

# 1035 N Serrano Ave

East Hollywood CA  
90029

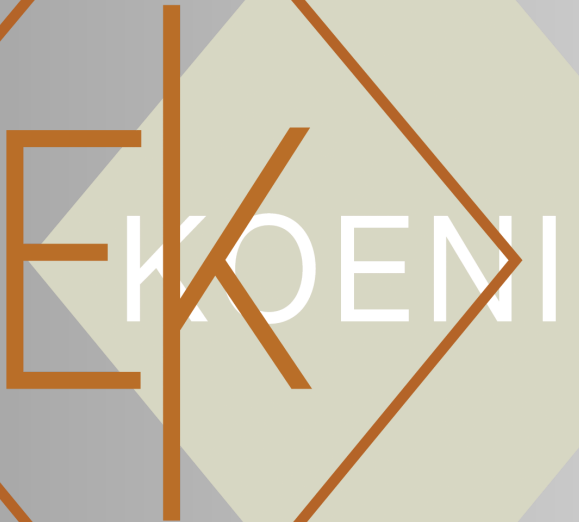
5 LUXURY TOWNHOMES

2024 CONSTRUCTION



Offering Price

**\$4,250,000**



**GROSS INCOME** \$307,200

**NET INCOME** \$249,050

**CAP RATE** 5.93%

**GROSS MULTIPLIER** 13.83%

**PRICE PER FOOT** \$425.60

**RENT PER FOOT** \$2.51

**Koenig Properties**  
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**Valley Village CA**  
818-755-8088



100% LEASED  
 ALL 4 BED + 3 BATH  
 OVER 1,900 SF OF LIVING  
 LUXURY TRI-LEVEL UNITS  
 GOURMET KITCHENS  
 STAINLESS STEEL -  
 APPLIANCES

GATED OFF STREET PARKING  
 TWO FURNISHED UNITS  
 IN UNIT LAUNDRY  
 LOW MAINTENANCE  
 INDIVIDUAL METERED  
 ROOFTOP DECKS  
 PRIVATE BALCONIES  
 VIEWS OF HOLLYWOOD SIGN

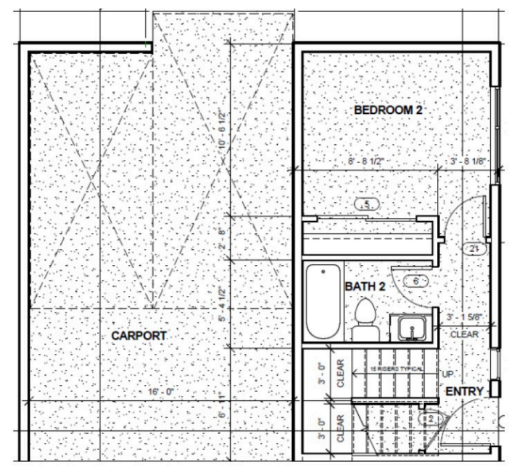


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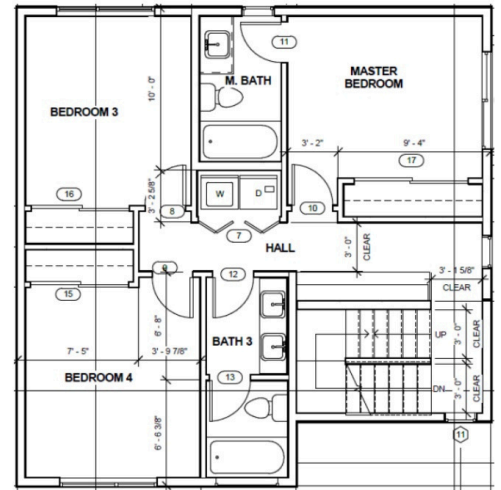
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# THE LOCATION

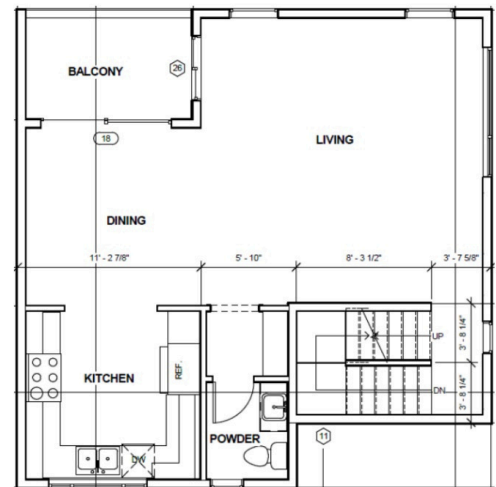
Sitting at the edge of **East Hollywood's** rapidly expanding entertainment and production hub. Its close proximity to the new **Echelon Studio Campus** brings increased demand from industry professionals seeking modern housing near work, along with strong long-term value as the surrounding creative corridor continues to grow. Residents also enjoy quick access to **Koreatown, Silver Lake, Los Feliz, West Hollywood, and Fairfax**, placing premier dining, nightlife, shopping, and cultural destinations within minutes.



1st Floor



2nd Floor



3rd Floor

For inquiries or additional information, please contact us at:

**Ed Koenig**  
Real Estate Broker  
DRE: 00831815  
Direct: 818-903-8088  
ed@edkoenig.com

**Gina Uzunyan, CCIM**  
Real Estate Broker  
DRE: 00984953  
Direct: 818-521-8088  
guzunyan@aol.com



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Success delivered.  
Wealth build.  
Investment returned.



## REPRESENTING INCOME PROPERTY OWNERS SINCE 1982



**ED KOENIG**, a Southern California native and Real Estate Broker, has been representing Income Property Owners since 1982. With a sales volume nearing one billion dollars in total production, he's no stranger to all aspects of Real Estate. His client database includes first-time investors to high-profile clients, along with many large portfolio holders and reputable builders and developers in the Greater Los Angeles area. Ed and his team are committed to providing the elite service and attention that every client expects.

### DISCLAIMER

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