



4 UNITS MULTI FAMILY
ASSET

801 N ALEXANDRIA AVENUE
LOS ANGELES, CA 90029

PRESENTED BY **MAX LEE 213.434.2433** DRE# 01905008

801 N ALEXANDRIA AVE

LOS ANGELES, CA 90029

INVESTMENT HIGHLIGHTS

\$\$ MORE THAN \$100,000.00 PRICE DROP FOR QUICK SALE. \$\$ TURN-KEY PROPERTY. REMODELED/RENOVATED WITH COOL LIGHTING FIXTURES. NOW WITH LOWER INTEREST RATES, MORE BUYERS ARE IN THE MARKET TO BUY. DON'T MISS OUT!! NOW 100% LEASED. STABLE INCOME COMING IN. GREAT QUIET LOCATION. FEW BLOCKS FROM LACC, NEW HIGHER RENT FOR THE 3 BEDROOM UNIT. TURN KEY PROPERTY, FULLY REMODELED, & TOP MARKET RENTS. WHAT ELSE DO YOU WANT? BEST LOCATION!! ALL UNITS ARE RENTED AT MARKET RENTAL RATE!! Beautifully Remodeled 2 Story Spanish Four-Plex located in the highly sought-after Hollywood Submarket of LA! Walking distance to LACC! Fully Renovated with New Quarts Countertops/New Backsplash/New Soft close white high-end glossy, easy-to-clean cabinet/New Hansgrohe Kit Faucet/New Dishwasher/New Gas Range, Oven, Hood/New Ductless AC & HEAT in living & bedroom/New bathroom with Kohler Faucet & Toilet/New Recessed light throughout with Dimmer switch/New fresh interior Painted/New Laminate floors/Washer&Dryer in unit. ALL UNITS offers: Living & beautifully Updated kitchen & bathroom, hardwood Floors & high ceilings, washer/dryer in each unit. Other Upgrade features: All New windows/New Iron security bar/New Exterior paint. Water-saving stylish landscaping. PRICE TO SELL!! buyer to verify all facts.

▪ **LIST PRICE \$2,000,888**

- A BLOCK AWAY FROM 101 FWY
- 5 MINS AWAY FROM LACC
- 10 MINS AWAY FROM HOLLYWOOD

AREA	20 HOLLYWOOD
YEAR BUILT/RENOVATED	1924/2018
TOTAL BED/BATH	9 / 4
TOTAL SQFT	3,896 SQFT
LOT SIZE	5.182 LOT SIZE

PRESENTED BY
MAX LEE 213.434.2433



4 UNITS MULTI FAMILY
ASSET





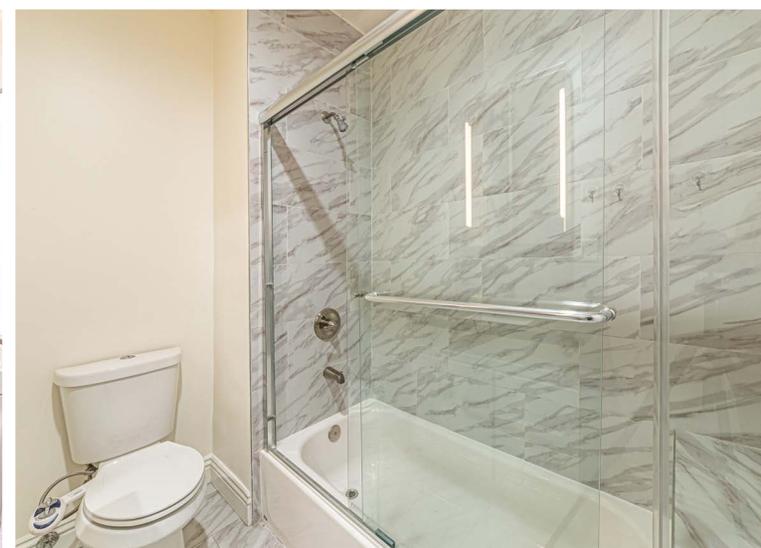
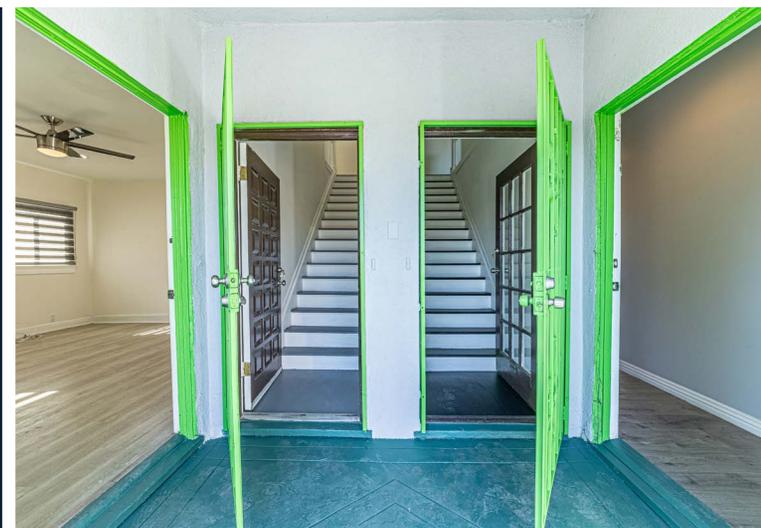
CURRENT RENT	UNIT	BEDS/BATHS	PROJECTED
	1	2 / 1	\$2,600
	2	2 / 1	\$2,600
	3	2 / 1	\$2,700
	4	3 / 1	\$3,200

- ALL UNITS WILL BE DELIVERED LEASED TO TOP MARKET VALUE
- RENTS GO UP IN 2025
- BEAUTIFULLY REMODELED / LOW MAINTENANCE COSTS





- FULLY RENOVATED WITH APPLIANCES, HARDWARE
- NEW LAMINATE FLOORS
- NEW FRESH INTERIOR PAINTED
- NEW RECESSED LIGHT
- WASHER & DRYER IN UNIT





DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	89,244	555,620	1,097,395
2028 Population	87,320	549,699	1,231,336
Pop Growth 2023-2028	(2.16%)	(1.07%)	(1.06%)
Average Age	39	39	39
2023 Total Households	30,457	219,568	433,884
HH Growth 2023-2028	(2.55%)	(1.31%)	(1.12%)
Median Household Inc	\$48,747	\$55,817	\$60,513
Avg Household Size	2.80	2.40	2.40
Median Home Value	\$886,950	\$1,009,335	\$899,386
Median Year Built	1959	1960	1961

PUBLIC TRANSPORTATION

	DRIVE	WALK	DISTANCE
TRANSIT/SUBWAY			
Vermont/Santa Monica Station (Red Line)	2 min	11 min	0.6 mi
Vermont/Beverly Station (Red Line)	2 min	19 min	1.0 mi
COMMUTER RAIL			
Glendale Commuter Rail (Ventura County, Antelope Valley Lines)	9 min		4.5 mi
Union Station Commuter Rail (Ventura County, Antelope Valley, San Bernardino, Riverside, Orange County, 91 Lines)	10 min		10.9 mi
AIRPORT			
Bob Hope Airport	19 min		10.9 mi
Los Angeles International Airport	27 min		14.2 mi

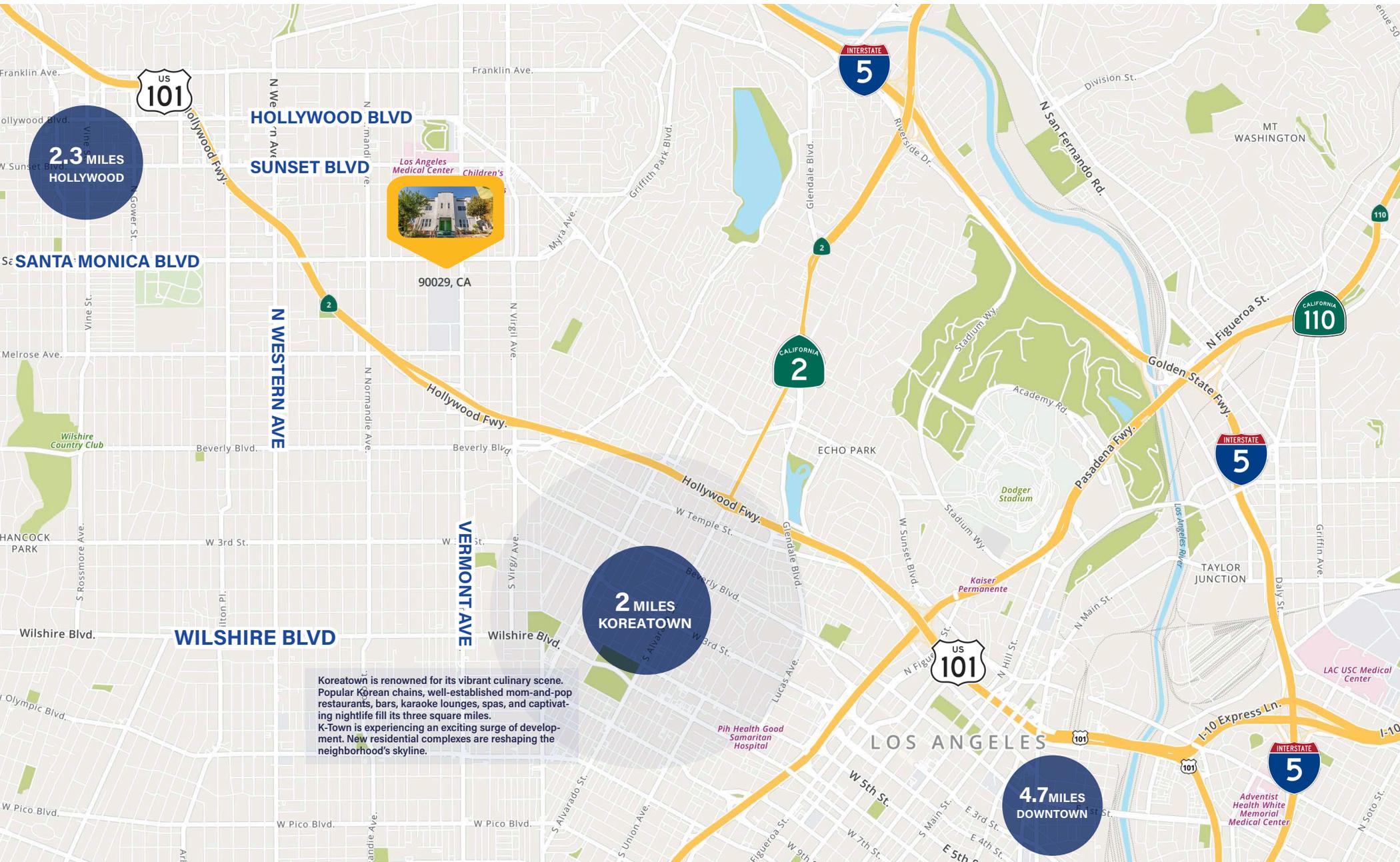


801 N ALEXANDRIA AVE LOS ANGELES, CA 90029

NEAR BY PLACES

801 N ALEXANDRIA AVE LOS ANGELES, CA 90029

MAP





4 UNITS MULTI FAMILY

ASSET

801 N ALEXANDRIA AVE LOS ANGELES, CA 90029

LISTED AT \$1,888,000



LUXURY



CEO/BROKER

MAX LEE

213.434.2433

hellomaxlee@gmail.com

DRE# 01905008



2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023
MLS MOST LISTING & MOST SOLD RECORD!!
ZILLOW & TRULIA #1 AGENT!!

Broker/Agent does not guarantee the accuracy of the square footage, lot size, or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. The buyer is advised to independently verify the accuracy of all information through personal inspection with appropriate professionals. The buyer is to verify all facts, including title, recording, and bedroom count.