

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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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.



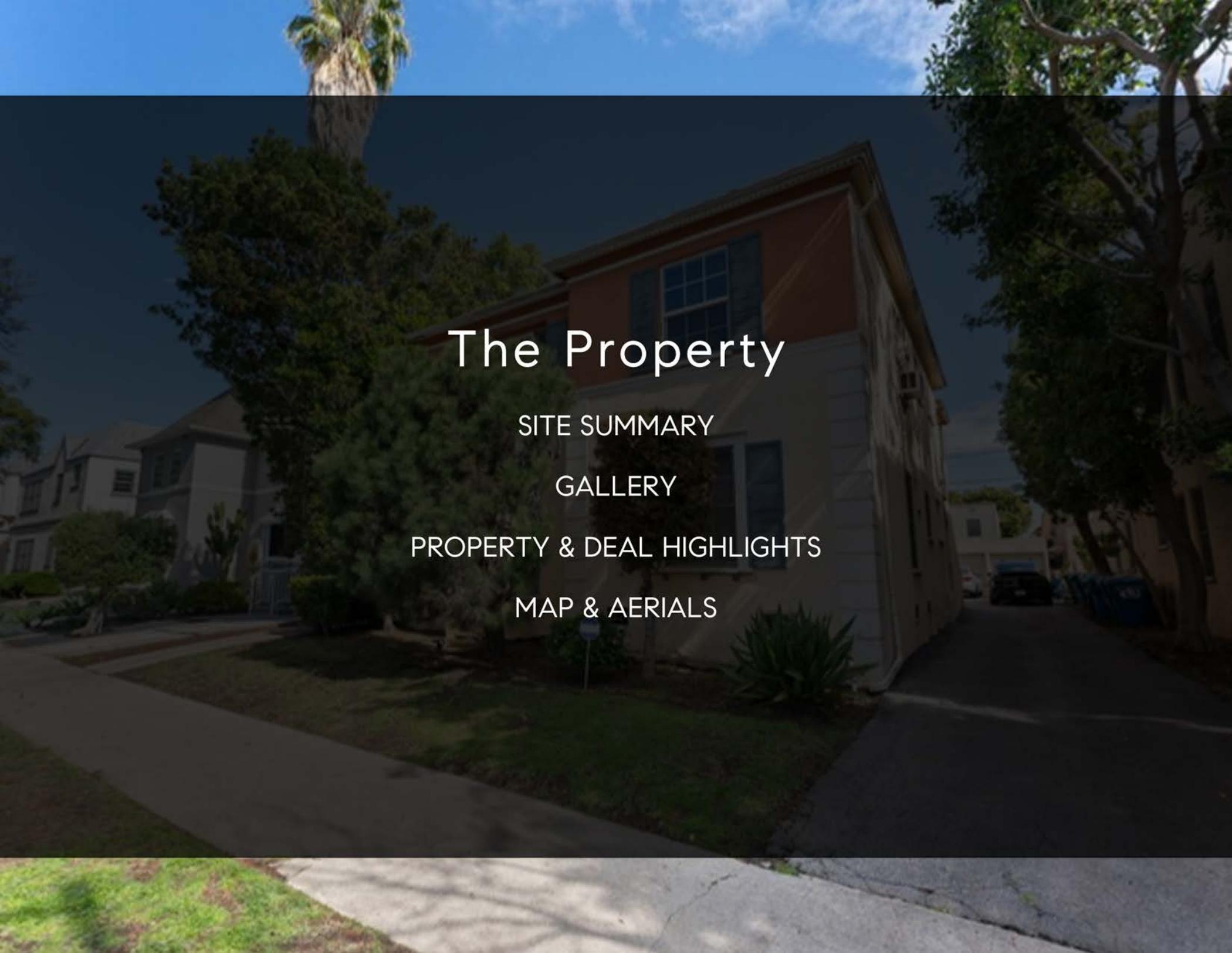
HOMES BY MARLYSE



## 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 this year (2026). 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 \_\_\_\_\_

**\$1,850,000**

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	4 Units
YEAR BUILT	1938
LOT SIZE	6,150 SF
BLDG SIZE	4,113 SF
\$/SF	\$450/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 2<sup>nd</sup> 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



Seperate Meters



Parking Lot with 4 Garages



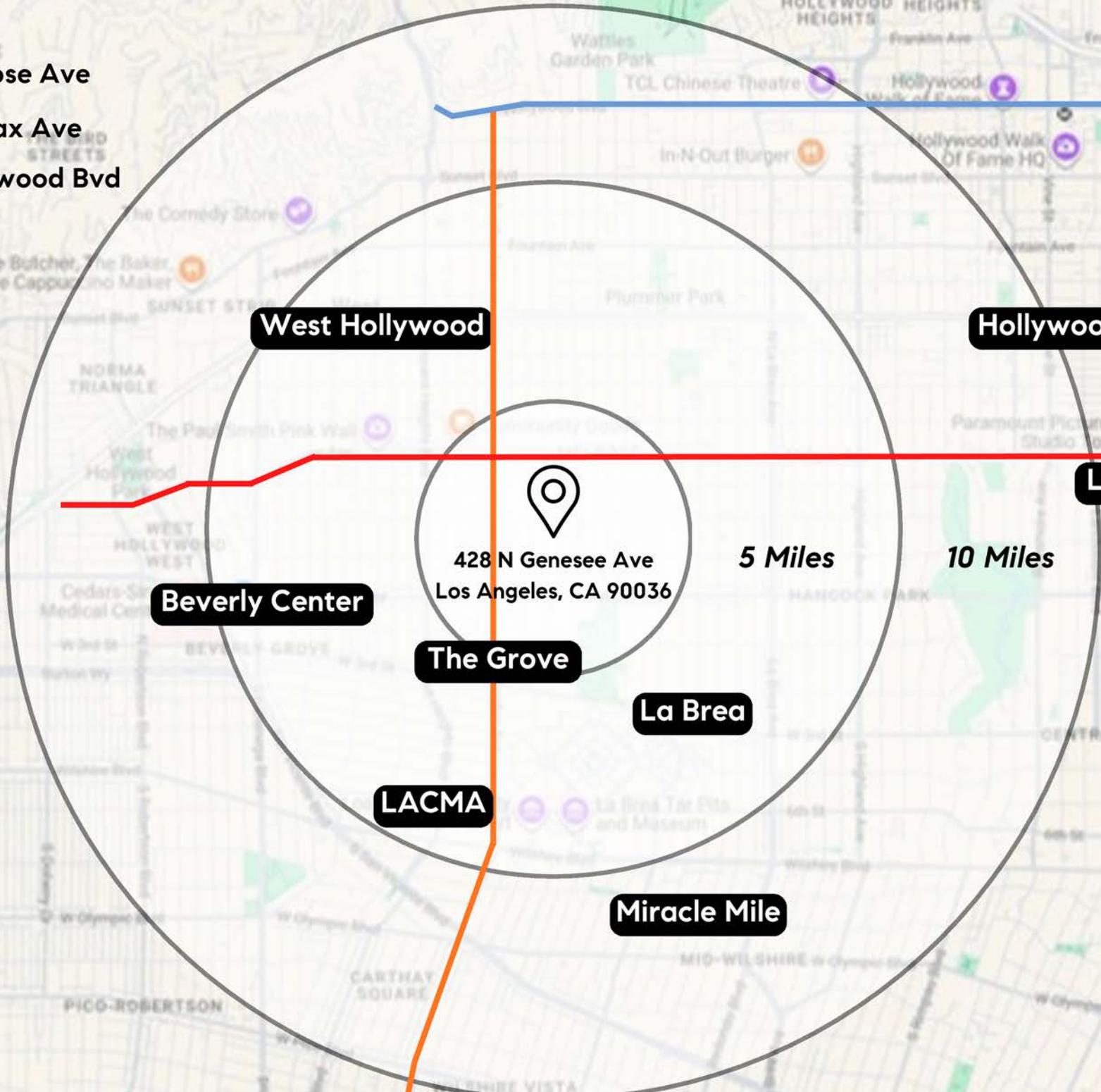
Shared Tenant Space

## 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
- One unit will be delivered vacant as it is owner-occupied, making owner-user financing an excellent option for the purchase. Washer & dryer in-unit
- 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 Blvd



**West Hollywood**

**Hollywood**

**Larchmont**

**Beverly Center**

**Beverly Hills**

**The Grove**

**La Brea**

**LACMA**

**Miracle Mile**

428 N Genesee Ave  
Los Angeles, CA 90036

5 Miles

10 Miles

# 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 CIENEGABLVD

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

West Hollywood

Fairfax Highschool

Melrose Distrcit

Hollywood Sign

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 two windows on the second floor with blue shutters. The first floor has a white facade and a window with a blue awning. The text is centered on the house.

# Financial Overview

PRICING & FINANCIALS

RENT ROLL

INVESTMENT SUMMARY



# PRICING & FINANCIALS

## FINANCIAL SUMMARY

Price	\$1,850,000
Number of Units	4
Price Per Unit	\$462,500/Unit
Year Built	1938
Bldg SF	4,113 SF
Lot Size SF	6,150 SF
Price Per SF	\$450/SF
GRM (Current)	14.57
CAP Rate (Current)	4.64%
GRM (Pro Forma)	12.85
CAP Rate (Pro Forma)	5.56%
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	\$2,145.92	\$2,800	1 Year Lease. 10 Years of Occupancy
430	2Br+1Ba	\$2,885.56	\$3,200	Month to Month. 9 Years of Occupancy
430 1/2	2Br+1Ba	\$2,750.00	\$3,200	2026 Year Expiration. 4 Years of Occupancy
428 1/2	1Br+1Ba	\$0 (\$2,800)	\$2,800	Currently Owner Occupied. W/D In-Unit
Total		\$10,581.48/Month \$126,977.76/Year	\$12,000/Month \$144,000/Year	

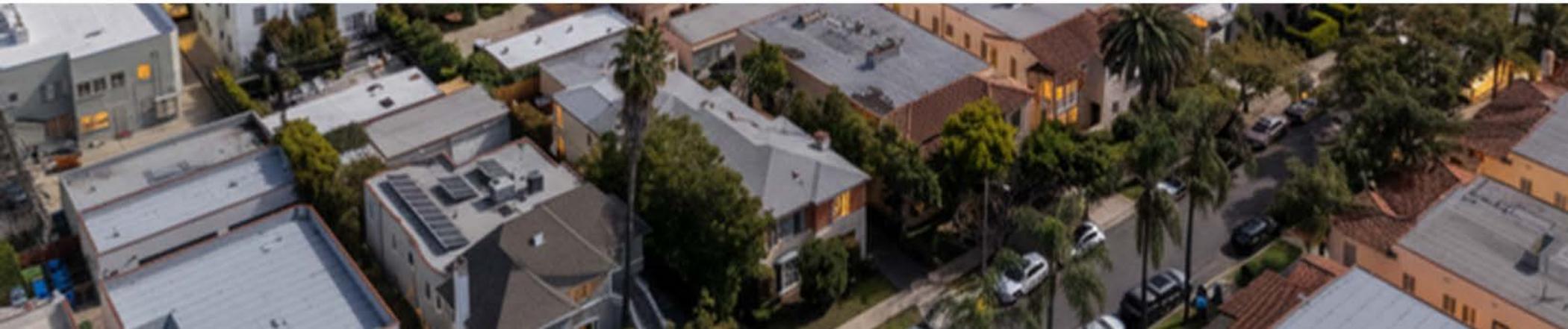
# INVESTMENT SUMMARY

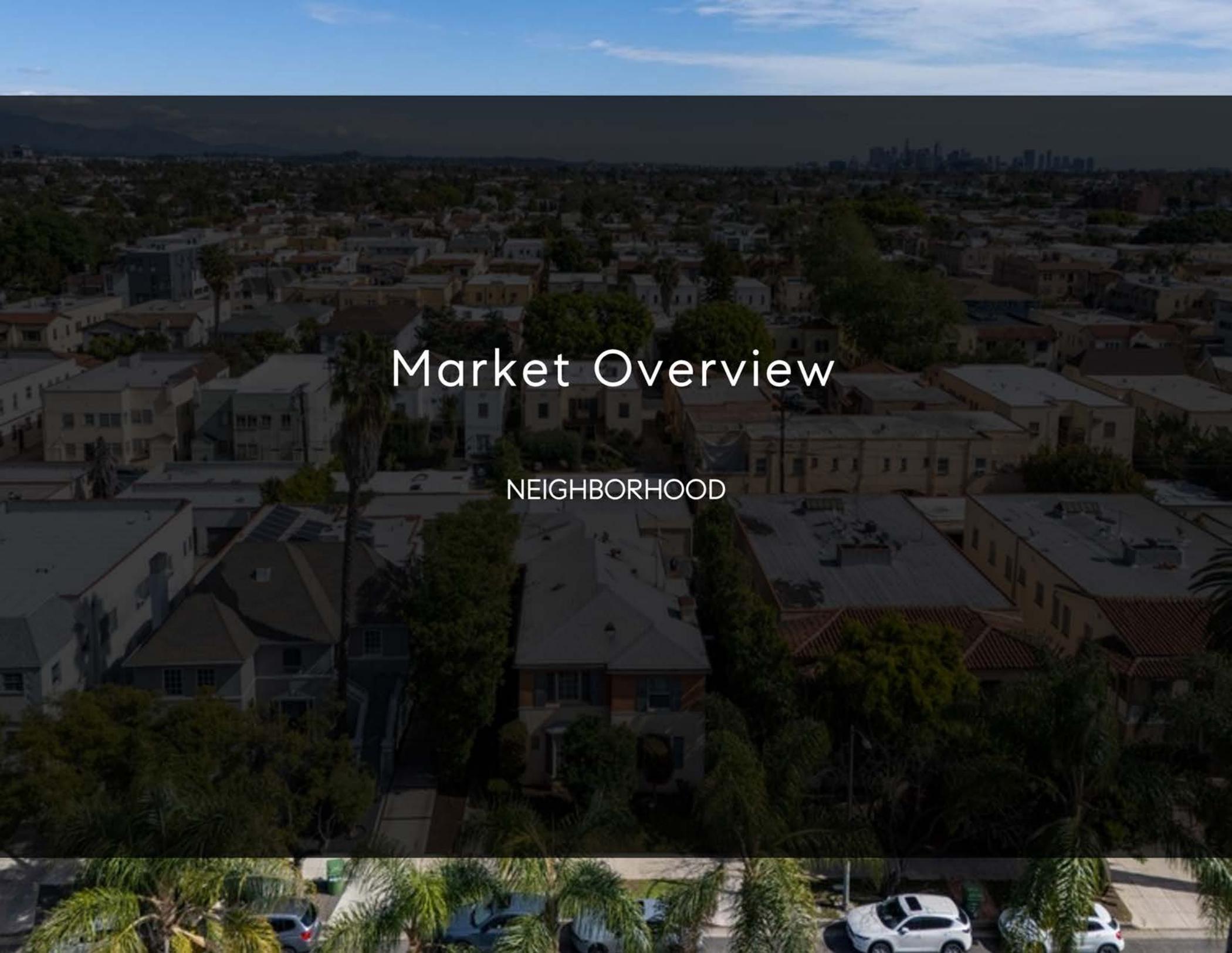
## ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$126,978	\$144,000
Laundry Income	\$0	\$0
<b>TOTAL SCHEDULED GROSS INCOME</b>	<b>\$126,978</b>	<b>\$144,000</b>
Vacancy	(\$0)	(\$0)
Effective Gross Income	\$123,168	\$139,680
Operating Expenses	(\$41,096)	(\$41,096)
<b>NET OPERATING INCOME</b>	<b>\$85,882</b>	<b>\$102,904</b>
Debt Service	(\$0)	(\$0)
Pre-Tax Cash Flow	(\$85,882)	(\$85,882)

## ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$23,125	1.25% of Purchase Price
Insurance	\$4,884	Actual
Maintenance & Repairs	\$6,349	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	
<b>TOTAL EXPENSES</b>	<b>\$41,096</b>	



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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