FOR SALE

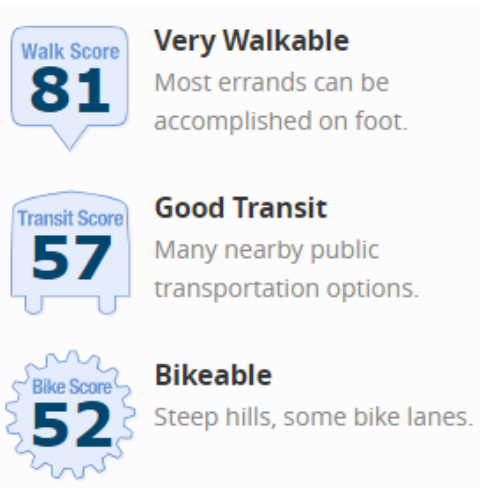
TAMARACK
REAL ESTATE SERVICES

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. One of the units will be delivered vacant. A new Buyer may be able to obtain favorable financing options. The price breaks down to $243 per square foot of land. The property includes approved entitlements for 34 units.









MICHAEL E. SUSSON Lic # 01515991
[E] Michael@tamarackres.com
[P] (818) 464-3217 **[C]** (310) 962-7210
[A] 15300 Ventura Boulevard, Suite 200 Sherman Oaks, CA 91403

SALES COMPARABLES

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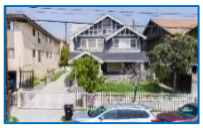
Photo	Address	Date Sold	Price	Notes
	408-414 S Oxford Ave Los Angeles, CA 90020	1/22/2019	$4,995,000	$278/SF Land; $128,076/Buildable Unit
	1001-1015 Park View St Los Angeles, CA 90006	5/3/2018	$7,322,500	$227/SF Land; $67,800/Buildable Unit
	752 S Harvard Ave Los Angeles, CA 90005	3/14/2019	$1,550,000	$218/SF Land; LAR4-2
	2920 James M Wood Blvd Los Angeles, CA 90006	4/10/2019	$1,800,000	$238/SF; $180,000/Unit
	105 S St. Andrews Pl Los Angeles, CA 90004	6/15/2018	$1,800,000	$307/SF; $200,000/Unit
	1150 Mariposa Ave Los Angeles, CA 90006	10/15/2018	$930,000	$338/SF; $232,500/Unit
	3966 Regal Pl Los Angeles, CA 90068	3/28/2019	$1,875,000	$539/SF; $375,000/Unit
	254 S Alexandria Ave Los Angeles, CA 90004	4/17/2019	$1,499,000	$323/SF; $374,750/Unit
	1219 Arapahoe St Los Angeles, CA 90006	5/31/2018	$970,000	$245/SF; $242,500/Unit;
	960 S Ardmore Ave Los Angeles, CA 90006	1/9/2018	$1,500,000	$200/SF; $187,500/Unit
	904 S Normandie Ave Los Angeles, CA 90006	6/1/2018	$1,400,000	$218/SF Land; LAR4-1
	2683 San Marino St Los Angeles, CA 90006	4/9/2019	$1,251,000	$78,187/Buildable Unit; LAR4-1

RENT COMPARABLES

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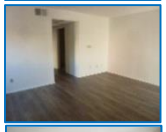
All Units Have Been Extensively Rehabbed

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 8th 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
	956 Elden Ave Los Angeles, CA 90006	$ 1,795

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
	510 N Virgil Los Angeles, CA 90004	$ 2,695

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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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Price: $4,850,000

- Fantastic Hollywood Location
- 2 Units Delivered Vacant
- LAR3 Zoning
- Built in 1920
- Lot Size: 19,919 SF ($243/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	$1,500
#2048 - 12 A	1+1	Vacant
#2100	1+1	$2,512
#2102	1+1	Vacant

PROPOSED FINANCING	
New First Loan:	$4,100,000
Interest Rate:	3.50%
Amortization:	30
Monthly Payment:	$18,410







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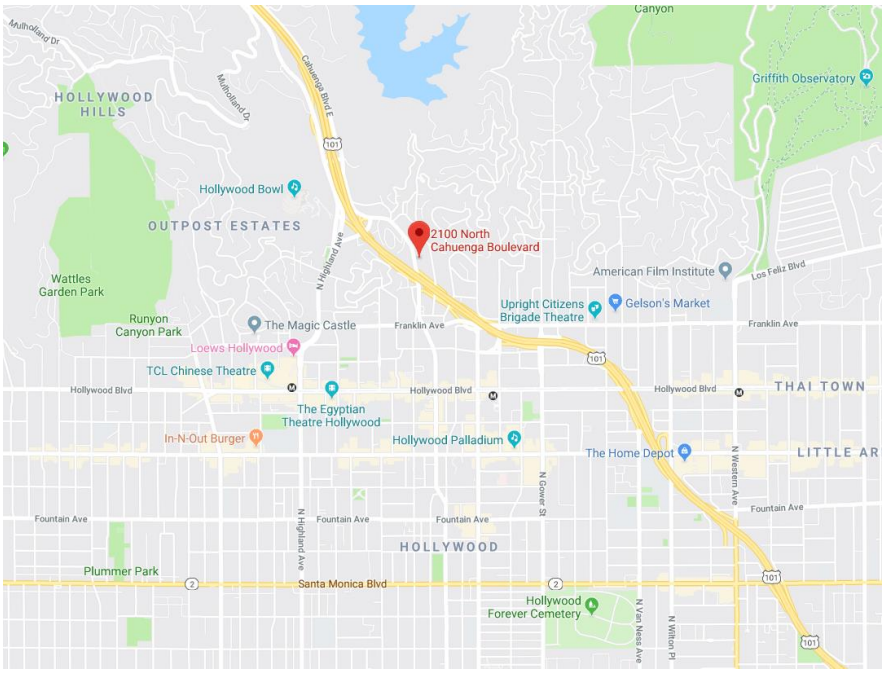

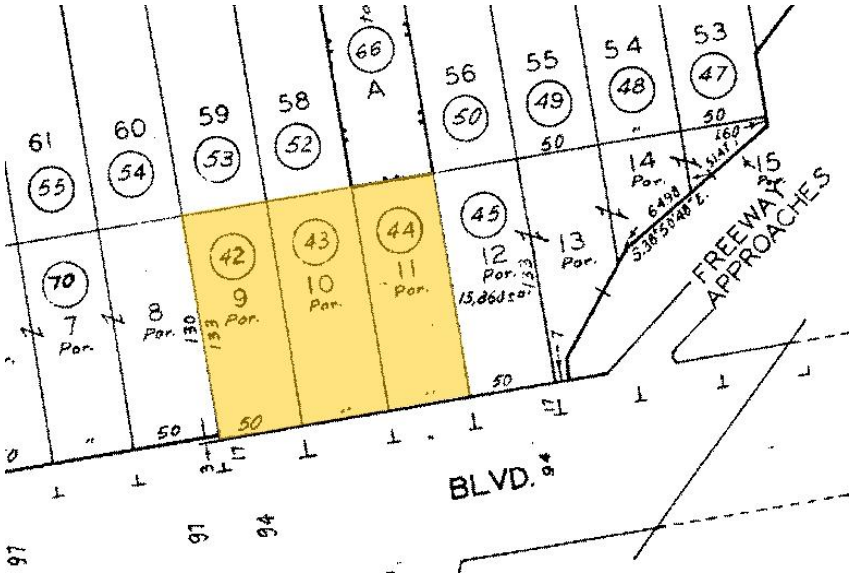



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