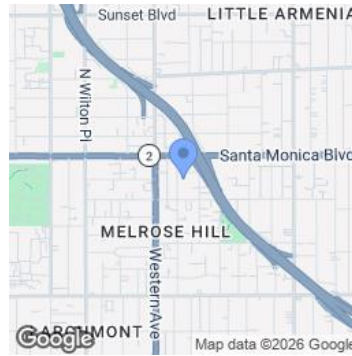


South of Santa Monica / East of Western



OF UNITS TOTAL: 8
 SQFT(src): 11,978
 PRICE PER SQFT: \$433.71
 LOT(src): 8,416/0.1932 (S)
 LEVELS: Three Or More
 YEAR BLT(src): 2025 (SLR)
 DAM / CDAM: 0/0
 SLC: Standard
 TOTAL OP. EXP: \$73,240.00
 NET OP. INCOME: \$311,360
 PARCEL #: 5536025003
 LISTING ID: SR26053416

Recent: 03/11/2026 : NEW



DESCRIPTION

MUST SELL at a 6 CAP with recently reduced pricing: This new development includes a multilevel standalone home, five condo-style apartments, and two ADU recreation room conversions (under construction). Units offer upgraded finishes, stainless steel appliances, in-unit laundry, and private balconies. The property has a Walk Score of 93, high public transit and bike ratings, and is near Hollywood, Koreatown, and Downtown LA for quick access to restaurants and entertainment. Leasing and self-management are straightforward due to the size and unit mix, and East Hollywood's strong rental market provides stable occupancy and long-term returns.

EXCLUSIONS:

INCLUSIONS:

AREA: C20 - Hollywood
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE: 6 UNITS PLUS 2 ADU'S TO BE COMPLETED

LIST \$ ORIG: \$5,195,000
 SUB TYPE: APT/A
 CMN WALLS: 2+ Common
 Walls
 PARKING: None
 # OF BUILDINGS TOTAL: 4
 RENT CONTROL?: No
 PROPERTY ATTACHED?: Yes

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE: Kitchen, Laundry, Living Room
 UTILITIES:
 ELECTRIC:
 WATER: Public

COOLING: Central Air
 HEATING: Central
 VIEW:
 City Lights, See Remarks
 WATERFRONT:
 LAUNDRY: Inside, See Remarks
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: \$384,600
 VACANCY ALLOWANCE \$/ %: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: \$311,360
 OPERATING EXPENSE \$/ %: \$73,240/
 LAND DOLLAR VALUE \$/ %: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER: 13.51
 CAP RATE: 6
 IMPROVEMENTS TOTAL \$/ %: /
 PERSONAL PROPERTY \$/ %: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$73,240
 ELECTRIC: \$0
 GAS: \$0
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: \$0
 CABLE TV:
 GARDENER:
 INSURANCE: \$6,000

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 \$0
 WATER/SEWER: \$2,500

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION: VERIFY

TAX

TAX RATE: TAX YEAR: TAX ANNUAL AMT: TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC: 8
1:	1	4	4	0	Unfurnished	\$0	\$0	\$4,500	GAS METERS: 8
2:	1	5	5	0	Unfurnished	\$0	\$0	\$5,100	WATER METERS: 0
3:	1	1	2	0	Unfurnished	\$0	\$0	\$2,500	
4:	1	4	5	0	Unfurnished	\$0	\$0	\$4,400	
5:	1	3	4	0	Unfurnished	\$0	\$0	\$3,950	
6:	1	4	5	0	Unfurnished	\$0	\$0	\$4,400	
7:	1	2	2	0	Unfurnished	\$0	\$0	\$3,200	
8:	1	3	3	0	Unfurnished	\$0	\$0	\$4,000	

INTERIOR

INTERIOR: Balcony
 ACCESSIBILITY:

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: 1/1
 FIREPLACE: None

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 SEWER: Public Sewer

LOT: 0-1 Unit/Acre
 POOL: None

FENCING:
 SPA: None

BUILDING

BUILDER NAME:
 BUILDER MODEL:

ARCH STYLE:
 DOORS:
 WINDOWS:

ROOF:
 FOUNDATION DTLs:
 PROP CONDITION:

CONSTR MTRLS:
 OTHER STRUCTURES:
 NEW CONSTRUCTION YN: Yes

GARAGE AND PARKING

UNCOVERED SPACES: **0** PARKING TOTAL: **0** GARAGE SPACES: **0** CARPORT SPACES: **0**

GREEN

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
WALKSCORE:

POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1: **\$0** HOA 1 NAME: HOA PHONE 1: HOA AMENITIES:
HOA DUES 2: HOA 2 NAME: HOA PHONE 2: STORIES TOTAL: **3**
HOA DUES 3: HOA 3 NAME: HOA PHONE 3:
COMMUNITY: **Curbs, Sidewalks**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** ELEVATION: TAX LOT: **13** TAX BLOCK:
COMMON INTEREST: **None** ASSESSMENTS: **Buyer to Verify,** LOT SIZE DIM: TAX TRACT #: **000**
Unknown ZONING: **LARD1.5**
LAND LEASE AMOUNT: PARCEL #: **5536025003**
LAND LEASE AMT FREQ: ADDITIONAL PARCEL(s): **No**

LISTING

DATES

BAC:
BAC REMARKS:
DUAL/VARI. RATE?: **Yes**
CURRENT FINANCING:
POSSESSION: **Close Of Escrow**
FINANCIAL INFO AS OF:
CONTINGENCY LIST:

LIST TERMS: **Cash, Cash to New Loan, Submit**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES: **Accessory Dwelling Unit**
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **03/11/26**
START SHOWING DATE:
ON MARKET DATE: **03/11/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **03/11/26**
MOD TIMESTAMP: **03/11/26**
EXPIRED DATE: **10/11/26**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Please email offers to ed@edkoenig.com with proof of funds and pre-approval letter, Seller reserves the option to have the Buyer cross-qualified by Preferred Lender. Buyer and Buyers Broker to verify all MLS information, including but not limited to all income & expense information projections, zoning, certificate of occupancy, sewers, schools, unit configuration, lot & property size, schools, rent control and other government restrictions.

SHOWING INFORMATION

SHOW CONTACT TYPE: **See Remarks** LOCK BOX LOCATION: OWNER'S NAME: **OWNER OF RECORD**
SHOW CONTACT NAME: LOCK BOX DESCRIPTION: **None**  **Schedule a Showing**
SHOW CONTACT PHONE: 
SHOWING INSTRUCTIONS: **Drive by only, offers subject to interior viewing. Appointment with listing brokers.**
DRIVING DIRECTIONS: **South of Santa Monica / East of Western**

AGENT / OFFICE

CONTACT PRIORIT

LA: (**F210086643**) **Verzhine "Gina" Uzunyan** LA State License: **00984953** 1.LA CELL: **818-521-8088**
CoLA: **Edgar Koenig** CoLA State License: **00831815** 2.CoLA CELL: **818-903-8088**
LO: (**F6802001**) **Koenig Properties** LO State License: **00984953**
LO PHONE: **818-755-8088Ext:0** LO FAX: **818-755-8096**
CoLO: **Ed Koenig IRE** CoLO State License: **00831815**
CoLO PHONE: **818-755-8088** CoLO FAX: **818-755-8088**
Offers Email: ed@edkoenig.com

