



1004 N. Ardmore Ave.

East Hollywood, CA 90029

Four Units with room to add! Zoning allows 10± Units by Right.
Three Units delivered vacant, one remodeled and two gutted.

PARTNERSCRE
COMPASS COMMERCIAL
SVIDLER



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1004 N. Ardmore Ave.

Property Overview

Partners CRE | Compass Commercial are proud to exclusively present for sale a **four unit property** comprised of two duplexes, with the possibility of **adding units**.

Located in **East Hollywood**, just south of Santa Monica Blvd. and east of the 101 Freeway, this property is a few blocks from **Los Angeles City College** and the Vermont/Santa Monica **Metro Subway Station**.

Surrounded by **Los Feliz, Silver Lake, Hollywood and Thai Town**, your future tenants will have **everything they may need** at their fingertips.

Three of the four units will be delivered vacant, with **two units fully gutted** and ready for rehabbing and **one unit remodeled** and ready to be rented!

With around **5,270 SF** of rentable space, the front units with **4 bedrooms and 3 bathrooms** each, once rehabbed, should rent fast. Units are stacked, with the lower front unit having around **1,800 SF** and the upper unit around **2,000 SF**. The back duplex has a 2+1 **fully remodeled upstairs unit** at around 700 SF, which has been **left vacant** for a new owner to choose their own tenant after exterior renovations have been completed, allowing for a higher rent. Bottom unit is currently leased at \$1,000 and is a 2+1 with around 700 SF of space.

The new owner will have a few different plays, including doing something similar to the existing **proposed plans** to remodel the front duplex, possibly adding 1 or 2 detached ADUs without the need of increased parking requirements, or **consider additional units** in the back, as **zoning allows around 10± units by right**.



At a Glance

\$1,415,000

Price

Alley

Behind Property

4 Units

Current Property

R3-1XL

Zoning

3 Vacancies

Occupancy

1 Existing Tenant

Occupancy

East Hollywood

7,757 Sq Ft

Lot Size

5537-018-024

APN

10± By Right

Allowed by Zoning including Alley

Tier 3

Transit Oriented Communities

1 Unit Remodeled

Unit Ready to be Rented

2 Units Gutted

Units Ready for Rehab

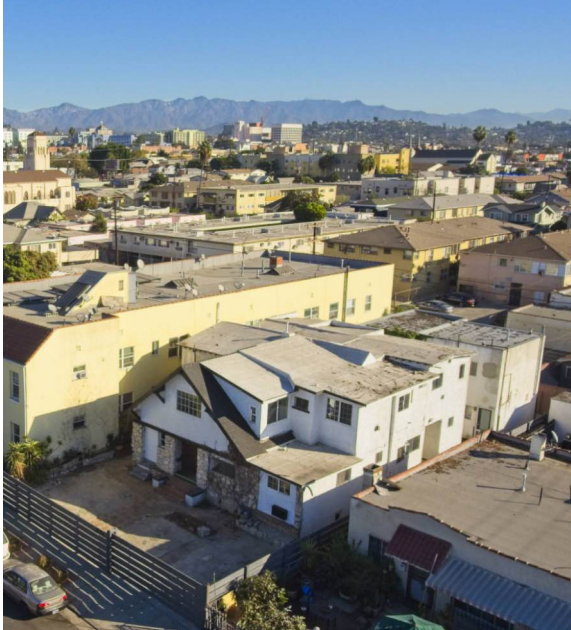


All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make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

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Financial Analysis for Full Remodel

Unit #	Mix	Appr. SF	Current Rent	Remodel Cost	Potential Rents		
					Low	Mid	High
Front Duplex Down	4+3	1,850	Vacant	\$75,000	\$4,150	\$4,400	\$4,600
Front Duplex Up	4+3	2,000	Vacant	\$75,000	\$4,250	\$4,500	\$4,750
Back Duplex Down	2+1	720	\$1,000	\$20,000	\$2,150	\$2,350	\$2,550
Back Duplex Up	2+1	700	Vacant & Remodeled	\$0	\$2,250	\$2,400	\$2,600
Totals		5,270		\$170,000	\$12,800	\$13,650	\$14,500

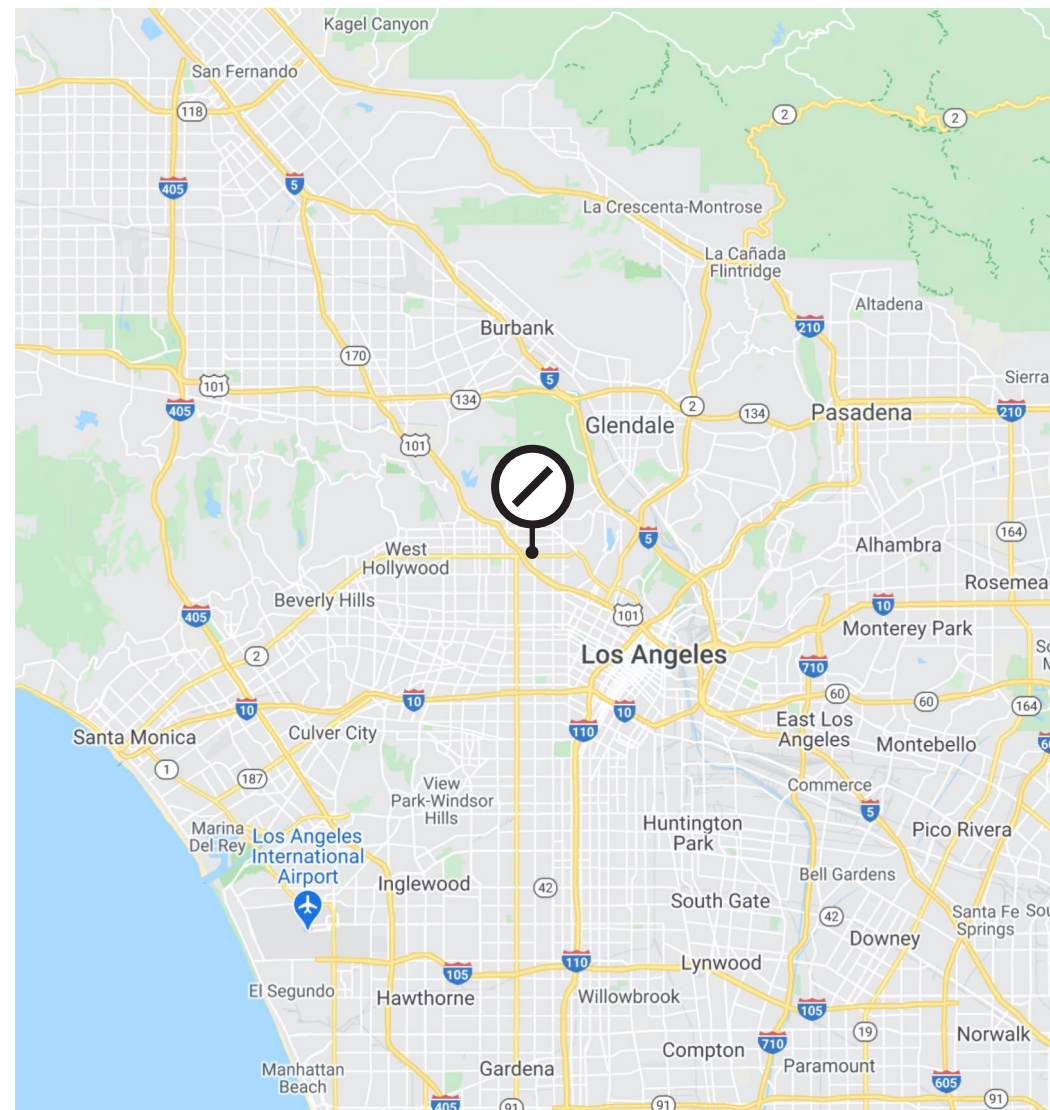
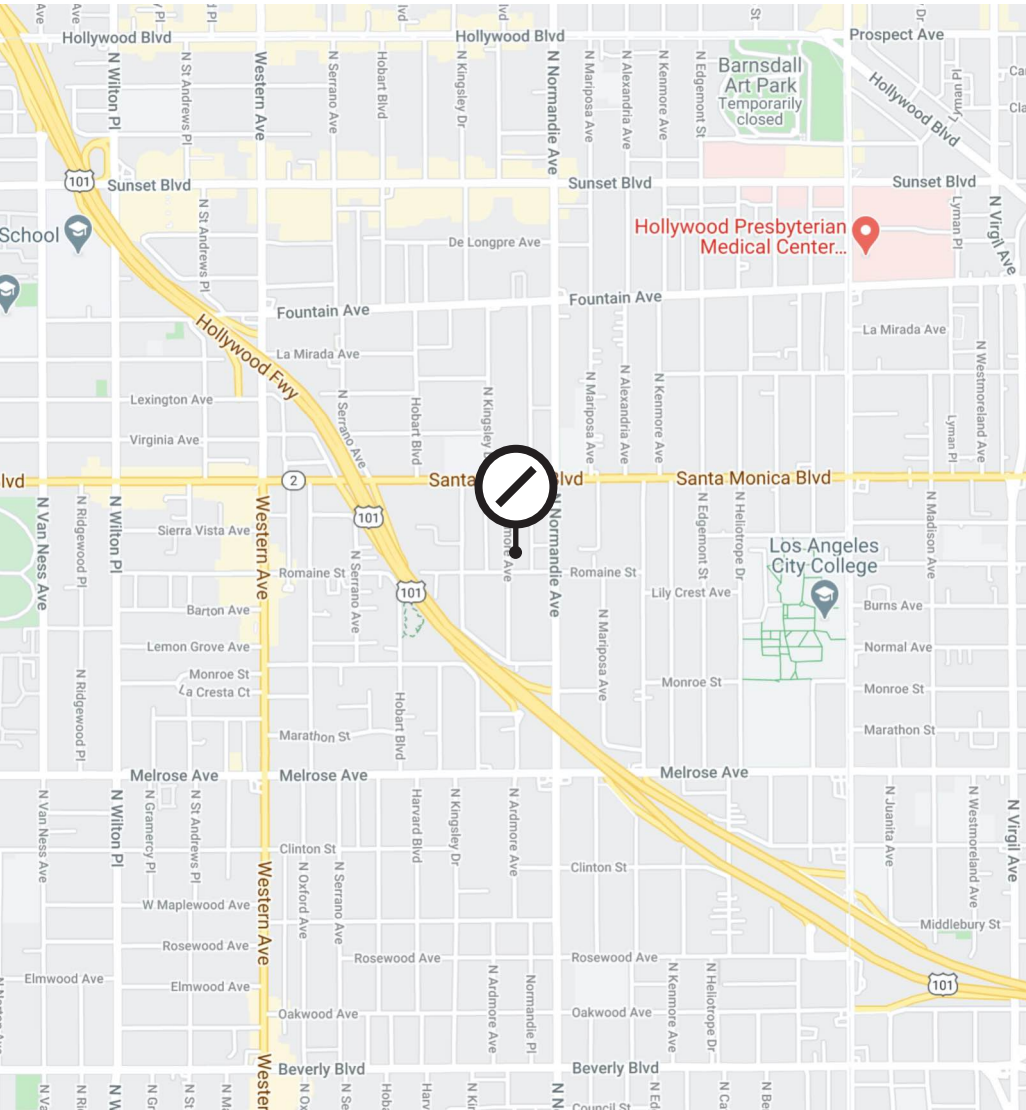


Gross Income	\$153,600	\$163,800	\$174,000
GRM on Cost	10.32	9.68	9.11
NOI @ 20% OpEx	\$122,880	\$131,040	\$139,200
CAP on Cost	7.75%	8.27%	8.78%
Exit GRM	14.5	14	13.5
Exit Price	\$2,227,200	\$2,293,200	\$2,349,000
NOI @ 25% OpEx	\$115,200	\$122,850	\$130,500
Exit CAP	5.17%	5.36%	5.56%
Price PSF	\$422	\$435	\$445

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1004 N. Ardmore Ave.

Maps



1004 N. Ardmore Ave.

Area Map



1004 N. Ardmore Ave.

Parcel Map

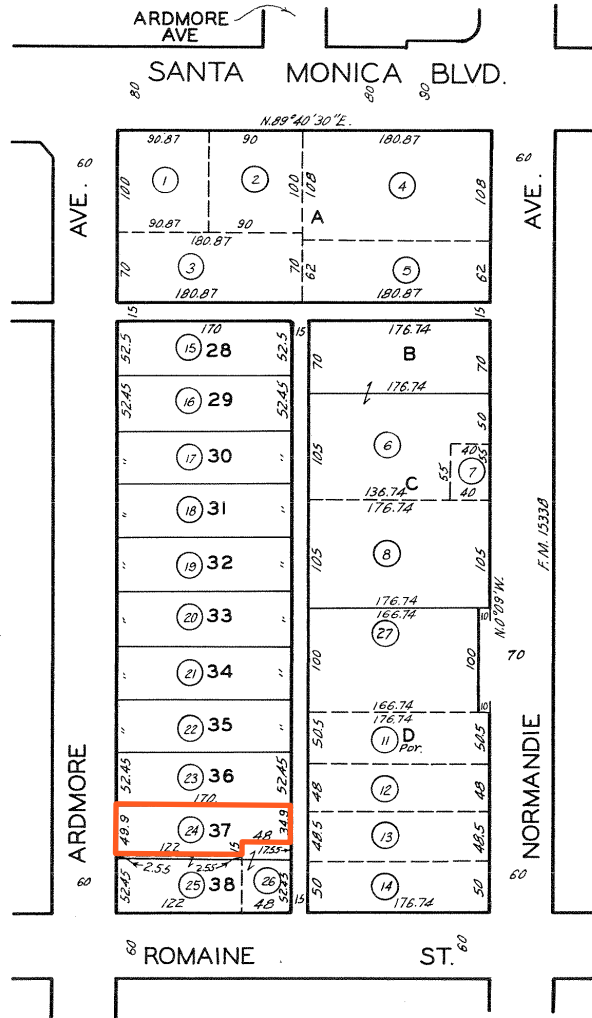
5537 | 18
SCALE 1" = 100'

661010
680215
680403511
REVISED



NEUMAN TRACT
M. B. 7-36

CODE
13



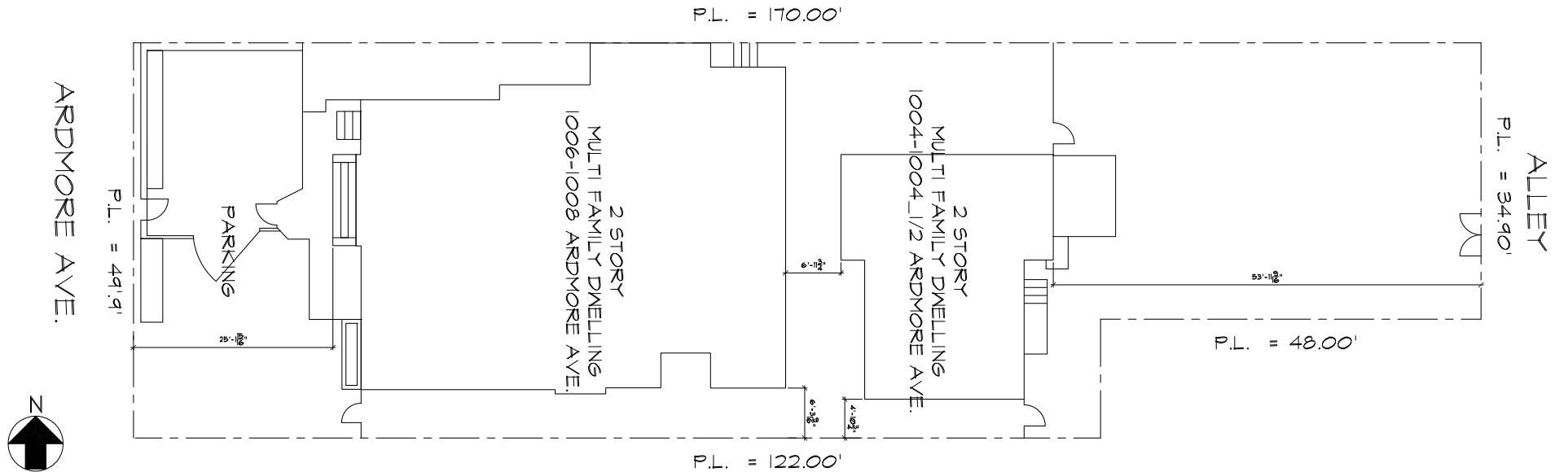
FOR PREV. ASSM'T. SEE: 926-6

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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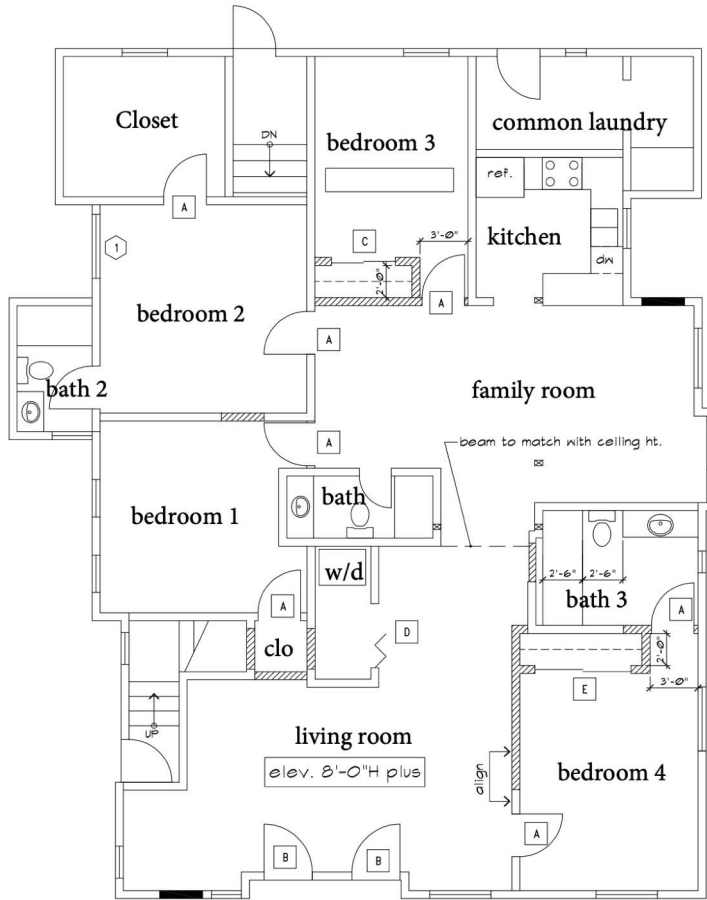
Site Plan



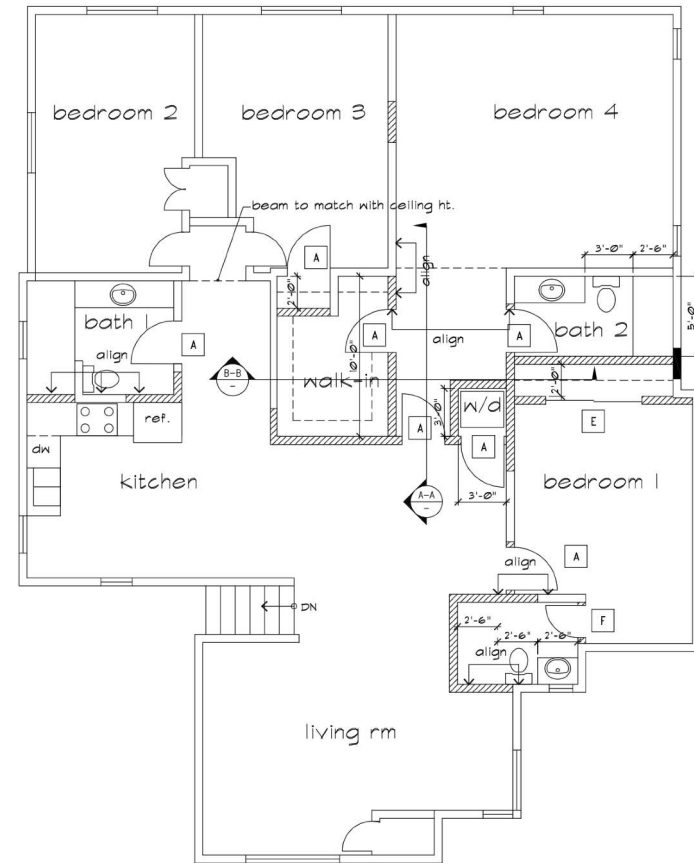
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1004 N. Ardmore Ave.

Proposed Plans - Front Duplex



1008 ARDMORE AVE.
PROPOSED FRAMING
1ST FLOOR PLAN



1008 ARDMORE AVE.
PROPOSED FRAMING
2ND FLOOR PLAN

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1004 N. Ardmore Ave.

Walk Score



Very Walkable
Most errands can be accomplished on foot.



Good Transit
Many nearby public transportation options.



Bikeable
Some bike infrastructure.

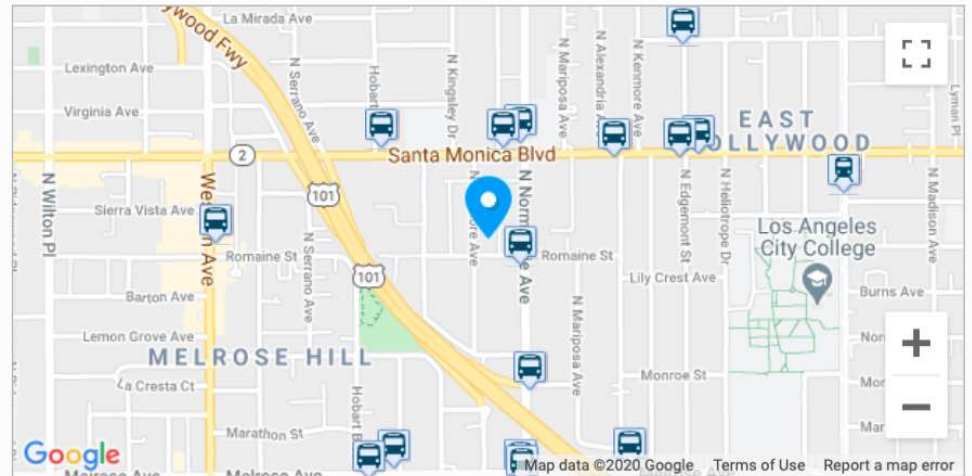
About this Location

1004 North Ardmore Avenue has a Walk Score of 89 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

1004 North Ardmore Avenue is a 14 minute walk from the Metro Red Line (802) at the Vermont / Santa Monica Station stop.

This location is in the East Hollywood neighborhood in Los Angeles. Nearby parks include Lemon Grove Park, Barnsdall Park and Barnsdall Park.

[Link to Walk Score Page](#)



Rail lines:

Metro Red Line (802) 0.6 mi

Bus lines:

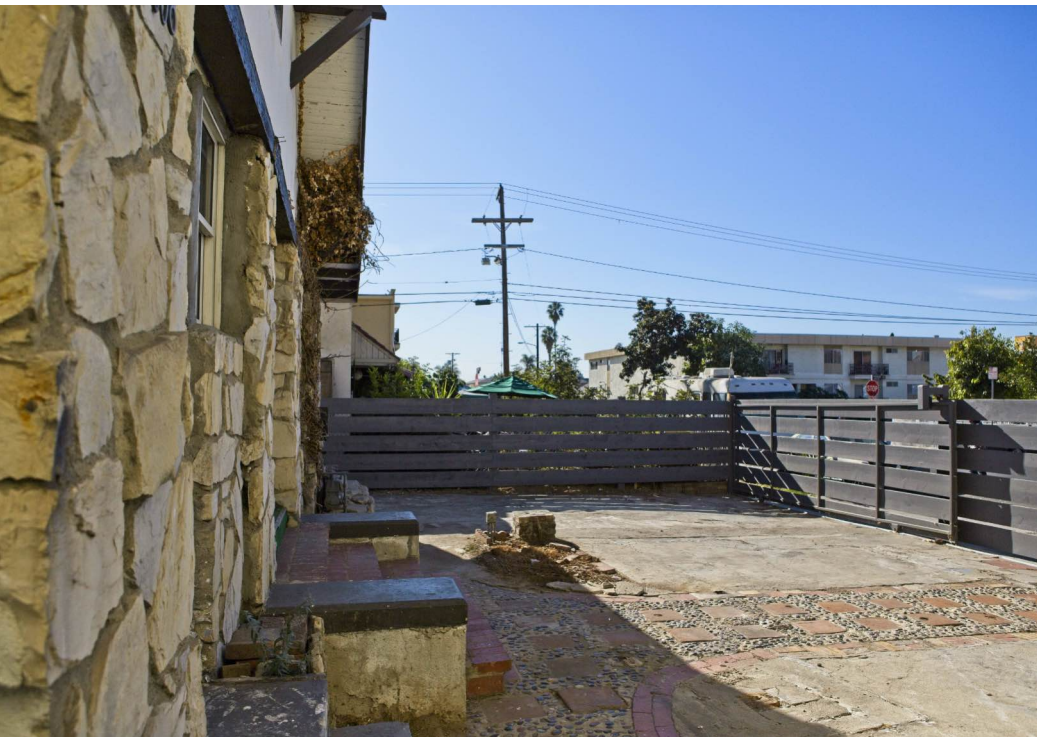
206 Metro Local Line	0.1 mi	4 Metro Local Line	0.1 mi
704 Metro Rapid Line	0.1 mi	Hollywood Clockwise DASH ...	0.4 mi
Hollywood Counterclockwis...	0.4 mi	10/48 Metro Local Line	0.4 mi
207 Metro Local Line	0.4 mi		





1004



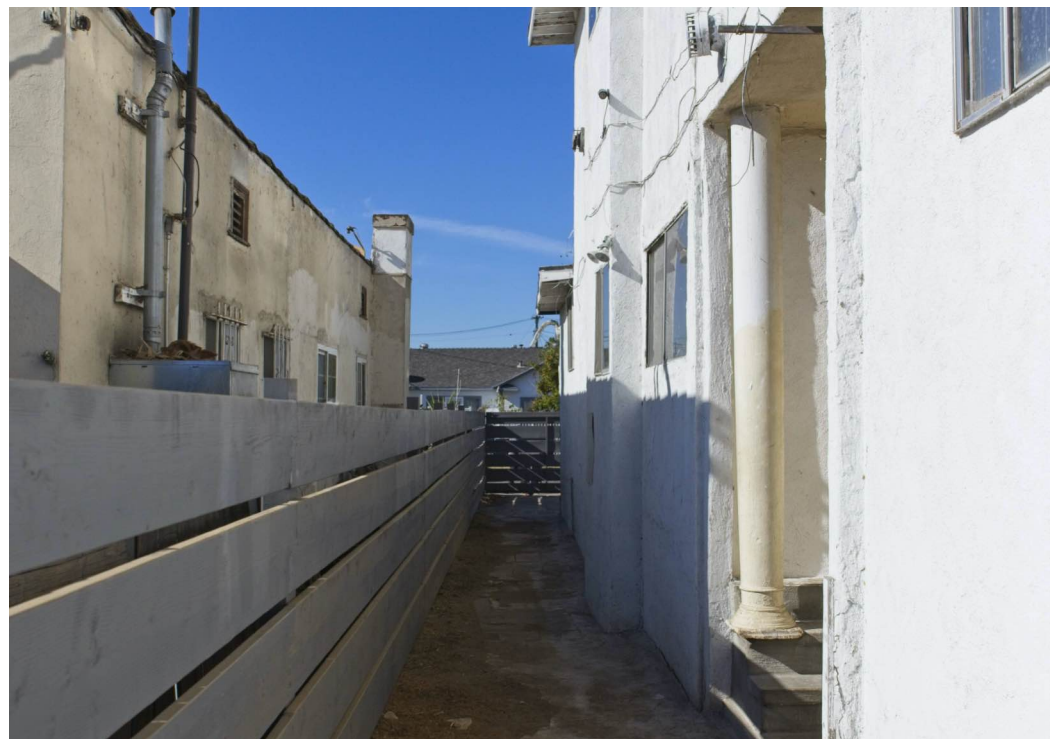
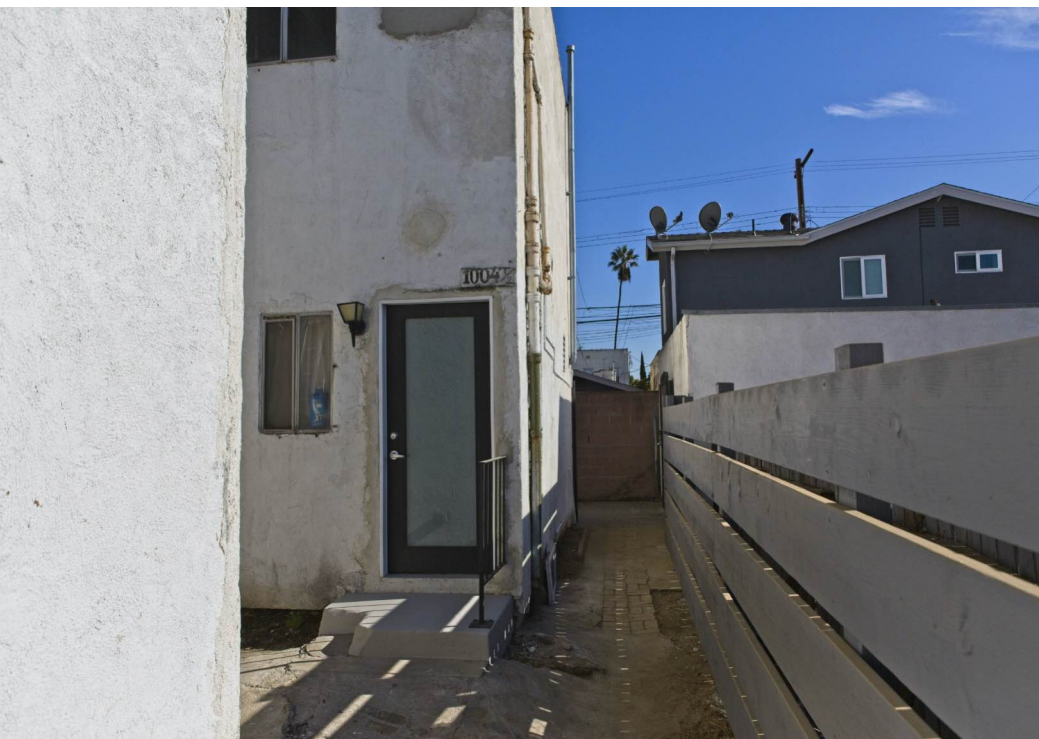








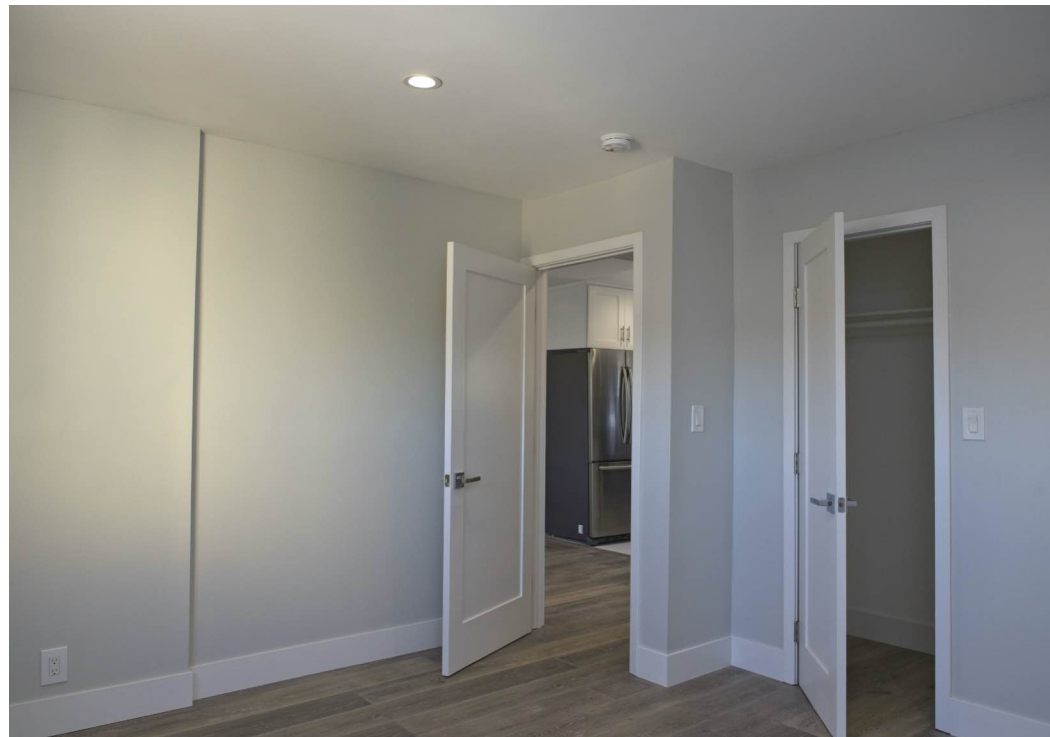
















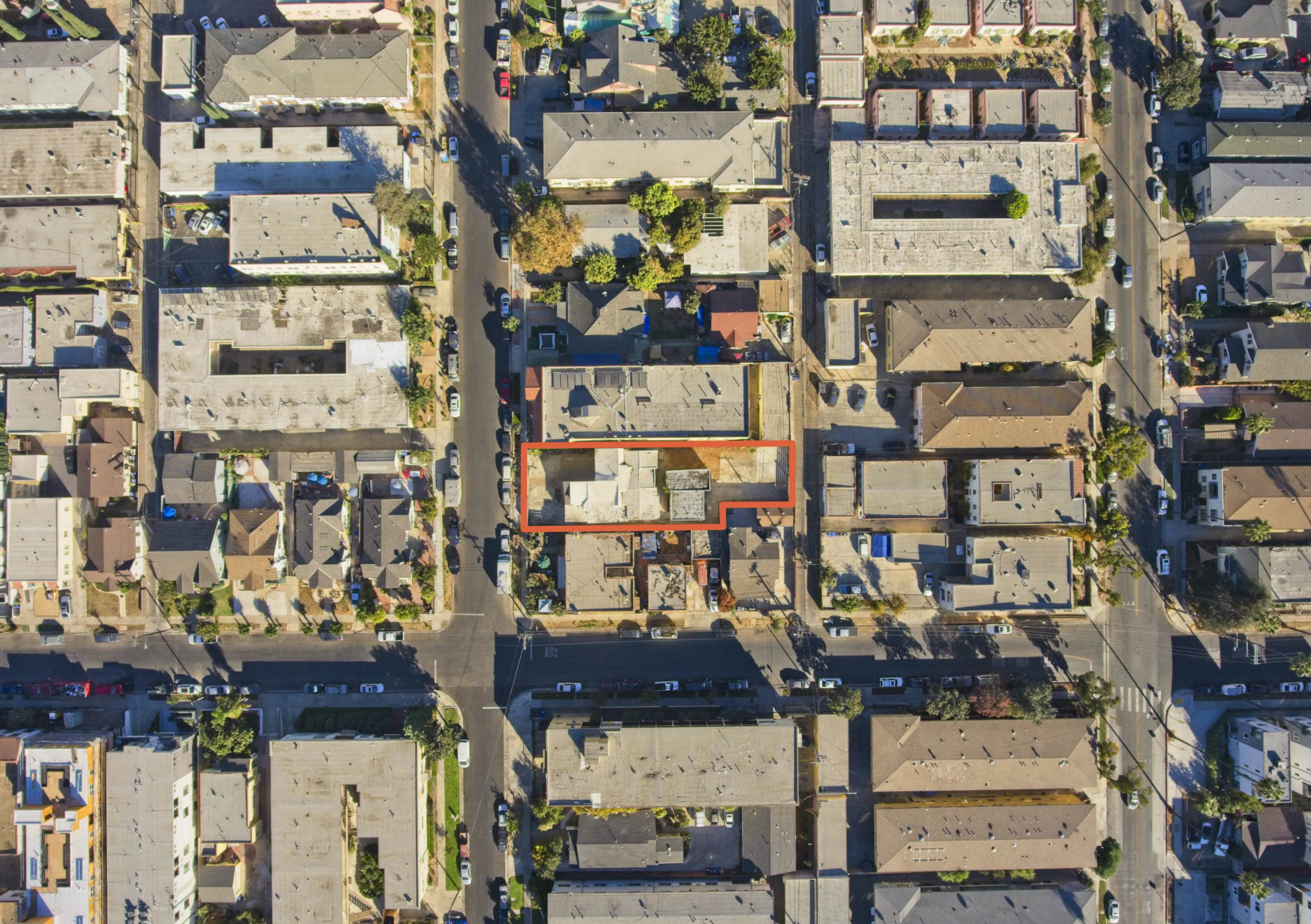












Partners CRE

Agent



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Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$500 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

Compass Commercial

About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

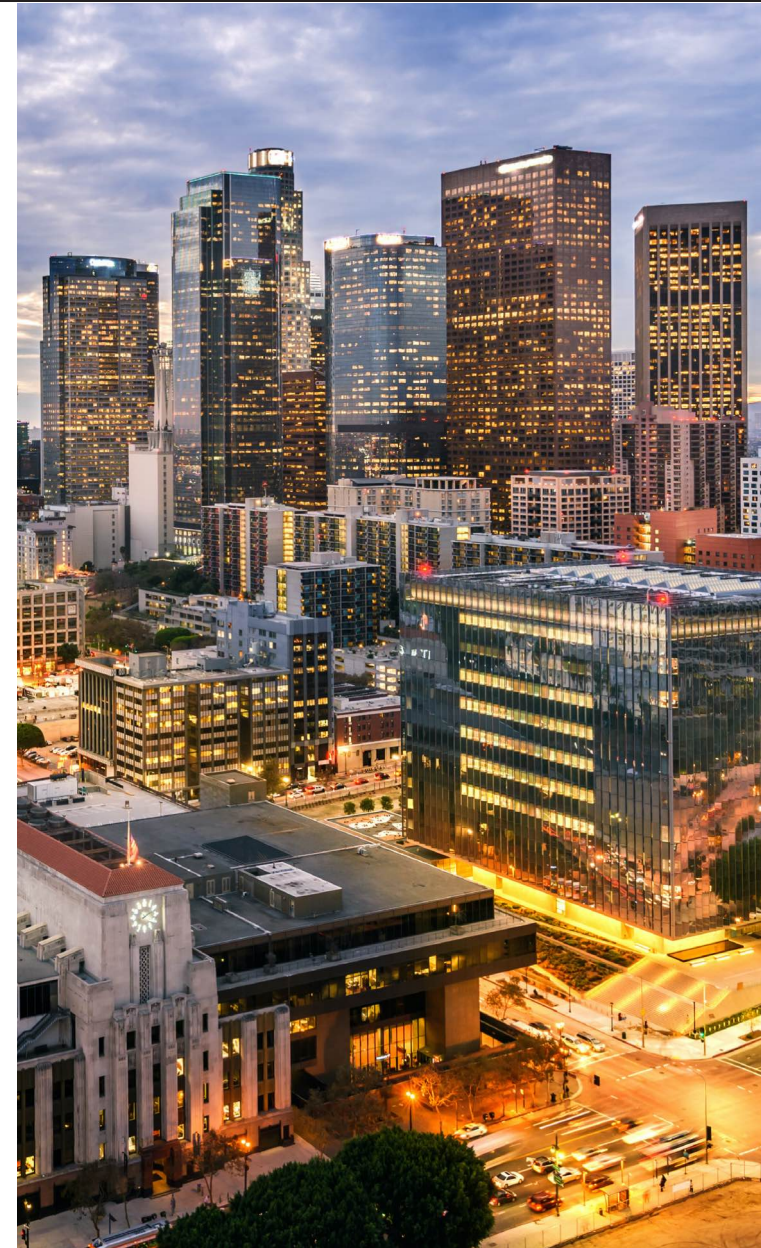
We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



Compass Commercial

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The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

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