

4 Units in the Hollywood Hills!

3234 Barham Blvd

LOS ANGELES, CA 90068

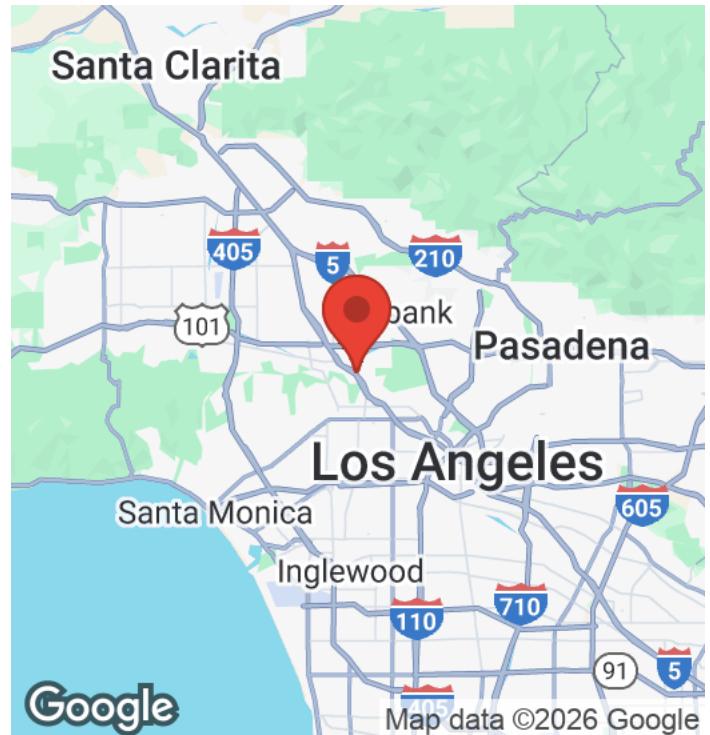
\$1,575,000



3234 Barham Boulevard

Property Highlights

- Charming two-story 4-unit built in 1951
- High traffic count area (90,000 vehicles a day) with easy access to the 101 Freeway, Cahuenga Blvd and the Hollywood Hills
- Four studio units totaling approximately 1,672 rentable square feet
- Situated on a 5,760 SF LAR2-zoned lot
- Seven (7) on-site parking spaces
- Great views
- New roof installed in August 2024
- Separately metered for gas & electricity with separate hot water heaters
- Prime Barham Boulevard location near major studios and employment centers
- Excellent access to the 101 and 134 Freeways and Cahuenga Boulevard
- Minutes from Griffith Park, Lake Hollywood, and the Hollywood Sign
- Near popular dining including Mercado Restaurant and Sweet Lily Bakery Café
- Adjacent property at 3226 Barham Blvd. available separately or as part of a combined offering



EQUITY
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NICOLE APOSTOLOS
(818) 380-5294
nicole@investmentsla.com

TABLE OF CONTENTS

Property Summary	3
Investment Details	4
Executive Summary	5
Pro Forma Summary	6
Unit Rent Roll	7
Sale Comparables	8
Property Photos	12
Property Description	18
Regional Map	19
Location Maps	20
Aerial Map	21
Demographics	22

NICOLE APOSTOLOS

O: (818) 380-5294
C: (818) 268-6854
nicole@investmentsla.com

PROPERTY SUMMARY

4 Units in the Hollywood Hills!

3234 Barham Boulevard | Los Angeles, CA 90068

03



Property Summary

Property Type:	Multifamily
Price:	\$1,575,000
Number of Units:	4
Building SF	1,672
Lot SF:	5,760
Year Built:	1951
Zoning:	LAR2
CAP Rate:	3.03%
GRM:	19.29

Property Overview

3234 Barham Boulevard is a well-located four-unit multifamily building built in 1951. It features four (4) studio units totaling approximately 1,672 square feet of living space on a 5,760-square-foot LAR2-zoned lot with exposure to 90,000 vehicles per day (LoopNet). The property offers seven (7) on-site parking spaces, is separately metered for gas and electricity with separate hot water heaters, and includes an in-unit washer and dryer in one of the units. Three (3) of the units are currently rented furnished and a new roof was installed in August 2024. The adjacent property at 3226 Barham Boulevard may also be purchased separately or as part of a combined offering.

Location Overview

Located along the Barham Boulevard corridor, 3234 Barham Boulevard sits at the nexus of Hollywood Hills, Studio City, and Universal City, an area known for its proximity to major entertainment employers including Universal Studios, Warner Bros., and the broader Hollywood production ecosystem. The property offers excellent connectivity to the 101 and 134 Freeways, Cahuenga Boulevard, and nearby Metro access. Residents enjoy close proximity to Griffith Park, Lake Hollywood, and popular neighborhood amenities such as Mercado Restaurant, Sweet Lily Bakery Café, and the Ventura Boulevard dining and shopping district.

Nicole Apostolos

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INVESTMENT DETAILS

4 Units in the Hollywood Hills!

3234 Barham Boulevard | Los Angeles, CA 90068

04

Analysis

Analysis Date

December 2025

Property

Property Type	Multifamily
Property	4 Units in the Hollywood Hills!
Address	3234 Barham Boulevard
City, State	Los Angeles, CA 90068
Year Built	1951

Purchase Information

Purchase Price	\$1,575,000
Units	4
Total Rentable SF	1,672
Lot Size	5,760 sf

Income & Expense

Gross Operating Income	\$79,199
Monthly GOI	\$6,600
Total Annual Expenses	(\$31,478)
Monthly Expenses	(\$2,623)

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs

EXECUTIVE SUMMARY

4 Units in the Hollywood Hills!

3234 Barham Boulevard | Los Angeles, CA 90068

05

Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,575,000
Investment - Cash	\$1,575,000

Investment Information

Purchase Price	\$1,575,000
Price per Unit	\$393,750
Price per SF	\$941.99
Expenses per Unit	(\$7,870)

Income, Expenses & Cash Flow

Gross Scheduled Income		\$81,648
Total Vacancy and Credits		(\$2,449)
Operating Expenses		(\$31,478)
Net Operating Income		\$47,721
Debt Service		\$0
Cash Flow Before Taxes		\$47,721

Financial Indicators

Cash-on-Cash Return Before Taxes	3.03%
Debt Coverage Ratio	N/A
Capitalization Rate	3.03%
Gross Rent Multiplier	19.29
Gross Income / Square Feet	\$48.83
Gross Expenses / Square Feet	(\$18.83)
Operating Expense Ratio	39.75%

PRO FORMA SUMMARY

4 Units in the Hollywood Hills!

3234 Barham Boulevard | Los Angeles, CA 90068

06



Investment Summary

Price	\$1,575,000
Year Built	1951
Units	4
Price/Unit	\$393,750
RSF	1,672
Price/RSF	\$941.99
Lot Size	5,760 sf
Floors	2
APN	5579-018-009
Cap Rate	3.03%
Market Cap Rate	3.91%
GRM	19.29
Market GRM	16.41

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
0+1	4	\$20,412	\$81,648	\$24,000	\$96,000
Totals	4		\$81,648		\$96,000

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$81,648	\$96,000
- Less: Vacancy	(\$2,449)	(\$2,880)
Effective Gross Income	\$79,199	\$93,120
- Less: Expenses	(\$31,478)	(\$31,478)
Net Operating Income	\$47,721	\$61,642

Annualized Expenses

Description	Actual	Market
Building Insurance	\$2,508	\$2,508
Grounds Maintenance	\$1,200	\$1,200
Maintenance	\$4,082	\$4,082
Misc	\$1,000	\$1,000
Taxes - Real Estate	\$19,688	\$19,688
Utilities	\$3,000	\$3,000
Total Expenses	\$31,478	\$31,478
Expenses Per RSF	\$18.83	\$18.83
Expenses Per Unit	\$7,870	\$7,870

UNIT RENT ROLL

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07

Unit	Description	Current Rent	Pro Forma Rent Comments
1	0+1	\$1,675	\$2,000 furnished
2	0+1	\$1,719	\$2,000 furnished
3	0+1	\$1,625	\$2,000
4	0+1	\$1,785	\$2,000 furnished

SALE COMPARABLES

4 Units in the Hollywood Hills!

3234 Barham Boulevard | Los Angeles, CA 90068

08

S



	Sale Price	\$1,575,000	Units	Unit Type
Units	4		4	0+1
Price/Unit	\$393,750			
Price/SF	\$941.99			
Lot Size	5,760			
Cap Rate	3.03%			
GRM	19.29			
Year Built	1951			

4 Units in the Hollywood Hills!

3234 Barham Boulevard, Los Angeles, CA 90068

Notes

Six (6) parking spaces.

The adjacent property at 3226 Barham Boulevard may also be purchased separately or as part of a combined offering.

1



	Asking Price	\$1,295,000	Units	Unit Type
Units	4		1	Studio/Efficiency
Price/Unit	\$323,750		3	1 Bedroom 1 Bath
Price/SF	\$646.21			
Lot Size	4,000			
Cap Rate	5.99%			
GRM	11.8			
Year Built	1954			
Sale Date	On Market			
Days-On-Mkt	135			

3226 Barham Boulevard, Los Angeles, CA 90068

Notes

Mixed Retail/Residential Property. Separately metered for gas & electricity.

Currently being sold by Nicole Apostolos. Adjacent property to 3234 Barham Boulevard & may be purchased separately or as part of a combined offering.

2



	Asking Price	\$1,600,000	Units	Unit Type
Units	4		2	Studio/Efficiency
Price/Unit	\$400,000		2	2 Bedroom 2 Bath
Price/SF	\$632.41			
Lot Size	3,933			
Cap Rate	5.05%			
GRM	13.8			
Year Built	1962			
Sale Date	On Market			
Days-On-Mkt	44			

3662 Fredonia Drive, Los Angeles, CA 90068

Notes

TOC Tier 3 transit zone.

Brand new 2025 ADU can be delivered vacant.

Three (3) parking spaces.

SALE COMPARABLES

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3234 Barham Boulevard | Los Angeles, CA 90068

09

3



2100 Holly Drive, Los Angeles, CA 90068

	Asking Price	\$1,569,000	Units	Unit Type
Units	2		1	1 Bedroom 1 Bath
Price/Unit	\$784,500		1	3 Bedroom 2 Bath
Price/SF	\$740.09			
Lot Size	7,492			
Cap Rate	8.0%			
GRM	11.8			
Year Built	1914			
Sale Date	On Market			
Days-On-Mkt	26			

Notes

Development opportunity with two separate RD2-XL1.

Upgrades include: copper plumbing, updated electrical panels, new main sewer line, newer roofs and a whole home fan. Two (2) parking spaces.

4



3107 Hollycrest Drive, Los Angeles, CA 90068

	Asking Price	\$1,600,000	Units	Unit Type
Units	4		2	1 Bedroom 1.5 Bath
Price/Unit	\$400,000		2	1 Bedroom 1 Bath
Price/SF	\$594.35			
Lot Size	5,801			
Cap Rate	4.5%			
GRM	15.3			
Year Built	1950			
Sale Date	On Market			
Days-On-Mkt	4			

Notes

Two separate buildings with two units each.

Brand new roof on two of the units. Separately metered for gas & electricity.

Two (2) parking spaces.

5



3754 Fredonia Drive, Los Angeles, CA 90068

	Asking Price	\$1,199,000	Units	Unit Type
Units	2		1	1 Bedroom 1 Bath
Price/Unit	\$599,500		1	2 Bedroom 1 Bath
Price/SF	\$812.33			
Lot Size	9,615			
Cap Rate	5.46%			
GRM	12.8			
Year Built	1925			
Sale Date	On Market			
Days-On-Mkt	140			

Notes

Development or subdivision potential.

Four (4) parking spaces.

SALE COMPARABLES

4 Units in the Hollywood Hills!

3234 Barham Boulevard | Los Angeles, CA 90068

10

6



2516 Glen Green Street, Los Angeles, CA 90068

	Sale Price	\$1,125,000	Units	Unit Type
Units	2		1	1 Bedroom 1 Bath
Price/Unit	\$562,500		1	2 Bedroom 1 Bath
Price/SF	\$944.58			
Lot Size	5,001			
Cap Rate	5.36%			
GRM	13.6			
Year Built	1919			
Sale Date	6/21/2025			
Days-On-Mkt	51			

Notes

Delivered fully vacant.

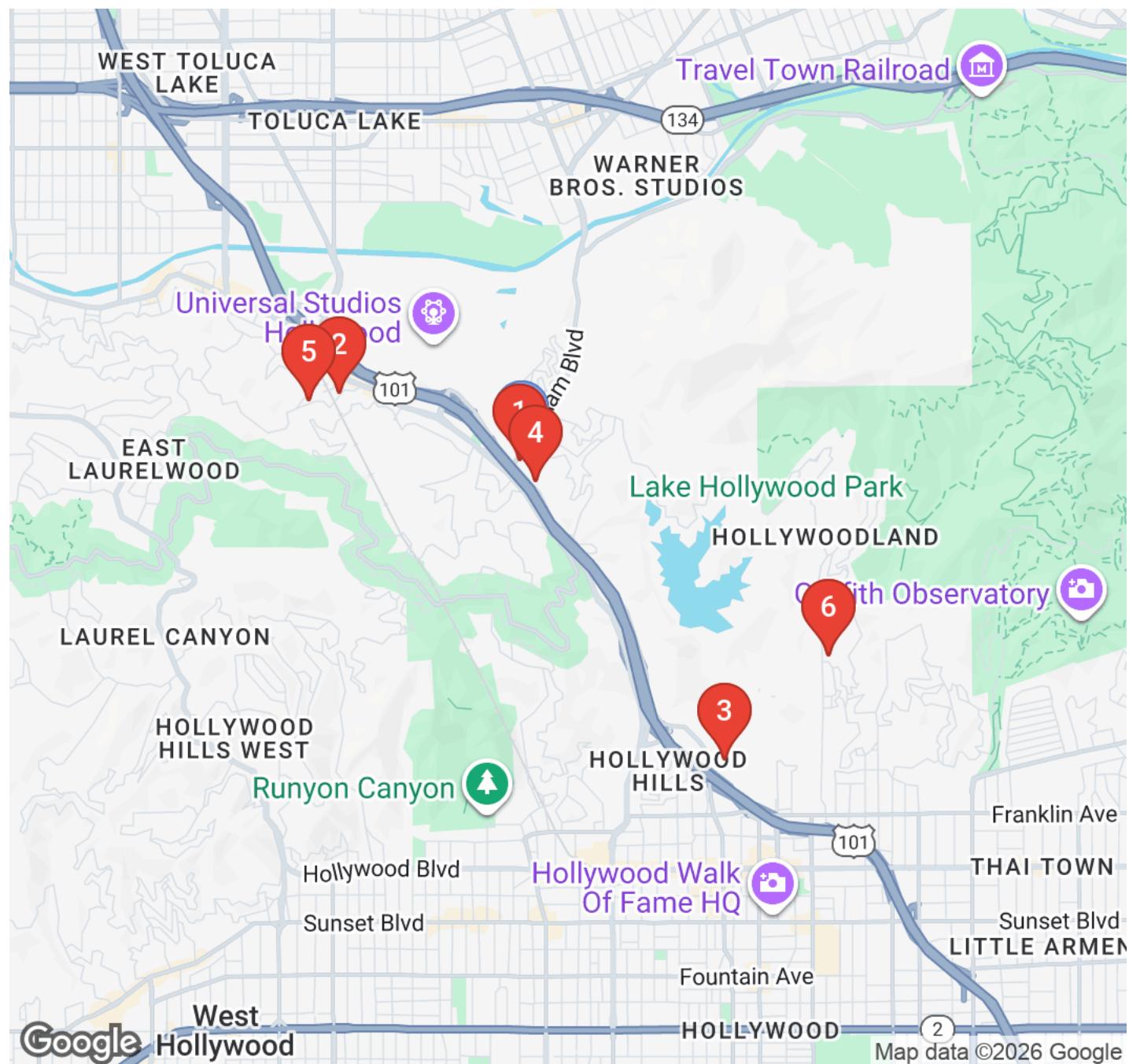
Three (3) parking spaces.

SALE COMPARABLES

4 Units in the Hollywood Hills!

3234 Barham Boulevard | Los Angeles, CA 90068

11



1 3234 Barham Boulevard
Los Angeles, CA, 90068
\$1,575,000

3 2100 Holly Drive
Los Angeles, CA, 90068
\$1,569,000

6 2516 Glen Green Street
Los Angeles, CA, 90068
\$1,125,000

1 3226 Barham Boulevard
Los Angeles, CA, 90068
\$1,295,000

4 3107 Hollycrest Drive
Los Angeles, CA, 90068
\$1,600,000

2 3662 Fredonia Drive
Los Angeles, CA, 90068
\$1,600,000

5 3754 Fredonia Drive
Los Angeles, CA, 90068
\$1,199,000

PROPERTY PHOTOS

4 Units in the Hollywood Hills!

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12

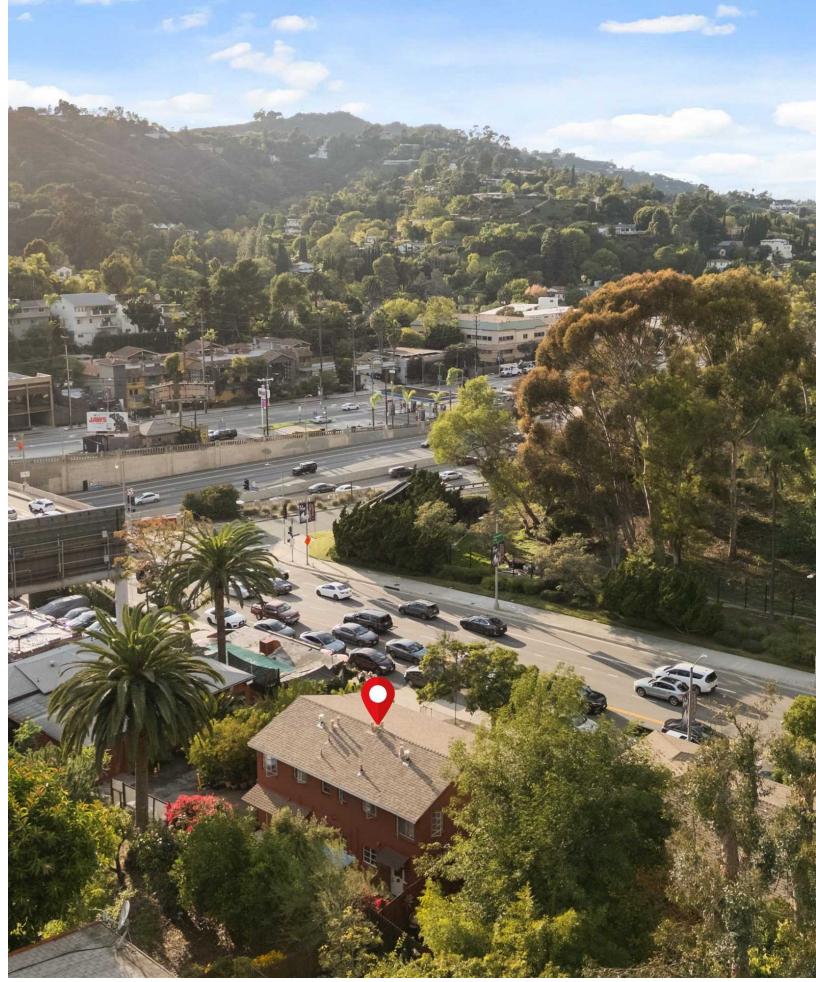


PROPERTY PHOTOS

4 Units in the Hollywood Hills!

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13

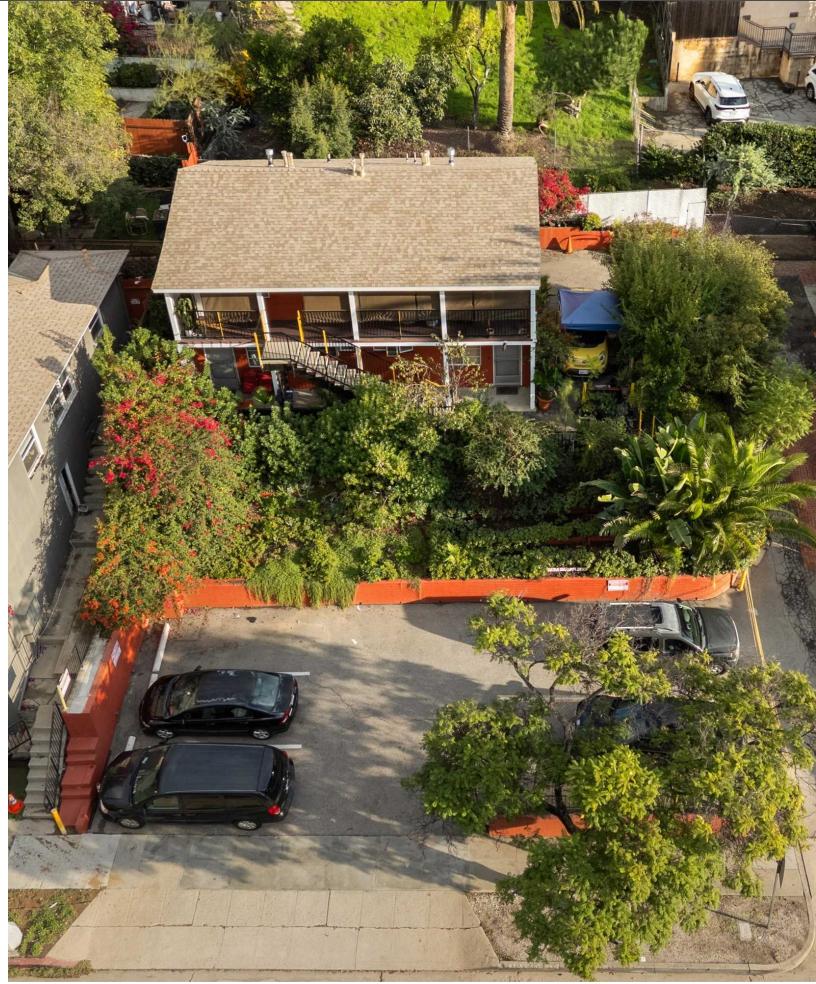


PROPERTY PHOTOS

4 Units in the Hollywood Hills!

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14



PROPERTY PHOTOS

4 Units in the Hollywood Hills!

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15

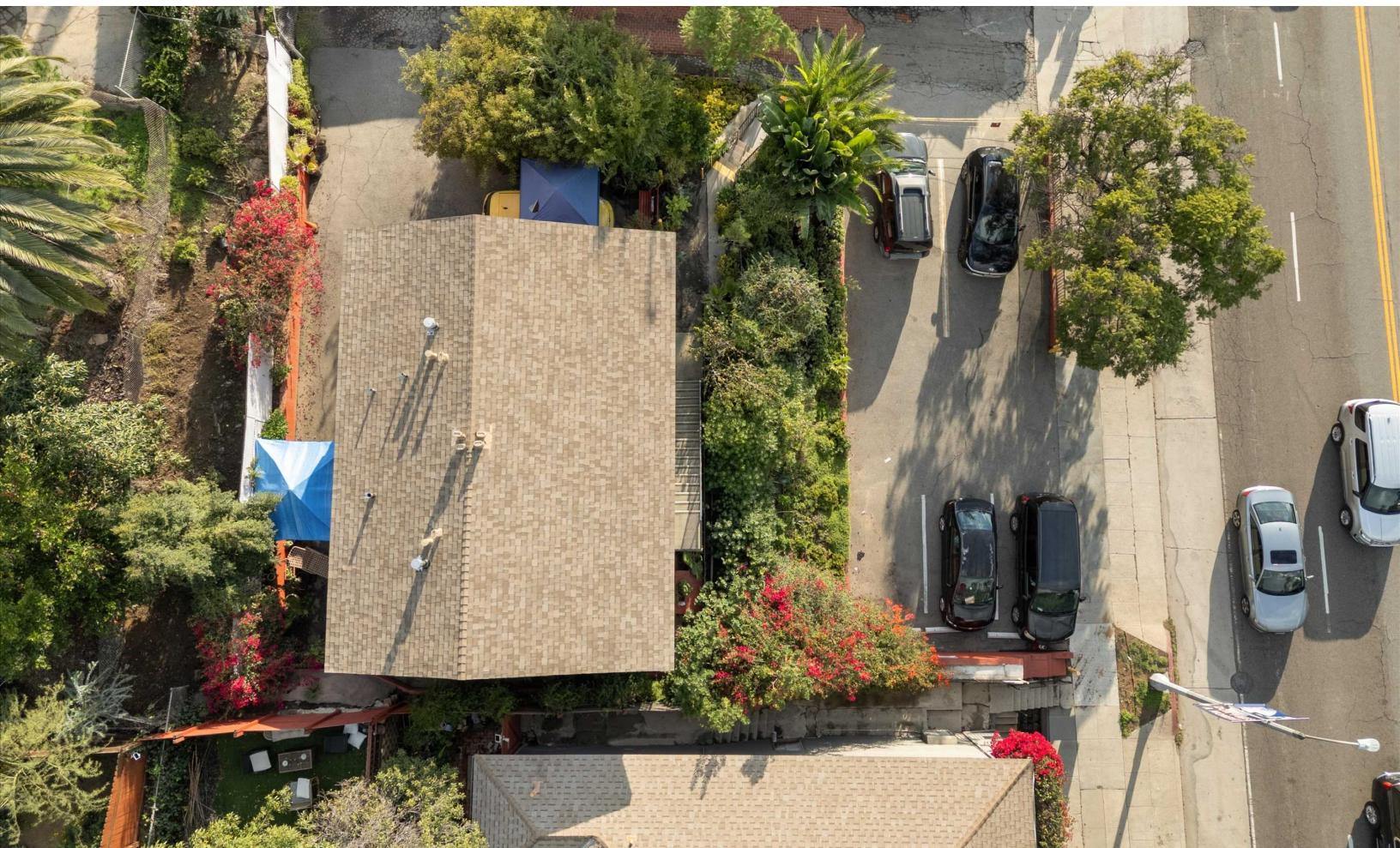


PROPERTY PHOTOS

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16



PROPERTY PHOTOS

4 Units in the Hollywood Hills!

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17



PROPERTY DESCRIPTION

4 Units in the Hollywood Hills!

3234 Barham Boulevard | Los Angeles, CA 90068

18



3234 Barham Boulevard is a well-located, four-unit multifamily building built in 1951. The property features four (4) studio units totaling approximately 1,672 square feet of living space on a 5,760-square-foot LAR2-zoned lot. 3234 Barham Boulevard offers seven (7) on-site parking spaces, is separately metered for gas and electricity with separate hot water heaters, includes an in-unit washer and dryer in one of the units and has excellent exposure with 90,000 vehicles commuting from San Fernando Valley to Hollywood and beyond. Three (3) of the units are currently rented furnished and a new roof was installed in August 2024.

The adjacent property at 3226 Barham Boulevard may be purchased separately or as part of a combined offering. Together, the two buildings form a rare mixed-use assemblage totaling approximately 9,760 square feet of contiguous land along one of Hollywood's most heavily traveled corridors. The combination of 3234's on-site parking with 3226's high-visibility commercial frontage creates a uniquely flexible investment profile, enhancing leasing and redevelopment.

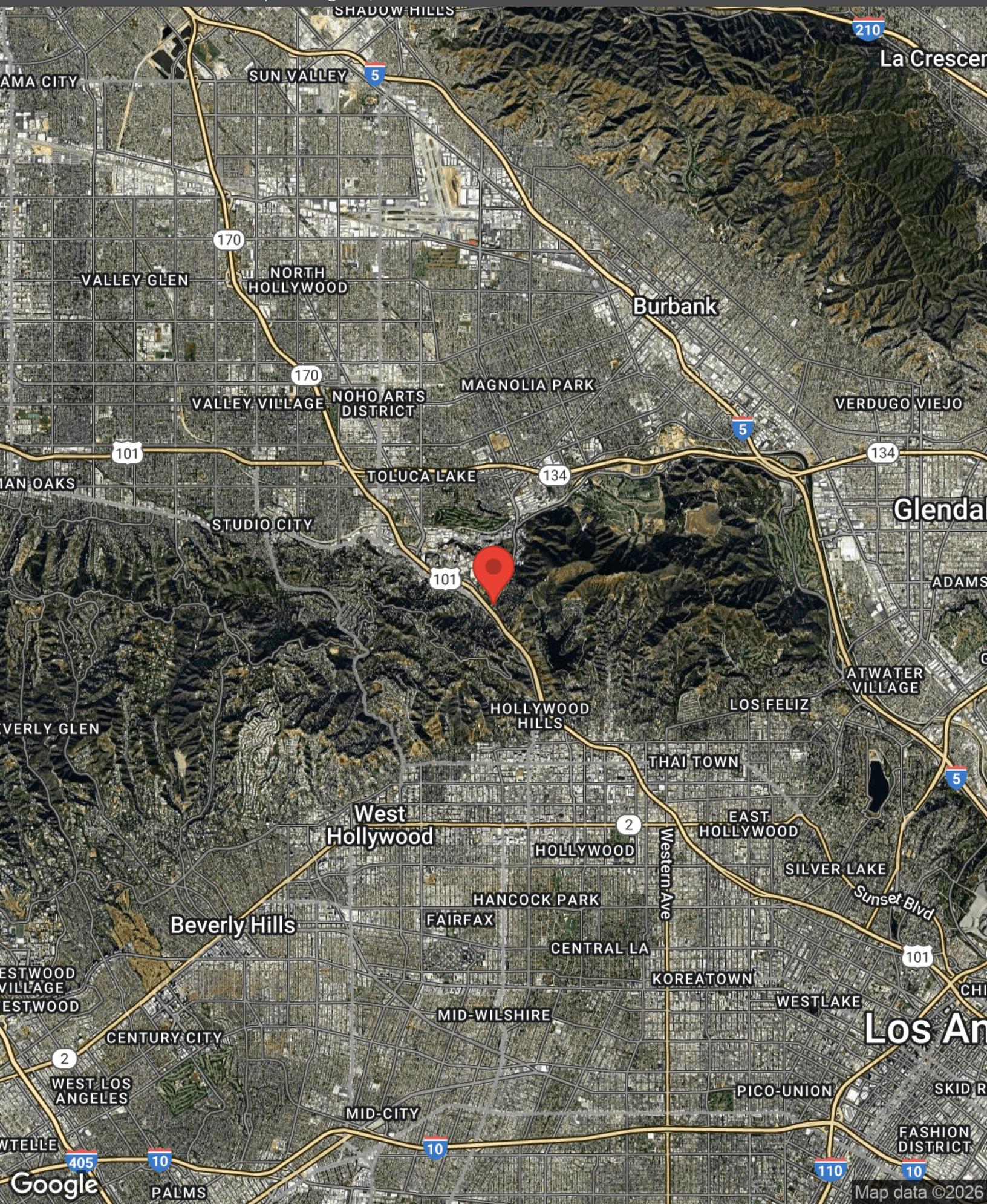
Positioned in a prime location along Barham Boulevard, the property benefits from excellent access to the 101 and 134 Freeways, Cahuenga Boulevard, and major employment centers including Universal Studios, Warner Bros., and the broader Hollywood production hub. Rated "Very Walkable" with a Walk Score of 70, residents enjoy proximity to everyday conveniences and local favorites such as Mercado Restaurant and Sweet Lily Bakery Café, while the nearby Ventura Boulevard corridor offers Firefly, Lala's Argentine Grill, Erewhon, and a wide range of shopping and dining amenities. With Griffith Park, Lake Hollywood, and iconic attractions such as the Hollywood Sign just minutes away, 3234 Barham Boulevard is ideally situated for those seeking to own in one of Los Angeles' most recognized submarkets.

REGIONAL MAP

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3234 Barham Boulevard | Los Angeles, CA 90068

19

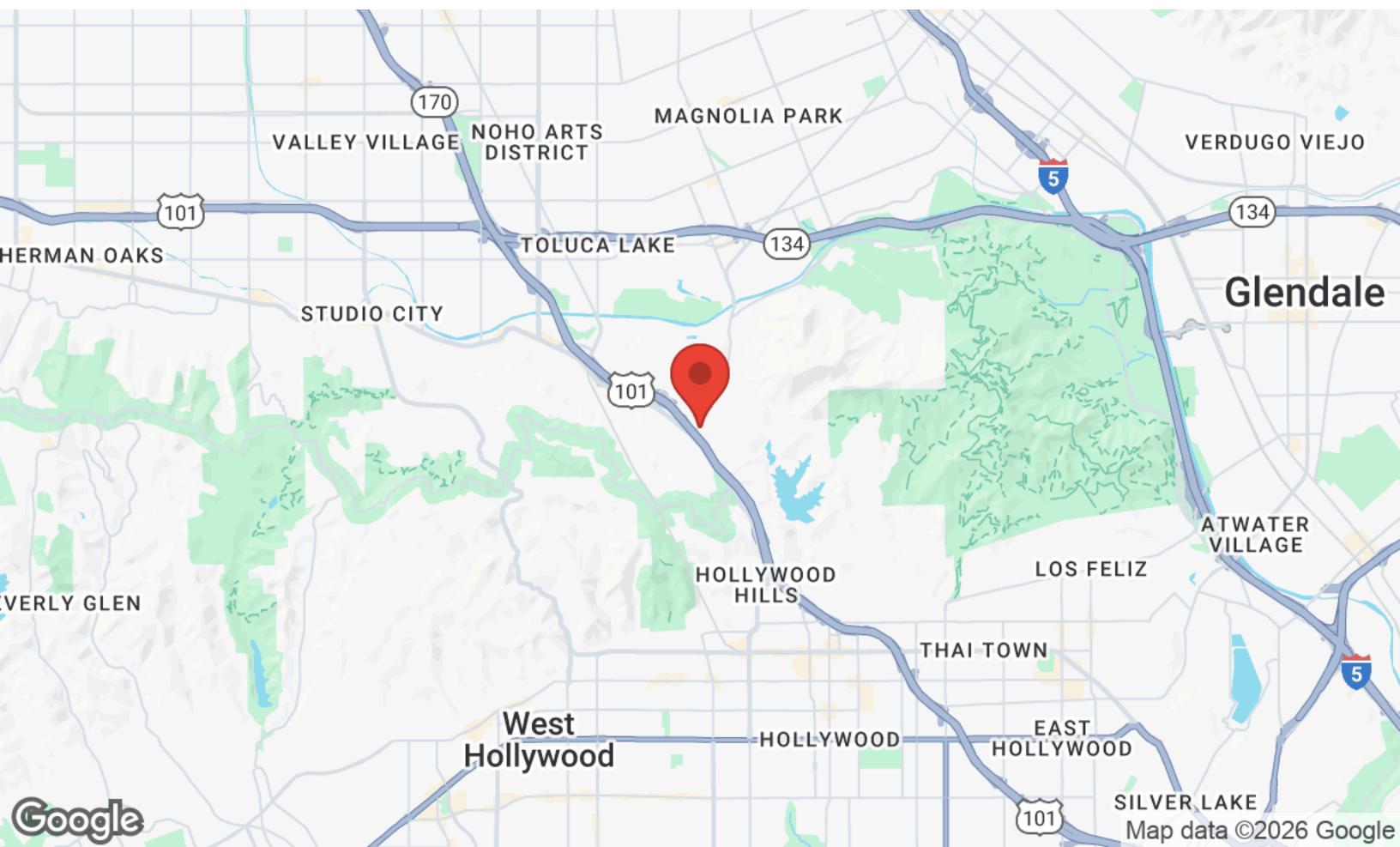
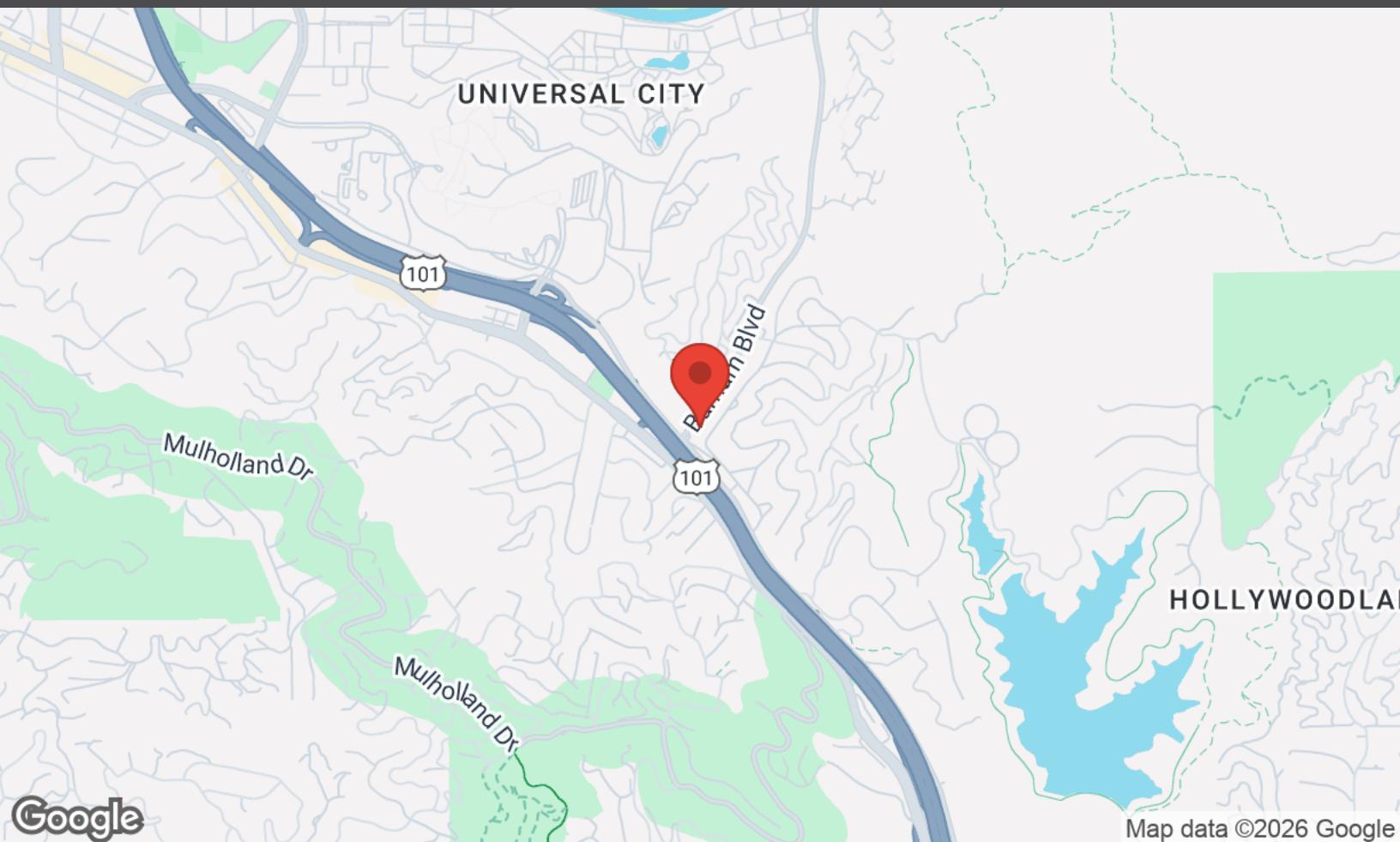


LOCATION MAPS

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3234 Barham Boulevard | Los Angeles, CA 90068

20

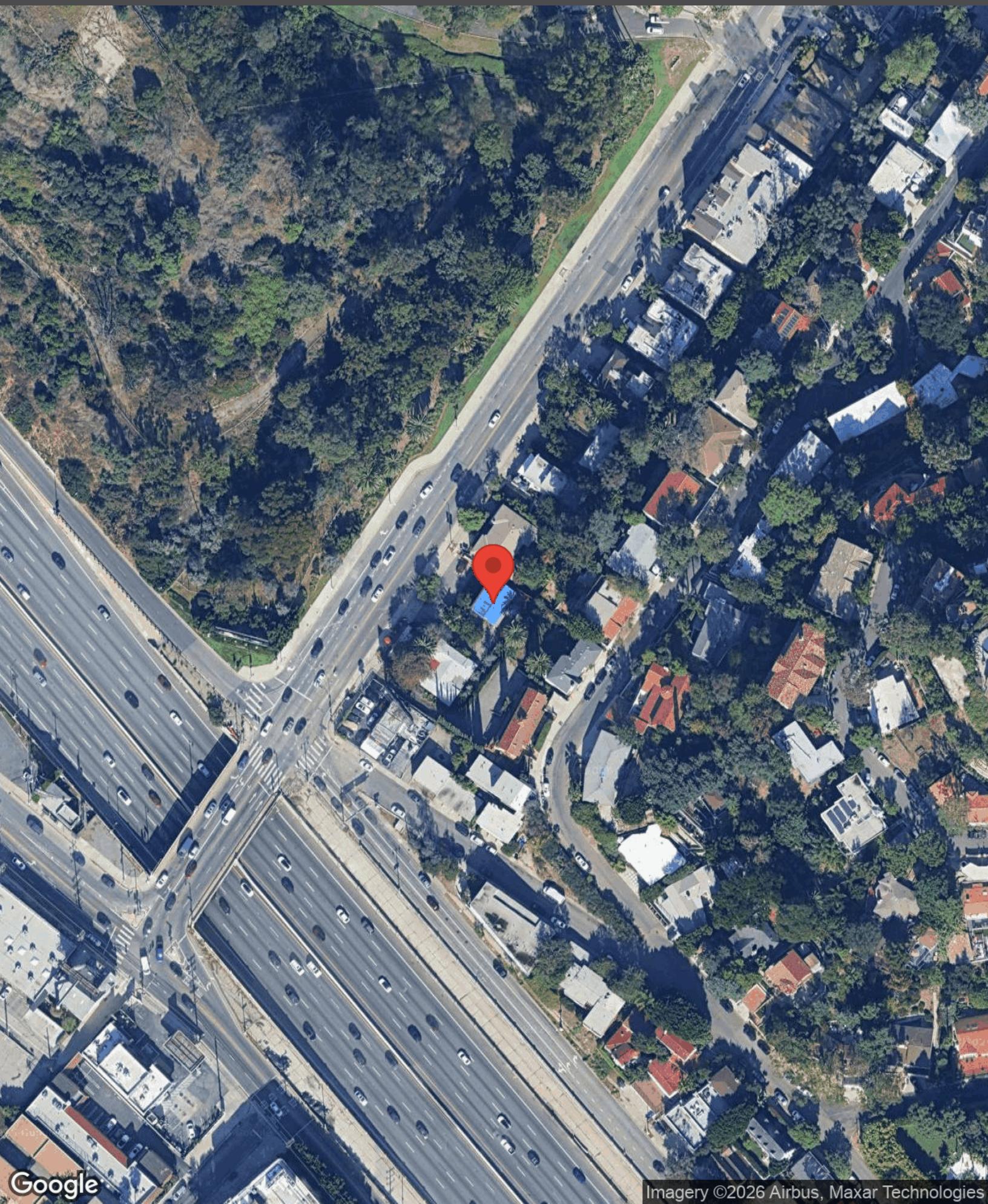


AERIAL MAP

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21

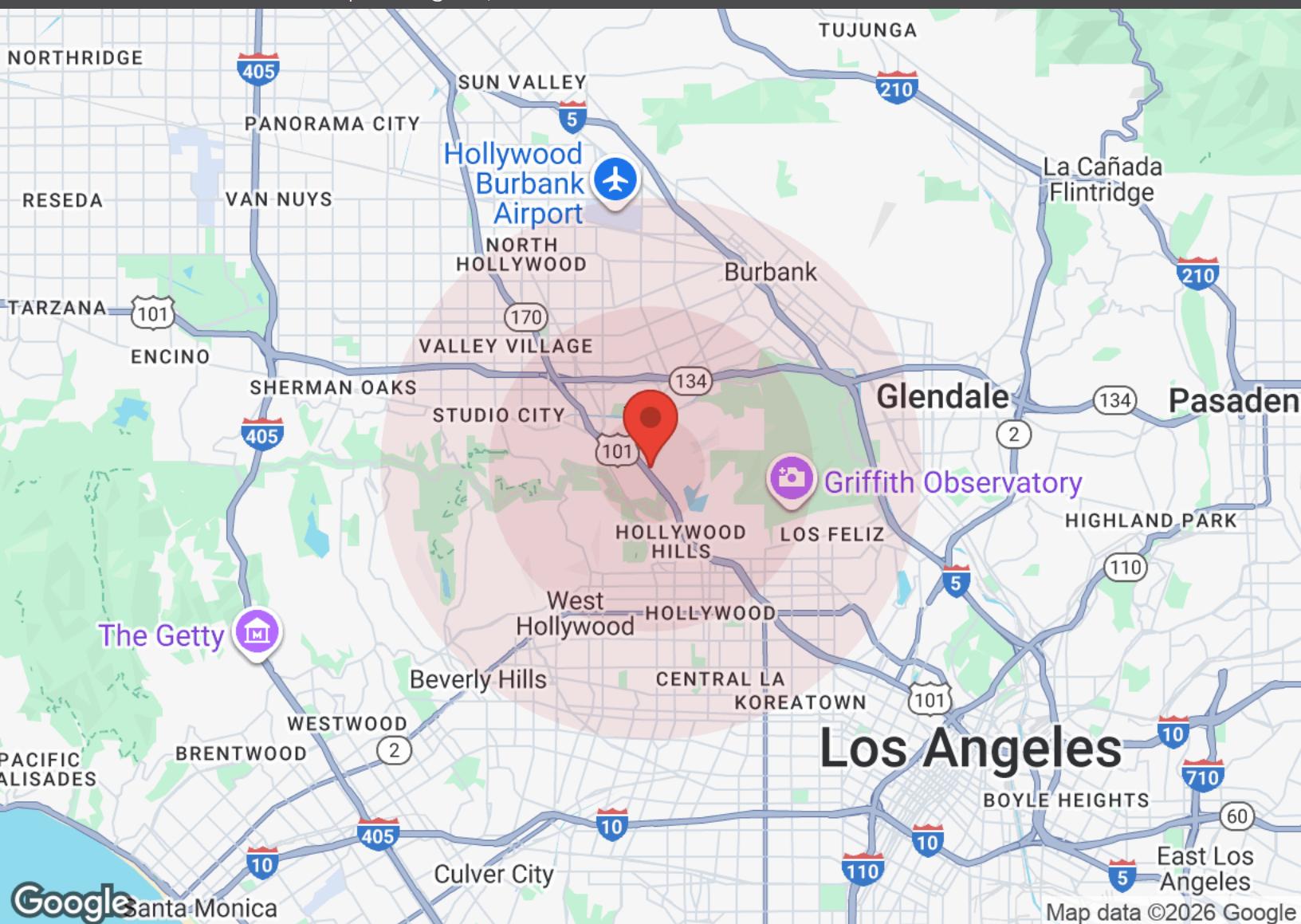


DEMOGRAPHICS

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22



Population	1 Mile	3 Miles	5 Miles
Male	4,377	114,530	372,863
Female	3,893	102,972	362,015
Total Population	8,270	217,502	734,878
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	832	22,644	91,579
Ages 15-24	762	18,804	66,473
Ages 25-54	4,133	115,253	363,218
Ages 55-64	1,132	24,578	87,025
Ages 65+	1,411	36,223	126,584
Race	1 Mile	3 Miles	5 Miles
White	4,717	111,296	333,414
Black	523	15,617	42,182
Am In/AK Nat	4	326	955
Hawaiian	8	152	514
Hispanic	1,690	57,225	228,768
Asian	981	24,425	104,867
Multi-Racial	307	6,982	20,503
Other	40	1,479	3,674

Income	1 Mile	3 Miles	5 Miles
Median	\$141,864	\$92,624	\$91,420
< \$15,000	243	10,915	32,268
\$15,000-\$24,999	42	6,095	20,347
\$25,000-\$34,999	183	6,340	19,260
\$35,000-\$49,999	299	8,369	26,679
\$50,000-\$74,999	506	15,024	45,577
\$75,000-\$99,999	408	14,322	40,018
\$100,000-\$149,999	560	19,199	55,043
\$150,000-\$199,999	507	10,826	34,477
> \$200,000	1,562	22,592	67,165

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,834	125,461	373,938
Occupied	4,309	113,682	340,834
Owner Occupied	2,173	29,083	90,107
Renter Occupied	2,136	84,599	250,727
Vacant	525	11,779	33,103