

3303 Hamilton Way, Los Angeles, CA 90026

Presented By:

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RISE
REALTY

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Investment Overview

Executive Summary

Located at 3303 Hamilton Way in Los Angeles, CA 90026, this multifamily property offers a blend of stable income and value-add potential in a high-demand neighborhood. Built in 1931, the property comprises three different unit types: one 2-bedroom, 1-bath unit, two 1-bedroom, 1-bath units, and one studio unit. It totals 2,626 sq. ft. of rentable space on an 1,889 sq. ft. lot and is fully occupied on month-to-month leases, providing flexibility for future adjustments or redevelopment.

The current gross monthly rent is \$5,879, equating to \$70,548 annually, with market rents estimated at \$8,200 per month or \$98,400 annually. This results in a current cap rate of 3.68% and a GRM of 15.59, aligning with area standards. At market rents, the potential cap rate rises to 6.32% with a GRM of 11.18. The property's net income is currently \$40,442, with a projected increase to \$69,506 at market rates, reflecting a significant upside.

Priced at \$1,100,000, the property's price per square foot is approximately \$419 and \$366,667 per door. The building also includes two single-car garages on the ground floor, with the potential for ADU conversion, adding an attractive value-add opportunity for investors.





Investment Overview

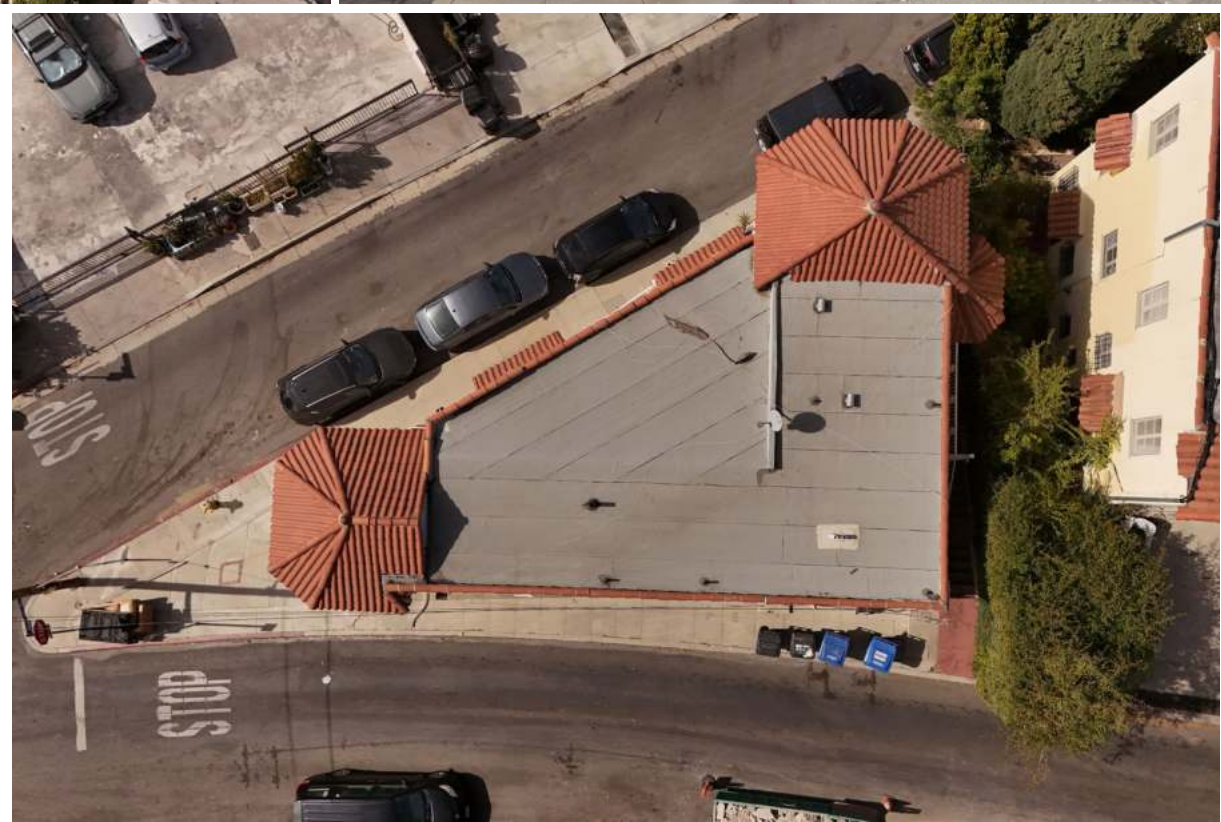
Pricing Metrics

Offering Price	\$1,100,000
Price/Unit	\$275,000
Price/Sq Ft	\$419
CAP Rate (Current)	3.68%
GRM (Current)	15.59
CAP Rate (Market)	6.32
GRM (Market)	11.18

Property Details

Units	4
Year Built	1931
Rentable Square Feet	2,626
Lot Size	1,889
APN	5425-003-011
Zoning	Lar2
Rent Control	RSO

Property Photos





Financial Analysis

Rent Roll

RENT ROLL

UNIT	UNIT MIX	UNIT SQFT	RENT/SQFT	CURRENT	RENT/SQFT	PRO FORMA
1	2 BED / 1 BATH	1050	\$2.24	\$2,354	\$2.38	\$2,500
2	1 BED / 1 BATH	700	\$1.96	\$1,375	\$3.00	\$2,100
3	1 BED / 1 BATH	500	\$2.55	\$1,275	\$4.00	\$2,000
4	0 BED / 1 BATH	376	\$2.33	\$875	\$4.26	\$1,600
TOTAL		2626	\$2.27	\$5,879	\$3.41	\$8,200

LEASES

UNIT	UNIT MIX	PARKING	LAUNDRY	NOTES	UTILITIES PAID	EXPIRATION
1	2 BED / 1 BATH	GARAGE	IN-UNIT	OCCUPIED	GAS/ELECTRIC	MTM
2	1 BED / 1 BATH	GARAGE	OFF-SITE	OCCUPIED	GAS/ELECTRIC	MTM
3	1 BED / 1 BATH	STREET	OFF-SITE	OCCUPIED	GAS/ELECTRIC	MTM
4	0 BED / 1 BATH	STREET	OFF-SITE	OCCUPIED	GAS/ELECTRIC	MTM

*non conforming unit

Financials

OFFERING PRICE

\$1,100,000

39%

RENTAL
UPSIDE

\$419

PRICE PER
SQFT

1931

YEAR BUILT

\$/SQFT	\$419
\$/UNIT	\$275,000
TOTAL SQFT	2,626
TOTAL UNITS	4

CURRENT METRICS

CAP RATE 3.68%

GRM 15.59

PRO FORMA METRICS

CAP RATE 6.32%

GRM 11.18

INCOME

Gross Potential Income **CURRENT** \$70,548 **PRO FORMA** \$98,400

Vacancy Reserve (\$2,116) (\$2,952)

Effective Gross Income \$68,432 \$95,448

EXPENSES

Property Taxes **CURRENT** \$13,750 **PRO FORMA** \$13,750

Insurance \$4,000 \$4,000

Repairs and Maintenance \$5,000 \$2,952

Utilities \$3,240 \$3,240

Pest Control + Gardening \$2,000 \$2,000

Total Expenses (\$27,990) (\$25,942)

Net Operating Income \$40,442 \$69,506

UNIT MIX ANALYSIS

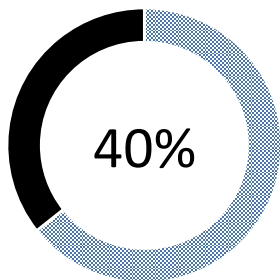
TYPE	% OF TOTAL	TOTAL	AVG. RENT
STUDIO	25%	1	\$875
1 BEDROOM	50%	2	\$1,235
2 BEDROOM	25%	1	\$2,354
3 BEDROOM	0%	0	\$0
4 BEDROOM	0%	0	\$0

AGENT CONTACT

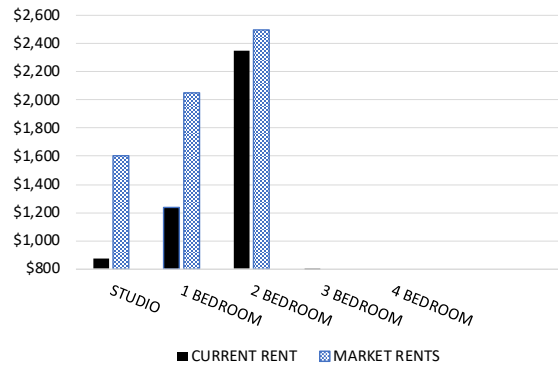
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EXPENSE RATIO



UPSIDE ANALYSIS



PROPOSED DEBT

LOAN AMOUNT	\$770,000	INTEREST RATE	6.25%
DOWN PAYMENT	30% \$330,000	FIXED (YRS)	5
DEBT COVERAGE RATIO	0.71	AMORTIZATION (YRS)	30
MONTHLY LOAN PAYMENT	\$4,741		

Location Overview

WALKABILITY

3303 Hamilton Way has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car. 3303 Hamilton Way is a 25 minute walk from the Metro B Line (Red) at the Vermont / Santa Monica Station stop. This location is in the Silver Lake neighborhood in Los Angeles. Nearby parks include Bellevue Park, Silver Lake Recreation Center and Silver Lake Reservoir.

Walk Score

94

Very Walkable

Most errands can be accomplished on foot.

Transit Score

54

Good Transit

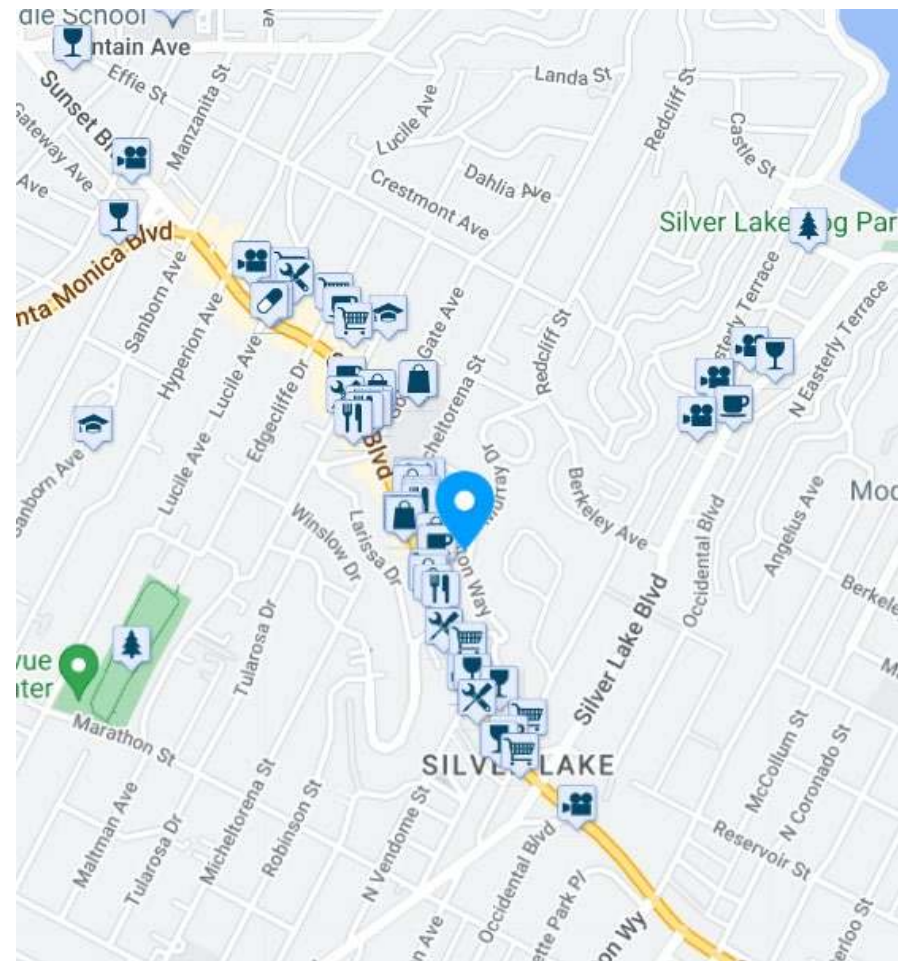
Transit is convenient for most trips.

Bike Score

54

Somewhat Bikeable

Biking is convenient for most trips.



Los Angeles - 90026



Echo Park Lake

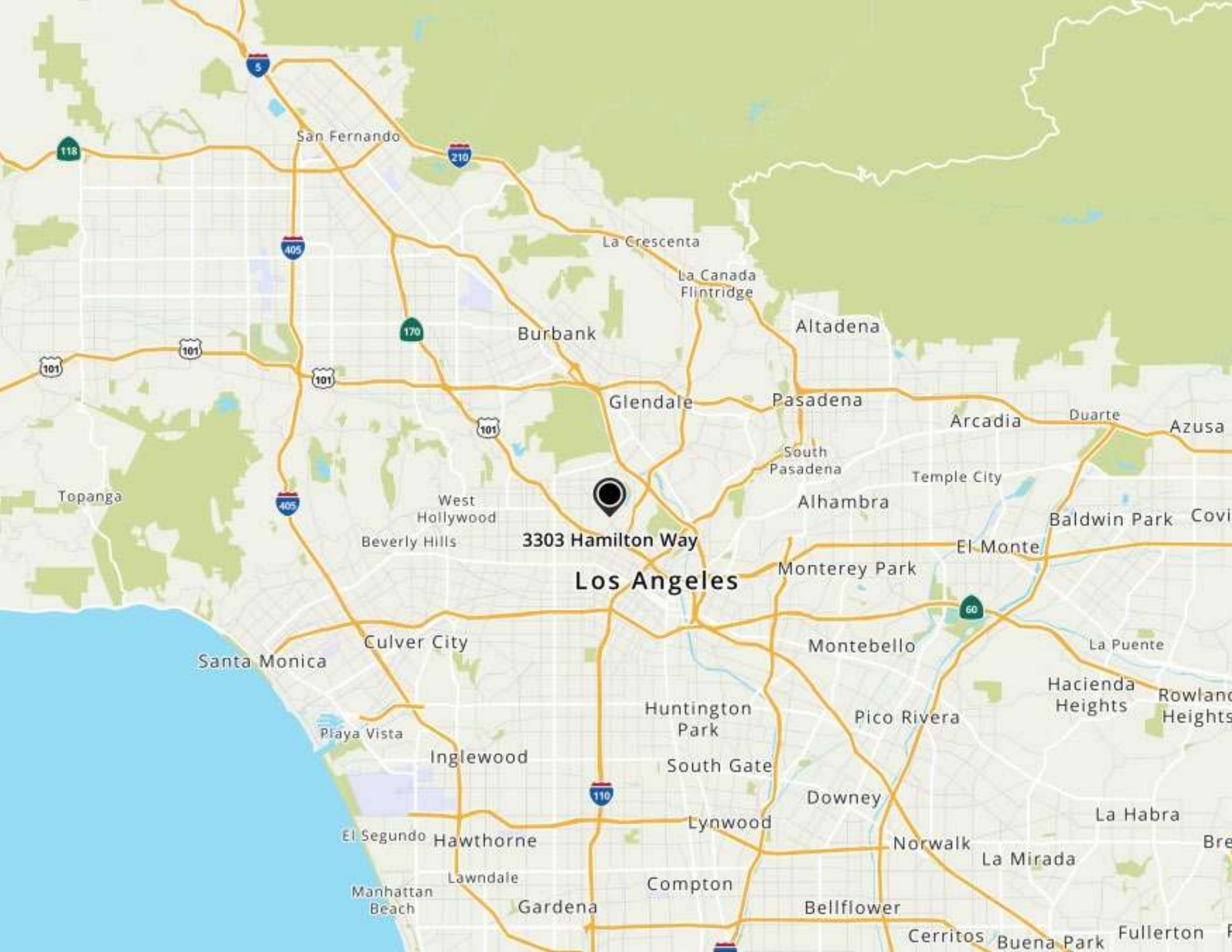


Silver Lake Reservoir

The 90026 zip code, especially the Silver Lake neighborhood, is one of Los Angeles's most distinctive and sought-after areas, known for its creative vibe, walkable streets, and eclectic community. Silver Lake, situated just north of Downtown LA and adjacent to neighborhoods like Echo Park and Los Feliz, offers a mix of cultural diversity, artistic energy, and historic charm. This neighborhood is celebrated for its trendy cafes, boutique shops, and popular eateries, as well as the Silver Lake Reservoir, a community focal point for outdoor activities such as jogging, dog-walking, and picnicking.

Silver Lake's unique blend of architectural styles, including mid-century modern homes, Spanish Revival houses, and contemporary developments, reflects its rich history and appeal to a diverse range of residents, from long-time locals to young professionals and creatives. The neighborhood's artistic scene is bolstered by numerous galleries, live music venues, and street art, which contribute to its vibrant atmosphere.

With convenient access to major roads like Sunset Boulevard and the 101 and 5 freeways, Silver Lake provides easy connectivity to surrounding parts of Los Angeles. Its lively cultural scene, community feel, and unique character make it a prime location for both real estate investors and homebuyers looking for a vibrant urban lifestyle in one of LA's most iconic neighborhoods.



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