



8355 ROSEWOOD AVE., WEST HOLLYWOOD, CA 90048

8 UNIT APARTMENT BUILDING
2 UNITS DELIVERED VACANT

Get in touch

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PROPERTY DESCRIPTION

WEST HOLLYWOOD

AT A GLANCE

\$3,150,000 Price	8 Unit Building With Large Apartments
5,368 Sq Ft Lot Size	2 Units Vacant Ready for Rehabbing
7,966 Sq Ft Building Size	8 Parking Spaces Semi-Subterranean Garage
1960 Year Built	5528-014-032 APN

UNIT MIX

4 Units 2 + 2

4 Units 1 + 1

Soft Story Retrofit
Work Required.

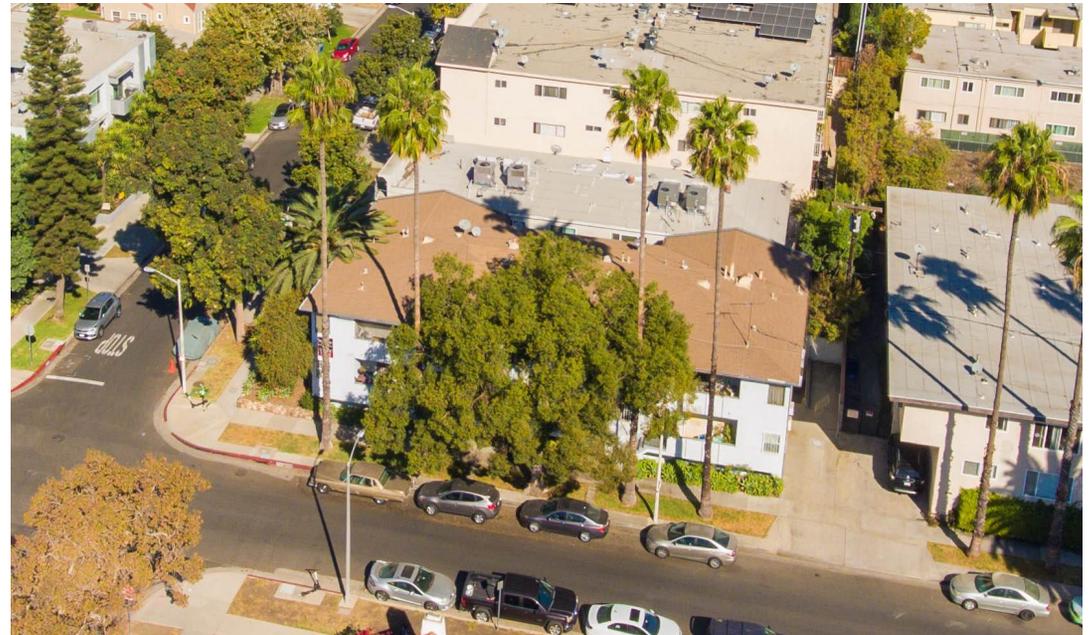
Within half a mile of:

- Hollywood Improv
- Crossroads Kitchen
- Sweet Lady Jane Bakery
- Lucques
- Taste on Melrose
- Alfred Coffee
- Blue Bottle Coffee

Presented for sale is an **8 Unit Apartment Building** in a tremendously desirable location of West Hollywood. The building sits on a corner lot and consists of four 2 Bedroom + 2 Bathrooms and four 1 Bedroom + 1 Bathroom above a gated semi-subterranean garage.

Sold with **2 vacant units**, one unit has already been **gutted** for a rehab.

Walk Score calls this location a **Walker's Paradise**, just three blocks to **Melrose Place** and right in the middle of anything your tenants may want!



8355 Rosewood Ave. West Hollywood, CA

PROPERTY ABSTRACT

Purchase Price	\$3,150,000
Number of Units	8
Cost per Legal Unit	\$393,750
Current GRM	18.43
Market GRM	9.93
Current CAP	3.10%
Market CAP	7.60%
Year Built	1960
Lot Size	5,368
Building Size	7,966
Cost per GSF	\$395



UNIT	TYPE	STATUS	CURRENT RENT	MARKET RENT
1	2+2	RENTED	\$2,077.99	\$3,750
2	1+1	VACANT	\$2,850	\$2,850
3	1+1	VACANT	\$2,850	\$2,850
4	2+2	RENTED	\$1,132.94	\$3,750
5	2+2	RENTED	\$1,436.55	\$3,750
6	1+1	RENTED	\$779.84	\$2,850
7	1+1	RENTED	\$1,100.63	\$2,850
8	2+2	RENTED	\$1,977.13	\$3,750

Information provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own review, investigations, assumptions and consultants for all estimates, fees, projections and all other details. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. Buyer must verify all of the information and bears all risk for any inaccuracies.

ANNUALIZED OPERATING DATA

	Estimated Current Rents		Estimated Market Rents	
Scheduled Gross Income	\$170,881		\$317,220	46% Upside
Less Vacancy Rate Reserve	(\$5,114)	3%	(\$9,504)	3%
Gross Operating Income	\$165,767		\$307,716	
Less Expenses	(\$68,184)	39.9%	(\$68,184)	21.5%
Net Operating Income	\$97,583		\$239,532	
Total Return Before Taxes	3.1%		7.6%	

SCHEDULED INCOME

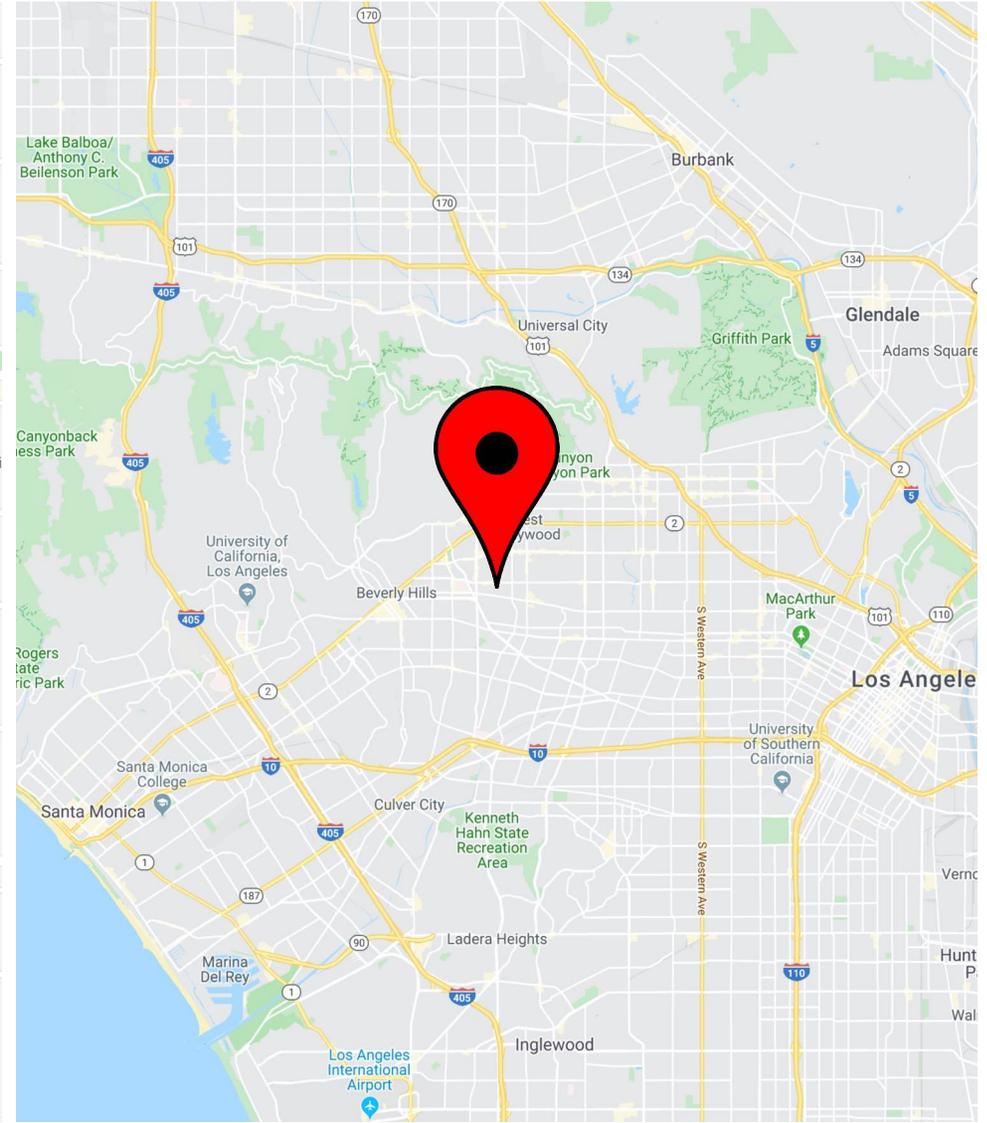
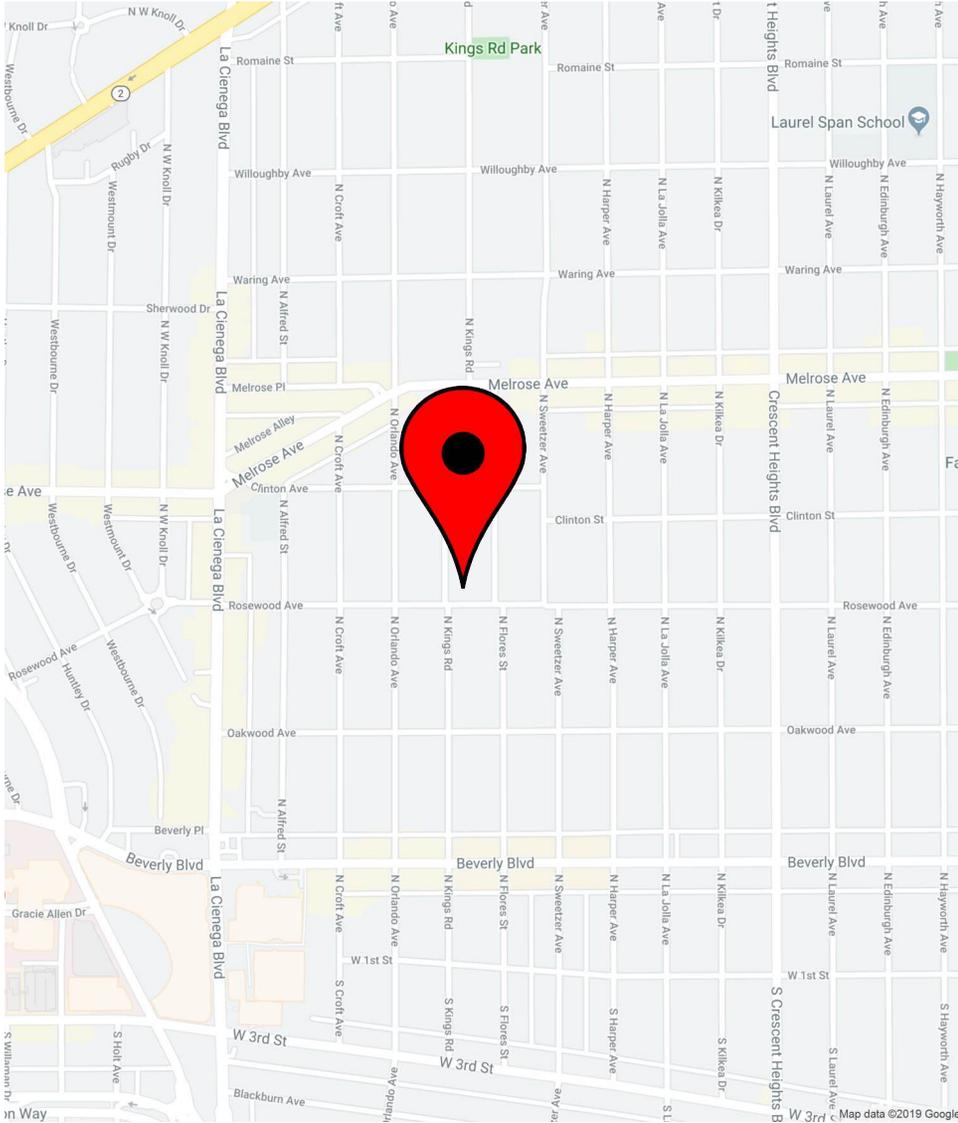
No. of Units	Unit Mix	Current Rents		Market Rents	
		Mo. Rent/Unit	Mo. Income	Mo. Rent/Unit	Mo. Income
4	1+1	\$1,656	\$6,625	\$2,850	\$11,400
4	2+2	\$1,895	\$7,580	\$3,750	\$15,000
Avg. Rent/Gr. Sq. Ft.		\$1.78		\$3.31	
Total Scheduled Rent		\$14,205		\$26,400	
Other Income		\$35		\$35	
Monthly Scheduled Gross Income		\$14,240		\$26,435	
Annual Scheduled Gross Income		\$170,881		\$317,220	

ESTIMATED ANNUALIZED EXPENSES

Taxes		\$39,375
Insurance	\$0.50 / RSF	\$3,983
Utilities	\$75/Unit/Month	\$7,200
Repairs+Maint	\$45/Unit/Month	\$4,320
Trash/Pest/Garden	\$35/Unit/Month	\$3,360
On-Site Manager		\$0
Off-Site Manager	4.0%	\$6,631
Reserves	2.0%	\$3,315
Total Expenses		\$68,184
Per Net Sq. Ft.		\$8.56
Per Unit		\$8,523

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WALK SCORE

Walk Score®

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

Transit Score
65

Good Transit

Many nearby public transportation options.

Bike Score
56

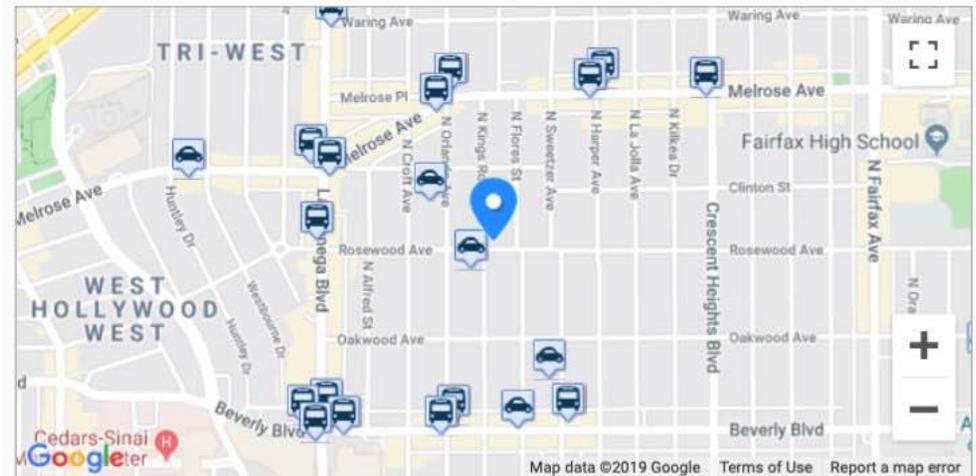
Bikeable

Flat as a pancake, minimal bike lanes.

Transit Score
65

Good Transit

8355 Rosewood Avenue has good transit which means many nearby public transportation options. Car sharing is available from RelayRides and Zipcar.



Bus lines:

10/48 Metro Local Line	0.2 mi	105 Metro Local Line	0.3 mi
14/37 Metro Local Line	0.3 mi	705 Metro Rapid Line	0.4 mi

About this Location

8355 Rosewood Avenue has a Walk Score of 91 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in West Hollywood. Nearby parks include Rosewood Park, West Hollywood Park and Gilmore Stadium (historical).

<https://www.walkscore.com/score/8355-rosewood-ave-w-hollywood-ca-90048>

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PHOTOS



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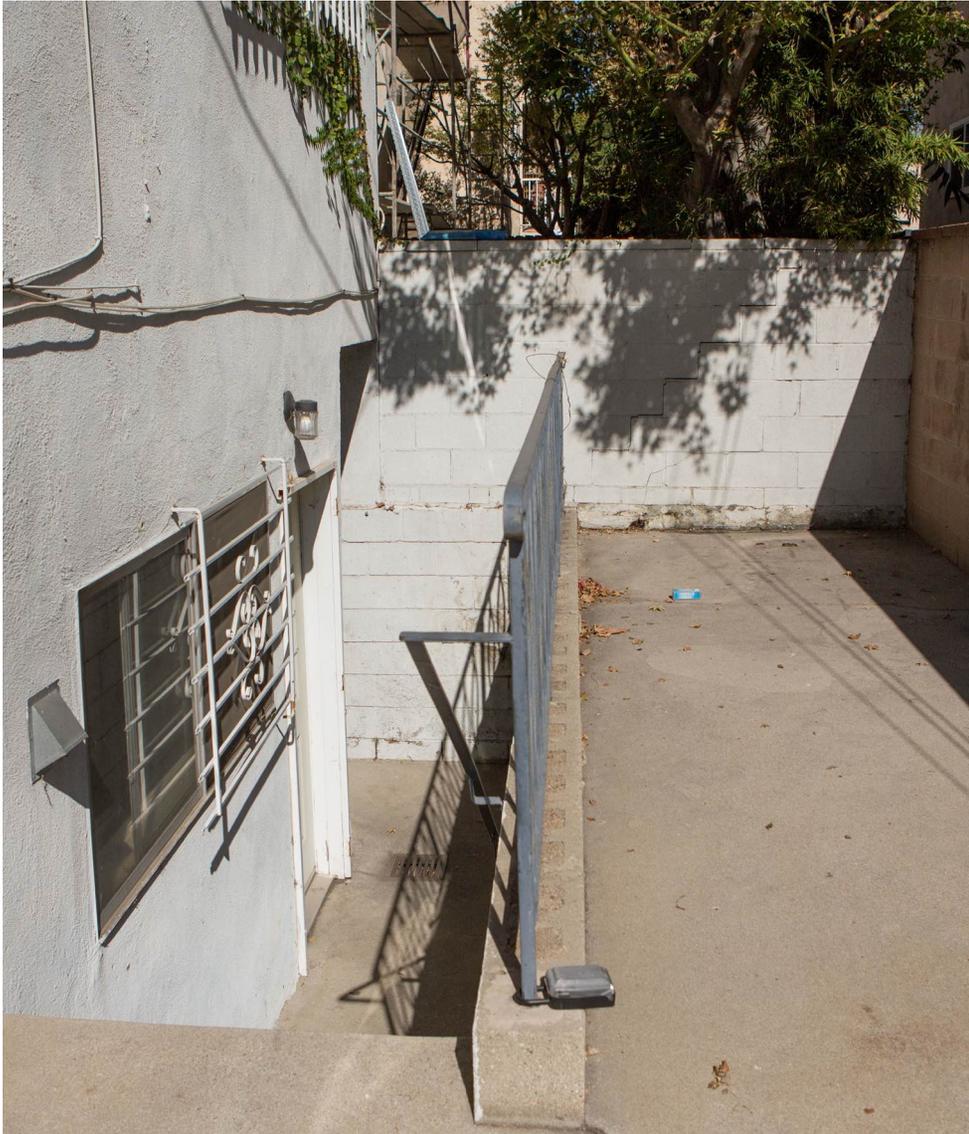
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AERIAL PHOTOS



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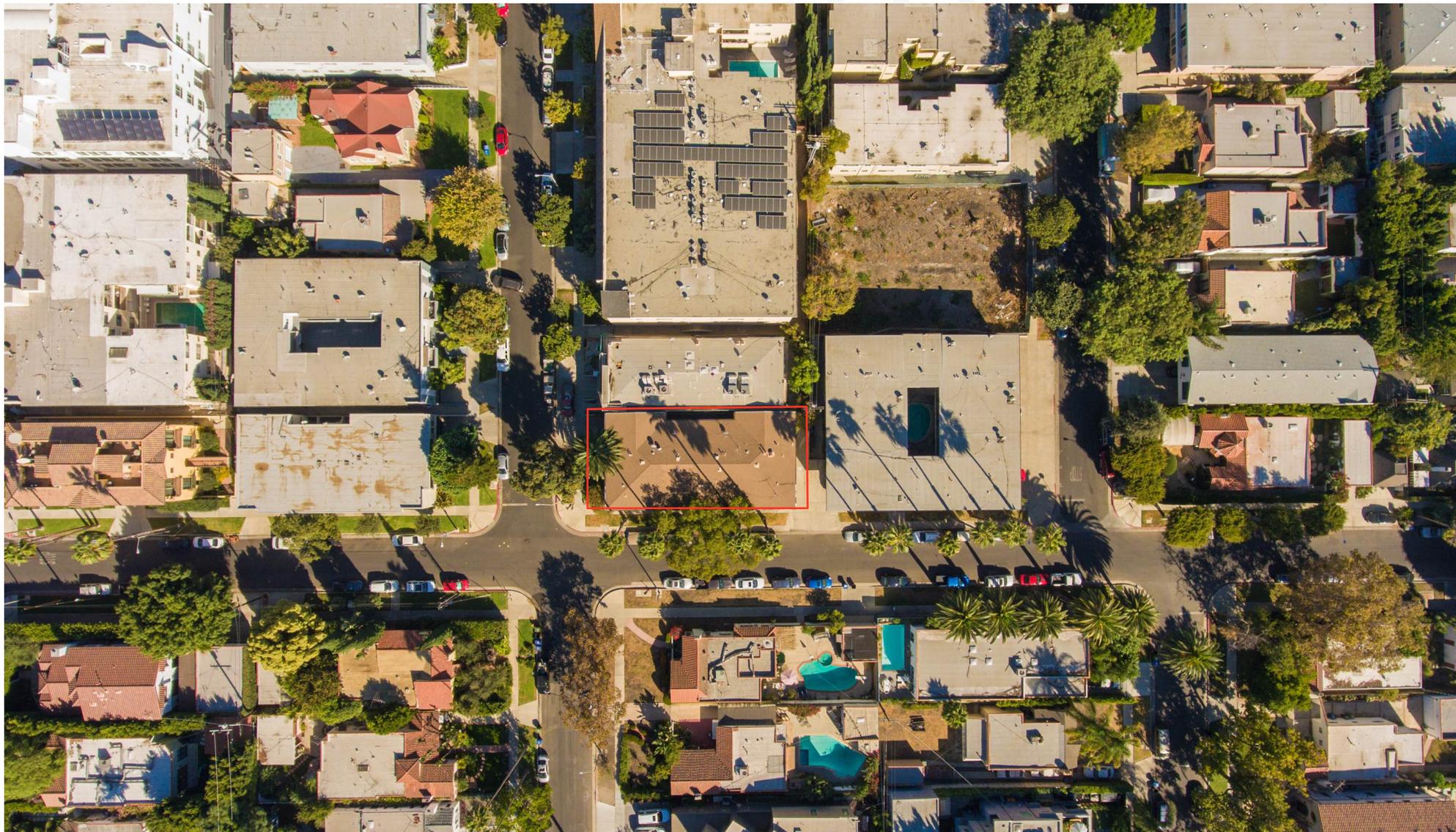
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PARTNERSCRE
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Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$300 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments. Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



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The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.



**For more information please contact
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