

## EXCLUSIVE LISTING

# 1621 - 1625 1/2 N Kingsley Dr, Los Angeles, CA 90027

5-Units, First time on the market since 1973! Individually metered for gas and electric, located in-between Hollywood Blvd and Sunset Blvd, has a Walk Score of 92.



## Property Overview

Subject Property:	1621-1625 1/2 N Kingsley Dr, Los Angeles, CA 90027
Asking Price:	\$1,100,000
Building Area:	3,078 SF
Lot Size:	6,873 SF
APN#:	5544-016-006
Number of Units:	5
Unit Mix:	3 x 1 Bed Bungalow 2 x 1B+1B
Zoning:	RD1.5-1XL

## OFFERING HIGHLIGHTS

- Owned by the same family since 1973!
- 3 Freestanding Bungalows and a Duplex
- True Value-Add with over 200% Rental Upside
- Proforma 6%+ CAP Rate
- Individually metered for Gas and Electric
- Just off Hollywood Blvd
- Charming curb appeal with a nice courtyard
- Located in between Hollywood Blvd and Sunset Blvd
- Just a few blocks for the Hollywood and Western Metro Stop,

- Barndall Art Park, Kaiser Permanente, and many bars and restaurants
- Central location, close to Hollywood, Griffith Park, and Los Feliz
- Location is a walker's paradise, with a Walk Score of 92
- Commuter friendly, with close proximity to the Hollywood Freeway and public transit (Metro Stations Vermont/Sunset, Hollywood/Western, and bus stops)
- In distance to educational facilities like Los Angeles City College and the American Film Institute



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Walk Score  
**92**

**Walker's Paradise**

Daily errands do not require a car.

Exclusively Listed By: **JUSTIN MCCARDLE**

**909.486.2069**

**justin@growthinvestmentgroup.com**

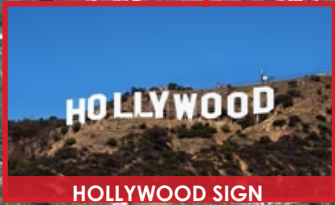
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**Hollywood Blvd**



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