

636 N PARKMAN AVE, SILVER LAKE 90026

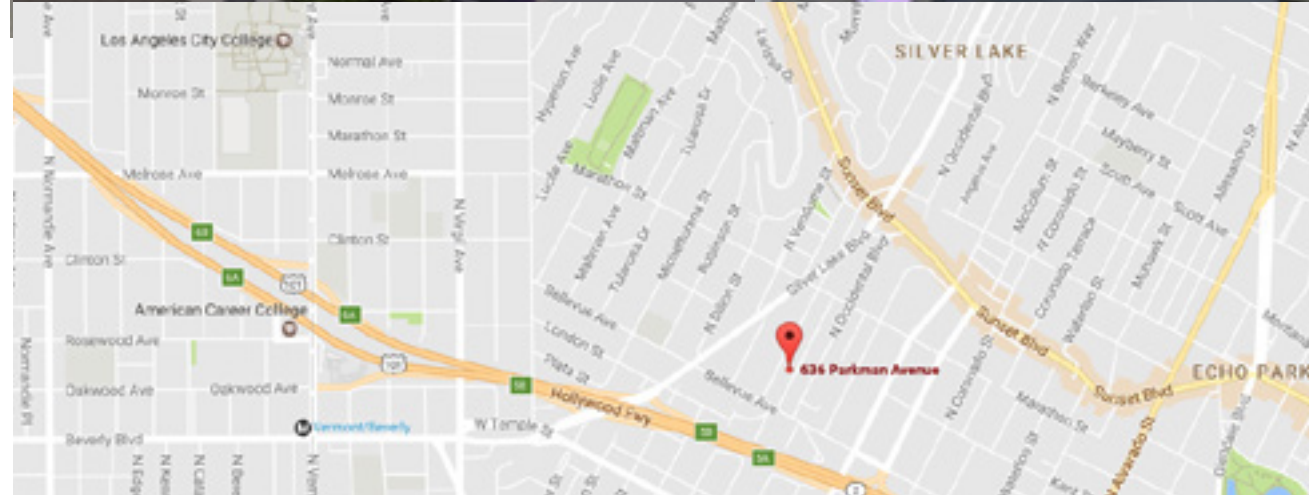
NEW CONSTRUCTION FOURPLEX

PRICE RANGE:

\$3,199,000 - \$3,399,000

Turn key | No rent control | High cash flow

5.0% CAP RATE / 14.7 GRM



636 North Parkman Avenue is centrally located in a trendy Silver Lake neighborhood. This property is in a good location with a 71 walk score with plenty of shopping, dining and nightlife in walking distance. It is also in close proximity to major freeways and public transportation allowing for ease of access in commute and area exploration. This project is ideally located in the mix of all prime Hollywood neighborhoods and areas, providing a mix of entertainment. This luxury, well layed out project 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: 5401-026-017

of Units: 4

Year Built: 2017

Building Size (SF): 6,612

Lot Size (SF): 7,101

Zoning: RD1.5-1VL

THE OFFERING: Price Range: \$3,199,000 - \$3,399,000

GRM: 14.7

Cap Rate: 5.0%

Price per SF: \$483.82

Price per Unit: \$799,750

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