

4741 Radford Avenue Valley Village, CA 91607



1988 Construction (Exempt from LA Rent Control) | (9) 2-Bdrm. & 2-Bath Units | Approx. 1,100 SF Each
Offered at \$349 per foot and 5.52% CAP | South of Riverside Drive

COMPASS

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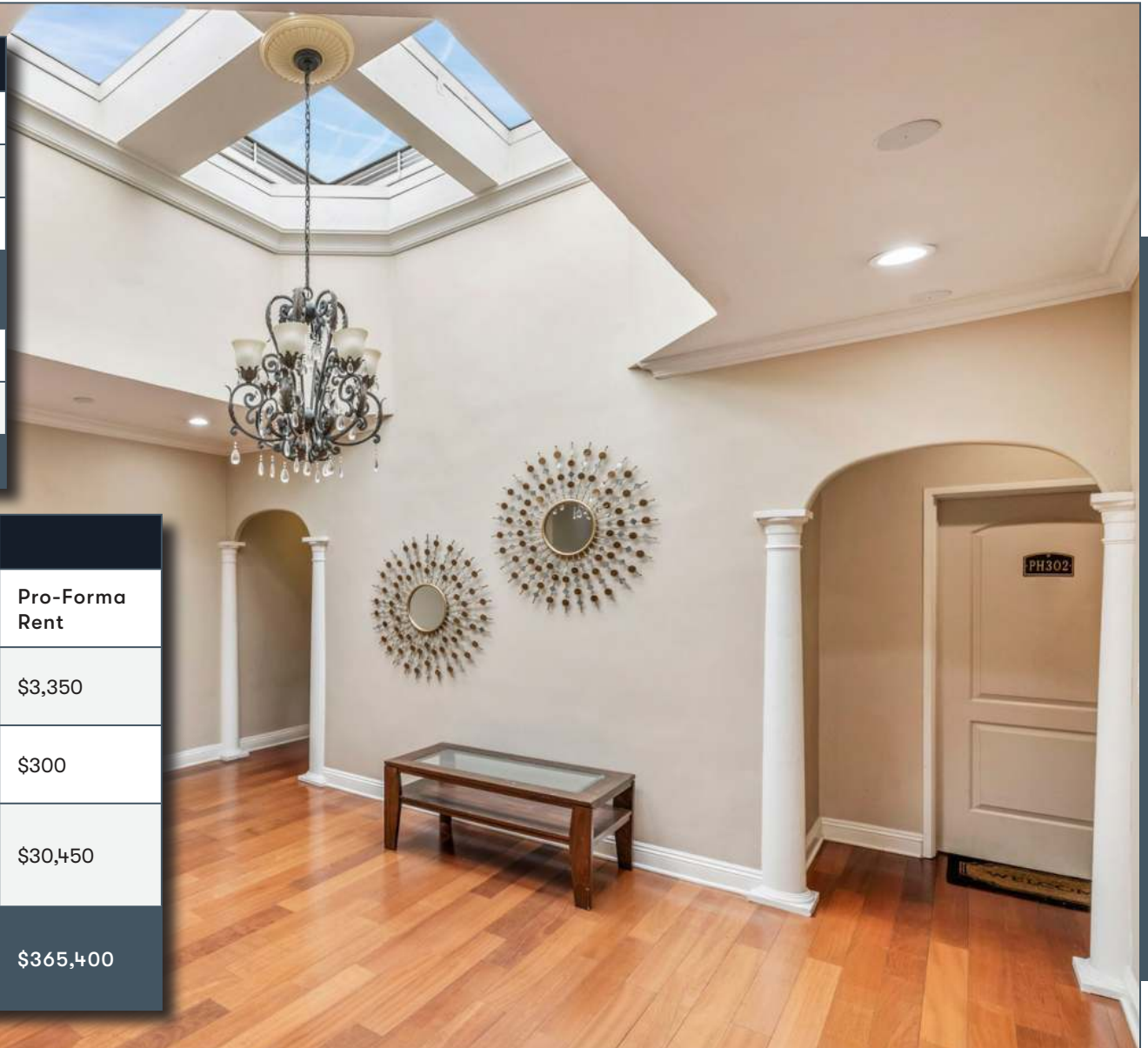
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Property Overview

4741 Radford Valley Village	
Price	\$ 3,950,000
Number of Units	9
Price per Unit	\$438,889
Year Built	1988 (No LA rent control)
Lot Size	7,223 SF
Building Size	11,303 SF
Price per Foot	\$349

Income			
# of Units	Unit Type	Current Rent	Pro-Forma Rent
9	2 + 2	\$2,650 - \$3,377	\$3,350
Other Income		\$300	\$300
Monthly Gross Income		\$28,521	\$30,450
Annual Gross Income		\$342,256	\$365,400



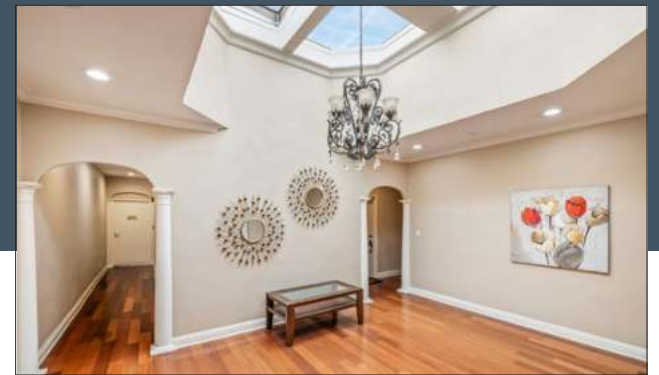
Property Highlights



- Nestled in a prime Valley Village location just south of Riverside Drive, 4741 Radford is a clean, professionally managed 9-unit apartment building that checks all the boxes. Built in 1988 and exempt from L.A.'s rent control, the property offers investors a rare blend of stability, income, and lower capital expenditure.
- The building is comprised of (9) 2-bdrm. and 2-bath units averaging 1,100+ SF. Many have been upgraded with wood-laminate flooring, modern kitchens, stainless steel appliances, in-unit washer/dryers, balconies, and central HVAC. Property amenities include secure entry, subterranean gated parking, and multiple EV charging stations.
- Current income supports a 5.52% CAP and 11.40 GRM, and with minimal deferred maintenance, the property requires little to no capital expenditure. Its post-1978 construction provides exemption from City of LA rent control, helping reduce management headaches while offering additional upside over time.
- The 1988 construction also means fewer capital expenditure surprises and more reliable systems than many vintage alternatives.
- Tenants are drawn to its prime Valley Village location, just 1.5 miles from both NoHo Arts District and Ventura Blvd, putting a wide selection of restaurants, coffee shops, gyms, boutiques, and studios at their fingertips. Quick access to the 101, 134, and 170 Freeways also makes it ideal for commuting professionals working in the studio and entertainment industries.
- 4741 Radford is a durable, cash-flowing performer with the fundamentals to grow in both value and income over time.

Exterior Photography

4741 Radford - Valley Village



Neighborhood Overview



About Valley Village



COMPASS

The Place Locals Want to Keep A Secret

Set against a backdrop of mature trees, charming vintage architecture, and wide residential streets, Valley Village offers a rare sense of calm in the middle of Los Angeles. Located just north of Studio City and minutes from the 101 Freeway, this under-the-radar enclave is prized for its residential feel, great schools, and proximity to some of the city's most vibrant lifestyle hubs. It's the kind of place where people settle in for the long haul, families, young professionals, and creatives alike.

The real estate here is a blend of well-kept single-family homes, vintage duplexes, and boutique apartment buildings, many of which have been thoughtfully updated while retaining their original character. Sidewalks are wide, neighbors know one another, and there's a strong sense of pride of ownership throughout the area.

The neighborhood is also well-equipped with lifestyle perks. Locals head to Marie et Cie for home goods and coffee, brunch at Blu Jam Café or Sweet Butter, and wind down at Firefly or Laurel Tavern. Nearby parks and trails, like Valley Village Park and Fryman Canyon, offer open-air escapes without the drive. And with downtown Studio City, Sherman Oaks, and Toluca Lake all nearby, there's never a shortage of dining, fitness, or cultural destinations.

What really sets Valley Village apart is its low-key sophistication. It feels polished without trying too hard, local without being insular. Residents enjoy the peace of a true neighborhood while staying plugged into LA's creative and professional circuits.

For investors, it's a pocket of steady demand and growth; where character buildings, great bones, and high tenant interest make for a compelling hold. For residents, it's a place to feel at home in a city that's constantly on the move.

Nearby Developments



1) 12825 Ventura Blvd.

Midwood Investment & Development's \$500M+ plan to redevelop the historic Sportsmen's Lodge site is moving forward. Approved by the City Council, this mixed-use project will bring 520 apartments (78 affordable units) and 46,000 SF of ground-floor retail to the heart of Studio City. It is slated for opening in 2027.

2) 12434 Moorpark St.

A single-story commercial building just north of the L.A. River will soon be replaced with a five-story, 102-unit affordable housing project under Executive Directive 1. The proposal includes two-bedroom units and a central courtyard. With no on-site parking, the project will target moderate to very low-income households.

3) Radford Studio Center - Studio City

Hackman Capital Partners and The MBS Group are leading a \$1 billion overhaul of the 55-acre Radford Studio Center campus. Plans include up to 25 new soundstages, office space, support buildings, on-site parking, bike/pedestrian access along the L.A. River, and new public infrastructure.

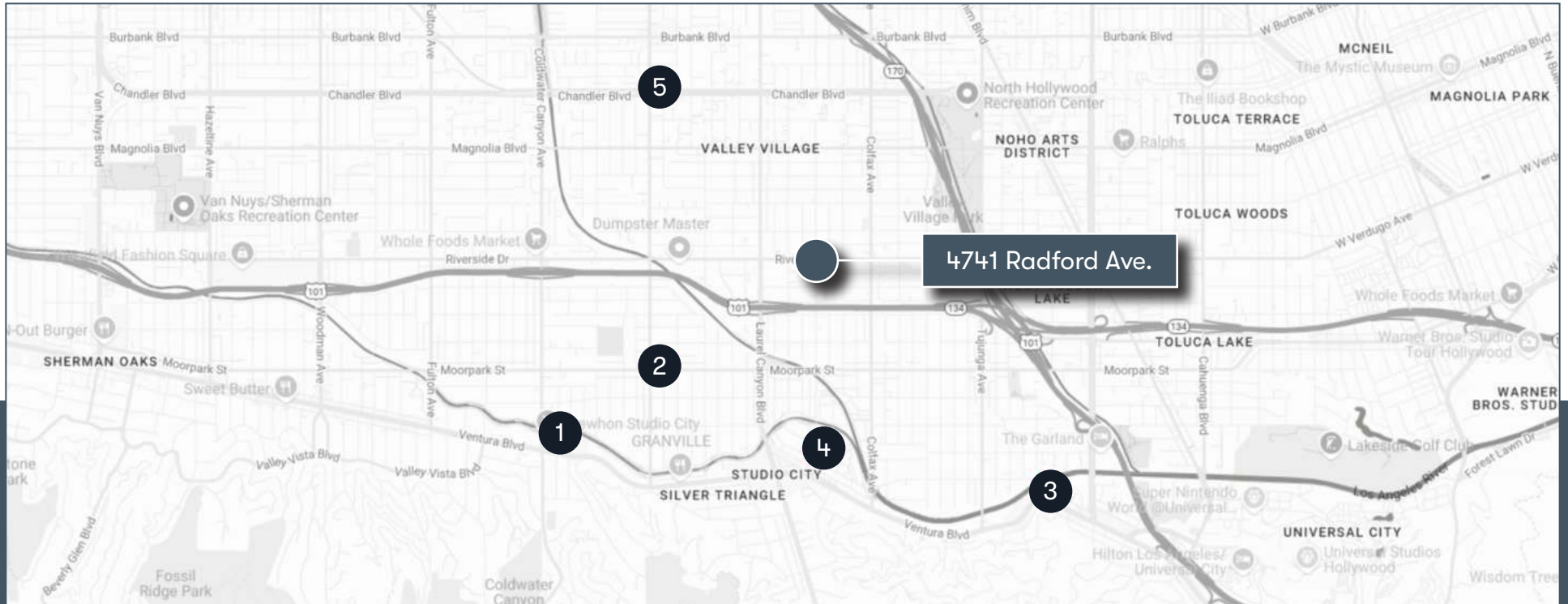
4) 4260 Arch Dr.

Goldrich Kest is set to break ground on a 129-unit residential project. Located along the L.A. River in Studio City, the six-story building will feature studios to 3-bdrms, with 17 units reserved as very low-income affordable housing. It is slated for opening in 2025.

5) 12444 Chandler Blvd.

Completed in late 2023, 12444 Chandler is a five-story mixed-use building featuring 69 apartments above 4,250 SF of retail and a 140-car garage. Nine units are designated as very low-income affordable housing under density bonus incentives.

Nearby Developments Map



Dev Address	Distance	Notes
1) 12825 Ventura Blvd.	2.3 Miles	A commercial building will soon be replaced with a five-story, 102-unit affordable housing project under ED-1.
2) 12434 Moorpark St.	1.2 Miles	520 apartments (78 affordable units) and 46,000 SF of ground-floor retail to the heart of Studio City.
3) Radford Studio Cen.	1.4 Miles	Hackman Capital Partners and The MBS Group are leading a \$1 billion overhaul of the 55-acre campus.
4) 4260 Arch Dr.	2.2 Miles	Goldrich Kest is set to break ground on a 129-unit residential project called The Crescent later this year.
5) 12444 Chandler Blvd.	1.7 Miles	Completed in late 2023, 12444 Chandler is a mixed-use building featuring 69 apartments above 4,250 SF of retail.

Nearby Hotspots



1) Ventura Blvd.

Ventura Blvd. runs through Studio City & Sherman Oaks with a dynamic lineup of brunch spots, boutique fitness studios, upscale sushi joints like Asanebo, and crowd-pleasers like Joan's on Third and Mendocino Farms. The walkable stretch blends neighborhood charm with a constant hum of activity, ideal for casual daytime errands or last-minute dinner plans.

2) Westfield Fashion Square

Westfield Fashion Square offers a polished mix of premium retail and convenience shopping. A breezy open-air layout, valet parking, and dining options like True Food Kitchen make it a popular stop for locals looking to elevate their errands. Fashion Square balances ease and elegance in a central location off the 101 Freeway.

3) Fryman Canyon

Fryman Canyon's shady trails and oak-lined ridges offer a peaceful hiking experience just over the hill from Studio City. The 3-mile loop draws locals for morning workouts, dog walks, and fresh-air resets without the intensity of Runyon. Wide paths and panoramic city views provide a natural escape minutes from the neighborhoods of Valley Village and Toluca Lake.

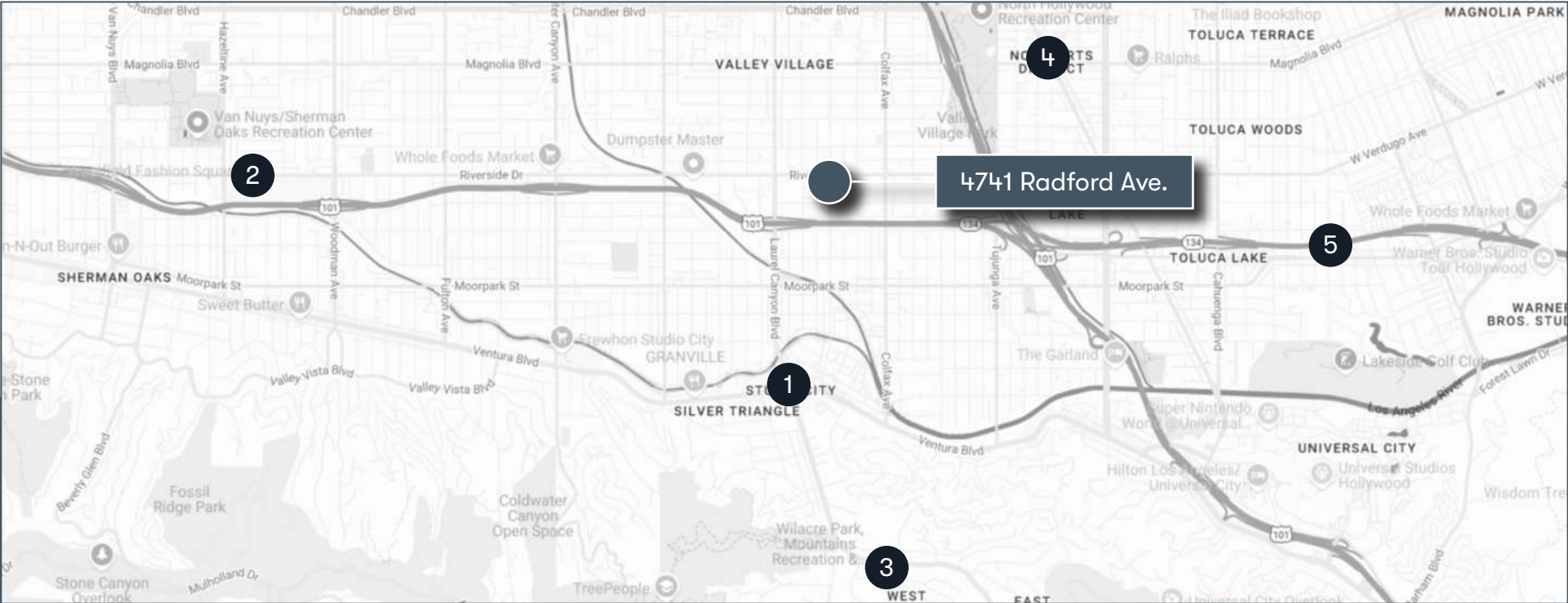
4) North Hollywood Arts District

Centered around Lankershim and Magnolia, the NoHo Arts District buzzes with independent theaters, contemporary galleries, and trend-forward eateries. NoHo offers an ever-changing creative scene that's cultivated by locals and the artistic community.

5) Riverside Dr. (Toluca Lake)

Riverside Drive weaves through the heart of Toluca Lake with a blend of old-Hollywood charm and low-key luxury. Tree-lined sidewalks frame classic storefronts like Priscilla's Coffee, vintage barbershops, and family-run restaurants like Malbec and Forman's.

Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Ventura Blvd.	1.2 Miles	Blends neighborhood charm with a constant hum of activity, ideal for casual daytime errands or last-minute dinner plans.
2) Westfield Fashion Sq.	2.8 Miles	Westfield Fashion Square offers a polished mix of premium retail and convenience shopping.
3) Fryman Canyon	4.0 Miles	Fryman Canyon's shady trails and oak-lined ridges offer a peaceful hiking experience just over the hill from Studio City.
4) NoHo Arts District	1.7 Miles	The NoHo Arts District buzzes with independent theaters, contemporary galleries, and trend-forward eateries.
5) Riverside Dr.	3.1 Miles	Curated mix of neighborhood staples and elevated experiences, all within a short drive from major studios & Studio City.

Financials & Comparables



Financials

4741 Radford Ave | Offered at \$3,950,000

Investment Summary	
Price:	\$3,950,000
Down Payment:	\$3,950,000
Number of Units:	10
Price per Unit:	\$438,889
Current GRM:	11.54
Potential GRM:	10.81
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
9	2 + 2	\$2,650 - \$3,377	\$28,221	\$3,350	\$30,150
Laundry Income:		\$0		\$0	
Other Income:		\$300		\$300	
Monthly Gross Income:		\$28,521		\$30,450	
Annual Gross Income:		\$342,256		\$365,400	

Approx. Year Built:	1987	Price Per SF:	\$349
Approx. Lot Size:	7,223 SF	Current CAP:	5.52%
Approx. Bldg. Size:	11,303 SF	Market CAP:	6.10%
Annualized Operating Data			
	Current Rents	Market Rents	
Scheduled Gross Income:	\$342,256	\$365,400	
Vacancy Allowance:	\$6,845	\$7,308	
Gross Operating Income:	\$335,411	\$358,092	
Less Expenses:	\$117,190	\$117,190	
Net Operating Income:	\$218,221	\$240,902	
Less Loan Payment:	\$0	\$0	
Pre-Tax Cash Flow:	\$218,221 5.52%	\$240,902 6.10%	
Plus Principal Reduction:	\$0	\$0	
Return Before Taxes:	\$218,221 5.52%	\$240,902 6.10%	

Expenses	
Taxes:	\$49,375
Insurance:	\$13,564
Utilities:	\$16,303
Repairs/Maintenance:	\$16,428
Professional Mgmt:	\$16,771
Elevator:	\$2,500
Misc:	\$0
Total Expenses:	\$117,190
Per Sq. Ft:	\$10.37
Per Unit:	\$13,021

Rent Roll

4741 Radford Avenue

Current as of 05/07/25



Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
101	2 + 2	\$3,350	\$3,350	N/A	VACANT
102	2 + 2	\$2,895	\$3,350	Jan-2025	
103	2 + 2	\$3,350	\$3,350	N/A	VACANT
201	2 + 2	\$3,180	\$3,350	Jun-2023	
202	2 + 2	\$3,045	\$3,350	Jun-2023	
203	2 + 2	\$3,150	\$3,350	Dec-2022	
301	2 + 2	\$2,879	\$3,350	Aug-2015	
302	2 + 2	\$2,995	\$3,350	Dec-2023	
303	2 + 2	\$3,377	\$3,350	Oct-2023	
	Laundry Income:	\$0	\$0		
	Other Income:	\$300	\$300		
	Monthly Total:	\$28,521	\$30,450		
	Annual Total:	\$342,256	\$365,400		

Valley Village Sales Comparables



Address:	4741 Radford Ave.
Sale Date:	Subject Property
Price:	\$3,950,000
Year Built:	1988
# of Units:	9
Price per Unit:	\$438,889
Building Size:	11,303 SF
Price per SF:	\$349
Unit Mix:	(9) 2+2
Notes:	\$342,256 annual gross income



Address:	4514 Fulton Ave.
Sale Date:	12/27/24
Price:	\$4,450,000
Year Built:	1984
# of Units:	8
Price per Unit:	\$556,250
Building Size:	N/A
Price per SF:	N/A
Unit Mix:	N/A
Notes:	N/A



Address:	4524 Vista Del Monte Ave.
Sale Date:	07/11/24
Price:	\$3,620,000
Year Built:	1985
# of Units:	8
Price per Unit:	\$452,000
Building Size:	7,614 SF
Price per SF:	\$475
Unit Mix:	(4) 2+2, (5) 1+1 & (1) 0+1
Notes:	\$298,376 annual gross income

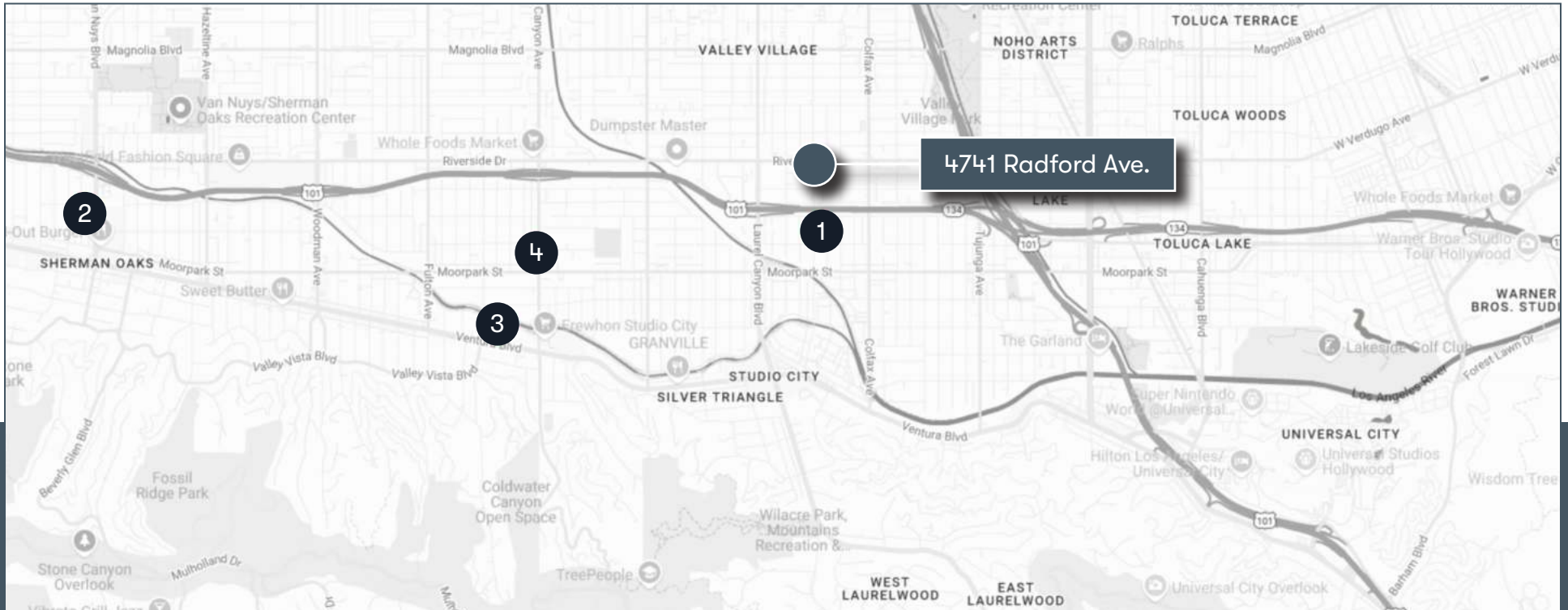


Address:	13028 Valleyheart Dr.
Sale Date:	10/31/24
Price:	\$7,450,000
Year Built:	1986
# of Units:	18
Price per Unit:	\$413,889
Building Size:	21,744 SF
Price per SF:	\$342
Unit Mix:	(18) 2+2
Notes:	\$601,077 annual gross income



Address:	4423 Coldwater Canyon Blvd.
Sale Date:	02/26/25
Price:	\$3,095,000
Year Built:	1984
# of Units:	8
Price per Unit:	\$386,875
Building Size:	7,742 SF
Price per SF:	\$368
Unit Mix:	(4) 1+1.5 & (4) 1+1
Notes:	\$225,482 annual gross income

Valley Village Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Annual GOI
4741 Radford Ave.	N/A	\$3,950,000	1988	9	\$438,889	11,303 SF	\$349	\$342,256
1) 4514 Fulton Ave.	12/27/24	\$3,620,000	1984	8	\$556,250	N/A	N/A	N/A
2) 4524 Vista del Monte Ave.	07/11/24	\$3,050,000	1985	8	\$452,000	7,614 SF	\$475	\$298,376
3) 13028 Valleyheart Dr.	09/10/24	\$7,450,000	1986	18	\$413,889	21,744 SF	\$342	\$601,077
4) 4423 Coldwater Canyon	02/26/25	\$3,095,000	1984	8	\$386,875	7,742 SF	\$368	\$225,482

Valley Village Rental Comparables



Subject Property

4741 Radford | Valley Village

(9) 2-Bdrm. & 2-Bath

\$3,350



1) 13112 Moorpark St. Unit #1

Rent

\$3,500 | Leased on 10/29/24

Unit Mix

2-Bdrm. & 2- Bath | 1,389 SF



1) 12366 Chandler Blvd. Unit #D

Rent

\$3,495 | Leased on 07/12/24

Unit Mix

2-Bdrm. & 2-Bath | 1,326 SF



1) 13331 Moorpark St. Unit #123

Rent

\$3,450 | Leased on 10/10/24

Unit Mix

2-Bdrm. & 2- Bath | 1,298 SF



1) 4424 Whitsett Ave. Unit #202

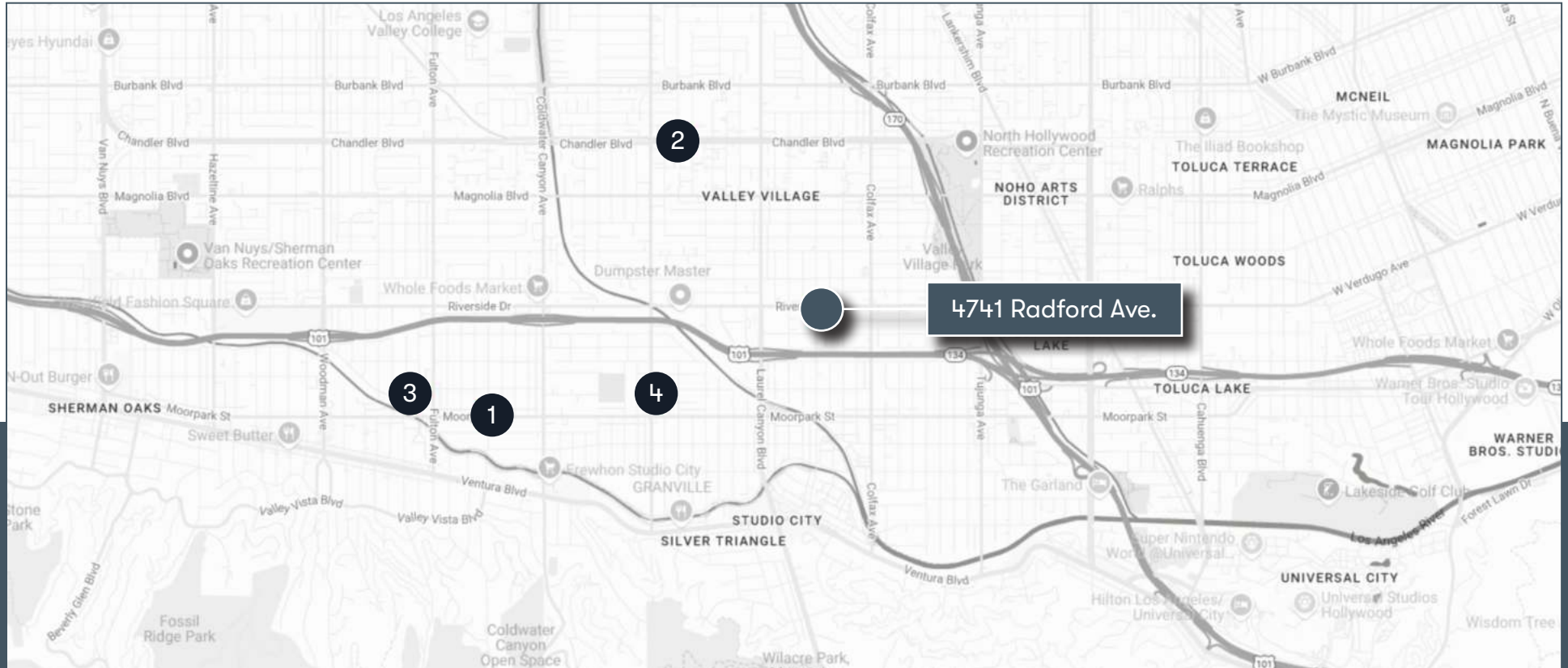
Rent

\$3,400 | Leased on 10/04/24

Unit Mix

2-Bdrm. & 2- Bath | 1,310 SF

Valley Village Rental Comps Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 13112 Moorpark St. Unit #1	\$3,500	10/29/24	2-Bdrm. & 2-Bath	1,389 SF	\$2.51	2.0 miles
2) 12366 Chandler Blvd. Unit #D	\$3,495	07/12/24	2-Bdrm. & 2-Bath	1,326 SF	\$2.63	1.8 miles
3) 13331 Moorpark St. Unit #123	\$3,450	10/10/24	2-Bdrm. & 2-Bath	1,298 SF	\$3.46	2.3 miles
4) 4424 Whitsett Ave. Unit #202	\$3,400	10/04/24	2-Bdrm. & 2-Bath	1,310 SF	\$3.20	1.3 miles



4741 Radford Avenue Valley Village, CA 91607

Getting into a bigger or better property
is easier than you think. It comes down to
working with the right team.



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