

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

939 North Alfred Street . Melrose , CA 90069

For sale 8 unit apartment building in prime location west Hollywood, Los Angeles , CA. For additional information regarding this transaction , please contact the listing agent, Michael Monempour Vice President KIDDER MATHEWS 1925 Century Park East, Suite 2350, Los Angeles, CA 90067 D 310.492.8402 I C 310.270.8423 Michael.Monempour@kidder.com I kidder.com

Listing Info

Listing ID: 3064
Sold

For Sale

\$3,700,000

Listing Presented
by

Posted: 02/22/2022 8:03 am | On HOMEiZ: 796 days | Updated: 2 years ago | Views: 442

Location Map

Property Type

Property status	Sold
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Property Price

Asking Price	\$3700000
Last Sold Price	\$3700000
Last Sold Date	02/21/2022

Total Lot Size	6,748.00 Sq. Ft.
Asking Price per Sq. Ft.	\$461
Total Building Size Sq. Ft.	8028
Commission Split %	Contact listing agent%
Cap Rate %	3.54%
Gross Annual Income	\$0
Net Operating Income	\$130980
Gross Rent Multiplier	18.30
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$46250

Property Location & Description

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Rent control	Rent Control
Property Description	8 units in a very good condition and upside in rent.
Location Description	Prime West Hollywood location.

No. of Units	8
Price per Unit	\$462500
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 1+1 2 2. 2+2 6 3. 4. 5.	
APN / Parcel ID	5529-006-038
Zoning	LARD1.5
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1965
Overall Property Condition	Good
Highlights	Good unit mix

	Excellent location West Hollywood
	Over 60% in rent upside
	Earthquake retrofit

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	16

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
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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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