

FOR SALE



**2042-2100 N Cahuenga Ave
Los Angeles, CA 90068**

Tamarack Real Estate Services is proud to present this value add opportunity in Hollywood. The site consists of three adjacent duplexes and is located just north of the 101 freeway. Two of the units will be delivered vacant. A new Buyer may be able to obtain favorable financing options. The price breaks down to \$206 per square foot of land. The property includes approved entitlements for 34 units.



Very Walkable

Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.



Bikeable

Steep hills, some bike lanes.



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SALES COMPARABLES



Photo	Address	Date Sold	Price	Notes
	231 S Alexandria Ave	6/17/2022	\$1,460,000	\$201/SF \$56,153/Buildable Unit
	1028 Serrano Ave	4/29/2022	\$1,275,000	\$205/SF \$60,714/Buildable Unit
	909 Fedora Street	8/25/2021	\$1,390,000	\$217/SF \$63,182/Buildable Unit
	460 S Manhattan Pl	3/24/2021	\$2,260,000	\$261/SF \$75,333/Buildable Unit
	2974 San Marino Street	8/27/2021	\$1,200,000	\$203/SF \$57,143/Buildable Unit

RENT COMPARABLES

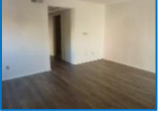


All Units Have Been Extensively Rehabbed

One Bedroom Units

Photo	Address	Price
	435 S Mariposa Ave Los Angeles, CA 90020	\$ 1,895
	414 S Manhattan St Los Angeles, CA 90020	\$ 1,950
	2955 W 8 th St Los Angeles, CA 90005	\$ 1,795
	3192 7th Street Los Angeles, CA 90005	\$ 1,650
	1504 S New Hampshire Los Angeles, CA 90006	\$ 2,200

Two Bedroom Units

Photo	Address	Price
	1937 Bronson Ave Los Angeles, CA 90068	\$ 2,500
	251 N Kenmore Ave Los Angeles, CA 90004	\$ 2,395
	730 Crenshaw Blvd Los Angeles, CA 90005	\$ 2,395
	821 Gramercy Dr Los Angeles, CA 90005	\$ 2,245
	208 S Harvard Los Angeles, CA 90004	\$ 2,650

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Los Angeles, CA 90068**

34-Unit Apartment Rendering



Unit Type	Area	Quantity	Total Area	Parking Required	Parking Provided
Studio	615 SF	16	9,840 SF	8	Basement
1 Bed	1,015 SF	6	6,090 SF	3	
2 Beds	1,585 SF	6	9,510 SF	6	
3 Beds	1,305 SF	6	7,830 SF	9	
Total		34	33,270 SF	26	42



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**2042-2100 N Cahuenga Avenue
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Price: \$4,100,000

- Fantastic Hollywood Location
- 2 Units Delivered Vacant
- LAR3 Zoning
- Built in 1920
- Lot Size: 19,919 SF (\$206/SF)
- Building Size: 6,369 SF

Rent Roll

Unit #	Unit Type	Current Rent
#2042	3+1	\$2,250
#2044	3+1	\$2,266
#2048	1+1	\$1,534
#2048 - 12 A	1+1	Vacant
#2100	1+1	\$2,530
#2102	1+1	Vacant

PROPOSED FINANCING

New First Loan:	\$3,150,000
Interest Rate:	3.50%
Amortization:	30
Monthly Payment:	\$14,145



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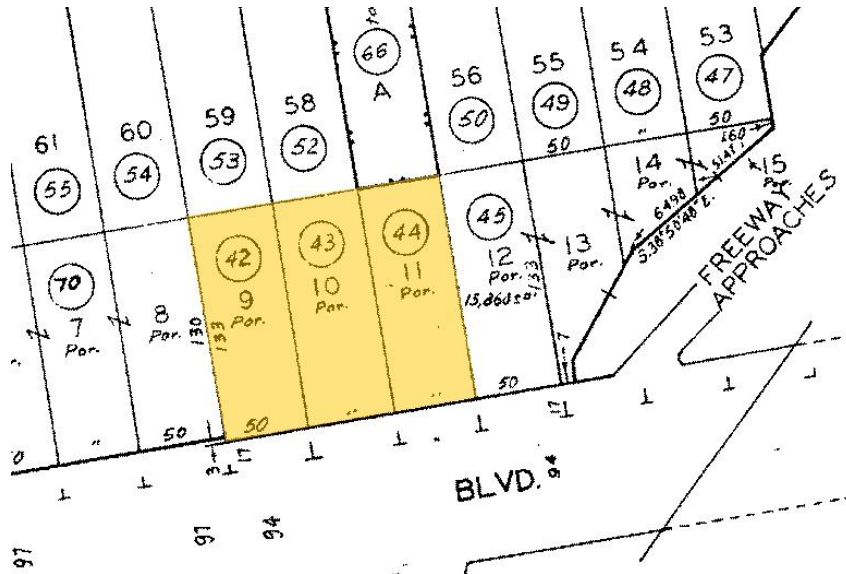
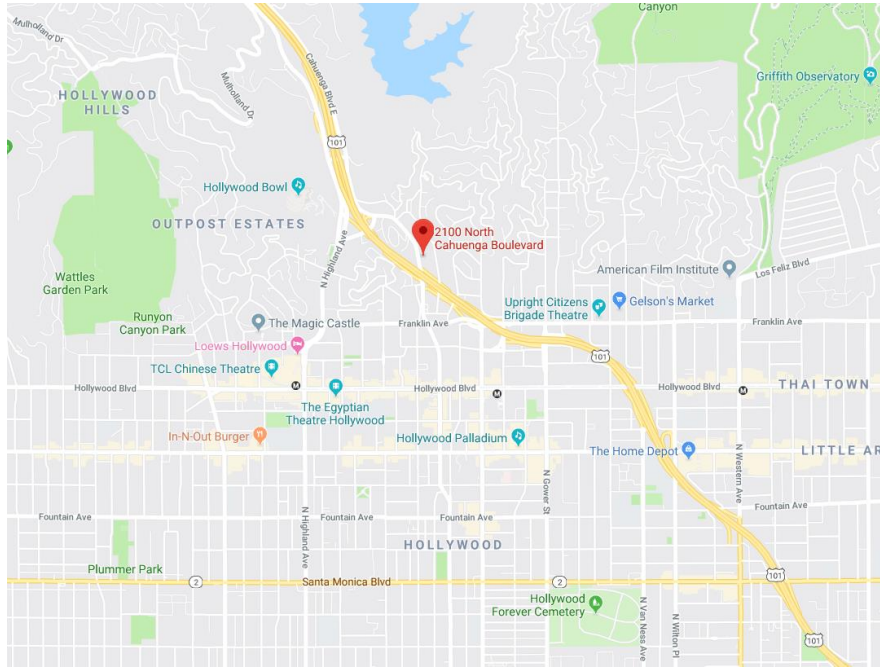
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