



5725 Enfield Ave
5727 Enfield Ave.

4 Addresses, 2 Lots, 1 Great Investment

New 2 story Home w/ detached ADU

New 2 story Home w/ attached ADU



DARREN SHACK
TAMARA TAMBE

818-266-9599
818-439-3602

PINNACLE
ESTATE PROPERTIES, INC.

DRE #00905345
01930725, 01793556

Property Overview

5725 Enfield Ave. a single family residence on a flat 9,549 sqft lot has been subdivided into 2 different parcels and plans approved to build 4 units.

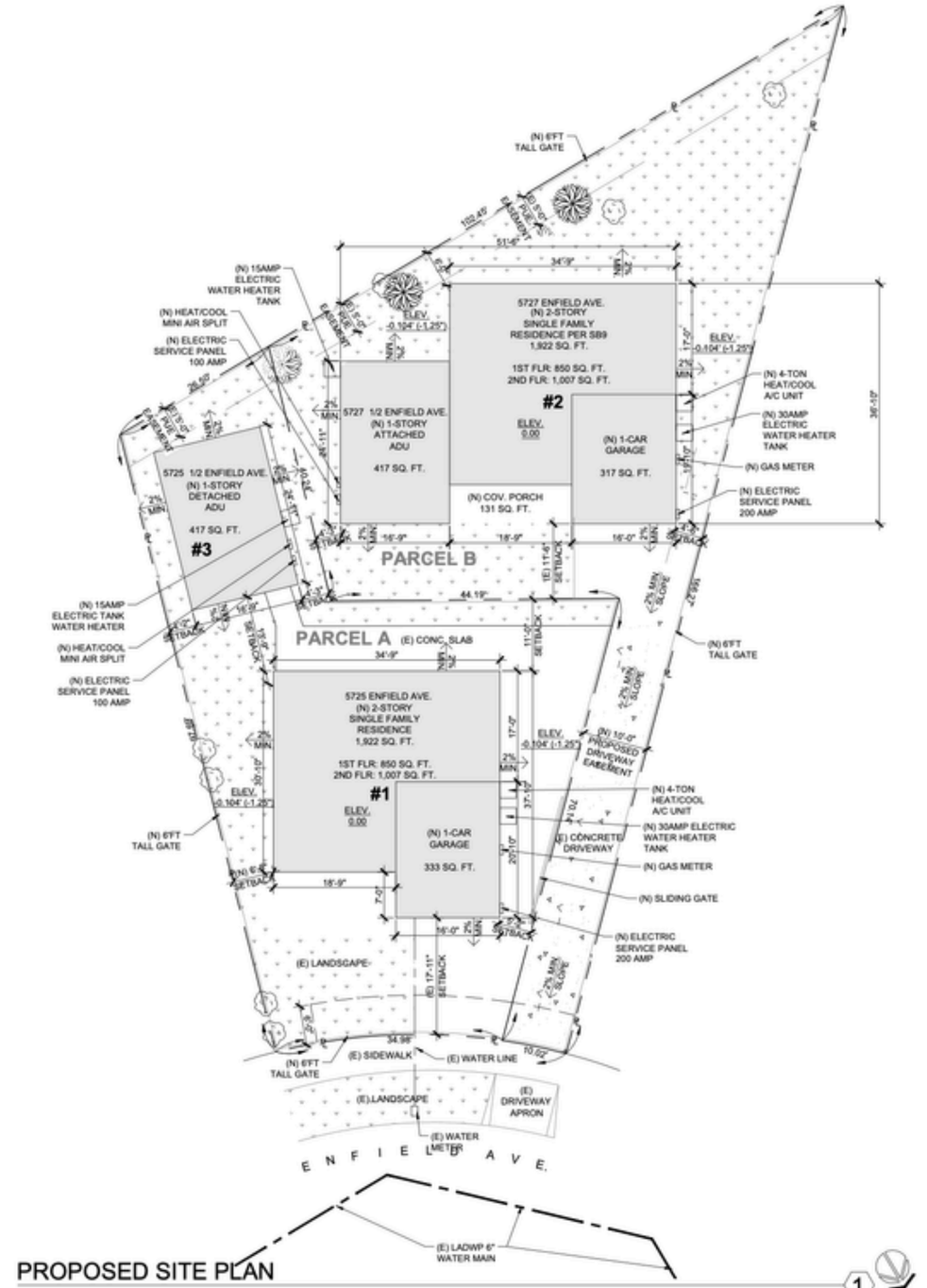
Parcel A- 5725 N Enfield Ave. includes plans to build a single family home offering 4 bedrooms, 3.5 bathrooms, and 1,992 sqft of living space and 1 car attached garage. **A separate permit approved for 5725 ½ N Enfield Ave.** a detached 1 bedroom, 1 bathroom ADU with 417 sqft of living space. Total lot sqft - 4,384.

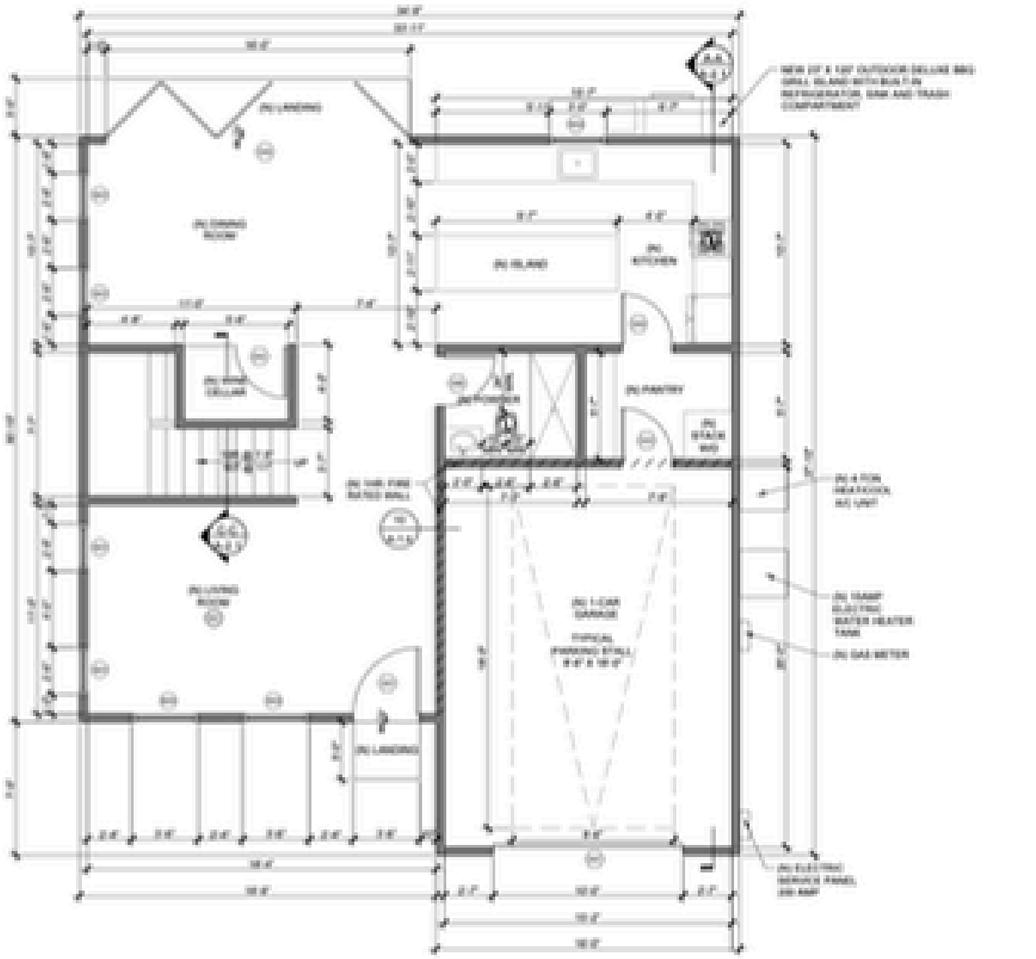
Parcel B - 5727 Enfield Ave. is a vacant lot with approved plans to build a single family home offering 4 bedrooms, 3.5 bathrooms, and 1,992 sqft of living space and 1 car attached garage. **5727 ½ N Enfield Ave.** is an attached 1 bedroom, 1 bathroom ADU. Total lot sqft - 5,151.



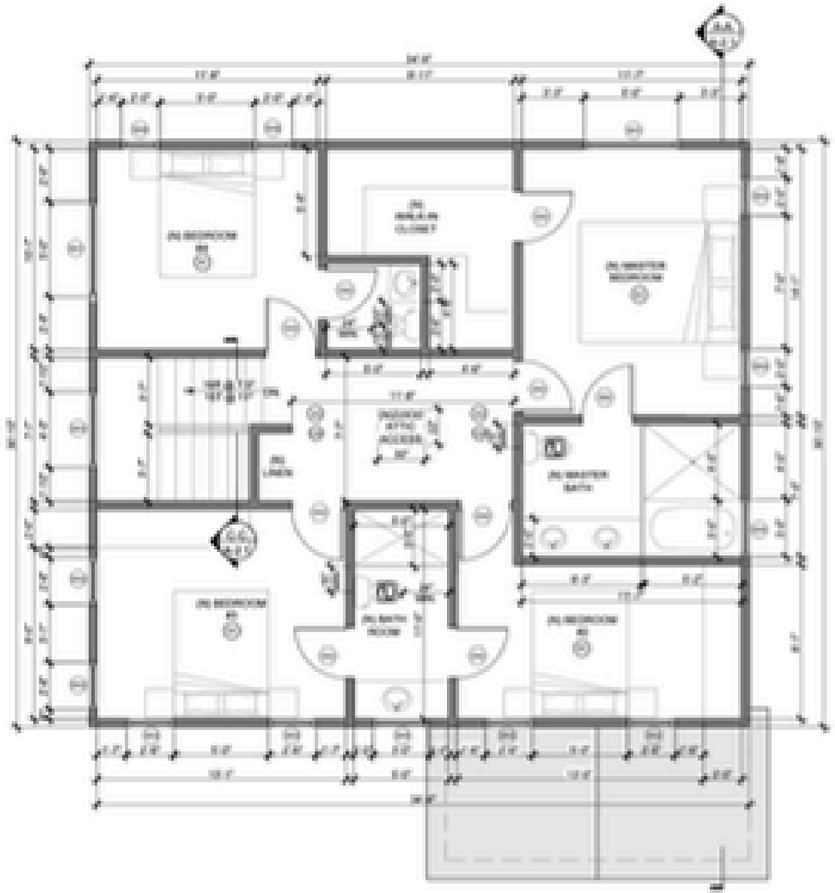


Proposed Site Plan
RTI Approved





PROPOSED 1ST FLOORPLAN & 1-CAR GARAGE



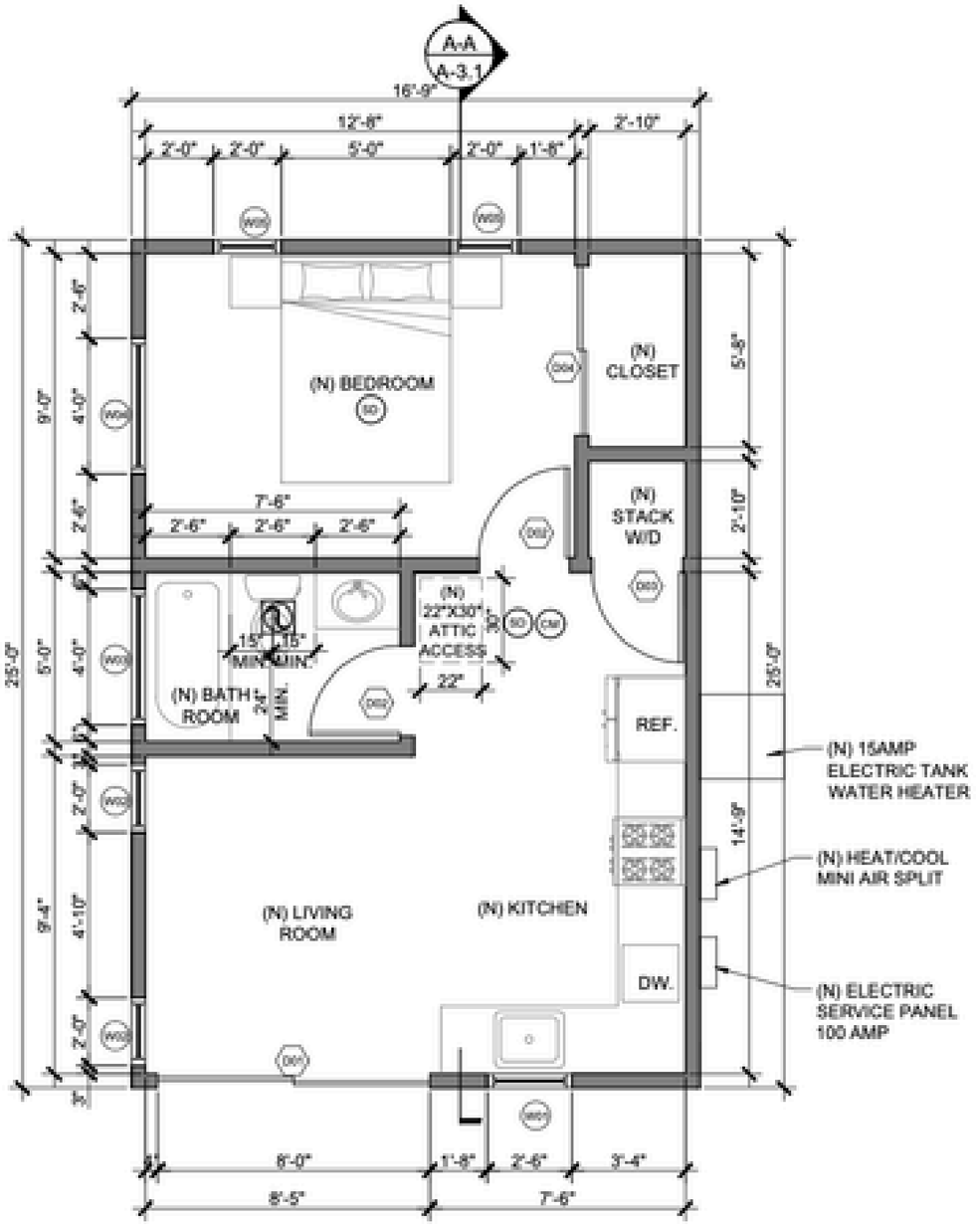
PROPOSED 2ND FLOORPLAN

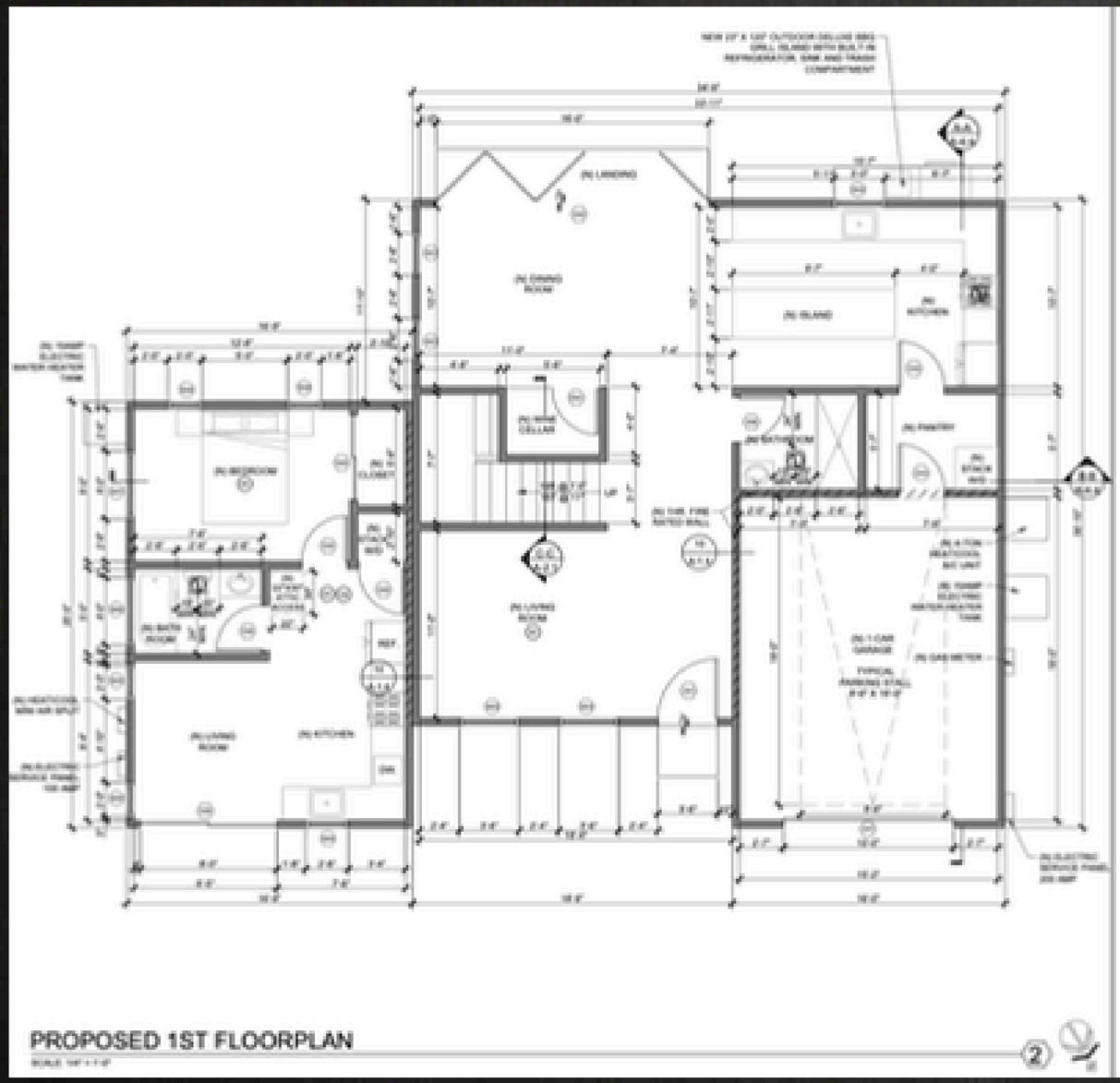
5725 Enfield Ave.

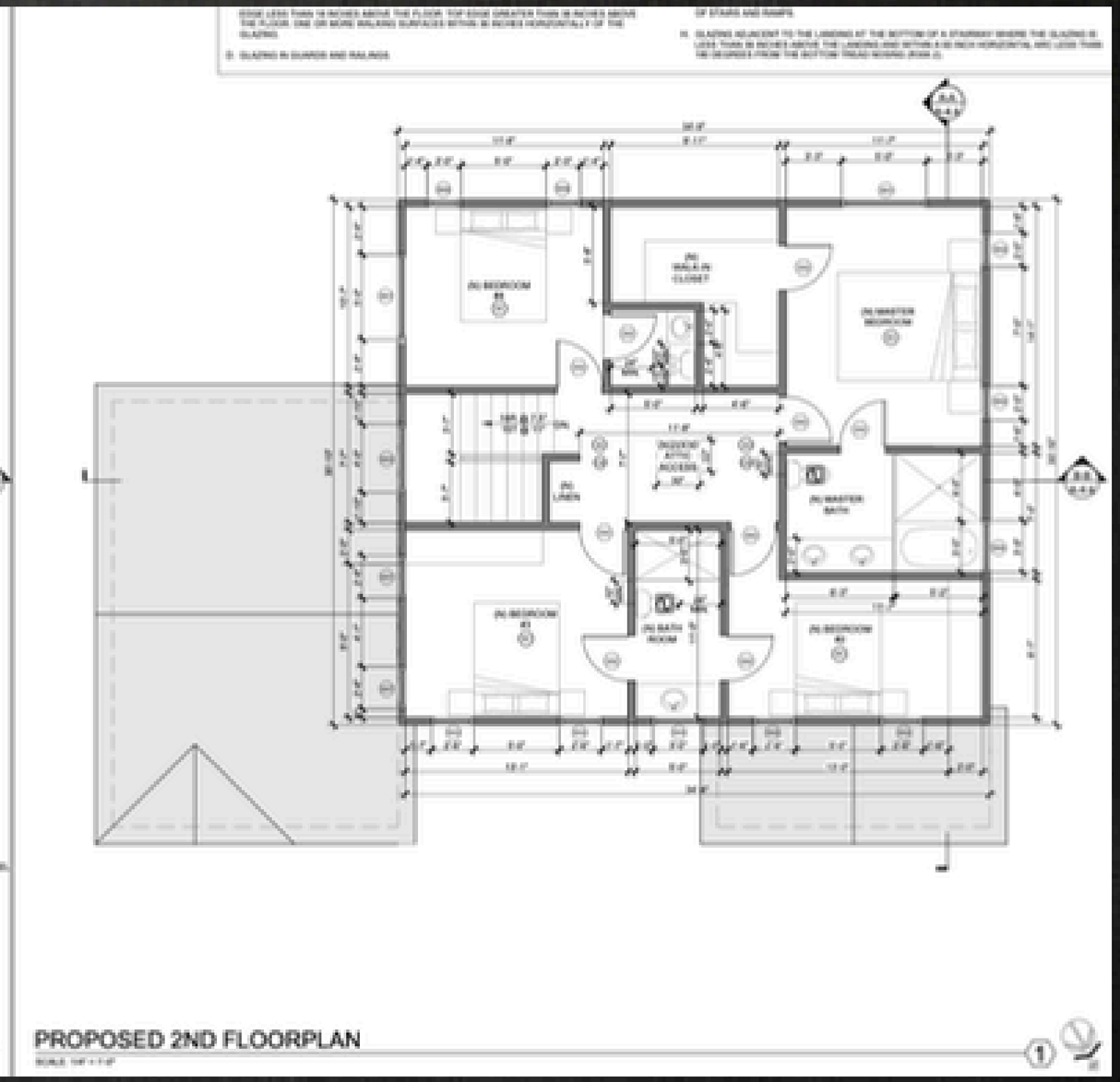
Two Story Home | 4 Bedroom | 3.5 Bathroom | 1,922 sqft | 4,383 sqft lot | One Car Garage

5725 1/2 Enfield Ave.

Detached ADU | 417 sqft | Parcel A







5727 Enfield Ave. & 5727 ½ Enfield Ave.

Two Story Home | 4 Bedroom | 3.5 Bathroom | 1,922 sqft | 5,151 sqft lot | One Car Garage| Attached ADU - 417 Sqft

Approved Subdivision

429/67

BOOK 429 PAGE 67

SCALE: 1" = 30'

SHEET 1 OF 2 SHEETS

PARCEL MAP L.A. NO. 2024-553

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

BEING A SUBDIVISION OF LOT 318 OF TRACT 15778, AS PER MAP RECORDED IN BOOK 349, PAGES 12 THROUGH 18, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

FILED
AT REQUEST OF OWNER
AT MINUTES PAST
AT BOOK 429 PAGE 67
LOS ANGELES COUNTY, CA.
Dean C. Logan
BY
FEE $

DA FEE Code 39

SUBDIVIDER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE SUBDIVIDERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

LISA SHUTONG HONG AND HAO WU, AS TRUSTEES OF THE LISA AND HAO TRUST, SUBDIVIDERS

NOTE: THE RECORD OWNERS ARE LISA SHUTONG HONG AND HAO WU, AS TRUSTEES OF THE LISA AND HAO TRUST

LISA SHUTONG HONG, Trustee

HAO WU, Trustee

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Los Angeles } SS

ON 10/31/25 BEFORE ME, Jacqueline Lee Hawk

A NOTARY PUBLIC, PERSONALLY APPEARED LISA SHUTONG HONG AND HAO WU, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF California THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

NAME OF NOTARY Jacqueline Lee Hawk

COUNTY IN WHICH COMMISSIONED Los Angeles

DATE OF COMMISSION EXPIRES Jun 26, 2029

COMMISSION NUMBER 2523944

BENEFICIARY STATEMENT:

EAST WEST BANK, N.A., A NATIONAL ASSOCIATION BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 11, 2024 AS INST. NO. 20240025656, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

BY: Peggy O'Donovan
NAME: PEGGY O'DONOVAN

BY: Jacquelyn Forte
NAME: JACQUELYN FORTE

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Los Angeles } SS

ON 10/24/2025 BEFORE ME, Cornel Blakemore

A NOTARY PUBLIC, PERSONALLY APPEARED PEGGY ODONOVAN AND JACQUELYN FORTE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

NAME OF NOTARY Cornel L. Blakemore

COUNTY IN WHICH COMMISSIONED Los Angeles

DATE OF COMMISSION EXPIRES 05/25/2026

COMMISSION NUMBER 2405557

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LISA SHUTONG HONG AND HAO WU ON MARCH 19, 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED PRELIMINARY MAP, IF ANY.

MARCELINO MILLER, P.L.S. 9354

11/6/2025
DATE

MARCELINO SERRANO MILLER No. 9354

BASIS OF BEARING:

THE BEARING NORTH 89°59'30" WEST OF THE CENTERLINE OF ENFIELD AVENUE AS SHOWN ON THE MAP OF TRACT 15778, AS PER MAP RECORDED IN BOOK 349, PAGES 12 THROUGH 18, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

SIGNATURE OMISSIONS:

THE SIGNATURE OF THE CITY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS PER MAP OF TRACT NO. 15778, RECORDED IN BOOK 349, PAGES 12 THROUGH 18, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i)-(vii) OF THE SUBDIVISION MAP ACT. ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNEES, HOLDER OF AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES, PER DEED RECORDED ON AUGUST 19, 1949, IN BOOK 30822, PAGE 335, AS INSTRUMENT NO. 2791 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i)-(vii) OF THE SUBDIVISION MAP ACT. ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY: Diego G. Rivera
DEPUTY

DATE 11/24/2025

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF $ [illegible] HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF PARCEL MAP L.A. NO. 2024-553 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISOR OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Diego G. Rivera
DEPUTY

DATE 11/24/2025

NOTE:

THIS MAP IS BEING RECORDED AS AN URBAN LOT SPLIT PURSUANT TO CALIFORNIA SENATE BILL 9

NOTIFICATION OF STREET LIGHTING MAINTENANCE ASSESSMENTS

NOTICE IS HEREBY GIVEN that assessments may be levied for the costs of maintenance and energy for any street lighting facilities installed within the subdivision. The initial billing may be for a period of up to three years with subsequent bills annually. For further information, call the Bureau of Street Lighting at (213) 847-1500.

CERTIFICATE OF SPECIAL ASSESSMENT

I hereby certify that according to the records of the City Engineer of the City of Los Angeles none of the fees of bills or parcels of the subdivision shown on this subdivision map are delinquent and that said property is not subject to any special assessments which may be paid in full.

DATE November 18, 2025

CITY ENGINEER [illegible]

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that I have examined this map and that this subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Division 2 of Title 7 of the Government Code, State of California, and of all local ordinances applicable and in effect at the time of approval of the tentative map have been complied with.

DATE November 5, 2025

CITY ENGINEER [illegible]

I hereby certify that I am satisfied that this map is technically correct.

DATE November 14, 2025

ENGINEER OF SURVEYS [illegible]

CERTIFICATE OF TITLE

I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California a certificate made by the Chicago Title Company of said City Order No. 00021701-T(AC) dated October 31, 2025 certifying that it appears from the records of said City and County that Lisa Shutong Hong and Hao Wu are the only person(s) whose consent is required for the recording of this map for title.

DATE November 5, 2025

CITY ENGINEER [illegible]

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY that the City Council of the City of Los Angeles approved this map and accepted on behalf of the public all offers of dedication shown hereon unless otherwise rejected, except those marked "Future Street" or "Future Easement" provided that nothing herein contained shall be construed as acceptance of any improvements made in or upon any street, alley or easement shown on this map.

DATE November 19, 2025

BY [illegible] DEPUTY

429/68

BOOK 429 PAGE 68

SCALE 1" = 40'

SHEET 2 OF 2 SHEETS

PARCEL MAP L.A. NO. 2024-553

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

REFERENCE NOTES:

R1 INDICATES RECORD OR CALCULATED FROM RECORD DATA PER TRACT NO. 15778, M.B. 349, PAGES 12-18, UNLESS NOTED OTHERWISE.

R2 ALL DISTANCES AND ANGLES SHOWN ARE FROM RECORD OR CALCULATED FROM RECORD DATA PER CDFB 174-129, UNLESS NOTED OTHERWISE.

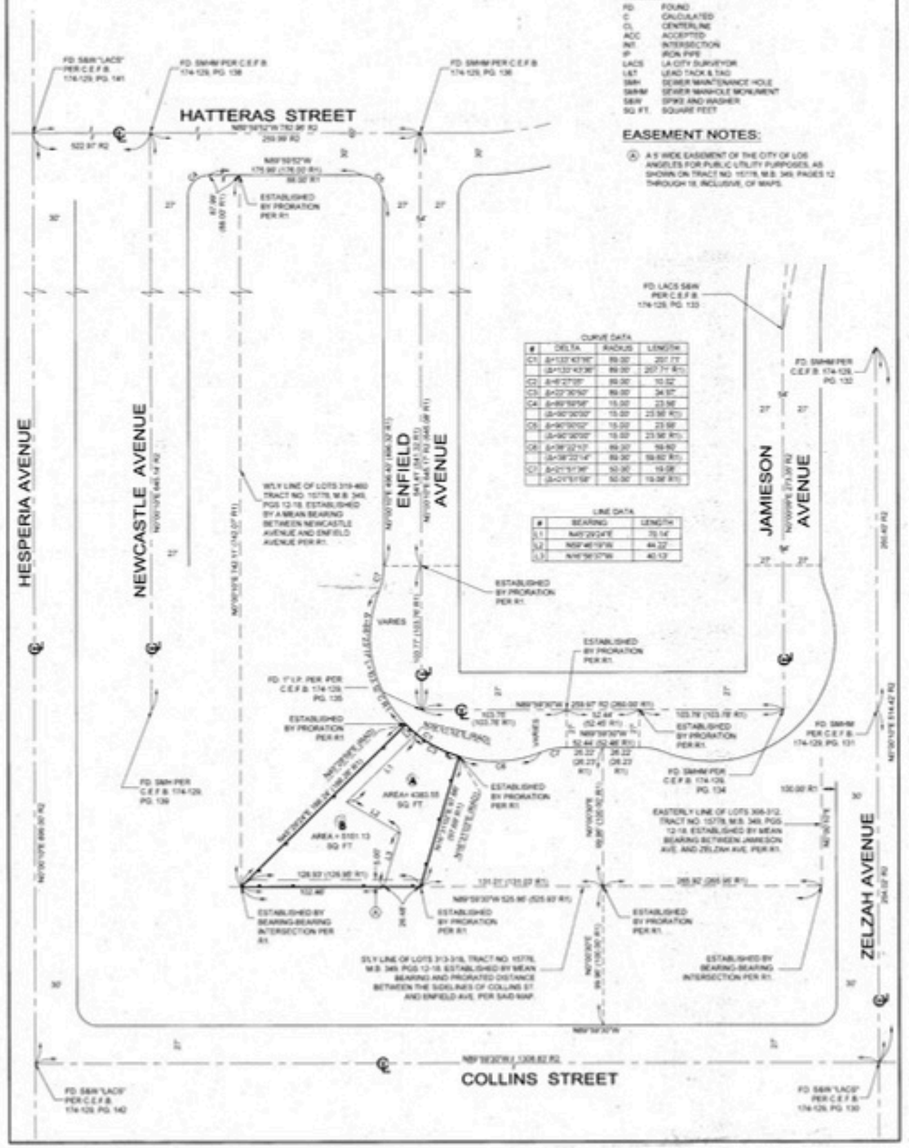
INDICATES THE LAND BEING SUBDIVIDED BY THIS MAP

LEGEND:

FD.	FOUND
C	CALCULATED
CL	CENTERLINE
ACC	ACCEPTED
INT.	INTERSECTION
IP	IRON PIPE
LACS	LA CITY SURVEYOR
L&T	LEAD TACK & TAG
SMH	SEWER MAINTENANCE HOLE
SMHM	SEWER MANHOLE MONUMENT
SBW	SPIKE AND WASHER
SQ. FT.	SQUARE FEET

EASEMENT NOTES:

(A) A 5' WIDE EASEMENT OF THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES, AS SHOWN ON TRACT NO. 15778, M.B. 349, PAGES 12 THROUGH 18, INCLUSIVE, OF MAPS.





A RARE OPPORTUNITY TO INVEST IN ENCINO PARK

3 APPROVED PLANS – RTI



PURCHASE INCLUDES:

- 3 approved plans, ready to issue permits.
- Approved Subdivision Map
- 2 Separate APN’s
- Each parcel can be purchased individually for flexibility in lending options.

One buyer must buy both parcels.

Offered at $1,620,000

Contact Us for further details



DARREN SHACK
TAMARA TAMBE

818-266-9599
818-439-3602
SHACKTAMBE@GMAIL.COM

SHACK & TAMBE
REAL ESTATE
TEAM

16300 VENTURA BLVD #100, ENCINO CA 91436

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DRE #00905345
01930725, 01793556