



358

N OGDEN DR
LOS ANGELES, CA 90036

LYON STAHL
INVESTMENT REAL ESTATE



THE KAMARA
MULTIFAMILY GROUP

4 UNITS - FAIRFAX DISTRICT LOCATION - VALUE ADD OPPORTUNITY

DISCLAIMER NOTICE

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all-inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXCLUSIVELY LISTED BY



MICHAEL KAMARA

Vice President of Investments, Lyon Stahl

Cell: (310) 666-5837

Office: (310) 525-5833

Michael.Kamara@LyonStahl.com

License CA: #02062158





TABLE OF CONTENTS

01

PROPERTY DETAILS

Property Summary
The Opportunity
Investment Highlights

02

FINANCIAL ANALYSIS

Rent Roll
Pricing Details

03

MARKET COMPARABLES

Sold Comparables
Rent Comparables

04

AREA OVERVIEW

Location
Employment
Demographics

358
N OGDEN DR
LOS ANGELES, CA 90036





01

PROPERTY
DETAILS



THE OPPORTUNITY

Michael Kamara of Lyon Stahl is pleased to present 358 N Ogden Dr, a charming four-unit apartment building located in the highly desirable Fairfax District of Los Angeles. Built in 1927, the property features (2) two-bedroom + one-bathroom units and (2) three-bedroom + one-bathroom units, totaling 5,486 square feet on a 6,375-square-foot lot.

Situated in the heart of the vibrant Fairfax District, 358 N Ogden Dr 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.

358 N Ogden Dr 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 4.49%, with the potential to reach a 6.65% CAP rate upon unit turnover.

PROPERTY SUMMARY

PRICING

Offering Price	\$1,750,000	
Price/Unit	\$437,500	
Price/SQFT	\$318.99	
CAP Rate	4.49% Current	6.65% Market
GRM	14.56 Current	10.88 Market

THE ASSET

Number of Units	4
Year Built	1927
Unit Mix	(2) 2 Bed + 1 Bath (2) 3 Bed + 1 Bath
Gross SqFt	5,486
Lot Size	6,375
Zoning	LARD1.5
Parcel Number	5527-039-027



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
358	3 Bed + 1 Bath	\$2,807	\$3,500	Occupied
358.5	2 Bed + 1 Bath	\$2,191	\$3,200	Occupied
360	2 Bed + 1 Bath	\$2,065	\$3,200	Occupied
360.5	3 Bed + 1 Bath	\$2,950	\$3,500	Occupied
TOTAL:		\$10,012	\$13,400	

RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
2	2 Bed + 1 Bath	\$2,128	\$4,256	\$3,200	\$6,400
2	3 Bed + 1 Bath	\$2,878	\$5,757	\$3,500	\$7,000
TOTAL SCHEDULED RENT:			\$10,012		\$13,400

PRICING DETAILS

PRICING	
OFFERING PRICE	\$1,750,000
Number of Units	4
Price per Unit	\$437,500
Price per SqFt	\$318.99
Gross SqFt	5,486
Lot Size	6,375
Year Built	1927

RETURNS	CURRENT	MARKET
Cap Rate	4.49%	6.65%
GRM	14.56	10.88

ANNUALIZED INCOME	CURRENT	MARKET
Gross Scheduled Income	\$120,153	\$160,800
Vacancy Reserve	(\$3,605) 3%	(\$8,040) 5%
Effective Gross Income	\$116,548	\$152,760
Less: Expenses	(\$37,981) 32%	(\$36,407) 23%
Net Operating Income	\$78,567	\$116,353

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$21,875	\$21,875
Main. & Repairs	\$2,400	\$2,400
Insurance	\$3,200	\$3,200
Utilities	\$4,800	\$1,600
Trash	-	-
Landscaping	\$600	\$600
Pest Control	\$300	\$300
Property Management	\$4,806	\$6,432
Total Expenses	\$37,981	\$36,407
Expenses/Unit	\$9,495	\$9,102
Expenses/SF	\$6.92	\$6.64

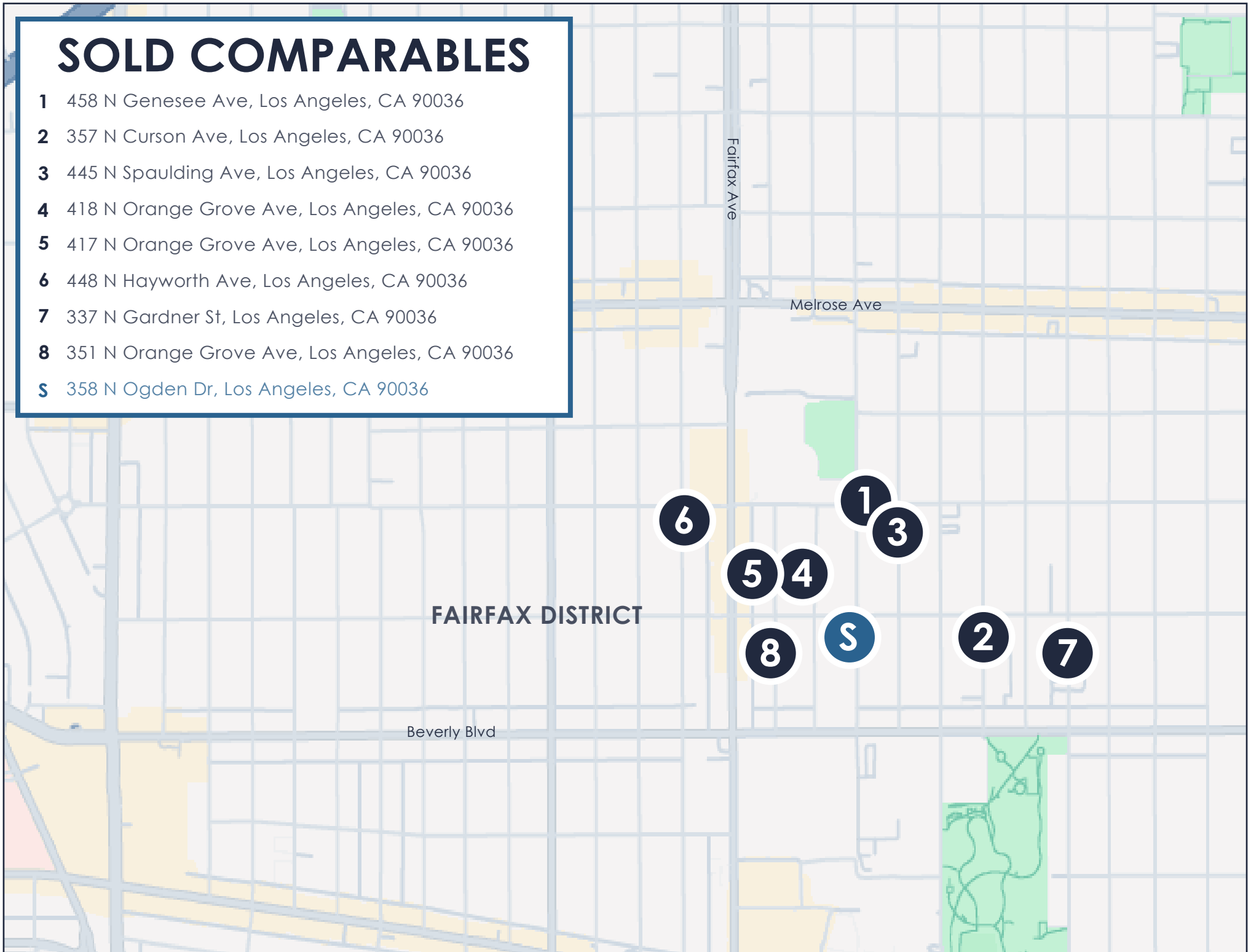
03

**MARKET
COMPARABLES**



SOLD COMPARABLES

- 1 458 N Genesee Ave, Los Angeles, CA 90036
- 2 357 N Curson Ave, Los Angeles, CA 90036
- 3 445 N Spaulding Ave, Los Angeles, CA 90036
- 4 418 N Orange Grove Ave, Los Angeles, CA 90036
- 5 417 N Orange Grove Ave, Los Angeles, CA 90036
- 6 448 N Hayworth Ave, Los Angeles, CA 90036
- 7 337 N Gardner St, Los Angeles, CA 90036
- 8 351 N Orange Grove Ave, Los Angeles, CA 90036
- S 358 N Ogden Dr, Los Angeles, CA 90036



SOLD COMPARABLES



S

**358 N OGDEN DR
LOS ANGELES, CA 90038**

Price	\$1,750,000
Units	4
Bldg SF	5,486
Year Built	1927
Cap Rate	4.49%
GRM	14.56
Price/SF	\$318.99
Price/Unit	\$437,500
Close of Escrow	N/A
Unit Mix	(2) 2 + 1 (2) 3 + 1

1

**458 N GENESEE AVE
LOS ANGELES, CA 90036**

Price	\$2,000,000
Units	4
Bldg SF	5,347
Year Built	1928
Cap Rate	5.17%
GRM	13.63
Price/SF	\$374.04
Price/Unit	\$500,000
Close of Escrow	1/6/2026
Unit Mix	(1) 1 + 1 (2) 2 + 2 (1) 1 + 1

2

**357 N CURSON AVE
LOS ANGELES, CA 90036**

Price	\$2,000,000
Units	4
Bldg SF	5,296
Year Built	1929
Cap Rate	4.56%
GRM	13.12
Price/SF	\$377.64
Price/Unit	\$500,000
Close of Escrow	1/2/2026
Unit Mix	(4) 2 + 2

SOLD COMPARABLES



3 445 N SPAULDING AVE
LOS ANGELES, CA 90036

4 418 N ORANGE GROVE AVE
LOS ANGELES, CA 90036

5 417 N ORANGE GROVE AVE
LOS ANGELES, CA 90036

Price	\$1,700,000
Units	4
Bldg SF	4,379
Year Built	1947
Cap Rate	4.28%
GRM	13.84
Price/SF	\$388.22
Price/Unit	\$425,000
Close of Escrow	12/5/2025
Unit Mix	(4) 2 + 2

Price	\$1,795,000
Units	4
Bldg SF	5,438
Year Built	1928
Cap Rate	4.71%
GRM	14.04
Price/SF	\$330.08
Price/Unit	\$448,750
Close of Escrow	9/26/2025
Unit Mix	(4) 2 + 2

Price	\$2,021,000
Units	4
Bldg SF	5,520
Year Built	1927
Cap Rate	4.74%
GRM	13.43
Price/SF	\$366.12
Price/Unit	\$505,250
Close of Escrow	8/27/2025
Unit Mix	(4) 2 + 2

SOLD COMPARABLES



6

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

Price	\$1,825,000
Units	4
Bldg SF	4,641
Year Built	1925
Cap Rate	4.69%
GRM	14.12
Price/SF	\$393.23
Price/Unit	\$456,250
Close of Escrow	7/10/2025
Unit Mix	(4) 2 + 2

7

**337 N GARDNER ST
LOS ANGELES, CA 90036**







Price	\$1,983,000
Units	4
Bldg SF	4,783
Year Built	1939
Cap Rate	N/A
GRM	N/A
Price/SF	\$414.59
Price/Unit	\$495,750
Close of Escrow	12/13/2024
Unit Mix	(4) 2 + 2

8

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

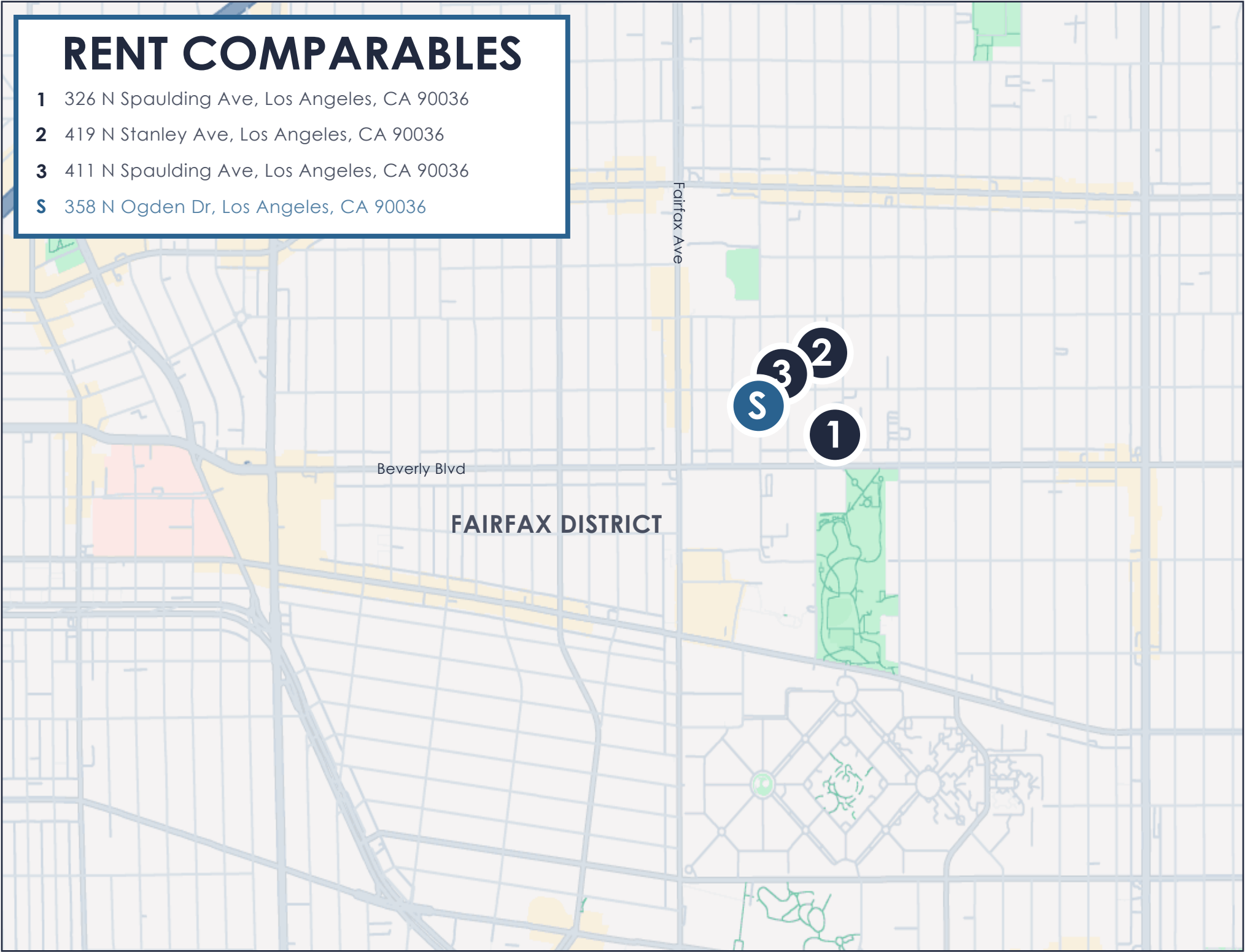
Price	\$1,800,000
Units	4
Bldg SF	5,985
Year Built	1928
Cap Rate	3.39%
GRM	16.65
Price/SF	\$300.75
Price/Unit	\$450,000
Close of Escrow	8/5/2024
Unit Mix	(4) 2 + 2

SOLD COMPARABLES




	PROPERTY ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	358 N Ogden Dr Los Angeles, CA 90038	4	N/A	1927	(2) 2 + 1 (2) 3 + 1	\$1,750,000	\$437,500	\$318.99	4.49%	14.56
	458 N Genesee Ave Los Angeles, CA 90036	4	1/6/2026	1928	"(1) 1 + 1 (2) 2 + 2	\$2,000,000	\$500,000	\$374.04	5.17%	13.63
	357 N Curson Ave Los Angeles, CA 90036	4	1/2/2026	1929	(4) 2 + 2	\$2,000,000	\$500,000	\$377.64	4.56%	13.12
	445 N Spaulding Ave Los Angeles, CA 90036	4	12/5/2025	1947	(4) 2 + 2	\$1,700,000	\$425,000	\$388.22	4.28%	13.84
	418 N Orange Grove Ave Los Angeles, CA 90036	4	9/26/2025	1928	(4) 2 + 2	\$1,795,000	\$448,750	\$330.08	4.71%	14.04
	417 N Orange Grove Ave Los Angeles, CA 90036	4	8/27/2025	1927	(4) 2 + 2	\$2,021,000	\$505,250	\$366.12	4.74%	13.43
	448 N Hayworth Ave Los Angeles, CA 90036	4	7/10/2025	1925	(4) 2 + 2	\$1,825,000	\$456,250	\$393.23	4.69%	14.12
	337 N Gardner St Los Angeles, CA 90036	4	12/13/2024	1939	(4) 2 + 2	\$1,983,000	\$495,750	\$414.59	N/A	N/A
	351 N Orange Grove Ave Los Angeles, CA 90036	4	8/5/2024	1928	(4) 2 + 2	\$1,800,000	\$450,000	\$300.75	3.39%	16.65
						\$1,890,500	\$472,625	\$368.08	4.51%	14.12

RENT COMPARABLES

- 1 326 N Spaulding Ave, Los Angeles, CA 90036
- 2 419 N Stanley Ave, Los Angeles, CA 90036
- 3 411 N Spaulding Ave, Los Angeles, CA 90036
- S 358 N Ogden Dr, Los Angeles, CA 90036



RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
TWO BEDROOM					
	326 N Spaulding Ave Los Angeles, CA 90036	2 Bed + 1.5 Bath	\$3,250	1,300	\$2.50
	419 N Stanley Ave Los Angeles, CA 90036	2 Bed + 1 Bath	\$3,200	1,345	\$2.38
	411 N Spaulding Ave Los Angeles, CA 90036	2 Bed + 1 Bath	\$3,200	1,200	\$2.67

04

AREA
OVERVIEW





WELCOME TO

FAIRFAX DISTRICT

FAIRFAX DISTRICT

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



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.

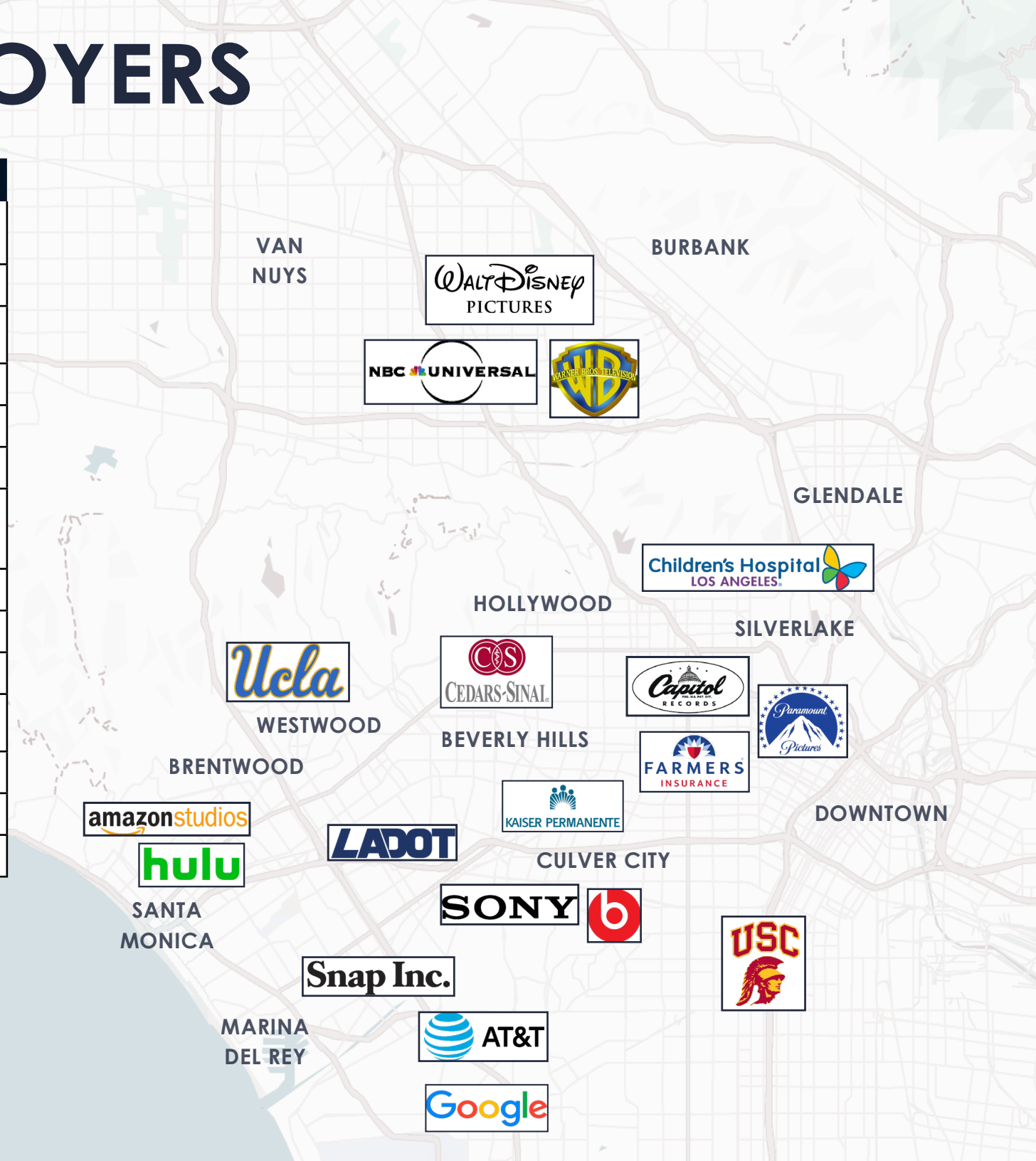


BEVERLY CENTER

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



VAN
NUYS

BURBANK



GLENDALE



HOLLYWOOD

SILVERLAKE



WESTWOOD



BEVERLY HILLS



Warner Bros.
Entertainment Inc.

4,100



Farmer's Insurance Group

2,800

Paramount Pictures

1,700

Capitol Records

600

BRENTWOOD



DOWNTOWN



SANTA
MONICA



MARINA
DEL REY



358

N OGDEN DR
LOS ANGELES, CA 90036

EXCLUSIVELY LISTED BY:



MICHAEL KAMARA

Vice President of Investments , Lyon Stahl

Tel: (310) 212-525-5833

Michael.Kamara@LyonStahl.com

License CA: #02062158

