



5833 Gregory Ave, Los Angeles, CA 90038

\$1,700,000

5833 Gregory Ave.

Multifamily | 10 Units | \$170,000/unit



Chandler Rockwell
02080782
310.405.7632



Adam Estrin
CA 02200932
310.722.7159

Listing Added: Yesterday

Listing Updated: Yesterday



Details

Asking Price	\$1,700,000	Property Type	Multifamily
Subtype	Apartment Building	Investment Type	Value Add
Square Footage	6,574	Price/Sq Ft	\$258.59
Cap Rate	4.91%	Pro-Forma Cap Rate	12.48%
NOI	\$83,442	Pro-Forma NOI	\$212,112
Units	10	Year Built	1961
Buildings	1	Stories	2
Permitted Zoning	LAR3	Lot Size (sq ft)	6,500
APN	5534-029-020	Price/Unit	\$170,000

Marketing Description

The Rockwell Group of Fred Leeds Asset Group, as the exclusive listing agent is pleased to present the opportunity to acquire 5833 Gregory Avenue, a 10-unit multifamily investment opportunity located in, Hollywood, CA.

The property currently features 6,574 square feet of gross rentable area, situated on a 6,500-square foot lot. The 10-unit building is composed of 2 two-bedroom/one-bathroom units, 6 one-bedroom/one-bathroom units and 2 studio/one-bathroom units. The building is well-maintained and offers gated parking for tenants.

The property is situated in one of the trendiest locations in Los Angeles, sitting just North of Melrose Ave, sandwiched between Vine Street and Gower Street. This prime location offers a tremendous amount of dining, shopping and entertainment destinations in walking distance to the property, while being a short commute of major employment centers such as West Hollywood, Hollywood, and Koreatown.

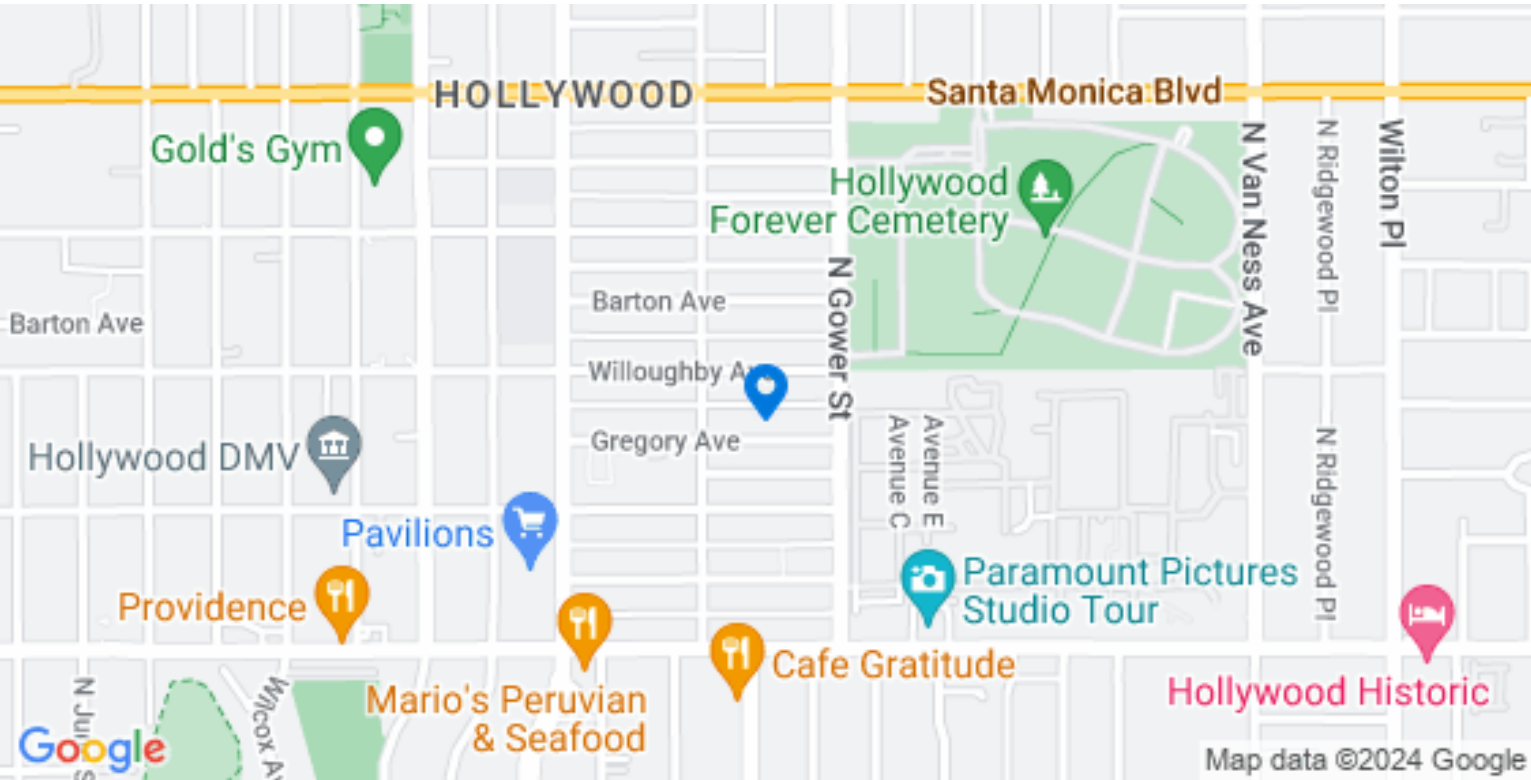
5833 Gregory Avenue offers tenants excellent proximity to some of Los Angeles' finest amenities such as the Sunset Strip, Wilshire Country Club, Melrose Avenue, Restaurants on La Brea, the world renowned shopping center, The Grove and others. Nearby grocers include Trader Joe's, Pavilions and Sprouts. Local dining options include Alfalfa, Osteria, Great White, Ramen Melrose, The Common Good, Stir Crazy and many more.

Due to the property's premier location, 5833 Gregory Avenue offers a unique opportunity to any investor looking to acquire a well-maintained asset in the heart of Central Hollywood.

Investment Highlights

- Delivered With 2 Vacancies, Creating Opportunities to Add Value Instantly!
- Gated Parking and Entrance Offering Secure Investment in Residential Neighborhood!
- Separately Metered for Gas and Electric.
- Excellent Unit Mix Composed of Two-Bedroom, One- Bedroom, and Studio Units - Well Suited for Today's Market.

Location (1 Location)



Property Photos (5 photos)

