

429 N Genesee Ave
Los Angeles, CA 90036



3
of Units

4,446/Vendor
Enhanced
Sqft

6,372 Lot Size
Vendor
Enhanced

Income
SP \$1,900,000

\$
Sold



Area	19 Beverly Center-Miracle Mile
Subdivision	
Sold Price/SqFt	\$427.35
Vacancy	0
Total Bedrooms	7
Total Bathrooms	4.00
MLS#	19-419328
APN	5527-028-008

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$2,784.00	\$2,784.00	\$3,750.00
Unit 2	1	2	1.00	No	\$2,126.00	\$2,126.00	\$2,750.00
Unit 3	1	2	1.00	No	\$2,130.00	\$2,130.00	\$2,750.00

Directions: South of Melrose, North of Beverly, east of Fairfax, west of La Brea

Remarks: Welcome to this classic Spanish style 2 story mid-century tripleplex, situated in the popular Fairfax Village neighborhood of Los Angeles. The property is zoned RD1.5 and located in a Tier 2 Transit Oriented Community. There is a 4-car detached garage in back, along with 3 uncovered parking spots. A laundry room with a washer/dryer adjoins the garage. The units are very large, with hardwood floors, high beamed ceilings, and classic period details for homes of this vintage; two have formal dining rooms. The 3-bedroom-plus-den/2-bath unit downstairs historically was--and would make--an excellent owner-occupied residence. (A basement is accessible from this bottom unit.) The top floor consists of two light, bright, and spacious 2-bedroom/1-bath units, both with tile bathrooms and rear balconies. The Fairfax Village neighborhood is very popular with tenants. The Grove, Farmers Market, Melrose Avenue, Fairfax High School, and many popular bars, restaurants, and coffee shops are all close by

Agent Remarks: Offers will be reviewed after Jan 13, 2019 and not before. Please do not walk on the property unless accompanied by the listing agent. Except as specifically arranged with potential owner-occupants, inside inspection with an accepted offer only. This is an AS-IS, trust sale (no court confirmation required). Cash or cash to new loan only (no seller-financing). see website at www.429NorthGenesee.com. This property is within The Beverly Fairfax Historic District, and is a National Register listed district. Redevelopment of the property would have to comply with the California Environmental Quality Act.

Showing Remarks: WE WILL BE OPEN FOR 1 HOUR FRIDAY JAN 11 2019 FROM 11AM TO 12 NOON. PLEASE COME BY THANK YOU.

Income Details	
Scheduled or Actual	Actual
Rent Control %	100
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$84,480
Cap Rate	
GRM	22.47
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	2 story
Year Built/Source	1936
Stories	0
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

DOM 19	
List Date	01-04-2019
List Price	\$1,899,000
Orig List Price	\$1,899,000
Status Date	02-28-2019
Sale Type	Standard
CSO	2.5%
Listing Type	Exclusive Right
Disclosure	Trust/Conservatorship
Seller Concessions?	No

Land/Parking Info	
Zoning	LARD1.5
Addl Parcel	No
Rent Control	Yes
Land Type	
Parking Type	Detached, Garage - 4+ Car
Total Parking	7
Covered Parking	
Uncovered Parking	3

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Sale/Sold Info	
Contract Date	01-23-2019
Sold Date	02-28-2019
Sold Price	\$1,900,000
Sale Terms	Cash
Sold Price/SqFt	\$427.35
SP/LP	100.05%
Concessions Amount	

Interior Features	
AC/Cooling	None
Heating	Wall Gas
Equip/Appl	Range/Oven
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713

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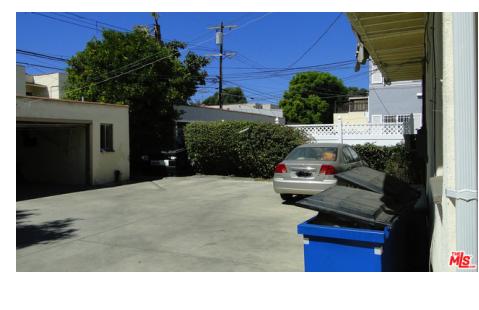
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