

# \$5,495,000 - 204 N Manhattan Place, Los Angeles

MLS® #25587109

## \$5,495,000

20 Bedroom, 18.00 Bathroom, 12,628 sqft  
Residential Income on 0 Acres

N/A, Los Angeles,

Price Reduction! Well maintained 17-unit building in prime Hancock Park/Larchmont Village area cash flowing at an amazing Current Cap Rate of 5.3% from day 1 with upside to 7.5% Cap Rate on Proforma. Approved RTI plans to add 4 detached ADUs to achieve a remarkable 7% Current Cap Rate, 9.2% Proforma Cap Rate, and only 277k/door after taking into account all constructions costs (~340k assuming \$250/SF). Large unit mix of 6 (2bed/2bath) units, 2 (2bed/1bath) units, and 9 (1bed/1bath) units including 3 newly-built attached ADUs. Select units have been renovated and boast a high-end aesthetic with new modern cabinets, flooring, lighting, new bathrooms, stainless steel appliances, and major exterior capital improvements. Amenities include a renovated pool and courtyard with seating areas, on-site laundry facilities, secure entry, and parking for convenience. Individually metered for gas & electricity with soft-story retrofit already completed. Large 14,364 SF R3 TOC Tier 3 corner lot for future development potential. Located in the heart of Hancock Park just minutes away from Larchmont Village, Koreatown, Hollywood, and Melrose as well as many hip neighborhood attractions, restaurants, bars, and shops such as Wilshire Country Club, Paramount Studios, H Mart, Levain Bakery, Salt & Straw, and Great White, popping up all around the area.

Built in 1961



## Essential Information

MLS® #	25587109
Price	\$5,495,000
Bedrooms	20
Bathrooms	18.00
Square Footage	12,628
Acres	0.33
Year Built	1961
Type	Residential Income
Status	Closed
Listing Agent	Armin Soleimani
Listing Office	Global Platinum Properties, Inc.

## Community Information

Address	204 N Manhattan Place
Area	C18 - Hancock Park-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90004

## Amenities

Parking Spaces	8
Parking	Gated
Garages	Gated
Has Pool	Yes
Pool	In Ground
Security	Gated Community

## Interior

Heating	Electric
# of Stories	2
Stories	Two

## Additional Information

Date Listed	September 3rd, 2025
Days on Market	22
Zoning	LAR3
Short Sale	N

RE / Bank Owned    N

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