



371 - 373 Mission Road

Glendale, CA 91205





Adams Hill is an eclectic, close-knit neighborhood of Glendale known for beautiful character 1930's and 1940's era homes and prime location near Los Feliz & Glendale's famed shopping district. Because of its elevation above the surrounding neighborhoods, residents of the community enjoy views of the surrounding city. In the last 15 years, Adams Hill has grown even more in popularity – due in part to the popularity of Glendale's shopping district (i.e. The Americana, Galleria) and also the growth of "NELA" (Highland Park and surrounding enclaves to the east). With remodeled historic homes all around, this area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel. Folks from Los Feliz, Silver Lake, Pasadena, and NELA often seek out homes in this area.



Duplex | 4 Bedrooms | 2.5 Bathrooms | 2,022 SF Interior | 6,251 SF Exterior



List Price: \$1,450,000    Directions: In Adams Hill, just east of Glendale Ave    Address: 371 - 373 Mission Road, Glendale, CA 91205    Website: [www.373Mission.com](http://www.373Mission.com)

## **BRIGHT MODERN DUPLEX ON A PERCHED KNOLL IN ADAMS HILL!**

Re-imagined Turnkey Spanish Duplex that feels like it's own home. 2-Units both delivered vacant, and is a versatile option for both owner-users or as a RARE 5-Cap income producing property. Set on a nature hillside with verdant mature trees all around, the property features a 3BR (with bonus office) unit and a separate 1br unit. The owners of this property have also hired an architect to design plans for a future 3rd ADU in rear (in current garage location), and those plans (valued at \$15,000) will come with this sale - making this a 3-unit concept.

Property upgrades include: New dual glazed windows + new floors throughout + fully renovated kitchens and baths + stainless steel appliances + private laundry hookups each unit + copper plumbing + recessed lighting + Italian made floor and shower tiles + 1 New HVAC system.

Mission Road is a quiet cul-de-sac street of about 20 homes, with caring, close-knit neighbors that meet once a month to discuss ongoing preservation, beautification, and safety. Great pride-of-ownership on this street! Adams Hill is one of the most highly-sought after enclaves in this part of Los Angeles, and centrally located to the Americana, Glendale Galleria, Los Feliz, Silverlake, Pasadena, and all the hip shops and cafes in NELA. Come see this property soon, and welcome home.









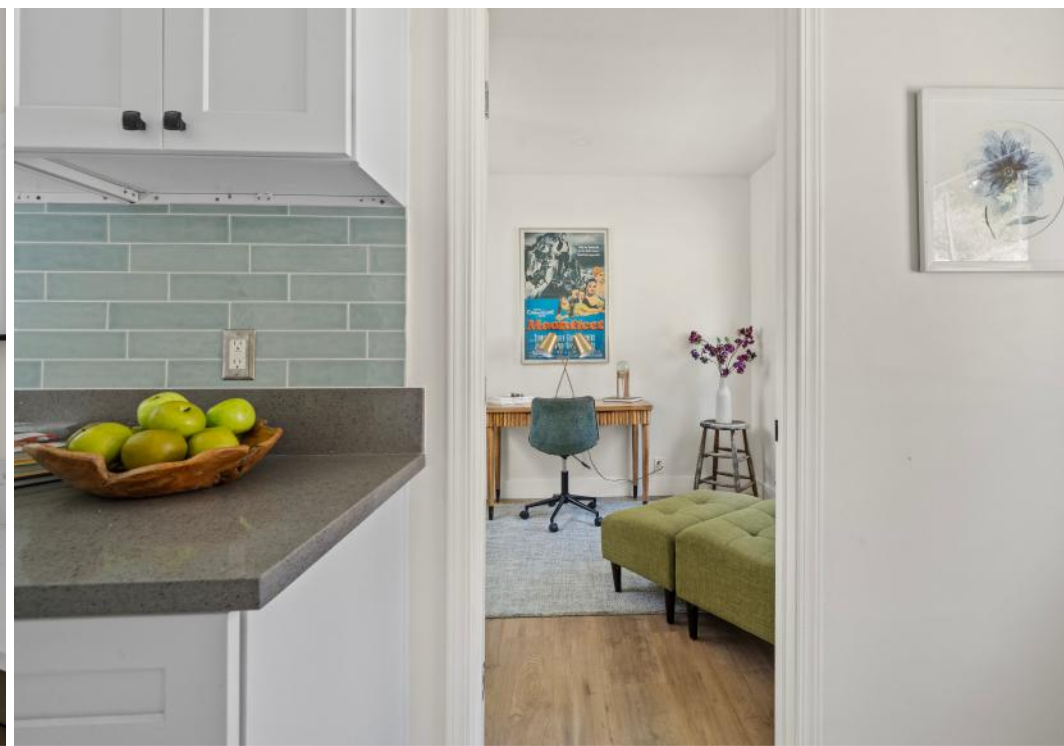
### Rent Rolls

Type	# of Units	Beds	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.0	No	\$0.00	0.00	\$5,600.00
Unit 2	1	1	1.0	No	\$0.00	0.00	\$2,600.00









## Property Highlights

- Re-imagined Spanish Duplex
- Unit 371: 1BR + 1BA (pro-forma: \$5500 monthly)
- Unit 373: 3BR + 1.5BA (pro-forma: \$2700 monthly)
- Both units delivered vacant
- New floors + drywall.
- Recessed Lighting
- Quiet hillside location
- New kitchens and bathrooms
- New Dual-glazed windows
- Wonderful location near Cafes, Shops and Transit
- Future ADU potential







### Jerry & Rachel Hsieh

Realtor / Owners

📞 310-228-8856

📞 424.242.8856

✉️ jerry@kw.com

🌐 www.jerryANDrachel.com

🏠 #01701809, #01913428



**Jerry & Rachel**  
FINE HOMES AND INVESTMENTS

[www.JerryANDRachel.com](http://www.JerryANDRachel.com)

All information deemed reliable but not guaranteed.  
Buyer is advised to conduct their own investigation and satisfy themselves.