



614

**HAUSER BOULEVARD**  
LOS ANGELES, CA 90036

**LYONSTAHN**  
INVESTMENT REAL ESTATE



**THE KAMARA**  
MULTIFAMILY GROUP

24 UNITS - PRIME MIRACLE MILE LOCATION - VALUE ADD OPPORTUNITY

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## EXCLUSIVELY LISTED BY



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**614**  
HAUSER BLVD  
LOS ANGELES, CA 90036





01

PROPERTY  
DETAILS

# THE OPPORTUNITY

Michael Kamara of Lyon Stahl is pleased to present 614 Hauser Blvd, a 24 unit apartment building located in the Miracle Mile, a highly desirable neighborhood in Los Angeles, California. Built in 1946, the property consists of (17) studio units and (7) one-bedroom + one-bathroom units. The building is 9,480 gross square feet and sits on a 7,802 square foot lot.

Nestled in the heart of Miracle Mile, 614 Hauser Blvd offers residents a central Los Angeles lifestyle surrounded by culture, dining, and entertainment. Just steps from Museum Row, including LACMA, the Petersen Automotive Museum, and the Academy Museum, this property places tenants at the intersection of art, history, and modern living.

With a Walk Score of 94, residents enjoy easy access to local cafés, trendy restaurants, boutique shopping, and iconic destinations such as The Grove and the Original Farmers Market. Combining a prime Mid-Wilshire location with excellent connectivity, 614 Hauser Blvd delivers the ideal mix of convenience, culture, and lifestyle that keeps renters highly attracted to this sought-after neighborhood.

614 Hauser Blvd represents a unique value-add opportunity for investors due to the property's location and rental upside. The property offers a initial CAP rate of 5.54% with the ability to improve to a 6.60% CAP rate once units turnover.

# PROPERTY SUMMARY

## PRICING

Offering Price	\$4,950,000	
Price/Unit	\$206,250	
Price/SQFT	\$522.15	
CAP Rate	5.54% Current	6.60% Market
GRM	10.76 Current	9.38 Market

## THE ASSET

Number of Units	24
Year Built	1946
Unit Mix	(17) Studio (7) 1 Bed + 1 Bath
Gross SqFt	9,480
Lot Size	7,802
Zoning	LAR4
Parcel Number	7564-021-015



# INVESTMENT HIGHLIGHTS

**Prime Miracle Mile Location** – Nestled in the heart of Los Angeles' highly desirable Miracle Mile neighborhood, on a vibrant, tree-lined street.

**Value-Add Opportunity** – Opportunity to enhance rental income with unit turnover and upgrades, offering immediate potential for market-rate leasing.

**Walkable Lifestyle** – Steps from Museum Row, including LACMA, the Petersen Automotive Museum, and the Academy Museum, as well as local cafés, boutique shops, and trendy restaurants.

**Proximity to Iconic Destinations** – Minutes from The Grove, the Original Farmers Market, and other central Los Angeles attractions.

**Excellent Connectivity** – Easy access to Wilshire Blvd, La Cienega Blvd, and major thoroughfares for convenient commutes across the city.

**Near Major Employers** – Close to entertainment studios, office hubs, and cultural institutions throughout Mid-Wilshire and Beverly Hills.

**Historic Charm** – Built in 1946, this building showcases classic architecture and character-rich details throughout its 24-unit layout.

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, a tall, dark glass skyscraper is visible, with the number '5455' on its top. The city skyline extends to the horizon under a clear blue sky. A large, stylized blue number '02' is overlaid on the left side of the image.

02

# FINANCIAL ANALYSIS

# RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
101	Studio	\$1,200	\$1,750	Occupied
102	1 Bed + 1 Bath	\$1,862	\$1,995	Occupied
103	Studio	\$1,576	\$1,750	Occupied
104	Studio	\$1,750	\$1,750	Vacant
105	Studio	\$1,750	\$1,750	Occupied
106	Studio	\$1,576	\$1,750	Occupied
107	Studio	\$1,600	\$1,750	Occupied
108	Studio	\$1,413	\$1,750	Past Due \$2,000
109	Studio	\$1,650	\$1,750	Occupied
110	Studio	\$1,625	\$1,750	Occupied
111	1 Bed + 1 Bath	\$1,424	\$1,995	Occupied
112	1 Bed + 1 Bath	\$1,250	\$1,995	Occupied
201	1 Bed + 1 Bath	\$1,895	\$1,995	Occupied
202	1 Bed + 1 Bath	\$1,753	\$1,995	Occupied
203	Studio	\$1,595	\$1,750	Eviction in Process \$11k Past Due *
204	Studio	\$1,700	\$1,750	Occupied
205	Studio	\$1,350	\$1,750	Occupied
206	Studio	\$1,469	\$1,750	Occupied
207	Studio	\$1,413	\$1,750	Occupied
208	Studio	\$1,318	\$1,750	Occupied
209	Studio	\$1,750	\$1,750	Vacant
210	Studio	\$1,550	\$1,750	Occupied
211	1 Bed + 1 Bath	\$1,616	\$1,995	Occupied
212	1 Bed + 1 Bath	\$1,995	\$1,995	Vacant
<b>TOTAL:</b>		<b>\$38,080</b>	<b>\$43,715</b>	

# RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
17	Studio	\$1,546	\$26,285	\$1,750	\$29,750
7	1 Bed + 1 Bath	\$1,685	\$11,795	\$1,995	\$13,965
<b>TOTAL SCHEDULED RENT:</b>			<b>\$38,080</b>		<b>\$43,715</b>

# PRICING DETAILS

PRICING	
<b>OFFERING PRICE</b>	<b>\$4,950,000</b>
Number of Units	24
Price per Unit	\$206,250
Price per SqFt	\$522.15
Gross SqFt	9,480
Lot Size	7,802
Year Built	1946

RETURNS	CURRENT	MARKET
Cap Rate	5.54%	6.60%
GRM	10.76	9.38

ANNUALIZED INCOME	CURRENT	MARKET
Gross Potential Rent	\$456,960	\$524,580
Laundry	\$3,000	\$3,000
Gross Scheduled Income	\$459,960	\$527,580
Vacancy Reserve	(\$13,799) 3%	(\$26,379) 5%
Effective Gross Income	\$446,161	\$501,201
Less: Expenses	(\$171,965) 37%	(\$174,670) 33%
<b>Net Operating Income</b>	<b>\$274,196</b>	<b>\$326,531</b>

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$61,875	\$61,875
Main. & Repairs	\$24,000	\$24,000
Insurance	\$9,480	\$9,480
Utilities	\$36,000	\$36,000
Trash	\$7,812	\$7,812
Landscaping	\$1,200	\$1,200
Pest Control	\$1,200	\$1,200
Property Management	\$18,398	\$21,103
On-Site Management	\$12,000	\$12,000
<b>Total Expenses</b>	<b>\$171,965</b>	<b>\$174,670</b>
<b>Expenses/Unit</b>	<b>\$7,165</b>	<b>\$7,278</b>
<b>Expenses/SF</b>	<b>\$18.14</b>	<b>\$18.43</b>



03

# MARKET COMPARABLES

# SOLD COMPARABLES

- 1 1000-1002 S Ridgeley Dr, Los Angeles, CA 90019
- 2 632 - 638 S Cloverdale Ave, Los Angeles, CA 90036
- 3 456 S Cochran Ave, Los Angeles, CA 90036
- 4 6216-6218 Orange St, Los Angeles, CA 90048
- 5 648 S Dunsmuir Ave, Los Angeles, CA 90036
- 6 624-630 S Dunsmuir Ave, Los Angeles, CA 90036
- 7 6000 Whitworth Dr, Los Angeles, CA 90019
- 8 601-603 S Hauser Blvd, Los Angeles, CA 90036
- S 614 Hauser Blvd, Los Angeles, CA 90036



# SOLD COMPARABLES



**S**

**614 S HAUSER BLVD  
LOS ANGELES, CA 90036**

Price	\$4,950,000
Units	24
Bldg SF	9,480
Year Built	1946
Cap Rate	5.54%
GRM	10.76
Price/SF	\$522.15
Price/Unit	\$206,250
Close of Escrow	N/A
Unit Mix	(17) Studio (7) 1 + 1



**1**

**1000-1002 S RIDGELEY DR  
LOS ANGELES, CA 90019**

Price	\$2,275,000
Units	6
Bldg SF	6,726
Year Built	1947
Cap Rate	5.50%
GRM	11.79
Price/SF	\$338.24
Price/Unit	\$379,167
Close of Escrow	8/18/2025
Unit Mix	(6) 2 + 2

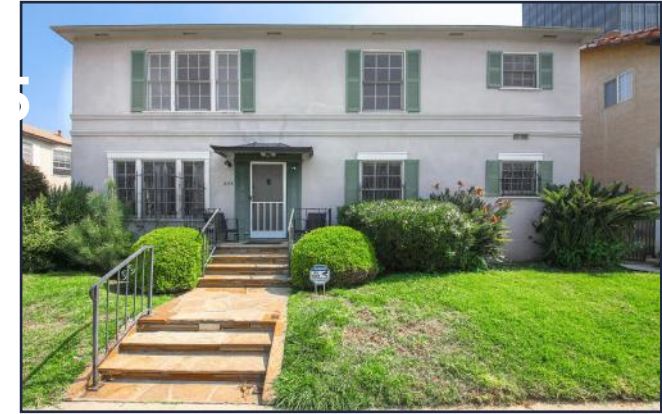


**2**

**632 - 638 S CLOVERDALE AVE  
LOS ANGELES, CA 90036**

Price	\$9,425,000
Units	44
Bldg SF	9,546
Year Built	1940
Cap Rate	5.04%
GRM	11.95
Price/SF	\$493.66
Price/Unit	\$214,205
Close of Escrow	7/25/2025
Unit Mix	(40) Studio (4) 1 + 1

# SOLD COMPARABLES



**3** 456 S COCHRAN AVE  
LOS ANGELES, CA 90036

**4** 6216-6218 ORANGE ST  
LOS ANGELES, CA 90048

**5** 648 S DUNSMUIR AVE  
LOS ANGELES, CA 90036

Price	\$6,000,000
Units	32
Bldg SF	21,320
Year Built	1920
Cap Rate	6.06%
GRM	9.6
Price/SF	\$281.43
Price/Unit	\$187,500
Close of Escrow	7/9/2025
Unit Mix	(24) Studio (8) 1 + 1

Price	\$1,625,000
Units	5
Bldg SF	4,681
Year Built	1926
Cap Rate	4.25%
GRM	13.6
Price/SF	\$347.15
Price/Unit	\$325,000
Close of Escrow	5/28/2025
Unit Mix	(1) Studio (4) 2 + 2

Price	\$1,700,000
Units	6
Bldg SF	5,986
Year Built	1949
Cap Rate	4.86%
GRM	12.68
Price/SF	\$284.00
Price/Unit	\$283,333
Close of Escrow	11/20/2024
Unit Mix	(6) 1 + 1

# SOLD COMPARABLES



**6**

**624-630 S DUNSMUIR AVE  
LOS ANGELES, CA 90036**

Price	\$4,525,000
Units	16
Bldg SF	15,088
Year Built	1930
Cap Rate	5.83%
GRM	11.8
Price/SF	\$299.91
Price/Unit	\$282,813
Close of Escrow	10/9/2024
Unit Mix	(16) 1 + 1

**7**

**6000 WHITWORTH DR  
LOS ANGELES, CA 90019**

Price	\$1,750,000
Units	8
Bldg SF	7,032
Year Built	1933
Cap Rate	4.21%
GRM	13.5
Price/SF	\$248.86
Price/Unit	\$218,750
Close of Escrow	9/27/2024
Unit Mix	(8) 1 + 1

**8**

**601-603 S HAUSER BLVD  
LOS ANGELES, CA 90036**

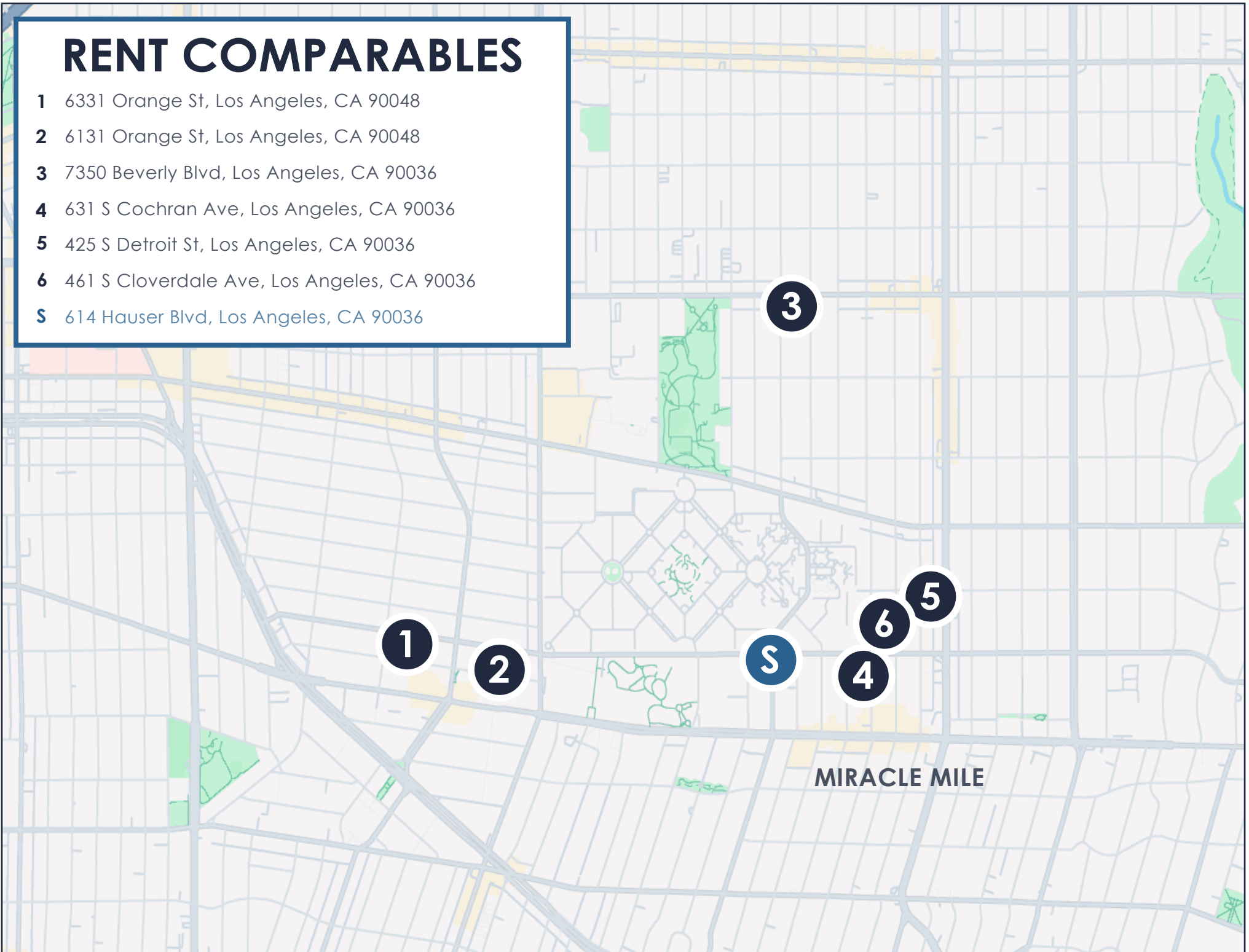
Price	\$2,095,000
Units	8
Bldg SF	6,488
Year Built	1942
Cap Rate	4.96%
GRM	12.52
Price/SF	\$322.90
Price/Unit	\$261,875
Close of Escrow	4/17/2024
Unit Mix	(8) Studio

# SOLD COMPARABLES

	PROPERTY ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	614 Hauser Blvd Los Angeles, CA 90036	24	N/A	1946	(17) Studio (7) 1 + 1	<b>\$4,950,000</b>	\$206,250	\$522.15	5.54%	10.76
	1000-1002 S Ridgeley Dr Los Angeles, CA 90019	6	8/18/2025	1947	(6) 2 + 2	<b>\$2,275,000</b>	\$379,167	\$338.24	5.50%	11.79
	632 - 638 S Cloverdale Ave Los Angeles, CA 90036	44	7/25/2025	1940	(40) Studio (4) 1 + 1	<b>\$9,425,000</b>	\$214,205	\$493.66	5.04%	11.95
	456 S Cochran Ave Los Angeles, CA 90036	32	7/9/2025	1920	(24) Studio (8) 1 + 1	<b>\$6,000,000</b>	\$187,500	\$281.43	6.06%	9.60
	6216-6218 Orange St Los Angeles, CA 90048	5	5/28/2025	1926	(1) Studio (4) 2 + 2	<b>\$1,625,000</b>	\$325,000	\$347.15	4.25%	13.6
	648 S Dunsmuir Ave Los Angeles, CA 90036	6	11/20/2024	1949	(6) 1 + 1	<b>\$1,700,000</b>	\$283,333	\$284.00	4.86%	12.68
	624-630 S Dunsmuir Ave Los Angeles, CA 90036	16	10/9/2024	1930	(16) 1 + 1	<b>\$4,525,000</b>	\$282,813	\$299.91	5.83%	11.8
	6000 Whitworth Dr Los Angeles, CA 90019	8	9/27/2024	1933	(8) 1 + 1	<b>\$1,750,000</b>	\$218,750	\$248.86	4.21%	13.5
	601-603 S Hauser Blvd Los Angeles, CA 90036	8	4/17/2024	1942	(8) Studio	<b>\$2,095,000</b>	\$261,875	\$322.90	4.96%	12.52
						<b>\$3,674,375</b>	<b>\$269,080</b>	<b>\$327.02</b>	<b>5.09%</b>	<b>12.18</b>

# RENT COMPARABLES

- 1 6331 Orange St, Los Angeles, CA 90048
- 2 6131 Orange St, Los Angeles, CA 90048
- 3 7350 Beverly Blvd, Los Angeles, CA 90036
- 4 631 S Cochran Ave, Los Angeles, CA 90036
- 5 425 S Detroit St, Los Angeles, CA 90036
- 6 461 S Cloverdale Ave, Los Angeles, CA 90036
- S 614 Hauser Blvd, Los Angeles, CA 90036



# RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
<b>STUDIO</b>					
	 6331 Orange St Los Angeles, CA 90048	Studio	\$1,765	324	\$5.44
	 6131 Orange St Los Angeles, CA 90048	Studio	\$1,800	N/A	N/A
	 7350 Beverly Blvd Los Angeles, CA 90036	Studio	\$1,750	350	\$5.00
<b>ONE BEDROOM</b>					
	 631 S Cochran Ave Los Angeles, CA 90036	1 Bed + 1 Bath	\$1,995	N/A	N/A
	 425 S Detroit St Los Angeles, CA 90036	1 Bed + 1 Bath	\$2,095	450	\$4.65
	 461 S Cloverdale Ave Los Angeles, CA 90036	1 Bed + 1 Bath	\$1,995	N/A	N/A



5455



An aerial photograph of a city neighborhood, likely Los Angeles, showing a mix of residential buildings, including multi-story apartment complexes and smaller houses. A large, semi-transparent blue '04' is overlaid on the left side of the image. In the background, a dense city skyline is visible under a clear blue sky. A prominent dark glass skyscraper with the number '5455' at the top is on the right side.

04

AREA  
OVERVIEW

# MIRACLE MILE

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One of Los Angeles' most popular communities, Miracle Mile is a mile-long stretch located between Fairfax, La Brea, and Mid-Wilshire. Known to locals as an affluent neighborhood, many people are moving to this LA neighborhood for its convenient location, pedestrian-friendly infrastructure, and exceptional amenities and entertainment.

Miracle Mile presents a plethora of opportunities for those living and working here. With historical neighborhoods, protected Art-Deco buildings, renowned museums, delicious restaurants, and retail establishments too, moving here means being in the heart of it all.

## NEARBY ATTRACTIONS

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### LACMA

The Los Angeles County Museum of Art (LACMA) is renowned for its diverse and expansive collection spanning thousands of years and cultures.



### THE GROVE

Popular outdoor shopping and entertainment destination in Los Angeles, known for its stylish boutiques, dining options, and iconic trolley that adds a nostalgic charm.



### REPUBLIQUE

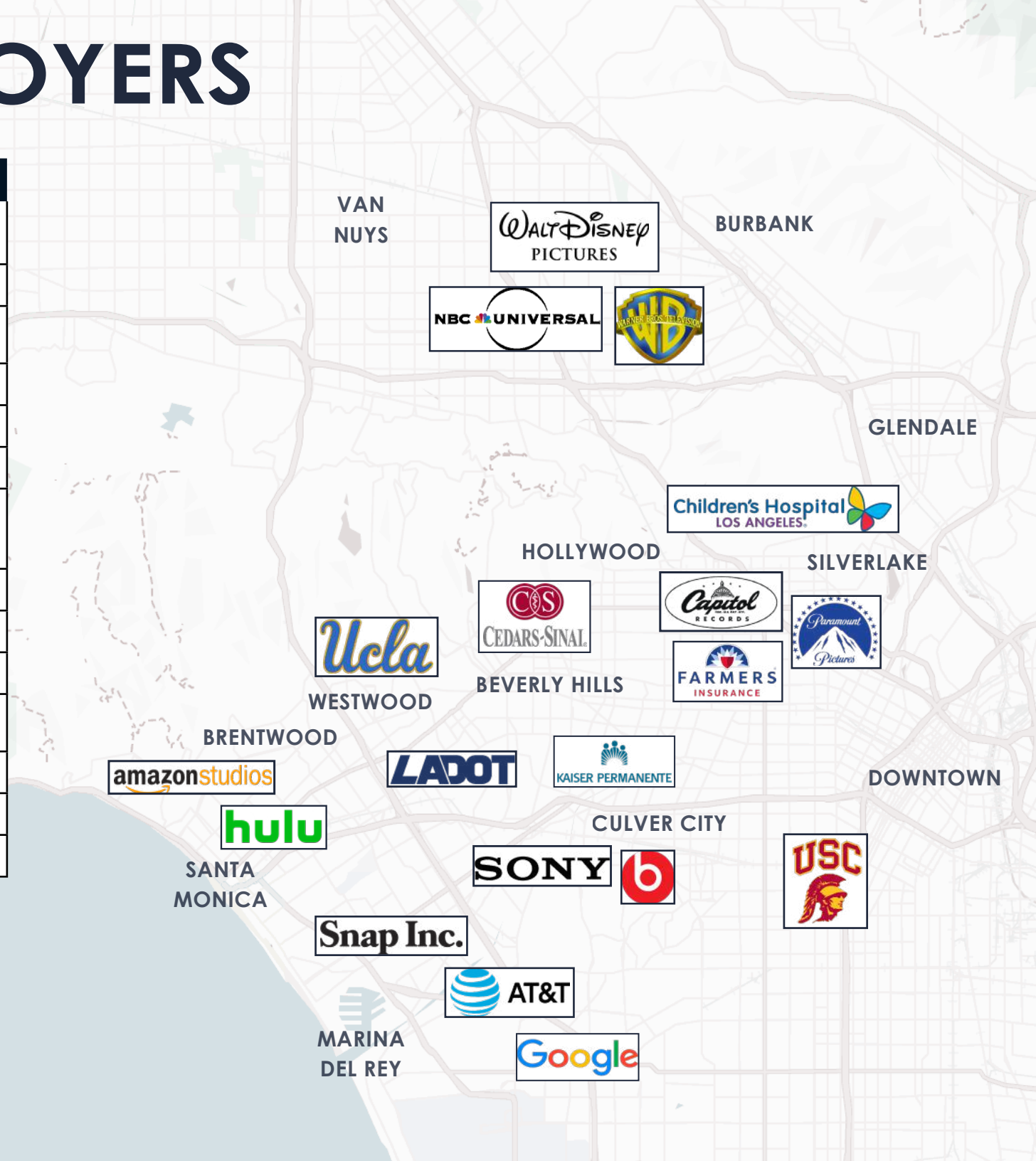
Built in 1929 the building first served as Charlie Chaplin's office, now it's home to the popular French bistro, République.

# NEARBY ATTRACTIONS



# TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California, Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	22,400
Target Corp	20,000
Cedars-Sinai Medical Center	16,300
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
NBCUniversal	11,000
AT&T Inc.	10,500
Children's Hospital Los Angeles	6,400
Warner Bros. Entertainment Inc.	4,100
Farmer's Insurance Group	2,800
Paramount Pictures	1,700
Capitol Records	600



# MIRACLE MILE DEMOGRAPHICS



**20,463**  
TOTAL POPULATION



**39**  
MEDIAN AGE



**46,457**  
TOTAL HOUSEHOLDS



**\$176,289**  
AVERAGE HOUSEHOLD INCOME



**94**  
WALKABILITY SCORE



**70**  
TRANSIT SCORE

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