

6147 ALCOTT STREET

Los Angeles | CA 90035

6-Unit Multi-Family

INVESTMENT OPPORTUNITY

Daniel A. Bahr

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PROPERTY OVERVIEW



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THE ALCOTT APARTMENTS

6147 Alcott Street | Los Angeles, CA 90035

Located half a mile south of Beverly Hills, The Alcott Apartments consist of two spacious 2bd/1ba units complete with formal dining rooms, one 2bd/1ba and three 1bd/1ba units. The well-located property provides tenants with convenient, walkable access to shopping, places of worship, schools, and public transportation. Units are separately metered for gas and electricity. Tremendous upside potential with the possibility to increase future rents. Suitable as an investment property or for an owner-occupant seeking a manageably sized pride-of-ownership apartment building in an exceptional location. The site could also be redeveloped.

- 6 Units – ± 5,466 SF
- Highly Desirable Mix of 1 & 2 Bedroom Units
- Dedicated Parking for Each Unit
- Central Location (90035 ZIP) Walkable to Local Area Places of Worship
- High Demand Market With Over 50% Upside Potential
- 13.5 GRM & 4.75% CAP Rate

Offered at
\$1,785,000

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INCOME & EXPENSE

INVESTMENT SUMMARY

Price:	\$1,785,000
Units:	6
Price Per Unit:	\$297,000
Rentable SF:	5,466
Price/RSF:	\$327
Lot Size:	6,000
Floors:	2
Cap Rate:	4.75%
Market Cap Rate:	7.41%

TENANT MONTHLY SCHEDULED INCOME

Tenant	Actual Rent	Market Rent
6147	\$2,236	\$3,000
6149	\$2,048	\$3,000
6151 Alcott #1	\$2,288	\$3,000
6151 Alcott #2	\$1,657	\$2,000
6151 Alcott #3	\$1,768	\$2,000
6151 Alcott #4	\$1,036	\$2,000
TOTALS	\$11,033	\$15,000

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INCOME & EXPENSE



ANNUALIZED NET INCOME

	Actual Rent	Market Rent
Gross Potential Rent	\$132,396	\$180,000
Laundry Expense	\$260	\$260
Less Expenses	(\$47,662)	(\$47,662)
Net Operating Income	\$84,733	\$132,338

ANNUALIZED EXPENSES (EST)

	Actual Rent	Market Rent
Real Estate Taxes	\$21,462	\$21,462
Insurance	\$6,000	\$6,000
Utilities	\$10,000	\$10,000
Trash	\$3,300	\$3,300
Gardening	\$900	\$900
Maintenace	\$5,000	\$5,000
Pest Control	\$800	\$800
Total Expenses	\$47,662	\$47,662

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RENT ROLL



TENANT	UNIT CONFIGURATION	ACTUAL RENT	MARKET RENT
6147	2bd/1ba	\$2,236	\$3,000
6149	2bd/1ba	\$2,048	\$3,000
6151 Alcott #1	2bd/1ba	\$2,288	\$3,000
6151 Alcott #2	1bd/1ba	\$1,657	\$2,000
6151 Alcott #3	1bd/1ba	\$1,768	\$2,000
6151 Alcott #4	1bd/1ba	\$1,036	\$2,000
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AERIAL OVERVIEW

Beverly Connection



BEVERLY CENTER



Subject Property
6147 Alcott St



VONS



LaCienega Plaza



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