

FOR SALE

1018-1020
N. ALFRED
STREET
West Hollywood / Los Angeles



**18 UNIT
MULTI-FAMILY
OPPORTUNITY**



ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR SALE

1018 N. ALFRED ST, LOS ANGELES, CA 90069

1020 N. ALFRED ST, WEST HOLLYWOOD, CA 90069

Generational opportunity to acquire two side by side well maintained properties at the crossroads of West Hollywood and the City of Los Angeles. 18 spacious units with mix of two (2) 2+1s and sixteen (16) 1+1s.

- A++ irreplaceable location north of Melrose Avenue, South of Santa Monica Boulevard
- 52% upside in rents
- Four 2 car garages (ADU conversion possible)
- 23 parking spaces
- Potential for development

PRICE	PPSF	PRICE PER UNIT
\$6,495,000	\$448.55	\$360,833/unit
BLDG SIZE	LOT SIZE	UNITS
± 14,480 SF	± 17,449 SF	18
IN-PLACE CAP	MARKET CAP	GRM
4.5%	7.9%	14.8

LISTING AGENTS

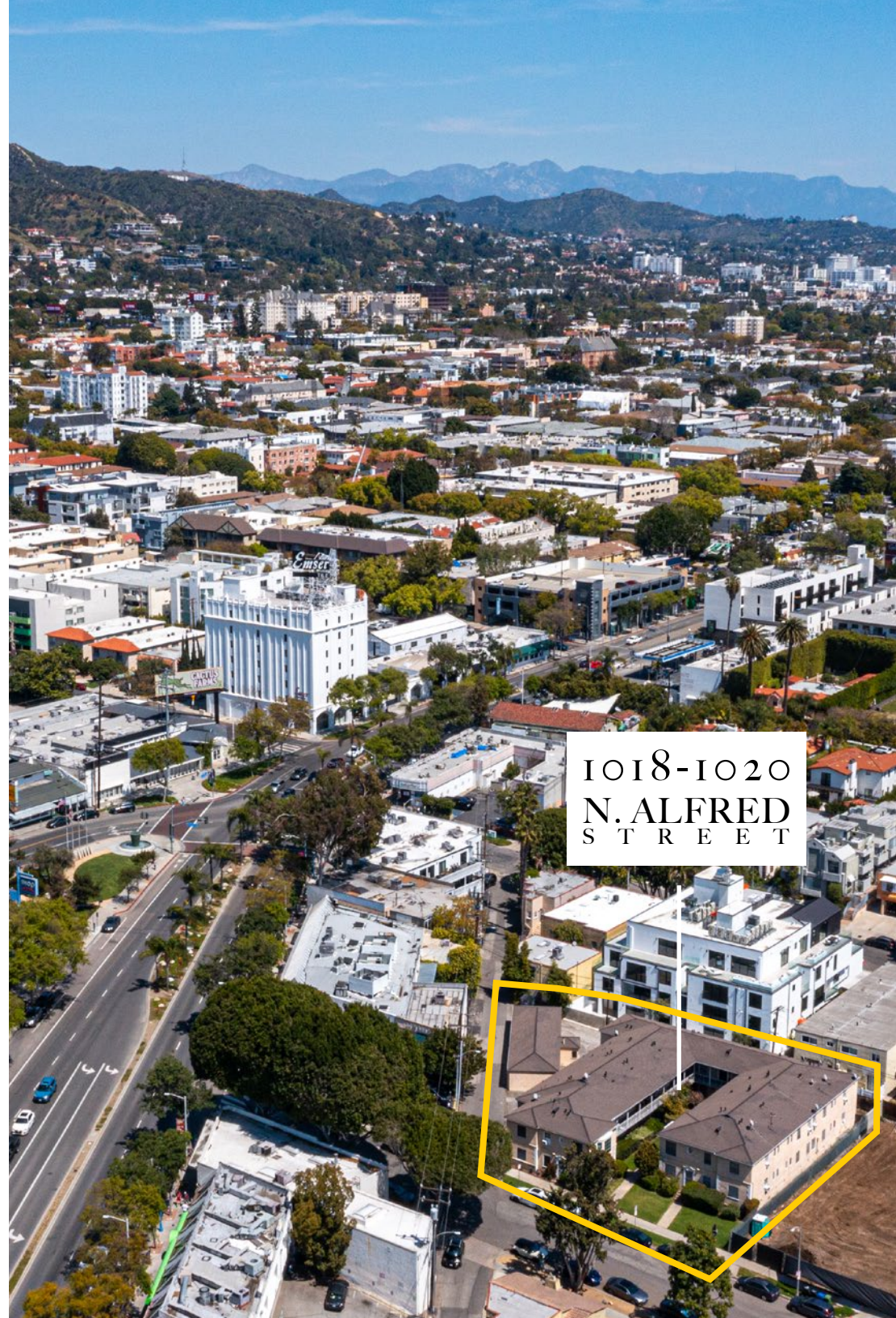


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1018-1020
N. ALFRED
STREET



HOLLYWOOD HILLS



PAVILIONS



SALT & STRAW

tendergreens



SWEAT YOGA



SHAKE SHACK

TRADER JOE'S

WELLS FARGO



healthspot

1018-1020
N. ALFRED
STREET

LA CIENEGA BLVD

SANTA MONICA BLVD

CVS pharmacy

IHOP

WEHO BISTRO



BARRY'S

EQUINOX

SUNSET PLAZA

enbigh

STATE SOCIAL HOUSE

Dialog

BOOK SOUP

THE VIPER ROOM



SOHO HOUSE

Mala DRIVE-IN

SOHO HOUSE HOLLOWAY HOUSE

Bohème

HOLLOWAY DRIVE



1020 N. ALFRED STREET WEST HOLLYWOOD, CA 90069

APN	5529-007-028
BUILDING SIZE	8,040 SF
LOT SIZE	10,954 SF
UNITS	10
ZONING	R3C
YEAR BUILT	1950

1018 N. ALFRED STREET LOS ANGELES, CA 90069

APN	5529-007-029
BUILDING SIZE	6,440 SF
LOT SIZE	6,495 SF
UNITS	8
ZONING	[Q]R4-1 TOC Tier 3
YEAR BUILT	1950



1018-1020
N. ALFRED
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14,480 SF

ULTRA PRIME LOCATION

4.5% IN-PLACE CAP

7.9% MARKET CAP

18 RENTAL UNITS

Sixteen (16) 1+1s and Two (2) 2+1s

1950 CONSTRUCTION

52% RENTAL UPSIDE

23 PARKING SPACES

POSSIBLE ADU CONVERSION

HOLLYWOOD HILLS

HOLLYWOOD

SUNSET PLAZA

Joe's Pizza

Pink Dot

1 HOTEL

THE COMEDY STORE

ANDAZ

SPINNY CARNIES

Chateau Marmont
hollywood

SADDLE RANCH

EQUINOX

Mel's DRIVE-IN
An American Classic

SUNSET MARQUIS

SUNSET BLVD

BARRY'S

SOHO HOUSE
HOLLOWAY HOUSE

1018-1020
N. ALFRED
STREET

Barney's
HISTORIC ROUTE 66
Beanery

Hugo's
RESTAURANTS

WEHO BISTRO

IHOP

Bohème

CVS pharmacy

LA CIENEGA BLVD

SANTA MONICA BLVD



PROPERTY PHOTOS

1018-1020
N. ALFRED
S T R E E T
West Hollywood / Los Angeles





Emser
TILE

NO
PARKING
NO
PARKING

1013

INTERIOR PHOTOS

1018-1020
N. ALFRED
S T R E E T
West Hollywood / Los Angeles





RENT ROLL

1018 N. Alfred St, Los Angeles

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UNIT	UNIT TYPE	LEASE EXP. DATE	CURRENT INCOME	MARKET INCOME	
1	1+1	M2M	\$2,292.62	\$3,000.00	
2	1+1	M2M	\$1,384.70	\$3,000.00	
3	1+1	M2M	\$1,246.38	\$3,000.00	
4	1+1	M2M	\$1,637.42	\$3,000.00	
5	1+1	M2M	\$3,000.00	\$3,000.00	Vacant
6	1+1	M2M	\$2,084.62	\$3,000.00	
7	1+1	M2M	\$3,000.00	\$3,000.00	Vacant
8	1+1	M2M	\$3,000.00	\$3,000.00	Vacant

1020 N. Alfred St, West Hollywood

UNIT	UNIT TYPE	LEASE EXP. DATE	CURRENT INCOME	MARKET INCOME	
1	1+1	M2M	\$1,963.00	\$3,000.00	
2	1+1	M2M	\$1,306.89	\$3,000.00	
3	1+1	M2M	\$1,983.00	\$3,000.00	
4	1+1	M2M	\$639.45	\$3,000.00	
5	2+1	M2M	\$1,748.76	\$3,800.00	
6	1+1	M2M	\$2,169.00	\$3,000.00	
7	1+1	M2M	\$1,801.00	\$3,000.00	
8	1+1	M2M	\$3,000.00	\$3,000.00	Manager's Unit. Can be delivered vacant.
9	1+1	M2M	\$1,602.50	\$3,000.00	
10	2+1	M2M	\$2,656.00	\$3,800.00	
Laundry			\$130	\$200	

Scheduled Income - Monthly	\$36,645	\$55,800
Scheduled Income - Annual	\$439,744	\$669,600
Less Vacancy Allowance (3%)	-\$13,192	-\$20,088
Gross Operating Income - Annual	\$426,552	\$649,512
Less Expenses	-\$135,242 / 31.7%	-\$135,242 / 20.2%
NOI	\$291,310 / 4.5% CAP	\$514,270 / 7.9% CAP

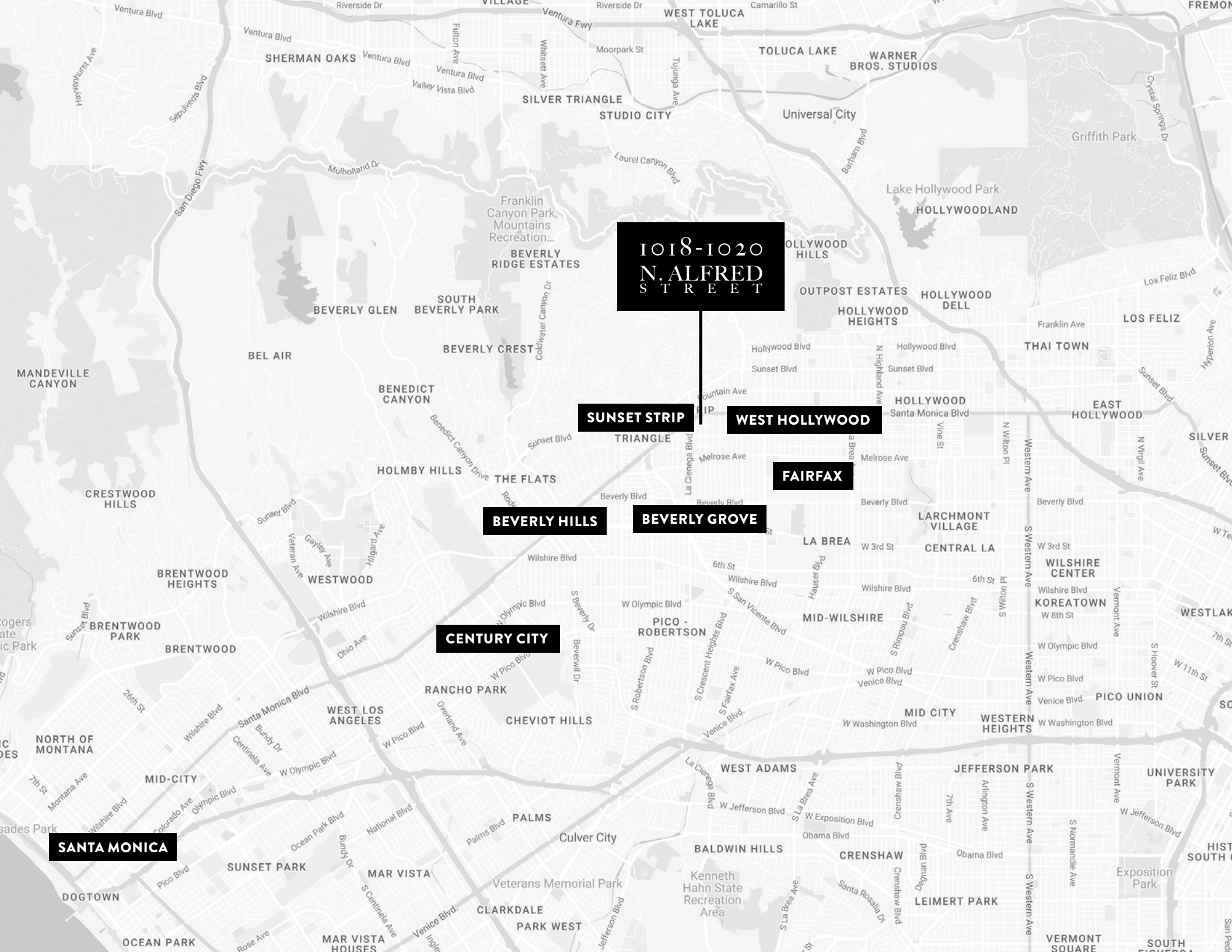
*On-site manager may not be required.
Buyer to verify.

PROFORMA

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INCOME	CURRENT RENT	MARKET RENT	
Potential Gross Income	\$439,744	\$669,600	
Vacancy (3%)	\$(13,192)	\$(20,088)	
Gross Operating Income	\$426,552	\$649,512	
EXPENSES			
Property Taxes	\$81,188	\$81,188	est. 1.25%
Property Management	\$17,062	\$17,062	est.
Insurance	\$7,500	\$7,500	est
Utilities	\$9,900	\$9,900	Actual
Gas	\$1,320	\$1,320	Actual
Repairs/Maintenance	\$9,000	\$9,000	est. @ \$500/unit
Gardening	\$2,100	\$2,100	Actual
Trash	\$7,172	\$7,172	Actual
Total Expenses	\$135,242	\$135,242	
Net Operating Income	\$291,310	\$514,270	





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SUNSET STRIP

WEST HOLLYWOOD

FAIRFAX

BEVERLY HILLS

BEVERLY GROVE

CENTURY CITY

SANTA MONICA

LOCATION

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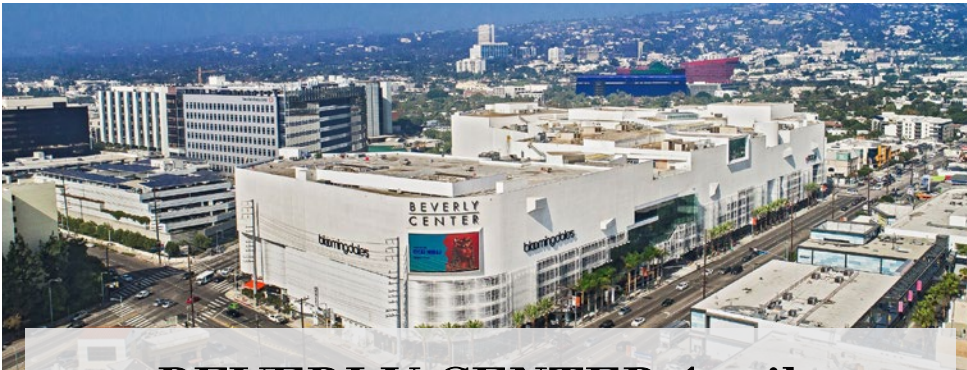
MELROSE PLACE 0.4 miles

The hub of the Los Angeles high end retail and restaurant scene, Melrose Place is known for its trendy boutiques and buzzing nightlife



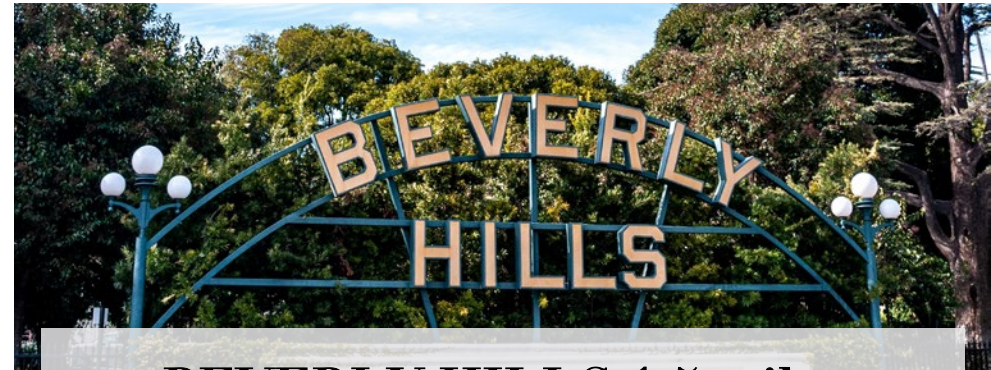
SUNSET STRIP 0.5 miles

Legendary Boulevard connecting the East and West side of Los Angeles, dotted with world famous sites and sounds.



BEVERLY CENTER 1 mile

Newly renovated shopping destination with mix of designer shoppes including Bloomingdales, Louis Vuitton, YSL, and acclaimed restaurants Angler and Eggslut.



BEVERLY HILLS 1.5 miles

Exceptional access to the most famous zip code in the world. 5 minutes away from the most prestigious retail, residential and restaurant mix of 90210.

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