



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

# 7949 Romaine Street . Central LA , CA 90046

**For sale 12 units apartment buildings in prime west Hollywood, California. For additional information regarding this transaction , please contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423**

**Listing Info**

Listing ID: 3020  
**Sold**

**For Sale**

**\$3,500,000**

Posted: 01/26/2022 7:24 am | On HOMEiZ: 814 days | Updated: 2 years ago | Views: 524

**Listing Presented by**

## Location Map



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$3500000
Last Sold Price	\$3500000
Last Sold Date	01/07/2022
Total Lot Size	6,202.00 Sq. Ft.
Asking Price per Sq. Ft.	\$365

Total Building Size Sq. Ft.	9592
Commission Split %	Contact listing agent%
Cap Rate %	0%
Gross Annual Income	\$0
Net Operating Income	\$0
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$43750

## Property Location & Description

Listing Headline	For sale 12 units apartment buildings in prime west Hollywood, California. For additional information regarding this transaction , please contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423
Rent control	Rent Control

Property Description	7949 Romaine Street, a 12-unit value-add investment property located in one of the trendiest neighborhoods of West Hollywood. Built in 1955, the 9,592 SF two-story building is comprised of (2) 2-bdrm. and 1-bath units and (10) one-bdrm. and one-bath units. Please note, 2 units will be delivered vacant upon COE. These bright and spacious units average approx. 800 SF. Additionally, the units present a significant value-add opportunity to investors, as current rents are approx. 90% below market value for nicely remodeled units in the area. 7949 Romaine Street allows investors to acquire a phenomenal multifamily building in a prime location of one of LA's hottest rental markets, while having substantial financial upside.
Location Description	Located 1 block south of Santa Monica Boulevard, the property is adjacent to some of the most popular shopping, dining and nightlife destinations along Santa Monica Blvd. and Fairfax Ave.
No. of Units	12
Price per Unit	\$291667

Units Mix	
No.	
Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
1+1	
10	
2.	
2+1	
2	
3.	
4.	
5.	
APN / Parcel ID	5529-014-034
Zoning	WDR3C
Occupancy %	99%
No. Stories	2
Year Built	1955
Overall Property Condition	Good
Highlights	2 units will be delivered vacant
	Prime location west Hollywood

## Property Information

## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	Off-street On-street
# of Covered Parkings	No Data

## Investment Overview

Type of use	Investor
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## Energy Efficiency

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

## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

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