

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 triplex, 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	Structure Info	Contract Info	DOM 19
Scheduled or Actual	Type of Units	List Date	01-04-2019
Rent Control %	Year Built/Source	List Price	\$1,899,000
GOI	Stories	Orig List Price	\$1,899,000
Total Expense	Buildings	Status Date	02-28-2019
NOI	Security	Sale Type	Standard
Gross Income	Sewer	CSO	2.5%
Cap Rate	Style	Listing Type	Exclusive Right
GRM	Prop Condition	Disclosure	Trust/Conservatorship
Actual AGR	View	Seller Concessions?	No
Actual GAI	Water		

Land/Parking Info	Community/Development	Sale/Sold Info
Zoning	Complex/Assoc Name	Contract Date
Addl Parcel	Tax Mello Roos	Sold Date
Rent Control	Mgmt. Co. Name	Sold Price
Land Type	Mgmt. Co. Phone	Sale Terms
Parking Type	Oth. Mgmt. Co. Name	Sold Price/SqFt
Total Parking	Oth. Mgmt. Co. Phone	SP/LP
Covered Parking		Concessions Amount
Uncovered Parking		

Interior Features	Exterior Features
AC/Cooling	Construction
Heating	Exterior Constr
Equip/Apppl	Pool
Flooring	Roofing
Laundry	Spa
Laundry Equip	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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