

# 6147 ALCOTT STREET

Los Angeles | CA 90035

6-UNIT MULTI-FAMILY  
INVESTMENT OPPORTUNITY

**Daniel A. Bahr**

DRE# 01488504

323.646.5938

daniel@core-cre.com

**Peter J. Hercz**

DRE#01280014

818.231.5938

peter@core-cre.com





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**Daniel A . Bahr**

DRE# 01488504

323.646.5938

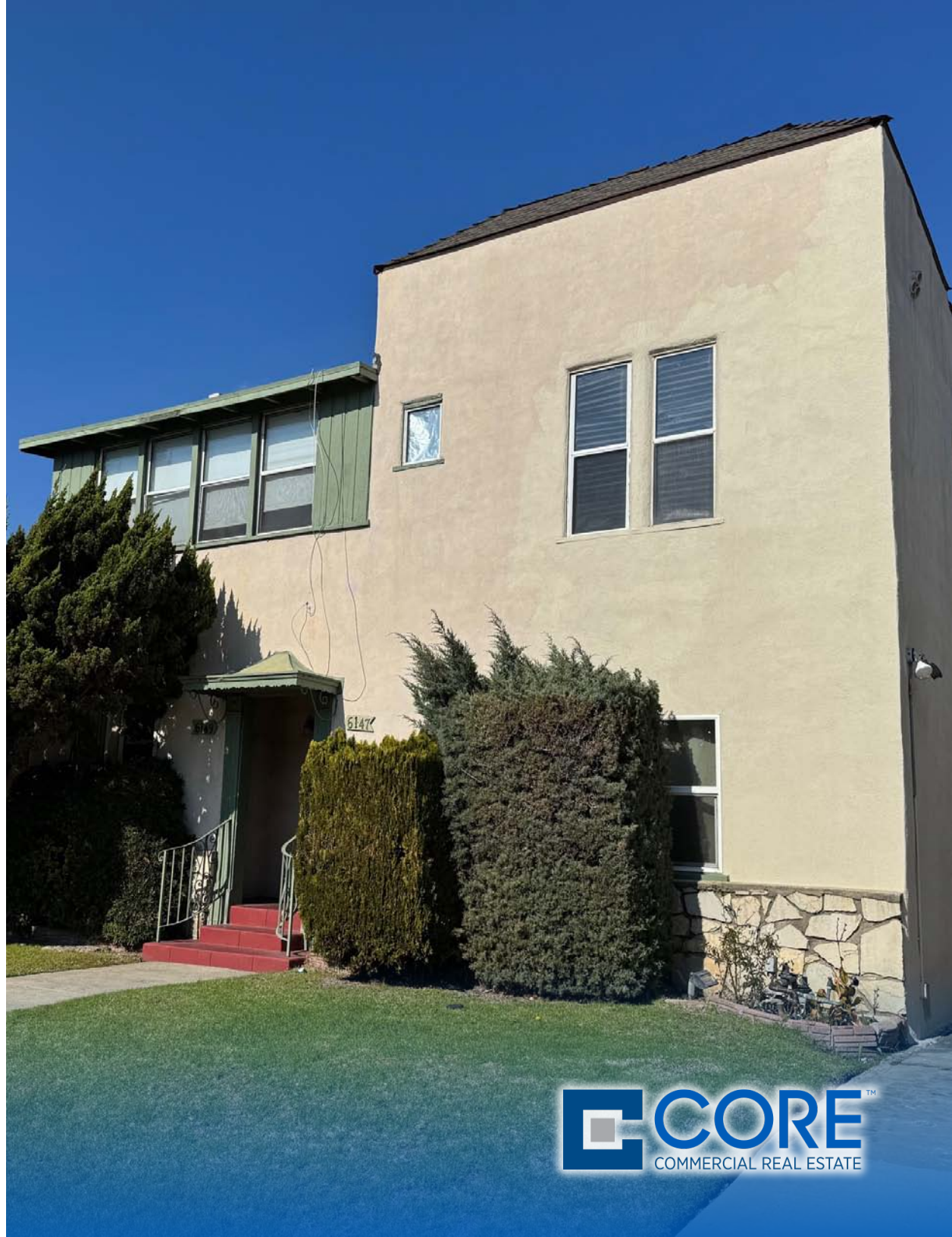
daniel@core-cre.com

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## PROPERTY OVERVIEW

# 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.

- ± 5,466 SF Spanning 6 Units
- 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
- 12.24 GRM & 5.37% CAP Rate

*Offered at*  
**\$1,675,000**

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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# INCOME & EXPENSE

## INVESTMENT SUMMARY

Price:	\$1,675,000
Units:	6
Price Per Unit:	\$279,167
Rentable SF:	5,466
Price/RSF:	\$306
Lot Size:	6,000
Floors:	2
Cap Rate:	5.37%
Market Cap Rate:	7.9%

## TENANT MONTHLY SCHEDULED INCOME

Tenant	Actual Rent	Market Rent
6147	\$2,325.44	\$3,000
6149	\$2,129.67	\$3,000
6151 Alcott #1	\$2,310.00	\$3,000
6151 Alcott #2	\$1,723.43	\$2,000
6151 Alcott #3	\$1,838.72	\$2,000
6151 Alcott #4	\$1,077.27	\$2,000
<b>TOTALS</b>	<b>\$11,404.53</b>	<b>\$15,000</b>

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## INCOME & EXPENSE

## ANNUALIZED NET INCOME

	Actual Rent	Market Rent
Gross Potential Rent	\$136,854.36	\$180,000
Laundry Income	\$260	\$260
Less Expenses	(\$47,200)	(\$47,200)
Net Operating Income	\$89,914.36	\$132,826

## ANNUALIZED EXPENSES (EST)

	Actual Rent	Market Rent
Real Estate Taxes	\$21,000	\$21,000
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	\$47,200	\$47,200

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# RENT ROLL



TENANT	UNIT CONFIGURATION	ACTUAL RENT	MARKET RENT
6147	2bd/1ba	\$2,325.44	\$3,000
6149	2bd/1ba	\$2,129.67	\$3,000
6151 Alcott #1	2bd/1ba	\$2,310.00	\$3,000
6151 Alcott #2	1bd/1ba	\$1,723.43	\$2,000
6151 Alcott #3	1bd/1ba	\$1,838.72	\$2,000
6151 Alcott #4	1bd/1ba	\$1,077.27	\$2,000
<b>TOTALS</b>		<b>\$11,404.53</b>	<b>\$15,000</b>

*\*Actual rent as of July 1, 2025*

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# AREA COMPS

## 1108 Sherborne Dr

Los Angeles, 90035

**1108 S SHERBOURNE DR**

LOS ANGELES, CA 90035

Seven Units in Plus-Reduction / Four One-Bedrooms and Three Two-Bedrooms with 12 Parking Spaces - 27% Rental Uptake



SQFT	6,310
# of Units	7
Closing Date	12/18/24
Sale Price	\$2,200,000
Price/SF	\$348
CAP Rate	4.70%

## 6107 Alcott St

Los Angeles, 90035



SQFT	5,212
# of Units	6
Closing Date	12/13/24
Sale Price	\$1,500,000
Price/SF	\$287
CAP Rate	4.52%

## 1115 Rexford Dr

Los Angeles, 90035



SQFT	6,000
# of Units	6
Closing Date	11/26/24
Sale Price	\$1,956,500
Price/SF	\$326
CAP Rate	4.27%

## 8638 Cashio St

Los Angeles, 90035



SQFT	8,530
# of Units	8
Closing Date	10/16/24
Sale Price	\$2,550,000
Price/SF	\$289
CAP Rate	4.72%

## 853 S Bedford St

Los Angeles, 90035



SQFT	7,195
# of Units	6
Closing Date	5/24/24
Sale Price	\$2,400,000
Price/SF	\$333
CAP Rate	4.57%

## 6111 Horner St

Los Angeles, 90035



SQFT	5,780
# of Units	6
Closing Date	4/1/24
Sale Price	\$2,565,000
Price/SF	\$443
CAP Rate	5.17%

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# AERIAL OVERVIEW

## La Cienega Plaza



BEVERLY  
CENTER



Subject Property  
6147 Alcott St

## Beverly Connection



VONS



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