

PLAY VIDEO



4442

**4442 KINGSWELL AVE**  
LOS ANGELES, CA 90027

6 UNITS - LOS FELIZ LOCATION - VALUE ADD OPPORTUNITY



**4442**  
KINGSWELL AVE  
LOS ANGELES, CA 90027





01

PROPERTY  
DETAILS

# THE OPPORTUNITY

The Sterman Multi-Family Group of Marcus & Millichap and Michael Kamara of Lyon Stahl are pleased to present 4442 Kingswell Ave, a well-maintained 6-unit apartment community ideally located in the highly desirable Los Feliz neighborhood of Los Angeles. Built in 1973, the property consists of one (1) single unit, three (3) one-bedroom + one-bathroom units, and two (2) two-bedroom + one-bathroom units. The building totals approximately 4,953 gross square feet and is situated on a 6,756 square foot lot, offering spacious layouts, select private outdoor areas, and off-street parking with 9 parking spots. Additionally, the seismic retrofit has been completed, providing enhanced structural safety and peace of mind for investors.

4442 Kingswell Ave is located in the heart of Los Feliz, one of Los Angeles' most walkable and vibrant neighborhoods, known for its abundance of great restaurants, boutique shops, and theaters. Residents enjoy a quick walk to Griffith Park, which offers golf, tennis, hiking trails, the Greek Theatre, and the Griffith Observatory. The property is also near major medical facilities including Children's Hospital, Kaiser Permanente, and Hollywood Presbyterian Hospital.

With excellent connectivity to Vermont Ave, Los Feliz Blvd, and easy access to the 5, 134, and 101 Freeways—as well as convenient routes to Downtown Los Angeles—the location combines accessibility with a dynamic community atmosphere, appealing to both professionals and families alike. 4442 Kingswell Ave represents a rare opportunity for investors to acquire a well-located asset in a strong rental market with consistent demand. The property offers stable in-place income with potential for future growth through strategic renovations and turnover, making it an attractive long-term investment.

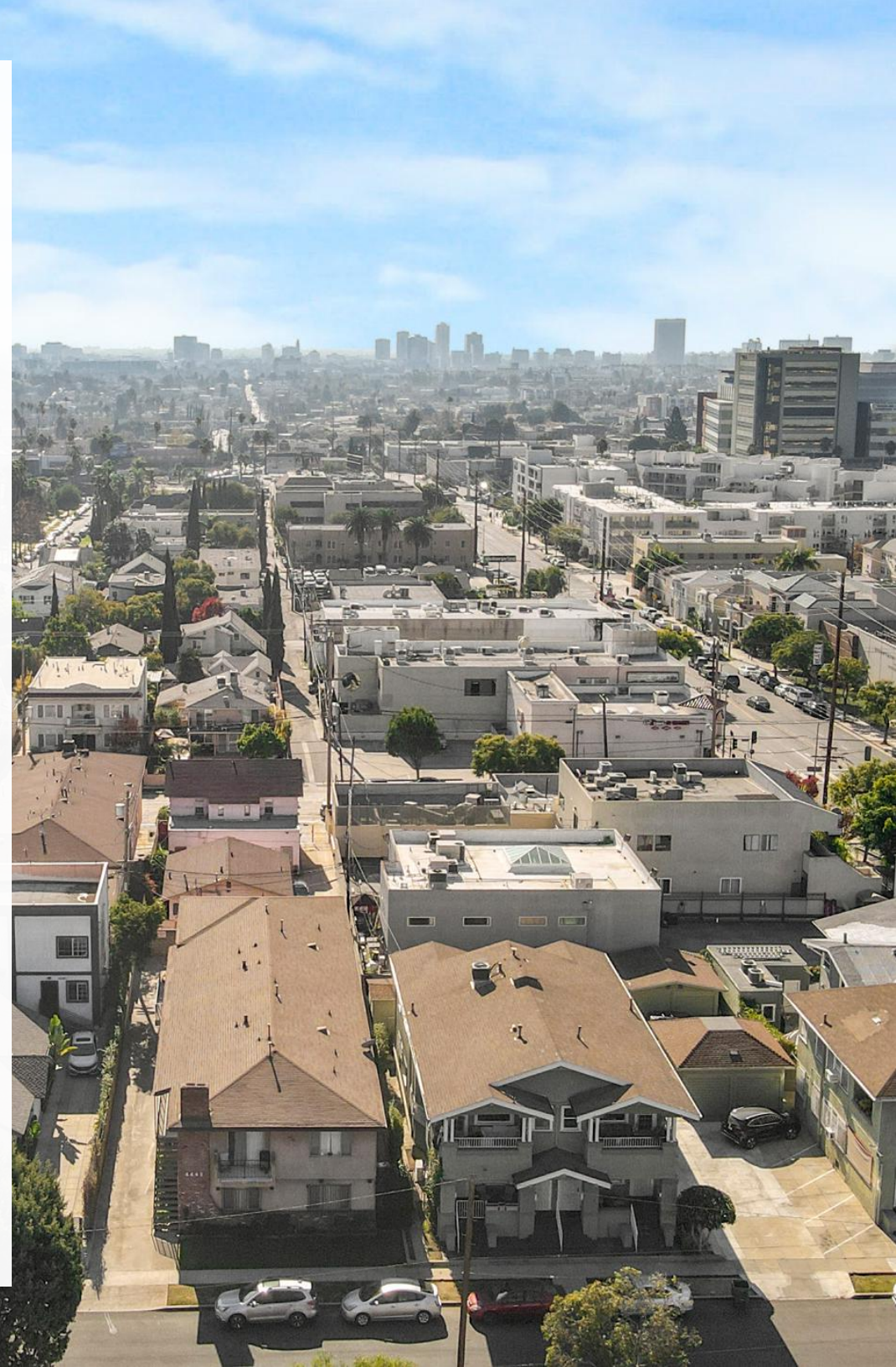
# PROPERTY SUMMARY

## PRICING

Offering Price	\$1,695,000	
Price/Unit	\$282,500	
Price/SQFT	\$342.22	
CAP Rate	5.45% Current	6.80% Market
GRM	11.14 Current	9.25 Market

## THE ASSET

Number of Units	6
Year Built	1973
Unit Mix	(1) Single (3) 1 Bed + 1 Bath (2) 2 Bed + 1 Bath
Gross SqFt	4,953
Lot Size	6,756
Zoning	R2-1XL
Parcel Number	5590-024-009



# INVESTMENT HIGHLIGHTS

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6-Unit Apartment Building – 1973 Construction

9 Parking Spaces On-Site

Seismic Retrofit Has Been Completed

Prime Los Feliz Location – Highly Walkable Neighborhood

Excellent Connectivity to Vermont Ave, Los Feliz Blvd, and 101 Freeway

Immediate Access to Trendy Dining, Boutique Shopping & Entertainment

Quick Walk to Griffith Park with Golf, Tennis, Hiking, Greek Theatre & Observatory

Close to Major Employers & Medical Facilities: Children's Hospital, Kaiser Permanente,

Hollywood Presbyterian



crypto.com



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An aerial photograph of a city, likely Los Angeles, showing a dense grid of streets and buildings. The image is overlaid with a blue gradient that is darkest on the left and fades towards the right. The text '02 FINANCIAL ANALYSIS' is positioned on the left side of the image.

02

# FINANCIAL ANALYSIS

# RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
1	2 Bed + 1 Bath	\$2,850	\$3,000	Occupied
2	Single	\$1,775	\$2,000	Occupied
3	2 Bed + 1 Bath	\$2,860	\$3,000	Occupied
4	1 Bed + 1 Bath	\$1,092	\$2,400	Occupied
5	1 Bed + 1 Bath	\$1,684	\$2,400	Occupied
6	1 Bed + 1 Bath	\$2,350	\$2,400	Occupied
		<b>\$12,611</b>	<b>\$15,200</b>	

# RENT ROLL SUMMARY

#	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
1	Single	\$1,775	\$1,775	\$2,000	\$2,000
3	1 Bed + 1 Bath	\$1,709	\$5,126	\$2,400	\$7,200
2	2 Bed + 1 Bath	\$2,855	\$5,710	\$3,000	\$6,000
<b>TOTAL SCHEDULED RENT:</b>			<b>\$12,611</b>		<b>\$15,200</b>

# PRICING DETAILS

PRICING	
<b>OFFERING PRICE</b>	<b>\$1,695,000</b>
<b>Number of Units</b>	6
<b>Price per Unit</b>	\$282,500
<b>Price per SqFt</b>	\$342.22
<b>Gross SqFt</b>	4,953
<b>Lot Size</b>	6,756
<b>Year Built</b>	1973

RETURNS	CURRENT	MARKET
<b>Cap Rate</b>	5.45%	6.80%
<b>GRM</b>	11.14	9.25

ANNUALIZED INCOME	CURRENT		MARKET	
Gross Potential Rent	\$151,337		\$182,400	
Laundry	\$840		\$840	
Gross Scheduled Income	\$152,177		\$183,240	
Vacancy Reserve	(\$7,609)	5%	(\$9,162)	5%
Effective Gross Income	\$144,568		\$174,078	
Less: Expenses	(\$52,204)	34%	(\$58,806)	32%
<b>Net Operating Income</b>	<b>\$92,364</b>		<b>\$115,272</b>	

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$20,126	\$20,126
Insurance	\$7,430	\$7,430
Utilities	\$4,843	\$4,843
Main. & Repairs	\$10,843	\$16,263
Off-Site Management (4%)	\$5,783	\$6,963
Landscaping	\$1,680	\$1,680
Misc. + Reserves	\$1,500	\$1,500
<b>Total Expenses</b>	<b>\$52,204</b>	<b>\$58,806</b>
<b>Expenses/Unit</b>	<b>\$8,700.65</b>	<b>\$9,801</b>
<b>Expenses/SF</b>	<b>\$10.54</b>	<b>\$11.87</b>



03

**MARKET  
COMPARABLES**

# SOLD COMPARABLES

- 1 1860 N Alexandria Ave, Los Angeles, CA 90027
- 2 1613 Hillhurst Ave, Los Angeles, CA 90027
- 3 1825 N Edgemont St, Los Angeles, CA 90027
- 4 1623-1627 Hillhurst Ave, Los Angeles, CA 90027
- 5 2050-2062 Commonwealth Ave, Los Angeles, CA 90027
- 6 3824 Evans St Los Angeles, CA 90027
- 7 2028 Rodney Dr, Los Angeles, CA 90027
- 8 2105 N Vermont Ave Los Angeles, CA 90027
- S 4442 Kingswell Ave Los Angeles, CA 90027**



# SOLD COMPARABLES



4442 KINGSWELL AVE LOS ANGELES, CA 90027	
Price	\$1,695,000
Units	6
Bldg SF	4,953
Year Built	1973
Cap Rate	5.45%
GRM	11.14
Price/SF	\$342.22
Price/Unit	\$282,500
Close of Escrow	N/A
Unit Mix	(1) Single (3) 1+1 (2) 2+1

1860 N ALEXANDRIA AVE LOS ANGELES, CA 90027	
Price	\$3,125,000
Units	16
Bldg SF	9,920
Year Built	1951
Cap Rate	6.03%
GRM	9.94
Price/SF	\$315.02
Price/Unit	\$195,313
Close of Escrow	11/6/2025
Unit Mix	(4) Single (12) 1+1

1613 HILLHURST AVE LOS ANGELES, CA 90027	
Price	\$2,100,000
Units	8
Bldg SF	4,418
Year Built	1952
Cap Rate	4.87%
GRM	13.15
Price/SF	\$475.33
Price/Unit	\$262,500
Close of Escrow	11/18/2024
Unit Mix	(8) 1+1

# SOLD COMPARABLES



1825 N EDMONT ST LOS ANGELES, CA 90027	
Price	\$2,150,000
Units	8
Bldg SF	6,953
Year Built	1931
Cap Rate	-
GRM	-
Price/SF	\$309.22
Price/Unit	\$268,750
Close of Escrow	8/30/2024
Unit Mix	(8) 1+1

1623-1627 HILLHURST AVE LOS ANGELES, CA 90027	
Price	\$2,040,000
Units	7
Bldg SF	6,233
Year Built	1946
Cap Rate	5.03%
GRM	11.38
Price/SF	\$327.29
Price/Unit	\$291,429
Close of Escrow	On Market
Unit Mix	(1) Single (5) 1+1

2050-2062 COMMONWEALTH AVE LOS ANGELES, CA 90027	
Price	\$4,700,000
Units	17
Bldg SF	12,251
Year Built	1928
Cap Rate	4.98%
GRM	11.63
Price/SF	\$383.64
Price/Unit	\$276,471
Close of Escrow	8/11/2025
Unit Mix	(4) Single (11) 1+1 (2) 2+2

# SOLD COMPARABLES











3824 EVANS ST LOS ANGELES, CA 90027	
Price	\$3,375,000
Units	9
Bldg SF	9,345
Year Built	1964
Cap Rate	4.03%
GRM	14.08
Price/SF	\$361.16
Price/Unit	\$375,000
Close of Escrow	7/9/2025
Unit Mix	(1) 1+1 (8) 2+2


2028 RODNEY DR LOS ANGELES, CA 90027	
Price	\$4,125,000
Units	12
Bldg SF	10,326
Year Built	1951
Cap Rate	-
GRM	-
Price/SF	\$399.48
Price/Unit	\$343,750
Close of Escrow	6/25/2025
Unit Mix	(10) 1+1 (2) 2+2

2105 N VERMONT AVE LOS ANGELES, CA 90027	
Price	\$1,576,000
Units	6
Bldg SF	4,486
Year Built	1941
Cap Rate	4.33%
GRM	13.86
Price/SF	\$351.32
Price/Unit	\$262,667
Close of Escrow	12/31/2024
Unit Mix	(6) 1+1

# SOLD COMPARABLES

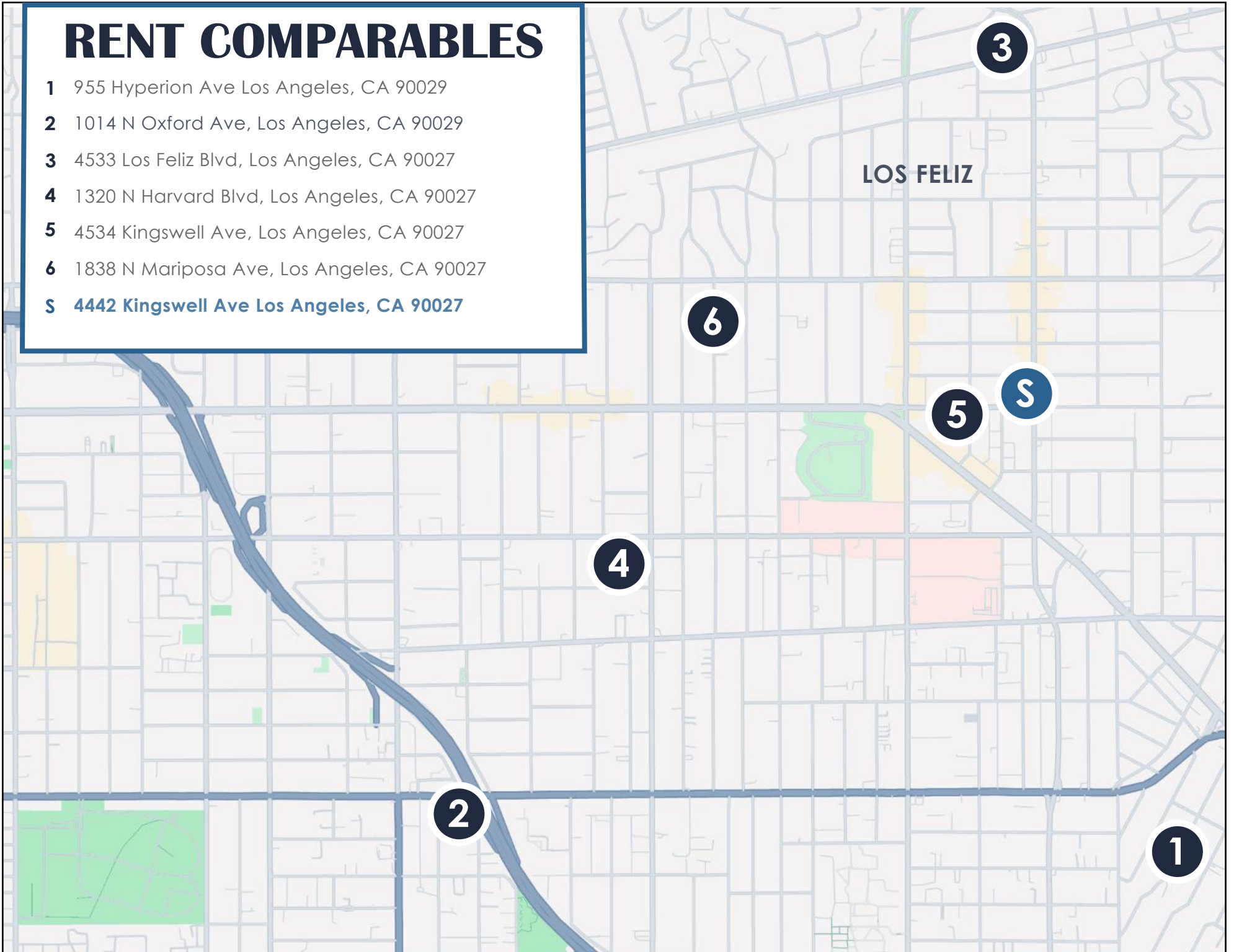
	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	1860 N Alexandria Ave Los Angeles, CA 90027	16	11/6/2025	1951	(4) Single (12) 1+1	<b>\$3,125,000</b>	\$195,313	\$315.02	6.03%	9.94
	1613 Hillhurst Ave Los Angeles, CA 90027	8	11/18/2024	1952	(8) 1+1	<b>\$2,100,000</b>	\$262,500	\$475.33	4.87%	13.15
	1825 N Edgemont St Los Angeles, CA 90027	8	8/30/2024	1931	(8) 1+1	<b>\$2,150,000</b>	\$268,750	\$309.22	-	-
	1623-1627 Hillhurst Ave Los Angeles, CA 90027	7	On Market	1946	(1) Single (5) 1+1	<b>\$2,040,000</b>	\$291,429	\$327.29	5.03%	11.38
	2050-2062 Commonwealth Ave, Los Angeles, CA 90027	17	8/11/2025	1928	(4) Single (11) 1+1 (2) 2+2	<b>\$4,700,000</b>	\$276,471	\$383.64	4.98%	11.63
	3824 Evans St Los Angeles, CA 90027	9	7/9/2025	1964	(1) 1+1 (8) 2+2	<b>\$3,375,000</b>	\$375,000	\$361.16	4.03%	14.08
	2028 Rodney Dr Los Angeles, CA 90027	12	6/25/2025	1951	(10) 1+1 (2) 2+2	<b>\$4,125,000</b>	\$343,750	\$399.48	-	-
	2105 N Vermont Ave Los Angeles, CA 90027	6	12/31/2024	1941	(6) 1+1	<b>\$1,576,000</b>	\$262,667	\$351.32	4.33%	13.86
						<b>\$2,898,875</b>	<b>\$284,485</b>	<b>\$365.31</b>	<b>4.88%</b>	<b>12.34</b>

## SUBJECT PROPERTY

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	4442 Kingswell Ave Los Angeles, CA 90027	6	N/A	1954	(1) Single (3) 1+1 (2) 2+1	<b>\$1,695,000</b>	\$282,500	\$342.22	5.55%	10.99

# RENT COMPARABLES

- 1 955 Hyperion Ave Los Angeles, CA 90029
- 2 1014 N Oxford Ave, Los Angeles, CA 90029
- 3 4533 Los Feliz Blvd, Los Angeles, CA 90027
- 4 1320 N Harvard Blvd, Los Angeles, CA 90027
- 5 4534 Kingswell Ave, Los Angeles, CA 90027
- 6 1838 N Mariposa Ave, Los Angeles, CA 90027
- S 4442 Kingswell Ave Los Angeles, CA 90027**



# RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
SINGLE					
	955 Hyperion Ave Los Angeles, CA 90029	Single	\$2,000	410	\$4.88
	1014 N Oxford Ave Los Angeles, CA 90029	Single	\$2,000	400	\$5.00
ONE BEDROOM					
	4533 Los Feliz Blvd Los Angeles, CA 90027	1 Bed + 1 Bath	\$2,400	750	\$3.20
	1320 N Harvard Blvd Los Angeles, CA 90027	1 Bed + 1 Bath	\$2,350	700	\$3.36
TWO BEDROOM					
	4534 Kingswell Ave Los Angeles, CA 90027	2 Bed + 1 Bath	\$2,995	1400	\$2.14
	1838 N Mariposa Ave Los Angeles, CA 90027	2 Bed + 1 Bath	\$3,000	1300	\$2.31





04

AREA  
OVERVIEW

# LOS FELIZ

Los Feliz is one of Los Angeles' most iconic neighborhoods, known for its eclectic charm, walkability, and vibrant cultural scene. Nestled between Hollywood and Silver Lake, the area offers quick access to boutique shopping, trendy dining, and entertainment.

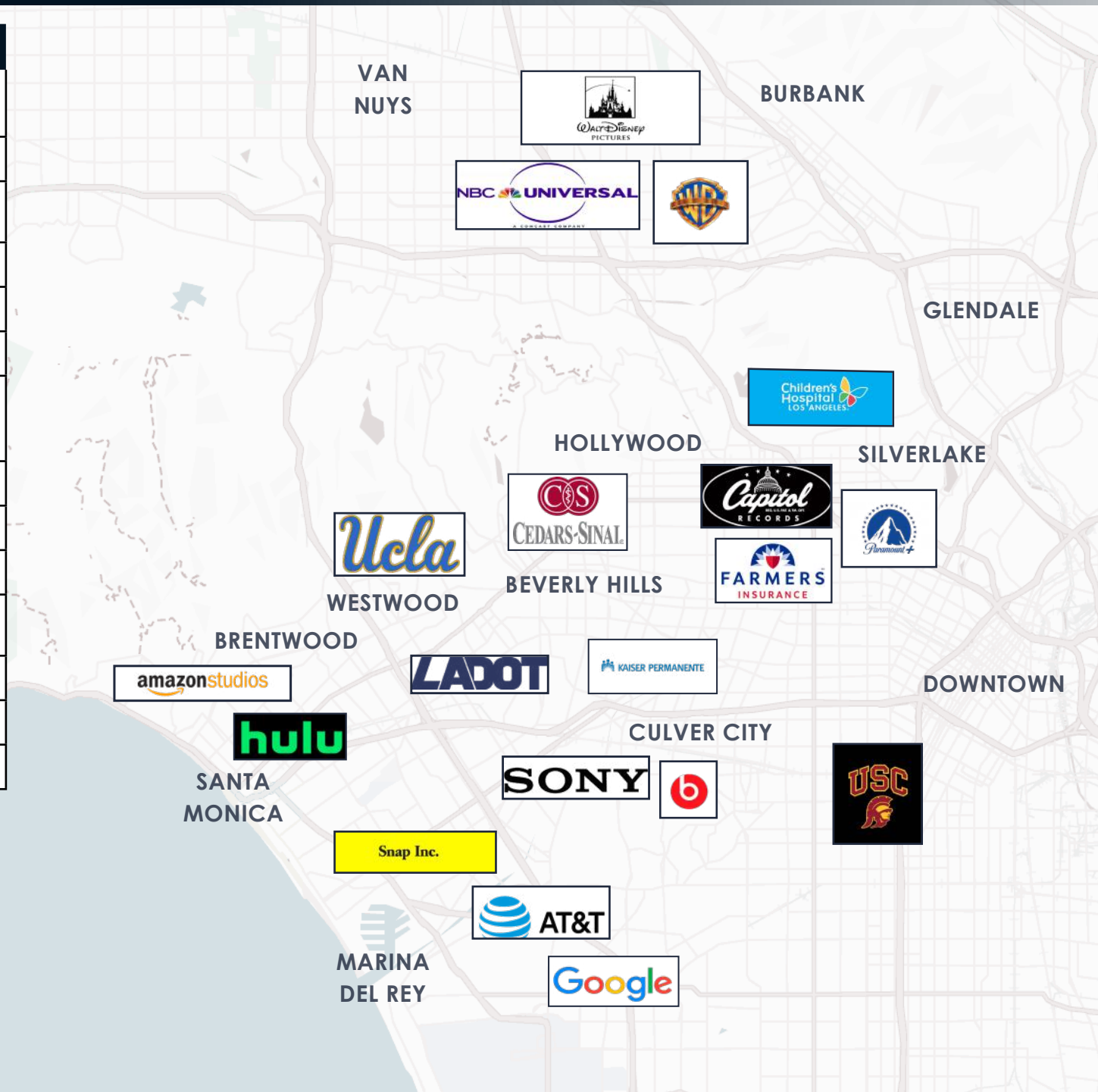
Residents enjoy proximity to Griffith Park, featuring golf, tennis, hiking trails, the Greek Theatre, and the Griffith Observatory. The neighborhood's historic character and artistic vibe make it highly desirable. Los Feliz provides excellent connectivity to Hollywood, Downtown LA, and Burbank via Vermont Avenue, Los Feliz Boulevard, and the 101 Freeway. Nearby medical centers like Children's Hospital and Kaiser Permanente add to its appeal.

Combining culture, convenience, and natural beauty, Los Feliz remains one of Los Angeles' most sought-after rental markets.



# 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



# LOS FELIZ DEMOGRAPHICS

**46,049**  
TOTAL POPULATION

**38**  
MEDIAN AGE

**21,736**  
TOTAL HOUSEHOLDS

**\$90,532**  
AVERAGE HOUSEHOLD INCOME