OFFERING MEMORANDUM



4934 W Maplewood Ave

LOS ANGELES, CALIFORNIA 90004

8-UNIT MULTIFAMILY INVESTMENT · HANCOCK PARK ADJACENT

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OFFERING PRICE

$1,925,000

PROPERTY OVERVIEW

Investment Summary

4934 W Maplewood Ave is a fully stabilized, 100%-occupied 8-unit multifamily investment opportunity ideally situated in a highly desirable pocket immediately adjacent to **Hancock Park**, one of Los Angeles' most prestigious and enduring residential neighborhoods. Built in 1961, the Property is a well-maintained, two-story courtyard-style apartment building totaling approximately 7,094 square feet on a 7,261 square-foot, LAR3-zoned lot.

The unit mix consists of six one-bedroom/one-bath residences and two spacious two-bedroom/one-and-a-half-bath residences, served by on-site gated carport parking. Residents enjoy exceptional walkability — a Walk Score of 92/100 — to the shops, cafes, and boutiques of Larchmont Village, the tree-lined estates of Hancock Park and Windsor Square, and the retail corridors along Melrose and Western Avenues, with convenient access to Koreatown, Hollywood, and Downtown Los Angeles.

With in-place rents below prevailing market levels for this submarket, the Property presents an investor with a rare combination of stable current income and long-term upside as leases roll to market over time, in one of the Westside-adjacent corridor's most supply-constrained residential pockets.

Investment Highlights

- 100% occupied — stable, fully leased 8-unit asset with immediate in-place income
- Prime location directly adjacent to Hancock Park and Larchmont Village
- Walk Score of 92/100 — a "Walker's Paradise" within central Los Angeles
- LAR3 multifamily zoning offers long-term flexibility for ownership
- Attractive basis of roughly $240,625 per unit and $271.36 per square foot
- Rental upside potential as in-place rents burn up to market on turnover
- Gated, on-site carport parking for residents

Property Summary	
Address	**4934 W Maplewood Ave**
City, State, Zip	**Los Angeles, CA 90004**
APN	**5522-018-019**
Year Built	**1961**
Number of Units	**8**
Number of Buildings	**1 (2 Stories)**
Building Size	**± 7,094 SF**
Lot Size	**± 7,261 SF (0.167 AC)**
Lot Dimensions	**± 50' x 145'**
Zoning	**LAR3**
Parking	**Gated On-Site Carport**
Occupancy	**100%**



FINANCIAL OVERVIEW

Financial Summary

$1,925,000	4.65%	11.75	$240,625	$271.36
OFFERING PRICE	CAP RATE (2025)	GRM	PRICE / UNIT	PRICE / SF

2025 Income & Expense Summary	Annual
Gross Scheduled Rent (Actual, In-Place)	$163,896.72
SCEP / RSO / Soft-Story Reimbursement	$886.84
Laundry Income	$633.00
Total Gross Income	**$165,416.56**
Property Tax (1.3%)	($25,025.00)
Property Insurance	($13,847.37)
Repairs & Maintenance	($5,395.00)
Appliance Repair / Replacement	($1,560.00)
Electricity	($2,452.79)
Gas	($2,000.88)
Water	($5,512.92)
Sewer	($3,695.85)
Trash	($10,725.92)
Gardening	($900.00)
Property Management	($4,800.00)
Total Operating Expenses	**($75,915.73)**
Net Operating Income (NOI)	**$89,500.83**

Unit Type	# of Units	% of Total	Avg. Monthly Rent
2 Bed / 1.5 Bath	2	25%	$2,113.47
1 Bed / 1 Bath	6	75%	$1,571.85
Total / Weighted Average	**8**	**100%**	**$1,707.26**

Income and expenses reflect actual 2025 operating results provided by the Seller and have not been independently verified. Prospective purchasers should perform their own due diligence and verify all income, expense, and physical information contained herein.

IN-PLACE RENT ROLL · AS OF AUGUST 2026

Rent Roll

Unit	Unit Type	Approx. Move-In	Current Monthly Rent	Security Deposit
1	2 Bed / 1.5 Bath	December 2023	$2,271.36	$2,100.00
2	1 Bed / 1 Bath	August 2023	$1,606.80	$1,500.00
3	1 Bed / 1 Bath	October 2013	$1,368.27	$1,050.00
4	2 Bed / 1.5 Bath	October 2008	$1,955.58	$1,500.00
5	1 Bed / 1 Bath	September 2024	$1,560.00	$1,500.00
6	1 Bed / 1 Bath	October 2018	$1,679.98	$1,450.00
7	1 Bed / 1 Bath	August 2019	$1,671.07	$1,500.00
8	1 Bed / 1 Bath	April 2025	$1,545.00	$1,500.00
Total (8 Units — 100% Occupied)			**$13,658.06**	**$12,100.00**

Tenant names withheld for privacy. Rent roll provided by Seller / property management and deemed reliable but not guaranteed; buyer to verify all information during due diligence.

THE NEIGHBORHOOD

Location Overview

Located at 4934 W Maplewood Ave, the Property sits on a quiet residential block just off Western Avenue, directly adjacent to Hancock Park and Windsor Square — two of Los Angeles' most established and architecturally significant single-family neighborhoods. The immediate area blends tree-lined residential streets with the walkable commercial energy of Larchmont Village, Melrose Avenue, and Koreatown, giving residents easy access to dining, shopping, and transit while remaining tucked into a quiet, low-turnover pocket of the city.



Aerial view of the Property along W Maplewood Ave



Neighborhood context — W Maplewood Ave & N Western Ave

- Directly adjacent to Hancock Park and Windsor Square
- Minutes to the shops and restaurants of Larchmont Village
- Walking distance to the Melrose Avenue and Western Avenue retail corridors
- Convenient access to Koreatown, Hollywood, and Downtown Los Angeles
- Walk Score of 92/100 — a "Walker's Paradise"

PROPERTY PHOTOS

The Property









Confidentiality & Disclaimer

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