

3400 W LONDON ST, SILVER LAKE 90026

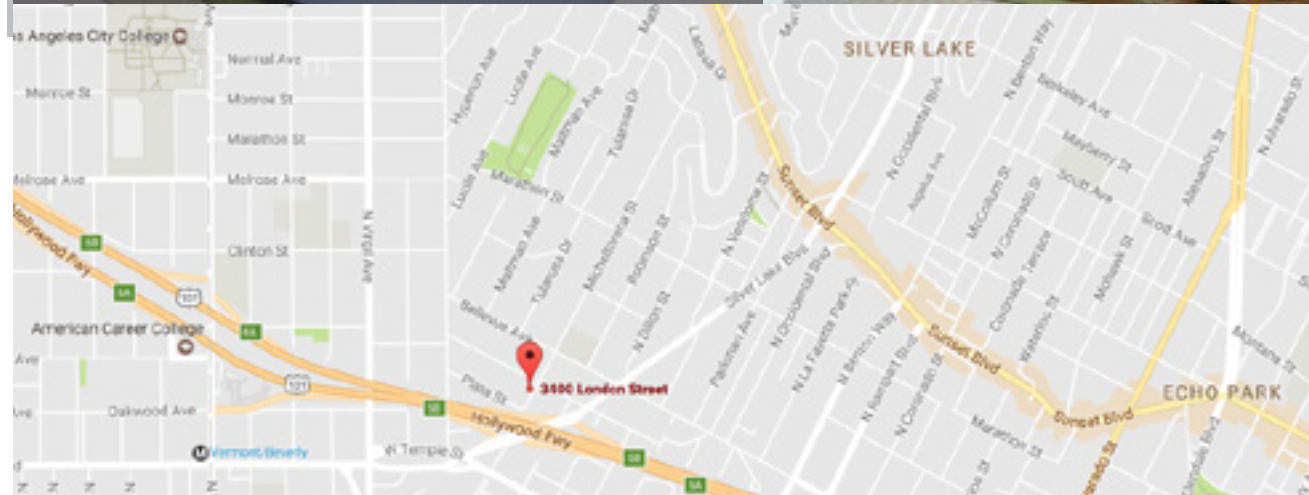
NEW CONSTRUCTION FOURPLEX

PRICE RANGE:

\$2,949,000 - \$3,249,000

Turn key | No rent control | High cash flow

4.9% CAP RATE / 14.9 GRM



3400 West London Street is ideally located in a prime Silver Lake neighborhood. This property is very walkable with daily shopping, nightlife, arts and entertainment all in walking distance. It is in close proximity to major freeways providing easy commuting. It is just minutes from the popular Sunset Junction, downtown Hollywood and West Hollywood, as well as Griffith Park and the Hollywood Hills. This spacious, luxurious new construction building has four townhouse style units each with three beds, three and half baths and a two car garage. Plans include installation of 'LID' containers for rain runoff capturing, drought tolerant landscaping and energy efficient appliances and fixtures presenting the buyer with a low maintenance green certified property. Construction is anticipated to be completed Fall 2017.

THE PROPERTY: APN: 5401-010-001

of Units: 4

Year Built: 2017

Building Size (SF): 6,066

Lot Size (SF): 6,109

Zoning: RD1.5-1VL

THE OFFERING: Price Range: \$2,949,000 - \$3,249,000

GRM: 14.9

Cap Rate: 4.9%

Price per SF: \$486.15

Price per Unit: \$737,250

AMENITIES: Covered Parking: 8

Uncovered Parking: 0

Laundry: Private Each Unit

Tenant Meters: (water/gas/electric) 4

Owner/Common Meters: (water/electric) 1

Floors: 3