

FOR SALE



836 S Catalina Street Los Angeles, CA 90005

Tamarack Real Estate Services is proud to present this value-add opportunity in Koreatown. The 8-unit building which sits on a 7,249 square foot LAR4 zoned lot is located just west of Vermont Avenue and south of 8th Street. Six of the eight units will be delivered vacant. The unit mix consists of all one bedroom/one bathroom. A new buyer has the ability reposition the asset and build up to 18 units by right, possibly more with a density bonus.



Walker's Paradise

Daily errands do not require a car.



Excellent Transit

Transit is convenient for most trips.



Bikeable



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



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

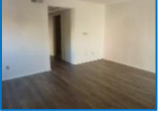


All Units Have Been Extensively Rehabbed

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

FOR SALE



**836 S Catalina Street
Los Angeles, CA 90005**

Price: \$2,200,000

- Good Korea Town Location
- Value Add Opportunity
- LAR4 Zoning
- Built in 1922
- Lot Size: 7,249 SF (\$303/SF)
- Building Size: 5,322 SF

Rent Roll

Unit #	Unit Type	Current Rent
#836	1+1	Vacant
#836 ½	1+1	Vacant
#838	1+1	Vacant
#838 ½	1+1	Vacant
#840	1+1	Vacant
#840 ½	1+1	\$ 1,055
#842	1+1	Vacant
#842 ½	1+1	\$ 1,136

PROPOSED FINANCING

New First Loan:	\$1,700,000
Interest Rate:	3.50%
Amortization:	30
Monthly Payment:	\$7,634



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