



Three separate duplexes with great views and private yards in Silver Lake

852-854 $\frac{3}{4}$ N. Hyperion Avenue

852-854 ¾ N. Hyperion Avenue

5 of 6 Units Renovated in Heart of Silver Lake

Rich Johns

Multifamily Advisor

213-305-9026

richjohns@kw.com

CalBRE Lic#01432215

Nick Astrupgaard

Multifamily Advisor

818-432-1580

nastrupgaard@kw.com

CalBRE Lic #01893466

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The Property

Property Summary

Property Address	832-834 ¾ N. Hyperion Avenue
Property Price	\$2,250,000
Year Built	1924
APN	5427-012-019
Total Units	6
Building SF	4,785 SF
Lot SF	7,643 SF
Buildings	3
Stories	2
Parking Spaces	4
Electric Meters	6
Gas Meters	6
Parking Type	Carport
Construction Type	Wood Frame / Stucco
Roof Type	Composition
Zoning	LARD2



Pricing Snapshot

\$2,250,000	\$375,000	\$470.22
OFFERING PRICE	PRICE/UNIT	PRICE/SF





The Investment

KW Commercial is pleased to exclusively present 832 Hyperion Avenue, a rare six-unit multifamily investment opportunity prominently situated atop the Silver Lake Hills in one of Los Angeles' most desirable and supply-constrained rental submarkets. Offered for sale for the first time in more than a decade, the property represents the opportunity to acquire a generationally owned asset combining classic California architecture, recent capital improvements, and compelling long-term value-add potential.

Constructed in 1924, the property is an outstanding example of California Spanish bungalow architecture, consisting of three charming duplex-style buildings thoughtfully positioned across a 7,643-square-foot LARD2-zoned parcel. The property comprises approximately 4,785 square feet and features four spacious two-bedroom, one-bathroom residences and two one-bedroom, one-bathroom residences. Its duplex configuration creates a true neighborhood feel, offering residents an uncommon level of privacy that closely resembles single-family living.

Many residences retain their original architectural character while benefiting from extensive modernization. Five of the six apartments have been remodeled within the past five years, featuring updated kitchens with stainless steel appliances, modern cabinetry and countertops, renovated bathrooms, hardwood flooring, abundant natural light, and thoughtfully designed living spaces. Five residences enjoy private yards or patios, while several units capture sweeping hillside and city views, creating a highly desirable indoor-outdoor living experience rarely found in comparable multifamily properties. Additional amenities include on-site laundry, four off-street parking spaces, and a substantial basement storage area beneath the center building.

Ownership has completed numerous capital improvements, including a new roof (2024), updated exterior stairs and deck, foundation improvements, mini-split HVAC installation, and newer water heaters. The property is also separately metered for gas and electricity, providing operational efficiencies and reducing landlord utility expenses.

Ideally located just south of Sunset Boulevard, residents enjoy immediate access to Sunset Junction, the Silver Lake Reservoir, Virgil Village, and the neighborhood's renowned collection of acclaimed restaurants, cafés, boutiques, nightlife, and entertainment. The property's exceptional walkability and quintessential Silver Lake setting continue to drive strong tenant demand among young professionals and creative residents seeking one of Los Angeles' premier lifestyle neighborhoods.

Beyond its attractive in-place income and recent improvements, 832 Hyperion Avenue offers meaningful long-term upside. The property's duplex-style layout, individual entrances, private outdoor spaces, and townhouse-like feel make it an exceptional candidate for a future Tenancy-in-Common (TIC) conversion, presenting investors with an additional avenue for value creation. Combining architectural charm, modernized interiors, recent capital improvements, and one of Los Angeles' most coveted locations, 832 Hyperion Avenue represents a rare opportunity to acquire a truly distinctive Silver Lake investment asset.





Investment Highlights

5 of 6 Units Renovated in Heart of Silver Lake

Rare generational ownership, offered for sale for the **first time in more than a decade**.

Six-unit California Spanish bungalow property comprised of **three duplex-style buildings** offering exceptional privacy and **townhouse-style living**.

Premier Silver Lake Hills location within walking distance of **Sunset Junction, Virgil Village, the Silver Lake Reservoir**, and the area's renowned dining, cafés, boutiques, and nightlife.

Five residences feature private yards or patios, while several units enjoy **expansive hillside and city views**.

Five of six units renovated within the past five years, featuring **updated kitchens with stainless steel appliances, renovated bathrooms, hardwood flooring, and abundant natural light**.

Recent capital improvements include a **new roof (2024), updated exterior stairs and deck, foundation work, mini-split HVAC systems, and newer water heaters**.

Separately metered for gas and electricity, with **on-site laundry, four off-street parking spaces, and substantial basement storage**.

Excellent Tenancy-in-Common (TIC) conversion potential due to the property's **duplex configuration, individual entrances, private outdoor spaces, and highly desirable residential setting**.



Interior Renovations

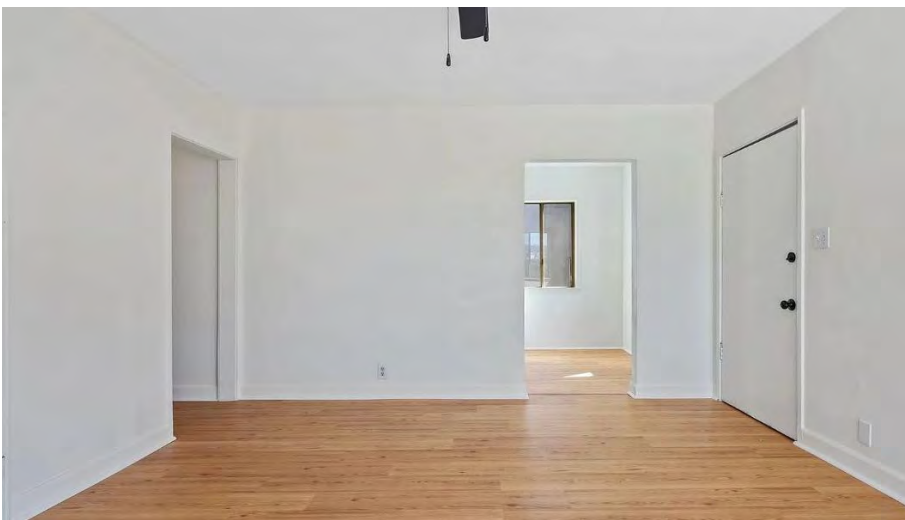
5 of 6 Units Renovated in the Last 5-Years Featuring

- ✓ Updated Modern Bathrooms & Kitchens
- ✓ Stainless Steel Appliances
- ✓ Hardwood Floors
- ✓ Mini-Splits in Multiple Units
- ✓ New Roofs on All Structures

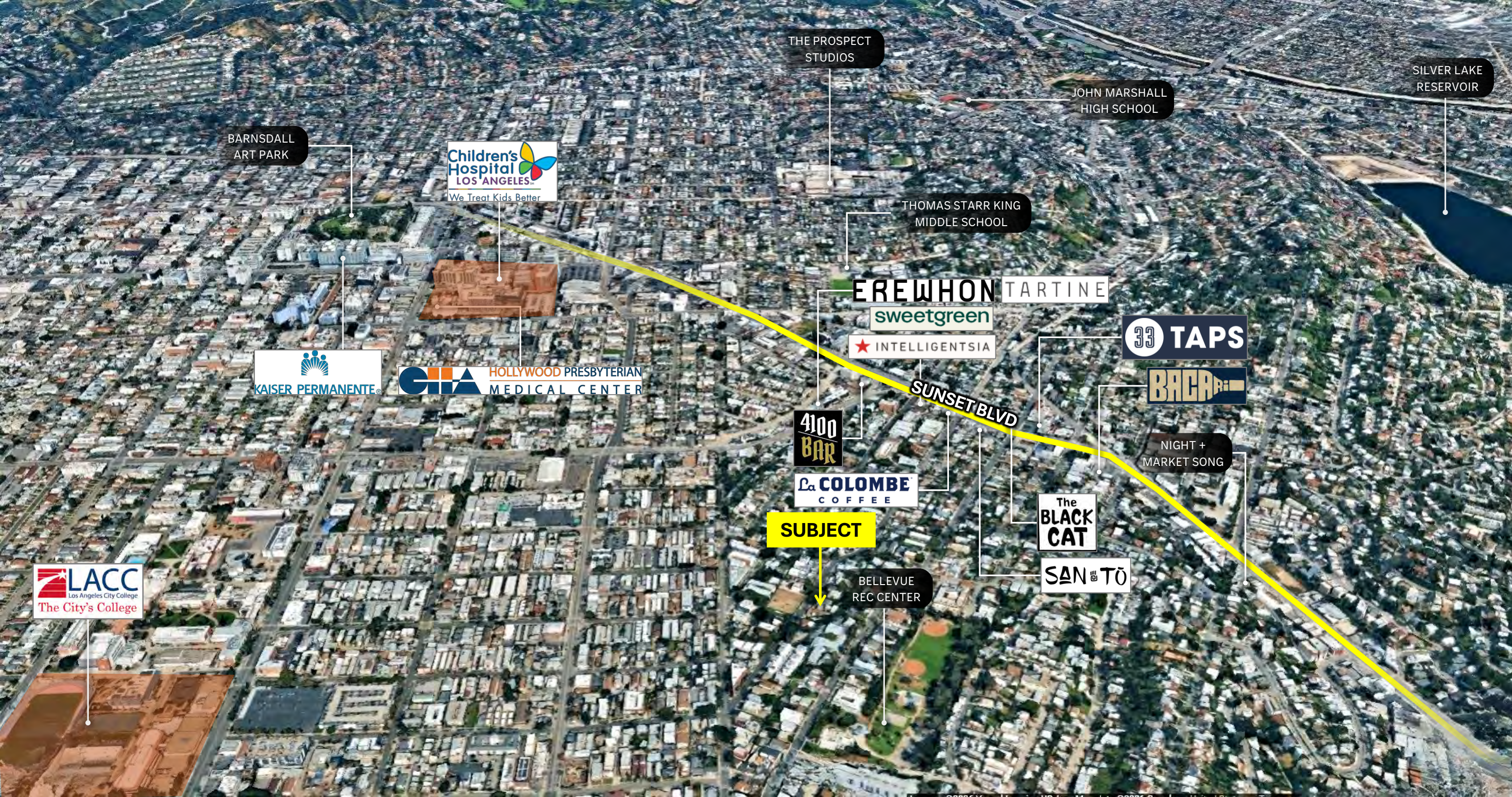


Rare six-unit multifamily investment opportunity prominently situated atop the Silver Lake Hills









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.

832-834 3/4
N. Hyperion Ave

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The Location



Silver Lake

39,875

POPULATION

95.4%

WHITE COLLAR JOBS

\$168,478

AVG HH INCOME



Sunset Boulevard

EREWON



TARTINE



INTELLIGENTSIA

INDIGO



SAN TŌ



SUPERGOODIE

La COLOMBE
COFFEE

SAME
SAME
THAI



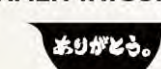
sweetgreen

SUNSPEL

IZAKAYA OSEN
JAPANESE FINE DINING



RAMEN TATSUNOYA



DE
BUENA
PLANTA
GARDEN CLUB AND MEZCALERIA

Bodega Park

Silver Lake Hills

Nestled in the heart of the Silver Lake Hills, one of Los Angeles' most iconic and sought-after neighborhoods, 832 Hyperion Avenue offers residents an unparalleled blend of urban convenience, architectural character, and vibrant community living. Perched just south of Sunset Boulevard, the property enjoys a premier location within walking distance of Sunset Junction, the Silver Lake Reservoir, Virgil Village, and the neighborhood's celebrated collection of acclaimed restaurants, cafés, boutiques, galleries, and nightlife. The area's distinctive mix of historic charm, creative culture, and pedestrian-friendly streets continues to attract professionals, entrepreneurs, artists, and young families seeking one of Southern California's most desirable residential environments.

Silver Lake has long been recognized as one of Los Angeles' premier lifestyle destinations, known for its architecturally significant homes, tree-lined hillsides, and thriving local business district. Residents enjoy convenient access to Griffith Park, the Los Angeles River Greenway, Dodger Stadium, Hollywood, Downtown Los Angeles, Los Feliz, and Echo Park, while nearby Interstate 5, State Route 2, and U.S. 101 provide seamless regional connectivity throughout the metropolitan area. The neighborhood's central location offers short commute times to many of Los Angeles' largest employment centers, including Downtown LA, Hollywood, Burbank, Glendale, and the Westside.

The surrounding area continues to experience strong rental demand driven by limited multifamily development, strict zoning constraints, and a highly educated tenant base seeking walkable, amenity-rich neighborhoods. Silver Lake's reputation for independent dining, specialty retail, entertainment venues, farmers markets, and outdoor recreation has established the community as one of the city's most resilient and supply-constrained rental markets. Combined with its enduring architectural appeal, exceptional accessibility, and highly coveted lifestyle, the Silver Lake Hills remain one of Los Angeles' most compelling long-term investment locations, supporting consistent occupancy, premium rental rates, and sustained property appreciation.

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.



832-834 ¾ N. Hyperion Avenue

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5 of 6 Units Renovated in Heart of Silver Lake



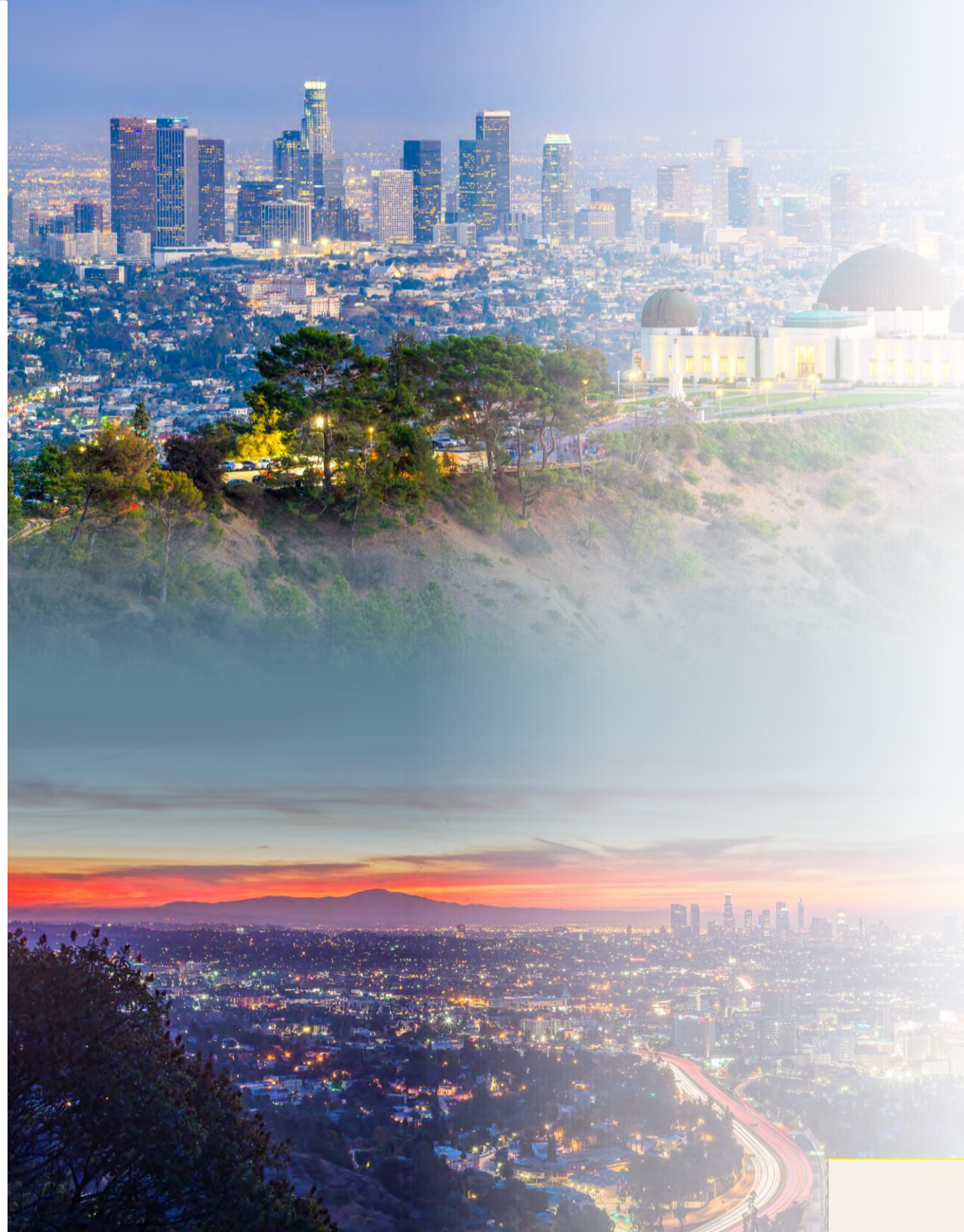
Los Feliz

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

NETFLIX

VINCE.

VIACOM

KT**LA**5

BuzzFeed

wework


Touchstone Pictures

nielsen

technicolor




We Treat Kids Better


KAISER PERMANENTE®

 **HOLLYWOOD PRESBYTERIAN**
MEDICAL CENTER

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Financial Analysis



Rent Roll

Unit #	Type	Current Rent	Market Rents	Move-In Date	Location	Notes
832	Two Bedroom One Bathroom	\$2,184.25	\$2,850	6/1/2012	Front Building	Views and Private Yard
832 1.2	Two Bedroom One Bathroom	\$2,850.00	\$2,850		Rear Building	Remodeled with Views and Private Yard
832 3.4	One Bedroom One Bathroom	\$1,995.00	\$2,400	11/15/25	Middle Building	Remodeled with Views and Private Yard
834	Two Bedroom One Bathroom	\$2,395.00	\$2,850	5/19/25	Front Building	Remodeled with Views and Private Yard
834 1.2	Two Bedroom One Bathroom	\$2,745.00	\$2,850	2/15/25	Rear Building	Remodeled with Views and Private Yard
834 3.4	One Bedroom One Bathroom	\$1,995.00	\$2,400	10/8/25	Middle Building	Remodeled with Views and Private Yard
Totals:		\$14,164	\$16,200			

Summary

PRICING	
OFFERING PRICE	\$2,250,000
PRICE/UNIT	\$375,000
PRICE/SF	\$470.22
CURRENT GRM	13.2
MARKET GRM	11.6
CURRENT CAP	5.3%
MARKET CAP	6.4%
THE ASSET	
Units	6
Year Built	1924
Gross SF	4,785
Lot SF	7,643
APN	5427-012-019
Parking	4 Carport
Zoning	LARD2

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market Rents	Market Total
2	1+1	\$1,995	\$3,990	\$2,400	\$4,800
4	2+1	\$2,544	\$10,174	\$2,850	\$11,400
Total Scheduled Rent			\$14,164		\$16,200
Total Estimated Annual Revenue			\$169,971		\$194,400

Less: Vacancy/Deductions	2%	(\$3,399)	2%	(\$3,888)
Effective Gross Income		\$166,572		\$190,512

ANNUALIZED EXPENSES	Current	Market
New Property Taxes	\$26,775	\$26,775
Electricity	\$1,370	\$1,370
Water	\$1,597	\$1,597
Gas	\$250	\$250
Solid Waste	\$812	\$812
Sewer Expense	\$1,063	\$1,063
Property Insurance	\$7,312	\$7,312
Pest	\$720	\$720
Landscaping	\$1,560	\$1,560
Estimated Repairs & Maintenance	\$4,800	\$4,800
Rental Registration	\$624	\$624
ESTIMATED EXPENSES	\$46,883	\$46,883
Expenses/Unit	\$7,814	\$7,814
Expenses/SF	\$9.80	\$9.80
% of GOI	28.1%	24.6%

RETURN	Current	Market
NOI	\$119,689	\$143,629

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Los Angeles, CA 90029

Rich Johns

Multifamily Advisor

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richjohns@kw.com

CalBRE Lic#01432215

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