

# OFFERING MEMORANDUM

## 2024 LAUREL CANYON BLVD | LOS ANGELES, CA 90046



OFFERING AT

# \$2,499,000

Quadplex | 5 Bed / 4 Bath  
2,889 SF | 6,149 SF Lot  
Built 1922  
\$865/SF | 4 Units | 2 Buildings

### PROPERTY DETAILS

Bldg 2024: 1,840 SF (2/1 + 1/1)      Total SF: 2,889      Year Built: 1922      APN: 5569-037-004  
Bldg 2026: 1,049 SF (1/1 + 1/1)      Lot Size: 6,149 SF      Zoning: LAR1      Sale Type: Trust Sale

### RENT ROLL

UNIT	BLDG	BED/BATH	STATUS	RENT/MO	LEASE TERM
Unit 1	2024	2/1	Vacant	\$3,842	
Unit 2	2024 1/2	1/1	Occupied	\$2,227	Month-to-month
Unit 3	2026	1/1	Vacant	\$3,068	
Unit 4	2026 1/2	1/1	Occupied	\$2,951	Month-to-month

TOTAL ACTUAL RENT: \$5,178      PRO FORMA: \$12,088

### EXPENSES & RETURNS

Property Tax: \$9,529/yr      Gross Scheduled Income: \$145,056/yr  
Insurance: \$15,653/yr      Total Expenses: (\$28,074/yr)  
Utilities: \$2,892/yr  
**Stabilized Net Operating Income (NOI): \$116,982/yr**  
**Total Expenses: \$28,074/yr**

CAP RATE

# 4.68%

GRM

# 17.23

PRICE/UNIT

# \$624,750

PRICE/SF

# \$865

### HIGHLIGHTS

- Two separate buildings on one lot, 4 units total
- Two vacant units — owner-occupant opportunity
- Prime Laurel Canyon location in the Hollywood Hills, moments from the beloved Canyon Country Store

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