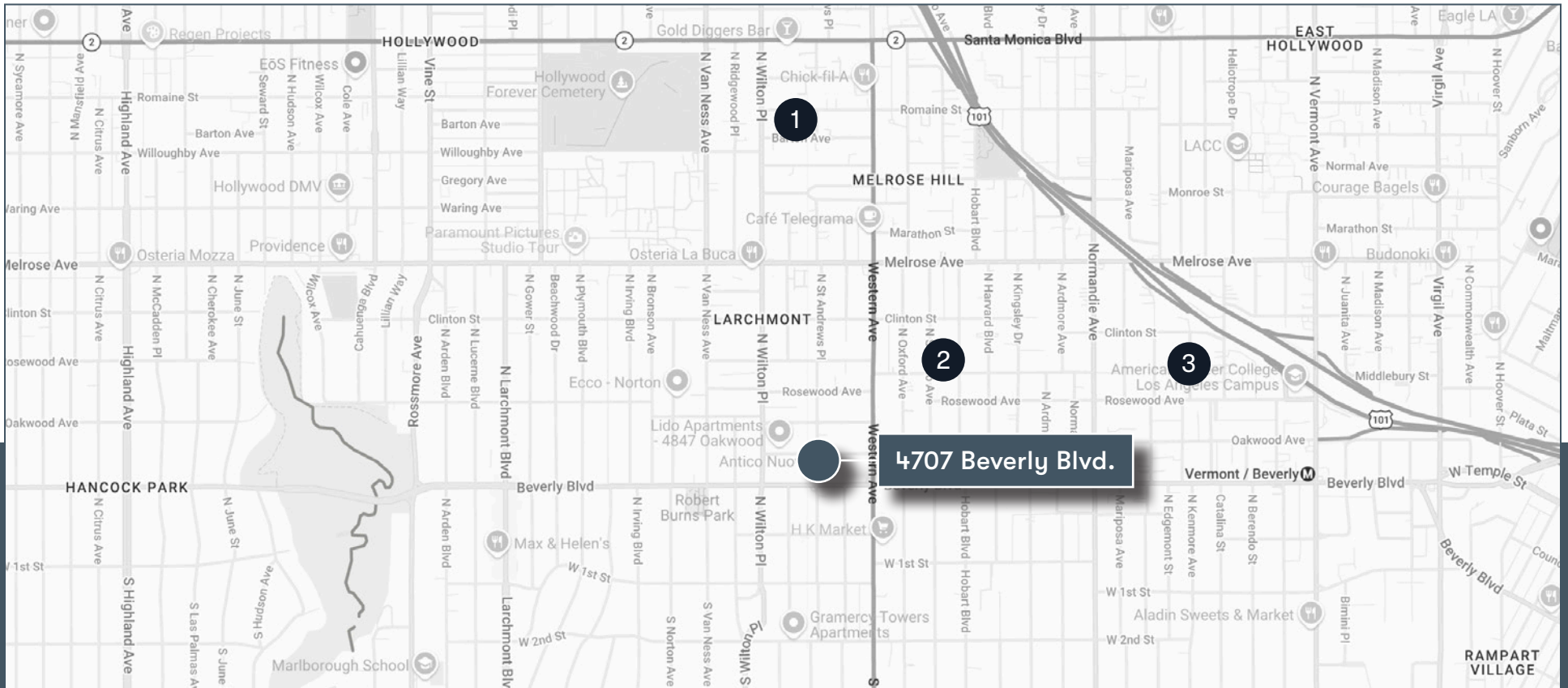


Address:	502 N. Serrano Ave
Sale Date:	02/25/26
Price:	\$1,715,000
Year Built:	1956
# of Units:	8
Price per Unit:	\$214,375
Building Size:	7,456 SF
Price per SF:	\$230
Unit Mix:	(2) 2+1 & (6) 1+1
Notes:	\$163,587



Address:	525 Kenmore Ave.
Sale Date:	12/04/25
Price:	\$1,499,000
Year Built:	1922
# of Units:	7
Price per Unit:	\$214,143
Building Size:	4,924 SF
Price per SF:	\$304
Unit Mix:	(4) 2+1 & (2) 1+1
Notes:	\$58,263 GOI

# Larchmont Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Notes
4707 Beverly Blvd.	Subject Property	\$1,685,000	1957	9	\$187,222	6,681 SF	\$252	\$178K GOI
1) 5527 Barton Ave.	09/18/25	\$1,600,000	1963	7	\$228,571	6,046 SF	\$264	\$136K GOI
2) 502 N. Serrano Ave.	02/25/26	\$1,715,000	1956	8	\$214,375	7,456 Sf	\$230	\$163K GOI
3) 525 N. Kenmore Ave.	12/04/25	\$1,499,000	1922	7	\$214,143	4,924 SF	\$304	\$58K GOI

# Larchmont Rental Comparables



**Subject Property**

**4707 Beverly | Larchmont | 90004**

(1) 2-Bdrm. & 2-Bath	\$2,595
(2) 2-Bdrm. & 1-Bath	\$2,395
(6) 1-Bdrm. & 1-Bath	\$1,995



**1) 607 N. Rossmore Ave.**

Rent	\$2,400   Leased on 12/15/25
Unit Mix	2-Bdrm. & 2-Bath   800 SF



**2) 453 N. Kingsley Dr. Unit #4**

Rent	\$2,200   Leased on 11/30/25
Unit Mix	2-Bdrm. & 1-Bath   1,000 SF



**3) 213 S. Alexandria Ave. Unit #2**

Rent	\$2,000   Leased on 03/01/26
Unit Mix	1-Bdrm. & 1-Bath   700 SF



**4) 114 S. Gramercy Pl. Unit #108**

Rent	\$2,000   Leased on 12/12/25
Unit Mix	1-Bdrm. & 1-Bath   750 SF

# Larchmont Rental Comps Map



**4707 Beverly**

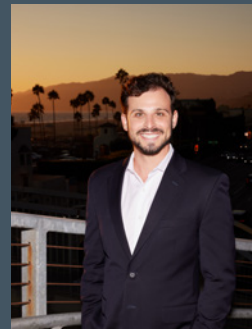
Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 607 N. Rossmore Ave.	\$2,400	12/15/25	2-Bdrm. & 2-Bath	800 SF	\$3.00	1.5 miles
2) 453 N. Kingsley Dr.	\$2,200	11/30/25	2-Bdrm. & 1-Bath	1,000 SF	\$2.20	0.7 mile
3) 213 S. Alexandria Ave. Unit #2	\$2,000	03/01/26	1-Bdrm. & 1-Bath	700 SF	\$2.86	1.2 miles
4) 114 S. Gramercy Pl. Unit #108	\$2,000	12/12/25	1-Bdrm. & 1-Bath	750 SF	\$2.67	0.4 mile



## 4707 Beverly Boulevard Los Angeles, CA 90004

Wake Up and Smell the Cash Flow.

For more information on this listing, please  
contact Max Berger or Kenny Stevens.



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