

TIMELESS ENGLISH COTTAGE APARTMENT COMMUNITY IN SILVER LAKE

5 Apartment Units + Legal Unfinished 1-Bed Unit



4326
Gateway Avenue
Silver Lake Virgil Village



4326 Gateway Avenue

Silver Lake | Virgil Village

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01
The Property

Property Summary

PRICING

| | |
|-------------------|-------------|
| OFFERING PRICE | \$1,675,000 |
| PRICE/UNIT | \$279,167 |
| PRICE/SF | \$517.45 |
| CURRENT GRM | 12.2 |
| MARKET GRM | 10.7 |
| CURRENT CAP | 5.9% |
| MARKET CAP | 7.0% |

THE ASSET

| | |
|-------------------|---|
| Units | <ul style="list-style-type: none">▪ 6▪ 5 Leased + 1 Vacant |
| Year Built | <ul style="list-style-type: none">▪ 1922 |
| Gross SF | <ul style="list-style-type: none">▪ 3,237 |
| Lot SF | <ul style="list-style-type: none">▪ 7,054 |
| APN | <ul style="list-style-type: none">▪ 5429-004-001 |
| Parking | <ul style="list-style-type: none">▪ Street |
| Zoning | <ul style="list-style-type: none">▪ LAR2 |

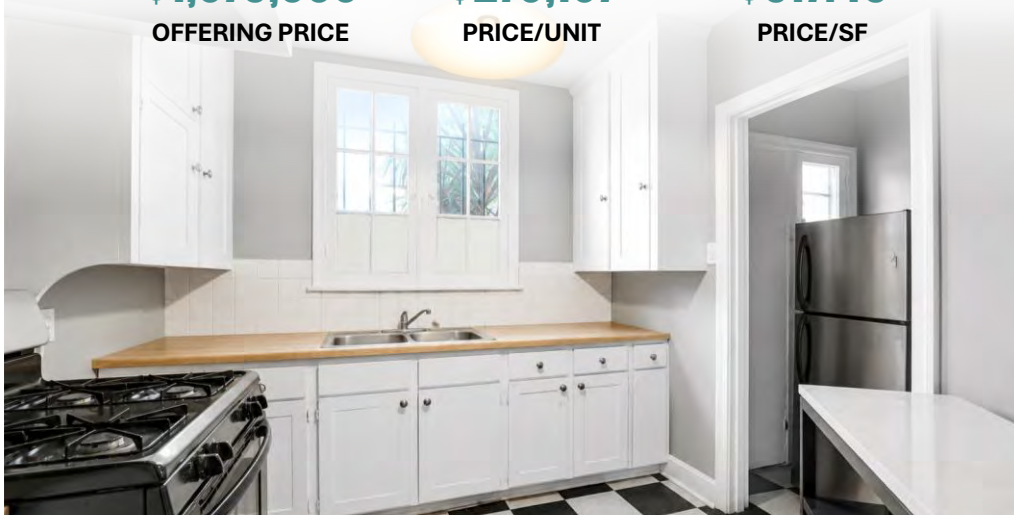


Pricing Snapshot

\$1,675,000
OFFERING PRICE

\$279,167
PRICE/UNIT

\$517.45
PRICE/SF





The Investment

4326 Gateway Avenue presents a rare opportunity to acquire a charming English Cottage-style multifamily property in one of Los Angeles' most dynamic and rapidly evolving neighborhoods. Situated on a prominent corner lot in the heart of Silver Lake/Virgil Village, the property exudes timeless architectural character with its steep gabled rooflines, decorative half-timber detailing, mature landscaping, and storybook-inspired design. Surrounded by lush greenery and tree-lined streets, the property offers exceptional curb appeal and a residential ambiance rarely found in today's apartment inventory.

The property consists of six residential units featuring a desirable mix of studios and one-bedroom floor plans. Several units benefit from private outdoor spaces, expansive yard areas, and in-unit washer and dryer amenities, features that are highly sought after by today's renters and contribute to strong tenant retention. The cottage-style layout, individual unit entrances, and thoughtfully scaled architecture create a living environment that feels more akin to a collection of private homes than a traditional apartment building.

Current ownership has carefully maintained the property's historic charm while preserving a compelling value-add opportunity for a new investor. Existing rents remain below market levels, providing a clear path to future income growth through natural tenant turnover and strategic unit enhancements. The property's architectural character and unique tenant experience position it well to capitalize on continued demand for distinctive housing options within the submarket.

One of the property's most intriguing features is the additional unit historically identified as Unit 4328. While not occupied in recent years, the space presents a potential opportunity for a new owner to further investigate and evaluate its future use, subject to all applicable approvals, inspections, and verification. This potential adds another layer of upside seldom found in comparable multifamily offerings.

Residents enjoy immediate access to the vibrant lifestyle amenities of Virgil Village, Silver Lake, Los Feliz, and East Hollywood. The surrounding neighborhood offers an eclectic mix of acclaimed restaurants, neighborhood cafés, boutique retail, entertainment venues, and major employment centers. Convenient access to Hollywood, Downtown Los Angeles, and numerous transit corridors further enhances the property's appeal to a broad tenant base.

Combining timeless English Cottage architecture, strong in-place income, meaningful rental upside, and an irreplaceable corner-lot setting, 4326 Gateway Avenue represents a truly unique investment opportunity. Properties with this level of architectural distinction and neighborhood character rarely come to market, making the asset an attractive



Investment Highlights

TIMELESS ENGLISH COTTAGE APARTMENT COMMUNITY IN SILVER LAKE

- *Distinctive English Cottage-style architecture featuring steep gabled rooflines, decorative half-timber detailing, and exceptional curb appeal.*
- *Prominent corner lot location with mature landscaping, lush greenery, and a residential feel rarely found in multifamily properties.*
- *Desirable mix of studio and one-bedroom units with a cottage-style layout that creates a unique living experience for residents.*
- *Several units feature private outdoor spaces and in-unit washer/dryer amenities, enhancing tenant appeal and retention.*
- *Significant rental upside potential through natural tenant turnover and strategic unit renovations.*
- *Potential opportunity to further evaluate the historically identified additional unit (4328), subject to buyer investigation and verification.*



Interior Renovations

Unit features and amenities include

- ✓ New stylish modern flooring
- ✓ Modern lighting and fixtures
- ✓ Washer/Dryer hook-up
- ✓ Updated bathrooms and kitchens
- ✓ Original doors, windows and built-ins
- ✓ Private outdoor space



Current ownership has seen to the renovation of four of the six apartment units.





BARNSDALL ART PARK

Children's Hospital
LOS ANGELES
We Treat Kids Better

THE PROSPECT STUDIOS

JOHN MARSHALL HIGH SCHOOL

SILVER LAKE RESERVOIR

4326 Gateway Ave

THOMAS STARR KING MIDDLE SCHOOL

KAISER PERMANENTE

HOLLYWOOD PRESBYTERIAN MEDICAL CENTER

EREWON TARTINE

sweetgreen

★ INTELLIGENTSIA

33 TAPS

BACA

SUNSET BLVD

NIGHT + MARKET SONG

4100 BAR

La COLOMBE COFFEE

The BLACK CAT

SAN TÒ

LACC
Los Angeles City College
The City's College

BELLEVUE REC CENTER

Silver Lake Virgil Village

In addition to its rich amenity base, the property benefits from proximity to several of Los Angeles' largest employment hubs, including Hollywood, Downtown Los Angeles, Koreatown, and the Wilshire Corridor. Major transportation routes, Metro rail and bus connections, and convenient freeway access provide efficient connectivity throughout the region, supporting both commuting professionals and residents seeking a centrally located lifestyle.

The combination of neighborhood charm, strong retail and dining offerings, cultural vibrancy, and exceptional accessibility continues to drive demand for housing in the area, making the property well-positioned to attract and retain a broad tenant base seeking convenience, connectivity, and an authentic Los Angeles living experience.

Silver Lake Virgil Village

02
The Location



Silver Lake

Neighborhood Vibe



39,875
POPULATION



95.4
WHITE COLLAR JOBS



\$134,478
AVG HH INCOME

Located in the heart of Silver Lake, one of Los Angeles' most sought-after rental markets, the Property benefits from a vibrant neighborhood known for its creative culture, walkability, and strong demand from young professionals, creatives, and entrepreneurs. Often referred to as the "Brooklyn of Los Angeles," Silver Lake blends historic character with a dynamic mix of independent retailers, acclaimed restaurants, coffee shops, and nightlife destinations that continue to attract residents from across the region.

Silver Lake's central location provides convenient access to Downtown Los Angeles, Hollywood, Los Feliz, Echo Park, Glendale, and major employment centers throughout the city. Combined with its limited housing supply, strong demographic profile, and enduring popularity, Silver Lake remains one of Southern California's premier multifamily investment locations, supporting long-term rental demand and future appreciation potential.

Sunset Blvd

Just moments from Sunset Boulevard and the renowned Sunset Junction, residents enjoy immediate access to one of the city's most active commercial corridors. The neighborhood is anchored by an eclectic collection of popular dining and entertainment destinations, including Sqirl, Pine & Crane, Intelligentsia Coffee, Night + Market Song, Bacari Silver Lake, and numerous boutique shops and galleries. The area's pedestrian-friendly streets, tree-lined neighborhoods, and proximity to the Silver Lake Reservoir create an urban lifestyle that is both highly desirable and difficult to replicate.

1 BLOCK FROM SUBJECT



Virgil Village

A THRIVING URBAN NEIGHBORHOOD IN CENTRAL LOS ANGELES

A Dynamic Neighborhood in the Heart of Los Angeles

Situated between Silver Lake, Los Feliz, and Koreatown, Virgil Village has emerged as one of Los Angeles' most exciting and rapidly evolving neighborhoods. Known for its artistic character, walkable streets, and growing collection of independent businesses, the area has become a destination for residents seeking an authentic urban lifestyle with easy access to the city's most desirable neighborhoods.

Local Businesses and Creative Community

The neighborhood is home to an impressive mix of locally celebrated cafes, restaurants, and retail concepts, including Sqirl, Melody, Courage Bagels, Voodoo Vin, and numerous emerging boutiques and creative businesses. A strong sense of community, combined with colorful murals, public art installations, and locally owned establishments, contributes to the neighborhood's distinctive identity and continued appeal among renters.

Central Location and Exceptional Accessibility

Virgil Village offers exceptional connectivity throughout Los Angeles, positioned just minutes from Sunset Junction, Griffith Park, Hollywood, Downtown Los Angeles, Koreatown, and Larchmont Village. Its central location, growing amenity base, and increasing popularity have transformed the neighborhood into one of the city's most desirable rental markets, attracting a diverse mix of professionals, creatives, and long-term residents seeking convenience, culture, and accessibility.



4326 Gateway Avenue

Silver Lake | Virgil Village

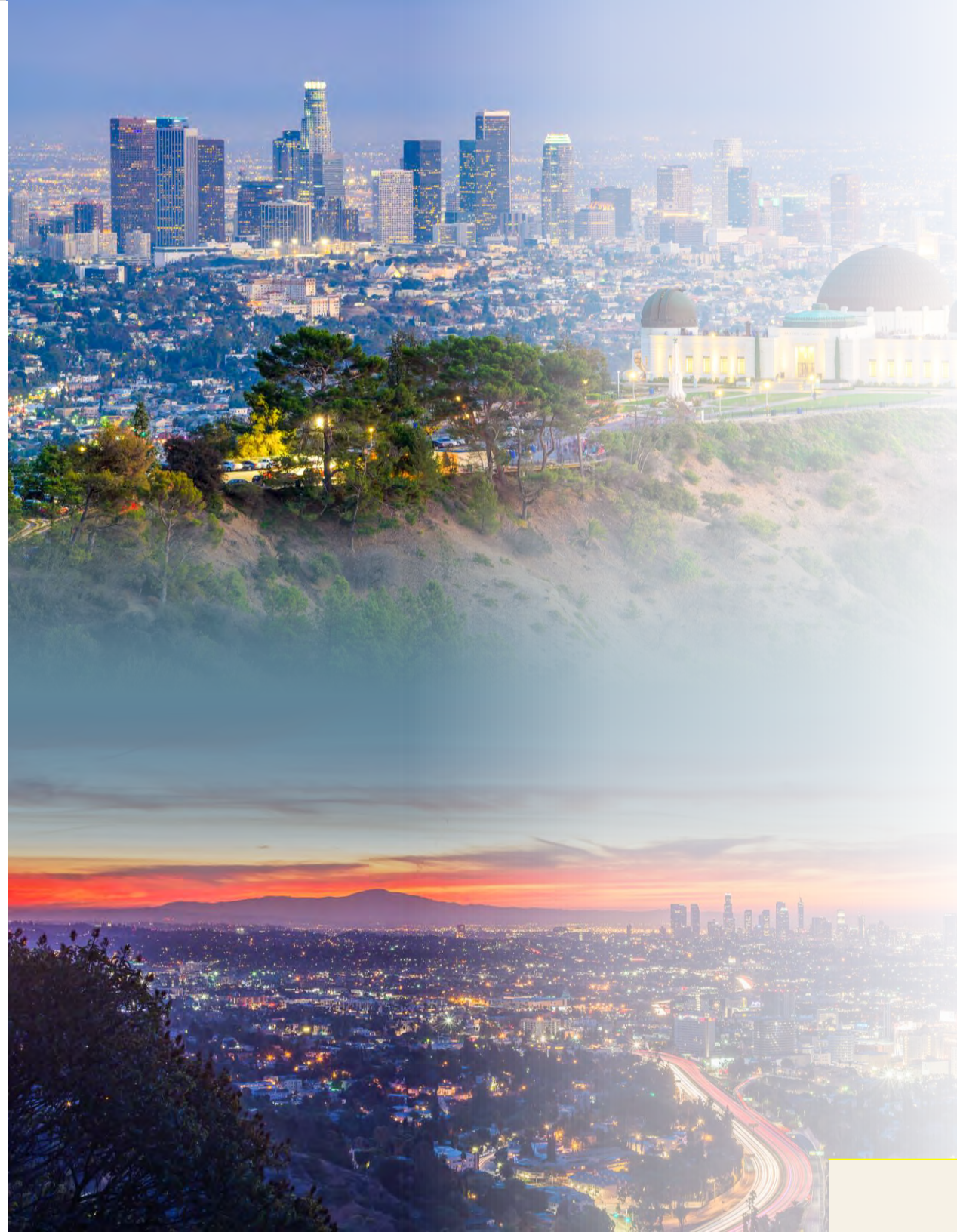


Los Feliz

Los Feliz is a hillside neighborhood in the central region of Los Angeles, California, abutting Hollywood and encompassing part of the Santa Monica Mountains. Los Feliz encompasses several smaller but distinct areas, including the Los Feliz Hills and Los Feliz Estates (north of Los Feliz Boulevard), Laughlin Park, Los Feliz Village, Los Feliz Square, Los Feliz Knolls, and Franklin Hills. The area north of Los Feliz Boulevard below Griffith Park is commonly referred to as the Los Feliz Hills. The Los Feliz Hills contain multimillion-dollar homes and have been known for the large share of their inhabitants being involved in creative pursuits.

Sunset Junction

The area has established itself as LA's go to destination for distinctive retail brands and restaurants with cult followings, adding to the appeal of the authentic street scape, with its local art, historic buildings, and inherent charm. The beyond-trendy neighborhood, with its skyscraper proximity and stylish mentality attracts artists, entrepreneurs, and fashionable families to its bounds.



Area Employers

The area benefits from its proximity to a wide variety of major employers. In the immediate area are Capitol Records, Paramount Pictures, Kaiser Permanente, Hollywood Presbyterian Medical Center, Ticketmaster, Universal City Studios, Disney and Warner Bros. As such, residents have easy access to myriad jobs in the entertainment industry as well as the health care sector. Additionally, Hollywood offers easy commutes to major nearby employment hubs in Downtown Los Angeles, West Los Angeles, and the San Fernando Valley.

| # | EMPLOYER | EMPLOYEES |
|----|---------------------------------------|-----------|
| 1 | Kaiser Permanente Hospital | 5,400 |
| 2 | Universal Studios, Inc. | 5,000 |
| 3 | Children's Hospital of Los Angeles | 4,994 |
| 4 | Sunset Gower / Sunset Bronson Studio | 2,500 |
| 5 | Paramount Pictures | 2,000 |
| 6 | Netflix | 1,500 |
| 7 | Los Angeles City College | 1,383 |
| 8 | Live Nation | 1,300 |
| 9 | Hollywood Presbyterian Medical Center | 1,200 |
| 10 | Viacom | 900 |



03

Financial Analysis



Rent Roll

| Unit # | Type | Current Rent | Market Rents Post Renovation | Occupied | Move-In Date | Notes |
|----------------|-----------------------------------|-----------------|------------------------------|----------|--------------|---|
| 4328 | One Bed / One Bath / Second-Story | \$1,750.00 | \$1,750 | Vacant | - | Unremodeled |
| 4326 | One Bedroom / One Bathroom | \$2,167.44 | \$2,400 | Occupied | 1/24/25 | Front Yard Space / Washer & Dryer |
| 4330 | Studio One Bathroom | \$1,954.02 | \$2,050 | Occupied | 6/1/21 | Front Yard Space / Washer & Dryer |
| 4334 | One Bedroom / One Bathroom | \$2,315.86 | \$2,400 | Occupied | 9/8/18 | Expansive Front Yard Space / Washer & Dryer |
| 4338 | Studio One Bathroom | \$1,190.86 | \$2,050 | Occupied | 3/1/08 | Front Yard Space / Washer & Dryer |
| 4340 | One Bedroom / One Bathroom | \$2,032.01 | \$2,400 | Occupied | 3/15/19 | Front Yard Space |
| Totals: | | \$11,410 | \$13,050 | | | |

* Unit 4328 is believed to be the 6th unit and was historically occupied / rented but has not been occupied in many years. The unit has unique features that ideally should be improved upon including low ceilings.

Summary

PRICING

OFFERING PRICE \$1,675,000

PRICE/UNIT \$279,167

PRICE/SF \$517.45

CURRENT GRM 12.2

MARKET GRM 10.7

CURRENT CAP 5.9%

MARKET CAP 7.0%

THE ASSET

Units

- 6
- 5 Leased + 1 Vacant

Year Built

- 1922

Gross SF

- 3,237

Lot SF

- 7,054

APN

- 5429-004-001

Parking

- Street

Zoning

- LAR2

MONTHLY RENT SCHEDULE

| # of Units | Type | Avg. Current | Current Total | Market Rents Post Renovation | Market Total |
|---------------------------------------|--------|--------------|------------------|------------------------------|------------------|
| 2 | Studio | \$1,572 | \$3,145 | \$2,050 | \$4,100 |
| 3 | 1+1 | \$2,172 | \$6,515 | \$2,400 | \$7,200 |
| 1 | NC 1+1 | \$1,750 | \$1,750 | \$1,750 | \$1,750 |
| Total Scheduled Rent | | | \$11,410 | | \$13,050 |
| Total Estimated Annual Revenue | | | \$136,922 | | \$156,600 |

Less: Vacancy/Deductions 2% (\$2,738) 2% (\$3,132)
 Effective Gross Income \$134,184 \$153,468

ANNUALIZED EXPENSES

| | Current | Market |
|--|----------|----------|
| New Property Taxes | \$19,933 | \$19,933 |
| Utilities: (DWP, Electrical Common Area) | \$4,844 | \$4,844 |
| Property Insurance | \$5,028 | \$5,028 |
| Pest | \$720 | \$720 |
| Landscaping | \$1,440 | \$1,440 |
| Estimated Repairs & Maintenance | \$3,600 | \$3,600 |
| Rental Registration | \$624 | \$624 |

ESTIMATED EXPENSES \$36,189 \$36,189

Expenses/Unit \$6,031 \$6,031

Expenses/SF \$11.18 \$11.18

% of GOI 27.0% 23.6%

RETURN

NOI \$97,995 \$117,280

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