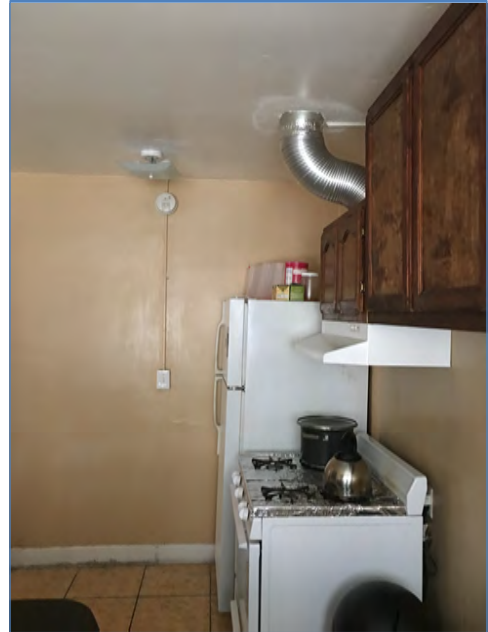


FOR SALE



304 N Kenmore Avenue Los Angeles, CA 90004

Tamarack Real Estate Services is proud to present this value add opportunity near the intersection of Beverly Blvd and Kenmore Avenue. The three unit building sits on a 6,209 square foot C2-1 zoned lot. The site is entitled for 21 apartment units, 3 being dedicated to affordable housing. That breaks down to \$54,143 per buildable unit. A new Buyer may be able to obtain favorable financing options.



Walker's Paradise

Daily errands do not require a car.



Excellent Transit

Transit is convenient for most trips.



Bikeable



MICHAEL E. SUSSON Lic # 01515991

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[A] 15300 Ventura Boulevard, Suite 200 Sherman Oaks, CA 91403

SALES COMPARABLES



Photo	Address	Date Sold	Price	Notes
	231 S Alexandria Ave	6/17/2022	\$1,460,000	\$201/SF \$56,153/Buildable Unit
	1028 Serrano Ave	4/29/2022	\$1,275,000	\$205/SF \$60,714/Buildable Unit
	909 Fedora Street	8/25/2021	\$1,390,000	\$217/SF \$63,182/Buildable Unit
	460 S Manhattan Pl	3/24/2021	\$2,260,000	\$261/SF \$75,333/Buildable Unit
	2974 San Marino Street	8/27/2021	\$1,200,000	\$203/SF \$57,143/Buildable Unit

RENT COMPARABLES

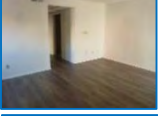


All Units Have Been Extensively Rehabbed

One Bedroom Units

Photo	Address	Price
	435 S Mariposa Ave Los Angeles, CA 90020	\$ 1,895
	414 S Manhattan St Los Angeles, CA 90020	\$ 1,950
	2955 W 8 th St Los Angeles, CA 90005	\$ 1,795
	3192 7th Street Los Angeles, CA 90005	\$ 1,650
	1504 S New Hampshire Los Angeles, CA 90006	\$ 2,200

Two Bedroom Units

Photo	Address	Price
	1937 Bronson Ave Los Angeles, CA 90068	\$ 2,500
	251 N Kenmore Ave Los Angeles, CA 90004	\$ 2,395
	730 Crenshaw Blvd Los Angeles, CA 90005	\$ 2,395
	821 Gramercy Dr Los Angeles, CA 90005	\$ 2,245
	208 S Harvard Los Angeles, CA 90004	\$ 2,650

FOR SALE



**304 N Kenmore Avenue
Los Angeles, CA 90004**

21-Unit Apartment Rendering



Unit Type	Area	Quantity	Total Area	Parking Required	Parking Provided
Studio	335 SF	3	1,005 SF	11.5	Basement / Ground Floor
Studio	375 SF	3	1,125 SF		
Studio	390 SF	9	3,510 SF		
Studio	400 SF	3	1,200 SF		
1 Bed	550 SF	3	1,650 SF		
Total		21	8,490 SF		22



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FOR SALE



**304 N Kenmore Avenue
Los Angeles, CA 90004**

Price: \$1,137,000

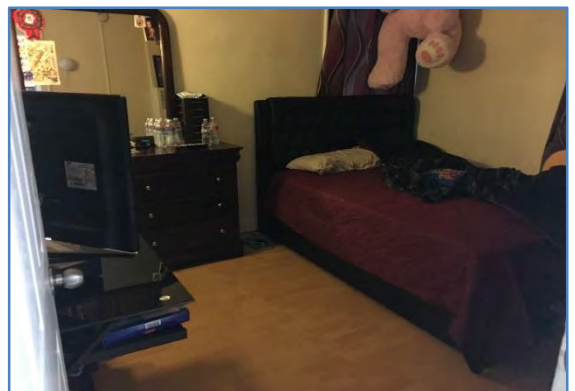
- \$54,143 per Buildable Unit
- Entitlements Approved For 21 Units
- LAC2-1 Zoning
- Built in 1921
- Lot Size: 6,209 SF (\$183/SF)
- Building Size: 2,157 SF

Rent Roll

Unit #	Unit Type	Current Rent	
#304	1+1	\$	1,600
#306	1+1	\$	1,650
#308	1+1	\$	1,600
Storage	Storage	\$	160

PROPOSED FINANCING

New First Loan:	\$805,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	\$4,957



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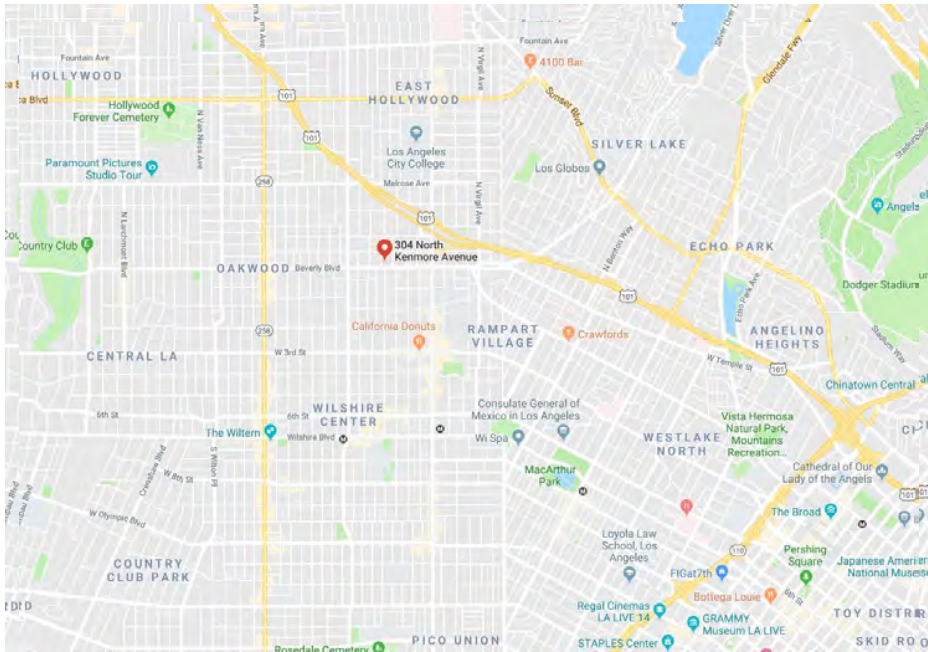
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