



4214 Sunset Dr.

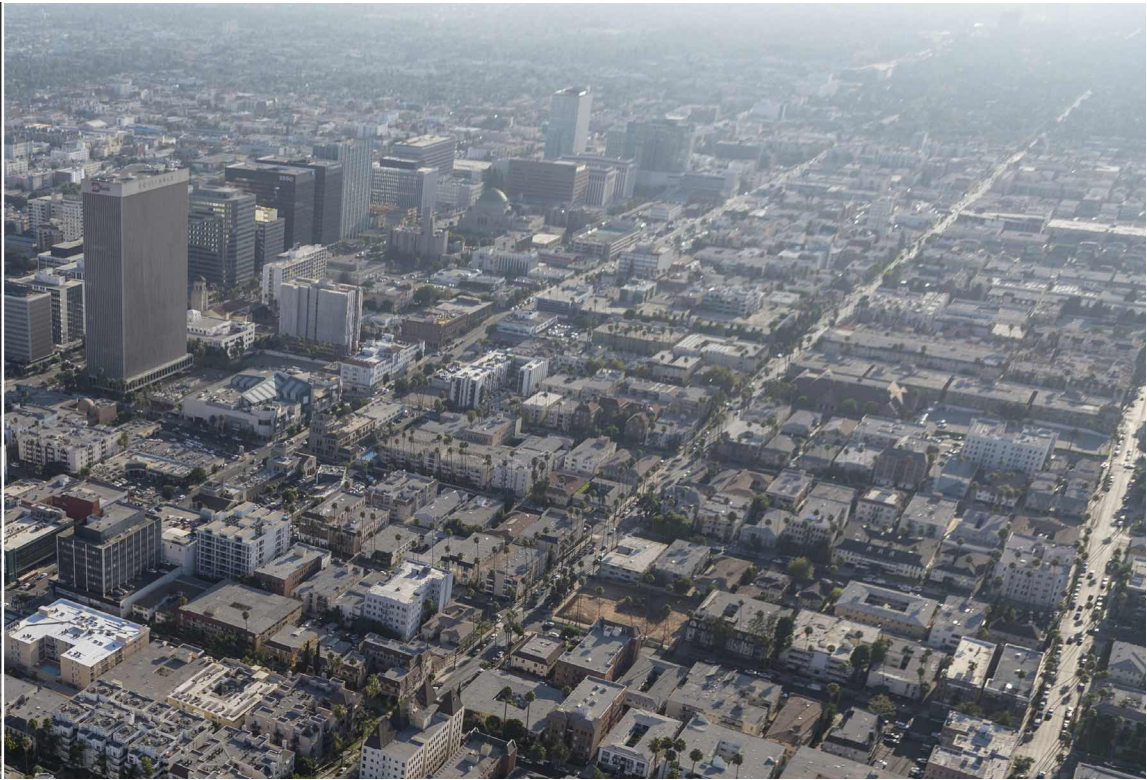
Los Feliz, Los Angeles, CA 90027

8 Units in a 3 Structure Courtyard Property

PARTNERSCRE
COMPASS COMMERCIAL
SVIDLER



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4214 W. Sunset Dr.

Property Overview

Partners CRE | Compass Commercial are proud to exclusively present for sale an **8 Unit classic garden-style 3-building property** in hip and central Los Feliz! The Property is located at 4214 W. Sunset Dr., in **one of the most desirable areas for the younger generations**, surrounded by the nightlife, dining, and shopping of **Sunset Blvd., Hillhurst Ave., Vermont Ave., and Hyperion Ave.**

Consisting of all 1+1 homes, the units in the **front average around 530 SF** and the ones in the **back around 820 SF**. Though the building has no parking, the area is tremendously **pedestrian friendly** with quick access to buses and the **Metro Red Line** (a straight shot west on Sunset Dr./Blvd., half a mile away).

The property is a short trek to **Barnsdall Art Park & the Silver Lake Reservoir** and a quick car ride to **Griffith Park**. Some of the trendiest dining establishments are on Vermont and Hillhurst, with the **Vista Theatre** (now owned by Quentin Tarantino) practically next door.

The Property has an over **30% Upside** Potential with very high demand in the neighborhood.

UNIT	LOCATION	UNIT MIX	CURRENT RENT	MARKET RENT
4214	Duplex	1+1	\$840	\$2,050
4216	Duplex	1+1	\$1,595	\$2,050
4218	4Plex Bottom	1+1	\$1,674	\$2,195
4220	4Plex Top	1+1	\$1,648	\$2,295
4222	4Plex Top	1+1	VACANT	\$2,295
4224	4Plex Bottom	1+1	\$1,710	\$2,195
4226	Duplex	1+1	\$840	\$2,050
4228	Duplex	1+1	\$840	\$2,050
Average			\$1,418	\$2,148
Average Top Units			\$1,922	

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

Los Feliz

\$2,000,000

Price

8 Units

Residential Units

5,388 SF

Building Size per Assessor

3 Buildings

Structures on Site

6,558 SF

Lot Size

1923

Year Built

No Parking

Parking

5430-031-019

APN



4214 W. Sunset Dr.

Set Up

SUMMARY		
Purchase Price	\$2,000,000	Set Up is provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all estimates, fees, projections and all other details.
Number of Units	8	
Cost per Legal Unit	\$250,000	
Cost per SF	\$371	
Current GRM	14.63	
Market GRM	9.67	
Current CAP	4.06%	
Market CAP	7.46%	

ANNUALIZED ESTIMATED EXPENSES		
Taxes		\$25,000
Insurance	\$0.75 / RSF	\$4,041
Utilities	\$60 / Unt / Mnt	\$5,760
Repairs + Maint	\$55 / Unt / Mnt	\$5,280
Trash / Pest / Garden	\$35 / Unt / Mnt	\$3,360
Off-Site Manager	4.0%	\$5,305
Miscellaneous	2.0%	\$2,652
Total Expenses		\$51,398

ANNUALIZED ESTIMATED CURRENT RENTS		
Scheduled Gross Income	\$136,704	
Less Vacancy Reserve	(\$4,083)	3.0%
Gross Operating Income	\$132,621	
Less Expenses	(\$51,398)	37.6%
Net Operating Income	\$81,223	

ANNUALIZED ESTIMATED MARKET RENTS		
Market Rents	\$206,760	34% Upside
Less Vacancy Reserve	(\$6,185)	3.0%
Gross Operating Income	\$200,575	
Less Expenses	(\$51,398)	24.9%
Net Operating Income	\$149,177	

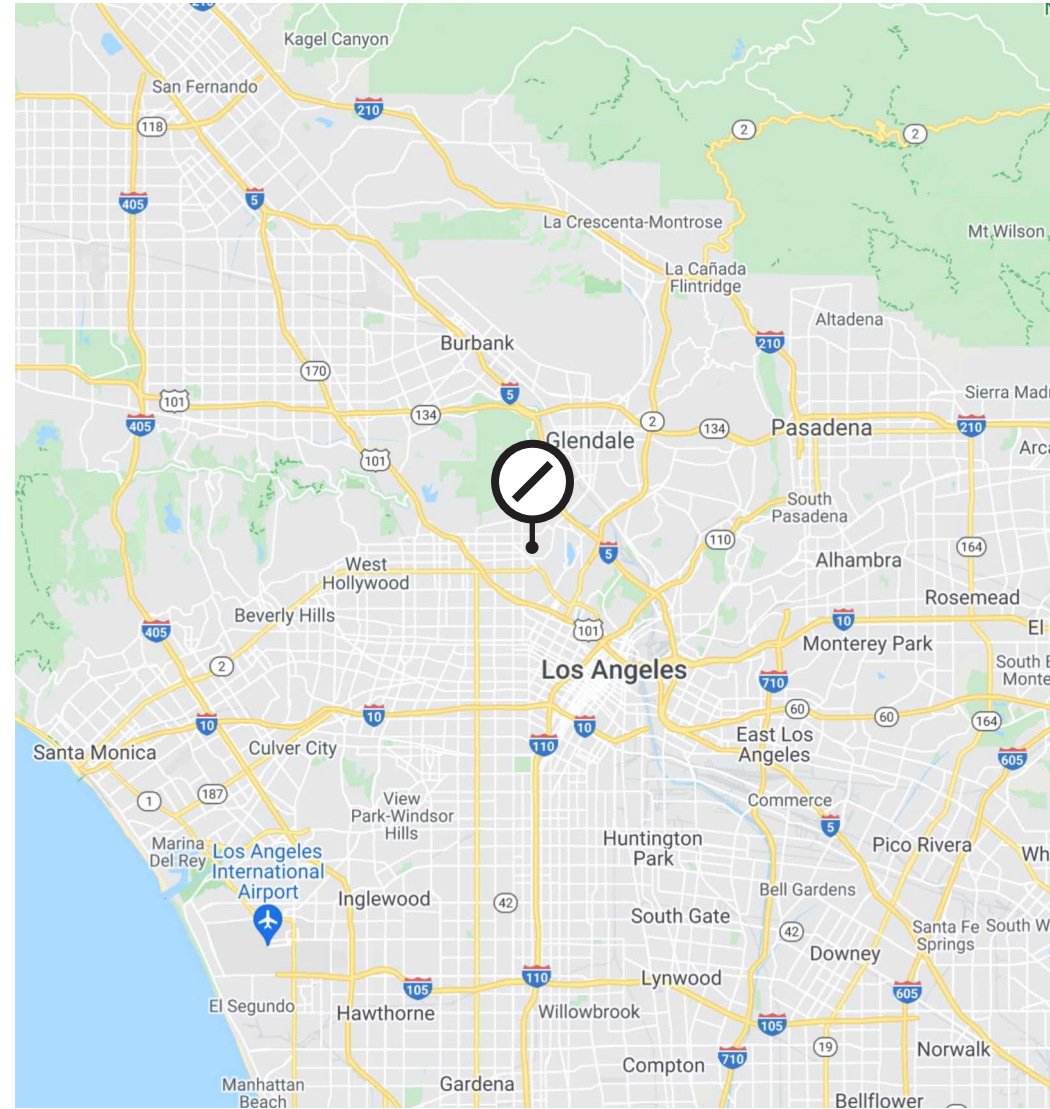
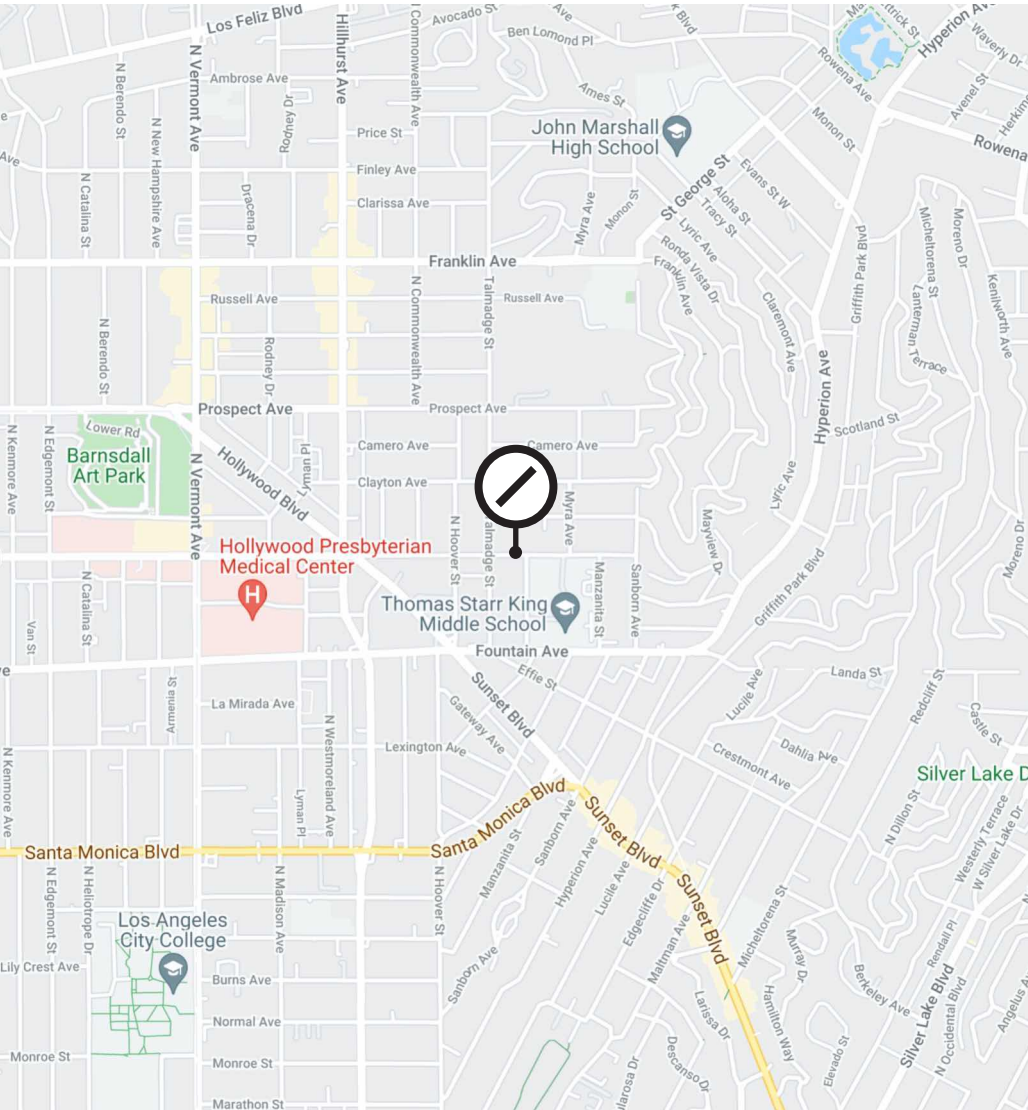
PROPERTY DETAILS		
Approx. Lot Size	6,700 SF	
Approx. Building Size	5,388 SF	
Year Built	1941	
Total Expenses	Per SF: \$9.54	Per Unit: \$6,425

No. of Units	Unit Mix	Location	Current Mo. Rent/Unit	Current Mo. Income	Market Mo. Rent/Unit	Market Mo. Rent
4	1+1	Duplex	\$1,029	\$4,115	\$2,050	\$8,200
2	1+1	Top 4Plex	\$1,922	\$3,843	\$2,295	\$4,590
2	1+1	Bottom 4Plex	\$1,692	\$3,384	\$2,195	\$4,390
Other Income				\$50		\$50
Monthly Scheduled Gross Income			Per SF \$2.11	\$10,791	Per SF \$3.19	\$17,020
Annual Scheduled Gross Income				\$129,491		\$204,240

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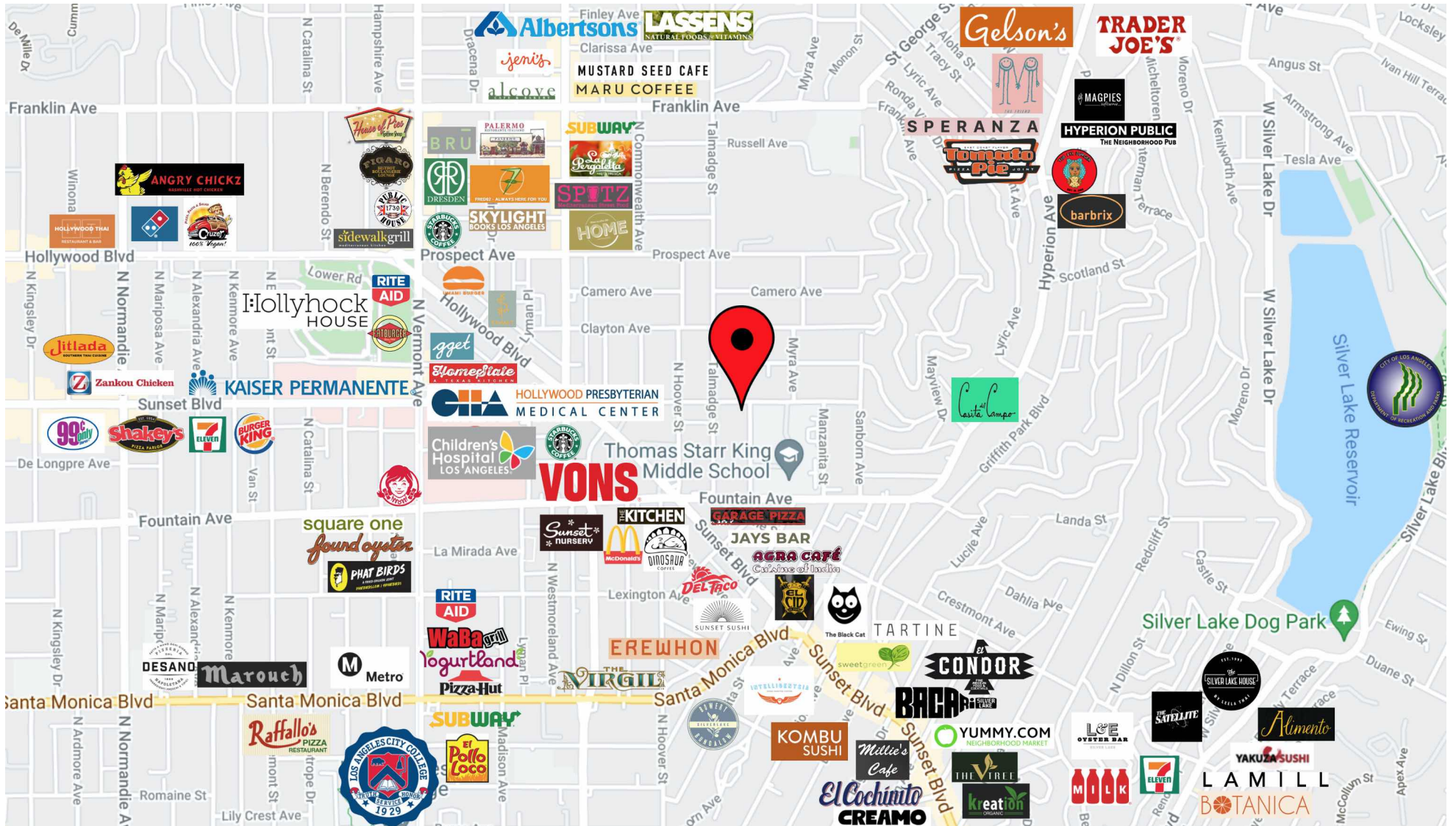
Maps



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4214 W. Sunset Dr.

Area Map



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4214 W. Sunset Dr.

Walk Score

Walk Score
89

Very Walkable

Most errands can be accomplished on foot.

Transit Score
64

Good Transit

Many nearby public transportation options.

Bike Score
65

Bikeable

Mostly flat, good bike lanes.

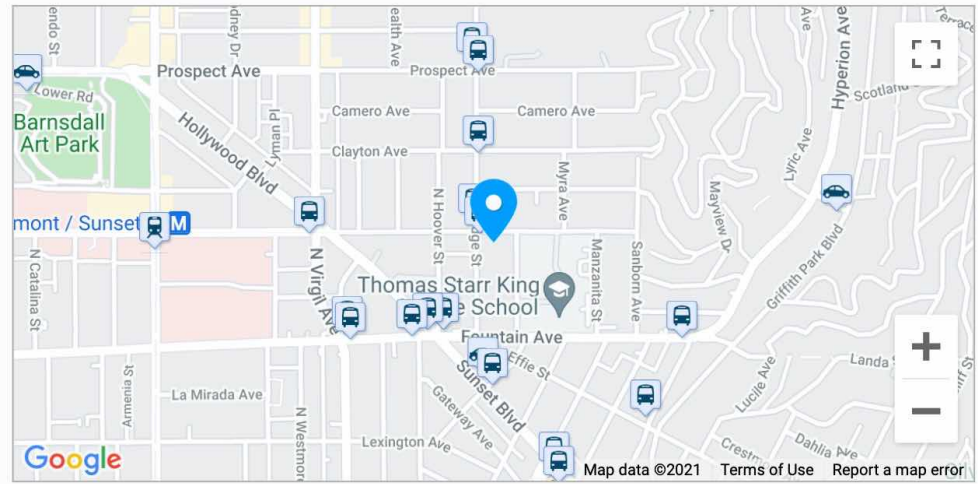
About this Location

4214 Sunset Drive has a Walk Score of 89 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

4214 Sunset Drive is a 11 minute walk from the Metro Red Line (802) at the Vermont / Sunset Station stop.

This location is in the Greater Griffith Park neighborhood in Los Angeles. Nearby parks include Barnsdall Park, Barnsdall Park and Bellevue Park.

<https://www.walkscore.com/score/4214-sunset-dr-los-angeles-ca-90027>



Rail lines:

Metro Red Line (802) 0.5 mi

Bus lines:

175 Metro Local Line	0.0 mi	2/302 Metro Local Line	0.2 mi
4 Metro Local Line	0.4 mi	704 Metro Rapid Line	0.4 mi

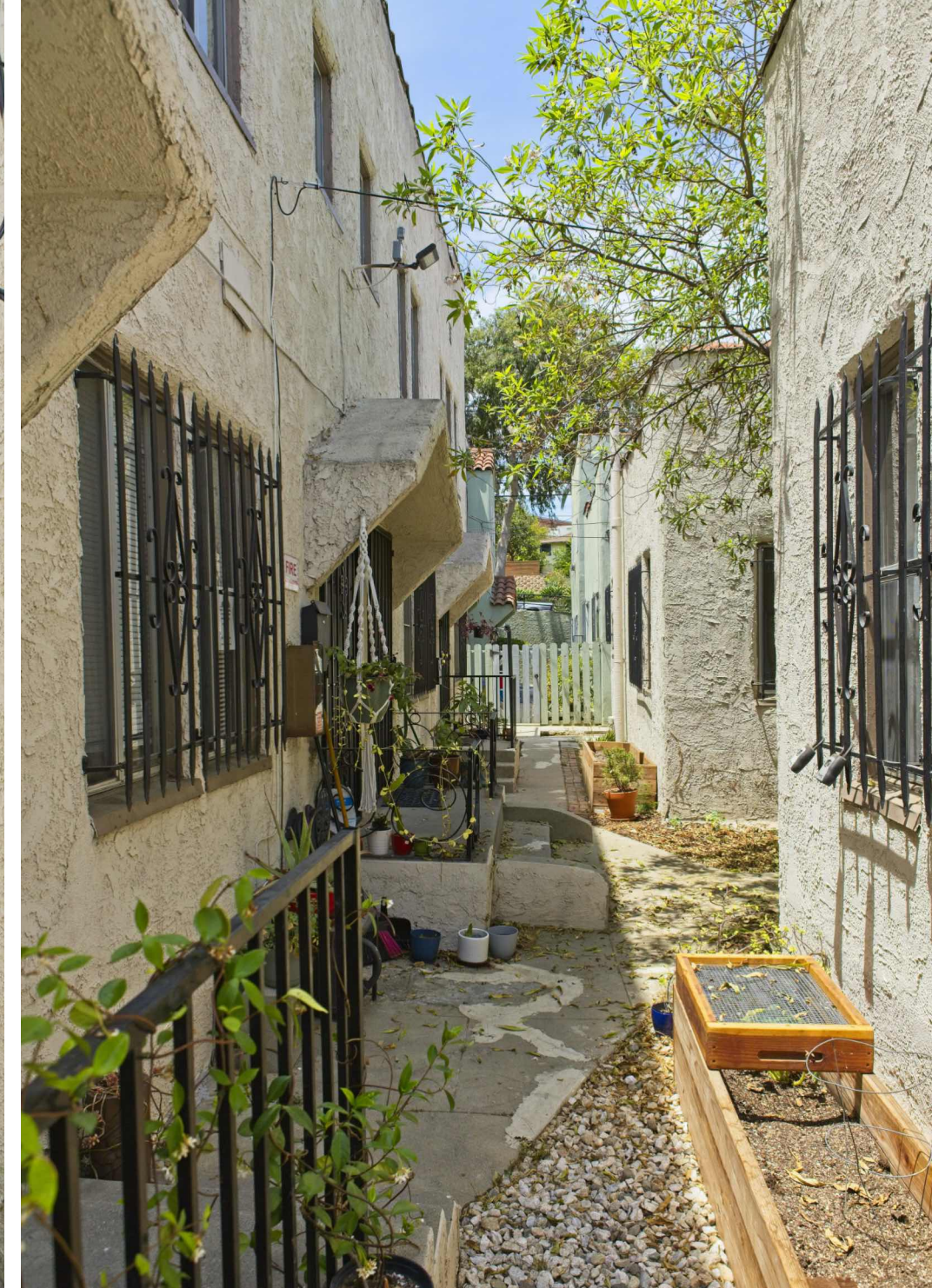
Walk Score® 

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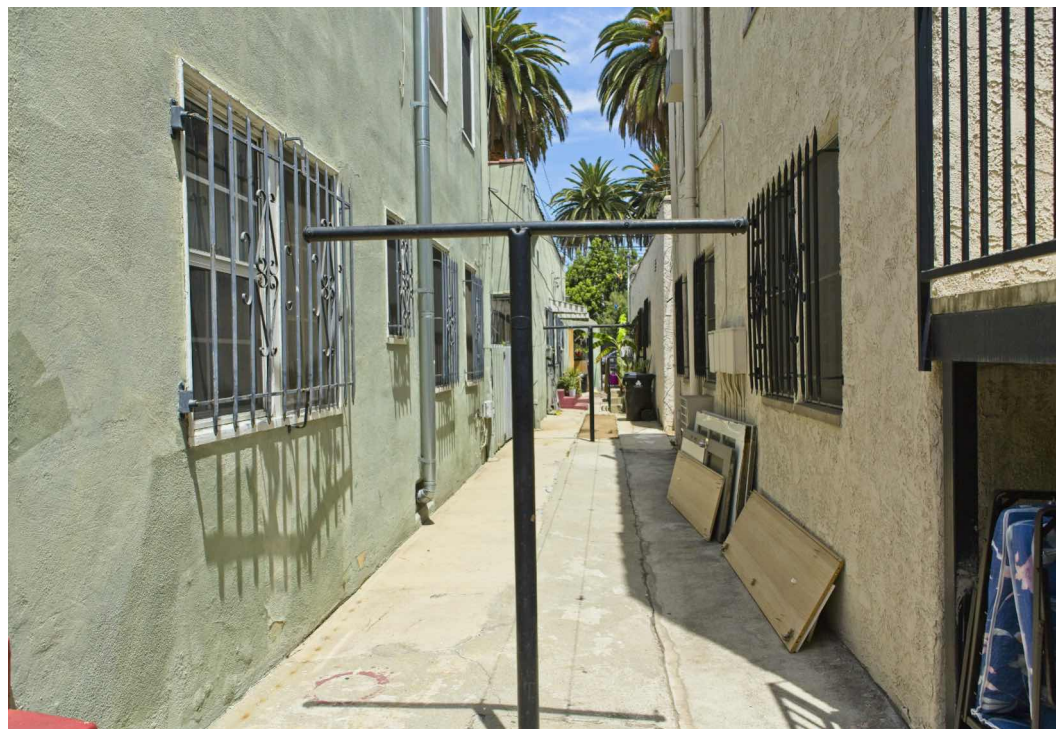
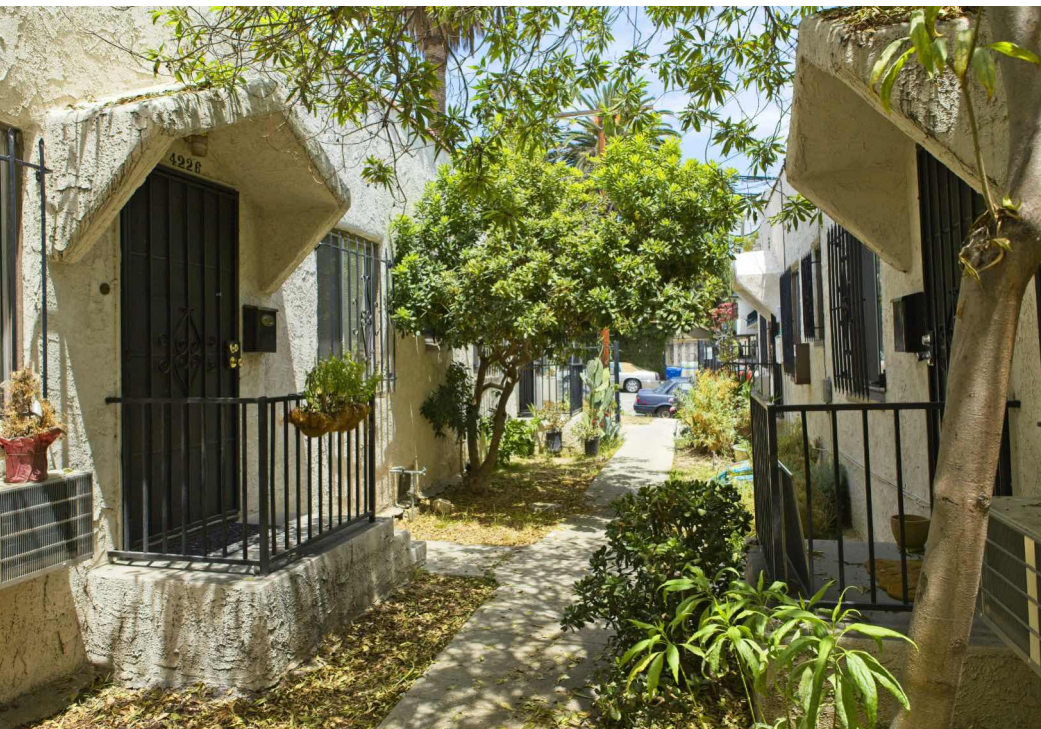




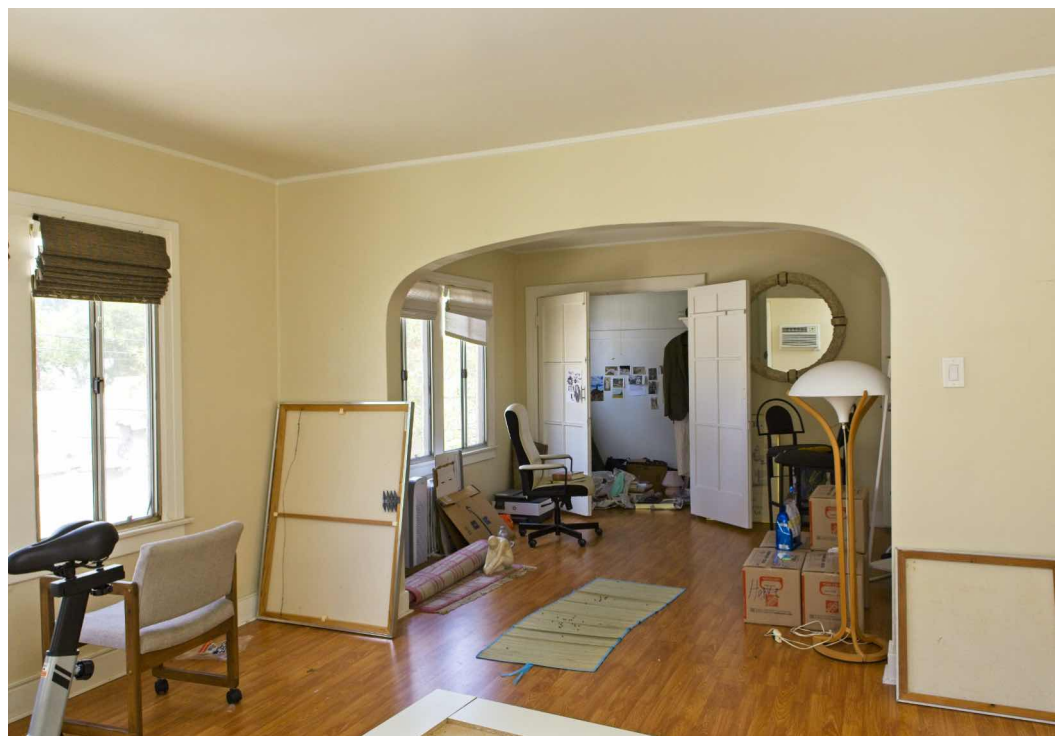
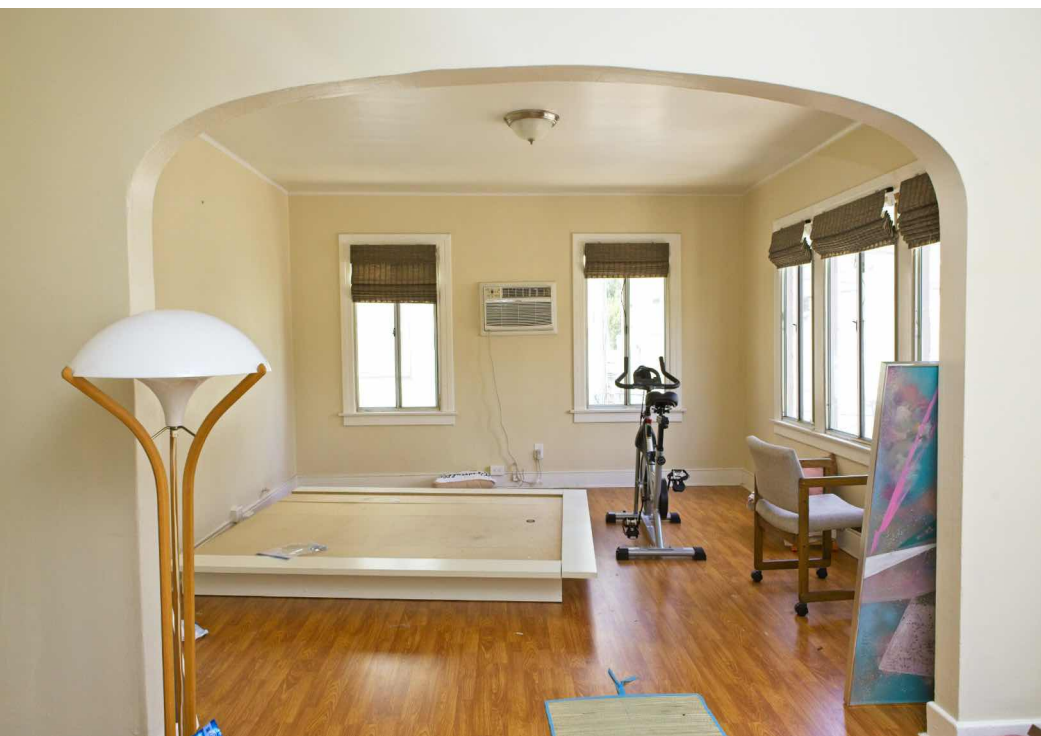


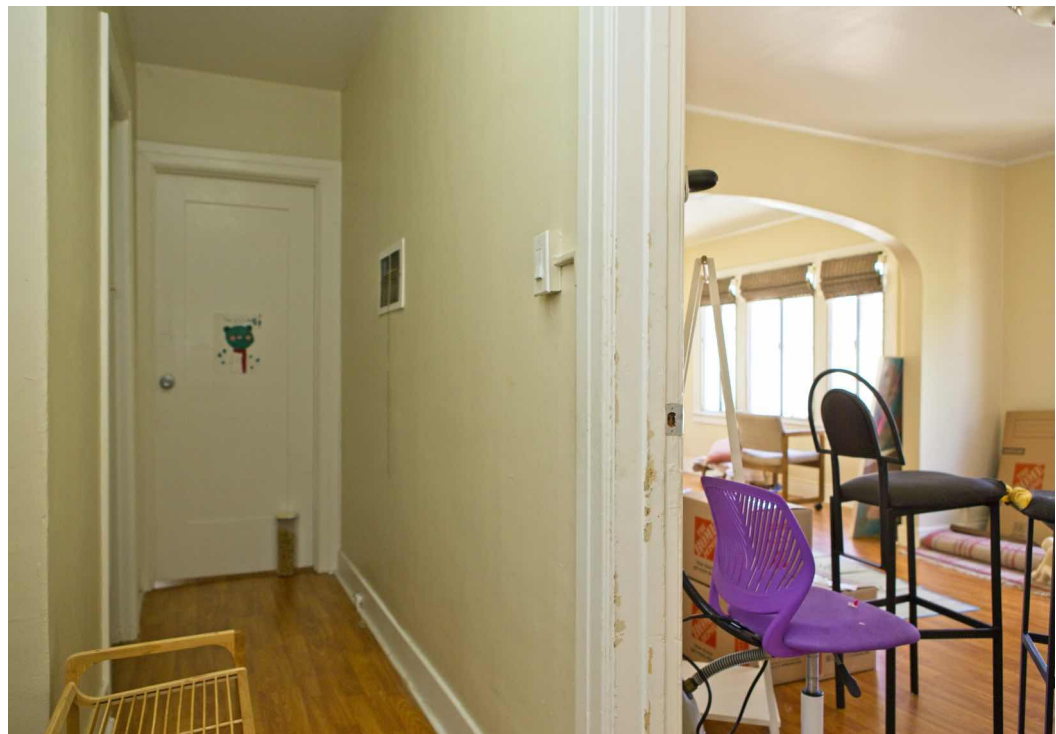
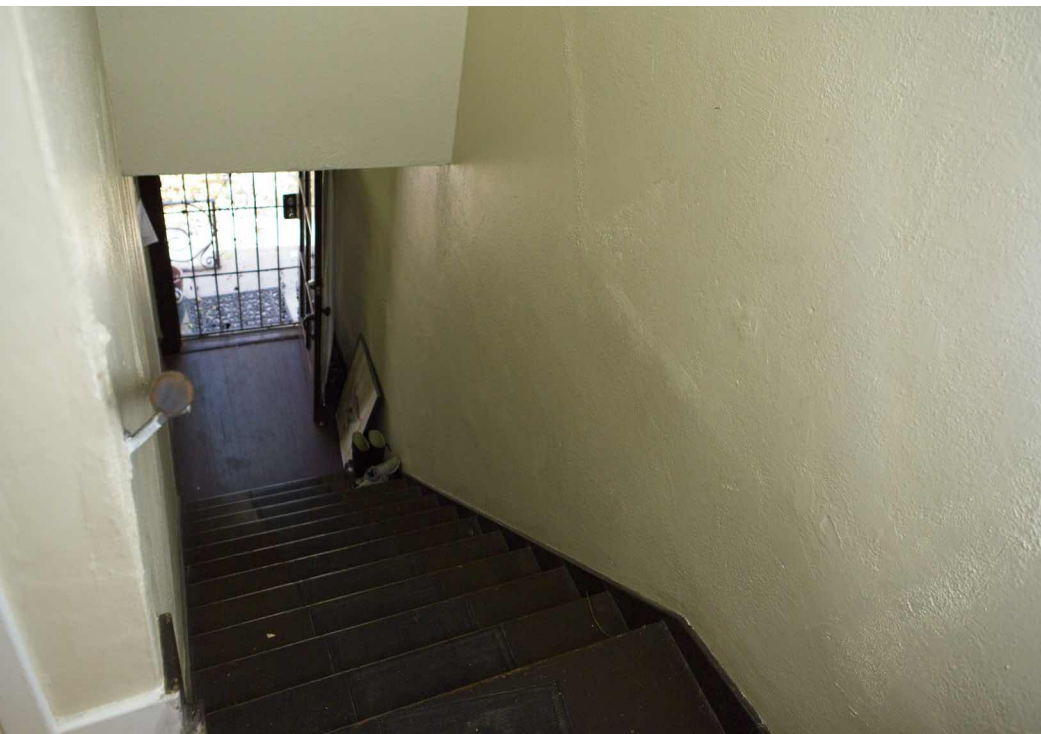


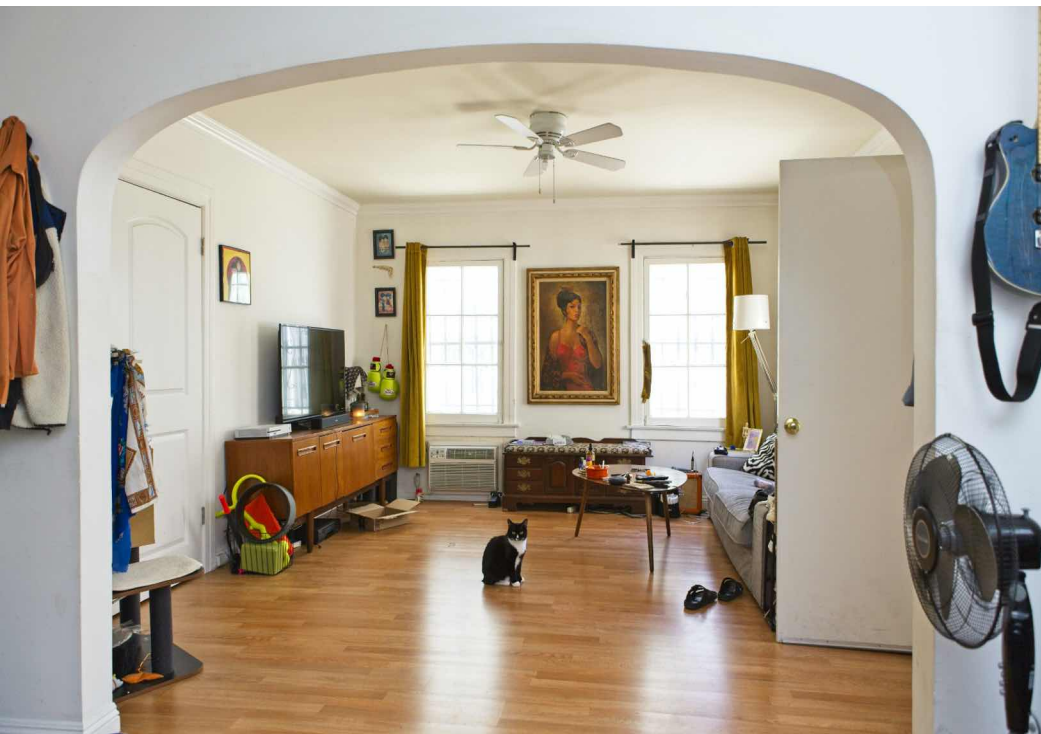


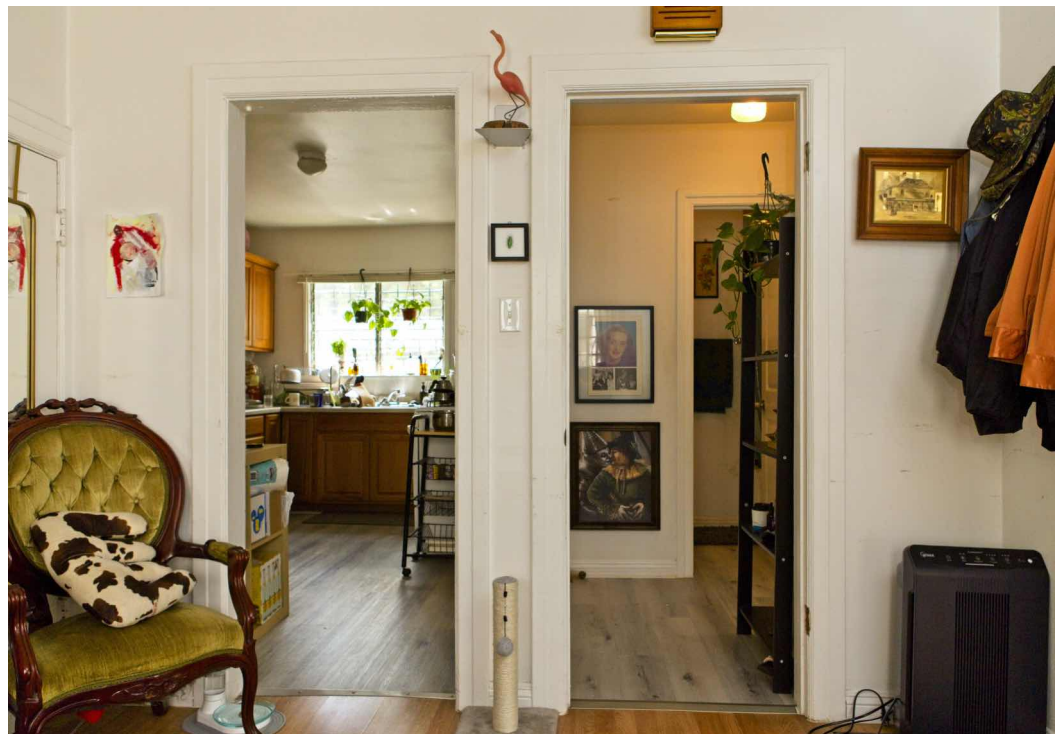
































Partners CRE

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

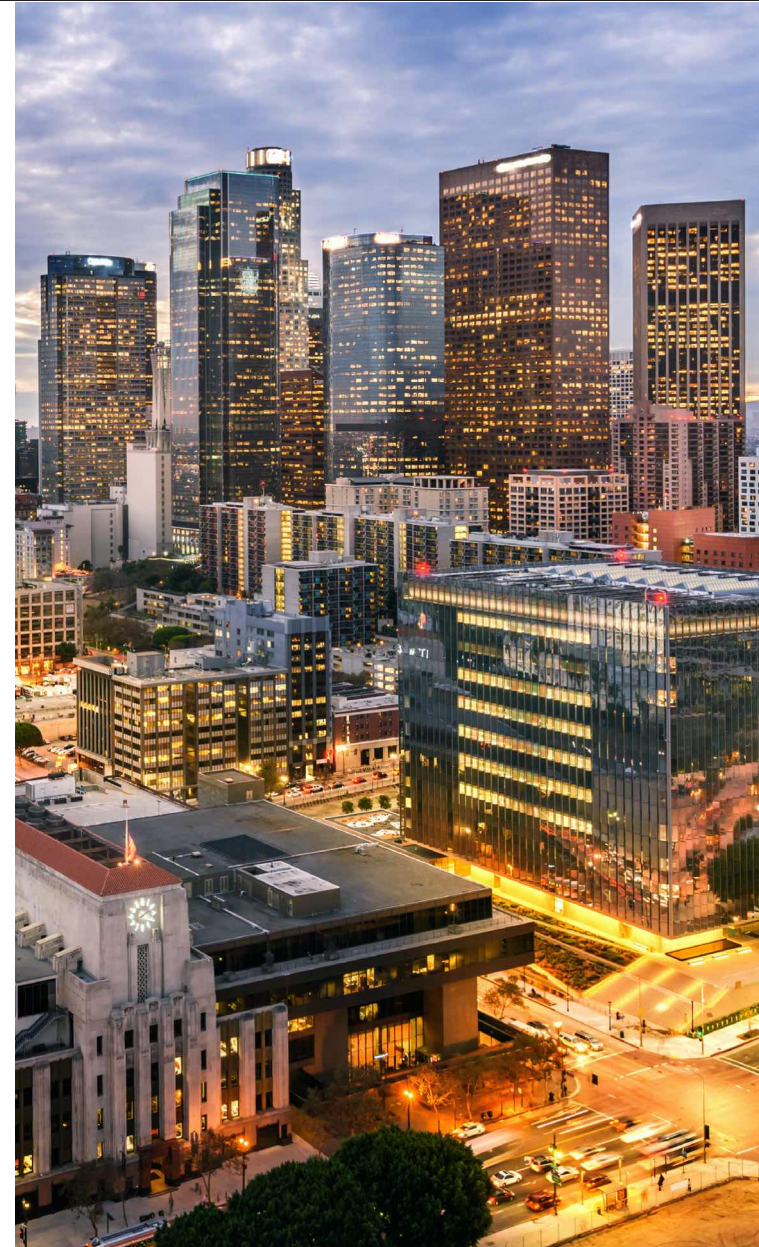
We specialize in office, retail, and creative space.

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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