

PRICE REDUCTION

321

N SIERRA BONITA AVE  
LOS ANGELES, CA 90036

**LYONSTAHLL**  
INVESTMENT REAL ESTATE



**THE KAMARA  
MULTIFAMILY GROUP**

4 UNITS - FAIRFAX DISTRICT LOCATION - VALUE ADD OPPORTUNITY

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## EXCLUSIVELY LISTED BY



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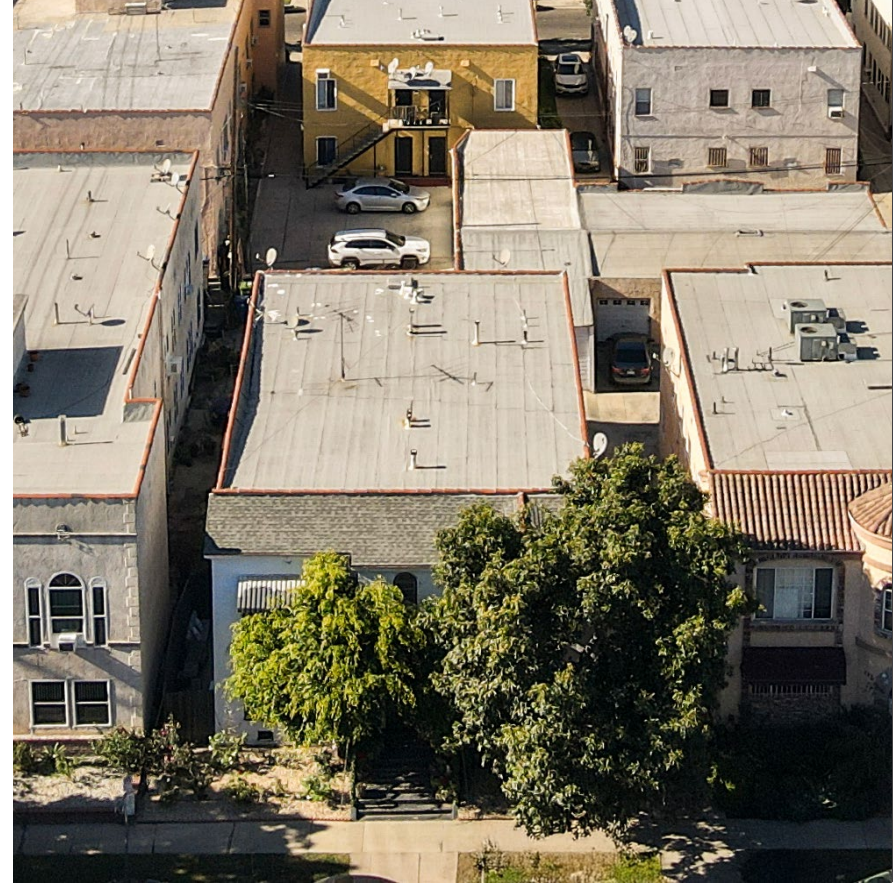
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Location  
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**321**

N SIERRA BONITA AVE  
LOS ANGELES, CA 90036



01

PROPERTY  
DETAILS



# THE OPPORTUNITY

Michael Kamara of Lyon Stahl is pleased to present 321 N Sierra Bonita Ave, a charming four-unit apartment building located in the highly desirable Fairfax District of Los Angeles. Built in 1941, the property features (4) two-bedroom + one-bathroom units, totaling 5,218 square feet on a 6,499-square-foot lot.

Situated in the heart of the vibrant Fairfax District, 321 N Sierra Bonita Ave offers residents the perfect blend of historic character and central city convenience. The neighborhood is celebrated for its tree-lined streets, classic architecture, and culturally rich, energetic atmosphere, all just minutes from some of Los Angeles' most iconic destinations.

Residents benefit from easy access to Beverly Hills, Miracle Mile, and Mid-City, along with the shops, restaurants, and cultural institutions that define the Fairfax District. With its walkable location, strong connectivity, and timeless architectural appeal, the property stands out as a highly desirable rental opportunity in one of Los Angeles' most dynamic neighborhoods.

321 N Sierra Bonita Ave also presents a compelling value-add investment opportunity, offering both an exceptional location and notable rental upside. The property currently delivers an initial CAP rate of 4.79%, with the potential to reach a 5.58% CAP rate upon unit turnover.

# PROPERTY SUMMARY

## PRICING

Offering Price	\$1,995,000	
Price/Unit	\$498,750	
Price/SQFT	\$382.33	
CAP Rate	4.79% Current	5.58% Market
GRM	13.71 Current	11.92 Market

## THE ASSET

Number of Units	4
Year Built	1941
Unit Mix	(4) 2 Bed + 1 Bath
Gross SqFt	5,218
Lot Size	6,499
Zoning	LARD1.5
Parcel Number	5526-041-010



# INVESTMENT HIGHLIGHTS

**Prime Fairfax District Location** – Situated in one of Los Angeles' most vibrant and culturally rich neighborhoods, surrounded by tree-lined streets, historic architecture, and the unique energy of the Fairfax District.

**Value-Add Opportunity** – Potential to increase rental income through unit renovations and turnover, creating upside with market-rate leasing.

**Walkable Lifestyle** – Steps from neighborhood cafés, boutique shops, and popular restaurants, offering tenants a convenient and lively urban living experience.

**Proximity to Iconic Destinations** – Just minutes from The Grove, the Original Farmers Market, LACMA, and the Miracle Mile, putting some of Los Angeles' most popular cultural and entertainment destinations within easy reach.

**Excellent Connectivity** – Central access to Fairfax Ave, Melrose Ave, La Brea Ave, and major freeways, making commuting across Los Angeles simple and efficient.

**Near Major Employers** – Conveniently positioned near entertainment studios, medical centers, and employment hubs throughout Mid-Wilshire, Beverly Hills, and Century City.

02

# FINANCIAL ANALYSIS



# RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
1	2 Bed + 1 Bath	\$3,195	\$3,295	Occupied
2	2 Bed + 1 Bath	\$3,085	\$3,295	Occupied
3	2 Bed + 1 Bath	\$1,966	\$3,295	Occupied
4	2 Bed + 1 Bath	\$3,110	\$3,295	Occupied
<b>TOTAL:</b>		<b>\$11,356</b>	<b>\$13,180</b>	

## RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
4	2 Bed + 1 Bath	\$2,839	\$11,356	\$3,295	\$13,180
<b>TOTAL SCHEDULED RENT:</b>			<b>\$11,356</b>		<b>\$13,180</b>

# PRICING DETAILS

PRICING	
<b>OFFERING PRICE</b>	<b>\$1,995,000</b>
<b>Number of Units</b>	4
<b>Price per Unit</b>	\$498.750
<b>Price per SqFt</b>	\$382.33
<b>Gross SqFt</b>	5,218
<b>Lot Size</b>	6,499
<b>Year Built</b>	1941

RETURNS	CURRENT	MARKET
<b>Cap Rate</b>	4.79%	5.58%
<b>GRM</b>	13.71	11.92

ANNUALIZED INCOME	CURRENT	MARKET
Gross Potential Rent	\$136,272	\$158,160
Additional Income (Storage)	\$9,240	\$9,240
Gross Scheduled Income	\$145,512	\$167,400
Vacancy Reserve	(\$4,365) 3%	(\$8,370) 5%
Effective Gross Income	\$141,147	\$159,030
Less: Expenses	(\$45,598) 31%	(\$47,692) 28%
<b>Net Operating Income</b>	<b>\$95,549</b>	<b>\$111,339</b>

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$24,938	\$24,938
Main. & Repairs	\$3,200	\$3,200
Insurance	\$4,000	\$5,218
Utilities	\$3,200	\$3,200
Trash	\$3,000	\$3,000
Landscaping	\$840	\$840
Pest Control	\$600	\$600
Property Management	\$5,820	\$6,696
<b>Total Expenses</b>	<b>\$45,598</b>	<b>\$47,692</b>
<b>Expenses/Unit</b>	<b>\$11,399</b>	<b>\$11,923</b>
<b>Expenses/SF</b>	<b>\$8.74</b>	<b>\$9.14</b>

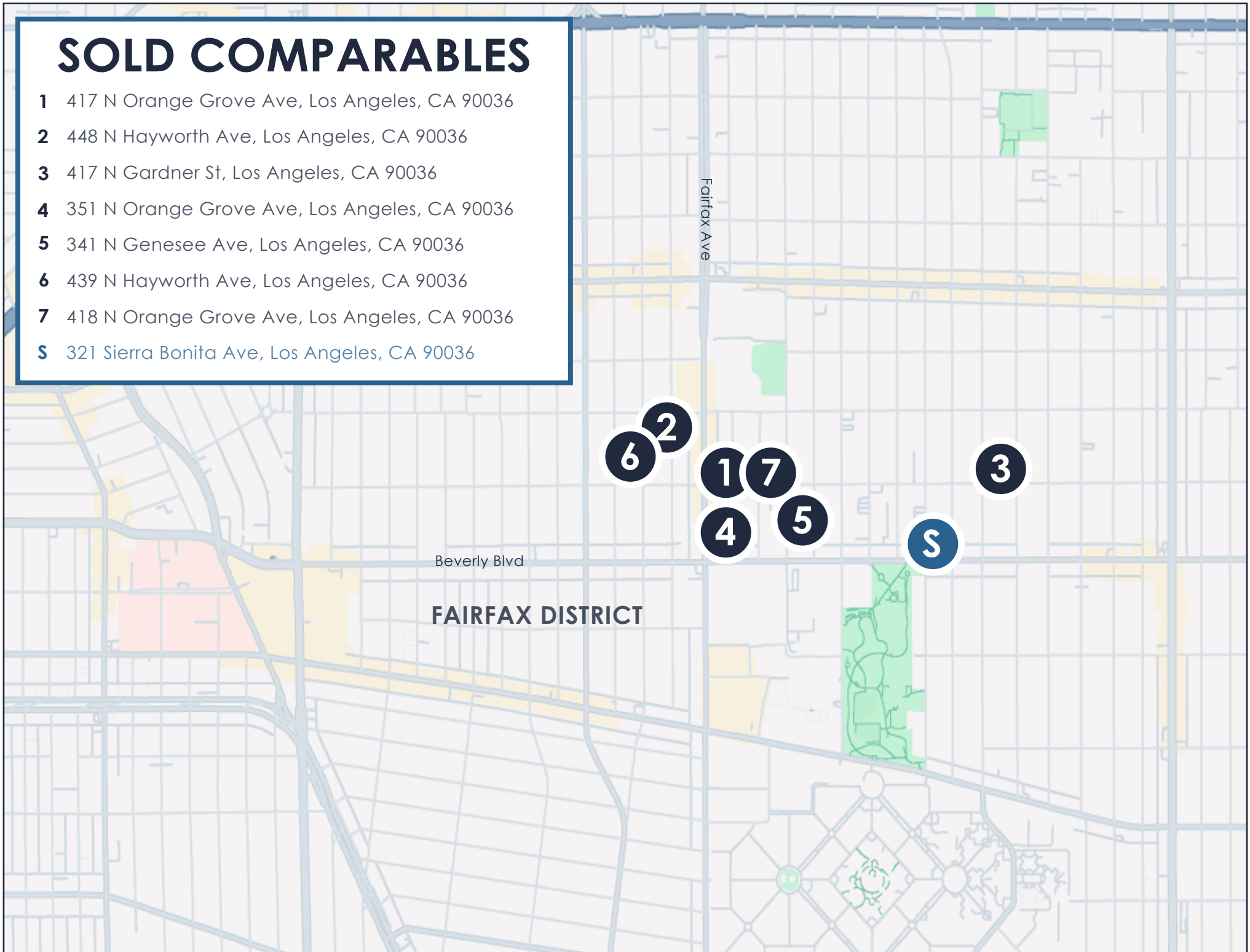
03

**MARKET  
COMPARABLES**



# SOLD COMPARABLES

- 1 417 N Orange Grove Ave, Los Angeles, CA 90036
- 2 448 N Hayworth Ave, Los Angeles, CA 90036
- 3 417 N Gardner St, Los Angeles, CA 90036
- 4 351 N Orange Grove Ave, Los Angeles, CA 90036
- 5 341 N Genesee Ave, Los Angeles, CA 90036
- 6 439 N Hayworth Ave, Los Angeles, CA 90036
- 7 418 N Orange Grove Ave, Los Angeles, CA 90036
- S 321 Sierra Bonita Ave, Los Angeles, CA 90036



# SOLD COMPARABLES



**S**

**321 N SIERRA BONITA AVE  
LOS ANGELES, CA 90036**

Price	\$1,995,000
Units	4
Bldg SF	5,218
Year Built	1941
Cap Rate	4.79%
GRM	13.71
Price/SF	\$382.33
Price/Unit	\$498,750
Close of Escrow	N/A
Unit Mix	(4) 2 + 1

**1**

**417 N ORANGE GROVE AVE  
LOS ANGELES, CA 90036**

Price	\$2,021,000
Units	4
Bldg SF	5,520
Year Built	1927
Cap Rate	4.48%
GRM	14.32
Price/SF	\$366.12
Price/Unit	\$505,250
Close of Escrow	8/27/2025
Unit Mix	(4) 2 + 2

**2**

**448 N HAYWORTH AVE  
LOS ANGELES, CA 90036**

Price	\$1,825,000
Units	4
Bldg SF	4,641
Year Built	1925
Cap Rate	4.71%
GRM	14.12
Price/SF	\$393.23
Price/Unit	\$456,250
Close of Escrow	7/10/2025
Unit Mix	(4) 2 + 2

# SOLD COMPARABLES



**3** 417 N GARDNER ST  
LOS ANGELES, CA 90036

**4** 351 N ORANGE GROVE AVE  
LOS ANGELES, CA 90036

**5** 341 N GENESEE AVE  
LOS ANGELES, CA 90036

Price	\$1,675,000
Units	4
Bldg SF	4,392
Year Built	1926
Cap Rate	5.35%
GRM	12.16
Price/SF	\$349.69
Price/Unit	\$418,750
Close of Escrow	11/15/2024
Unit Mix	(4) 2 + 2

Price	\$1,800,000
Units	4
Bldg SF	5,985
Year Built	1928
Cap Rate	4.19%
GRM	14.66
Price/SF	\$300.75
Price/Unit	\$450,000
Close of Escrow	8/5/2024
Unit Mix	(4) 2 + 2

Price	\$1,901,500
Units	4
Bldg SF	6,438
Year Built	1927
Cap Rate	5.05%
GRM	13.35
Price/SF	\$295.36
Price/Unit	\$475,375
Close of Escrow	3/12/2024
Unit Mix	(4) 2 + 2

# SOLD COMPARABLES



**6** **439 N HAYWORTH AVE**  
**LOS ANGELES, CA 90036**

Price	\$1,881,000
Units	4
Bldg SF	4,709
Year Built	1949
Cap Rate	N/A
GRM	N/A
Price/SF	\$399.45
Price/Unit	\$470,250
Close of Escrow	1/26/2024
Unit Mix	(4) 2 + 2

**7** **418 N ORANGE GROVE AVE**  
**LOS ANGELES, CA 90036**

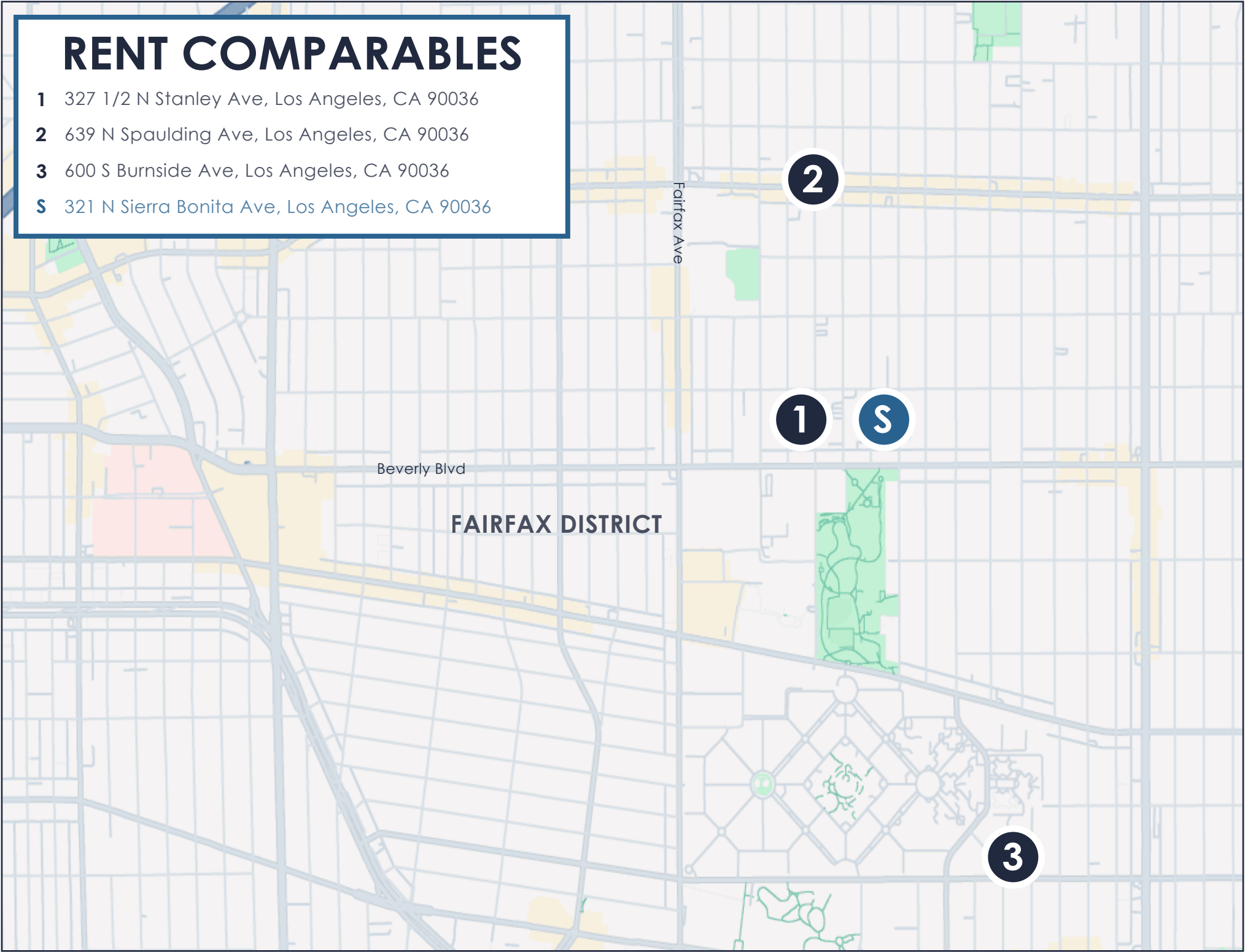
Price	\$1,795,000
Units	4
Bldg SF	5,438
Year Built	1928
Cap Rate	4.65%
GRM	14.41
Price/SF	\$330.08
Price/Unit	\$448,750
Close of Escrow	9/26/2025
Unit Mix	(4) 2 + 2

# SOLD COMPARABLES




	PROPERTY ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	321 N Sierra Bonita Ave Los Angeles, CA 90036	4	N/A	1941	(4) 2 + 1	<b>\$1,995,000</b>	\$498,750	\$382.33	4.79%	13.71
	417 N Orange Grove Ave Los Angeles, CA 90036	4	8/27/2025	1927	(4) 2 + 2	<b>\$2,021,000</b>	\$505,250	\$366.12	4.48%	14.32
	448 N Hayworth Ave Los Angeles, CA 90036	4	7/10/2025	1925	(4) 2 + 2	<b>\$1,825,000</b>	\$456,250	\$393.23	4.71%	14.12
	417 N Gardner St Los Angeles, CA 90036	4	11/15/2024	1926	(4) 2 + 2	<b>\$1,675,000</b>	\$418,750	\$349.69	5.35%	12.16
	351 N Orange Grove Ave Los Angeles, CA 90036	4	8/5/2024	1928	(4) 2 + 2	<b>\$1,800,000</b>	\$450,000	\$300.75	4.19%	14.66
	341 N Genesee Ave Los Angeles, CA 90036	4	3/12/2024	1927	(4) 2 + 2	<b>\$1,901,500</b>	\$475,375	\$295.36	5.05%	13.35
	439 N Hayworth Ave Los Angeles, CA 90036	4	1/26/2024	1949	(4) 2 + 2	<b>\$1,881,000</b>	\$470,250	\$399.45	N/A	N/A
	418 N Orange Grove Ave Los Angeles, CA 90036	4	9/26/2025	1928	(4) 2 + 2	<b>\$1,795,000</b>	\$448,750	\$330.08	4.65%	14.41
						<b>\$1,842,643</b>	<b>\$460,661</b>	<b>\$347.81</b>	<b>4.74%</b>	<b>13.84</b>

# RENT COMPARABLES

- 1 327 1/2 N Stanley Ave, Los Angeles, CA 90036
- 2 639 N Spaulding Ave, Los Angeles, CA 90036
- 3 600 S Burnside Ave, Los Angeles, CA 90036
- S 321 N Sierra Bonita Ave, Los Angeles, CA 90036



# RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
TWO BEDROOM					
	327 1/2 N Stanley Ave Los Angeles, CA 90036	2 Bed + 1.5 Bath	\$3,250	1,250	\$2.60
	639 N Spaulding Ave Los Angeles, CA 90036	2 Bed + 2 Bath	\$3,345	900	\$3.71
	600 S Burnside Ave Los Angeles, CA 90036	2 Bed + 2 Bath	\$3,250	1,200	\$2.70

04

AREA  
OVERVIEW





WELCOME TO

# FAIRFAX DISTRICT

# FAIRFAX DISTRICT

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Situated between West Hollywood and La Brea, the Fairfax District is best known for the renowned Original Farmers Market, its major shopping destination The Grove, and the iconic CBS Television City.

Fairfax is the epicenter of Los Angeles' fashion and food scene, filled with eclectic eateries, upscale boutiques, and chic hotels.

The neighborhood is also in close proximity to Museum Row, home to the Peterson Automotive Museum, LACMA and the La Brea Tar Pits.

With easy access to major freeways and a prime location between West Hollywood and Beverly Grove, the Fairfax District remains one of LA's most desirable and vibrant neighborhoods.

## 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.

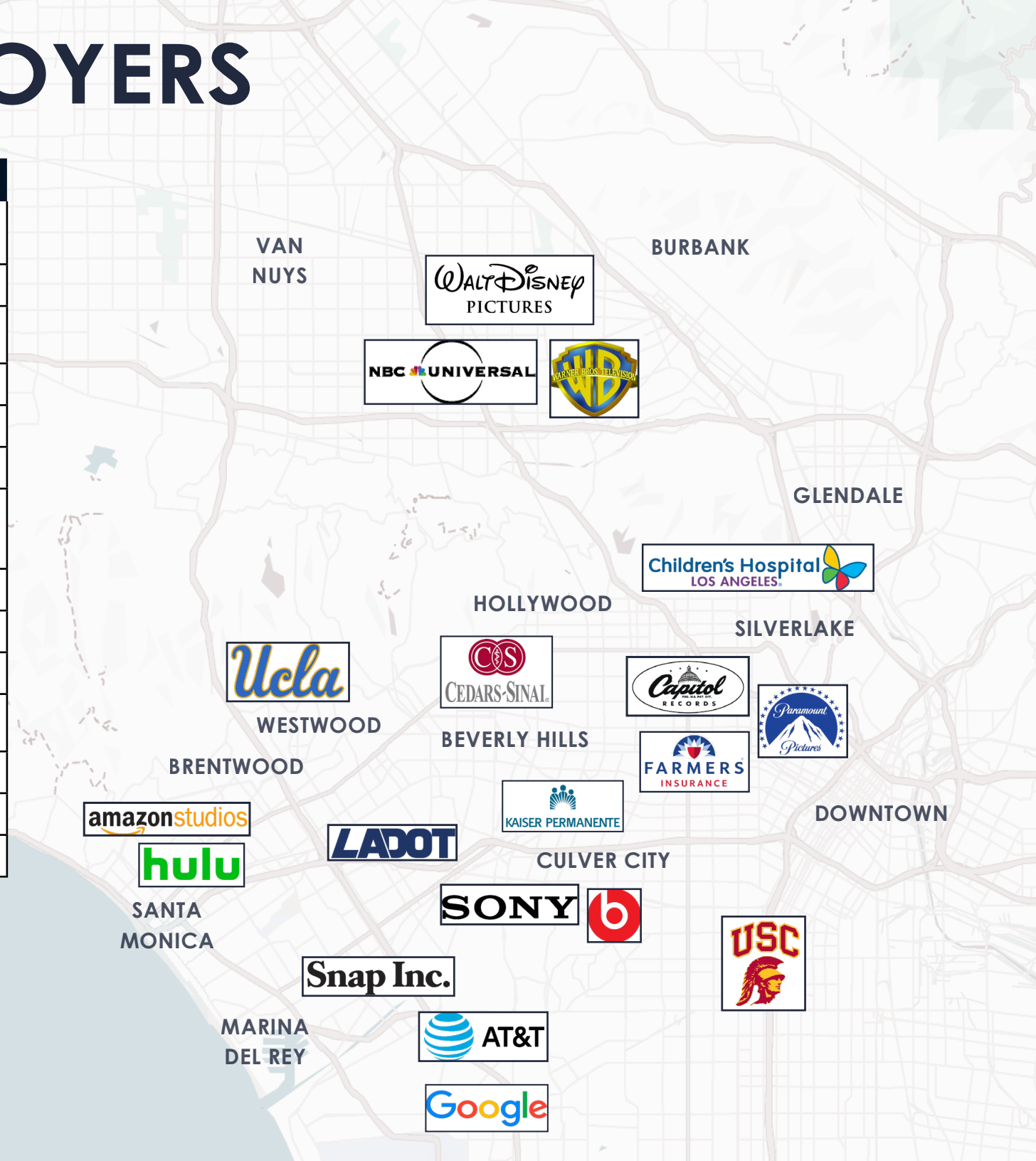


### BEVERLY CENTER

Premier Los Angeles shopping destination with high-end retailers, trendy boutiques, and dining options.

# 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



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