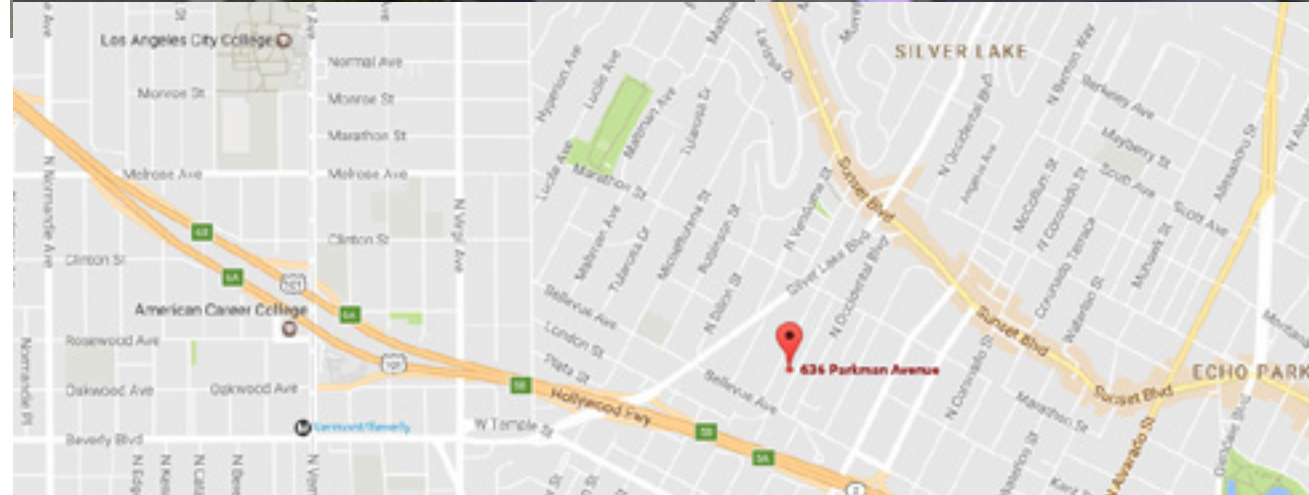


636 N PARKMAN AVE, SILVER LAKE 90026



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 April 2018

THE PROPERTY:	APN:	5401-026-017
	# of Units:	4
	Year Built:	2018
	Building Size (SF):	6,612
	Lot Size (SF):	7,101
	Zoning:	RD1.5-1VL
THE OFFERING:	List Price:	\$3,599,000
	GRM:	15.5
	Cap Rate:	4.7%
	Price per SF:	\$544.31
	Price per Unit:	\$899,750
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