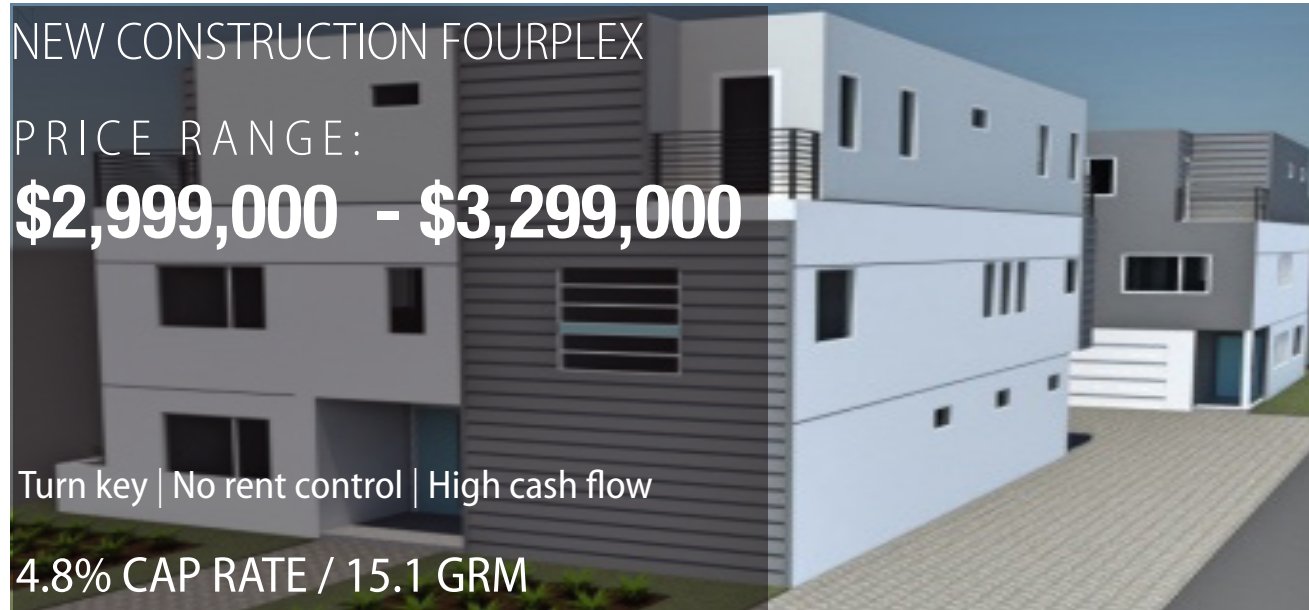


# 6413 W LEXINGTON AVE, HOLLYWOOD 90038



6413 West Lexington Avenue is centrally located in a prime Hollywood neighborhood. This property is a walker's dream with a 91 walk score. All your daily errands, dining, nightlife and shopping are within walking distance. Bike lanes and flat ground bring a 78 bike score making it safe to travel the area. It is also in close proximity to public transportation, and major freeways providing easy and convenient accessibility for daily commuting. This high-end, spacious 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:	5533-004-013
	# of Units:	4
	Year Built:	2017
	Building Size (SF):	6,106
	Lot Size (SF):	6,925
	Zoning:	RD1.5-1XL
THE OFFERING:	Price Range:	\$2,999,000 - \$3,299,000
	GRM:	15.1
	Cap Rate:	4.8%
	Price per SF:	\$491.16
	Price per Unit:	\$749,750
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