

 HOLLYWOOD

833 N MCCADDEN PL
LOS ANGELES, CA 90038



NEWLY PRICED
\$5,295,000

NEW CONSTRUCTION MULTIFAMILY INVESTMENT



5 TOWNHOUSE STYLE UNITS



20 Beds + 25 Baths



Prime Hollywood Location



10,929 Building SF



Spacious Living Spaces, Private Balconies

IKON ADVISORS
A REAL ESTATE GROUP

KW HOLLYWOOD HILLS
KELLERWILLIAMS. REALTY

TABLE OF CONTENTS

ABOUT THE PROPERTY	4
INVESTMENT HIGHLIGHTS	5
RENT ROLL	6
FINANCIAL ANALYSIS	7
PHOTOS	8



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About the property.

833 N MCCADDEN PL
LOS ANGELES, CA 90038

OFFERED AT \$5,295,000



10 ON-SITE
PARKING



6.28% CAP RATE
13.00 GRM



10,929 SF GROSS
BUILDING AREA

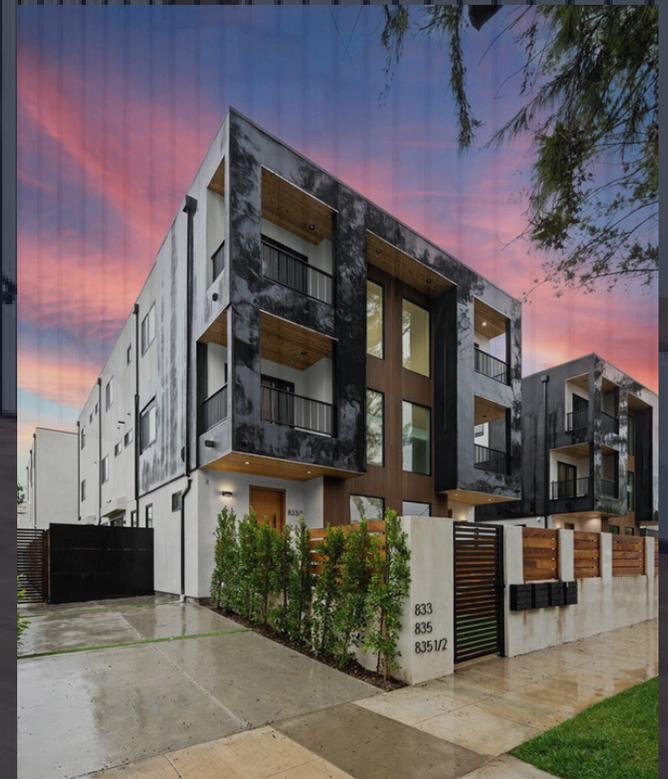


7,249 SF
LOT SIZE

833 N McCadden Place is a newly built collection of five townhome-style apartments located in the heart of Hollywood, Los Angeles. Designed with contemporary architecture and open, light-filled layouts, each residence blends modern style with everyday functionality. High-quality finishes and thoughtful design details throughout create inviting spaces that reflect the best of modern Los Angeles living.

The property consists of five 4-bedroom, 4.5-bath units, each offering two dedicated parking spaces. Every home includes in-unit laundry, stainless steel appliances, and sleek modern interiors designed for comfort and convenience. Tenants enjoy complete independence with all utilities separately metered, while the inclusion of solar energy enhances efficiency and sustainability.

With a strong 6.28% cap rate and a gross rental income of \$407,400, 833 N McCadden Place represents a turnkey investment opportunity with minimal maintenance requirements. Its blend of design, efficiency, and prime location positions it as an ideal asset in one of Los Angeles's most dynamic neighborhoods, offering both stability and long-term growth potential.



833 N MCCADDEN PL
LOS ANGELES, CA 90038

Investment highlights.



\$5,295,000

PURCHASE PRICE



\$407,400

ANNUAL GROSS INCOME



10929

GROSS SF
Building



5

UNITS



20

BED
ROOMS



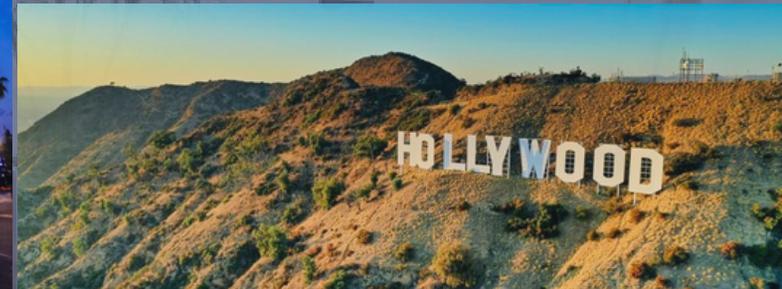
25

BATH
ROOMS



HOLLYWOOD

About the neighborhood.



Hollywood is one of Los Angeles's most iconic neighborhoods, celebrated for its rich entertainment history and lively urban atmosphere. Bordered by West Hollywood to the west and Los Feliz to the east, the area offers a dynamic blend of culture, nightlife, and creativity. Its tree-lined residential streets sit just moments away from world-famous landmarks, studios, and theaters, creating a unique balance between neighborhood charm and city energy.

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The rent roll.

UNIT #	UNIT TYPE	SQUARE FOOTAGE	RENT	RENT PER SF
833-1	4 Bedrooms + 4.5 Bathrooms + 2-Car Garage	2140	\$6,700	\$3.13
833-2	4 Bedrooms + 4.5 Bathrooms + 2 Assigned Parking Spaces	2139	\$6,550	\$3.06
833-3	4 Bedrooms + 4.5 Bathrooms + 2-Car Garage	1815	\$6,000	\$3.31
835	4 Bedrooms + 4.5 Bathrooms + 2 Assigned Parking Spaces	2380	\$7,200	\$3.03
835 1/2	4 Bedrooms + 4.5 Bathrooms + 2 Assigned Parking	2455	\$7,500	\$3.05
5 Units	20 Bedrooms + 25 Bathrooms + 10 Parking Spaces	10929 SF	\$33,950	Avg. \$3.12

Investment financial overview.

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Financial overview.

SALE PRICE	\$5,295,000
DOWN PAYMENT	30% \$1,588,500
# OF UNITS	5
PRICE/UNIT	\$1,059,000
GROSS SF	10,929
PRICE/SF	\$484.49
CAP RATE	6.28%
GRM	13.00
YEAR BUILT	2023 Q4
LOT SF	7,249
ZONING	LARD1.5

Annualized operating data.

INCOME		ACTUAL	EXPENSES		ACTUAL
GROSS RENTAL INCOME		\$407,400	REAL ESTATE TAXES (1.19%)		\$63,011
GROSS POTENTIAL INCOME		\$407,400	INSURANCE		\$7,000
EFFECTIVE GROSS INCOME		\$407,400	COMMON AREA UTILITIES		\$1,200
LESS: EXPENSES		\$74,911	REPAIRS & MAINTENANCE		\$2,500
NET OPERATING INCOME		\$332,490	LANDSCAPE		\$1,200
DEBT SERVICE (LOAN PAYMENT)		\$214,977	TOTAL EXPENSES		\$74,911
CASH ON CASH RETURN		7.4% \$117,513	EXPENSES / UNIT		\$14,982.10
			EXPENSES / SF		\$6.85
			% OF EGI		18.39%

Financing.

FIRST TRUST DEED		LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS
LOAN AMOUNT	\$3,706,500	INTEREST RATE	5.8% 5-YR FIXED	DCR	1.55

Photos.

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Questions or comments about this investment opportunity or want to inquire about other opportunities? Give me a call or shoot me an email.

Let's get talking!



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