



2823 Leeward Ave
Los Angeles (City), CA 90005

\$2,300,000

Listed at Price

9

Beds

6

Baths

7,136 Sq. Ft.

\$322 / Sq. Ft.

Built: 1922 Lot Size: 9,514 Sq. Ft. On Redfin: 224 days

Status: Pending



Street View

Sale Pending

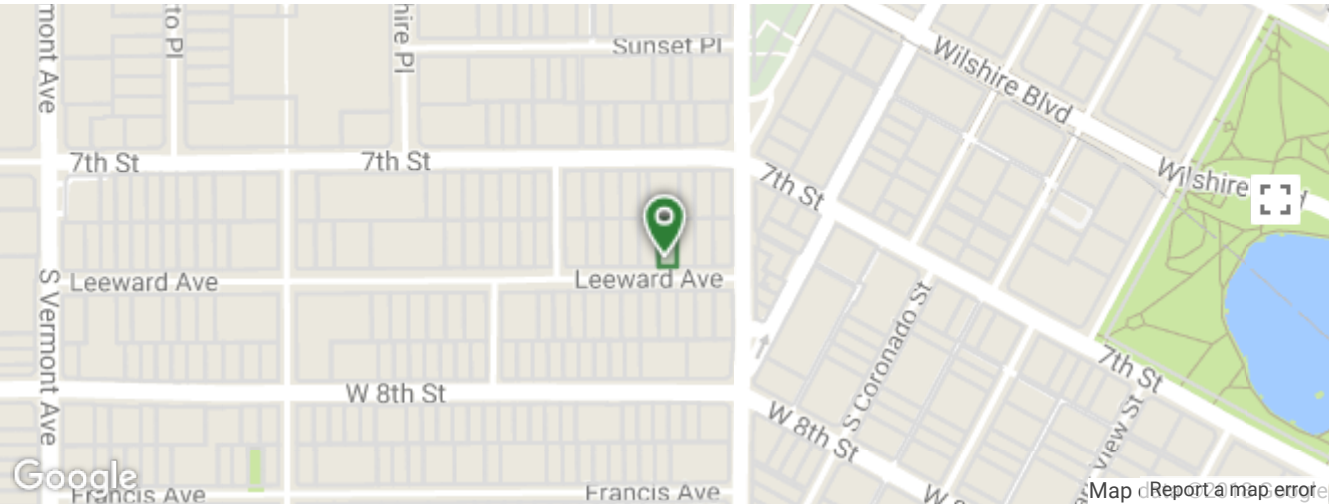
The seller has accepted an offer, and the property is now pending or under contract.

PROPERTY IS IN ESCROW. LOOKING FOR BACKUP. UNIQUE DEVELOPMENT OPPORTUNITY! BUILD 41 UNITS: \$47,200 PER UNIT, UN-ENTITLED! SUBJECT Property is confirmed located within the brand new TOC designated qualified TIER-3 zone for a 70% DENSITY BONUS AWARD, yielding 41 residential units (10% of units Extremely low income) allowing for several on menu incentives to make this investment a monumental success!

HUGE INCOME PRODUCING "UNENTITLED" lot Zoned R4-2. NO HEIGHT LIMIT! Excellent prime Koreatown adjacent location, walking distance to McArthur Park, 0.5mi to TWO METRO stations, and over 50,000 SQFT OF brand new COMMERCIAL RETAIL AMENITIES. Alternatively, a 23 unit, high end condo project can be built on this site. Immediate pocket area is undergoing massive gentrification with a minimum of 750 brand new apartment and condo units under construction. Currently 6 Tenants are living on property in a 4 unit building.

Show Less ^

Property Type	Multi-Family, Fourplex
Community	Mid-Wilshire
County	Los Angeles
MLS#	17-274110
Built	1922
Lot Size	9,514 square feet



Map Nearby Homes For Sale Expand Map Street View Directions

Listed by Tannaz Kamran-Rahbar • Keller Williams Rlty Brentwood • BRE #00951232
Last updated 3 minutes ago • Source: TheMLS • Also listed on TheMLS as #17-268014

\$12,059 per month
30 Year Fixed, 4.390% Interest ⓘ

● Principal and Interest \$9,203

● Property Taxes	\$2,434
● Homeowners' Insurance	\$422

Home Price

\$2,300,000

Down Payment

\$460,000	20%
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[Customize Calculations](#) [Compare Mortgage Rates](#)

Nearby Similar Homes

				2.1 mi.					1.3 mi.				
<									>				
\$1,290,000				4	4	4,037	\$1,950,000				8	4	5,293
2255 West 20th St				Beds	Baths	Sq. Ft.	Undisclosed Address				Beds	Baths	Sq. Ft.
Los Angeles (City), CA 90018								Los Angeles (City), CA 90004					

Property Details for 2823 Leeward Avenue

Interior Features, Parking / Garage, Exterior Features, Financing

Heating & Cooling

- Wall Electric Heating
- No Cooling

Parking Information

- # of Parking Spaces (Total): 4
- Driveway

Building Information

- Total Floors: 2

Financial Information

- Net Operating Income: \$66,260
- Adjusted Gross Income: \$94,656
- Gross Operating Income: \$94,656
- Gross Rent Multiplier: 22.00

Multi-Unit Information**Community Features**

- Units in Complex (Total): 4

Multi-Family Information

- # of Buildings: 1

Unit 1 Information

- Number: 4
- # of Beds: 9
- # of Baths: 6
- Unfurnished
- Monthly Rent: \$7,888
- Monthly Rent (Total): \$94,656
- Projected Monthly Rent (Total): \$94,656

Unit 2 Information

- Partially Furnished

Unit 3 Information

- Partially Furnished

Unit 4 Information

- Partially Furnished

Unit 5 Information

- Partially Furnished

Unit 6 Information

- Partially Furnished

Unit 7 Information

- Partially Furnished

Unit 8 Information

- Partially Furnished

Unit 9 Information

- Partially Furnished

Unit 10 Information

- Partially Furnished

Unit 11 Information

- Partially Furnished

Unit 12 Information

- Partially Furnished

Unit 13 Information

- Partially Furnished

Property / Lot Details**Lot Information**

- Lot Size (Sq. Ft.): 9,514
- Dimensions: 62x154
- Lot Size Source: Public Records
- Zoning: LAR4-2

Land Information

- Assessed Land Value: \$812,200

Property Information

- Square Footage Source: Public Records
- Assessed Improvement Value: \$406,100
- Tax Parcel Number: 5077015014

Location Details, Misc. Information**Location Information**

- Driving Directions: 2 blocks South of Wilshire Blvd, Just West of Hoover Street.

Expense Information

- Total Annual: \$28,396

Details provided by TheMLS and may not match the public record. [Learn more.](#)

Redfin Tour Insights for 2823 Leeward Ave

No Tour Insights on This Listing

We haven't left any insights about this home yet, but as soon as we do, we'll leave our thoughts here.

Redfin Estimate for 2823 Leeward Ave

Property History for 2823 Leeward Avenue

Date	Event & Source	Price
Feb 2, 2018	Pending	—
Feb 2, 2018	Pending	—
Feb 1, 2018	Relisted (Active)	—
Feb 1, 2018	Relisted (Active)	—
Feb 1, 2018	Price Changed	\$2,300,000
Feb 1, 2018	Price Changed	\$2,300,000
Nov 22, 2017	Delisted (Expired)	—
Nov 16, 2017	Relisted (Active)	—
Oct 23, 2017	Pending (Backup Offers Accepted)	—
Oct 23, 2017	Delisted (Cancelled)	—
Oct 19, 2017	Price Changed	\$1,935,000
Oct 19, 2017	Price Changed	\$1,935,000
Sep 26, 2017	Listed (Active)	\$2,100,000

Date	Event & Source	Price
Sep 7, 2017	Listed (Active)	\$2,100,000
Jul 5, 2017	Sold (MLS) (Closed)	\$1,600,000
Jul 5, 2017	Sold (Public Records)	\$1,600,000
Apr 11, 2017	Pending	—
Mar 23, 2017	Relisted (Active)	—
Mar 22, 2017	Delisted (Expired)	—
Mar 16, 2017	Price Changed	\$1,600,000
Jan 10, 2017	Price Changed	\$1,595,000
Dec 21, 2016	Price Changed	\$1,640,000
Oct 5, 2016	Listed (Active)	\$1,650,000
Sep 22, 2016	Delisted (Expired)	—
Aug 11, 2016	Price Changed	*
Jul 13, 2016	Price Changed	*
May 26, 2016	Listed (Active)	*
Apr 16, 2015	Sold (Public Records)	\$1,200,000
Jul 1, 2014	Delisted (Withdrawn)	—
Jun 10, 2014	Listed (Active)	*

Date	Event & Source	Price
Dec 10, 2004	Delisted	—
Oct 6, 2004	Sold (Public Records)	\$880,000
May 18, 2004	Listed	*
Sep 22, 2003	Sold (Public Records)	\$670,000
Jul 22, 2003	Delisted	—
Dec 10, 2002	Listed	*
Oct 4, 2002	Delisted	—
Jun 3, 2002	Listed	*
Jan 9, 2002	Sold (Public Records)	\$280,000
Sep 27, 2001	Delisted	—
Jul 31, 2001	Delisted	—
Jun 27, 2001	Listed	**
Jun 27, 2001	Listed	*
Dec 8, 1999	Sold (Public Records)	\$340,000
Oct 18, 1999	Sold (Public Records)	\$205,000
Jan 27, 1999	Delisted	—
May 21, 1998	Listed	*

Date	Event & Source	Price
Oct 16, 1995	Sold (Public Records)	\$125,000

For completeness, Redfin often displays two records for one sale: the MLS record and the public record. [Learn More.](#)

** Price available after [signing in](#).

Public Facts for 2823 Leeward Avenue

Taxable Value		Tax Record	
Land	\$828,444	2017	\$15,520
Additions	\$414,222		
Total	\$1,242,666		

Home Facts

Beds	9
Baths	6
Finished Sq. Ft.	7,136
Unfinished Sq. Ft.	—
Total Sq. Ft.	7,136
Stories	—
Lot Size	9,514 Sq. Ft.
Style	Multi-Family (2-4 Unit)
Year Built	1922
Year Renovated	—
County	Los Angeles County
APN	5077015014

Home facts updated by county records on Apr 14, 2018.

Activity for 2823 Leeward Ave



Schools

- Serving This Home
- Elementary Schools
- Middle Schools
- High Schools

School Name	GreatSchools Rating	Distance
Hoover Street Elementary School Public • K to 5 • Serves this home Parent Rating: ★★★★★ See homes this school serves	8	0.2 mi
Berendo Middle School Public • 6 to 8 • Serves this home Parent Rating: ★★★★★ See homes this school serves	2	0.8 mi
Rfk Community Schools- Ambassador-Global Leadership Public • 6 to 12 • Serves this home Parent Rating: ★★★★★ See homes this school serves	3	0.7 mi

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Neighborhood Info for 2823 Leeward Ave

[California](#) > [Los Angeles](#) > [Mid-City](#)

Transportation in Mid-City

95 / 100

Walker's Paradise

Walk Score®

80 / 100

Excellent Transit

Transit Score®

65 / 100

Bikeable

Bike Score®

This area is a **walker's paradise** — daily errands do not require a car. **Transit is excellent** and convenient for most trips. There is **some amount of infrastructure for biking**.

Mid-City Real Estate Sales (Last 30 days)

	Median List Price	\$1,296,500	Avg. # Offers	5.0
	Median \$ / Sq. Ft.	\$575	Avg. Down Payment	42.5%
	Median Sale / List	102%	# Sold Homes	45

What It Takes to Win an Offer near Mid-City

~\$700K Offer

16 Weeks Ago

2 Beds, 1 Baths, ~750 Sq. Ft. House

Offer Not Accepted — Sold for \$750K

0%

16

—

~10%

Over List Price

Days on market

Competing offers

Down Payment

6 offers and the seller's selected an offer \$21,000 higher than ours.

[Aaron McCarty](#)

Redfin Agent

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
Mid-City	\$1,200,000	\$570	101.3%
McArthur Park	\$958,000	\$711	96.3%
Central LA	\$1,199,000	\$659	100.7%
MacArthur Park	\$1,125,000	\$480	94.8%
90005	\$950,000	\$503	98.8%
Los Angeles	\$800,000	\$474	100.9%
Los Angeles County	\$699,000	\$420	100.6%

Similar Homes to 2823 Leeward Ave

Nearby Homes for Sale

2.1
mi.

\$1,290,000

2255 West 20th St
Los Angeles (City), CA 90018

4 4 4,037
Beds Baths Sq. Ft.

1.3
mi.

\$1,950,000

Undisclosed Address
Los Angeles (City), CA 90004

8 4 5,293
Beds Baths Sq. Ft.

1.4
mi.

\$1,900,000

715 N Coronado St
Los Angeles, CA 90026

10	5	4,200
Beds	Baths	Sq. Ft.

1.0
mi.

\$1,650,000

1534 West Olympic
Los Angeles (City), CA 90015

16	4	5,112
Beds	Baths	Sq. Ft.

OPEN TUE, 11AM TO 2PM

1.0
mi.

\$999,999

147 North Dillon St
Los Angeles (City), CA 90026

4 2 1,703
Beds Baths Sq. Ft.

1.2
mi.

\$1,750,000

413 North Coronado St
Los Angeles (City), CA 90026

8 4 4,382
Beds Baths Sq. Ft.

Homes similar to 2823 Leeward Ave are listed between \$425K to \$2,150K at an average of \$400 per square foot.

Nearby Sold Homes

SOLD 11/07/17

1.5
mi.

\$1,080,000

1416 S Hobart Blvd
Los Angeles, CA 90006

0 — 4,332
Beds Baths Sq. Ft.

SOLD 3/20/18

0.9
mi.

\$820,000

1219 South Catalina St #4
Los Angeles (City), CA 90006

8 4 4,992
Beds Baths Sq. Ft.

SOLD 4/13/18

3.5
mi.

\$1,000,000

3015 South Norton Ave
Los Angeles (City), CA 90018

8	4	5,951
Beds	Baths	Sq. Ft.

SOLD 3/07/18

0.8
mi.

\$1,500,000

836 South Normandie Ave
Los Angeles (City), CA 90005

8	4	5,660
Beds	Baths	Sq. Ft.

SOLD 11/14/17

1.0
mi.

\$3,490,000

1134 S Normandie Ave
Los Angeles, CA 90006

4	4	6,499
Beds	Baths	Sq. Ft.

SOLD 12/08/17

0.6
mi.

\$1,395,000

924 South Catalina St
Los Angeles (City), CA 90006

4	4	4,232
Beds	Baths	Sq. Ft.

Nearby homes similar to 2823 Leeward Ave have recently sold between \$590K to \$3,490K at an average of \$265 per square foot.

More Real Estate Resources

Neighborhoods

- Playa del Rey Real Estate
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- Westchester Real Estate
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New Listings in 90005

[722 S Oxford Ave #305](#)
[860 South Berendo St](#)
[842 3rd Ave](#)
[698 South Berendo St #206](#)
[830 South Windsor](#)
[620 South Gramercy Pl #126](#)
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2823 Leeward Ave is a multi-family home in Los Angeles (City), CA 90005. This 7,136 square foot multi-family home sits on a 9,514 square foot lot and features 9 bedrooms and 6 bathrooms. This multi-family home has been listed on Redfin since September 26, 2017 and is currently priced at \$2,300,000. The price of 2823 Leeward Ave has increased \$200,000 during that time. This property was built in 1922 and last sold on July 05, 2017 for \$1,600,000. Nearby schools include Hoover

Street Elementary School, Green Pastures Academy and The Linden Center. The closest grocery stores are Shim's Bargain, Los Paisanos Market and 99 Cents Only Stores. Nearby coffee shops include Kkeh Kkoh Ri Billiards, Winchell's Donut House and Panderia. Nearby restaurants include Little Wang Kung, Comida China and La Sashimi. 2823 Leeward Ave is near Lafayette Recreation Center, Otis College of Art and Design and MacArthur Park. There are some bike lanes and the terrain is flat as a pancake. 2823 Leeward Ave is bikeable, there is some bike infrastructure. This address can also be written as 2823 Leeward Avenue, Los Angeles (City), California 90005.

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 California BRE #01521930

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GreatSchools Ratings provided by [GreatSchools.org](#).