



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

4015 Melrose Avenue . East Hollywood , CA 90029

For sale 44 units Apartment building in Los Angeles, CA. For more information contact the listing agent , Janet Neman
janet.neman@e.kidder.com (424) 653-1809

Listing Info

Listing ID: 2997
Sold

For Sale

Posted: 12/28/2021 2:23 pm | On HOMEiZ: 855 days | Updated: 2 years ago | Views: 398

\$7,450,000

Location Map

Listing Presented by



Property Type

Property status	Sold
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Property Price

Asking Price	\$7450000
Last Sold Price	\$7450000
Last Sold Date	12/23/2021
Total Lot Size	9,309.00 Sq. Ft.
Asking Price per Sq. Ft.	\$268

Total Building Size Sq. Ft.	27796
Commission Split %	2.0%
Cap Rate %	4.02%
Gross Annual Income	\$0
Net Operating Income	\$299490
Gross Rent Multiplier	13.09
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$93125

Property Location & Description

Listing Headline	For sale 44 units Apartment building in Los Angeles, CA. For more information contact the listing agent , Janet Neman janet.neman@e.kidder.com (424) 653-1809
Rent control	Rent Control
Property Description	This is a great opportunity to purchase a value-add apartment building in the desirable Virgil Village neighborhood of East Hollywood. Adjacent to Silver lake, this striking 4-story structure features 44 units with a diverse unit mix, an elevator, laundry room, separately metered electric and a solar water heating system.
Location Description	.Adjacent to Silver lake.
No. of Units	44
Price per Unit	\$169318

Units Mix
No.
Description
No. Units
Sq. Ft.
Avg. Mo. Rent

1.
0+1
32

2.
1+1
12

3.

4.

5.

APN / Parcel ID	5539-020-014
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Zoning	LARD1.5
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Occupancy %	100%
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Construction Type	Brick Building
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No. Stories	4
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Year Built	1928
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Overall Property Condition	Good
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Highlights	Excellent Location in Hip Virgil Village Adjacent to Silver lake
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	40% Upside in Rents
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	Separately Metered for Electric
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	Solar Water Heating System
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Property Information

Amenities	Elevator
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Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	On-street
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# of Covered Parkings	No Data
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Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	No
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How old is you cooling and heating system?	No Data
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Efficiency rating	N/A
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R-value	N/A
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Windows single-pane?	No
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Natural daylight	No
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Appliances energy efficient	No
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Roof	No
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Neighborhood lifestyle

Lifestyle	Urban Core
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More information

MLS URL of this listing to link to your own site or brokerage site	
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