



Assumable \$6.5m Loan @ 4.5% I/O

Priced at \$9,500,000

843 & 849 N. Alfred St.
Melrose Place, Los Angeles, CA 90069

**PARTNERSCRE
SVIDLER**

2 Side-by-Side Fourplexes - All Units with 2 Bedrooms
Fully Gutted and Remodeled



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843 & 849 N. Alfred St.

Property Overview

Partners CRE is proud to exclusively present for sale **Two Side-by-Side Fourplexes** consisting of **2 bedroom and 2 bathroom** homes.

In as prime a location as prime gets, the **Melrose Place area**, your current and future tenants will be the envy of the town, a stone's throw to everything and anything they may desire. Walk to **fine dining, nightlife**, all sorts of **shopping** and **entertainment!**

Situated in a pocket of Los Angeles surrounded by **West Hollywood** to the north, to the south, to the east and to the west, get the benefits of West Hollywood with the less daunting laws that govern Los Angeles.

Each home in each Fourplex has been **fully renovated** with attention to the **finest of details**. The properties feature **secure entrances, central air, hardwood floors, stainless steel appliances, in-unit washer and dryer, private one-car garages** and much more! Some homes feature **private garden areas** and large **balconies**.



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

At a Glance

Melrose Place

\$9,500,000

Combined Price

Two Fourplexes

Existing Site

Fully Renovated

Status

843 N. Alfred St.

\$258,969

Yearly Estimated Gross
Income

5,120 SF

Building Square Footage

(Q)R3-1 Tier 3

Zoning

6,685 SF

Lot Square Footage

5529-006-029

APN

849 N. Alfred St.

\$264,144

Yearly Estimated Gross Income

4,766 SF

Building Square Footage

(Q)R3-1 Tier 3

Zoning

7,652 SF

Lot Square Footage

5529-006-030

APN

843 & 849 N. Alfred St.

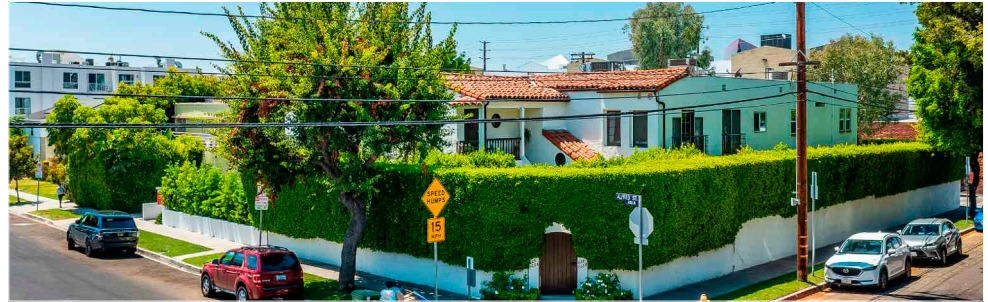
Set Up

SUMMARY	
Purchase Price	\$9,500,000
Number of Units	8
Cost per Unit	\$1,187,500
Cost per Sq. Ft.	\$961
Current GRM	18.84
Current CAP	3.87%

ANNUALIZED ESTIMATED EXPENSES		
Taxes (@ 1.25%)		\$118,750
Insurance	\$1.20 / RSF	\$11,863
Utilities	\$50 / Unit / Month	\$4,800
Repairs + Maint	2% of SGI	\$10,462
Pest / Garden / Trash	\$800 / Month	\$9,600
Total Expenses		\$155,475

ANNUALIZED OPERATING INCOME		
Scheduled Gross Income	\$523,113	
Less Expenses	(\$155,475)	29.7%
Net Operating Income	\$367,638	

PROPERTY DETAILS		
Approx. Combined Lot Size	14,337 SF	
Approx. Combined Building Size	9,886 SF	
Year Remodeled	2021	Full Gut Job



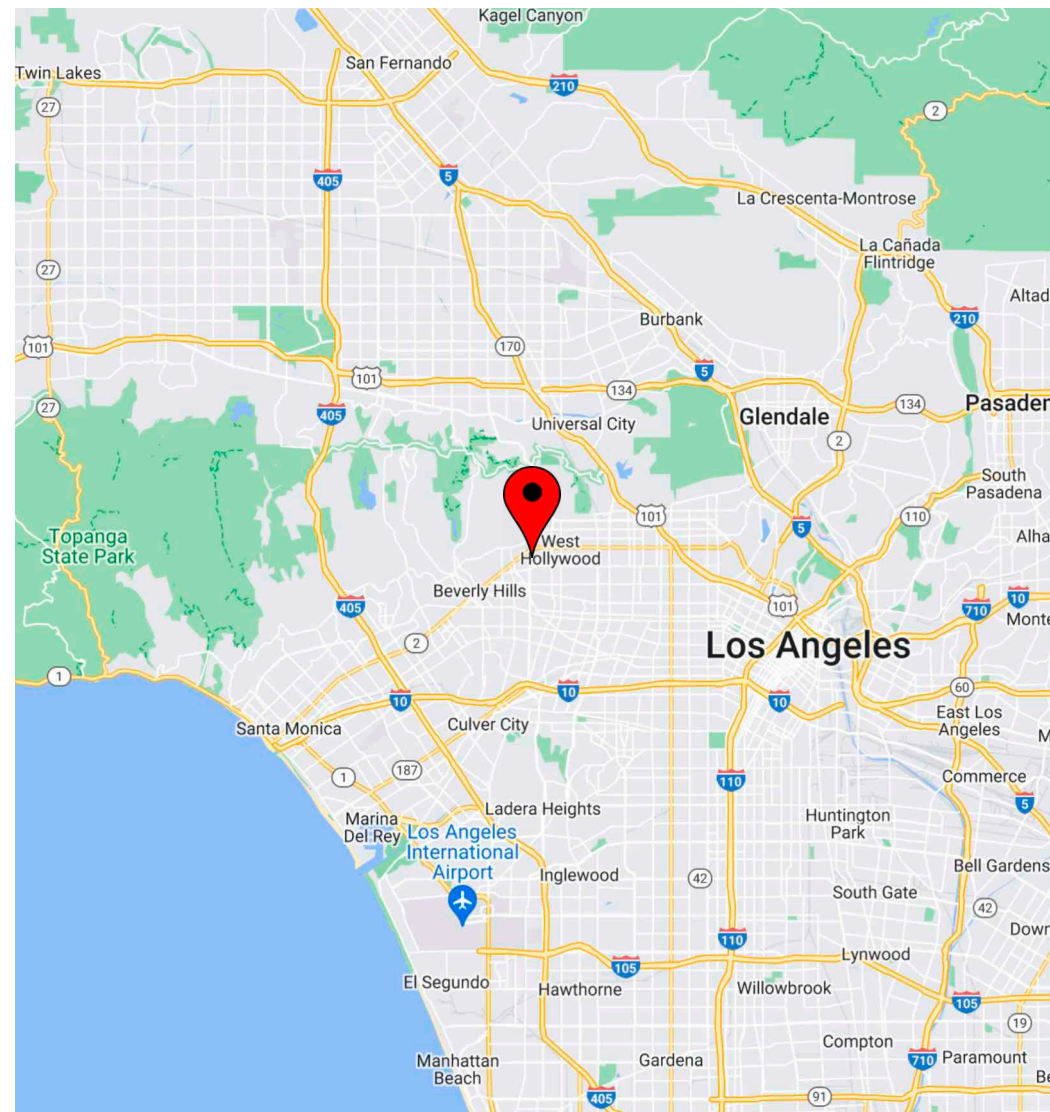
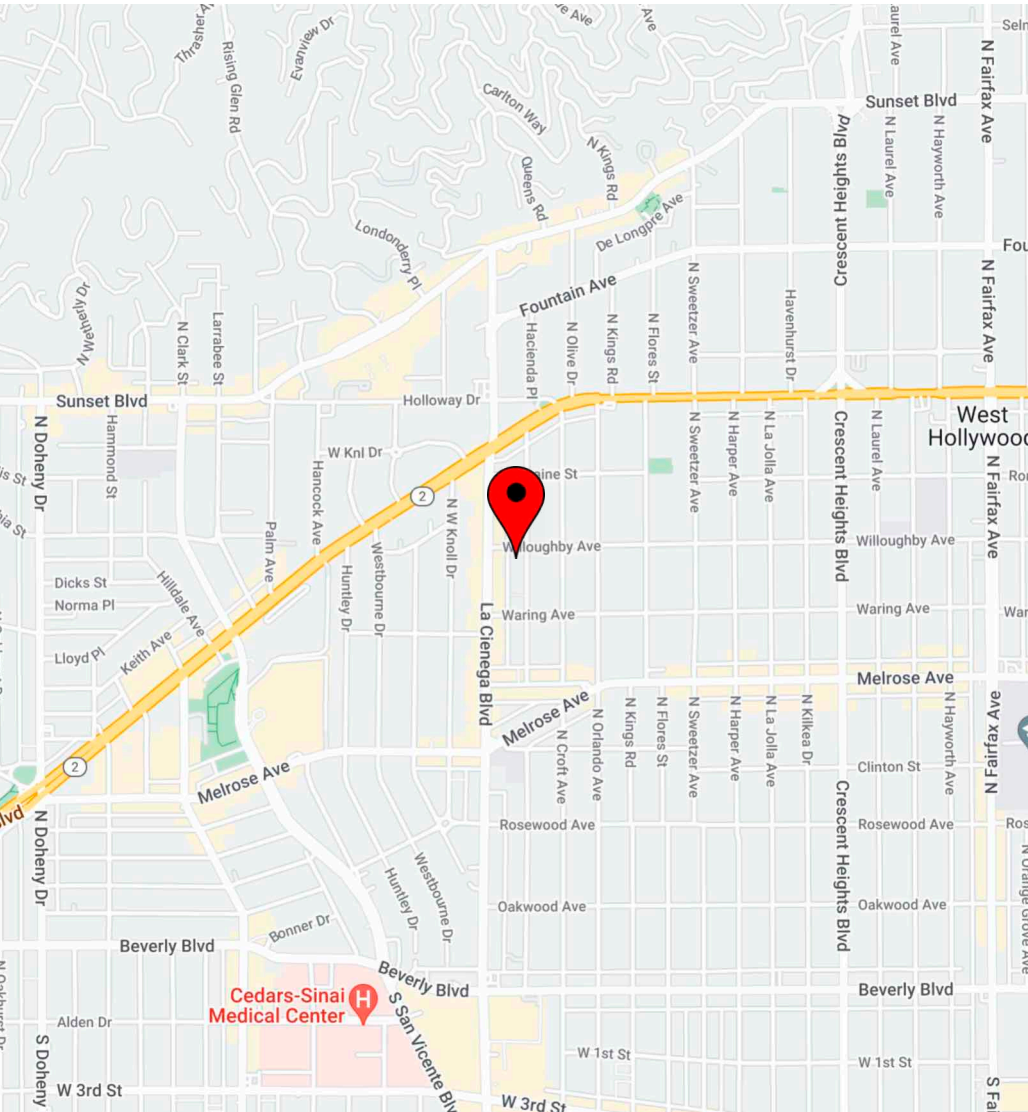
Unit	Unit Mix	Location	Rent
843	2+2	Lower Front - Yard	\$4,550
843 ½	2+2	Upper Front - Balcony	\$5,200
845	2+2	Lower Back	\$5,331
845 ½	2+2	Upper Back	\$6,500
Monthly Projected Gross Income			\$21,581
Annual Projected Gross Income			\$258,969

Unit	Unit Mix	Location	Rent
849	2+2	Lower Front - Yard	\$5,700
849 ½	2+2	Upper Front	\$5,512
851	2+2	Lower Back - Yard	\$5,000
851 ½	2+2	Upper Back	\$5,800
Monthly Projected Gross Income			\$22,012
Annual Projected Gross Income			\$264,144

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843 & 849 N. Alfred St.

Maps



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Area Map



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843 & 849 N. Alfred St.

Walk Score

Walk Score
85
Very Walkable
Most errands can be accomplished on foot.

Transit Score
63
Good Transit
Many nearby public transportation options.

Bike Score
63
Bikeable
Some bike infrastructure.

Bus lines:

105 Metro Local Line	0.1 mi	4 Metro Local Line	0.2 mi
16 Metro Local Line	0.3 mi	10/48 Metro Local Line	0.3 mi
Fairfax DASH Fairfax	0.3 mi		

About this Location

849 North Alfred Street has a Walk Score of 85 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Mid-City West neighborhood in Los Angeles. Nearby parks include West Hollywood Park, William S. Hart Park and Rosewood Park.

<https://www.walkscore.com/score/849-n-alfred-st-los-angeles-ca-90069>

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843 & 849 N. Alfred St.

Parcel Map

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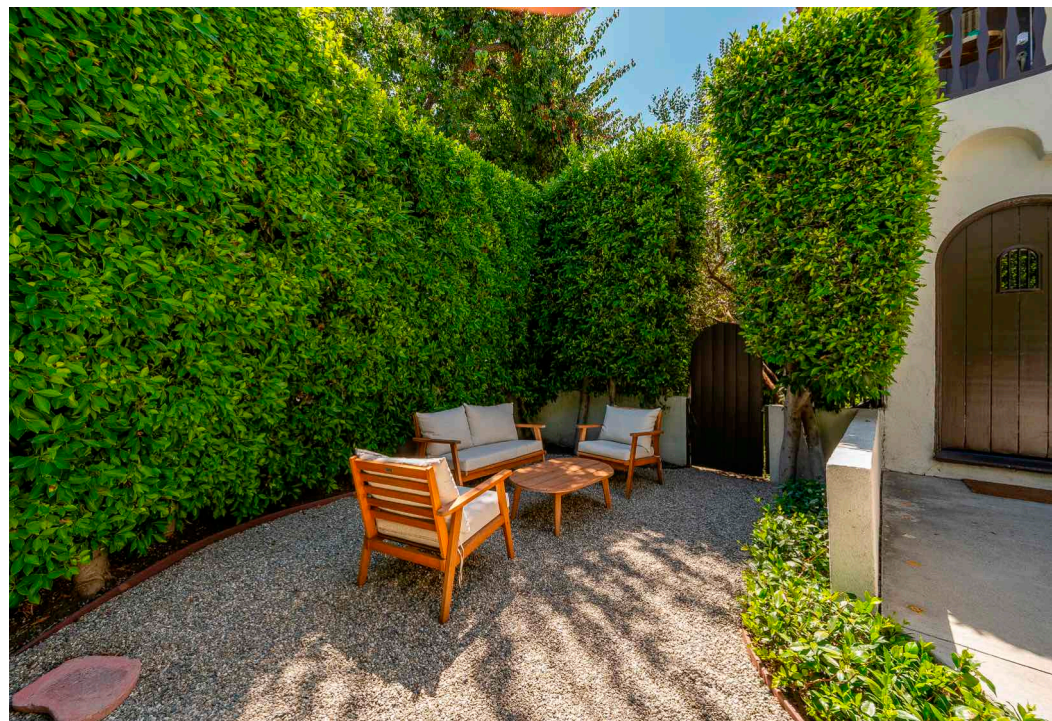
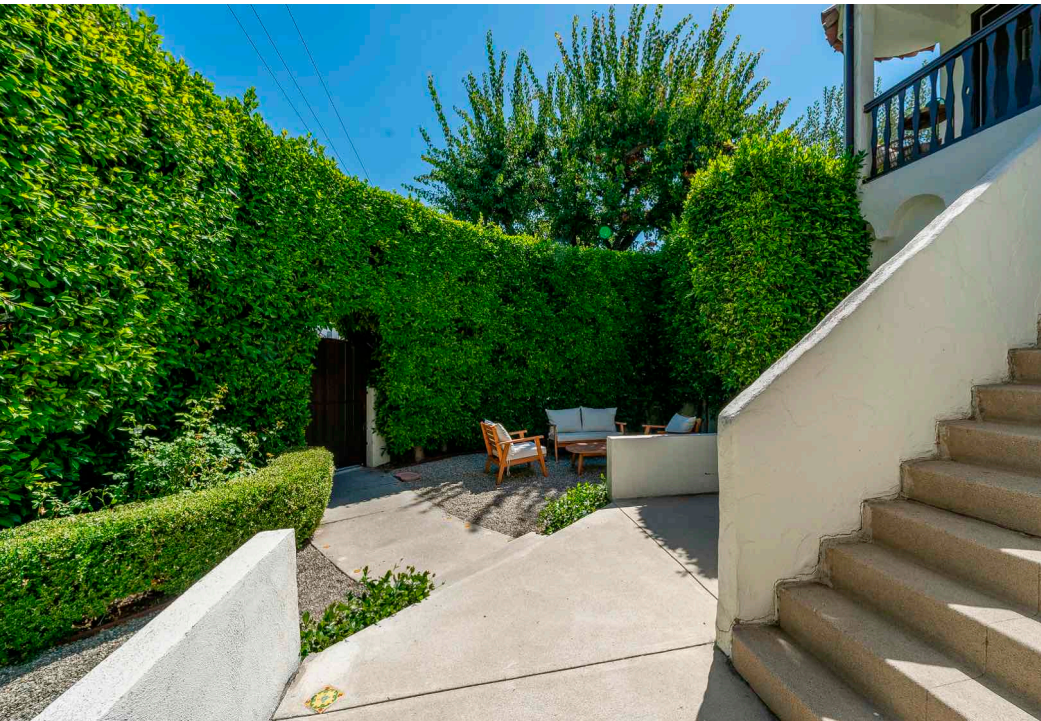
MAPPING AND GIS SERVICES SCALE 1" = 100'

2011

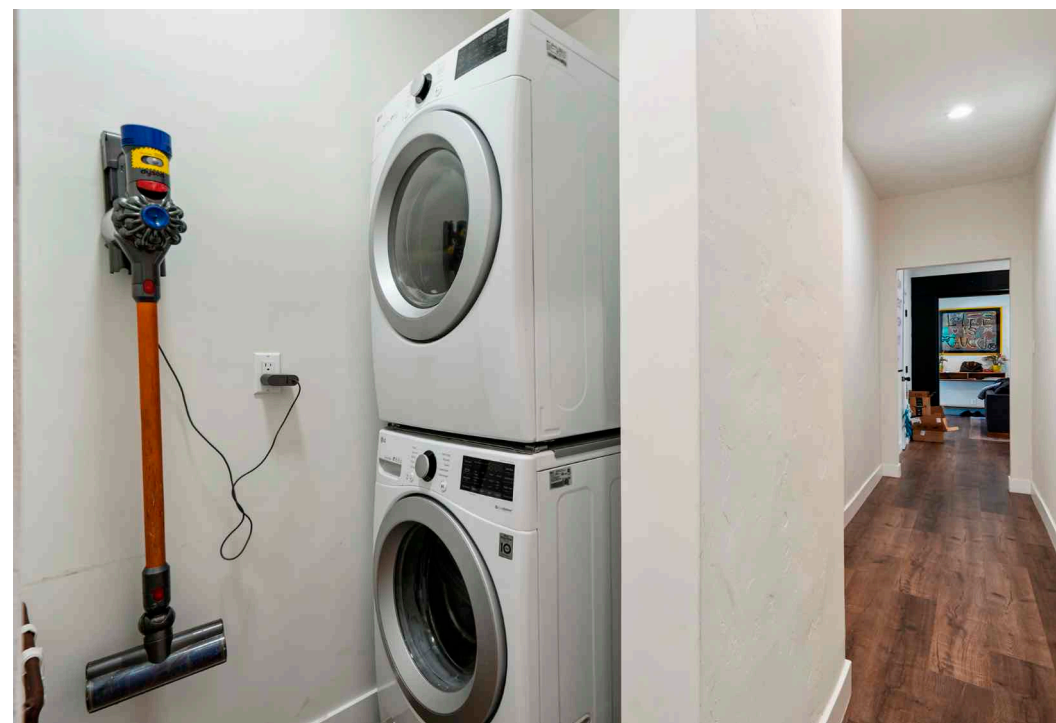


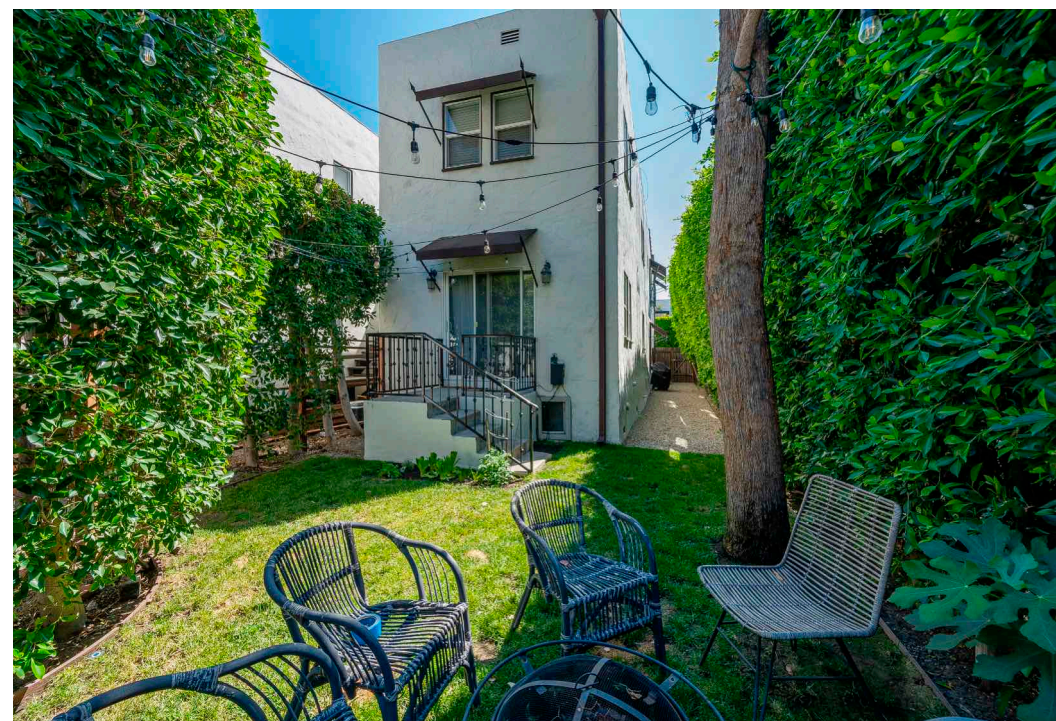
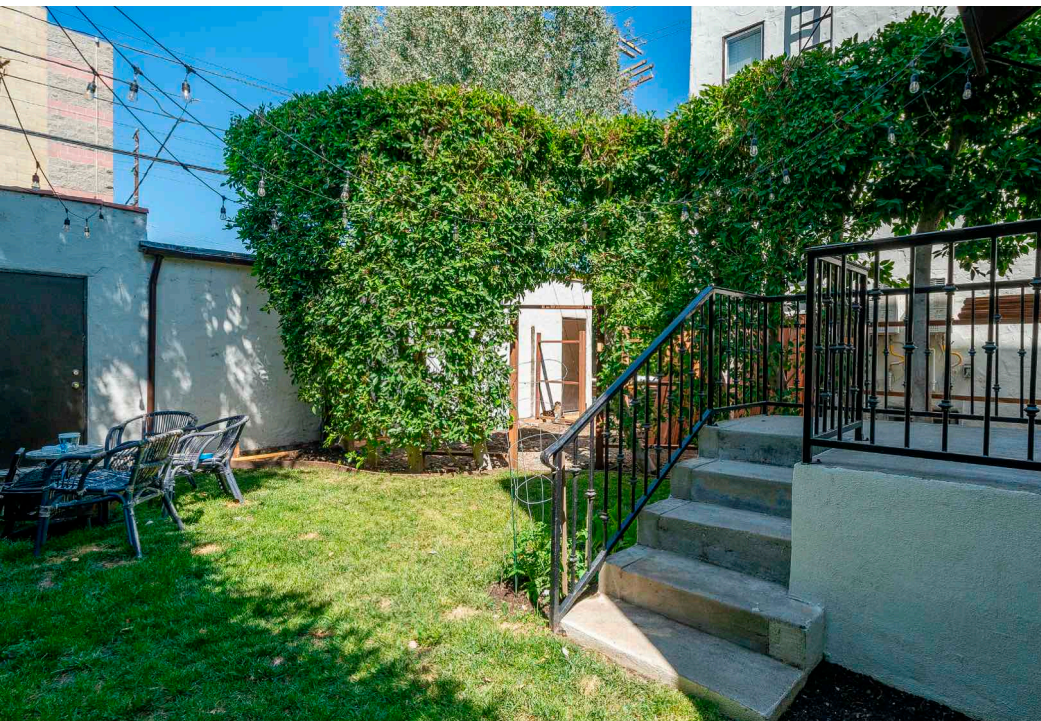
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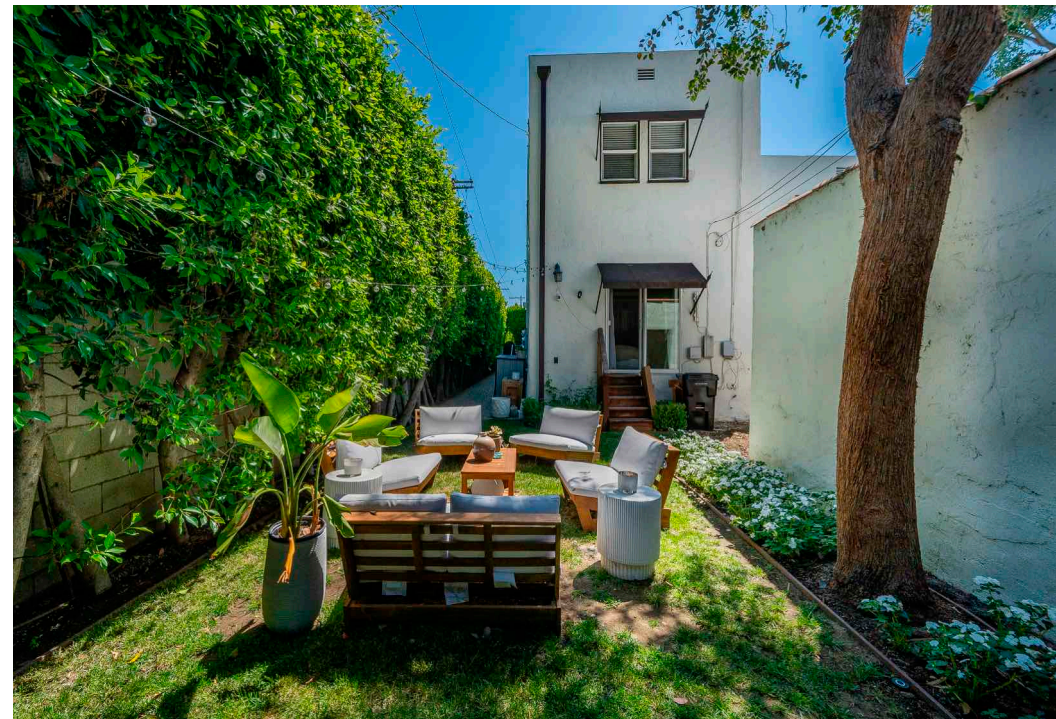
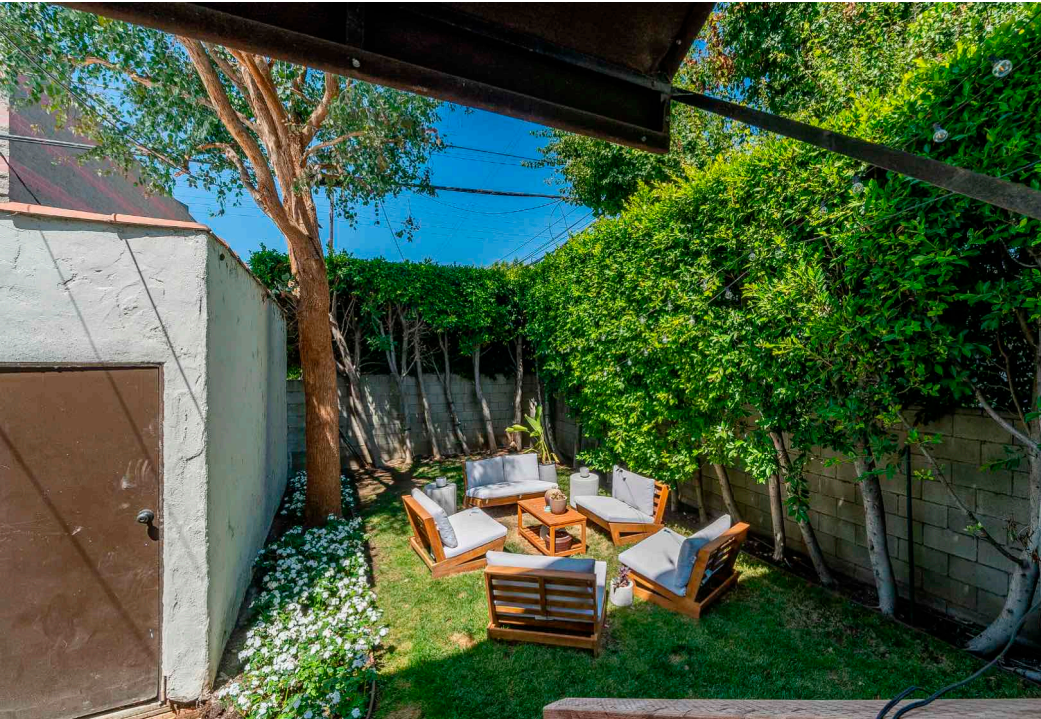
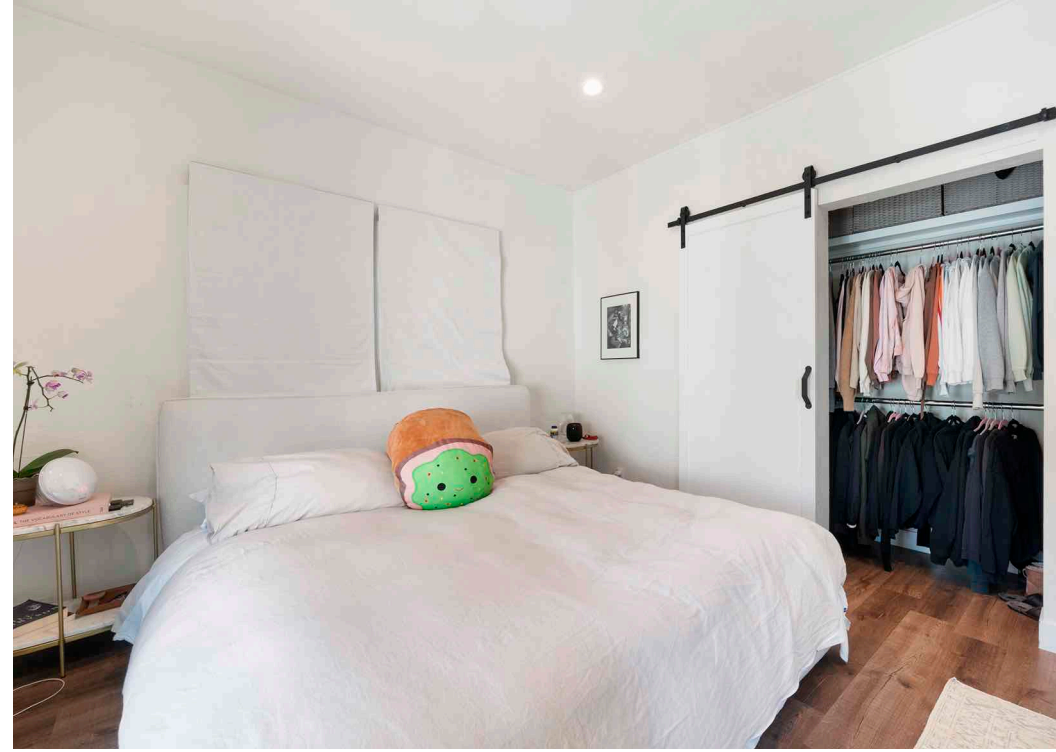


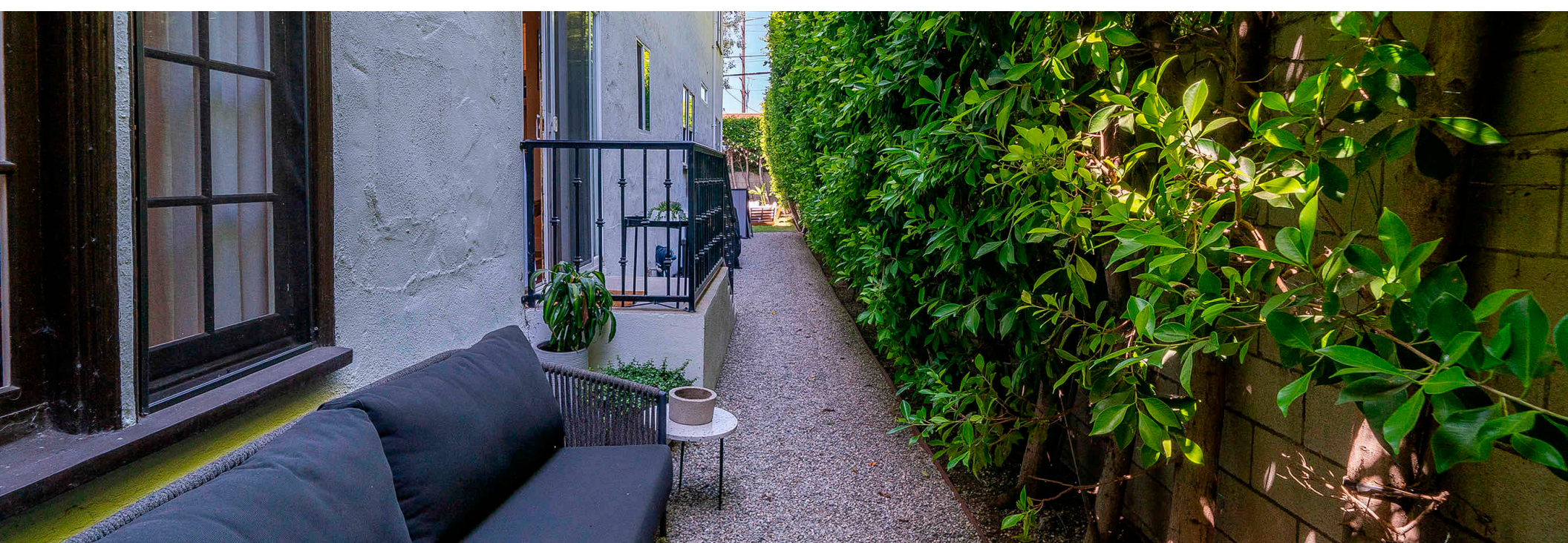
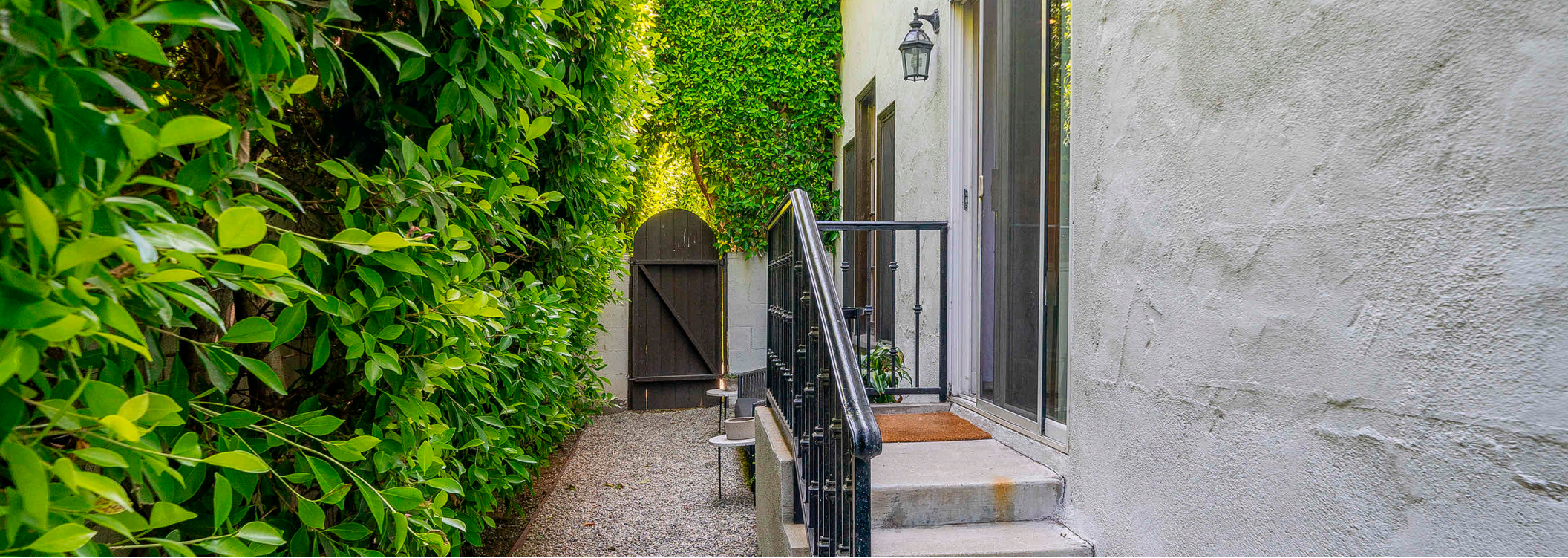




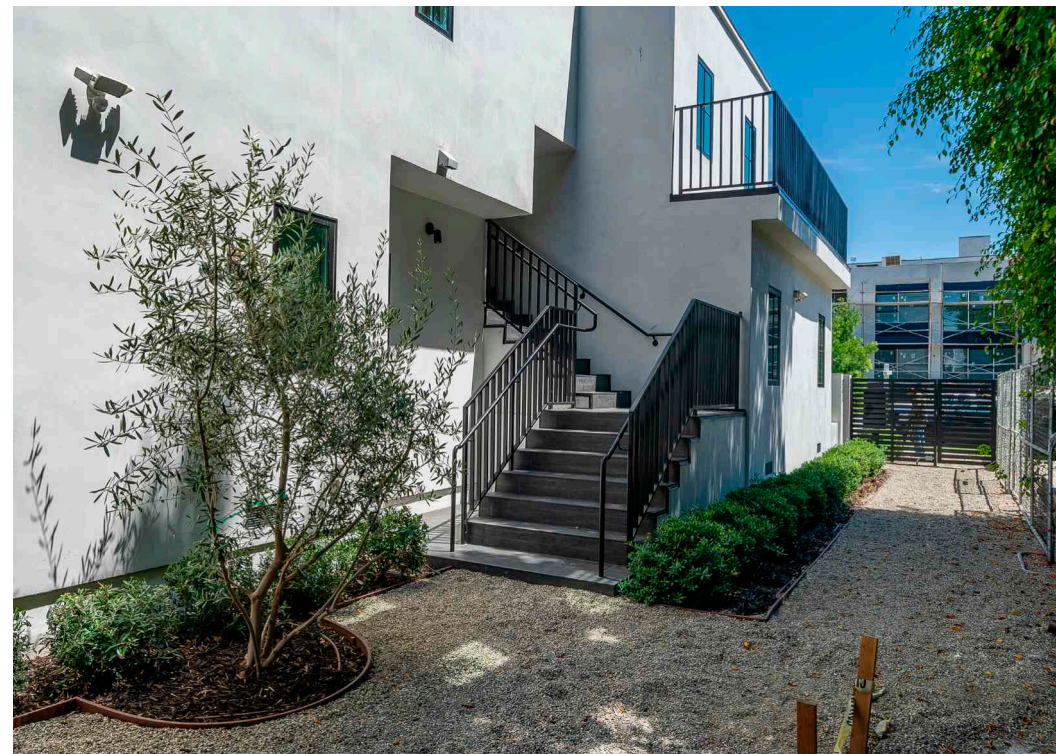


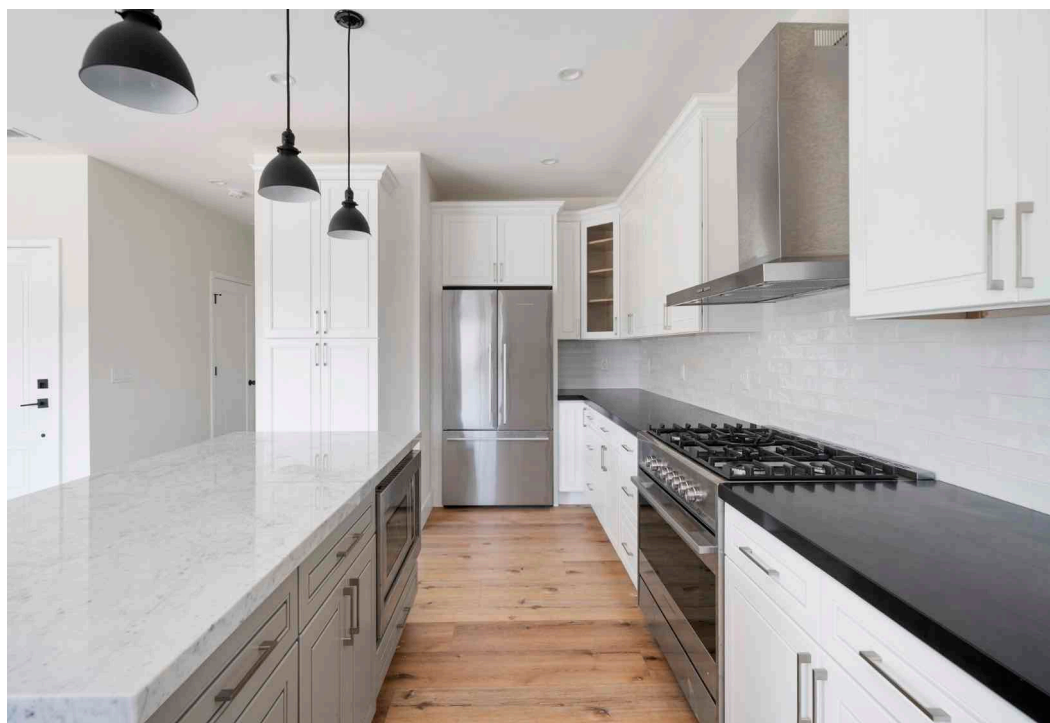


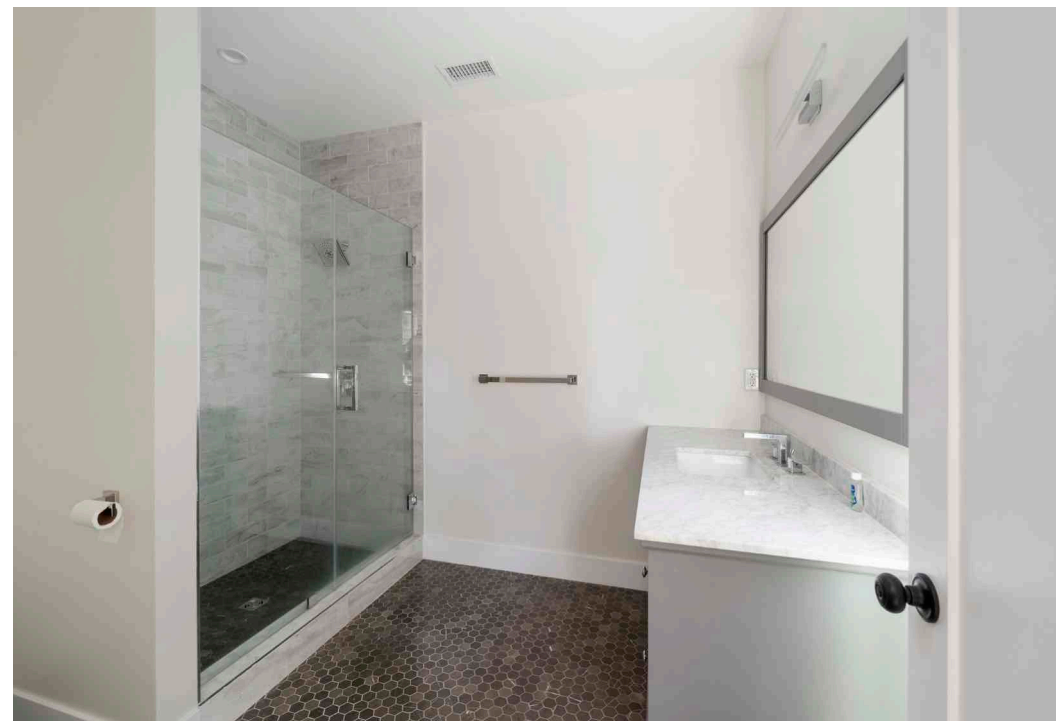
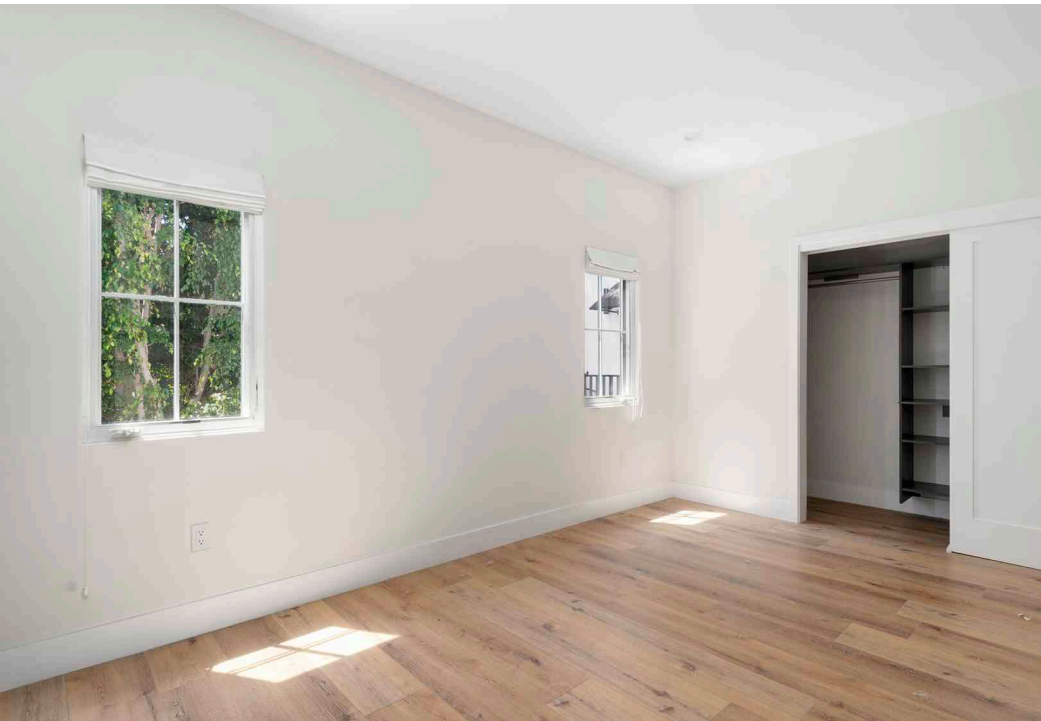


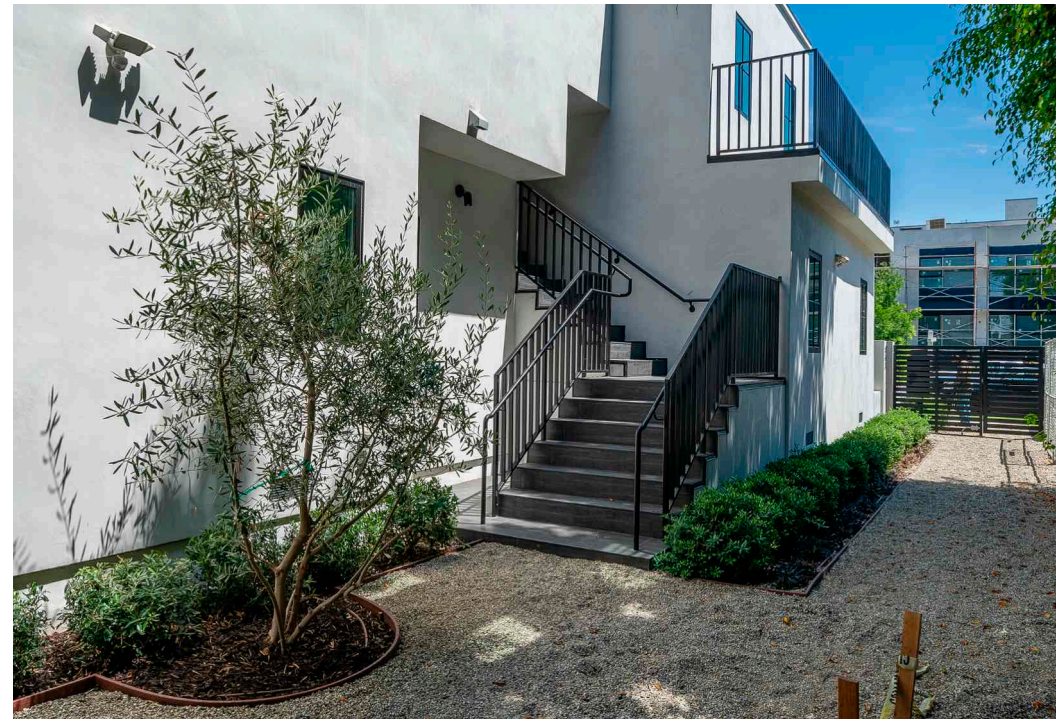
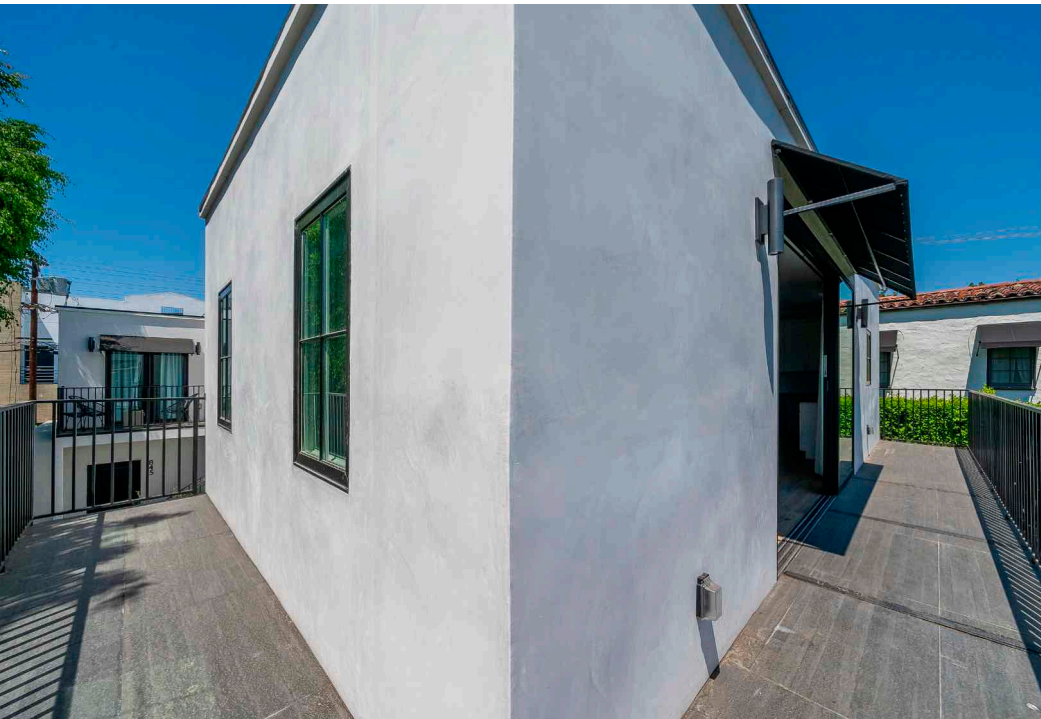


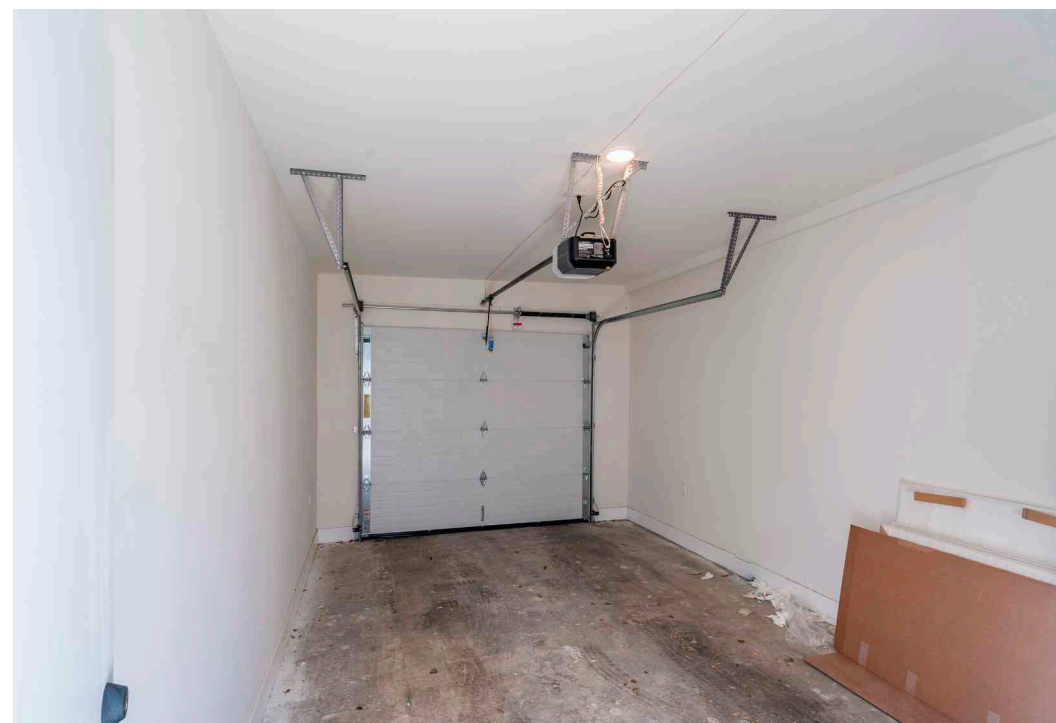




























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