

COMPASS
COMMERCIAL

428



COLDWELL BANKER
REALTY

N. Genesee Ave
Los Angeles, CA 90036
Quadruplex in Prime Beverly Grove



Exclusively Listed By:
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Hi! I'm Marlyse Scherr

With over 12 years of experience in the Los Angeles real estate industry, and the #1 agent in Hancock Park for CB, I've guided clients through multiple market cycles as an agent, buyer, and investor. This perspective gives me a deep understanding of the often-complex process and the ability to anticipate challenges before they arise.

My approach combines sharp market expertise with creative, high-level marketing strategies designed to highlight each home's unique value. Having built a trusted reputation among discerning buyers and sellers, I pride myself on delivering a seamless and strategic experience that consistently exceeds expectations. My clients value not only my discretion and negotiation skills, but also the vision I bring to positioning a property with confidence and sophistication.

For me, real estate is about more than transactions, it's about curating opportunities that align with my clients, goals and securing exceptional results.



HOMES BY MARLYSE



Hi! I'm Dana Coronado

I am a Multifamily and Commercial Realtor with Compass Commercial, specializing in the Northeast Los Angeles market. I bring 20 years of experience to my clients, along with deep knowledge of the local communities and investor landscape. I graduated from the University of California, Los Angeles (UCLA) with a degree in Sociology and Public Policy, and I began my real estate career in 2005 as an assistant to a top female broker at one of Southern California's most respected commercial real estate firms.

I have extensive experience selling all types of commercial assets, including foreclosures, short sales, fixers, properties with code violations or in REAP, seller-carry deals, bankruptcies, 1031 exchanges, trust sales, probates, portfolio sales, and more. I'm well-versed in working with tenants, navigating landlord-tenant laws, and leveraging strong relationships with attorneys, CPAs, lenders, and a wide network of multifamily and commercial vendors, ensuring my clients receive the highest level of expertise and support throughout every transaction.



The Property

[SITE SUMMARY](#)

[GALLERY](#)

[PROPERTY & DEAL HIGHLIGHTS](#)

[MAP & AERIALS](#)

EXECUTIVE SUMMARY

428 N Genesee presents a rare chance to own a well-maintained four-unit property in one of Los Angeles' most desirable rental markets. The building features two (2Br+1Ba) apartments and two (1Br+1Ba). The property offers steady income with a mix of flexible leases with steady tenants: one unit is owner-occupied, one is month-to-month, one has a 1-year lease, and one's lease expires in May 2026. 2 units will be delivered vacant at close of escrow. The building features a brand new electrical panel (2025). Perfectly positioned in the vibrant, historic, and highly coveted Beverly Grove neighborhood, residents enjoy close proximity to trend-setting retail, dining, and entertainment. Just blocks away from Fairfax High School, The Grove, the Beverly Center and some of LA's most iconic shopping and lifestyle destinations. 428 N Genesee combines rare location, strong rental demand, and long-term upside making this property an ideal addition to any investor's portfolio.

OFFERED AT _____

\$1,799,000

PROPERTY HIGHLIGHTS

PROPERTY TYPE	4 Units
YEAR BUILT	1938
LOT SIZE	6,150 SF
BLDG SIZE	4,113 SF
\$/SF	\$437/SF





SITE SUMMARY

THE OFFERING

Address 428 N Genesee Ave
Los Angeles, CA 90036

Property Type Multifamily

Assessor's Parcel 5527-027-025

SITE DESCRIPTION

Building Size ± 4,113 SF

Lot Size ± 6,150 SF

Year Built 1938

Zoning LARD1.5-1-O

Parking 4 Garage Spaces

Meters
Separate Gas Meters
Separate Electric Meters
Separate Hot Water Heaters
1 Main Water Meter





Front of Property - AI Enhanced



Front of Property



Left Side of Property



Right Side of Property

EXTERIOR

428 N GENESEE



Left Side of Property - AI Enhanced



Left Side Leading to Unit 428



Left Side Leading to Unit 428



Front of Unit 428 and Tenant Mailboxes



Right Side of Property - AI Enhanced



Stairs Leading to 2nd Story Units



Interior Stairs



2nd Story View



Front Door and Living Space



Living Space with Built-Ins



View from Vacant Unit



Kitchen



Kitchen with Tile Counter Tops



Charming Built-Ins



Appliances in Kitchen



Dining Space



Dining Space



Bedroom



Bedroom



Bathroom with Charming Sink and Tile



Recently Upgraded Electrical Panels



Separate Meters



Parking Lot with 4 Garages



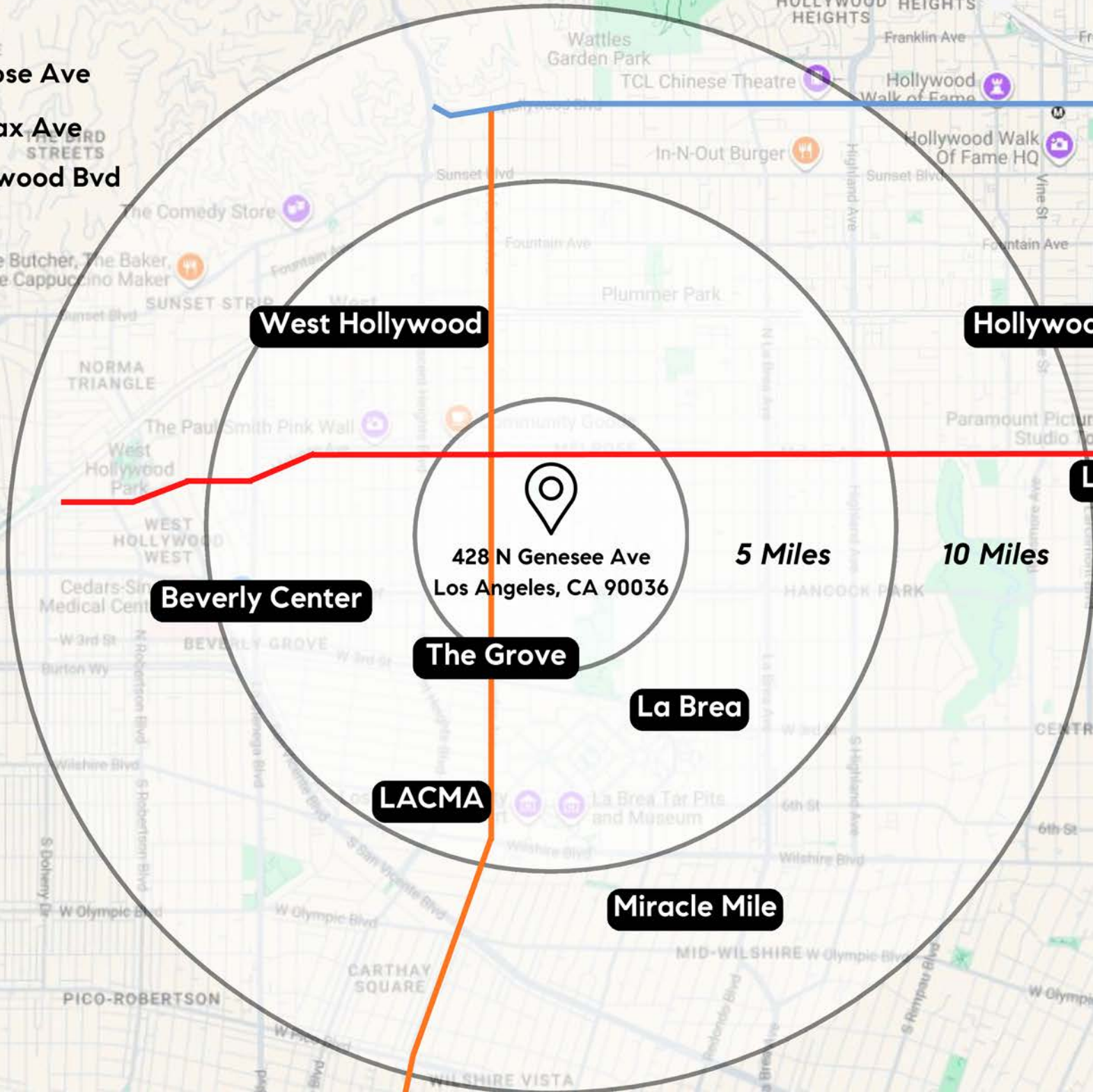
Shared Tenant Space

PROPERTY & DEAL HIGHLIGHTS

- Property features very spacious units with charming original architecture and details. There are two (2Br+1Ba) and two (1Br+1Ba) units
- Incredibly high barrier to entry neighborhood, with average home sales between \$1.6-2M+
- Brand new electrical panel
- Two units will be delivered vacant. The owner-occupied unit at 428 1/2 and 430 1/2, whose lease expires in May 2026, making owner-user financing an excellent purchase opportunity
- Washer & dryer in-unit 428 1/2
- Nicely maintained exterior with beautiful landscaping on a charming street in a very walkable neighborhood. (94 Walk Score!)
- 4 garage parking spaces plus additional room to park in parking in lot
- Over 6,000 SF lot, potential to build ADUs in parking area (Buyer to verify)
- Near many beloved LA landmarks such as The Grove, The Beverly Center, Fairfax Ave, Melrose Ave & Fairfax High School
- Blocks away from Fairfax and Melrose with famous restaurants like Jon N Vinnys, Carters Deli, Naab Restaurant, Blackcraft Coffee & much more!



-  • Melrose Ave
-  • Fairfax Ave
-  • Hollywood Bvd



West Hollywood

Hollywood

Larchmont

428 N Genesee Ave
Los Angeles, CA 90036

5 Miles

10 Miles

Beverly Center

The Grove

La Brea

Beverly Hills

LACMA

Miracle Mile

VIEW FACING NORTH-WEST

Beverly Hills

West Hollywood

Fairfax Highschool

428 N Genesee Ave



VIEW FACING WEST

Century City

Beverly Center

Beverly Hills

Pacific Design Center

West Hollywood

Melrose District

N LA CIENEGA BLVD

428 N Genesee Ave

GENESEEE AVE



VIEW FACING SOUTH

Pan Pacific Park

Park La Brea

The Grove

BEVERLY BLVD

428 N Genesee Ave

GENESEEE AVE



VIEW FACING NORTH

Hollywood Sign

West Hollywood

Fairfax Highschool

Melrose Distrcit

Hollywood

MELROSE AVE

428 N Genesee Ave



VIEW FACING EAST

East Hollywood

Silver Lake

DTLA

Larchmont





4,113 Bldg SF

Gated Patio

6,150 Lot SF

4 Garage Spaces

A photograph of a two-story house at dusk, with a dark overlay and white text. The house has a grey roof, a central dormer, and a chimney. The upper story is light-colored with blue shutters, and the lower story is white. The sky is a mix of purple and blue. The text is centered on the house.

Financial Overview

PRICING & FINANCIALS

RENT ROLL

INVESTMENT SUMMARY



PRICING & FINANCIALS

FINANCIAL SUMMARY

Price	\$1,799,000
Number of Units	4
Price Per Unit	\$449,750/Unit
Year Built	1938
Bldg SF	4,113 SF
Lot Size SF	6,150 SF
Price Per SF	\$437/SF
GRM (Current)	13.53
CAP Rate (Current)	4.88%
GRM (Pro Forma)	12.49
CAP Rate (Pro Forma)	5.47%
Proposed Loan	Preferred All Cash
Down Payment	Owner Occupy & Investment Options
Interest Rate	TBD
Monthly Payment	



RENT ROLL

Unit	Type	Actual Rent	Appx Market Rent	Notes
428	1Br+1Ba	\$2,167.17	\$2,800	1 Year Lease. 10 Years of Occupancy
430	2Br+1Ba	\$2,915.65	\$3,200	Month to Month. 9 Years of Occupancy
430 1/2	2Br+1Ba	\$0 (\$3,200)	\$3,200	Tenant is Moving Out May 5, 2026
428 1/2	1Br+1Ba	\$0 (\$2,800)	\$2,800	Currently Owner Occupied. W/D In-Unit
Total		\$11,083/Month \$132,994/Year	\$12,000/Month \$144,000/Year	

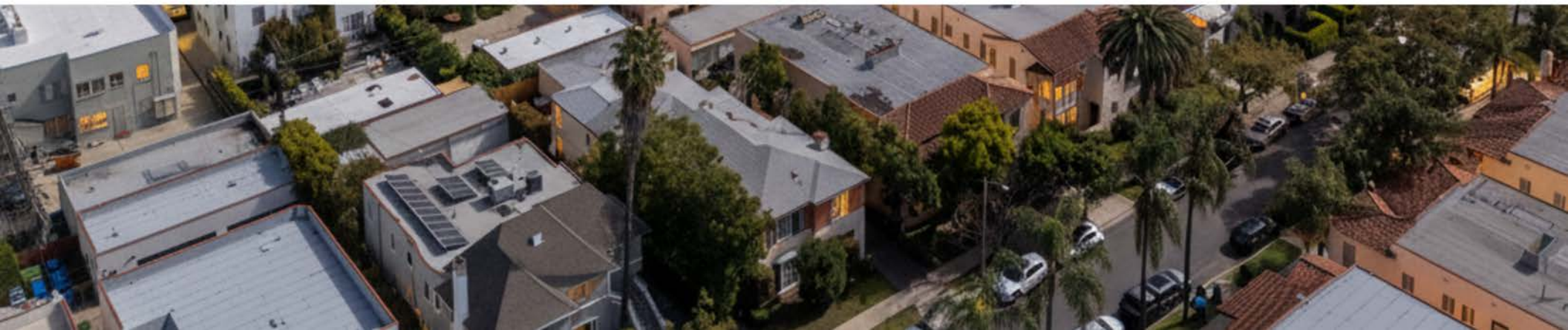
INVESTMENT SUMMARY

ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$132,994	\$144,000
Laundry Income	\$0	\$0
TOTAL SCHEDULED GROSS INCOME	\$132,994	\$144,000
Vacancy	(\$3,990)	(\$4,320)
Effective Gross Income	\$129,004	\$139,680
Operating Expenses	(\$41,259)	(\$41,259)
NET OPERATING INCOME	\$87,745	\$98,421
Debt Service	(\$108,261)	(\$108,261)
Pre-Tax Cash Flow	(\$20,516)	(\$9,841)

ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$22,488	1.250% of Purchase Price
Insurance	\$4,884	Actual
Maintenance & Repairs	\$6,650	5% of Scheduled Gross Income
Manager (off-site)	N/A	
Manager (on-site)	N/A	
Misc. & Reserves	\$500	
Trash	Tenants Pay	
Water & Sewer	\$4,118	Actual
Gas	Tenants Pay	
Electricity	Tenants Pay	
Landscaping	\$1,800	
LAHD	\$320	
TOTAL EXPENSES	\$41,259	



An aerial photograph of a densely populated residential neighborhood. The houses are mostly multi-story, light-colored buildings with flat or low-pitched roofs. There are many palm trees and other green plants scattered throughout. In the far distance, a city skyline with several tall skyscrapers is visible against a clear blue sky with some light clouds. The overall scene is bright and sunny.

Market Overview

NEIGHBORHOOD

NEIGHBORHOOD GUIDE

The Fairfax/Melrose District is one of Los Angeles' most iconic and trendsetting neighborhoods, known for its walkable streets, vibrant creative culture, and an eclectic mix of boutiques, cafés, vintage shops, and street art. Anchored by landmarks like The Grove, the Original Farmers Market, Melrose Avenue, and Fairfax Village, the area attracts a steady flow of locals, tourists, and tastemakers who come for its fashion-forward shopping, diverse dining, and lively weekend crowds. As of 2025, the median home sale price in the Fairfax/Melrose area generally ranges around \$1.6–\$2.0 million.

SHOPS

RIPNDIP

Dolls Kill

GROCERIES

Erewhon

Whole Foods

BANKS

Chase Bank

Fells Fargo

RESTAURANTS

Jon N Vinnys

Della Terra
Restaurant

BARs

The Kibitz
Room

The Dime
Fairfax

CAFES

Alfred Coffee

COFAX

PARKS

Pan Pacific Park

Poinsettia
Recreation
Center

FITNESS

Movement
Society

Strongteam
Fitness

SCHOOLS

Corelab

EOS Fitness





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