



For Sale – Residential Multi Family Income Units

4227 WHITSETT AVENUE, STUDIO CITY, CA 91604



KARA HANDY • ENGEL & VÖLKERS LA CAÑADA

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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Table of Contents



- 4. Executive Summary
- 7. Maps
- 9. Financial Overview
- 12. Market Overview

Property Overview

Introducing 4227 Whitsett Avenue in Studio City—an investor’s opportunity in a prime neighborhood. This four-unit property, built in 1964, offers two spacious two-bedroom units and two generous three-bedroom units, each with in-unit laundry. Recent upgrades include a new roof, earthquake retrofitting, and modern electrical systems. With gated alley parking and a sought-after location, this \$1.85 million gem is turnkey and ready to deliver steady returns.

Additional Notes:

Built in 1964

Under Rent Control

Number of Units: 4

- **Units 1 & 2:** 2bdr/1.75ba (the downstairs units)
- **Units 3 & 4:** 3bdr/1.75ba (the upstairs units)

Washing Machine & Dryer Inside Each Apartment

Gated Parking Accessible via Alley

- WHI01 Relinquished Parking (Reassigned to WHI03)

Building has a New Roof

Building was Recently Earthquake Retrofitted

New Electrical Panel & Subpanels



Property Details

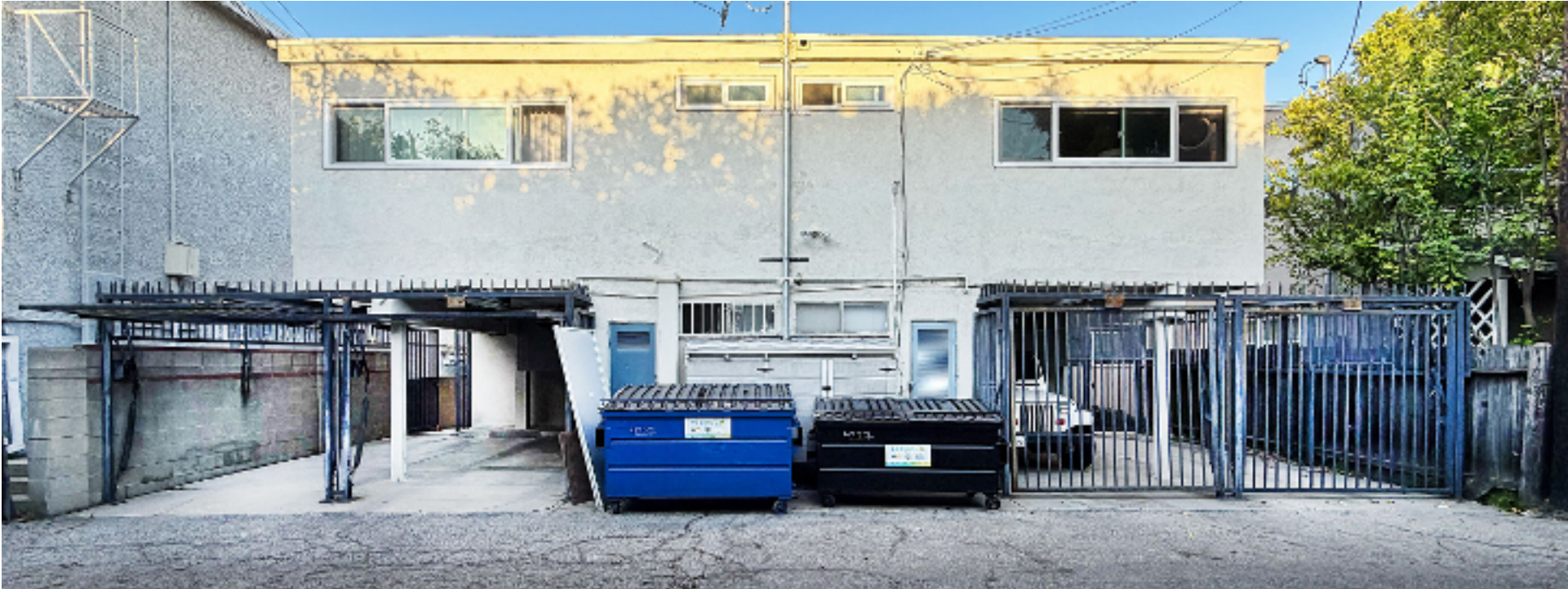
Address:	4227 Whitsett Avenue, Studio City, CA 91604
NOI:	\$72,762
Price/Unit	\$462,500
GRM:	15.06
APN:	2375-015-044
Building Size:	±5,224 Sq Ft
Land Size:	±5,000 Sq Ft
Year Built:	1964
Zoning:	LAR3

Offering Price

\$1,850,000

Cap Rate

3.93%

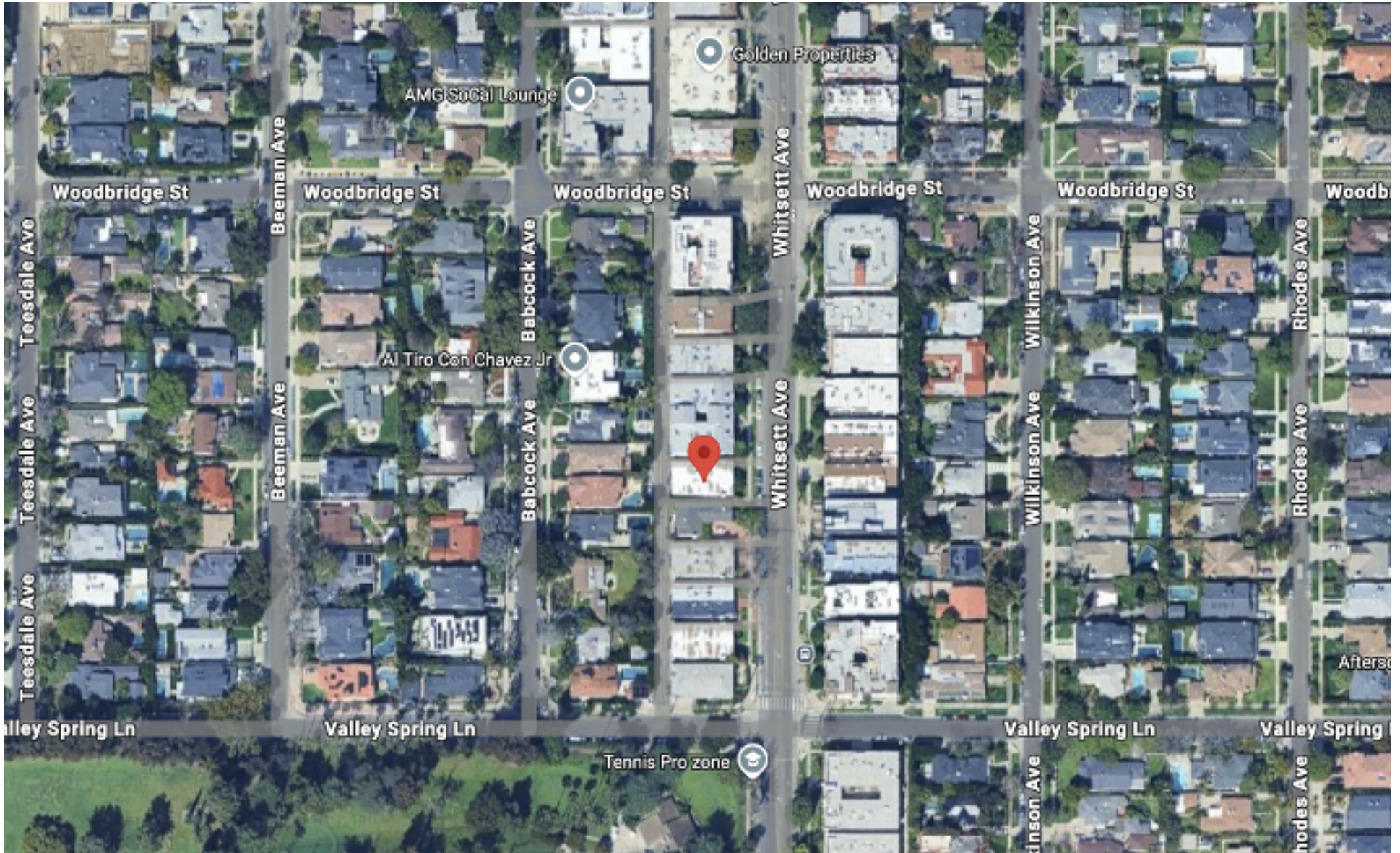




Maps

4227 WHITSETT AVENUE, STUDIO CITY, CA 91604

4227 Whitsett Avenue, Studio City, CA 91604





Financial Overview

4227 WHITSETT AVENUE, STUDIO CITY, CA 91604

Rent Roll (full occupancy latest rent rate)

Unit #	Current Rent
1	\$2,235.14
2	\$2,304.15
3	\$2,952.23
	\$40 (additional parking)
4	\$2,866.00
4 Units	Total: \$10,397.52

Income	\$122,806.08
Expense	\$50,037

(*Based on 2025 Figures)

Operating Expenses

MONTHLY RENTS	EXTRAPOLATED	EXPENSE CATEGORIES	2025 EXPENSES	2024 EXPENSES	2023 EXPENSES
\$10,397.52	\$122,806.08	Cleaning & Maintenance	\$6,215.00	\$9,658.00	\$5,092.00
		Insurance	\$6,837.00	-	\$2,214.00
		Legal & Professional Fees	\$1,338.00	\$854.00	\$810.00
		Repairs	\$11,554.00	\$10,926.00	\$6,773.00
		Property Tax	\$10,138.00	\$9,961.00	\$9,775.00
		Utilities	\$7,741.00	\$4,484.00	\$4,139.00
		Rent Control Expense	\$418.00	\$74.00	\$74.00
		Mgmt & Maint. Fees	\$5,176.00	\$4,987.00	\$4,887.00
		General Operating Exps	\$300.00	\$364.00	\$245.00
		CA FTB Tax Fee	\$320.00	\$160.00	\$160.00
		TOTAL EXPENSES		\$50,037.00	\$41,468.00

PROPERTY EXPENSE NOTES	
2025	Insurance costs increased significantly after State Farm stopped insuring apartment buildings in CA.
2024	N/A
2023	N/A



Market Overview

4227 WHITSETT AVENUE, STUDIO CITY, CA 91604



County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



City Overview

Studio City: Where Urban Sophistication Meets Neighborhood Charm

Nestled on the north slope of the Santa Monica Mountains, Studio City stands as one of the most prestigious and sought-after enclaves in the San Fernando Valley. Known as the "Gateway to the Valley," this vibrant community offers a unique blend of quiet, tree-lined residential streets and the high-energy allure of Ventura Boulevard, home to world-class dining, upscale boutiques, and the famous "Sushi Row." As a historical hub for the entertainment industry—anchored by the landmark CBS Radford Studios—Studio City attracts a sophisticated demographic of creative professionals and families alike. With its proximity to major film studios, top-rated schools, and seamless access to the Westside via the Laurel Canyon and Beverly Glen passes, the area continues to demonstrate exceptional real estate value and a perennially high demand for premium multi-family housing.



Transportation

Studio City is strategically positioned to offer residents unparalleled access to the major employment hubs of Greater Los Angeles. As a primary transit corridor, the neighborhood serves as a vital link between the San Fernando Valley, Hollywood, and the Westside.

PRIMARY COMMUTER ARTERIES

US-101 (Hollywood Freeway): Located just minutes from the property, the 101 provides a direct route southeast into Hollywood (15–20 mins) and Downtown Los Angeles (25–35 mins), or northwest through the heart of the Valley.

Canyon Access: Residents benefit from multiple "canyon" routes—primarily Laurel Canyon Blvd and Coldwater Canyon Ave—which offer scenic and direct passage over the Santa Monica Mountains into West Hollywood, Beverly Hills, and the Wilshire Corridor.

Ventura Boulevard: This iconic thoroughfare serves as the area's main east-west artery, providing localized access to an endless array of high-end retail and employment centers.

PUBLIC TRANSIT & WALKABILITY

Metro B Line (Red): The Universal City/Studio City Station is a key asset for the neighborhood, offering a subterranean rail connection that bypasses surface traffic. It provides a reliable commute to the Hollywood/Vine district and Union Station in DTLA.

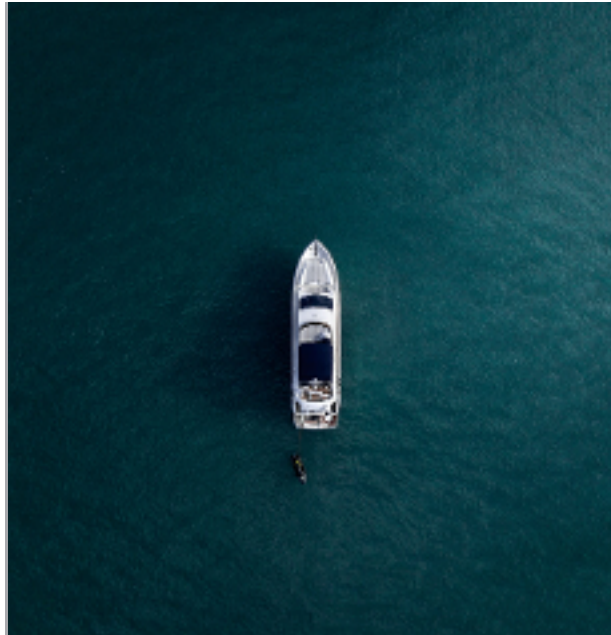
Walkability: The area surrounding 4227 Whitsett Avenue boasts a high Walk Score of 81, categorized as "Very Walkable." Most daily errands, including trips to the Studio City Farmers Market and the Trader Joe's on Ventura Blvd, can be accomplished on foot.

Micro-Mobility: The neighborhood is well-served by Metro bus lines and rideshare networks, ensuring that car-free or car-light living is a viable and attractive option for modern tenants.

Investment Highlight: The property's proximity to the 101 Freeway and the Metro B Line ensures a perennially low vacancy rate, as it appeals to the massive workforce commuting to **Universal Studios**, **Warner Bros.**, and **Disney Studios**—all located within a 5-mile radius.



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PRESENTED BY KARA HANDY

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